

TOWN OF GEORGIA, VT
RECEIVED FOR RECORD

Received for record _____ A.D. 20____
At _____ O'clock _____ M and recorded on
Slide # _____ Map # _____
ATTEST: _____

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

LEGEND

- IRON ROD SET
- ⊙ IRON ROD FOUND
- IRON PIPE FOUND
- * UNMARKED POINT
- CONCRETE MARKER FOUND
- △ NAIL OR SPIKE SET
- ⊗ UTILITY POLE
- ▲ GAS PIPELINE MARKER
- (W) WELL
- _____ EXISTING PROPERTY LINE
- PROPOSED PROPERTY LINE
- TAX MAP PROPERTY LINE
- CENTER LINE
- RIGHT-OF-WAY LIMITS
- x—x—x—x—x— WIRE FENCE
- STONE WALL
- G—G—G— GAS LINE
- OH—OH— OVERHEAD UTILITY LINE
- — — — — STREAM
- BK. ___ PG. ___ DEED REFERENCE

NOTES

- ALL BEARINGS, DISTANCES, AND AREAS WERE CALCULATED FROM A CLOSED ELECTRONIC TOTAL STATION RANDOM TRAVERSE, WHICH MEETS THE MINIMUM STANDARDS ESTABLISHED BY THE VERMONT BOARD OF LAND SURVEYORS FOR A "SUBURBAN" SURVEY.
- BEARINGS ARE BASED ON THE VERMONT STATE PLANE GRID COORDINATES. (US FT.), DETERMINED BY NGS OPUS SOLUTIONS, USING OBSERVATIONS TAKEN WITH CHC X90D-OPUS DUAL FREQUENCY GNSS RECEIVERS.
- PROPERTY OF GEORGIA TOWN SCHOOL DISTRICT IS SUBJECT TO SPRING RIGHTS AND EASEMENT IN FAVOR OF ROONEY, SEE BK.29 PG.188 & BK.40 PG.33, LOCATION UNKNOWN.
- ROONEY PROPERTY SUBJECT TO 50' GAS LINE EASEMENT IN FAVOR OF VERMONT GAS SYSTEMS, INC., SEE BK.75 PG.173.
- NO ATTEMPT WAS MADE TO LOCATE OR IDENTIFY ANY RIGHTS-OF-WAY OR EASEMENTS THAT MAY EXIST, EXCEPT AS OTHERWISE NOTED HEREON.
- ALL IRON RODS SET ARE 5/8" RE-BAR WITH ALUMINUM I.D. CAPS STAMPED "H.W.CHAFFEE LS558", SET FLUSH TO THE GROUND, EXCEPT AS OTHERWISE NOTED HEREON.
- ALL MONUMENT DIMENSIONS ARE TO THE OUTSIDE.

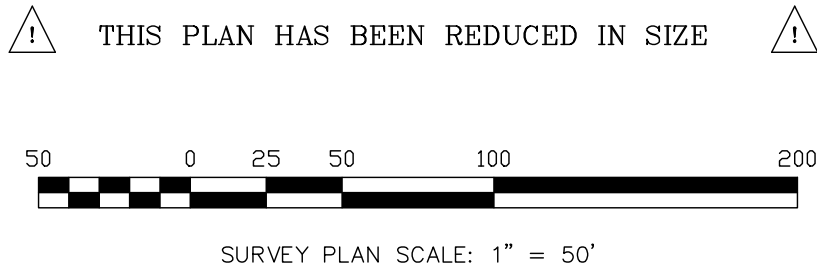
MONUMENT DESCRIPTIONS

- #7 RE-BAR FOUND FLUSH
- 2-4 #5 RE-BAR & ALUMINUM CAP "H.W.CHAFFEE LS558" SET, F

ABBREVIATIONS: R-REVEAL, BG-BELOW GRADE, F-FLUSH, @@-LOCATED AT BASE

SURVEYS

- "PETER & CAROL ANN CHOJNOWSKI", BY BROOKS LAND SURVEYING, INC., MAP # 1412, DATED 02/05/1993, LAST REVISED 04/28/93, MAP SLIDE # 120.
- "STUART & ESTHER NEWTON", BY BROOKS LAND SURVEYING, INC., DATED 05/07/1986, LAST REVISED 05/19/1986, MAP SLIDE # 65.



DRAFT PLAN
NOT FOR CONVEYANCING
FOR REVIEW ONLY
DATE: 01-13-2025

SUBDIVISION SURVEY FINAL PLAN

PLAN PREPARED FOR:

Terry Rooney & Robert Rooney

REVISIONS:

LOCATION: US RT 7, Georgia, VT
FIELD CREW: HC TITLE: HC DRAFTING: HC

SEAL:

H.W. CHAFFEE SURVEYING
P.O. BOX 317
2178 HAZEN'S NOTCH ROAD
MONTGOMERY CTR., VT 05471
(802)-326-4721

DATE: December 10, 2024 SCALE: 1"= 50'
MAP NO. 2020-14-3 PL SHEET NO. 1 of 1

