

LINE TABLE
WASTEWATER EASEMENT
ACROSS LOTS 1-3

POINT OF BEGINNING
A CALCULATED POINT LOCATED
AT THE NW CORNER OF LOT 1

BEARING	LENGTH
S49°54'16"E	196.77
S49°49'25"E	131.73
S50°03'28"E	132.58
S26°35'25"W	69.53
N63°24'35"W	146.53
N51°16'56"W	139.92
N45°42'34"W	173.08
N26°29'35"E	95.02

LINE TABLE
WASTEWATER EASEMENT
ACROSS LOTS 3 & 4

POINT OF BEGINNING
A CALCULATED POINT LOCATED
S26°35'25"W, 49.53' FROM
AN IRON REBAR AT THE NE
CORNER OF LOT 3

BEARING	LENGTH
S63°24'35"E	99.00
S50°04'13"E	106.94
S26°35'25"W	55.97
N10°31'35"E	39.56
N50°04'13"W	98.09
N63°24'35"W	96.66
N26°35'25"E	20.00

LINE TABLE
UTILITY EASEMENT
ACROSS LOTS 5-7

POINT OF BEGINNING
AN IRON REBAR LOCATED ON
THE EDGE OF THE
HAMMERHEAD ON LOT 5

BEARING	LENGTH
S63°24'35"E	144.06
S75°01'37"E	101.45
S50°51'23"W	154.74
N01°28'49"E	111.15
N63°24'35"W	116.71
S26°35'25"W	118.87
N63°24'35"W	20.00
N26°35'25"E	68.37
S63°24'35"E	4.05
N26°35'25"E	70.50

