

**Boundary Line Adjustment
BLA-002-23**

Owner Parcel #1: Kevin Harrison 1420 Georgia Mountain Road Fairfax, VT 05454 #802-393-1529	Owner Parcel #2: (same)
Property Tax Parcel & Location #1: 1420 Georgia Mountain Road (Lot 1) Parcel ID#104170000 Zoning District R-1	Property Tax Parcel & Location #2: 1420 Georgia Mountain Road (Lot 2) Parcel ID#104170000 Zoning District R-1
Surveyor/Engineer: Cross Consulting Engineers, P.C. Jane B. Landry 103 Fairfax Road, St. Albans VT 05478 #802-524-2113	

BACKGROUND

Boundary Line Adjustment for Kevin Harrison, located at 1420 Georgia Mountain Road Lot 1 (Parcel ID #104170000) sized at ±198.4 acres prior to adjustment and will be ±197.6 acres once adjusted. Frontage of parcel is at ±1,525’ and will not change with adjustment.

Lot 2, also located at 1420 Georgia Mountain Road (Parcel ID#104170000) sized at ±20.024 acres prior to adjustment and will be ±20.782 acres once adjusted.

The boundary line request is to adjust plat for Kevin Harrison, to transfer ±0.758 acres from Lot 1, owned by Kevin Harrison, to Lot 2, also owned by Kevin Harrison, to allow for a new sugaring building on Lot 2.

COMMENTS

1. Legal Description of adjusted area and boundary line adjustment plat-

A portion of the existing Lot 1, property of Kevin Harrison, volume 389, page 263, existing area ±198.4 acres to proposed area ±197.6 acres, not surveyed, to existing Lot 2, property of Kevin Harrison, volume 389, page 263, existing area ±20.024 acres to proposed area ±20.782 acres.

See Boundary Line Adjustment Plat for Kevin Harrison prepared by Cross Consulting Engineers dated October, 4, 2023.

2. Means of Access- Access exists via a 60’ Right of Way.

3. No new proposed easements or rights-of-way for each lot. Access exists via a 60’ Right of Way.

- 4. Location of existing infrastructure for each lot-** Existing well is southwest of the existing house on Lot 2, and the existing primary mound is north of the existing house.

Respectfully submitted,

Douglas Bergstrom
Zoning Administrator
Planning, DRB & 911 Coordinator