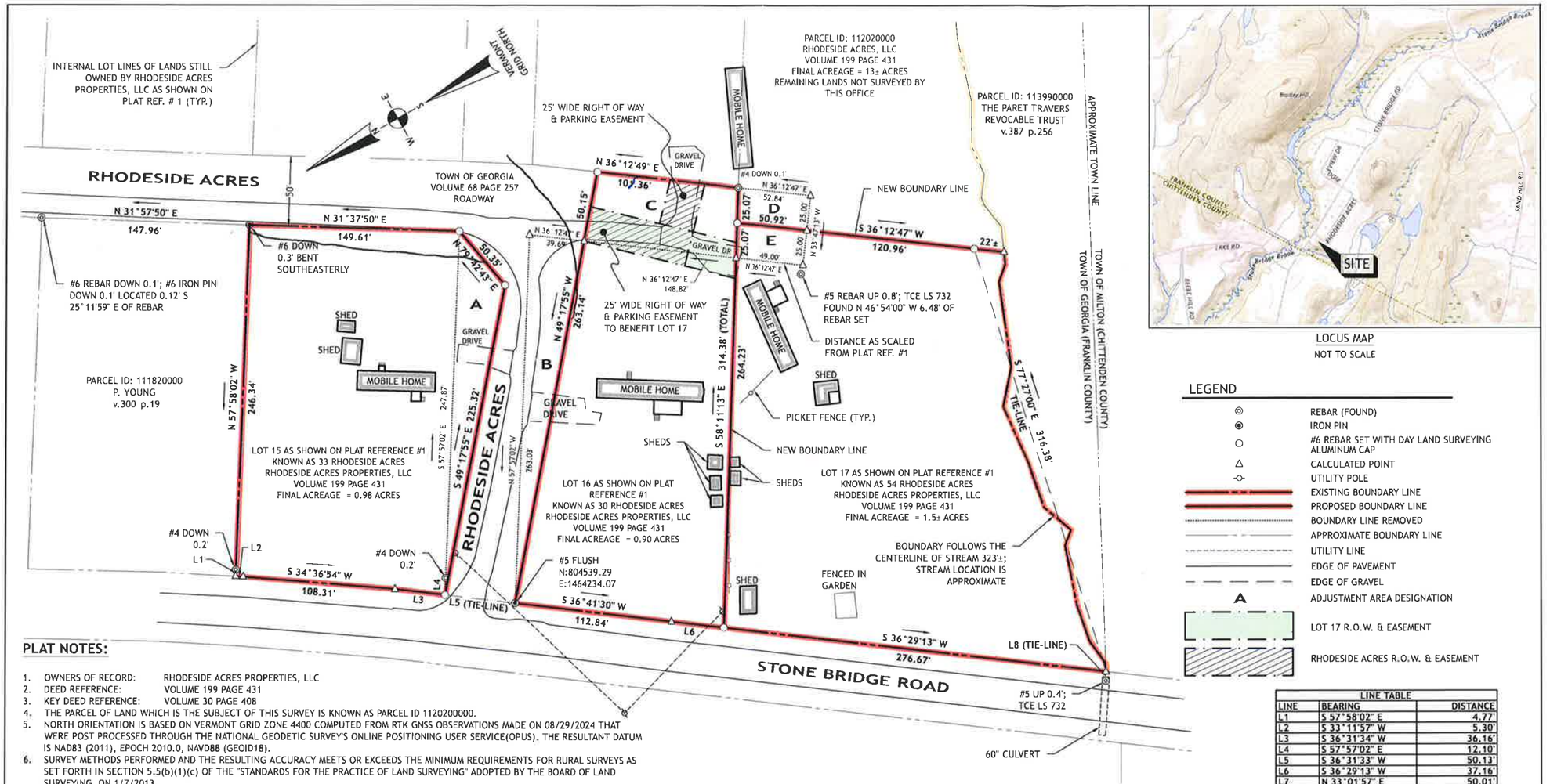

LOCUS MAP
NOT TO SCALE

LEGEND

- REBAR (FOUND)
- IRON PIN
- #6 REBAR SET WITH DAY LAND SURVEYING ALUMINUM CAP
- CALCULATED POINT
- UTILITY POLE
- EXISTING BOUNDARY LINE
- PROPOSED BOUNDARY LINE
- BOUNDARY LINE REMOVED
- APPROXIMATE BOUNDARY LINE
- UTILITY LINE
- EDGE OF PAVEMENT
- EDGE OF GRAVEL
- A — ADJUSTMENT AREA DESIGNATION
- LOT 17 R.O.W. & EASEMENT
- RHODESIDE ACRES R.O.W. & EASEMENT

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S 57°58'02" E	4.77'
L2	S 33°11'57" W	5.30'
L3	S 36°31'34" W	36.16'
L4	S 57°57'02" E	12.10'
L5	S 36°31'33" W	50.13'
L6	S 36°29'13" W	37.16'
L7	N 33°01'57" E	50.01'
L8	N 59°11'38" W	6.71'

PLAT NOTES:

1. OWNERS OF RECORD: RHODESIDE ACRES PROPERTIES, LLC
2. DEED REFERENCE: VOLUME 199 PAGE 431
3. KEY DEED REFERENCE: VOLUME 30 PAGE 408
4. THE PARCEL OF LAND WHICH IS THE SUBJECT OF THIS SURVEY IS KNOWN AS PARCEL ID 112020000.
5. NORTH ORIENTATION IS BASED ON VERMONT GRID ZONE 4400 COMPUTED FROM RTK GNSS OBSERVATIONS MADE ON 08/29/2024 THAT WERE POST PROCESSED THROUGH THE NATIONAL GEODETIC SURVEY'S ONLINE POSITIONING USER SERVICE(OPUS). THE RESULTANT DATUM IS NAD83 (2011), EPOCH 2010.0, NAVD88 (GEOID18).
6. 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.
7. REBARS SET ARE INSTALLED FLUSH IN LAWNS AND TRAVELED AREAS AND 0.5'± ABOVE GRADE IN WOODED AND NON-TRAVELED AREAS UNLESS OTHERWISE NOTED.
8. 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.
9. 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.
10. THIS PLAT IS NOT A GUARANTEE OF TITLE.
11. 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.
12. THIS SURVEY WAS PREPARED FOR THE SOLE USE OF THE CLIENT REQUESTING THE SERVICE. ANY CERTIFICATIONS MADE HEREON ARE NOT TRANSFERABLE.
13. THE OWNERSHIP OF THE LANDS WITHIN THE PUBLIC RIGHT OF WAY OF STONE BRIDGE ROAD 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.
14. ONLY READILY OBSERVABLE SURFACE AND ABOVE GRADE FACILITIES AND STRUCTURES ARE SHOWN HEREON. BURIED FACILITIES AND STRUCTURES WERE NOT SEARCHED FOR. IF UNDERGROUND UTILITIES ARE SHOWN HEREON THEY ARE NOT CERTIFIED TO.

AREA SYNOPSIS:

ADJUSTMENT AREA	ACRES	ANNEXED TO/FROM
A	0.10	TO LOT 15 FROM TOWN OF GEORGIA
B	0.12	TO TOWN OF GEORGIA FROM RHODESIDE ACRES (LOT 16)
C	0.12	TO RHODESIDE ACRES (LOT 16) FROM TOWN OF GEORGIA
D	0.03	TO RHODESIDE ACRES FROM TOWN OF GEORGIA
E	0.03	TO RHODESIDE ACRES (LOT 17) FROM TOWN OF GEORGIA

LOT	FINAL ACREAGE AFTER ADJUSTMENT
15	0.98
16	0.90
17	1.5±
RHODESIDE ACRES	13± (NOT SURVEYED)

PLAT REFERENCES:

1. "SUBDIVISION MAP - DREAM BUILDERS INC. - P.O. BOX 5089 - ESSEX JCT., VERMONT 05452" DATED NOV. 11 1987 AND LAST REVISED 02/04/88 BY STEVEN M. BROOKS AND RECORDED IN MAP SLIDE 5 OF THE TOWN OF GEORGIA LAND RECORDS.
2. "PROPOSED MOBILE HOME - COURT - RHODES PROPERTY - IN - GEORGIA, VERMONT" DATED 30 JULY 1968 BY J. A. BUSHEY AND RECORDED IN MAP SLIDE 202 IN THE TOWN OF GEORGIA LAND RECORDS.
3. "MAP OF - BOUNDARY SURVEY - HOWARD RHODES - RD. #3, MILTON - GEROGIA, VERMONT" DATED DEC. 29 1986 BY STEVEN M. BROOKS AND RECORDED IN MAP SLIDE 13 OF THE TOWN OF GEORGIA LAND RECORDS.
4. "SURVEY PLAT OF - HOWARD & CAROLYN - RHODES - PROPERTY - MILTON & GEORGIA, VERMONT" DATED JUNE 2002 BY ALLEN NEWTON AND RECORDED IN MAP SLIDE 21C IN THE TOWN OF MILTON LAND RECORDS
5. "SUBDIVISION PLAT - MEADOWBROOK ACRES - STONE BRIDGE & LAKE ROADS - MILTON VERMONT" DATED 8/11/2009 AND LAST REVISED 07/07/2011 BY SUMMIT ENGINEERING, INC AND RECORDED IN MAP SLIDE 444D IN THE TOWN OF MILTON LAND RECORDS.

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

_____ A.D. 20____

AT _____ O'CLOCK _____ MINUTES _____ M.

AND RECORDED IN MAP SLIDE _____

ATTEST: _____

DAY LAND SURVEYING, PLLC
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 LINE ADJUSTMENT & SUBDIVISION PLAT

Parcel ID: 112020000

Prepared For

RHODESIDE ACRES PROPERTIES, LLC

AND THE

TOWN OF GEORGIA

RHODESIDE ACRES — GEORGIA, VERMONT

50 0 25 50 100 200

SCALE:	1" = 50'
DATE:	12/5/2024
JOB NUMBER:	24102
DRAWING:	24102 SPLAT
CRD FILE:	24102
SURVEY BY:	DBM
DRAWN BY:	DBM

THIS IS AN ORIGINAL PIGMENT INK ON STABLE BASE POLYESTER FILM