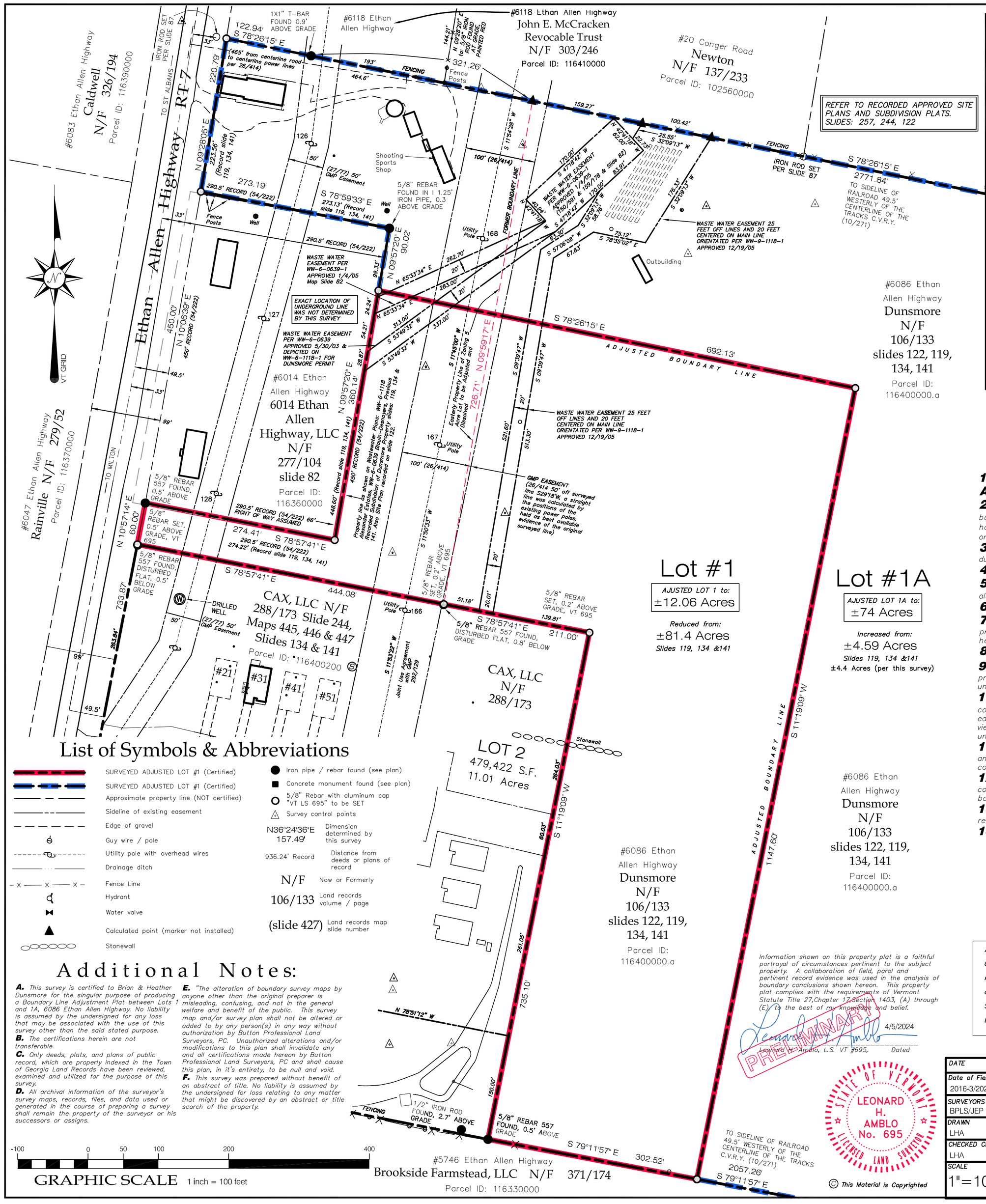

List of Symbols & Abbreviations

- SURVEYED ADJUSTED LOT #1 (Certified)
- SURVEYED ADJUSTED LOT #1 (Certified)
- Approximate property line (NOT certified)
- Sideline of existing easement
- Edge of gravel
- Guy wire / pole
- Utility pole with overhead wires
- Drainage ditch
- Fence Line
- Hydrant
- Water valve
- Calculated point (marker not installed)
- Stonewall
- Iron pipe / rebar found (see plan)
- Concrete monument found (see plan)
- 5/8" Rebar with aluminum cap "VT LS 695" to be SET
- Survey control points
- N36°24'36"E 157.49' — Dimension determined by this survey
- 936.24' Record — Distance from deeds or plans of record
- N/F — Now or Formerly
- 106/133 — Land records volume / page
- (slide 427) — Land records map slide number

Additional Notes:

A. This survey is certified to Brian & Heather Dunsmore for the singular purpose of producing a Boundary Line Adjustment Plat between Lots 1 and 1A, 6086 Ethan Allen Highway. No liability is assumed by the undersigned for any loss that may be associated with the use of this survey other than the said stated purpose.

B. The certifications herein are not transferable.

C. Only deeds, plats, and plans of public record, which are properly indexed in the Town of Georgia Land Records have been reviewed, examined and utilized for the purpose of this survey.

D. All archival information of the surveyor's survey maps, records, files, and data used or generated in the course of preparing a survey shall remain the property of the surveyor or his successors or assigns.

E. "The alteration of boundary survey maps by anyone other than the original preparer is misleading, confusing, and not in the general welfare and benefit of the public. This survey map and/or survey plan shall not be altered or added to by any person(s) in any way without authorization by Button Professional Land Surveyors, PC. Unauthorized alterations and/or modifications to this plan shall invalidate any and all certifications made hereon by Button Professional Land Surveyors, PC and shall cause this plan, in it's entirety, to be null and void.