LINE TABLE
LOT 3 WATER SUPPLY
EASEMENT ACROSS LOTS 8 & 9

POINT OF BEGINNING
AN IRON REBAR LOCATED ON
THE LINE BETWEEN LOTS 8 & 9

BEARING	LENGTH
S63°24'35"E	10.00
S26°35'25"W	20.00
N63°24'35"W	20.00
N26°35'25"E	20.00
S63°24'35"E	10.00

LINE TABLE
LOT 2 WATER SUPPLY
EASEMENT ACROSS LOTS 9 & 10

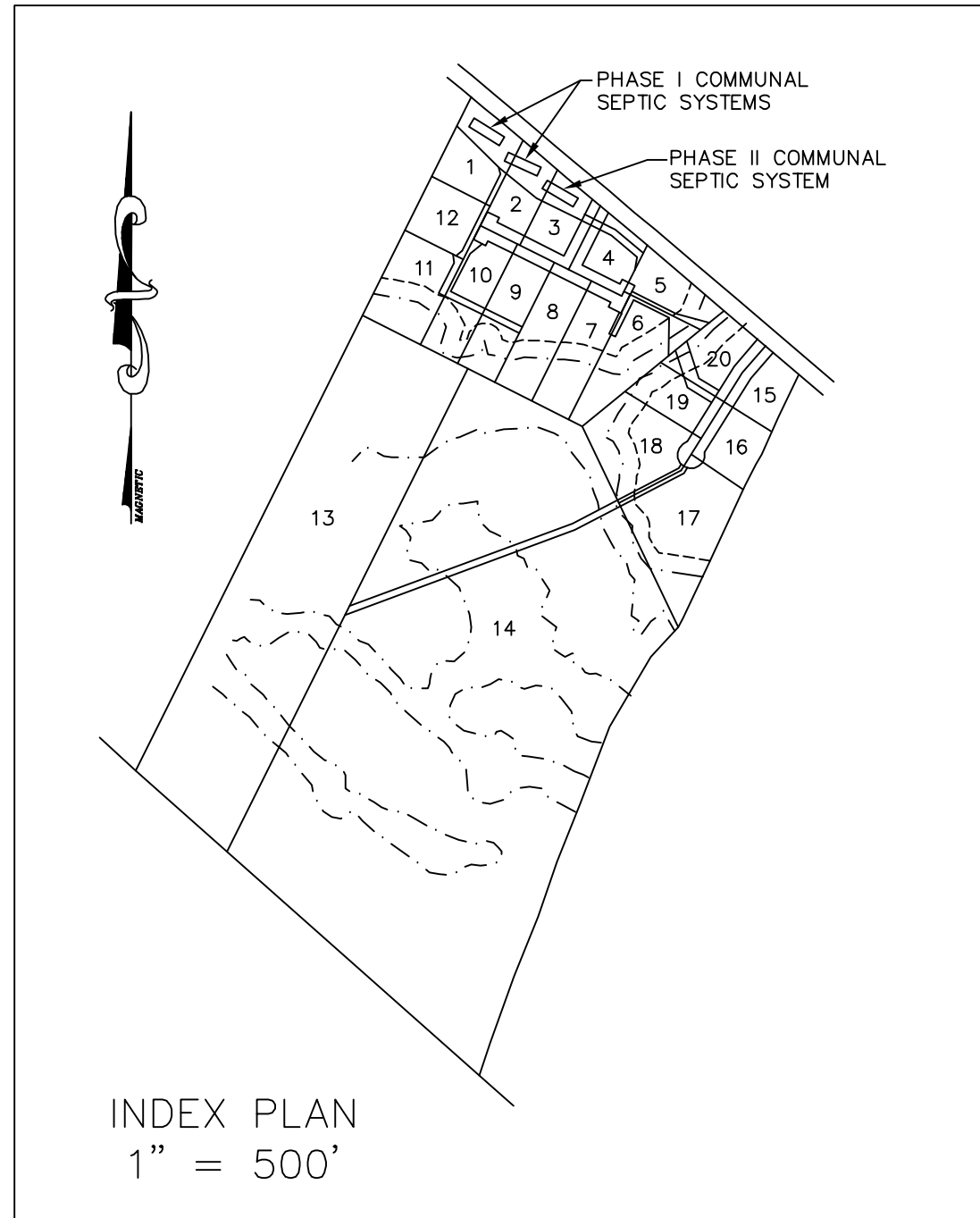
POINT OF BEGINNING
AN IRON REBAR LOCATED ON
THE LINE BETWEEN LOTS 9 & 10

BEARING	LENGTH
S63°24'35"E	10.00
S26°35'25"W	20.00
N63°24'35"W	20.00
N26°35'25"E	20.00
S63°24'35"E	10.00

LINE TABLE
LOT 1 WATER SUPPLY
EASEMENT ACROSS LOT 12

POINT OF BEGINNING
A CALCULATED POINT LOCATED
S63°14'45"E, 39.55' FROM
AN IRON REBAR AT THE CORNER
BETWEEN LOTS 1 & 12

BEARING	LENGTH
S63°14'45"E	20.00
S26°35'25"W	52.58
N63°24'35"W	20.00
N26°35'25"E	52.63



LINE TABLE
WASTEWATER EASEMENT
ACROSS LOTS 1,2,9-12

POINT OF BEGINNING
AN IRON REBAR LOCATED ON THE
CORNER OF THE HAMMERHEAD
BETWEEN LOTS 10 & 12

BEARING	LENGTH
S63°24'35"E	28.79
S51°08'11"W	45.53
S26°45'15"W	123.30
S63°24'35"E	232.44
S26°35'25"W	20.00
N63°24'35"W	261.50
N26°35'25"E	97.69
N06°32'26"W	25.52
S63°14'45"E	10.26
N51°11'28"E	22.75
N26°35'25"E	250.56
N14°33'09"W	19.43
S51°08'54"E	33.55
S26°35'25"W	85.05
S04°05'08"E	44.20
N63°24'35"W	28.54
S26°45'15"W	90.00

LINE TABLE
PHASE II SHARED PRIVATE ROAD
EASEMENT/RIGHT-OF-WAY

POINT OF BEGINNING
A REBAR TO BE SET AT THE
NORTHWEST CORNER OF LOT 15
ALONG THE TOWN HIGHWAY R.O.W.

BEARING	LENGTH	RADIUS
S41°05'32"W	100.34	
S31°50'02"W	253.29	
	183.50	40.00
N31°50'02"E	258.15	
N41°05'32"E	104.97	
S49°07'43"E	60.00	

LINE TABLE
PHASE II WASTEWATER EASEMENT
ACROSS LOTS 19 & 20

POINT OF BEGINNING
A REBAR TO BE SET ON THE LOTS
19/20 PROPERTY LINE ALONG THE
EDGE OF THE SHARED ROAD
EASEMENT/RIGHT-OF-WAY

BEARING	LENGTH
N31°50'02"W	20.00
N58°09'58"W	68.41
N18°07'26"W	114.07
S50°51'23"W	42.85
S18°07'26"E	113.28
S58°09'58"E	82.98
N31°50'02"W	20.00

LINE TABLE
PHASE II LOT 17 WASTEWATER
EASEMENT ACROSS LOT 18

POINT OF BEGINNING
A CALCULATED POINT ON THE LOTS
17/18 PROPERTY LINE. SAID POINT
BEARS S31-50-02W, 55.0' FROM THE
CENTER OF THE CUL-DE-SAC

BEARING	LENGTH	RADIUS
S62°28'47"W	13.81	
N05°44'38"W	37.39	
N33°06'44"E	10.35	
	33.30	40.00
S31°50'02"W	15.00	

TOWN OF GEORGIA
RECEIVED FOR RECORD

MAP SLIDE _____
AT _____ O'CLOCK _____ MINUTES _____ M
AND RECORDED IN GEORGIA, VERMONT
ATTEST _____
TOWN CLERK

THIS FINAL PLAT HAS BEEN APPROVED BY
RESOLUTION OF THE DEVELOPMENT REVIEW BOARD OF THE
TOWN OF GEORGIA, VERMONT; THIS _____ DAY OF
_____, 20____, SUBJECT TO THE
REQUIREMENTS AND CONDITIONS OF SAID
RESOLUTION.
SIGNED THIS _____ DAY OF _____, 20____.
BY _____, CHAIR.

TOTAL STATION SUBDIVISION SURVEY - LANDS OWNED BY
SANDY BIRCH ROAD, LLC - PHASE II

SANDY BIRCH ROAD GEORGIA, VT
SCALE: 1 INCH = 80 FT. SHEET 2 OF 2

I CERTIFY THAT, TO THE BEST OF MY KNOWLEDGE, THIS SURVEY IS CORRECT BASED
UPON DEED RESEARCH, PREVIOUS MAPS NOTED, PHYSICAL EVIDENCE FOUND AND
SUBDIVIDED AS DIRECTED BY TIMOTHY REED.
THIS PLAT CONFORMS WITH 27 V.S.A. SEC. 1403.

BRAD M. RUDERMAN & ASSOCIATES, INC.
CIVIL ENGINEERS • LAND SURVEYORS
HARTLAND, VERMONT
MARCH 14, 2024