

**GENERAL NOTES**

A CLOSED RANDOM SURVEY TRAVERSE USING THEODOLITE AND ELECTRONIC MEANS. BASIS FOR BEARINGS FROM OBSERVED MAGNETIC NORTH AS OF 1999. EQUATIONS BOTH IN DISTANCE AND COURSE WILL RESULT WITH DEEPS, PRIOR OR ADJOINING SURVEYS, DUE TO DIFFERENT BASIS FOR NORTH AND METHOD OF SURVEY EMPLOYED. COURSES SHOWN ARE BALANCED. TOWN ROAD # 4 AND # 13 ASSUMED TO HAVE A 3 AND 6.5' WIDE RIGHT-OF-WAY, USING V.S.A., TITLE 19, SECTION 30 AND 294. ACRESAGES SHOWN EXCLUDE THAT PORTION OF SAID HIGHWAYS, WITHIN SAID LEGAL LIMITS. LANDS ADJOINING SAID HIGHWAYS, TO BE CONVEYED TO ITS CENTERLINE, BY DEED-CLAIM DEED, ONLY.

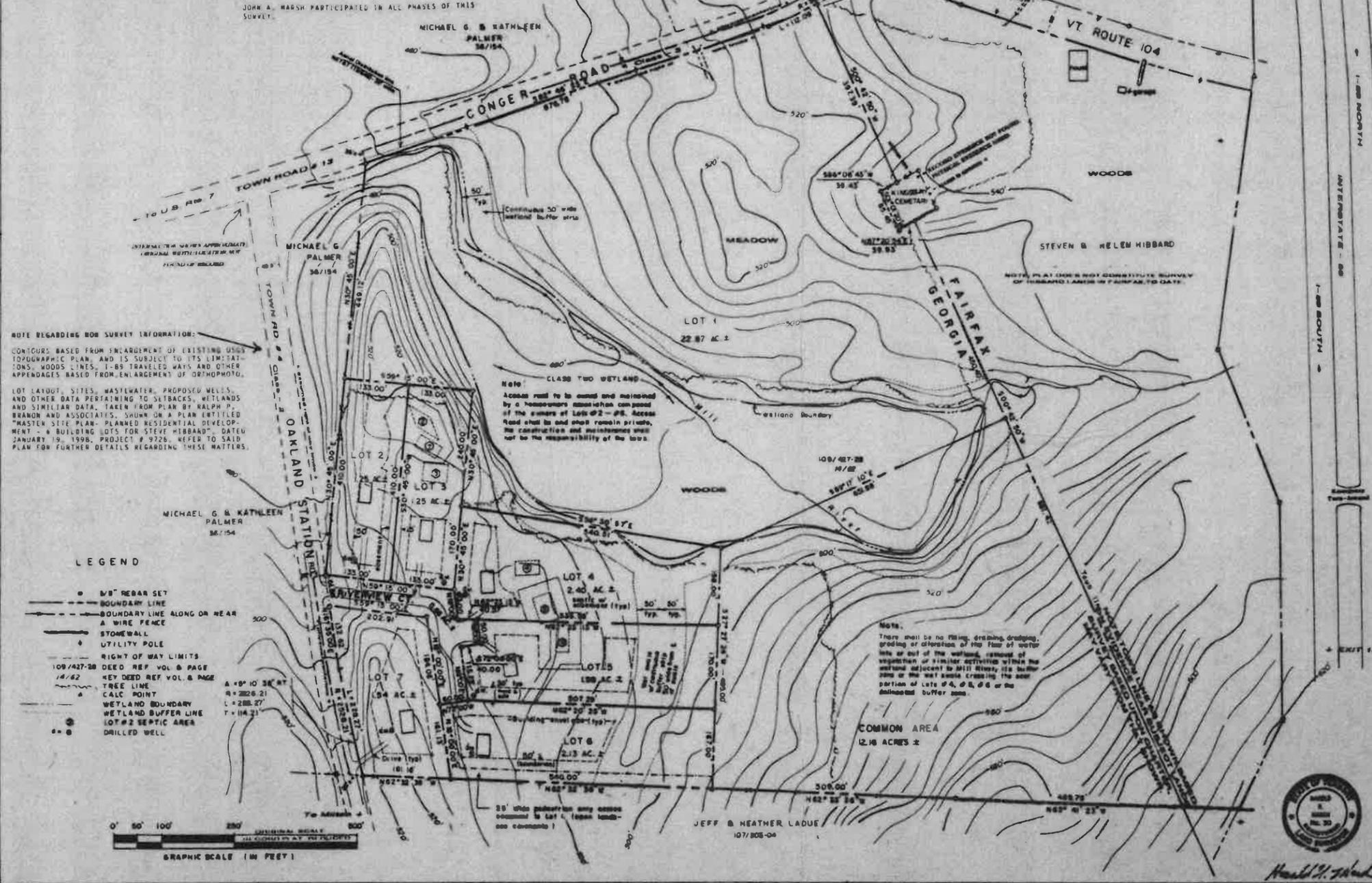
PHYSICAL FEATURES SHOWN, ARE APPROXIMATE. ACCESSORIES SHOWN, ARE AS THEY EXIST, 1999. MONUMENTS AND OTHER INSTRUMENTS SHOWN, ARE ONLY THOSE ABOVE GROUND, VISIBLE OBJECTS, OBSERVED BY SURVEYOR, AT TIME SURVEY PERFORMED. HISTORIC REFERENCES AND OTHER APPROPRIATES SHOWN IN ORDER TO HELP PERPETUATE LOCATION OF SAID PREMISES.

