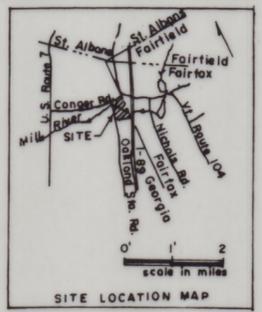


This Plat meets the requirements of 27 VSA 1403
 Reprographics of New England, 3. Burlington, Vt. 1. Survey drawings
 this map was reproduced by the fixed-line photographic process.



GENERAL NOTES

A CLOSED RANDOM SURVEY TRAVERSE USING THEODOLITE AND ELECTRONIC MEANS, BASIS FOR BEARINGS FROM OBSERVED MAGNETIC NORTH AS OF 1998. EQUATIONS BOTH IN DISTANCE AND COURSE WILL RESULT WITH DEEDS, PRIOR AND OR ADJOINING SURVEYS, DUE TO DIFFERENT BASIS FOR NORTH AND METHOD OF SURVEY EMPLOYED. COURSES SHOWN ARE BALANCED. TOWN ROAD # 4 AND # 13 ASSUMED TO HAVE A 3 ROD (49.5') WIDE RIGHT OF WAY, USING V.S.A., TITLE 19, SECTION 36 AND 294. ACREAGES SHOWN, EXCLUDE THAT PORTION OF SAID HIGHWAYS, WITHIN SAID LEGAL LIMITS, LANDS ABUTTING SAID HIGHWAYS, TO BE CONVEYED TO ITS CENTERLINE, BY QUIT-CLAIM DEED, ONLY.

PHYSICAL FEATURES SHOWN, ARE APPROXIMATE. ACCESSORIES SHOWN, ARE AS THEY EXIST, 1998. MONUMENTS AND OTHER INSTRUMENTS SHOWN, ARE ONLY THOSE ABOVE GROUND, VISIBLE OBJECTS, OBSERVED BY SURVEYOR, AT TIME SURVEY PERFORMED. HISTORIC REFERENCES AND OTHER APPENDAGES SHOWN IN ORDER TO HELP PERPETUATE LOCATION OF SAID PREMISES.

