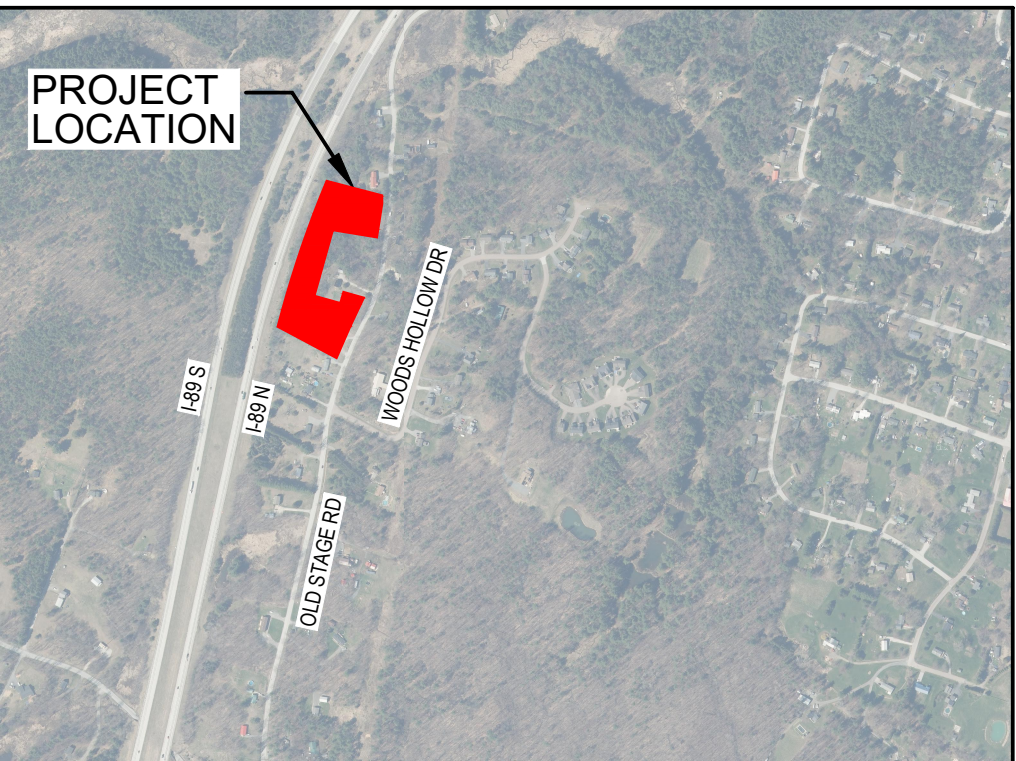
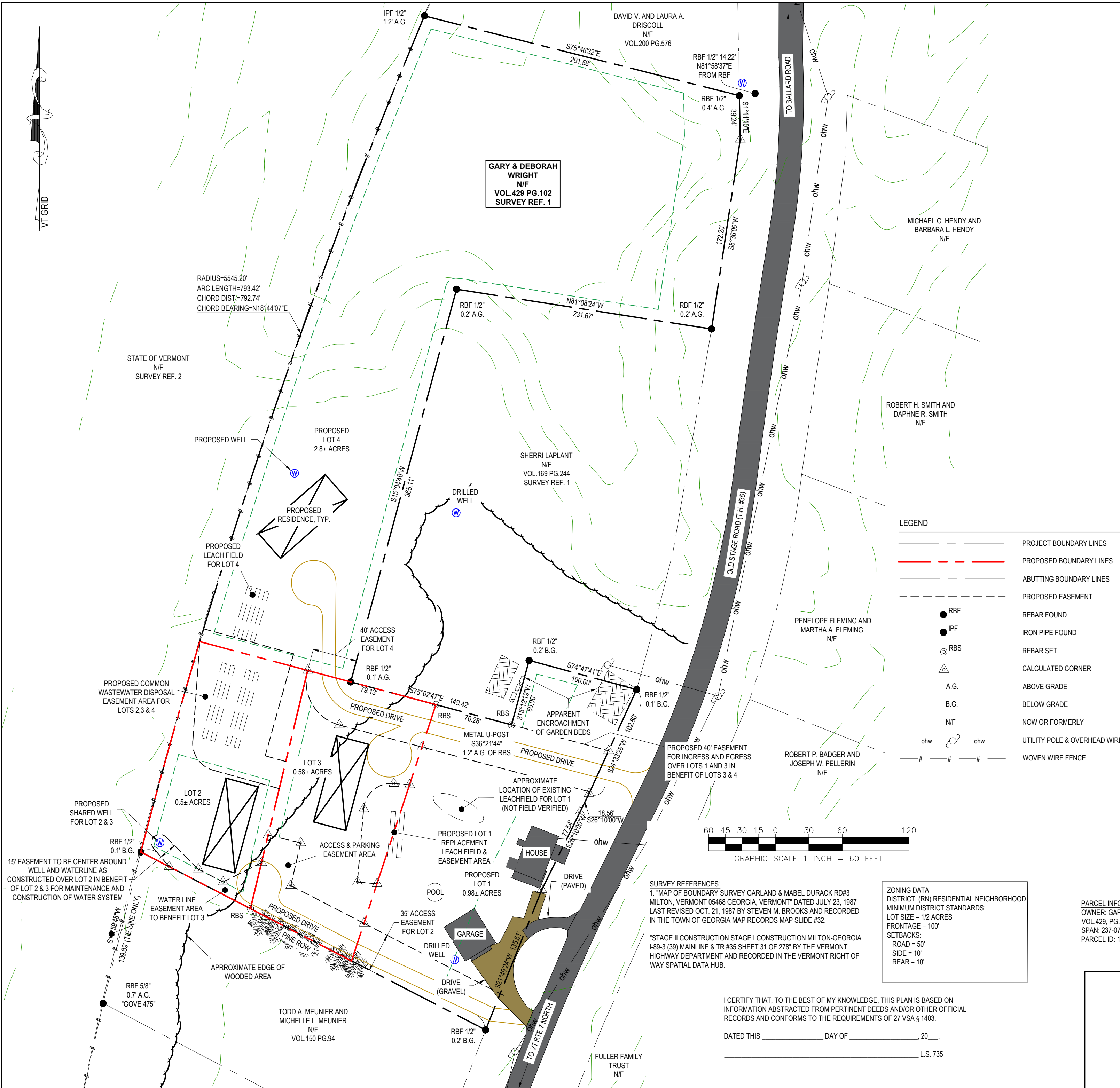




