

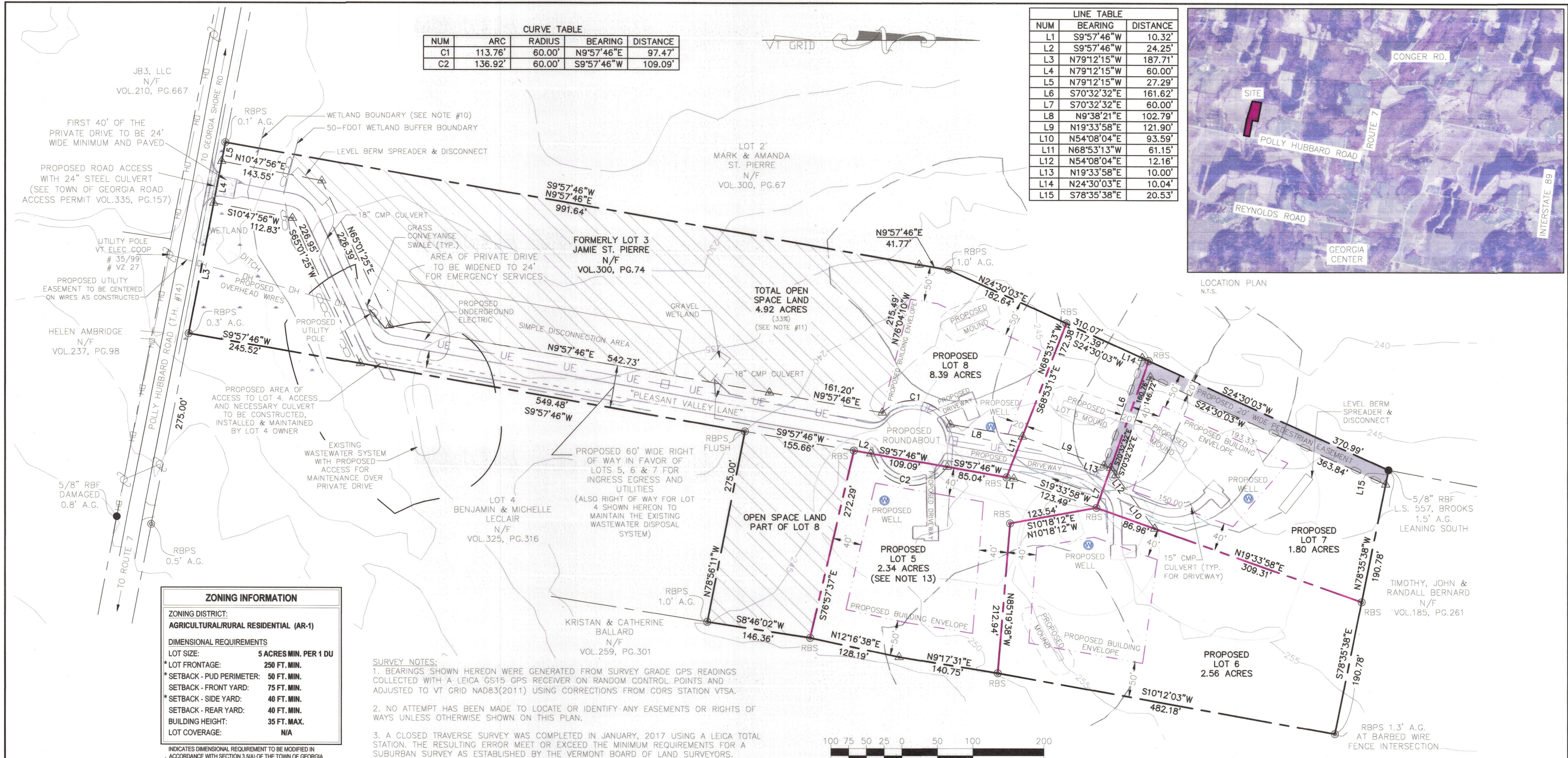
THIS IS ORIGINAL INK ON MYLAR

| CURVE TABLE |         |        |            |          |
|-------------|---------|--------|------------|----------|
| NUM         | ARC     | RADIUS | BEARING    | DISTANCE |
| C1          | 113.76' | 60.00' | N9°57'46"E | 97.47'   |
| C2          | 136.92' | 60.00' | S9°57'46"W | 109.09'  |

