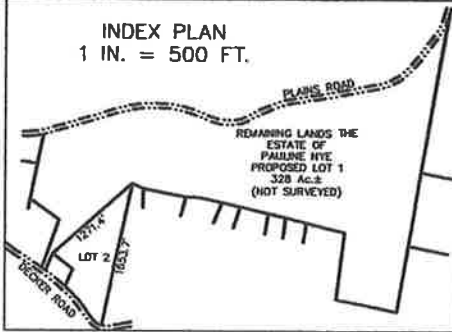


INDEX PLAN  
1 IN. = 500 FT.



REMAINING LANDS THE  
ESTATE OF  
PAULINE NYE  
PROPOSED LOT 1  
328 Ac.±  
(NOT SURVEYED)



REMAINING LANDS THE  
ESTATE OF  
PAULINE NYE  
PROPOSED LOT 1  
328 Ac.±  
(NOT SURVEYED)

REMAINING LANDS THE  
ESTATE OF  
PAULINE NYE  
PROPOSED LOT 1  
328 Ac.±  
(NOT SURVEYED)

IRON REBAR  
FOUND

N/F  
STROUSE  
VOL. 264, PGS. 323-324  
#104380300

REMAINING LANDS THE  
ESTATE OF  
PAULINE NYE  
PROPOSED LOT 1  
328 Ac.±  
(NOT SURVEYED)

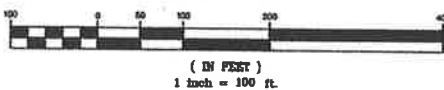
PROPOSED  
LOT 2  
15.90 Ac.±

N/F  
HERSH  
VOL. 342, PG. 82  
#102870000

LEGEND

N/F	NOW OR FORMERLY
UTILITY POLE	UTILITY POLE
IRON REBAR	IRON REBAR TO BE SET
PARCEL ID NUMBER	PARCEL ID NUMBER
BOUNDARY LINES	BOUNDARY LINES
EDGE OF GRAVEL	EDGE OF GRAVEL
RIGHT-OF-WAY	RIGHT-OF-WAY
EXISTING FENCELINE	EXISTING FENCELINE
OVERHEAD UTILITY	OVERHEAD UTILITY

GRAPHIC SCALE



GENERAL NOTES

1. PROPERTY IS OWNED BY THE ESTATE OF PAULINE NYE, #444 PLAINS ROAD, MILTON, VT 05468. DEED IS RECORDED IN VOL. 54, PGS. 422-423 OF THE GEORGIA LAND RECORDS, DATED SEPTEMBER 12, 1984, PARCEL ID #104380000. SPAN #237-076-11307.
2. THIS TOTAL STATION SURVEY OF LOT 2 WAS PERFORMED IN ACCORDANCE WITH THE RULES OF THE BOARD OF LAND SURVEYORS STANDARDS FOR THE PRACTICE OF LAND SURVEYING. BEARINGS ARE BASED ON GRID NORTH AND DRIVE ONLY TO DEFINE ANGULAR RELATIONSHIPS BETWEEN THE COURSES SHOWN.
3. THE LANDS WITHIN LOT 2 ARE LOCATED WITHIN THE TOWN OF GEORGIA'S AR-1 ZONING DISTRICT.
4. DECKER ROAD IS ASSUMED TO HAVE A 3-ROD (49.5-FT.) WIDE RIGHT-OF-WAY, CENTERED ON THE EXISTING TRAVELLED WAY, BASED ON OTHER MAPS RECORDED IN THE LAND RECORDS. OWNERSHIP BETWEEN THE CENTER-LINE OF THE ROAD AND THE EDGE OF SAID ROAD'S RIGHT-OF-WAY IS UNCERTAIN; NO RECORD OF FEE TITLE WAS FOUND. ACREAGE HAS BEEN CALCULATED TO THE EDGE OF THE ROAD RIGHT-OF-WAY.
5. THERE MAY BE ADDITIONAL EASEMENTS, RESTRICTIONS OR RESERVATIONS NOT SHOWN. NO LIABILITY IS ASSUMED BY THE UNDERSIGNED FOR ANY LOSS THAT MAY BE ASSOCIATED WITH THE EXISTENCE OF ANY SUCH EASEMENTS, RESTRICTIONS OR RESERVATIONS. PROPERTY SUBJECT TO AND/OR BENEFITED BY ALL EXISTING EASEMENTS AND RIGHT-OF-WAYS OF RECORD. OVERHEAD STRUCTURES AND/OR UTILITY LINES MAY NOT ALL BE SHOWN. NO ATTEMPT HAS BEEN MADE BY THIS FIRM TO IDENTIFY ANY ONSITE WETLANDS, SIGNIFICANT HABITAT AREAS OR ANY OTHER POTENTIAL REGULATORY OR NATURAL RESOURCE ENCUMBRANCES.

TOTAL STATION SURVEY - PORTIONS OF LANDS OWNED BY THE  
ESTATE OF PAULINE NYE - LOT 2  
DECKER ROAD GEORGIA, VT  
SCALE: 1 INCH = 100 FT. SHEET 1 OF 1

I CERTIFY THAT, TO THE BEST OF MY KNOWLEDGE, THIS SURVEY IS CORRECT BASED UPON DEED RESEARCH, PREVIOUS MAPS NOTED, PHYSICAL EVIDENCE FOUND AND SUBDIVIDED AS DIRECTED BY SARA NYE VESTER (ADMINISTRATOR). THIS PLAT CONFORMS WITH 27 V.S.A. SEC. 1403.

BRAD M. RUDERMAN & ASSOCIATES, INC.  
CIVIL ENGINEERS - LAND SURVEYORS  
HARTLAND, VERMONT  
JUNE 26, 2024