F. This survey was prepared without benefit of an abstract of title. No liability is assumed by the undersigned for loss relating to any matter that might be discovered by an abstract or title search of the property.

-100 0 50 100 200 400

GRAPHIC SCALE 1 inch = 100 feet

Plan References and Survey Notes

1. This Boundary Line Adjustment Plat has been compiled from field surveys and record evidence including the following documents:

A. Slides: 82, 87, 119, 122, 134, 141, 194, 244, MAPS 445. 446, 447,

2. North orientation is based on survey grade RTK (Real Time Kinematic) GPS observations made on 6/14/2016. The transmitting base station used was Bellows Free Academy – Saint Albans CORS (Continuously Operating Reference Station) station. The resultant horizontal datum is NAD 83. This realization is called NAD 83(2011) epoch 2010.0. Geoid model (Geoid12a). The resulting orthometric height is NAVD 88 (geoid12a).

3. The measurements and information produced by this survey and shown hereon may contrast from recorded survey information due to differences in orientation, declination, or methods of measurement.

4. The diameters of existing monumentation shown on this plan reflect outside diameter dimensions.

5. Iron boundary markers shown hereon as "SET" or "to be SET" are 5/8" diameter reinforcing steel, 40" long, crowned with an aluminum surveyor's cap stamped "VT LS 695", unless noted otherwise.

6. Button Professional Land Surveyors, PC is not responsible for submittal and / or approval of required State and Local permits.

7. The public right–of–way (R.O.W.) of Ethan Allen Highway shown hereon is based on a historic 6 rod right of way (99 feet). The present centerline location of the highway and the markers found along the sideline were utilized to conclude the sideline shown hereon.

8. The certifications herein are not transferable.

9. The location of utilities shown hereon represent observed evidence of above ground appurtenances only. The surveyor was not provided plans or markings on the ground to determine the location of any subterranean uses, except as noted hereon. An underground locating contractor would need to be contracted to mark areas of interest.

10. The premises shown and described hereon may be subject to existing buried utilities, easements, rights–of–way, restrictions, covenants, permits, regulations, and/or setback lines which may not be recorded in the public records. Clear evidence of an easement or restriction of record or evidence of easements and structures, which are readily apparent from a casual aboveground view, are delineated hereon. No liability is assumed by the undersigned for any loss associated with the existence of any undiscovered easements or restrictions on the use of the property, which are not shown of record or are not readily apparent.

11. The location of underground improvements or possible encroachments are not always known and often must be estimated. If any underground improvements or possible encroachments exist or are shown, the improvements or possible encroachments are not covered by this certificate.

12. The descriptions of these lands and the physical evidence located and existing on the ground were compared and analyzed to conclude a final boundary opinion most indicative of the original intent of the conveyances and in harmony with existing physical boundary evidence.

13. Only deeds, plats, and plans of public record, which are properly indexed in the Town of Georgia Land Records have been reviewed, examined and utilized for the purpose of this survey.

14. Legal opinion is required to determine the validity of easements or their extinguishment.

ZONING INFORMATION:
Zoning District: AR–1
Minimum Lot Size:
5 acres per dwelling unit or use / 5 acres for multi–tenant elderly houseing (for four units); 1/2 acre for each additional dwelling unit.
Minimum Lot Frontage: 250'
Building Setbacks: Front = 75' Side & Rear = 40'
Building Size:
3,500sf per commercial use or agribusiness; 2,000sf for small scale commerce; 20 units multi–tenant elderly
Maxmium Building Height = 35'

Information shown on this property plat is a faithful portrayal of circumstances pertinent to the subject property. A collaboration of field, parol and pertinent record evidence was used in the analysis of boundary conclusions shown hereon. This property plat complies with the requirements of Vermont Statute Title 27,Chapter 17,Section 1403, (A) through (E) to the best of my knowledge and belief.

Leonard H. Amblo, L.S. VT #695, 4/5/2024 Dated

PRELIMINARY

STATE OF VERMONT — LEONARD H. AMBLO No. 695 — LICENSED LAND SURVEYOR

Approved by resolution of the Town of Georgia Planning Commission, on the ____ day of _____, 2024, and recorded in Volume ____, Pages ____ to ____ all Requirements and Conditions of the Resolution.

Signed this ___ day of _____, 2021.

By: _____
Chair / Clerk

Town of Georgia, Vermont
Received for Record
_____ A.D. _____
at _____ o'clock _____minutes___M
and recorded in _____
attest: _____
Clerk

NOT FOR RECORDING

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DATE	REVISION	BY
Date of Fieldwork: 2016-3/2024	☐ RECORD DRAWING ☐ FINAL ■ PRELIMINARY ☐ SKETCH/CONCEPT	-
SURVEYORS: BPLS/JEP		Date of Plat: 4/5/2024
DRAWN: LHA		FILE: GEOR0110_ Brian & Heather Dunsmore _6086 Ethan Allen Highway BLA.dwg
CHECKED Closure: LHA		
SCALE: 1"=100'		PLAN SHEET #: 1 of 1

BUTTON
PROFESSIONAL LAND SURVEYORS, PC
bapls.com • info@bapls.com
20 Kimball Avenue Suite 102
South Burlington, VT 05403
802-863-1812 • 800-570-0685

Boundary Line Adjustment Plat

Lands of

Brian & Heather Dunsmore

Volume 106, Page 133

Slides 122, 119, 134, 141

Parcel ID: 116400000.a

#6086 Ethan Allen Highway, Georgia, Vermont