| LINE TABLE |             |          |
|------------|-------------|----------|
| NUM        | BEARING     | DISTANCE |
| L1         | S9°57'46"W  | 10.32'   |
| L2         | S9°57'46"W  | 24.25'   |
| L3         | N79°12'15"W | 187.71'  |
| L4         | N79°12'15"W | 60.00'   |
| L5         | N79°12'15"W | 27.29'   |
| L6         | S70°32'32"E | 161.62'  |
| L7         | S70°32'32"E | 60.00'   |
| L8         | N9°38'21"E  | 102.79'  |
| L9         | N19°33'58"E | 121.90'  |
| L10        | N54°08'04"E | 93.59'   |
| L11        | N68°53'13"W | 61.15'   |
| L12        | N54°08'04"E | 12.16'   |
| L13        | N19°33'58"E | 10.00'   |
| L14        | N24°30'03"E | 10.04'   |
| L15        | S78°35'38"E | 20.53'   |

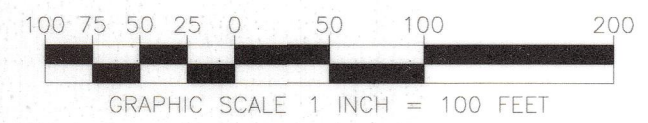


LOCATION PLAN N.T.S.



| ZONING INFORMATION   |                       |
|--|-----------------------|
| ZONING DISTRICT:<br><b>AGRICULTURAL/RURAL RESIDENTIAL (AR-1)</b>   |                       |
| DIMENSIONAL REQUIREMENTS   |                       |
| LOT SIZE:  | 5 ACRES MIN. PER 1 DU |
| * LOT FRONTAGE:  | 250 FT. MIN.          |
| * SETBACK - PUD PERIMETER:   | 50 FT. MIN.           |
| SETBACK - FRONT YARD:  | 75 FT. MIN.           |
| * SETBACK - SIDE YARD:   | 40 FT. MIN.           |
| SETBACK - REAR YARD:   | 40 FT. MIN.           |
| BUILDING HEIGHT:   | 35 FT. MAX.           |
| LOT COVERAGE:  | N/A                   |
| INDICATES DIMENSIONAL REQUIREMENT TO BE MODIFIED IN ACCORDANCE WITH SECTION 3.5(A) OF THE TOWN OF GEORGIA DEVELOPMENT REGULATIONS, DATED OCTOBER 14, 2013. |                       |