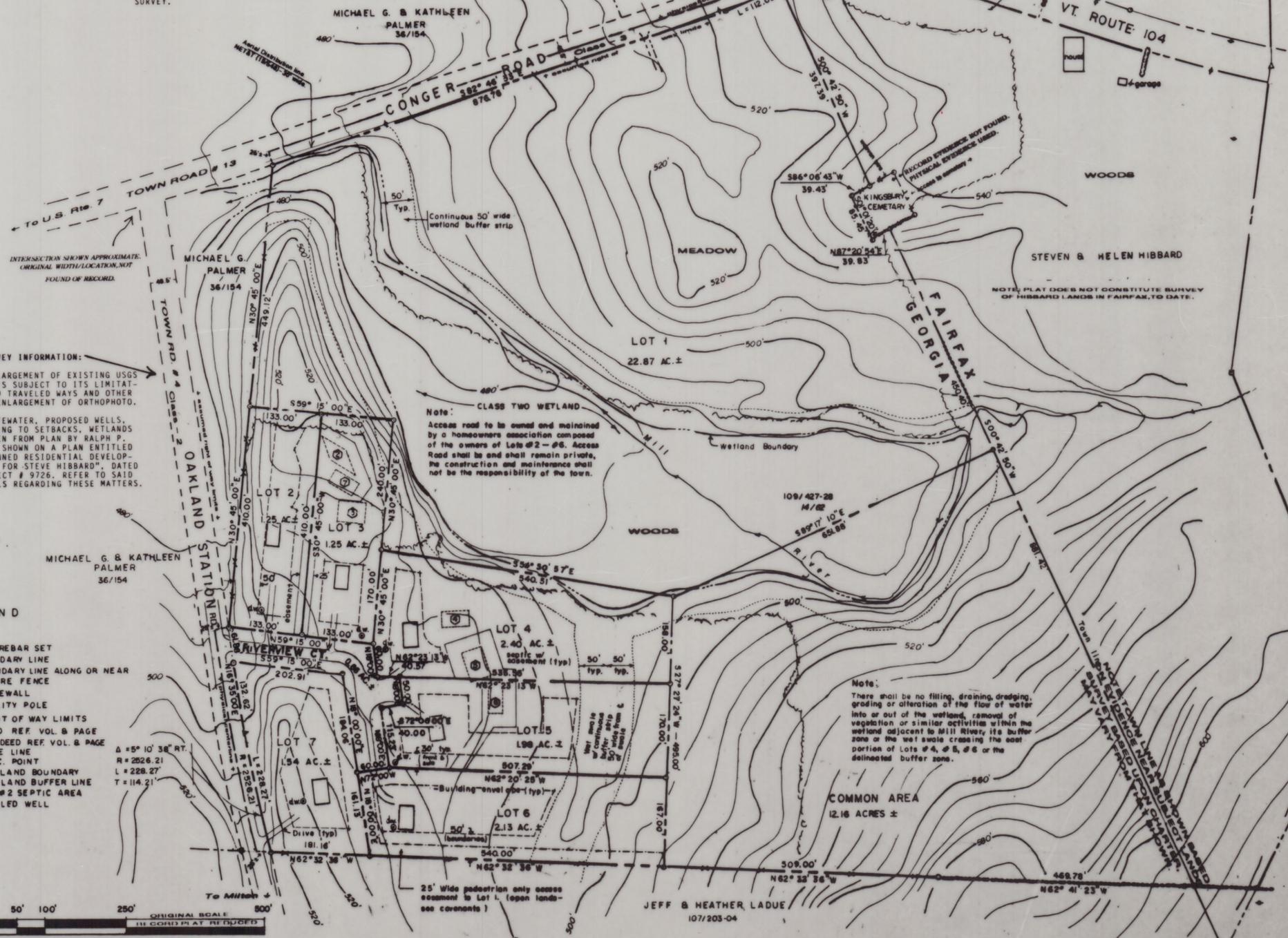
OTHER EASEMENTS, NOT SHOWN, MAY AFFECT PREMISES. SURVEY DOES NOT ADDRESS POSSIBLE PRESCRIPTIVE RIGHTS ALONG WOODS ROAD, FARM ROADS, PATHS AND THE LIKE. FURTHER DATA MAY BE OBTAINED FROM AN ATTORNEY'S REPORT AND OPINION OF TITLE. SURVEY ALSO DOES NOT ADDRESS POSSIBLE WILDLIFE HABITATS, HISTORIC SITES, WETLANDS, FLOODWAYS, WASTEWATER AND SIMILAR ISSUES, SOME WHICH ARE COVERED BY AN ENGINEER'S REPORT AND PLANS NOTED HEREIN. CEMETARY LOCATED IN BOTH TOWNS IS NAMED AFTER A PREDECESSOR IN TITLE, PRIOR TO 1870. THIS MAY HAVE ORIGINALLY BEEN A FAMILY BURIAL GROUND.

THIS SURVEY WAS BASED ON PERTINENT DEEDS AND OFFICIAL RECORDS, FROM EVIDENCE FOUND ON THE GROUND AND PRIOR HIGHWAY SURVEYS, AS NOTED. PROPOSED SUBDIVISION PER ENGINEER'S PLANS, AS NOTED.

Approved by resolution of The Planning Commission of the Town of Georgia, Vermont, on the _____ day of _____, 1999, subject to the requirements and conditions of said resolution. Signed this _____ day of _____, 1999

By: _____ Clerk or Chairman

JOHN A. MARSH PARTICIPATED IN ALL PHASES OF THIS SURVEY.



NOTE REGARDING NON SURVEY INFORMATION:

CONTOURS BASED FROM ENLARGEMENT OF EXISTING USGS TOPOGRAPHIC PLAN, AND IS SUBJECT TO ITS LIMITATIONS. WOODS LINES, 1-89 TRAVELED WAYS AND OTHER APPENDAGES BASED FROM ENLARGEMENT OF ORTHOPHOTO.

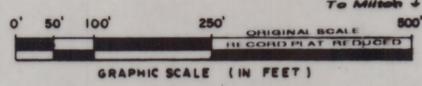
LOT LAYOUT, SITES, WASTEWATER, PROPOSED WELLS, AND OTHER DATA PERTAINING TO SETBACKS, WETLANDS AND SIMILAR DATA, TAKEN FROM PLAN BY RALPH P. BRANON AND ASSOCIATES, SHOWN ON A PLAN ENTITLED "MASTER SITE PLAN - PLANNED RESIDENTIAL DEVELOPMENT - 6 BUILDING LOTS FOR STEVE HIBBARD", DATED JANUARY 19, 1998, PROJECT # 9726. REFER TO SAID PLAN FOR FURTHER DETAILS REGARDING THESE MATTERS.

CLASS TWO WETLAND

Note: Access road to be owned and maintained by a homeowners association composed of the owners of Lots #2 - #6. Access Road shall be and shall remain private, the construction and maintenance shall not be the responsibility of the town.

