

PLAT REFERENCES:

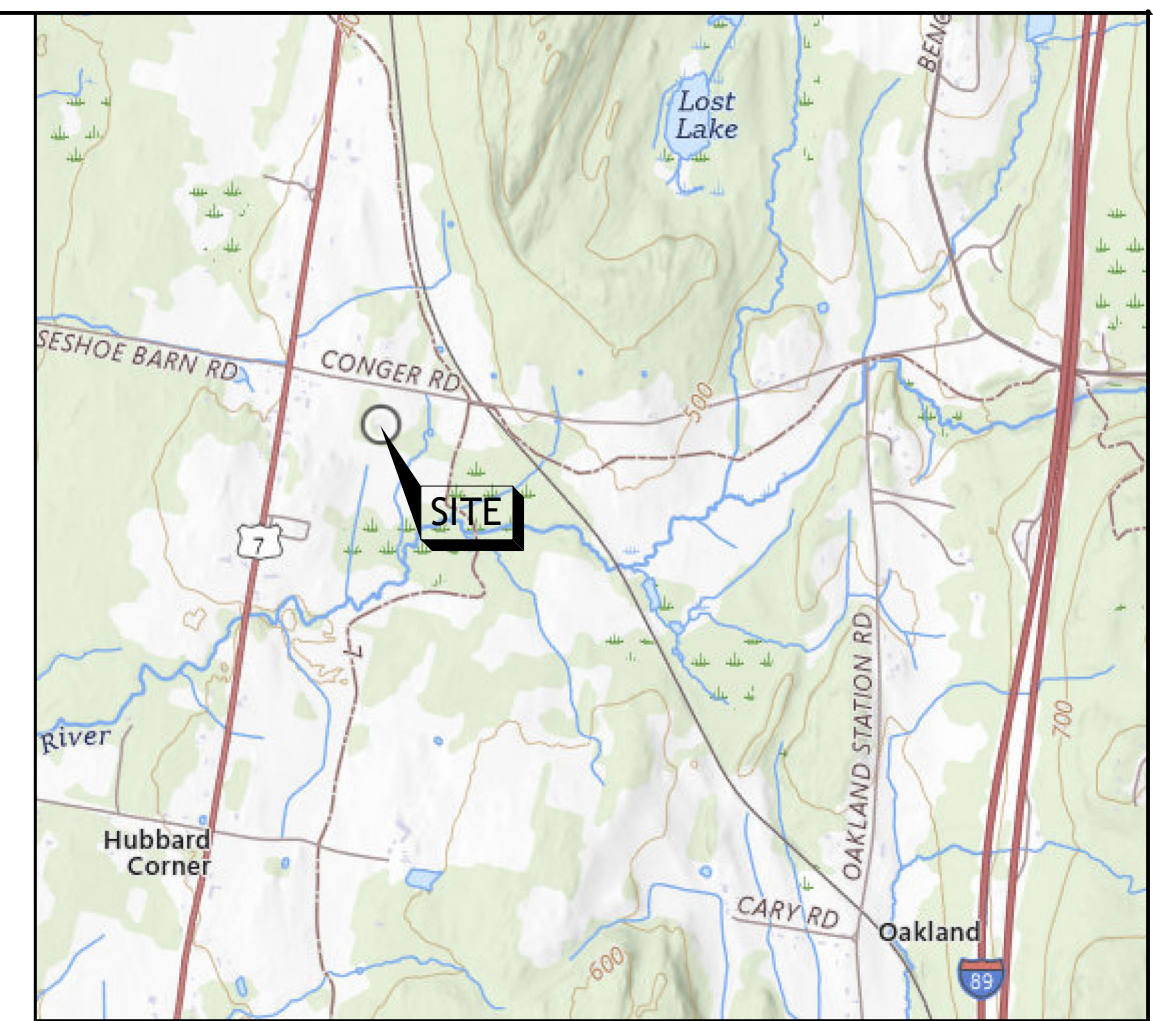
- "MAP OF BOUNDARY SURVEY - HAROLD & FAITH NEWTON - GEORGIA, VERMONT", DATED FEB 10, 1986, PREPARED BY STEVEN BROOKS AND RECORDED IN THE GEORGIA LAND RECORDS MAP SLIDE 194 (MAP 404).
- "BRESSETTE'S INCORPORATED - BOUNDARY LINES OF PARCEL IN GEORGIA, VERMONT", DATED AUGUST, 1980, PREPARED BY FRED C. KOERNER C.E. AND RECORDED IN THE GEORGIA LAND RECORDS MAP SLIDE 95 (MAP 201).
- "RETRACEMENT SURVEY ALEXANDER ESTATES LOT2- CAX,LLC", DATED 08/07/2017, PREPARED BY BUTTON PROFESSIONAL LAND SURVEYORS,PC, AND RECORDED IN THE GEORGIA LAND RECORDS MAP SLIDE 257 (MAP499).
- "SUBDIVISION MAP - BRIAN & HEATHER DUNSMORE - TOWN OF GEORGIA, VERMONT", DATED JULY 26, 2004, PREPARED BY BROOKS LAND SURVEYING AND RECORDED IN THE GEORGIA LAND RECORDS MAP SLIDE 141.
- "THEODOLITE & E.D.M. SURVEY FOR PARK H. NANCY FOX NEWTON", DATED 03/17/1988, PREPARED BY BENCHMARK SURVEYING & ENGINEERING, AND RECORDED IN THE GEORGIA LAND RECORDS MAP SLIDE 13 (MAP26).

