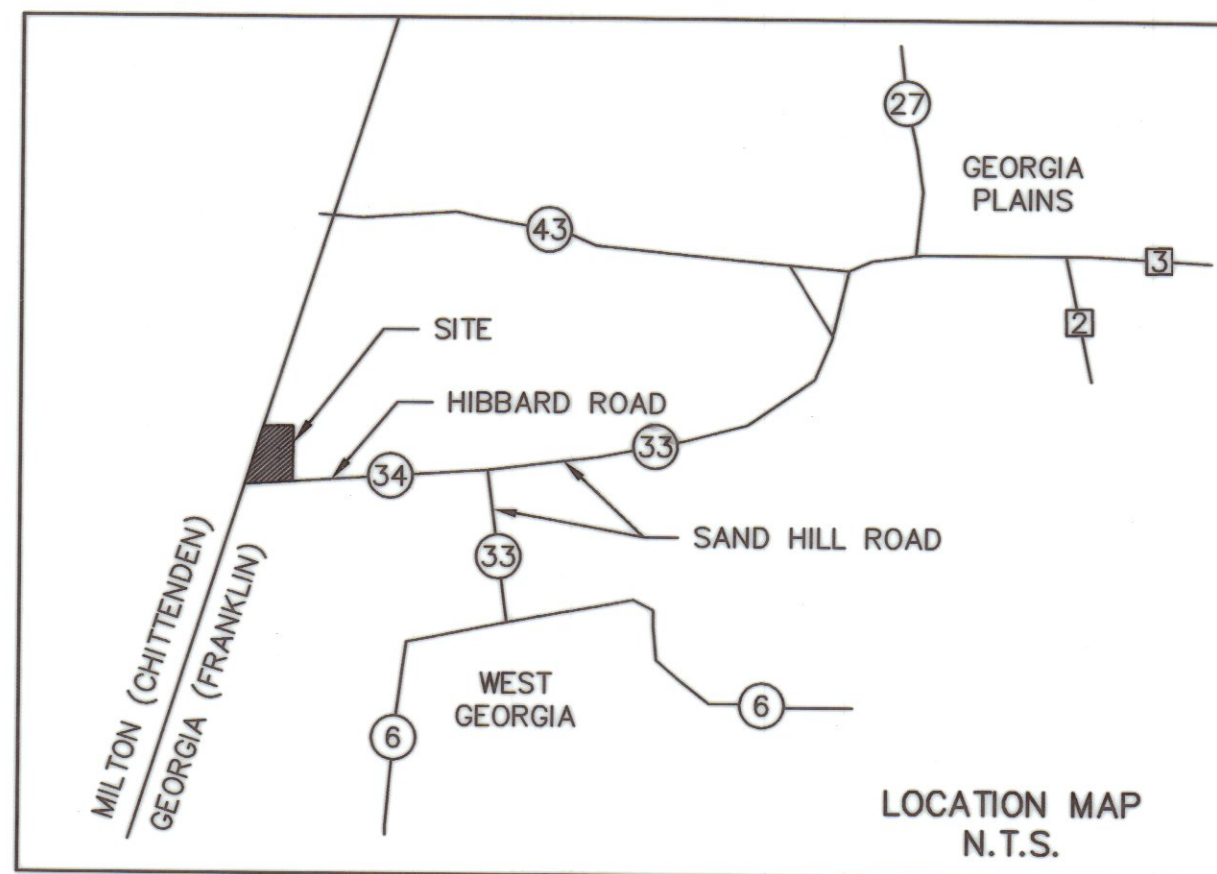


NOTES:

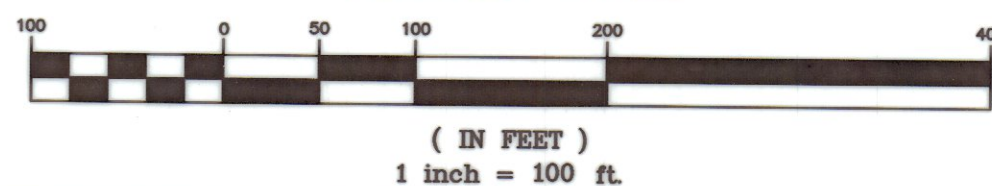
1. TO THE BEST OF MY KNOWLEDGE AND BELIEF, THIS SURVEY MEETS THE ACCURACY REQUIREMENTS FOR THE "SUBURBAN CLASS SURVEY" AS DESCRIBED IN "RULES OF THE BOARD OF LAND SURVEYORS, PART 5".