LOCATION PLAN  
N.T.S.

- SURVEY NOTES:**
1. BEARINGS SHOWN HEREON WERE GENERATED FROM SURVEY GRADE GPS READINGS COLLECTED WITH A TRIMBLE R12i GNSS RECEIVER ON RANDOM CONTROL POINTS AND ADJUSTED TO VT GRID NAD83(2011) USING REAL TIME KINEMATIC CORRECTIONS FROM A VIRTUAL REFERENCE STATION GENERATED BY THE VERMONT CORS NETWORK.
  2. NO ATTEMPT HAS BEEN MADE TO LOCATE OR IDENTIFY ANY EASEMENTS OR RIGHTS OF WAYS UNLESS OTHERWISE SHOWN ON THIS PLAN.
  3. A SURVEY WAS COMPLETED IN APRIL, 2026 USING A TRIMBLE BASE AND ROVER. THE RESULTING ERROR MEETS OR EXCEEDS THE MINIMUM REQUIRED STANDARDS FOR A SUBURBAN SURVEY AS ESTABLISHED BY THE VERMONT BOARD OF LAND SURVEYORS.
  4. ALL EVIDENCE OF MONUMENTATION FOUND ON THE SURVEYED PREMISES IS SHOWN HEREON. MONUMENTATION FOUND IS CONSIDERED TO BE IN GOOD AND STABLE CONDITION UNLESS OTHERWISE NOTED. ALL IRON PIPE DIMENSIONS PERTAIN TO INSIDE DIAMETER UNLESS OTHERWISE NOTED.
  5. THE RIGHT OF WAY WIDTH FOR OLD STAGE ROAD, TOWN HIGHWAY #35, OF 6 RODS (99') IS BASED ON PREVIOUS SURVEYS OF RECORD, MONUMENTATION FOUND, AND THE TRAVELED WAY.
  6. ALL AREA CALCULATIONS ARE BASED ON THE EDGE OF THE RIGHTS OF WAY OF SAID ROAD AND NOT THE CENTERLINE THEREOF.
  7. ALL REBARS SET ARE 5/8" WITH A CAP STAMPED M.GERVAIS VTLS 735 AND ALL MONUMENTATION FOUND IS AS NOTED.
  8. UNAUTHORIZED ALTERATIONS AND/OR MODIFICATIONS TO THIS PLAN SHALL INVALIDATE ANY AND ALL CERTIFICATIONS MADE BY BARNARD & GERVAIS, LLC AND FURTHER ANY PARTIES INVOLVED IN SAID ALTERATIONS AND/OR MODIFICATIONS SHALL BE HELD LIABLE AND MAY BE PROSECUTED IN A COURT OF LAW.
  9. BARNARD AND GERVAIS, LLC MAKES NO WARRANTIES THAT ALL ENCUMBRANCES THAT EXIST FOR THE SUBJECT PARCEL ARE SHOWN HEREON. ADDITIONAL ENCUMBRANCES THAT MAY EXIST INCLUDE, BUT ARE NOT LIMITED TO, WETLANDS, WELL AND SEPTIC ISOLATION ZONES, HAZARDOUS WASTE SITES AND/OR BROWNFIELDS WITH ASSOCIATED ISOLATION ZONES.
  10. THIS SUBDIVISION PLAT IS NOT INTENDING TO CREATE ANY EASEMENTS OTHER THAN THOSE SPECIFICALLY LISTED AND DESCRIBED HEREON. ANY DRIVES, PATHS, TRAILS OR OTHER AMENITIES SHOWN HEREON ARE CONSIDERED PRIVATE UNLESS OTHERWISE NOTED.