OTHER EASEMENTS, NOT SHOWN, MAY AFFECT PREMISES. SURVEY DOES NOT ADDRESS POSSIBLE PRES-CRIPITIVE RIGHTS ALONG WOODS ROAD, FARM ROAD, PAVES AND THE LIVE. FURTHER DATA MAY BE OBTAINED FROM AN ATTORNEY'S REPORT AND OPINION OF TITLE. SURVEY ALSO DOES NOT ADDRESS POSSIBLE WILDLIFE HABITATS, HISTORIC SITES, WETLANDS, FLOODWAYS, WASTEWATER AND SIMILAR ISSUES, SOME WHICH ARE COVERED BY AN ENGINEER'S REPORT AND PLANS NOTED HEREIN. CEMETARY LOCATED IN BOTH TOWNS IS NAMED AFTER A PREDECESSOR IN TITLE, PRIOR TO 1870. THIS MAY HAVE ORIGINALLY BEEN A FAMILY BURIAL GROUND.

THIS SURVEY WAS BASED ON PERTINENT DEEDS AND OFFICIAL RECORDS, FROM EVIDENCE FOUND ON THE GROUND AND PRIOR HIGHWAY SURVEYS, AS NOTED. PROPOSED SUBDIVISION PER ENGINEER'S PLANS, AS NOTED.

**GENERAL NOTES**

Approved by resolution of The Planning Commission of the Town of Georgia, Vermont, on the \_\_\_\_\_ day of \_\_\_\_\_, 1999, subject to the requirements and conditions of said resolution. Signed this \_\_\_\_\_ day of \_\_\_\_\_, 1999  
By \_\_\_\_\_ Clerk or Chairman



**NOTE REGARDING ROB SURVEY INFORMATION:**

CONTOURS BASED FROM ENLARGEMENT OF EXISTING USGS TOPOGRAPHIC PLAN, AND IS SUBJECT TO ITS LIMITATIONS. WOODS LINES, 1-89 TRAVELED WAYS AND OTHER APPROPRIATES BASED FROM ENLARGEMENT OF ORTHOPHOTO.

LOT LAYOUT, SITES, WASTEWATER, PROPOSED WELLS, AND OTHER DATA PERTAINING TO SETBACKS, WETLANDS AND SIMILAR DATA, TAKEN FROM PLAN BY RALPH P. BRANNON AND ASSOCIATES, SHOWN ON A PLAN ENTITLED "MASTER SITE PLAN - PLANNED RESIDENTIAL DEVELOPMENT - 8 BUILDING LOTS FOR STEVE HIBBARD" DATED JANUARY 19, 1998, PROJECT # 9226. REFER TO SAID PLAN FOR FURTHER DETAILS REGARDING THESE MATTERS.