- SURVEY NOTES:**
- BEARINGS SHOWN HEREON WERE GENERATED FROM SURVEY GRADE GPS READINGS COLLECTED WITH A LEICA GS15 GPS RECEIVER ON RANDOM CONTROL POINTS AND ADJUSTED TO VT GRID NAD83(2011) USING CORRECTIONS FROM CORS STATION VTSA.
  - NO ATTEMPT HAS BEEN MADE TO LOCATE OR IDENTIFY ANY EASEMENTS OR RIGHTS OF WAYS UNLESS OTHERWISE SHOWN ON THIS PLAN.
  - A CLOSED TRAVERSE SURVEY WAS COMPLETED IN JANUARY, 2017 USING A LEICA TOTAL STATION. THE RESULTING ERROR MEET OR EXCEED THE MINIMUM REQUIREMENTS FOR A SUBURBAN SURVEY AS ESTABLISHED BY THE VERMONT BOARD OF LAND SURVEYORS.
  - ALL EVIDENCE OF MONUMENTATION FOUND ON THE SURVEYED PREMISES ARE SHOWN HEREON. MONUMENTATION FOUND IS CONSIDERED TO BE IN GOOD AND STABLE CONDITION UNLESS OTHERWISE NOTED.
  - THE RIGHT OF WAY WIDTH FOR TOWN HIGHWAY #14 (POLLY HUBBARD ROAD), OF 3 RODS (49.5') IS BASED ON PREVIOUS SURVEYS OF RECORD, MONUMENTATION FOUND, THE TRAVELED WAY AND VERMONT STATE STATUTE.
  - ALL AREA CALCULATIONS ARE BASED ON THE EDGE OF THE RIGHTS OF WAY OF SAID ROAD AND NOT THE CENTERLINE THEREOF.
  - ALL REBARS SET ARE 5/8" WITH A CAP STAMPED M.GERVAIS VTLS 735 AND ALL MONUMENTATION FOUND IS AS NOTED.
  - 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.
  - FOR ADDITIONAL INFORMATION REQUIRED BY THE TOWN OF GEORGIA FOR THIS PROJECT SEE THE OVERALL SUBDIVISION PLAN TITLED, "FOUR LOT SUBDIVISION & RESIDENTIAL PLANNED UNIT DEVELOPMENT, JAMIE ST. PIERRE, POLLY HUBBARD ROAD, GEORGIA, VERMONT" DRAWING NO. S-1 DATED 01-25-2021 BY BARNARD & GERVAIS, LLC.
  - THE WETLAND BOUNDARY SHOWN HEREON WAS DELINEATED BY MATT MONTGOMERY OF VERMONT COMPLIANCE MONITORING, LLC.
  - OPEN SPACE EASEMENT TO BE HELD AS RIGHT TO FARM COVENANT. REFERENCE RELEVANT DEEDS AND COVENANTS FOR PURPOSE AND RESTRICTIONS; NO FURTHER DEVELOPMENT OR SUBDIVISION OF THE COMMON LAND.
  - NO TREES OTHER THAN DEAD OR DISEASED SHALL BE CUT OUTSIDE THE DEVELOPMENT BUILDING ENVELOPES, OTHER THAN REQUIRED TO CONSTRUCT OR MAINTAIN INFRASTRUCTURE.
  - LOT 5 SHALL BE PERMITTED AS A 3 BEDROOM SINGLE FAMILY DWELLING WITH A 1 BEDROOM ACCESSORY DWELLING UNIT.
  - ALL STORMWATER AND DRAINAGE SHOWN IS BASED ON THE STATE OF VERMONT STORMWATER DESIGN PLANS BY DAVID WHITNEY, P.E. DATED 2/9/2021. REFERENCE SHOULD BE MADE TO THESE PLANS & DESIGN FOR CONSTRUCTION AND MAINTENANCE.



| LEGEND            |   |
|-------------------|---|
| ---               | PROJECT BOUNDARY LINES  |
| ---               | ABUTTING BOUNDARY LINES   |
| ---               | PERIMETER BOUNDARY LINES  |
| A.G.              | ABOVE GRADE   |
| B.G.              | BELOW GRADE   |
| N/F               | NOW OR FORMERLY   |
| ● RBF             | REBAR FOUND   |
| ● IPF             | IRON PIPE FOUND   |
| ○ RBS             | REBAR SET   |
| ○ RBPS            | REBAR PREVIOUSLY SET  |
| △                 | CALCULATED CORNER   |
| — OH — OH —       | OVERHEAD WIRES & UTILITY POLE   |
| — X — X — X — X — | BARBED WIRE FENCE   |
| ---               | PROPOSED BUILDING ENVELOPE  |
| ---               | PROPOSED UNDERGROUND ELECTRIC   |
| ---               | WELL ISOLATION SHIELDS (TYP.)   |
| ○ ○ ○             | CLASS II WETLAND AREA (SEE NOTE #10)                                  |
| ○ ○ ○             | PROPOSED BOULDERS TO MARK PEDESTRIAN EASEMENT & WETLAND BUFFER (TYP.) |
| ---               | GRASS CONVEYANCE SWALE (TYP.)   |

