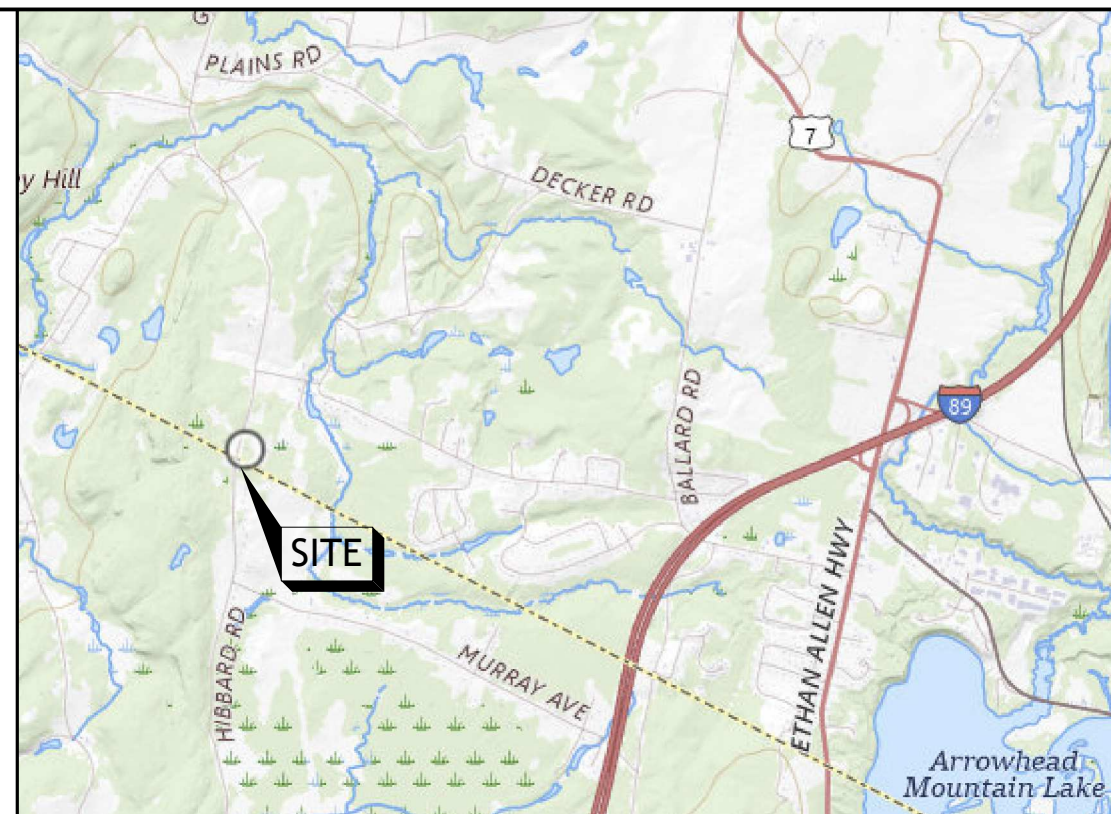
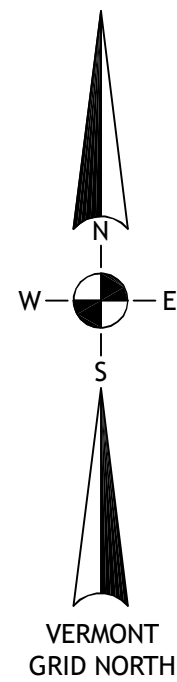
