

PLAT NOTES:

- OWNER OF RECORD: THE ENTRUST GROUP INC FBO MARK JOSEPH LETOURNEAU IRA# 7230023714
- DEED REFERENCE: VOLUME 397 PAGE 257
- KEY REFERENCES: VOLUME 39 PAGE 411, MAP SLIDE 82
- NORTH ORIENTATION IS BASED ON VERMONT GRID ZONE 4400 COMPUTED FROM RTK GNSS OBSERVATIONS MADE ON 3/13/24 WITH DIFFERENTIAL CORRECTIONS FROM THE VERMONT CORS VRS. THE RESULTANT DATUM IS NAD83 (2011), EPOCH 2010.0, NAVD88 (GEOID18).
- SURVEY METHODS PERFORMED AND THE RESULTING ACCURACY MEETS OR EXCEEDS THE MINIMUM REQUIREMENTS FOR RURAL SURVEYS AS SET FORTH IN SECTION 5.5(b)(1)(c) OF THE "STANDARDS FOR THE PRACTICE OF LAND SURVEYING" ADOPTED BY THE BOARD OF LAND SURVEYING ON 1/7/2013.
- REBARS SET ARE INSTALLED FLUSH IN LAWNS AND TRAVELED AREAS AND 0.5'± ABOVE GRADE IN WOODED AND NON-TRAVELED AREAS UNLESS OTHERWISE NOTED.
- AN ATTEMPT HAS BEEN MADE TO IDENTIFY ANY EASEMENTS, RIGHTS OF WAY, LEASE LANDS, ENCROACHMENTS, ETC. OBSERVED IN THE FIELD OR READILY AVAILABLE IN THE LAND RECORDS. ADDITIONAL ENCUMBRANCES MAY EXIST WHICH ARE NOT SHOWN ON THIS PLAT.
- ANY PROPOSED BOUNDARIES OR EASEMENTS, OR CHANGES IN BOUNDARY LOCATIONS SHOWN ON THIS PLAT ARE NOT CREATED OR CONVEYED BY VIRTUE OF THIS PLAT. DEEDS MUST BE EXECUTED AND RECORDED BY THE CURRENT OWNER(S) TO CONVEY RIGHTS.
- THIS PLAT IS NOT A GUARANTEE OF TITLE.
- ONLY COPIES FROM THE ORIGINAL OF THIS MAP BEARING AN ORIGINAL SIGNATURE AND THE SEAL OF THE PREPARER SHALL BE CONSIDERED TO BE TRUE AND VALID COPIES.
- THIS SURVEY WAS PREPARED FOR THE SOLE USE OF THE CLIENT REQUESTING THE SERVICE. ANY CERTIFICATIONS MADE HEREON ARE NOT TRANSFERABLE.
- THE OWNERSHIP OF THE LANDS WITHIN THE PUBLIC RIGHT OF WAY IS UNDETERMINED. FOR THE PURPOSE OF THIS SURVEY AND THE CALCULATIONS OF BOUNDARIES AND AREAS, THE EDGE OF THE RIGHT OF WAY WAS USED. TO CALCULATE SAID RIGHT OF WAY AN OFFSET OF ONE AND ONE HALF RODS EACH SIDE OF THE CENTERLINE OF THE EXISTING TRAVELED WAY AT THE TIME OF THE SURVEY WAS USED ESTABLISHING A 3 ROD RIGHT OF WAY AS ALLOWED BY STATE STATUTE.

PLAT REFERENCES:

- "PLAN OF PORTION OF DECKER FARM, DECKER ROAD, GEORGIA, VERMONT" DATED SEPT. 1977 BY WARREN ROSENSTEN AND RECORDED IN MAP SLIDE 82.
- "MATHEWS SUBDIVISION, SURVEY PLAT" DATED 1/12/17 BY DAVID TUDHOPE AND RECORDED IN MAP SLIDE 249.

PARCEL ID:
104380000
E. & P. NYE
v. 54 p. 422

PARCEL ID:
102970000
THE ENTRUST GROUP INC
FBO MARK JOSEPH LETOURNEAU
IRA# 7230023714
v. 397 p. 257
map slide 82

PARCEL ID:
102950100
M. FLOCK
D. FRASER
v. 397 p. 85
map slide 249

PARCEL ID:
102950200
B. & K. GREENE
v. 323 p. 138
map slide 249

LOCUS MAP
NOT TO SCALE

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ZONING NOTES:

ZONING DISTRICT: AR-1
MIN. AREA: 5 ACRES
MIN. FRONTAGE: 250'
MIN. FRONT SETBACK: 75'
MIN. SIDE SETBACK: 40'
MIN. REAR SETBACK: 40'

Revised: 07/01/25

LEGEND

- IRON PIPE (FOUND)
- REBAR (FOUND)
- #6 REBAR SET WITH DAY LAND SURVEYING
- △ ALUMINUM CAP
- △ CALCULATED POINT
- UTILITY POLE
- EXISTING BOUNDARY LINE
- PROPOSED BOUNDARY LINE
- APPROXIMATE BOUNDARY LINE
- PROPOSED EASEMENT LINE
- UTILITY LINE
- ZONING SETBACK
- LIDAR CONTOUR

CURVE TABLE					
CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	200.00'	28.34'	28.32'	S 55°38'44" W	8°07'08"
C2	200.00'	72.40'	72.01'	S 70°04'34" W	20°44'32"
C3	125.00'	29.92'	29.85'	S 89°48'05" W	13°42'57"



272 N. MAIN ST., ST. ALBANS, VT 05478
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THIS PLAT IS BASED ON A FIELD SURVEY WHICH MEETS OR EXCEEDS THE MINIMUM STANDARDS AS SET FORTH BY THE VERMONT BOARD OF LAND SURVEYORS. FIELD MEASUREMENTS AND PERTINENT RECORD INFORMATION WAS USED IN THE CALCULATION AND DETERMINATION OF THE BOUNDARIES SHOWN ON THIS PLAT. ANY INCONSISTENCIES ARE SHOWN HEREON. TO THE BEST OF MY KNOWLEDGE THIS PLAT MEETS THE REQUIREMENTS OF 27 VSA 1403.

MARK A. DAY, L.S. VT #732

DATE



SUBDIVISION PLAT
PARCEL ID: 102970000
Prepared For
THE ENTRUST GROUP INC
FBO MARK JOSEPH LETOURNEAU
IRA# 7230023714
522 DECKER ROAD
GEORGIA, VERMONT



SCALE:	1"=100'
DATE:	03/14/2024
JOB NUMBER:	24019
DRAWING:	24019 SPLAT
DATE OF SURVEY:	03/13/2024
SURVEY BY:	BP
DRAWN BY:	BP/MD