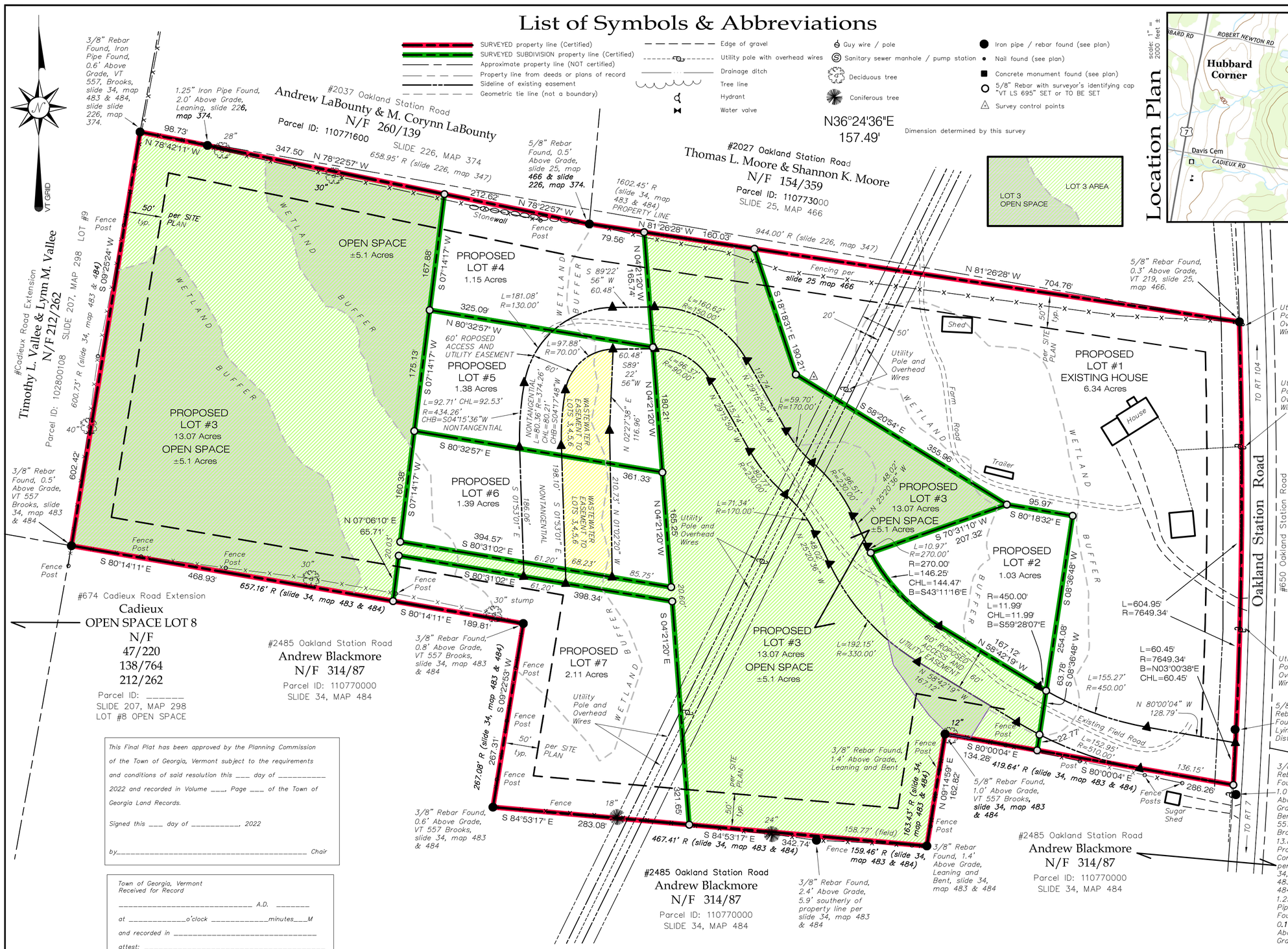
List of Symbols & Abbreviations

- SURVEYED property line (Certified)
- SURVEYED SUBDIVISION property line (Certified)
- Approximate property line (NOT certified)
- Property line from deeds or plans of record
- Sideline of existing easement
- Geometric tie line (not a boundary)
- Edge of gravel
- Utility pole with overhead wires
- Drainage ditch
- Tree line
- Hydrant
- Water valve
- Guy wire / pole
- Sanitary sewer manhole / pump station
- Deciduous tree
- Coniferous tree
- Iron pipe / rebar found (see plan)
- Nail found (see plan)
- Concrete monument found (see plan)
- 5/8" Rebar with surveyor's identifying cap "VT LS 695" SET or TO BE SET
- Survey control points