**SURVEY REFERENCE:**

- "2 LOT SUBDIVISION PLAN PREPARED FOR: JAMES H. & SUSAN A. BROUILLETTE" DATED NOVEMBER 30, 2005 BY H.W. CHAFFEE SURVEYING AND RECORDED ON SLIDE 169
- "LANDS OF DAVID JUAIRE & ROGER JUAIRE, POLLY HUBBARD ROAD, GEORGIA, VERMONT, SUBDIVISION PLAN" DATED 01-25-2017 AND LAST REVISED 4/4/17 BY BARNARD & GERVAIS, LLC AND RECORD IN THE TOWN OF GEORGIA LAND RECORDS

THIS FINAL PLAT HAS BEEN APPROVED BY RESOLUTION OF THE DEVELOPMENT REVIEW BOARD OF THE TOWN OF GEORGIA, VERMONT;

MYLAR SUBMITTED \_\_\_\_\_ 20\_\_\_\_

APPLICATION APPROVED \_\_\_\_\_ 20\_\_\_\_

SUBJECT TO THE REQUIREMENTS AND CONDITIONS OF SAID RESOLUTION

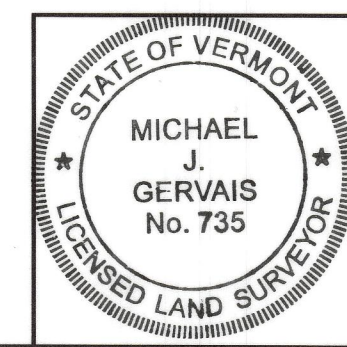
CHAIR \_\_\_\_\_

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 WITH THE REQUIREMENTS OF 27 VSA § 1403.

DATED THIS 8<sup>th</sup> DAY OF August, 2023.

*Michael J. Gervais* L.S. 735

OWNER:  
JAMIE ST. PIERRE  
1546 RICHFORD ROAD  
RICHFORD, VT 05476  
VOL.300, PG.74  
SPAN: 237-076-12482  
PARCEL ID: 111400300



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

| DATE       | DESCRIPTION                          | BY |
|------------|--------------------------------------|----|
| 08/08/2023 | UPDATED SIGNATURE BLOCK FOR DRB      | AS |
| 07/17/2023 | ADDED BOULDERS AROUND WETLAND BUFFER | AS |

|   |                                      |  |
|---|--------------------------------------|--|
| <b>BARNARD &amp; GERVAIS, LLC</b><br>Land Surveying<br>Water & Wastewater<br>Environmental Consulting |                                      | PROJECT NO.<br>18098                                   |
| 167 Main Street, P.O. Box 620<br>Enosburg Falls, VT 05450<br>Telephone: (802) 933-5108                |                                      | DATE:<br>03-20-2023                                    |
| 10623 VT Route 116, P.O. Box 133<br>Hinesburg, VT 05461<br>Telephone: (802) 482-2597                  |                                      | SCALE:<br>1" = 100'                                    |
| LANDS OF<br><b>JAMIE ST. PIERRE</b>   |                                      | SURVEY:<br>DCR/JPG                                     |
| POLLY HUBBARD ROAD, T.H. #14, GEORGIA, VERMONT  |                                      | DRAWN:<br>ADP, SB                                      |
| <b>FOUR LOT SUBDIVISION SURVEY PLAT</b>   |                                      | CHECKED:<br>MIG  |
| THESE PLANS WITH LATEST REVISIONS SHOULD ONLY BE USED FOR THE PURPOSE SHOWN BELOW:                    |                                      | DRAWING NO.<br><b>PL-3</b>                             |
| <input type="checkbox"/> SKETCH/CONCEPT   | <input type="checkbox"/> PRELIMINARY | <input checked="" type="checkbox"/> FINAL LOCAL REVIEW |
|   |                                      | SHEET 1 OF 1   |