

## RESTRICTIVE COVENANT

KNOW ALL PERSONS BY THESE PRESENTS that Darien E. McElwain, of Calais, Vermont, a single person, GRANTOR, does hereby grant to Kayle Hope Schnell and Susan Elizabeth Bourque of Plainfield Vermont, GRANTEES, in exchange for good and valuable consideration, a restrictive covenant related to real property located in the Town of Plainfield in the County of Washington and State of Vermont as described below.

**The Benefitted Parcel:** The parcel Benefitted by the covenant created hereby (the "Benefitted Parcel") is the property conveyed by Darien E. McElwain to Kayle Hope Schnell and Susan Elizabeth Bourque by Warranty Deed dated October 28, 2020 and recorded in Book 73, Page 235 of the Plainfield Land Records. The Benefitted Parcel is identified as "Approximate Existing Lot A, 9.3 Acres" on the plan by Vermont Land Integrity titled "Not for Recording, Discussion Print Only, Plainfield, VT", Sheet 2 of 2, dated 6/12/2023, attached hereto as Exhibit A, and lies adjacent to and northeast of the Burdened Parcel (as defined below).

**The Burdened Parcel:** The parcel subject to the covenant created hereby (the "Burdened Parcel") is the 17.87+/- acre property conveyed to Darien E. McElwain by Warranty Deed of Jan Ruta and Anne Sekelsky dated July 20, 2005 and recorded and recorded in Book 56, Page 432 of the Town of Plainfield Land Records. The Burdened Parcel is adjacent to and southwest of the Benefitted Parcel. Reference is also made to the survey plat entitled "Subdivision of Land of Lester and Ruth Macek, Plainfield, Vermont," dated June 1983, prepared by Paul Harrington, and recorded in Map Book 1, Page 57 of the Plainfield Land Records. The Benefitted Parcel is a portion of Lot A on the said plat and the Burdened Parcel is Lot F.

**The Restricted Area:** The portion of the Burdened Parcel subject to this Restrictive Covenant is referred to herein as the "Restricted Area." The Restricted Area shall be defined as follows:

Beginning at a point in the eastern edge of the right of way of East Hill Road, the said point being the southwest corner of the Benefitted Parcel and the northwest corner of the Burdened Parcel;

Thence proceeding 51.2' in a generally southwesterly direction along the eastern edge of the right of way of East Hill Road;

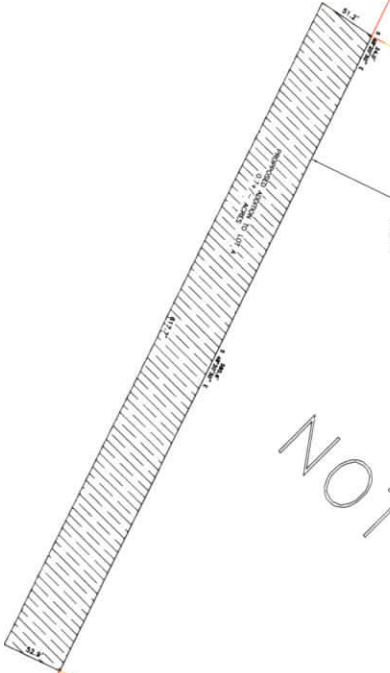
Thence turning and proceeding approximately 617.7' in a southeasterly direction more or less parallel to the boundary between the Benefitted and Burdened parcels;

Thence turning and proceeding 52.9' in a northeasterly direction in line with an extension of the eastern boundary line of the Benefitted Parcel to the southeast corner of the Benefitted Parcel;

Thence turning and proceeding 585.6' in a northwesterly direction along the boundary line of the Benefitted and Burdened Parcels to the point and place of beginning.

NOT FOR RECORDING

APPROXIMATE CENTER LINE A  
 AFTER ADJUSTMENT - 4000'  
 AFTER 2017 - 4000'



ELEVATION HERE TO BE

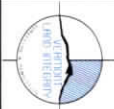
448.5' ALONG CENTER LINE OF T.H. 21

166.2' ALONG CENTER LINE OF T.H. 21

BY 1/2 OF IMPROVED HIGHWAY 125



- GENERAL NOTES:
- 1) THIS PLAN HAS BEEN PREPARED FOR REGULATION DECISION ONLY.
  - 2) THIS PLAN SHOWS A POTENTIAL BOUNDARY LINE ADJUSTMENT TO LOT A DECISION ONLY.
  - 3) THIS PLAN IS NOT A PROFESSIONAL OPINION.



VERMONT LAND INTEGRITY  
 449 HAYS DRIVE  
 HARDWICK, VT 05843  
 802-793-7484  
 AARON@VERMONTLANDINTEGRITY.COM

NOT FOR RECORDING  
 DISCUSSION PRINT ONLY  
 PLAINFIELD, VT  
 DATE: 6/12/2023  
 SHEET 2 OF 2



The Restricted Area is depicted on Exhibit A as the shaded rectangular area identified as "Proposed [sic] Addition to Lot A, 0.7+/- Acres". In the event of any discrepancy between the above description and Exhibit A, the Exhibit shall control.

**Restrictions on Use of the Burdened Parcel:** Grantor covenants for herself and her heirs, executors and administrators that she will carry out no improvement, development, or the harvesting of timber in the Restricted Area without Grantees' written agreement, and will keep the Restricted Area in its natural state. Grantor shall not place or store personal property in the Restricted Area. Harvesting trees for personal consumption of wood, removal of dead, dying, diseased, and fallen trees, and keeping trails open shall be permitted in the Restricted Area, provided the Restricted Area is harvested for wood no more than any other area of the Burdened Property. Existing utility easements and existing rights of way shall be allowed in the restricted area.

The burdens of this Covenant are intended to run with title to the Burdened Parcel and the benefits of this Covenant are intended to run with title to the Benefitted Parcel.

IN WITNESS WHEREOF, Darien E. McElwain hereunto sets her hand and seal this 22 day of June, 2023.

Darien E. McElwain L.S.  
Darien E. McElwain

STATE OF VERMONT  
COUNTY OF WASHINGTON, SS.

Signed and acknowledged before me on the 22 day of June 2023 by Darien E. McElwain.

Anne O'Neill  
Notary Public, State of Vermont  
Notary #:  
My Commission Expires: 1/31/2025  
{Seal}

Anne O'Neill  
Notary Public, State of Vermont  
Commission No. 157.0013953

Plainfield Town Clerk's Office  
Rec'd for record June 26 2023 A.D.  
at 11:00 o'clock 15 minutes A M  
Recorded in Book 75 Page 850-852  
Attest [Signature] Asst. Town Clerk