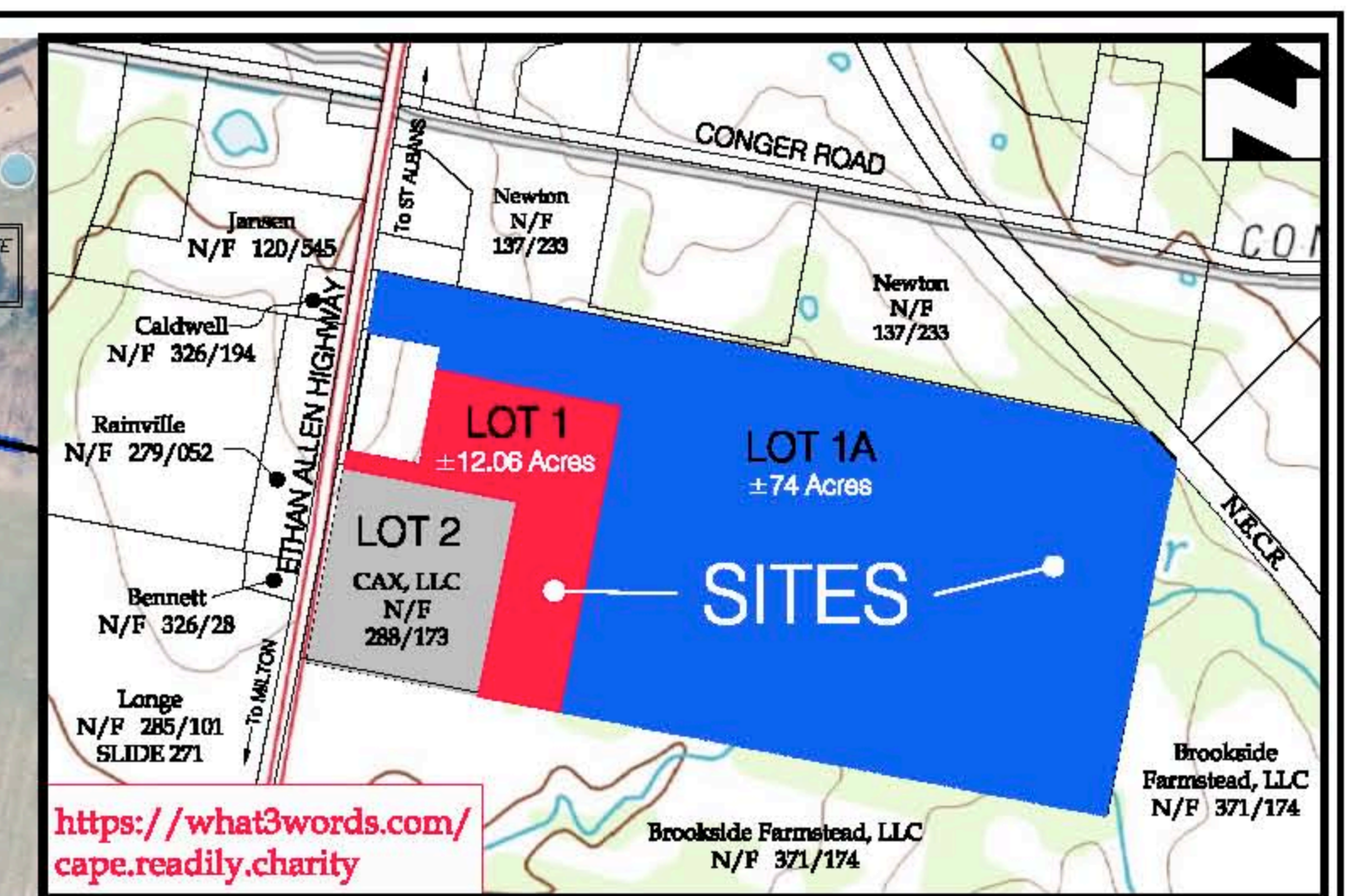
