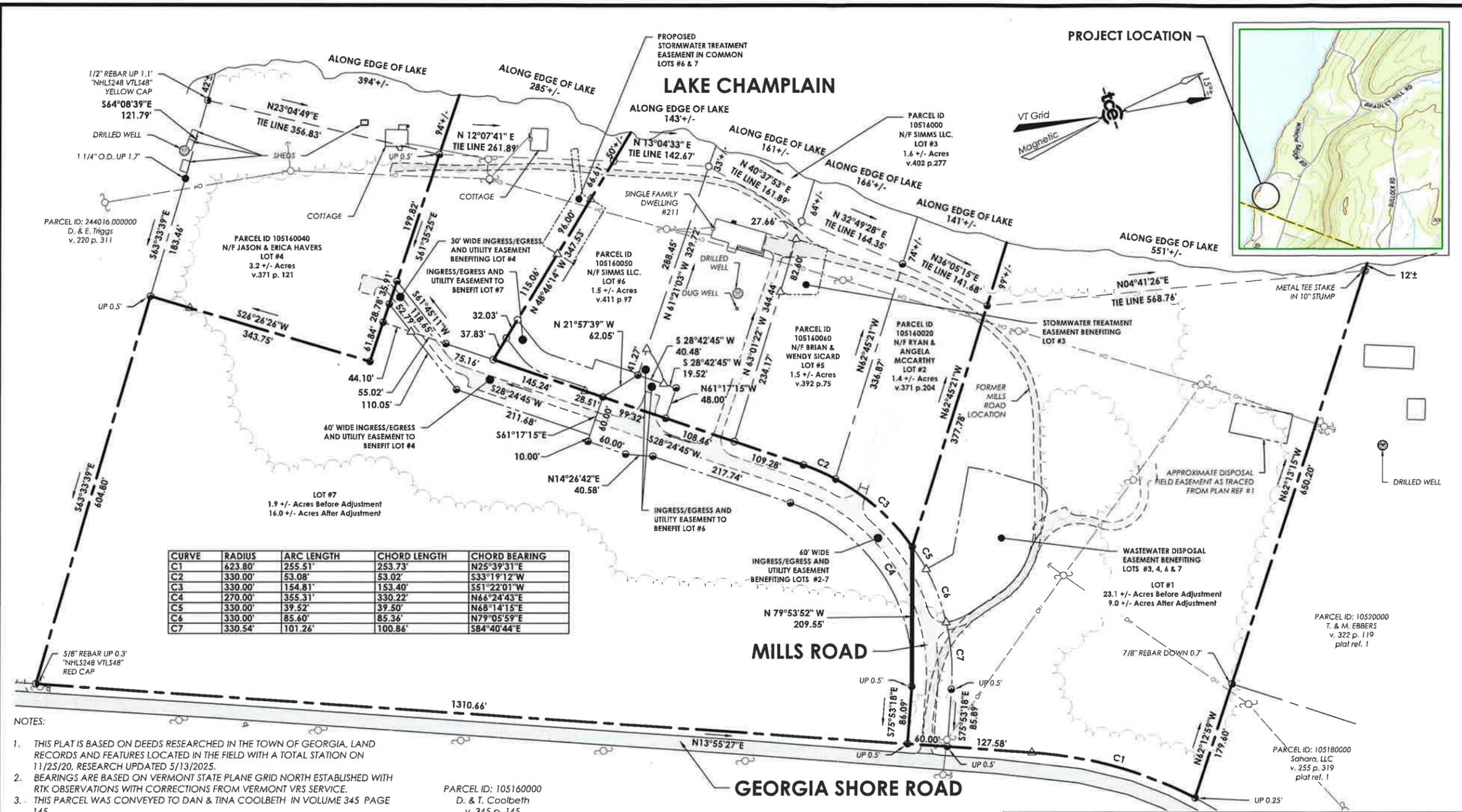


This plat was created using pigment based ink on stable media



- NOTES:
- THIS PLAT IS BASED ON DEEDS RESEARCHED IN THE TOWN OF GEORGIA, LAND RECORDS AND FEATURES LOCATED IN THE FIELD WITH A TOTAL STATION ON 11/25/20. RESEARCH UPDATED 5/13/2025.
 - BEARINGS ARE BASED ON VERMONT STATE PLANE GRID NORTH ESTABLISHED WITH RTK OBSERVATIONS WITH CORRECTIONS FROM VERMONT VRS SERVICE.
 - THIS PARCEL WAS CONVEYED TO DAN & TINA COOLBETH IN VOLUME 345 PAGE 145.
 - REBARS SET OR FOUND ARE NO. 5 REINFORCING BARS WITH ALUMINUM CAPS STAMPED "TCE LAND SURVEYING, LLS 109298" AND ARE 0.1' BELOW GRADE UNLESS OTHERWISE LABELED.
 - DISTANCES ARE SHOWN TO THE HUNDRETH OF A FOOT AND BEARINGS ARE SHOWN TO THE SECOND FOR MATHEMATICAL CLOSURE PURPOSES ONLY.
 - THE EDGE OF LAKE CHAMPLAIN WAS DELINEATED USING LIDAR DATA FROM THE STATE OF VERMONT.
 - AN ATTEMPT HAS BEEN MADE TO IDENTIFY OR DELINEATE EASEMENTS, RIGHTS OF WAY, LEASE LANDS, ENCROACHMENTS, ETC. OBSERVED IN THE FIELD OR READILY FOUND IN THE LAND RECORDS. ADDITIONAL ENCUMBRANCES MAY EXIST WHICH ARE NOT SHOWN ON THIS PLAT.
 - UNDERGROUND UTILITY LINES SHOWN ARE BASED ON ABOVE GROUND STRUCTURES AND PLANS OF RECORD. ACTUAL LOCATION OF UNDERGROUND LINES MAY VARY.
 - THE RIGHT OF WAY WIDTH OF 49.5' (3 RODS) WAS APPLIED TO GEORGIA SHORE ROAD. AS ALLOWED PER STATE STATUTE.

PARCEL ID: 105160000
D. & T. Coolbeth
v. 345 p. 145

THIS SUBDIVISION PLAT HAS BEEN APPROVED BY RESOLUTION OF THE PLANNING COMMISSION OF THE TOWN OF GEORGIA, VT. THIS _____ DAY OF _____ 202____, SUBJECT TO THE REQUIREMENTS AND CONDITIONS OF SAID RESOLUTION.

SIGNED THIS _____ DAY OF _____ 202____

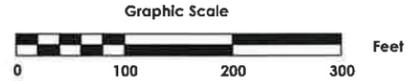