N36°24'36"E
157.49'
Dimension determined by this survey



This Final Plat has been approved by the Planning Commission of the Town of Georgia, Vermont subject to the requirements and conditions of said resolution this ____ day of _____ 2022 and recorded in Volume ____, Page ____ of the Town of Georgia Land Records.

Signed this ____ day of _____, 2022

by_____ Chair

Town of Georgia, Vermont
Received for Record

_____ A.D. _____

at _____o'clock _____minutes____M

and recorded in _____

attest: _____
Clerk

Plan References and Survey Notes:

1. This Subdivision Plat has been compiled from field surveys and record evidence including the following recorded plats:
A. "Subdivision Map, Leo Paul & Simonne Martin, RFD #2, Box 396, Oakland Station Road, Saint Albans, Vermont, Town of Georgia, Vermont", prepared by Brooks Land Surveying, Inc., dated August 22, 1998, recorded on map #483, slide 34 of the Town of Georgia Land Records.
B. "Plan of Land in Georgia, Vermont being conveyed by Lafayette T. & Shirley Minor", prepared by Robert Frey, L.S., dated October 1997, recorded on slide 25, map 466 of the Town of Georgia Land Records.
C. "Cadieux Plat", prepared by David A. Tudhope, L.S., dated 9/11/08, recorded on slide 174, map 335 of the Town of Georgia Land Records.
D. "Subdivision Map, Leo Paul & Simonne Martin, RFD #2, Box 396, Oakland Station road, Saint Albans, Vermont, Town of Georgia, Vermont", prepared by Brooks Land Surveying, Inc., dated August 22, 1998, recorded on map 484, slide 34 of the Town of Georgia Land Records.
E. "Cadieux Subdivision Plat Amendment, Lots 2 & 6", prepared by David A. Tudhope, L.S., dated 10/28/09, recorded on slide 207, map 297 of the Town of Georgia Land Records.
F. "Gates Subdivision & Gates/Moore Boundary Line Adjustments, Survey Plat", prepared by David A. Tudhope, L.S., dated 02/01/13, recorded on slide 226, map 374 of the Town of Georgia Land Records.

2. 2. North orientation is based on survey-grade RTK (Real Time Kinematic) GPS observations made on 12/21/2021, using the VT STATE CORS (Continuously Operating Reference Station) NETWORK . The resultant horizontal datum is NAD 83, VERMONT State Plane 4800 Zone. This realization is called NAD 83(2011) epoch 2010.0. The resulting orthometric height is NAVD 88 (Geoid18). All distances shown on this plan are at grid level. A ground scale factor of 1.0000242605 should be used to convert to ground level distances. .

3. Survey methods employed meet or exceed the minimum precision requirements for suburban surveys as outlined in "Standards for the Practice of Land Surveying" adopted by the Vermont Board of Land Surveyors effective 1/7/2013.

4. 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.

5. The location of underground improvements or encroachments are not always known and often must be estimated. If any underground improvements or encroachments exist or are shown, the improvements or encroachments are not covered by this certificate.

6. The premises shown and described hereon maybe 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 structures that are readily apparent from a casual above ground view are delineated hereon.

7. The reputed public right-of-way of Oakland Station Road is assumed 3 rods (49.5 ft) as provided under Vermont Statute Title 19, Chapter 1, and Section 32. "A roadway width of one and one half rods on each side of the center of the existing traveled way can be assumed and controlled for highway purposes whenever the original survey was not properly recorded, or the records preserved, or if the terminations and boundaries cannot be determined".

The right of ways limits shown hereon are offset 24.75' from the centerline of said road, and markers found along the road at 1 1/2 rods from the centerline.

