

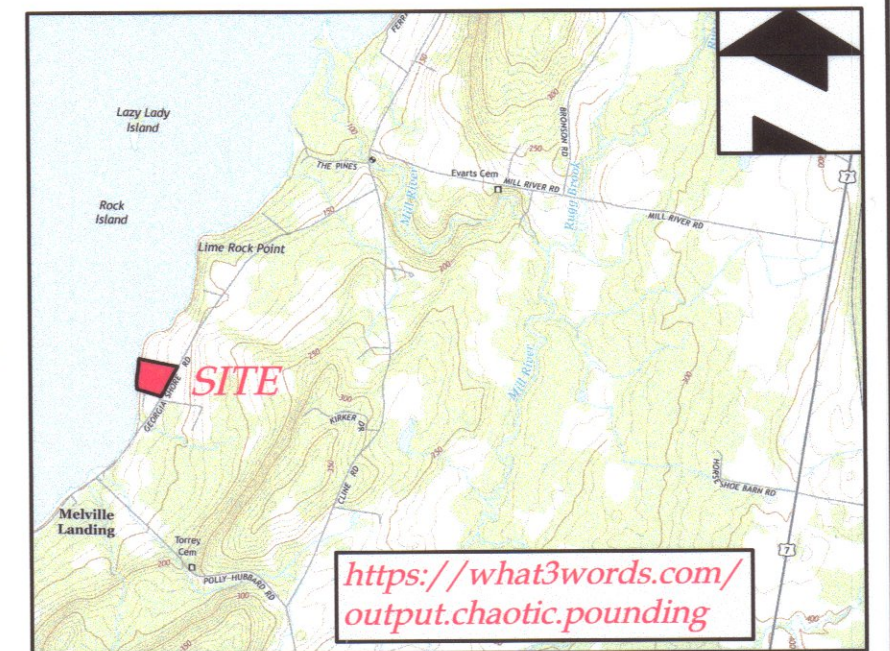
E. Only deeds, plats, and plans of public record, which are properly indexed in the Town of Georgia Land Records have been latest reviewed, examined and utilized for the purpose of this survey.

F. All archival information of the surveyor's survey maps, records, files, and data used or generated in the course of preparing a survey shall remain the property of the surveyor or his successors or assigns.

G. The alteration of boundary survey maps by anyone other than the original preparer is misleading, confusing, and not in the general welfare and benefit of the public. This survey map and/or survey plan shall not be altered or added to by any person(s) in any way without authorization by Button Professional Land Surveyors, PC. Unauthorized alterations and/or modifications to this plan shall invalidate any and all certifications made herein by Button Professional Land Surveyors, PC and shall cause this plan, in its entirety, to be null and void.

## Location Plan

scale: 1" = 4000 feet  $\pm$



### Plan References and Survey Notes

1. This Boundary Line Reinvestment Plat has been compiled from field surveys and record evidence including the following plats recorded in the Town of Georgia Land Records:

A. "Map of Lot Survey for Frank Anderson" prepared by Fred Anderson dated 03/1973 and recorded in Slide #64.

B. "Boundary Survey & Subdivision Map, Jack Lucas, 11605 Rutledge Bay, Raleigh, N.C., Georgia, VT" prepared by Brooks Land Surveying, Inc., dated Feb. 02, 1990, last revised 03/13/1993 and recorded in Slide #121.

C. "Boundary Survey & Subdivision Map, Jack Lucas, 11605 Rutledge Bay, Raleigh, N.C., Georgia, VT" prepared by Brooks Land Surveying, Inc., dated Feb. 02, 1990, last revised 09/27/1993 and recorded in Slide #128.

D. "Total Station Survey, William & Linda Lepper Lot, Georgia, VT" prepared by Carroll A. Peters, dated 12/09/1911 and recorded in Slide #219.

E. "Survey Map of Dean & Jane Henry and Leon & Millicent Martin and the Camp Lot of Phyllis C. Dumas to be Sold to William & Linda Lepper, Town of Georgia, VT" prepared by Fred Anderson, dated 07/20/1989 and recorded in Slide #36.

2. North orientation (Basis of Bearings) is based on survey-grade RTK (Real Time Kinematic) GPS observations made on August 19, 2024, using the VT CORS (Continuously Operating Reference Station) NETWORK. The resultant horizontal datum is NAD 83, Vermont State Plane. This realization is called NAD 83(2011) epoch 2010.0. The resulting orthometric height is NAD 83 (Geoid18). Distances shown on this plan are at grid level. A ground scale factor of 1.0000028155 is required to convert to ground level distances.

3. Survey methods employed meet or exceed the minimum accuracy requirements for suburban surveys as outlined in "Standards for the Practice of Land Surveying" adopted by the Vermont Board of Land Surveys effective 1/7/2013.

4. The measurements and information produced by this survey and shown hereon may contrast from recorded survey information due to differences in orientation, declination, or methods of measurement.

5. The diameters of existing monumentation shown on this plan reflect outside diameter dimensions.

6. The descriptions of these lands and the physical evidence located and existing on the ground were compared and analyzed to conclude a final boundary opinion most indicative of the original intent of the conveyances and in harmony with existing physical boundary evidence. Where conflicts between physical boundary evidence and written record evidence are substantial, deeds and/or documents should be executed to eliminate any color of title or conflict.

7. Public Rights of Way (Town Easement) Road Width Note: This Plat shows the width of Georgia Shore Road as assumed: 49.5 Feet (3 Rods) as provided under Vermont Statute Title 19, Chapter 1, and Section 32. "A roadway width of one and one half rods on each side of the center of the existing traveled way can be assumed and controlled for highway purposes whenever the original survey was not properly recorded, or the records preserved, or if the terminations and boundaries cannot be determined". Recovered markers per Note #1 A - C were used as suitable evidence controlling the Georgia Shore Road Public Limits.