BY _____ PLANNING CHAIR.

TOWN OF GEORGIA, VT
RECEIVED FOR RECORD

Received for record _____ A.D. 202____
at _____ o'clock _____ m and recorded in
Slide # _____

Attest: _____
Town Clerk

- LEGEND**
- REINFORCING BAR (TO BE SET)
 - IRON PIPE (FOUND)
 - ⊙ "T" SURVEY MARKER (FOUND)
 - ⊚ REINFORCING BAR (FOUND)
 - △ CALCULATED POINT
 - UTILITY POLE
 - OH — OVERHEAD UTILITY LINE
 - US — UNDERGROUND UTILITY LINE
 - x — BARBED WIRE FENCE
 - — — EXISTING BOUNDARY LINE
 - — — TIE LINE
 - — — NEW BOUNDARY LINE
 - — — EASEMENT LINE



Revisions	#	Description	Date	By

- PLAT REFERENCE:
- "STEPHEN H. KIDDER, ET AL, GEORGIA, VERMONT, MAP OF BOUNDARY SURVEY, TOWN HIGHWAY NO. 16, TOWN OF GEORGIA VERMONT" DATED MAY 31, 1988 AND LAST REVISED ON MAY 10, 1990 BY BUCK & PIERCE CONSULTING ENGINEERS AND RECORDED AS MAP 50 SLIDE 99 AT THE TOWN OF GEORGIA LAND RECORDS.
 - "SUBDIVISION PLAT DAN & TINA COOLBETH" DATED 12/19/2022 AND LAST REVISED ON 2/13/2023 BY THIS OFFICE.

Boundary Line Adjustment Plat

Dan & Tina Coolbeth

105160010
211 Mills Road
Georgia, Vermont

Date: 5/13/2025	Drawn By: GMS/DBM	Crd file: 20-218	Project #: 20-218
Scale: 1" = 100'	Surveyed By: BGP	Field Bk: 325	Sheet: S1-04

THIS PLAT IS BASED ON A FIELD SURVEY WHICH MEETS OR EXCEEDS THE MINIMUM STANDARDS AS SET FORTH BY THE VERMONT BOARD OF LAND SURVEYORS. FIELD EVIDENCE, PERTINENT RECORD INFORMATION, AND PAROLE EVIDENCE WAS USED IN THE CALCULATION AND DETERMINATION OF THE BOUNDARIES SHOWN ON THIS PLAT. ANY INCONSISTENCIES ARE SHOWN HEREON TO THE BEST OF MY KNOWLEDGE. THIS PLAT MEETS THE REQUIREMENTS OF 27 VSA 1403.

GERALD M. STOCKMAN, L.S. #109298

Bowman

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