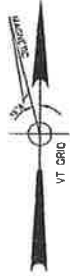
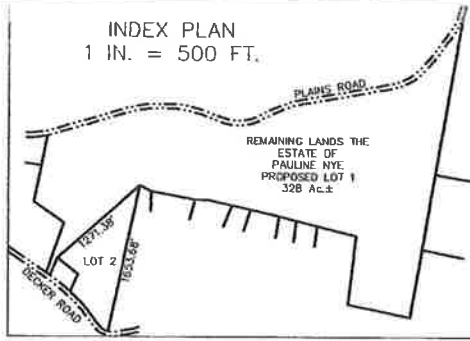


INDEX PLAN
1 IN. = 500 FT.



REMAINING LANDS THE ESTATE OF PAULINE NYE PROPOSED LOT 1 328 Ac.±

REMAINING LANDS THE ESTATE OF PAULINE NYE PROPOSED LOT 1 328 Ac.±

REMAINING LANDS THE ESTATE OF PAULINE NYE PROPOSED LOT 1 328 Ac.±

REMAINING LANDS THE ESTATE OF PAULINE NYE PROPOSED LOT 1 328 Ac.±

PROPOSED LOT 2 15.90 Ac.±

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

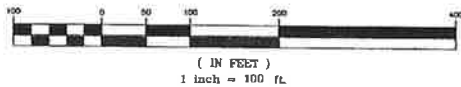
N/F HERSH VOL. 342, PG. 62 #102970000

N/F WALTER VOL. 85, PG. 205 #102980000

LEGEND

	UTILITY POLE
	IRON REBAR TO BE SET
	BOUNDARY LINES
	EDGE OF GRAVEL
	RIGHT-OF-WAY
	EXISTING FENCELINE
	OVERHEAD UTILITY

GRAPHIC SCALE



GENERAL NOTES

1. PROPERTY IS OWNED BY THE ESTATE OF PAULINE NYE, 8644 PLAIN 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 SERVE 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-ROAD (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.

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
MAY 3, 2021