PURPOSE OF PLAT:

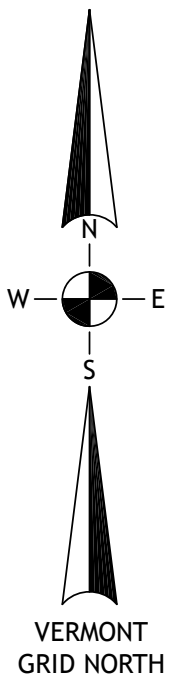
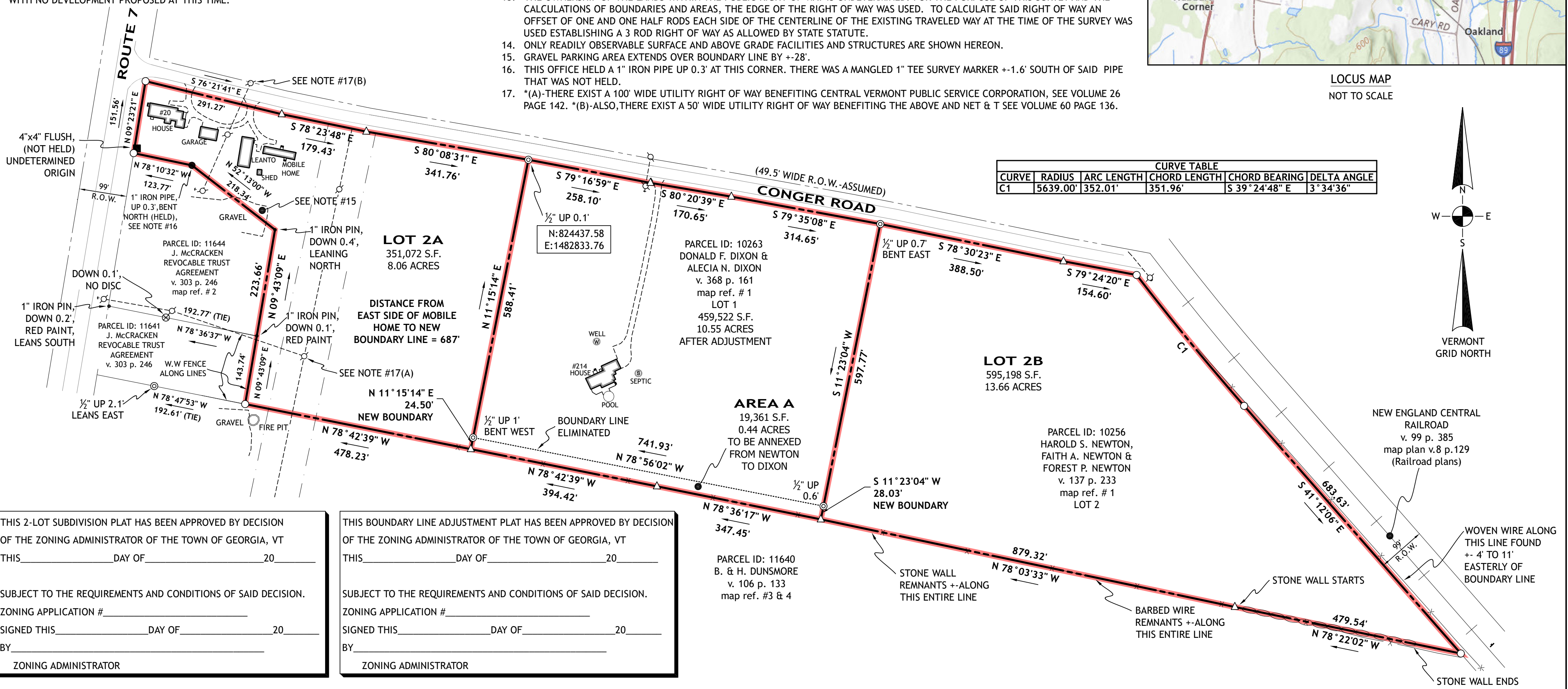
- ADJUST THE BOUNDARY BETWEEN NEWTON AND DIXON BY ANNEXING AREA A FROM NEWTON TO DIXON
- THE ABOVE DESCRIBED ANNEXATION CREATES A SUBDIVISION OF EXISTING LOT 2. NEW LOT 2A PROPOSED TO HAVE 8.06 ACRES WITH EXISTING HOUSE AND MOBILE HOME. NEW LOT 2B PROPOSED TO HAVE 13.66 ACRES WITH NO DEVELOPMENT PROPOSED AT THIS TIME.