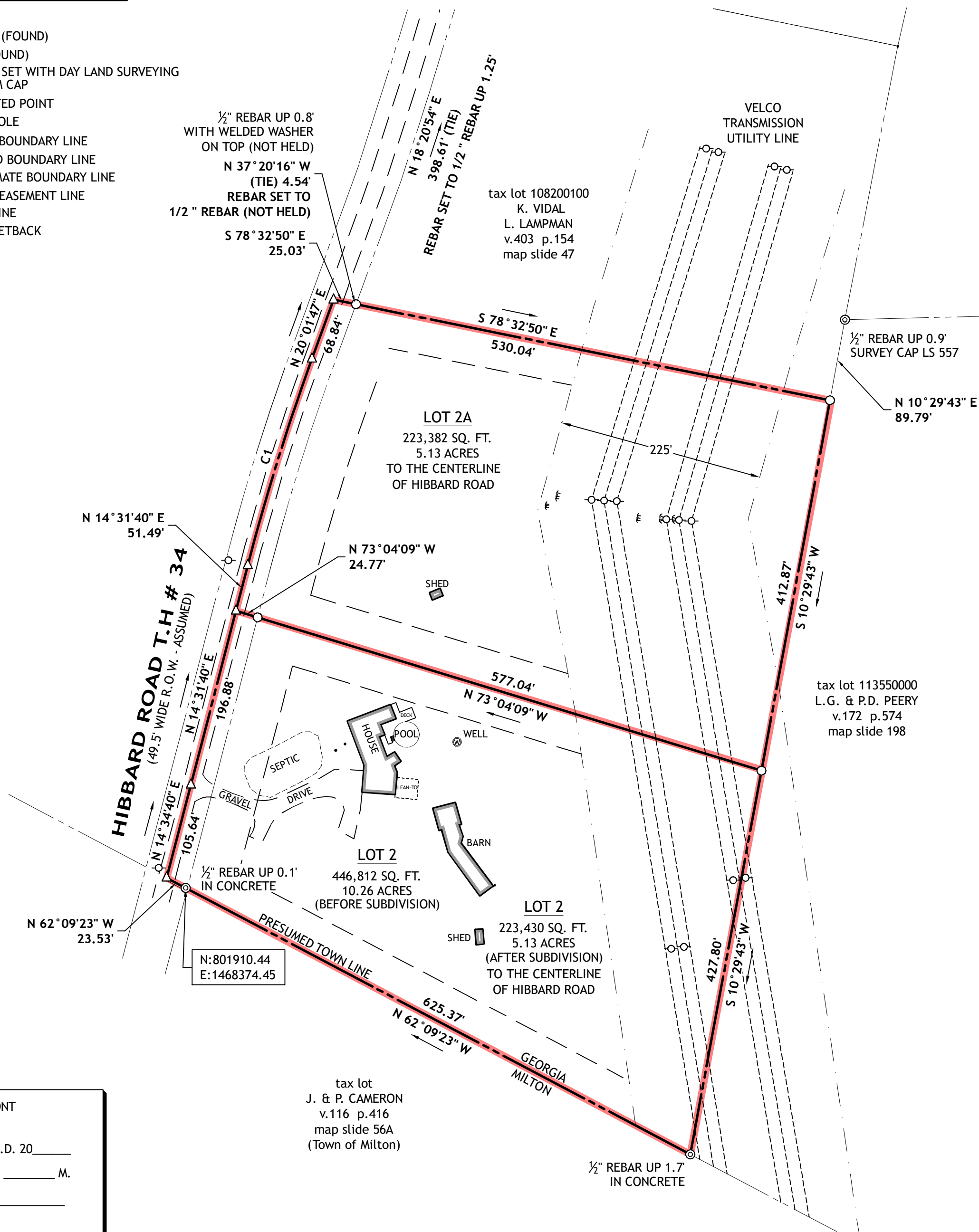