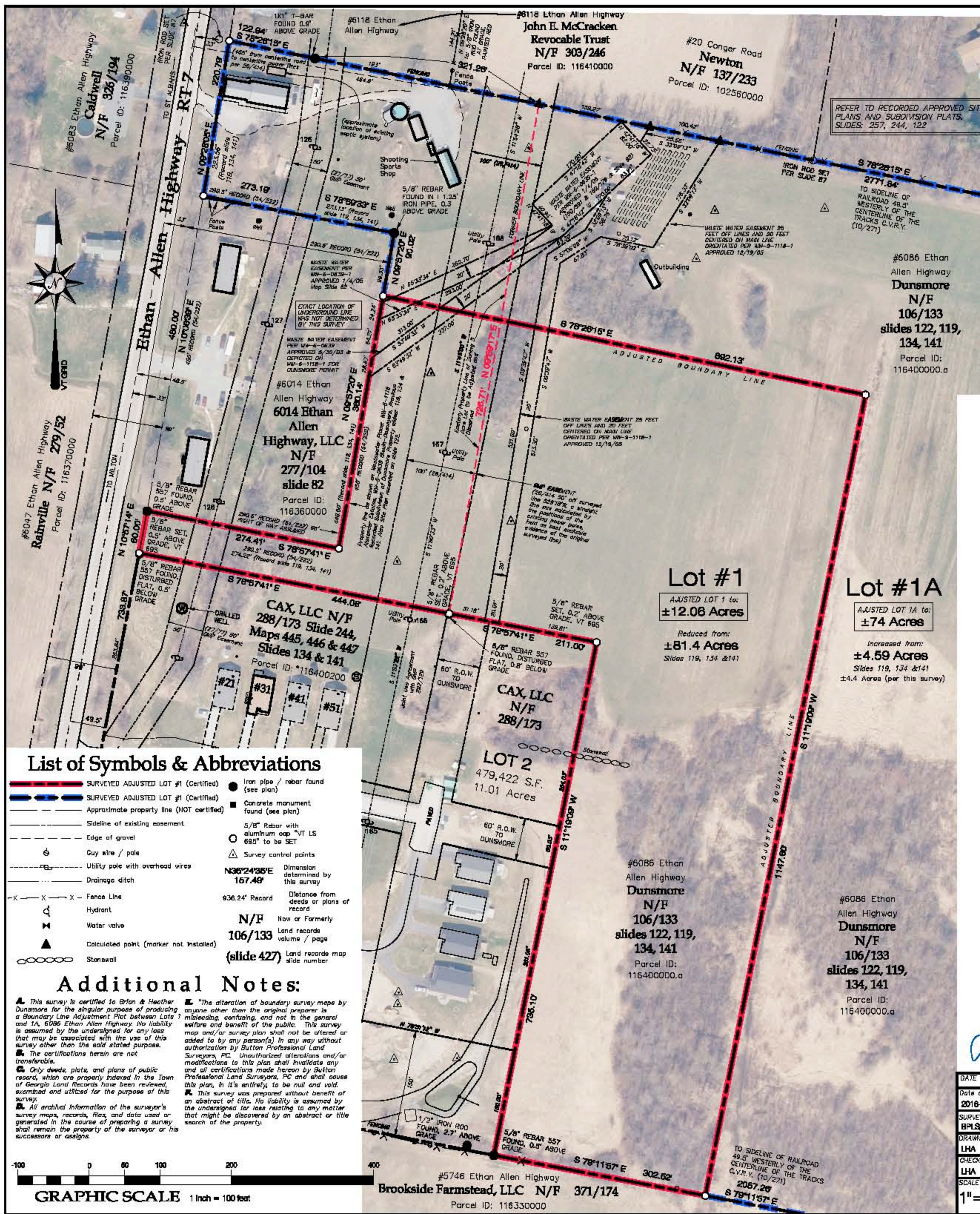




