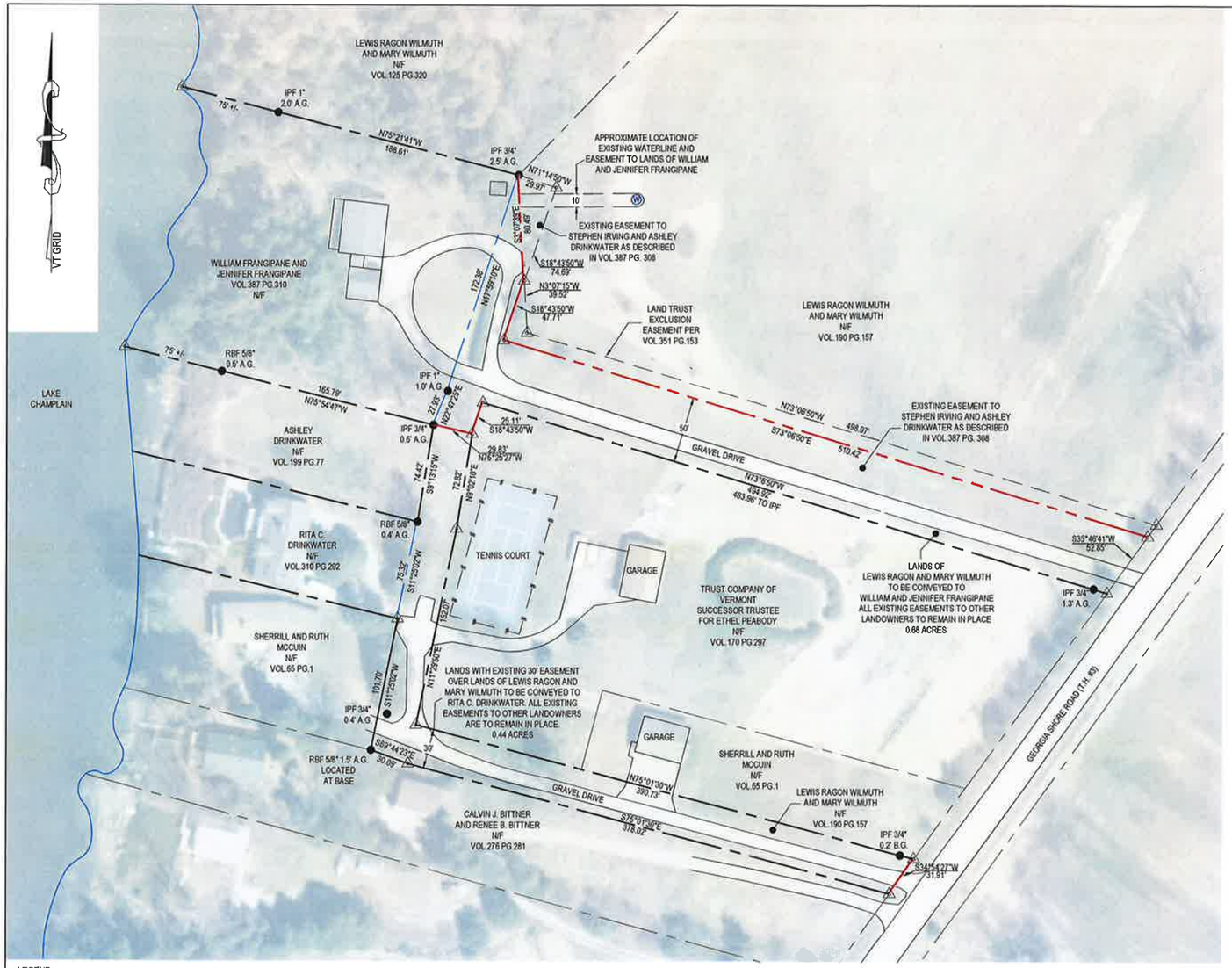

LOCATION PLAN
NTS

SURVEY NOTES:

1. BEARINGS SHOWN HEREON WERE GENERATED FROM SURVEY GRADE GNSS READINGS COLLECTED WITH A TRIMBLE R12i GNSS RECEIVER ON RANDOM CONTROL POINTS AND ADJUSTED TO VT GRID NAD83(2011) USING REAL TIME KINEMATIC CORRECTIONS FROM A VIRTUAL REFERENCE STATION GENERATED BY THE VERMONT CORS NETWORK.

