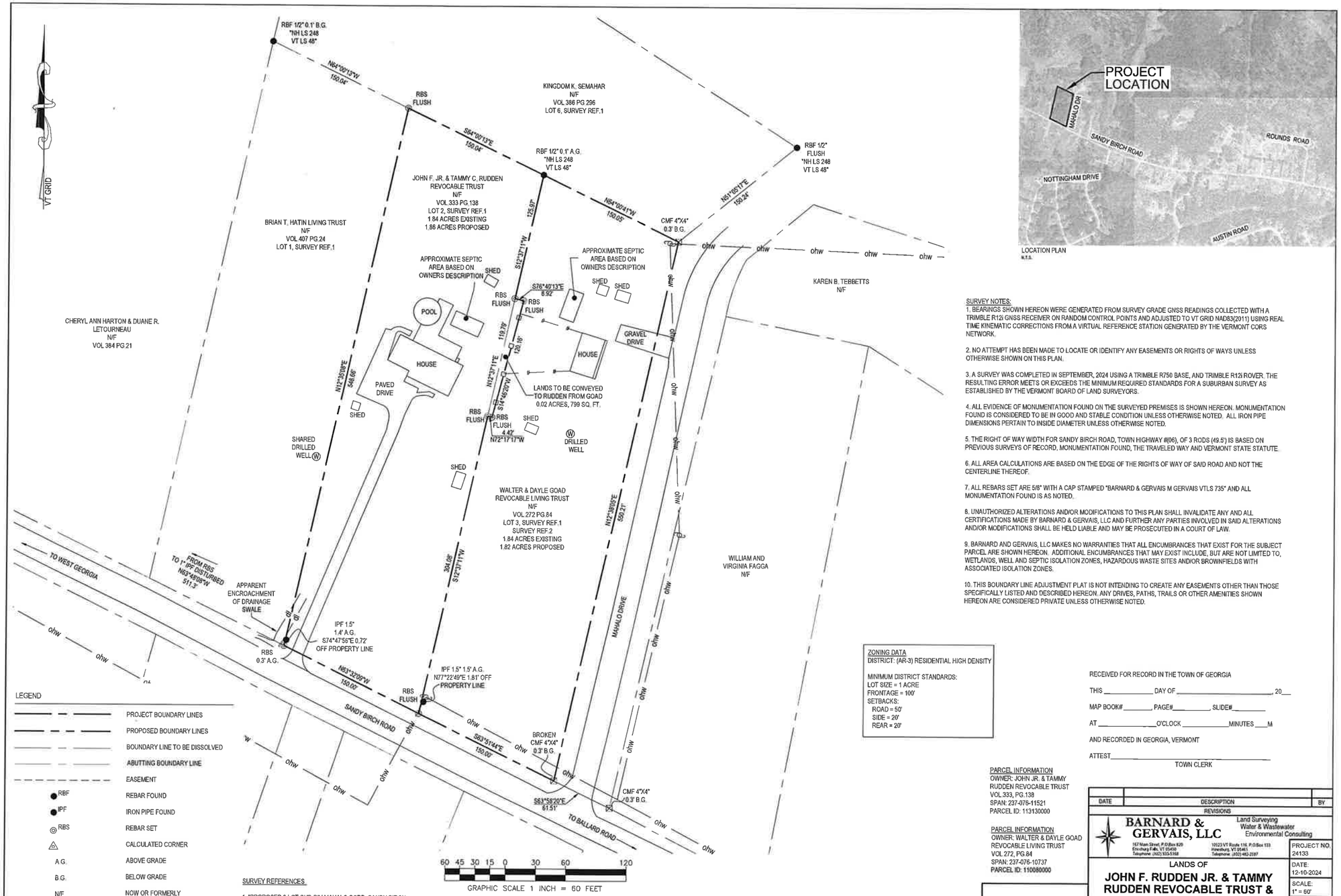

LOCATION PLAN
N.T.S.

