Conservation Map   *POHL CONSERVATION AREA*   Hartland, VT

Lovers Lane (TH-38)
Merritt Road (TH-33)
Quechee Rd (TH-2)
Bishoff Lane (TH-40)
Lulls Brook

700 ft
680 ft
640 ft
620 ft
600 ft

intermittent remnant wire fencing & flagging tape
seasonally wet
intermittent remnant wire
intermittent remnant wire fencing & flagging tape
intermittent remnant wire fencing & flagging tape

PROTECTED PROPERTY
68.04 acres
(survey)

Emergent Wetland (human-made, excavated)
PEM1Fx

Potential Farm Labor Housing site ★

unmarked line

EXCLUSION AREA
6.64 acres
"Area Reserved for Potential Future Development"

VIEW EASEMENT AREA
6.82 acres
(part of the Protected Property)

unmarked line

metal gate ⚠
ROW

Pond

abutting property "Lot 1" (11 acres) as depicted on 2025 survey

580 ft
600 ft
620 ft
640 ft
720 ft
700 ft
680 ft

N
Reference Grid North (VTSP)
Mag N 14°W

1:3,600 SCALE
printed 11" x 17"

0   250   500
Feet

0   100   200
Meters

MAP FEATURES

Boundary Locations (Survey, GPS)
- Protected Property: 68.04 acres of the 78.68 acre Premises (survey)
- View Easement Area: 6.82 acres (survey)
- Exclusion Area: 6.64 acres (survey)
- Right-of-Way (deed)

Point Features (GPS)
- ★ Potential Farm Labor Housing (FLH) site
- ⚠ Metal Gate

Line Features (GPS, VCGI)
- •••• Trails (Hartland Winter Trails)
- VAST Trail
- Public Roads
- Elevation Contours: 20 ft intervals

NWI Wetlands
- Emergent and Forested/Shrub Wetlands
- Riverine, Ponds
- Wetland Protection Area: 50 feet wide

Background Imagery
- LiDAR derived DSM & Bare Earth HIllshade (2020)

NOTE: The boundary of the Premises described by survey and deed differs in comparison to the tax parcel data for the Town of Hartland (2020).

THIS MAP IS NOT A SURVEY
and should not be used or construed for such purposes. The map is intended for illustrative purposes and to assist the Upper Valley Land Trust (UVLT) with the depiction of property boundaries and, where applicable, the administration and interpretation of conservation restrictions. Features presented on this map, including property boundaries, represent digital geographic data available at the time of map creation that are approximate and limited by the accuracy of the source materials. No warranty as to the accuracy or the usefulness of the data is expressed or implied. While every effort has been made to ensure the accuracy, correctness and timeliness of materials presented on this map, UVLT assumes no responsibility for errors or omission.

Data Sources: THE PREMISES, PROTECTED PROPERTY, EXCLUSION AREA, and VIEW EASEMENT configurations are based on a survey (2025) of the property; VT NHI data, elevation contours, building footprints, and E911 roads, VAST trail from VCGI; Wetlands from NWI; Map background includes LiDAR and DSM hillshade data from VCGI; All other features derived from GPS, LiDAR, and Orthoimagery as described above; Map Coordinate System: VT SPCS, NAD 83, meters; Map Name: Pohl-Cons-Area_C_ConsMap_2025.mxd; Map date: January 2025

UPPER VALLEY LAND TRUST

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