A Historic Survey bill for Oakland Station Road was not recovered in the Town of Georgia Land Records. In the advent that a historic survey bill exists the limits of said road may be revised and/or altered to accommodate this historic evidence of the road width.

8. The diameters of existing monumentation shown on this plan reflect outside diameter dimensions.

9. Iron pin boundary markers shown hereon as "SET" or "to be SET" are 5/8" diameter reinforcing steel, 40" long, crowned with a surveyor's cap, stamped "VT 695".

10. 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. Where conflicts between physical boundary evidence and written record evidence are substantial, deeds and/or documents should be executed to eliminate any color of title or conflict. No bounds shown herein are determined via the legal theory of Adverse Possession. This is a determination to be made by a court entrusted with authority to do so. Evidence, which could be determined to be potential adverse possession and or indicate a prescriptive right, if reasonably apparent, is shown herein. To that extent, these plats of surveys may be subject to any unidentified claims or rights. Assumptions for correctness and accuracy are indicated on this plat of survey.

11. The existence, validity, benefits and restrictions of easements and rights of ways are a matter of law, legal interpretation and opinions should be considered for how specific rights may affect the surveyed property.

Additional Notes:

A. *This survey is certified to Simmone C. Martin Estate for the singular purpose of depicting and locating the perimeter boundary of the surveyed property known as 1871 Oakland Station Road Georgia, Vermont & defining a 7 lot subdivision plat. No liability is assumed by the undersigned for any loss that may be associated with the use of this survey other than the said stated purpose.*
B. *The certifications herein are not transferable.*
C. *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.*
D. *All archival information of the surveyor's survey maps, records, files, and data used or generated in the course of preparing a survey shall remain the property of the surveyor or his successors or assigns.*
E. *"The alteration of boundary survey maps by anyone other than the original preparer is misleading, confusing, and not in the general welfare and benefit of the public. This survey map and/or survey plan shall not be altered or added to by any person(s) in any way without authorization by Button Professional Land Surveyors, PC. Unauthorized alterations and/or modifications to this plan shall invalidate any and all certifications made hereon by Button Professional Land Surveyors, PC and shall cause this plan, in it's entirety, to be null and void.*
F. *This survey was prepared without benefit of an abstract of title. No liability is assumed by the undersigned for loss relating to any matter that might be discovered by an abstract or title search of the property.*

-100 0 50 100 200 400
GRAPHIC SCALE 1 inch = 100 feet

NOT FOR RECORDING

Information shown on this property plat is a faithful portrayal of circumstances pertinent to the subject property. A collaboration of field, parol 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 11/13/2023
Leonard H. Amblo, L.S. VT #695, Dated

STATE OF VERMONT
LEONARD H. AMBLO No. 695
LICENSED LAND SURVEYOR

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DATE	REVISION	BY
11/13/2023	REVISED LOTS 1,2 AND 3, ADDITIONAL LOT 2, AREA CALCULATIONS, OPEN SPACE RECALCULATIONS, REVISED DIMENSIONS OF REVISED LOTS, LABELS, NOTATIONS.	LHA
11/23/2022	REVISED LOTS AND CONFIGURATIONS / UPDATE DIMENSIONS AND AREAS / ADD WETLAND BUFFER AND OPEN SPACE SHADING / SHADE LOT 2 TOTAL AREA	LHA

Date of SURVEY	12/21/2021
SURVEYORS	JP/KC
DRAWN	LHA
CHECKED Closure	LHA
SCALE	1"=100'

☐ RECORD DRAWING ☒ PRELIMINARY
■ FINAL ☐ SKETCH/CONCEPT

BUTTON
PROFESSIONAL LAND SURVEYORS, PC
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20 Kimball Avenue Suite 102
South Burlington, VT 05403
802-863-1812 • 800-570-0685

6 Lot Subdivision Plat

Lands of

Simmone C. Martin

Volume 234, Page 275 Map Slide 34, Map 483

Parcel I.D. 110740200

1871 Oakland Station Road Georgia, Vermont

Date of Plat	1/5/2022
FILE	GEOR0103 Martin Subdivision_1871 Oakland Station Rd.dwg
PLAN SHEET #	1 of 1