LEGEND

- PROJECT BOUNDARY LINES
- PROPOSED BOUNDARY LINES
- BOUNDARY LINE TO BE DISSOLVED
- ABUTTING BOUNDARY LINE
- EASEMENT
- RBF — REBAR FOUND
- IPF — IRON PIPE FOUND
- RBS — REBAR SET
- CALCULATED CORNER
- A.G. — ABOVE GRADE
- B.G. — BELOW GRADE
- N/F — NOW OR FORMERLY
- UTILITY POLE & OVERHEAD WIRES
- VINYL FENCE

SURVEY REFERENCES

1. "PROPOSED 9 LOT SUB-DIV MAHALO CORP, SANDY BIRCH ROAD GEORGIA, VERMONT" DATED OCT. 1988 BY WARREN ROBENSTIEN AND RECORDED IN THE TOWN OF GEORGIA MAP RECORDS MAP BOOK 4, PAGE 77.

2. "WALTER L. & DAYLE V. GOAD, 87 MAHALO DRIVE (LOT 3) GEORGIA, VERMONT. REPORT OF FIELD SURVEY" DATED 12/11/23 BY DAY LAND SURVEYING, PLLC AND RECORDED IN THE TOWN OF GEORGIA LAND RECORDS, BOOK 399 PAGE 52.

SURVEY NOTES:

1. BEARINGS SHOWN HEREON WERE GENERATED FROM SURVEY GRADE GNSS READINGS COLLECTED WITH A TRIMBLE R12i GNSS RECEIVER ON RANDOM CONTROL POINTS AND ADJUSTED TO VT GRID NAD83(2011) USING REAL TIME KINEMATIC CORRECTIONS FROM A VIRTUAL REFERENCE STATION GENERATED BY THE VERMONT CORS NETWORK.

2. NO ATTEMPT HAS BEEN MADE TO LOCATE OR IDENTIFY ANY EASEMENTS OR RIGHTS OF WAYS UNLESS OTHERWISE SHOWN ON THIS PLAN.

3. A SURVEY WAS COMPLETED IN SEPTEMBER, 2024 USING A TRIMBLE R750 BASE, AND TRIMBLE R12i ROVER. THE RESULTING ERROR MEETS OR EXCEEDS THE MINIMUM REQUIRED STANDARDS FOR A SUBURBAN SURVEY AS ESTABLISHED BY THE VERMONT BOARD OF LAND SURVEYORS.

4. ALL EVIDENCE OF MONUMENTATION FOUND ON THE SURVEYED PREMISES IS SHOWN HEREON. MONUMENTATION FOUND IS CONSIDERED TO BE IN GOOD AND STABLE CONDITION UNLESS OTHERWISE NOTED. ALL IRON PIPE DIMENSIONS PERTAIN TO INSIDE DIAMETER UNLESS OTHERWISE NOTED.

5. THE RIGHT OF WAY WIDTH FOR SANDY BIRCH ROAD, TOWN HIGHWAY #(06), OF 3 RODS (49.5') IS BASED ON PREVIOUS SURVEYS OF RECORD, MONUMENTATION FOUND, THE TRAVELED WAY AND VERMONT STATE STATUTE.

6. ALL AREA CALCULATIONS ARE BASED ON THE EDGE OF THE RIGHTS OF WAY OF SAID ROAD AND NOT THE CENTERLINE THEREOF.

7. ALL REBARS SET ARE 5/8" WITH A CAP STAMPED "BARNARD & GERVAIS M GERVAIS VTLS 735" AND ALL MONUMENTATION FOUND IS AS NOTED.

8. UNAUTHORIZED ALTERATIONS AND/OR MODIFICATIONS TO THIS PLAN SHALL INVALIDATE ANY AND ALL CERTIFICATIONS MADE BY BARNARD & GERVAIS, LLC AND FURTHER ANY PARTIES INVOLVED IN SAID ALTERATIONS AND/OR MODIFICATIONS SHALL BE HELD LIABLE AND MAY BE PROSECUTED IN A COURT OF LAW.