Note: There shall be no filling, draining, dredging, grading or alteration of the flow of water into or out of the wetland, removal of vegetation or similar activities within the wetland adjacent to Mill River, its buffer zone or the wetlands crossing the east portion of Lots #4, #5, #6 or the delineated buffer zone.

- LEGEND**
- 5/8" REBAR SET
 - BOUNDARY LINE
 - BOUNDARY LINE ALONG OR NEAR A WIRE FENCE
 - STONEWALL
 - UTILITY POLE
 - RIGHT OF WAY LIMITS
 - 109/427-28 DEED REF. VOL & PAGE
 - 14/62 KEY DEED REF. VOL & PAGE
 - TREE LINE
 - CALC. POINT
 - WETLAND BOUNDARY
 - WETLAND BUFFER LINE
 - LOT #2 SEPTIC AREA
 - DRILLED WELL



AFFIDAVIT

STANDARDS OBSERVED AND USED ON THIS SURVEY, CONFORM TO THE GENERALLY REASONABLE STANDARDS FOR THIS CLASS OF WORK, USUALLY APPLIED BY OTHER SURVEYORS IN THE STATE OF VERMONT, AT TIME SURVEY PERFORMED. THIS PLAT WAS PREPARED FOR THE EXCLUSIVE USE OF STEVE HIBBARD. NO WARRANTY IS MADE TO ANY UNNAMED PERSON(S), WITHOUT THE EXPRESS WARRANTY, BY SURVEYOR, NAMING SAID PERSON(S). THIS PLAT MAY NOT BE COPIED, REPRODUCED, ALTERED OR DISTRIBUTED. REFER TO U.S. COPYRIGHT LAW, TITLE 17, U.S. CODE.

WARRANTY DOES NOT COVER RIGHTS OR CLAIMS OF OTHER PARTIES IN POSSESSION, NOT SHOWN OF RECORD, ALSO DOES NOT COVER BANKRUPTCY AND SIMILAR COURT RECORDS. ALSO DOES NOT COVER THAT WHICH MAY BE OBTAINED BY BIRTH, DEATH, MARRIAGE, DIVORCE, SPECIAL ASSESSMENTS OR LIENS. ASSUMPTION IS MADE THAT THE RECORDS EXAMINED, ARE CORRECTLY INDEXED IN THE GENERAL INDICES.

BASED ON MY ANALYSIS OF THE LAND RECORDS AND FIELD EVIDENCE NOTED HEREIN AND THE DATA DERIVED THEREFROM AND SHOWN ON THIS PLAT, I, HAROLD N. MARSH, A LICENSED LAND SURVEYOR IN THE STATE OF VERMONT, HEREBY DECLARE TO THE BEST OF MY KNOWLEDGE AND BELIEF, THAT THE EXISTING BOUNDARIES FOUND ARE IN SUBSTANTIAL CONFORMANCE WITH THE RECORD EVIDENCE, EXCEPT AS IS NOTED HEREINBEFORE AND THAT THIS PLAT FULLY AND ACCURATELY DEPICTS THE RESULTS OF SAID SURVEY. NO WARRANTY OTHER THAN PRUDENT AND REASONABLE CARE IN THE EXECUTION OF THIS SURVEY, IS EXPRESSED OR IMPLIED. THIS PLAT CONFORMS TO V.S.A. 1403.

Approved by Resolution of the PC of the town of Georgia, Vt. On the 29th June, 1999 Subject to the requirements and conditions of said resolution signed this 3 day of August by _____ Georgia Vermont Town Clerk's Office

RECEIVED FOR RECORD _____ A.D., 1999

AT _____ O'CLOCK _____ MINUTES _____

AND RECORDED IN _____

ATTEST: _____ TOWN CLERK

PLAT OF SURVEY SHOWING A PROPOSED 7 LOT SUBDIVISION for STEVE HIBBARD in the TOWN OF GEORGIA, VERMONT

SCALE: 1" = 100' DEC. 28, 1998 PROJ. # 2785
 REVISED FEB 9, 1999, 6/7/99
 Prepared by HAROLD N. MARSH, R.L.S. # 30
 (802-476-8088)
 P.O. Box 714, Montpelier, VT. 05601-0714
 f.d.b. Brown & Marsh

RECEIVED FOR RECORD August 5, 1999 @ 11:50a.m.
 RECORDED AT SLIDE # 42 MAP # 500
 ATTEST: Judith W. Jones TOWN CLERK

J. J. J.

Harold N. Marsh (signature)