2. THE MILTON - GEORGIA TOWN LINE, ALSO THE CHITTENDEN - FRANKLIN COUNTY LINE, AS SHOWN HEREON IS BASED ON THE BEST FIT AVERAGE OF LOCALIZED FENCE LINE EVIDENCE. THE TWO IRON MONUMENTS FOUND IN THE PROXIMITY OF THE TOWN LINE AS SHOWN HEREON WERE NOT HELD SO AS TO CONFORM TO THE BEST AVERAGE FIT OF THE EXISTING BARB WIRE FENCE. THIS TOWN - COUNTY BOUNDARY AS SHOWN HEREON IS SUBJECT TO WHATEVER CHANGES MAY OCCUR IN THE EVENT OF A MORE COMPREHENSIVE SURVEY OF SAID BOUNDARY.
3. REFERENCE IS MADE TO A TWO SHEET WASTEWATER PLAN DEPICTING THE PRIMARY AND REPLACEMENT WASTEWATER DESIGNS FOR LOT 2 AS PREPARED BY JOHN H. STUART, P.E. DATED NOVEMBER 2005.
4. THIS SUBDIVISION IS SUBJECT TO STATE AND LOCAL PERMIT APPROVALS AS WELL AS A FINAL BOUNDARY SURVEY AND PLAT.
5. LOT 1 IS SUBJECT TO A SEWER EASEMENT AREA FOR THE PURPOSE OF A SEWER LINE AND REPLACEMENT AREA IN FAVOR OF LOT 2 AS SHOWN HEREON.
6. ALL DISTANCES ARE IN FEET.
7. NO ATTEMPT WAS MADE TO LOCATE AND IDENTIFY ANY RECORDED OR UNRECORDED EASEMENTS AS MAY EXIST EXCEPT AS SHOWN HEREON.
8. REFERENCE IS MADE TO THE WARRANTY DEED OF ALLEN S. & ROBERT A. DEVAUL TO ROBERT C. LABELLE, SR. & CECILE LABELLE DATED DECEMBER 19, 1986 AND OF RECORD IN BOOK 63 PAGES 45-46 OF THE GEORGIA LAND RECORDS. IN SAID DEED PARCEL 1 IS A 32.5 ACRE TRACT. SAID TRACT IS ALSO DESCRIBED BY THE WARRANTY DEED OF LUNA D. WITTERS, WIFE OF ALSON L. WITTERS, TO OLIVER C. WAIT DATED APRIL 9, 1879 AND OF RECORD IN BOOK 14 PAGE 587. CARLTON HIBBARD OWNED SAID TRACT FROM DECEMBER 9, 1904 UNTIL OCTOBER 5, 1909.
9. THE HIGHWAY LIMIT OF THE "HIBBARD ROAD" SHOWN HEREON IS BASED ON AN ASSUMED THREE ROD ROAD AND EXISTING CENTERLINE.
10. ALL BEARINGS REFER TO MAGNETIC NORTH 2005.
11. THE UTILITY LINE RUNNING ALONG THE "HIBBARD ROAD" AS SHOWN HEREON IS BASED ON EXISTING CENTERLINE, THE WIDTH OF THE UTILITY RIGHT OF WAY HAS NOT BEEN DETERMINED.