9. BARNARD AND GERVAIS, LLC MAKES NO WARRANTIES THAT ALL ENCUMBRANCES THAT EXIST FOR THE SUBJECT PARCEL ARE SHOWN HEREON. ADDITIONAL ENCUMBRANCES THAT MAY EXIST INCLUDE, BUT ARE NOT LIMITED TO, WETLANDS, WELL AND SEPTIC ISOLATION ZONES, HAZARDOUS WASTE SITES AND/OR BROWNFIELDS WITH ASSOCIATED ISOLATION ZONES.

10. THIS BOUNDARY LINE ADJUSTMENT PLAT IS NOT INTENDING TO CREATE ANY EASEMENTS OTHER THAN THOSE SPECIFICALLY LISTED AND DESCRIBED HEREON. ANY DRIVES, PATHS, TRAILS OR OTHER AMENITIES SHOWN HEREON ARE CONSIDERED PRIVATE UNLESS OTHERWISE NOTED.

ZONING DATA
DISTRICT: (AR-3) RESIDENTIAL HIGH DENSITY

MINIMUM DISTRICT STANDARDS:
LOT SIZE = 1 ACRE
FRONTAGE = 100'
SETBACKS:
ROAD = 50'
SIDE = 20'
REAR = 20'

RECEIVED FOR RECORD IN THE TOWN OF GEORGIA

THIS _____ DAY OF _____, 20__

MAP BOOK#_____, PAGE#_____, SLIDE#_____

AT _____O'CLOCK _____MINUTES ____M

AND RECORDED IN GEORGIA, VERMONT

ATTEST_____
TOWN CLERK

PARCEL INFORMATION
OWNER: JOHN JR. & TAMMY
RUDDEN REVOCABLE TRUST
VOL 333, PG.138
SPAN: 237-076-11521
PARCEL ID: 113130000

PARCEL INFORMATION
OWNER: WALTER & DAYLE GOAD
REVOCABLE LIVING TRUST
VOL 272, PG.84
SPAN: 237-076-10737
PARCEL ID: 110080000

I CERTIFY THAT, TO THE BEST OF MY KNOWLEDGE, THIS PLAN IS BASED ON INFORMATION ABSTRACTED FROM PERTINENT DEEDS AND/OR OTHER OFFICIAL RECORDS AND CONFORMS TO THE REQUIREMENTS OF 27 VSA § 1403.

DATED THIS _____ DAY OF _____, 20__.

_____L.S. 735

DATE	DESCRIPTION	BY
	REVISIONS	

BARNARD & GERVAIS, LLC
Land Surveying
Water & Wastewater
Environmental Consulting
167 Main Street, P.O.Box 829, Enosburg Falls, VT 05450, Telephone: (802) 933-5168
10123 VT Route 116, P.O.Box 133, Hinesburg, VT 05461, Telephone: (802) 482-2597

PROJECT NO. 24133

LANDS OF
JOHN F. RUDDEN JR. & TAMMY RUDDEN REVOCABLE TRUST & WALTER & DAYLE GOAD REVOCABLE LIVING TRUST
1090 SANDY BIRCH ROAD, GEORGIA, VERMONT

BOUNDARY LINE ADJUSTMENT SURVEY PLAT

DATE: 12-10-2024
SCALE: 1" = 60'
SURVEY: MJ, SL
DRAWN: SL
CHECKED: MG
DRAWING NO. PL-1

THESE PLANS WITH LATEST REVISIONS SHOULD ONLY BE USED FOR THE PURPOSE SHOWN BELOW:
☐ SKETCH/CONCEPT ☐ PRELIMINARY ■ FINAL LOCAL REVIEW

SHEET 1 OF 1