

LOCATION PLAN  
N.T.S.

- SURVEY NOTES:**
1. BEARINGS SHOWN HEREON WERE GENERATED FROM SURVEY GRADE GPS 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 OCTOBER, 2023 USING A TRIMBLE BASE AND 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 PLAINS ROAD, TOWN HIGHWAY #2, 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 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 SUBDIVISION 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.

RECEIVED FOR RECORD IN THE TOWN OF GEORGIA

THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_

MAP BOOK \_\_\_\_\_ PAGE \_\_\_\_\_ SLIDE# \_\_\_\_\_

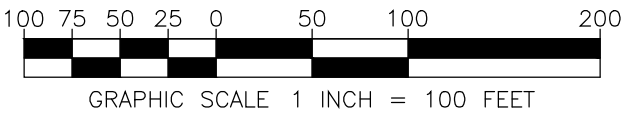
AT \_\_\_\_\_ O'CLOCK \_\_\_\_\_ MINUTES \_\_\_\_\_ M

AND RECORDED IN GEORGIA, VERMONT

ATTEST \_\_\_\_\_ TOWN CLERK

**THIS IS A PRELIMINARY PLAN  
AND SHOULD NOT BE  
USED FOR CONVEYANCES**

- LEGEND**
- PROJECT BOUNDARY LINES
  - ABUTTING BOUNDARY LINES
  - PROPOSED BOUNDARY LINE
  - BUILDING ENVELOPE
  - RBF
  - IPF
  - RBS
  - CALCULATED CORNER
  - A.G.
  - B.G.
  - NF
  - WL
  - WB
  - REBAR FOUND
  - IRON PIPE FOUND
  - REBAR SET
  - ABOVE GRADE
  - BELOW GRADE
  - NOW OR FORMERLY
  - WETLAND BOUNDARY
  - WETLAND BUFFER BOUNDARY



**ZONING DATA**  
DISTRICT: (AR-2) RESIDENTIAL  
MED DENSITY

MINIMUM DISTRICT STANDARDS:  
LOT SIZE = 2 ACRES (SINGLE)  
FRONTAGE = 150'  
SETBACKS:  
ROAD = 75'  
SIDE = 25'  
REAR = 25'

**SURVEY REFERENCES:**

1. "PLAT OF LANDS OF THOMAS AND BARBARA SARGENT TRUST"  
DATED 5-17-06 BY DUFRESNE & ASSOCIATES, PC AND  
RECORDED IN THE TOWN OF GEORGIA MAP RECORDS MAP  
SLIDE #155.

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

**PARCEL INFORMATION**  
OWNER: MARI JO HANBURY  
VOL. 204, PG. 671  
SPAN: 237-076-11547  
PARCEL ID: 104370000

DATE	DESCRIPTION	BY
REVISIONS		
<b>BARNARD &amp; GERVAIS, LLC</b>		
Land Surveying Water & Wastewater Environmental Consulting		
167 Main Street, P.O. Box 820 Enosburg Falls, VT 05450 Telephone: (802) 833-5188		
10523 VT Route 116, P.O. Box 133 Hinesburg, VT 05481 Telephone: (802) 482-2597		
<b>LANDS OF</b>		
<b>MARI JO HANBURY</b>		
450 PLAINS ROAD, GEORGIA, VERMONT		
<b>BOUNDARY RETRACEMENT SURVEY PLAT</b>		
THESE PLANS WITH LATEST REVISIONS SHOULD ONLY BE USED FOR THE PURPOSE SHOWN BELOW:		
<input checked="" type="checkbox"/> SKETCH/CONCEPT	<input type="checkbox"/> PRELIMINARY	<input type="checkbox"/> FINAL LOCAL REVIEW
PROJECT NO. 24154		DATE: 09-23-2024
SCALE: 1" = 100'		SURVEY: SL
DRAWN: SL		CHECKED: MG
DRAWING NO. <b>PL-1</b>		SHEET 1 OF 1