**LEGEND**

- PROJECT BOUNDARY LINES
- PROPOSED BOUNDARY LINES
- ABUTTING BOUNDARY LINES
- PROPOSED EASEMENT
- REBAR FOUND
- IRON PIPE FOUND
- REBAR SET
- CALCULATED CORNER
- ABOVE GRADE
- BELOW GRADE
- NOW OR FORMERLY
- UTILITY POLE & OVERHEAD WIRES
- WOVEN WIRE FENCE

RECEIVED FOR RECORD IN THE TOWN OF GEORGIA

THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_

MAP BOOK# \_\_\_\_\_, PAGE# \_\_\_\_\_, SLIDE# \_\_\_\_\_

AT \_\_\_\_\_ O'CLOCK \_\_\_\_\_ MINUTES \_\_\_\_\_ M

AND RECORDED IN GEORGIA, VERMONT

THIS IS A PRELIMINARY PLAN  
AND SHOULD NOT BE  
USED FOR CONVEYANCES

TOWN CLERK

**SURVEY REFERENCES:**

1. "MAP OF BOUNDARY SURVEY GARLAND & MABEL DURACK RD#3 MILTON, VERMONT 05468 GEORGIA, VERMONT" DATED JULY 23, 1987 LAST REVISED OCT. 21, 1987 BY STEVEN M. BROOKS AND RECORDED IN THE TOWN OF GEORGIA MAP RECORDS MAP SLIDE #32.

"STAGE II CONSTRUCTION STAGE I CONSTRUCTION MILTON-GEORGIA I-89-3 (39) MAINLINE & TR #35 SHEET 31 OF 278" BY THE VERMONT HIGHWAY DEPARTMENT AND RECORDED IN THE VERMONT RIGHT OF WAY SPATIAL DATA HUB.

**ZONING DATA**

DISTRICT: (RN) RESIDENTIAL NEIGHBORHOOD

MINIMUM DISTRICT STANDARDS:

LOT SIZE = 1/2 ACRES

FRONTAGE = 100'

SETBACKS:

ROAD = 50'

SIDE = 10'

REAR = 10'

PARCEL INFORMATION

OWNER: GARY & DEBORAH WRIGHT

VOL. 429, PG. 102

SPAN: 237-076-10577

PARCEL ID: 110990000

I CERTIFY THAT, TO THE BEST OF MY KNOWLEDGE, THIS PLAN IS BASED ON INFORMATION ABSTRACTED FROM PERTINENT DEEDS AND/OR OTHER OFFICIAL RECORDS AND CONFORMS TO THE REQUIREMENTS OF 27 VSA § 1403.

DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_

\_\_\_\_\_ L.S. 735

| DATE                                                                                   | DESCRIPTION | BY                                                                                   |
|----------------------------------------------------------------------------------------|-------------|--------------------------------------------------------------------------------------|
| REVISIONS                                                                              |             |                                                                                      |
| <b>BARNARD &amp; GERVAIS, LLC</b>                                                      |             |                                                                                      |
| Land Surveying<br>Water & Wastewater<br>Environmental Consulting                       |             |                                                                                      |
| 167 Main Street, P.O. Box 820<br>Enosburg Falls, VT 05450<br>Telephone: (802) 933-5188 |             | 10923 VT Route 116, P.O. Box 133<br>Hinesburg, VT 05401<br>Telephone: (802) 482-2597 |
| PROJECT NO.<br>26041                                                                   |             | DATE:<br>04-23-2026                                                                  |
| SCALE:<br>1" = 60'                                                                     |             | SURVEY:<br>SL, WF                                                                    |
| DRAWN:<br>SL                                                                           |             | CHECKED:<br>MG                                                                       |
| DRAWING NO.<br>PL-1                                                                    |             | SHEET 1 OF 1                                                                         |