8. The location of underground improvements or encroachments is not always known and often must be estimated. If any underground improvements or encroachments exist or are shown, the improvements or encroachments are not covered by this certificate.

9. The premises shown and described hereon may be subject to existing buried utilities, easements, rights-of-way, restrictions, covenants, permits, regulations, and/or setback lines which may not be recorded in the public records. Clear evidence of structures that are readily apparent from an obvious above ground view and features shown in provided plans are delineated hereon.

10. Boundary markers shown hereon as "SET" or "to be SET" are 5/8" diameter reinforcing steel, 40" long, crowned with a surveyor's cap, stamped "VT 69S".















11. Legal opinion is required to determine the validity of easements / rights of way or their extinguishment.

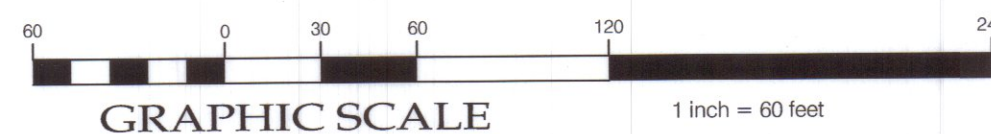
12. The Surveyed Property may be subject to a fifty (50) foot wide utility easement benefiting Central Vermont Public Service Company, now Green Mountain Power Co., dated 04/20/1961 and recorded in Book 28, Page 195.

13. This survey depicts lake frontage to mean water level. The mean water level of Lake Champlain, as used in this survey, is 95.5' (NGVD datum). This is based on 1971 paper entitled "Vermont Water Resources Research, Extreme Mean Daily and Mean Water Levels of Lake Champlain", dated June, 1971 and authored by Robert L. Downer. This elevation was based on Downer's analysis of available lake level data from 1907 to 1971. Though better data is now available from a study entitled "Lake Champlain has risen! An Update of the Mean Water Levels of Lake Champlain," prepared by Brendan R. Murphy, the 95.5' elevation is accepted by various regulatory programs in Vermont. (See Section 401, Chapter 11, Title 29, Vermont Statutes Annotated and Section 1101(6), Chapter 34, Title 10, Vermont Statutes Annotated).

The establishment of the boundaries between the State ownership of land under navigable public waters and the ownership of land adjoining such water are not completely settled in Vermont. This plat DOES NOT reflect the traditional grant boundaries, which have been understood as being the mean ordinary low water mark (this would be 94.2 based on the Downer Study). The Public Trust Doctrine cases have called these boundaries into question since the language of these cases define title to all lands under navigable waters are held by the State of Vermont. When Vermont became a State, it became owner of navigable waters and submerged lands to "high water." ["Boundary Law in Vermont," NBI, Inc.]

## List of Symbols & Abbreviations

- |   |  |
|---|--|
| $N/F$   | Now or Formerly                              |
|  | Guy wire / pole                              |
|  | Deciduous tree                               |
|  | Coniferous tree                              |
| $133/99$  | Land Records Volume / Page                   |
|  | Wood Fence                                   |
|  | Stockade / Picket Fence                      |
|  | Utility pole with overhead wires             |
|  | Sideline of existing easement                |
|  | 5/8" Rebar with surveyor's cap $\sqrt{T}$ LS |
|  | 695' SET 08/30/2024                          |
|  | Calculated Point (Marker Not Placed)         |
|  | Iron pipe / rebar found (see plan)           |
|  | Concrete monument found (see plan)           |
| $N36^{\circ}24'36''E$   | Dimension determined by this survey          |
| $157.49'$   |  |
| $(656.19' R)$   | Dimension from Deed or Plan of Record        |
|  | SURVEYED property line (Certified)           |
|  | Approximate property line (NOT certified)    |



Town of Georgia, Vermont  
Received for Record  
September 6 A.D. 2024  
at 11 o'clock 40 minutes A.M.  
and recorded in slide 302 Map 673  
attest: Cara Bruce-Parrott  
Asst Clerk

#78 Pepper's Way  
Lawton  
N/F  
231/237  
Slide #36 & #64  
Parcel ID: 107090000

Information shown on this property plat is a faithful portrayal of circumstances pertinent to the subject property. A collaboration of field, parol and pertinent record evidence was used in the analysis of boundary conclusions shown hereon. This property plat complies with the requirements of Vermont Statute Title 27, Chapter 17, Section 1403, (A) through (E), to the best of my knowledge and belief.

Leonard H. Amblo 09/03/2024  
Leonard H. Amblo, L.S. VT #695. Dated

STATE OF VERMONT  
LEONARD  
H.  
AMBLO  
No. 695  
LICENSED LAND SURVEYOR

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|                |            |   |  |
|----------------|------------|---|--|
| DATE           | 09/03/2024 | REVISION                                  | Added Stakes Set and Set Markers With Dimensions On North Line |
| Date of SURVEY | 08/19/2024 | <input type="checkbox"/> RECORD DRAWING   | <input type="checkbox"/> PRELIMINARY                           |
|                |            | <input checked="" type="checkbox"/> FINAL | <input type="checkbox"/> SKETCH/CONCEPT                        |



PROFESSIONAL LAND SURVEYORS, PC

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South Burlington, VT 05403  
802-863-1812 • 800-570-0685

## Plat of Boundary Retracement

# TOWN OF GEORGIA

Volume 35, Page 369

Georgia, VT

|              |
|--------------|
| RY JET       |
| ate of Plat  |
| 08/27/2024   |
| OB#          |
| GEOR0111     |
| FILE         |
| GRID         |
| PLAN SHEET # |
| 1 of 1       |

1 of 1

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