12. THIS PLAT IS FOR THE EXCLUSIVE USE OF WEBB AND LABELLE.
13. THIS SUBDIVISION IS LOCATED WITHIN THE "AGRICULTURAL/RURAL RESIDENTIAL (AR-1) ZONING DISTRICT.
14. THE PARENT PROPERTY OF THIS SUBDIVISION IS SHOWN ON TAX MAP SHEETS 19 & 6 BEARING # HD0110000.
15. LOT 1 BEING RETAINED BY LABELLE ABUTS LOT 2 ON THE NORTH AND WEST SIDES. DALE A. & KEVIN D. MARTIN ABUT LOT 1 ON THE NORTH AND WEST SIDES, NOT SHOWN HEREON, BY LAND ACQUIRED IN BOOK 39 PAGE 318. THE SOUTHEAST PORTION OF THE MARTIN PROPERTY ON THE NORTH SIDE OF LOT 1 AND THE WEST SIDE OF THE "HIBBARD ROAD" WAS SURVEYED BY STEVEN M. BROOKS, L.S. AND SHOWN ON A SUBDIVISION MAP RECORDED IN MAP SLIDE 196 OF THE GEORGIA LAND RECORDS.

LEGEND:

- WOOD STAKE SET
- 5/8" DIAMETER IRS FLUSH, UNLESS NOTED
- △ CALCULATED POINT IN STANDING WATER
- IRON ROD OR IRON PIPE FOUND (IRF) OR (IPF)
- /// UTILITY LINE
- ⊕ UTILITY POLE
- ~~~~~ EDGE OF WOODS
- OLD BARB WIRE FENCE LINE
- ⊙ BENCH MARK
- ⊙ BEGINNING OF SWAMP TO THE WEST
- BOARD FENCE
- BLAZED & PAINTED ORANGE-RED DEC 2005



GRAPHIC SCALE



DEED REFERENCES GEORGIA LAND RECORDS

(WARRANTY DEED)
ALLEN S. & ROBERT A. DEVAUL
TO
ROBERT C. LABELLE SR. & CECILE LABELLE
BOOK 63, PAGES 45-46
DATED DECEMBER 19, 1986
(PARCEL 1)
(PARCEL 1 COMPRISES LOTS 1 & 2)
(ONLY A PORTION OF LOT 1 IS SHOWN HEREON)
(QUIT CLAIM DEED)
CECILE LABELLE
TO
ROBERT C. LABELLE SR.
BOOK 124, PAGE 470
DATED MARCH 8, 2000

THIS SUBDIVISION HAS BEEN APPROVED BY RESOLUTION OF THE PLANNING COMMISSION OF THE TOWN OF GEORGIA, VERMONT,

THIS 9th DAY OF May, 2006

TOWN OF GEORGIA
RECEIVED FOR RECORD
May 10, 2006 AT 9:00 AM O'CLOCK

RECORDED IN MAP SLIDE map# 259, Slide # 137

ATTEST: *Krissey Jenkins, Asst.* TOWN CLERK

FINAL PLAT OF SUBDIVISION ROBERT LABELLE SR. TO WILLIAM J. & JUDY A. WEBB

LOT 2 - 5.0 ACRES
LOCATED ON NORTHWEST SIDE OF HIBBARD ROAD
ADJACENT TO MILTON - GEORGIA TOWN LINE

GEORGIA, VERMONT SCALE: 1" = 100'
E-911 ADDRESS 35 HIBBARD ROAD

THIS SURVEY IS BASED ON A CLOSED TRAVERSE OF FIELD EVIDENCE, RESEARCH IN THE GEORGIA LAND RECORDS, ENGINEERING SITE PLAN PREPARED BY JOHN H. STUART, P.E., AS NOTED, AND INFORMATION FROM ROBERT LABELLE SR. & LLOYD GILBERT. THIS PLAT MEETS THE REQUIREMENTS OF 27 VSA 1403.

David J. Peatman

DECEMBER 1, 2005
REVISED 1-05-06
REVISED 1-30-06

