LEGEND

- IRON PIPE (FOUND)
- REBAR (FOUND)
- STEEL FENCE POST (FOUND)
- #6 REBAR SET WITH DAY LAND SURVEYING ALUMINUM CAP
- CALCULATED POINT
- UTILITY POLE
- EXISTING BOUNDARY LINE
- PROPOSED BOUNDARY LINE
- APPROXIMATE BOUNDARY LINE
- EXISTING EASEMENT LINE
- PROPOSED R.O.W./EASEMENT LINE
- SURVEY TIE LINE (NOT A BOUNDARY)
- STOCKADE FENCE (VINYL)
- UTILITY LINE
- ZONING SETBACK
- 140 LIDAR ELEVATION CONTOUR

THIS SUBDIVISION PLAT HAS BEEN APPROVED BY RESOLUTION OF THE DEVELOPMENT REVIEW BOARD OF THE TOWN OF GEORGIA, VT

THIS_____DAY OF_____20_____

SUBJECT TO THE REQUIREMENTS AND CONDITIONS OF SAID RESOLUTION.

DRB APPLICATION #_____

SIGNED THIS_____DAY OF_____20_____

BY_____, DRB CHAIR

TOWN OF GEORGIA, VERMONT
RECEIVED FOR RECORD

RECEIVED FOR RECORD_____A.D. 20_____

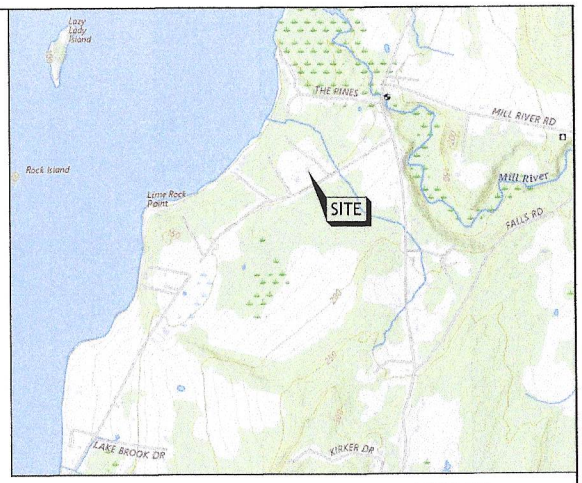
AT _____ O'CLOCK _____ M AND RECORDED ON

SLIDE #_____ MAP #_____

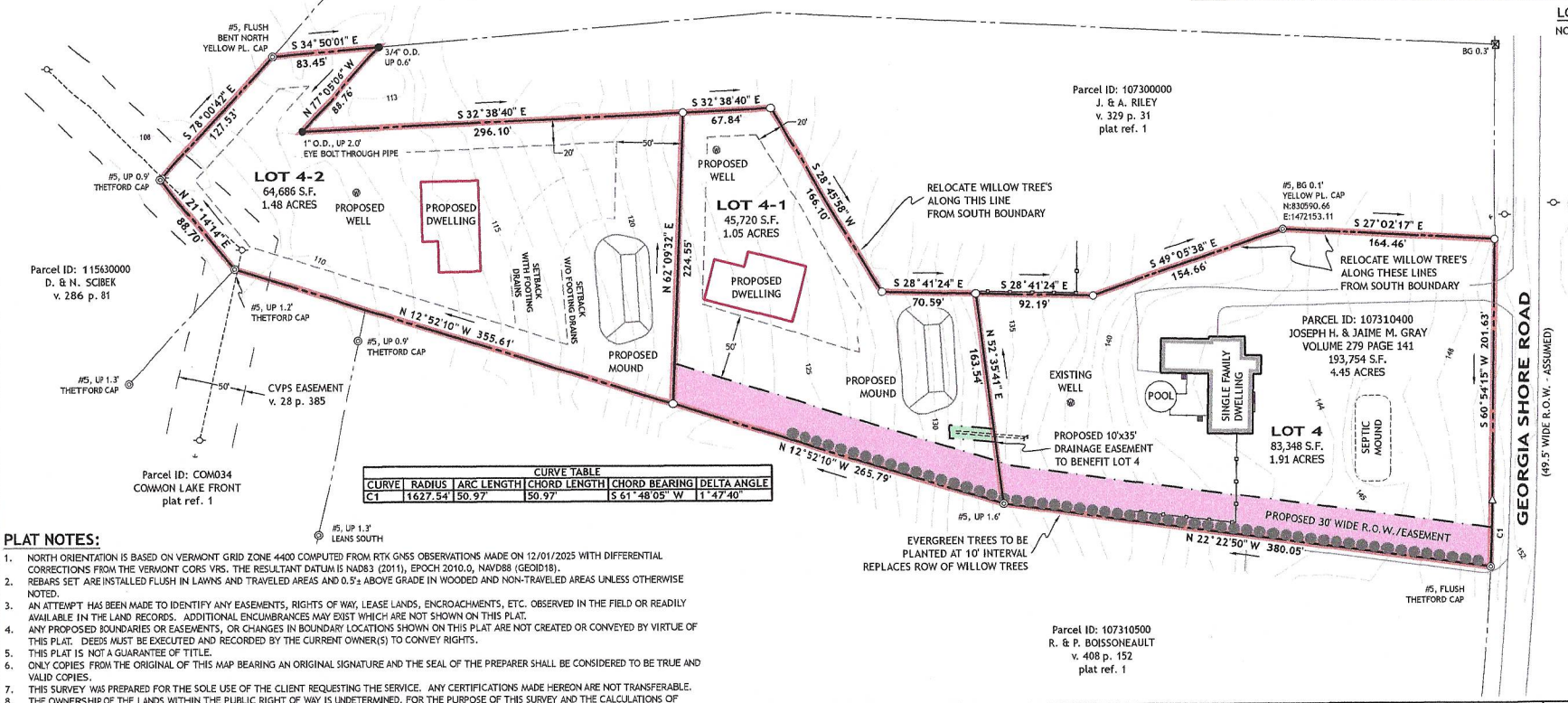
ATTEST: _____

ZONING INFORMATION:

DISTRICT: LV LAKEVIEW	
MIN. LOT SIZE:	1 ACRES
MIN. FRONTAGE:	100 FEET
FRONT SETBACK:	50 FEET
SIDE/REAR SETBACK:	20 FEET



LOCUS MAP
NOT TO SCALE



CURVE TABLE					
CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	1627.54'	50.97'	50.97'	S 61°48'05" W	1°47'40"

PLAT NOTES:

1. NORTH ORIENTATION IS BASED ON VERMONT GRID ZONE 4400 COMPUTED FROM RTK GNSS OBSERVATIONS MADE ON 12/01/2025 WITH DIFFERENTIAL CORRECTIONS FROM THE VERMONT CORS VRS. THE RESULTANT DATUM IS NAD83 (2011), EPOCH 2010.0, NAVD88 (GEOID18).
2. REBARS SET ARE INSTALLED FLUSH IN LAWNS AND TRAVELED AREAS AND 0.5'± ABOVE GRADE IN WOODED AND NON-TRAVELED AREAS UNLESS OTHERWISE NOTED.
3. 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.
4. 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.
5. THIS PLAT IS NOT A GUARANTEE OF TITLE.
6. 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.
7. THIS SURVEY WAS PREPARED FOR THE SOLE USE OF THE CLIENT REQUESTING THE SERVICE. ANY CERTIFICATIONS MADE HEREON ARE NOT TRANSFERABLE.
8. 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.
9. ONLY READILY OBSERVABLE SURFACE AND ABOVE GRADE FACILITIES AND STRUCTURES ARE SHOWN HEREON. BURIED FACILITIES AND STRUCTURES WERE NOT SEARCHED FOR UNLESS SPECIFICALLY INSTRUCTED TO DO SO. IF UNDERGROUND UTILITIES ARE SHOWN HEREON, THEY ARE NOT CERTIFIED TO.
10. PROPOSED FEATURES BASED ON INFORMATION PROVIDED BY TDH SURVEYING & DESIGN, LLC.

PLAT REFERENCES:

1. "LOTS 1, 4 & 5 OVERALL PLAN, PAUL & PAULA SAMBEL SUBDIVISION, GEORGIA SHORE ROAD, GEORGIA, VERMONT" LAST REVISED 8/16/06 BY JOHN H. THETFORD ASSOCIATES INC. AND RECORDED IN MAP SLIDE 80 OF THE TOWN OF GEORGIA LAND RECORDS.
2. "PAUL & PAULA SAMBEL, GEORGIA SHORE ROAD, GEORGIA, VERMONT, OVERALL SITE PLAN" DATED MAY 1999 BY JOHN H. THETFORD AND RECORDED IN MAP SLIDE 45 OF THE TOWN OF GEORGIA LAND RECORDS.
3. "PAUL SAMBEL, SAMBEL SUBDIVISION" DATED 9/21/90 BY RUSSELL CAPELLE AND RECORDED IN MAP SLIDE 51 OF THE TOWN OF GEORGIA LAND RECORDS.
4. "PLAT OF BOUNDARY AGREEMENT BETWEEN ANNE B. BLAIR AND KEVIN AND JOANNE McGINN, THE PINES, GEORGIA, VERMONT" DATED 14 DECEMBER 2010 BY HARRIS SURVEYING & LAND DISPUTE RESOLUTION AND RECORDED IN MAP SLIDE 214 OF THE TOWN OF GEORGIA LAND RECORDS.
5. "PLAT OF LANDS OF JOHN E. AND BETSEY J. BERRYMAN AT THE PINES OFF GEORGIA SHORE RD., GEORGIA, VERMONT" DATED 6/18/99 BY KNIGHT CONSULTING ENGINEERS AND RECORDED IN MAP SLIDE 56 OF THE TOWN OF GEORGIA LAND RECORDS.

THIS IS AN ORIGINAL PIGMENT INK ON STABLE BASE POLYESTER FILM

DAY LAND SURVEYING, PLLC
272 N MAIN ST, ST. ALBANS, VT 05478
300 RYAN'S WAY, FLETCHER, VT 05448
802-849-6516
www.daylandsurveying.com

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

STATE OF VERMONT — MARK A. DAY — NO. 732 — LICENSED LAND SURVEYOR

BOUNDARY RETRACEMENT SURVEY

PARCEL ID:107310400

Prepared For

JOSEPH H. & JAIME M. GRAY

5659 GEORGIA SHORE ROAD
GEORGIA, VERMONT

60 0 30 60 120 240

SCALE:	1"=60'
DATE:	1/8/26
JOB NUMBER:	25183
DRAWING:	25183 SPLAT
CRD FILE:	25183
SURVEY BY:	BP
DRAWN BY:	MD