2. NO ATTEMPT HAS BEEN MADE TO LOCATE OR IDENTIFY ANY EASEMENTS OR RIGHTS OF WAYS UNLESS OTHERWISE SHOWN ON THIS PLAN.

3. A CLOSED TRAVERSE SURVEY WAS COMPLETED IN MARCH, 2024 USING A LEICA TOTAL STATION. THE RESULTING ERROR MEETS OR EXCEEDS THE MINIMUM REQUIRED STANDARDS FOR A SUBURBAN SURVEY AS ESTABLISHED BY THE VERMONT BOARD OF LAND SURVEYORS.

4. ALL EVIDENCE OF MONUMENTATION FOUND ON THE SURVEYED PREMISES IS SHOWN HEREON. MONUMENTATION FOUND IS CONSIDERED TO BE IN GOOD AND STABLE CONDITION UNLESS OTHERWISE NOTED. ALL IRON PIPE DIMENSIONS PERTAIN TO INSIDE DIAMETER UNLESS OTHERWISE NOTED.

5. THE RIGHT OF WAY WIDTH FOR GEORGIA SHORE ROAD, TOWN HIGHWAY #3, OF 3 RODS (49.5') IS BASED ON PREVIOUS SURVEYS OF RECORD, MONUMENTATION FOUND, THE TRAVELED WAY AND VERMONT STATE STATUTE.

6. ALL AREA CALCULATIONS ARE BASED ON THE EDGE OF THE RIGHTS OF WAY OF SAID ROAD AND NOT THE CENTERLINE THEREOF.

7. ALL REBARS SET ARE 5/8" WITH A CAP STAMPED M GERVAIS VTLS 735 AND ALL MONUMENTATION FOUND IS AS NOTED.

8. UNAUTHORIZED ALTERATIONS AND/OR MODIFICATIONS TO THIS PLAN SHALL INVALIDATE ANY AND ALL CERTIFICATIONS MADE BY BARNARD & GERVAIS, LLC AND FURTHER ANY PARTIES INVOLVED IN SAID ALTERATIONS AND/OR MODIFICATIONS SHALL BE HELD LIABLE AND MAY BE PROSECUTED IN A COURT OF LAW.

9. BARNARD AND GERVAIS, LLC MAKES NO WARRANTIES THAT ALL ENCUMBRANCES THAT EXIST FOR THE SUBJECT PARCEL ARE SHOWN HEREON. ADDITIONAL ENCUMBRANCES THAT MAY EXIST INCLUDE, BUT ARE NOT LIMITED TO, WETLANDS, WELL AND SEPTIC ISOLATION ZONES, HAZARDOUS WASTE SITES AND/OR BROWNFIELDS WITH ASSOCIATED ISOLATION ZONES.

10. THIS SUBDIVISION PLAT IS NOT INTENDING TO CREATE ANY EASEMENTS OTHER THAN THOSE SPECIFICALLY LISTED AND DESCRIBED HEREON. ANY DRIVES, PATHS, TRAILS OR OTHER AMENITIES SHOWN HEREON ARE CONSIDERED PRIVATE UNLESS OTHERWISE NOTED.

11. THE INTENT OF THIS PLAN IS TO SHOW THE TWO EXISTING ACCESSES OVER LANDS OF MARIANNA SHIBITA BEING CONVEYED TO LANDS OF RITA DRINKWATER AND LANDS OF FRANGAPAN THROUGH A BOUNDARY LINE ADJUSTMENT. ALL OTHER LANDOWNERS WITH EXISTING RIGHTS IN SAID ACCESS AREAS WILL NOT BE AFFECTED.