- LEGEND**
- MB REBAR SET BOUNDARY LINE
  - BOUNDARY LINE ALONG OR NEAR A WIRE FENCE
  - STONEWALL
  - UTILITY POLE
  - RIGHT OF WAY LIMITS
  - DEED REF VOL & PAGE
  - KEY DEED REF VOL & PAGE
  - TREE LINE
  - CALC POINT
  - WETLAND BOUNDARY
  - WETLAND BUFFER LINE
  - LOT #2 SEPTIC AREA
  - DRILLED WELL



**AFFIDAVIT**

STANDARDS OBSERVED AND USED ON THIS SURVEY, CONFORM TO THE GENERALLY REASONABLE STANDARDS FOR THIS CLASS OF WORK, USUALLY APPLIED BY OTHER SURVEYORS IN THE STATE OF VERMONT, AT TIME SURVEY PERFORMED. THIS PLAN WAS PREPARED FOR THE EXCLUSIVE USE OF STEVEN HIBBARD. NO WARRANTY IS MADE TO ANY UNNAMED PERSON(S), WITH-OUT THE EXPRESS WARRANTY, BY SURVEYOR, NAMING SAID PERSON(S). THIS PLAN MAY NOT BE COPIED, REPRODUCED, ALTERED OR DISTRIBUTED, REFER TO V.S. COPYRIGHT LAW, TITLE 17, U.S. CODE.

WARRANTY DOES NOT COVER RIGHTS OR CLAIMS OF OTHER PARTIES IN POSSESSION, NOT SHOWN OF RECORD. ALSO DOES NOT COVER BANKRUPTCY AND SIMILAR COURT RECORDS, WHICH DOES NOT COVER THAT WHICH MAY BE OBTAINED BY BIRTH, DEATH, MARRIAGE, DIVORCE, SPECIAL ASSESSMENTS OR LIENS. ASSUMPTION IS MADE THAT THE RECORDS EXAM-INED, ARE CORRECTLY INDEXED IN THE GENERAL INDICES.

BASED ON MY ANALYSIS OF THE LAND RECORDS AND FIELD EVIDENCE NOTED HEREIN AND THE DATA DERIVED THERE-FROM AND SHOWN ON THIS PLAN, I, HAROLD N. MARSH, A LICENSED LAND SURVEYOR IN THE STATE OF VERMONT, HEREBY DECLARE TO THE BEST OF MY KNOWLEDGE AND BEL-IEF, THAT THE EXISTING BOUNDARIES FOUND ARE IN SUBSTANTIAL CONFORMANCE WITH THE RECORD EVIDENCE, EXCEPT AS IS NOTED HEREINBEFORE AND THAT THIS PLAN FULLY AND ACCURATELY DEPICTS THE RESULTS OF SAID SURVEY. NO WARRANTY OTHER THAN PRUDENT AND REAS-ONABLE CARE IN THE EXECUTION OF THIS SURVEY, IS EXPRESSED OR IMPLIED. THIS PLAN CONFORMS TO V.S.A. 1403.

Approved by Resolution of the PC of the town of Georgia, VT on the 29th day of June, 1999 Subject to the requirements and conditions of said resolution signed this 3rd day of June 1999  
FLORIANE HANCOCK TOWN CLERK'S OFFICE

RECEIVED FOR RECORD \_\_\_\_\_ A.D., 1999  
AT \_\_\_\_\_ O'CLOCK \_\_\_\_\_ MINUTES \_\_\_\_\_ M  
AND RECORDED IN \_\_\_\_\_  
ATTEST: \_\_\_\_\_  
TOWN CLERK

**PLAT OF SURVEY SHOWING A PROPOSED 7 LOT SUBDIVISION for STEVEN HIBBARD**

TOWN OF GEORGIA, VERMONT

SCALE: 1" = 100' DEC. 26, 1998 PROJ. # 2785  
REVISED FEB. 8, 1999, 5/7/99  
Prepared by HAROLD N. MARSH, D.L.S. # 30  
(802-475-3008)  
P.O. Box 714, Montpelier, VT. 05601-0714  
L.S.D.C. Steve & Marsh

This Plat meets the requirements of 27 V.S.A. 1403  
 Reprographics of New England, 3, Springfield, Vt. 05156  
 This map was reproduced by the fixed-line photographic process.  
 Signature: Harold N. Marsh

RECEIVED FOR RECORD  
August 5, 1999 @ 11:50a.m  
RECORDED AT SLIDE # 42 MAP # 500  
ATTEST: Judith W. Jones TOWN CLERK