

**Boundary Line Adjustment
BLA-002-24**

Owner Parcel #1: Rita Drinkwater 78 Rock Island Road Georgia, VT 05478	Owner Parcel #2: Lewis Ragon & Mary Willmuth 5279 Georgia Shore Road Georgia, VT 05478	Owner Parcel #3: William & Jennifer Frangipane 5205 Georgia Shore Road Georgia, VT 05478
Property Tax Parcel & Location #1: 78 Rock Island Road Parcel ID#107150000 Zoning District L-1	Property Tax Parcel & Location #2: 5279 Georgia Shore Road Parcel ID#107190000 Zoning District L-1	Property Tax Parcel & Location #3: 5205 Georgia Shore Road Parcel ID#107160000 Zoning District L-1
Engineer/Surveyor: Michael Gervais, Barnard & Gervais LLC PO Box 820, Enosburg Falls, VT 05450 #802-933-5168		

BACKGROUND

1. Proposed Boundary Line Adjustment for three (3) lots, where the Applicants/ Owners of Lot 2, Lewis Ragon & Mary Willmuth, will convey $\pm.44$ acres to the Owner of Lot 1, Rita Drinkwater. Applicants/ Owners of Lot 2, Lewis Ragon & Mary Willmuth, will also convey $\pm.68$ acres to the owners of Lot 3, William & Jennifer Frangipane
2. Once the Boundary Line Adjustments have been made, the following lot sizes will be:
 - Lot 1 (78 Rock Island Road) is sized at ± 2.3 acres and will be ± 2.74 acres once adjusted;
 - Lot 2 (5279 Georgia Shore Road) is sized at ± 7.83 acres and will be ± 6.71 acres once adjusted;
 - Lot 3 (5205 Georgia Shore Road) is sized at ± 1.17 acres and will be ± 1.85 acres once adjusted
3. Lot frontage will remain the same as the existing lot frontage.

COMMENTS

1. **Legal Description of adjusted area and boundary line adjustment plat-**
Applicant has submitted plans titled “Boundary Line Adjustment Plat” prepared by Barnard & Gervais LLC dated March 18, 2024.
2. **Means of Access-** No change to means of access.
3. **Existing and proposed easements or rights-of-way for each lot.** All existing easements will remain in place, according to Deed documents.

- 4. Location of existing infrastructure for each lot-** All lots include identified house, well and septic.
- 5.** Draft deeds were received for both Lot 1 (Drinkwater) and Lot 3 (Frangipone).

Respectfully submitted,

Kollene Caspers
Zoning Clerk
Planning & DRB Clerk