LEGEND

- PROJECT BOUNDARY LINES
- PROPOSED BOUNDARY LINES
- BOUNDARY LINES TO BE DISSOLVED
- ABUTTING BOUNDARY LINES
- EXISTING EASEMENT
- PROPOSED EASEMENT
- RBF — REBAR FOUND
- IPF — IRON PIPE FOUND
- CALCULATED CORNER
- A.G. — ABOVE GRADE
- B.G. — BELOW GRADE
- N/F — NOW OR FORMERLY
- —#—#— CHAIN-LINK FENCE

SURVEY REFERENCES:

1. "SURVEY 8 TWO LOT SUBDIVISION OF LAND OF CAROLYN LEAVITT" DATED AUGUST 2005 BY T. BASS LAND SURVEYORS, LTD. AND RECORDED IN THE TOWN OF GEORGIA MAP RECORDS MAP SLIDE #148.

2. "PLAT OF SURVEY FOR THE KEMPER PEABODY ESTATE" DATED 10.02/84 BY JOHN A. MARSH AND RECORDED IN THE TOWN OF GEORGIA MAP RECORDS MAP SLIDE #99.

I CERTIFY THAT, TO THE BEST OF MY KNOWLEDGE, THIS PLAN IS BASED ON INFORMATION ABSTRACTED FROM PERTINENT DEEDS AND/OR OTHER OFFICIAL RECORDS AND CONFORMS TO THE REQUIREMENTS OF 27 VSA § 1403.

DATED THIS _____ DAY OF _____, 20___.

_____ L.S. 735

RECEIVED FOR RECORD IN THE TOWN OF GEORGIA

THIS _____ DAY OF _____, 20___

MAP BOOK#_____ PAGE#_____ SLIDE#_____

AT _____ O'CLOCK _____ MINUTES ___M

AND RECORDED IN GEORGIA, VERMONT

ATTEST_____ _____

TOWN CLERK

THIS IS A PRELIMINARY PLAN AND SHOULD NOT BE USED FOR CONVEYANCES

PARCEL INFORMATION
OWNER: RITA C. DRINKWATER
VOL 310, PG 294
SPAN: 237-076-10557
PARCEL ID: 107150000

PARCEL INFORMATION
OWNER: RAGON & MARY WILLMATH
VOL 190, PG 157
SPAN: 237-076-11021
PARCEL ID: –

PARCEL INFORMATION
OWNER: FRANGIPANE
VOL 387, PG 310
SPAN: 237-076-10883
PARCEL ID: 107160000

DATE	DESCRIPTION	BY
	REVISIONS	

BARNARD & GERVAIS, LLC
Land Surveying
Water & Wastewater
Environmental Consulting
167 Main Street, P.O.Box 929, Enosburg Falls, VT 05450, Telephone: (802) 933-5168
10523 VT Route 105, P.O.Box 133, Newport Center, VT 05857, Telephone: (802) 334-3597

PROJECT NO. 23109
DATE: 03-18-2024
SCALE: 1" = 60'
SURVEY: CJ, SL
DRAWN: SL
CHECKED: MG
DRAWING NO. PL-1
SHEET 1 OF 1

LANDS OF
LEWIS RAGAN & MARY WILLIAM TO BE CONVEYED TO & RITA C. DRINKWATER & FRANGIPANE
GEORGIA SHORE ROAD, GEORGIA, VERMONT
BOUNDARY LINE ADJUSTMENT PLAT

DRAFT

THESE PLANS WITH LATEST REVISIONS SHOULD ONLY BE USED FOR THE PURPOSE SHOWN BELOW:

■ SKETCH/CONCEPT ☐ PRELIMINARY ☐ FINAL LOCAL REVIEW