## LEGEND

- 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  
--- EXISTING EASEMENT LINE  
--- UTILITY LINE  
--- ZONING SETBACK

## ZONING INFORMATION:

DISTRICT: AR-1  
MIN. LOT SIZE: 5 ACRES  
MIN. FRONTAGE: 250 FEET  
FRONT SETBACK: 75 FEET  
SIDE/REAR SETBACK: 40 FEET



LOCUS MAP  
NOT TO SCALE

## PLAT NOTES:

- OWNERS OF RECORD: IVAN D. & REBECCA J. FAVREAU
- DEED REFERENCE & KEY REFERENCE DEED: V. 124 P. 486
- THE PARCEL OF LAND WHICH IS THE SUBJECT OF THIS SURVEY IS KNOWN AS TAX MAP 108190000.
- NORTH ORIENTATION IS BASED ON VERMONT GRID ZONE 4400 COMPUTED FROM RTK GNSS OBSERVATIONS MADE ON 05/31/2024 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.
- THE VELCO EASEMENT SHOWN HEREON IS SHOWN BASED ON PLAT REFERENCE 1.
- 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 LAND WITHIN THE PUBLIC RIGHT OF WAY EXTENDS TO THE CENTERLINE OF HIBBARD ROAD AS SHOWN ON MAP REFERENCE 1. FOR THE PURPOSE OF THIS SURVEY AND THE CALCULATIONS OF BOUNDARIES AND AREAS, THE CENTERLINE OF THE ROAD 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.
- ONLY READILY OBSERVABLE SURFACE AND ABOVE GRADE FACILITIES AND STRUCTURES ARE SHOWN HEREON.

## PLAT REFERENCES:

- "SUBDIVISION MAP, ROBERT & CECILE LaBELLE, TOWN OF GEORGIA, VERMONT", SCALE: 1 INCH = 50 FEET, DATED AUGUST 10, 1995, LAST REVISED DECEMBER 11, 1995, PREPARED BY BROOKS LAND SURVEYING INC AND RECORDED IN THE GEORGIA LAND RECORDS PLAN SLIDE 47.
- "SUBDIVISION MAP, DOUGLAS FORTIER P.O. BOX 2043 GEORGIA, VERMONT 05468, TOWN OF GEORGIA, VERMONT", SCALE 1 INCH = 200 FEET, DATED DECEMBER 15, 1995, LAST REVISED JUNE 12, 1996, PREPARED BY BROOKS LAND SURVEYING INC. AND RECORDED IN THE GEORGIA LAND RECORDS PLAN SLIDE 198 MAP # 413.
- "JAMES & PENNY CAMERON, TH 12, AREA TO BE RETAINED, MILTON VERMONT", SCALE: 1"=100', DATED: 1/18/89, REVISED 2/20/89, PREPARED BY WM. FRED ANDERSON, AND RECORDED IN THE MILTON LAND RECORDS MAP SLIDE 56A.

CURVE TABLE					
CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	2470.00'	237.19'	237.09'	N 17° 16' 43" E	5° 30' 07"

TOWN OF GEORGIA, VERMONT  
RECEIVED FOR RECORD

AT \_\_\_\_\_ A.D. 20 \_\_\_\_\_  
O'CLOCK \_\_\_\_\_ MINUTES \_\_\_\_\_ M.  
AND RECORDED IN MAP SLIDE \_\_\_\_\_

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

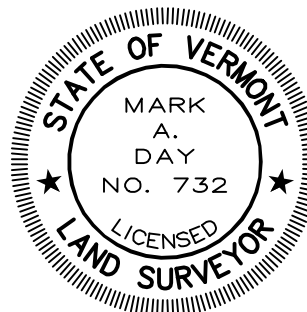


300 RYAN'S WAY, FLETCHER, VT 05448  
802-849-6516  
www.daylandsurveying.com

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



**SUBDIVISION PLAT**  
**TAX LOT 108190000**  
Prepared For  
**IVAN D. & REBECCA**  
**FAVREAU**  
**38 HIBBARD ROAD**  
**GEORGIA, VERMONT**



SCALE: 1"=100'  
DATE: 12/18/24  
JOB NUMBER: 24106  
DRAWING: 24106SPLAT  
CRD FILE: 24106  
SURVEY BY: BP  
DRAWN BY: GB