PLAT NOTES:

- OWNERS OF RECORD: PARCEL # 10256: HAROLD S. & FAITH G. NEWTON
PARCEL # 10263: DONALD F. & ALECIA N. DIXON
- DEED REFERENCE: PARCEL # 10256 V. 137 P. 233, PARCEL # 10263 V. 368 P. 161
- KEY DEED REFERENCE: V.137 P. 233 & V.27 P.122 FOR (PARCEL #10256), AND V.60 P. 58 FOR (PARCEL #10263).
- THE PARCELS OF LAND WHICH ARE THE SUBJECT OF THIS SURVEY ARE KNOWN AS PARCEL # 10256 & 10263.
- NORTH ORIENTATION IS BASED ON VERMONT GRID ZONE 4400 COMPUTED FROM RTK GNSS OBSERVATIONS MADE ON 06/11/2025 WITH DIFFERENTIAL CORRECTIONS FROM THE VERMONT CORS VRS. THE RESULTANT DATUM IS NAD83 (2011), EPOCH 2010.0, NAVD88 (GEOID18).
- SURVEY METHODS PERFORMED AND THE RESULTING ACCURACY MEETS OR EXCEEDS THE MINIMUM REQUIREMENTS FOR RURAL SURVEYS AS SET FORTH IN SECTION 5.5(b)(1)(c) OF THE "STANDARDS FOR THE PRACTICE OF LAND SURVEYING" ADOPTED BY THE BOARD OF LAND SURVEYING ON 1/7/2013.
- REBARS SET ARE INSTALLED FLUSH IN LAWNS AND TRAVELED AREAS AND 0.5'± ABOVE GRADE IN WOODED AND NON-TRAVELED AREAS UNLESS OTHERWISE NOTED.
- AN ATTEMPT HAS BEEN MADE TO IDENTIFY ANY EASEMENTS, RIGHTS OF WAY, LEASE LANDS, ENCROACHMENTS, ETC. OBSERVED IN THE FIELD OR READILY AVAILABLE IN THE LAND RECORDS. ADDITIONAL ENCUMBRANCES MAY EXIST WHICH ARE NOT SHOWN ON THIS PLAT.
- ANY PROPOSED BOUNDARIES OR EASEMENTS, OR CHANGES IN BOUNDARY LOCATIONS SHOWN ON THIS PLAT ARE NOT CREATED OR CONVEYED BY VIRTUE OF THIS PLAT. DEEDS MUST BE EXECUTED AND RECORDED BY THE CURRENT OWNER(S) TO CONVEY RIGHTS.
- THIS PLAT IS NOT A GUARANTEE OF TITLE.
- ONLY COPIES FROM THE ORIGINAL OF THIS MAP BEARING AN ORIGINAL SIGNATURE AND THE SEAL OF THE PREPARER SHALL BE CONSIDERED TO BE TRUE AND VALID COPIES.
- THIS SURVEY WAS PREPARED FOR THE SOLE USE OF THE CLIENT REQUESTING THE SERVICE. ANY CERTIFICATIONS MADE HEREON ARE NOT TRANSFERABLE.
- THE OWNERSHIP OF THE LANDS WITHIN THE PUBLIC RIGHT OF WAY IS UNDETERMINED. FOR THE PURPOSE OF THIS SURVEY AND THE CALCULATIONS OF BOUNDARIES AND AREAS, THE EDGE OF THE RIGHT OF WAY WAS USED. TO CALCULATE SAID RIGHT OF WAY AN OFFSET OF ONE AND ONE HALF RODS EACH SIDE OF THE CENTERLINE OF THE EXISTING TRAVELED WAY AT THE TIME OF THE SURVEY WAS USED ESTABLISHING A 3 ROD RIGHT OF WAY AS ALLOWED BY STATE STATUTE.
- ONLY READILY OBSERVABLE SURFACE AND ABOVE GRADE FACILITIES AND STRUCTURES ARE SHOWN HEREON.
- GRAVEL PARKING AREA EXTENDS OVER BOUNDARY LINE BY +28'.
- THIS OFFICE HELD A 1" IRON PIPE UP 0.3' AT THIS CORNER. THERE WAS A MANGLED 1" TEE SURVEY MARKER +-1.6' SOUTH OF SAID PIPE THAT WAS NOT HELD.
- *(A)-THERE EXIST A 100' WIDE UTILITY RIGHT OF WAY BENEFITING CENTRAL VERMONT PUBLIC SERVICE CORPORATION, SEE VOLUME 26 PAGE 142. *(B)-ALSO, THERE EXIST A 50' WIDE UTILITY RIGHT OF WAY BENEFITING THE ABOVE AND NET & T SEE VOLUME 60 PAGE 136.