Location Plan scale: 1" = 600 feet ±

Plan References and Survey Notes

1. This Boundary Line Adjustment Plat has been compiled from field surveys and record evidence including the following documents:
A. Slides: 82, 87, 119, 122, 134, 141, 194, 244, MAPS 445, 446, 447.
2. North orientation is based on survey grade RTK (Real Time Kinematic) GPS observations made on 6/14/2016. The transmitting base station used was Ballows Free Academy - Saint Albans CORS (Continuously Operating Reference Station) station. The resultant horizontal datum is NAD 83. This realization is called NAD 83(2011) epoch 2010.0. Geoid model (Geoid12a). The resulting orthometric height is NAVD 88 (geoid12a).
3. The measurements and information produced by this survey and shown hereon may contrast from recorded survey information due to differences in orientation, declination, or methods of measurement.
4. The diameters of existing monumentation shown on this plan reflect outside diameter dimensions.
5. Iron boundary markers shown hereon as "SET" or "to be SET" are 5/8" diameter reinforcing steel, 40" long, crowned with an aluminum surveyor's cap stamped "VT LS 695", unless noted otherwise.
6. Button Professional Land Surveyors, PC is not responsible for submittal and / or approval of required State and Local permits.
7. The public right-of-way (R.O.W.) of Ethan Allen Highway shown hereon is based on a historic 6 rod right of way (99 feet). The present centerline location of the highway and the markers found along the sideline were utilized to conclude the sideline shown hereon.
8. The certifications herein are not transferable.
9. The location of utilities shown hereon represent observed evidence of above ground appurtenances only. The surveyor was not provided plans or markings on the ground to determine the location of any subterranean uses, except as noted hereon. An underground locating contractor would need to be contracted to mark areas of interest.
10. The premises shown and described hereon may be subject to existing buried utilities, easements, rights-of-way, restrictions, covenants, permits, regulations, and/or setback lines which may not be recorded in the public records. Clear evidence of an easement or restriction of record or evidence of easements and structures, which are readily apparent from a casual aboveground view, are delineated hereon. No liability is assumed by the undersigned for any loss associated with the existence of any undiscovered easements or restrictions on the use of the property, which are not shown of record or are not readily apparent.
11. The location of underground improvements or possible encroachments are not always known and often must be estimated. If any underground improvements or possible encroachments exist or are shown, the improvements or possible encroachments are not covered by this certificate.
12. The descriptions of these lands and the physical evidence located and existing on the ground were compared and analyzed to conclude a final boundary opinion most indicative of the original intent of the conveyances and in harmony with existing physical boundary evidence.
13. Only deeds, plats, and plans of public record, which are properly indexed in the Town of Georgia Land Records have been reviewed, examined and utilized for the purpose of this survey.
14. Legal opinion is required to determine the validity of easements or their extinguishment.

Approval of this boundary adjustment does not constitute creation of a separate parcel of land. It simply adjusts the physical location of the boundary of the adjoining parcels. Any future subdivision and/or development of these parcels must be approved by the Development Review Board per the Town of Georgia Zoning and Subdivision Regulations.

This Boundary Adjustment has been approved by _____ on _____, 2024.

Town of Georgia, Vermont
Received for Record _____
at _____ o'clock _____ minutes _____ M
and recorded in _____
attest: _____ Clerk

Information shown on this property plat is a faithful portrayal of circumstances pertinent to the subject property. A collaboration of field, parcel and pertinent record evidence was used in the analysis of boundary conclusions shown hereon. This property plat complies with the requirements of Vermont Statute Title 27, Chapter 17, Section 1403, (A) through (E) to the best of my knowledge and belief.

Leonard H. Amblo, L.S. VT #695, Dated 6/14/2024



DATE	REVISION	BY
2016-3-2024	RECORD DRAWING	
	FINAL	
	PRELIMINARY	
	SKETCH/CONCEPT	

DATE OF FIELDWORK	RECORD DRAWING	PRELIMINARY
2016-3-2024		

SURVEYORS	BPLS/LEP
Brian & Heather Dunsmore	

DRAWN	LHA
Checked Closure	LHA

SCALE	1"=100'

BOUNDARY LINE ADJUSTMENT PLAT	LANDS OF
Brian & Heather Dunsmore	Volume 106, Page 133
Slides 122, 119, 134, 141	Parcel ID: 116400000.a
#6086 Ethan Allen Highway,	Georgia, Vermont

DATE OF PLAT	FILE
4/5/2024	GEOR110_
	Brian & Heather Dunsmore
	#6086 Ethan Allen Highway
	BLA.dwg
	PLAN SHEET #

1 of 1