LOCUS MAP
NOT TO SCALE



THIS 2-LOT SUBDIVISION PLAT HAS BEEN APPROVED BY DECISION OF THE ZONING ADMINISTRATOR OF THE TOWN OF GEORGIA, VT
THIS _____ DAY OF _____ 20 _____

SUBJECT TO THE REQUIREMENTS AND CONDITIONS OF SAID DECISION.
ZONING APPLICATION # _____

SIGNED THIS _____ DAY OF _____ 20 _____
BY _____

ZONING ADMINISTRATOR

THIS BOUNDARY LINE ADJUSTMENT PLAT HAS BEEN APPROVED BY DECISION OF THE ZONING ADMINISTRATOR OF THE TOWN OF GEORGIA, VT
THIS _____ DAY OF _____ 20 _____

SUBJECT TO THE REQUIREMENTS AND CONDITIONS OF SAID DECISION.
ZONING APPLICATION # _____

SIGNED THIS _____ DAY OF _____ 20 _____
BY _____

ZONING ADMINISTRATOR

LEGEND

- IRON PIPE (FOUND)
- ⊙ IRON PIN (FOUND)
- ⊗ SURVEY MARKER, 1" TEE (FOUND)
- ⊕ REBAR (FOUND)
- CONCRETE MONUMENT (FOUND)
- #6 REBAR SET WITH DAY LAND SURVEYING ALUMINUM CAP
- △ CALCULATED POINT
- UTILITY POLE
- EXISTING BOUNDARY LINE
- PROPOSED BOUNDARY LINE
- APPROXIMATE BOUNDARY LINE
- - - EXISTING EASEMENT LINE

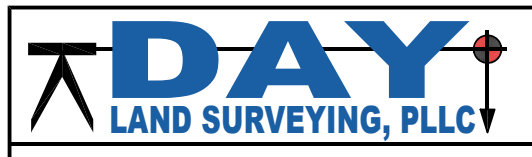
TOWN OF GEORGIA, VERMONT
RECEIVED FOR RECORD

_____ A.D. 20 _____

AT _____ O'CLOCK _____ MINUTES _____ M.

AND RECORDED IN MAP SLIDE _____

ATTEST: _____



272 N MAIN ST, ST. ALBANS, VT 05478
300 RYAN'S WAY, FLETCHER, VT 05448
802-849-6516
www.daylandsurveying.com

THIS PLAT IS BASED ON A FIELD SURVEY WHICH MEETS OR EXCEEDS THE MINIMUM STANDARDS AS SET FORTH BY THE VERMONT BOARD OF LAND SURVEYORS. FIELD MEASUREMENTS AND PERTINENT INFORMATION ARE SHOWN HEREON. THE INFORMATION CONTAINED HEREIN IS FOR INFORMATION ONLY AND DOES NOT CONSTITUTE A WARRANTY OR GUARANTEE OF ANY KIND. THE CLIENT SHALL BE RESPONSIBLE FOR VERIFYING THE ACCURACY OF THE INFORMATION SHOWN ON THIS PLAT.

DRAFT

MARK A. DAY, L.S. VT #732



BOUNDARY LINE ADJUSTMENT & SUBDIVISION PLAT
PARCEL ID: 10256 & 10263
Prepared For
NEWTON & DIXON
#20 & #214 CONGER ROAD
GEORGIA, VERMONT

150 0 75 150 300 600

SCALE:	1"=150'
DATE:	10/13/2025
JOB NUMBER:	25061
DRAWING:	25061 SPLAT
CRD FILE:	25061
SURVEY BY:	BP
DRAWN BY:	GB

THIS IS AN ORIGINAL PIGMENT INK ON STABLE BASE POLYESTER FILM