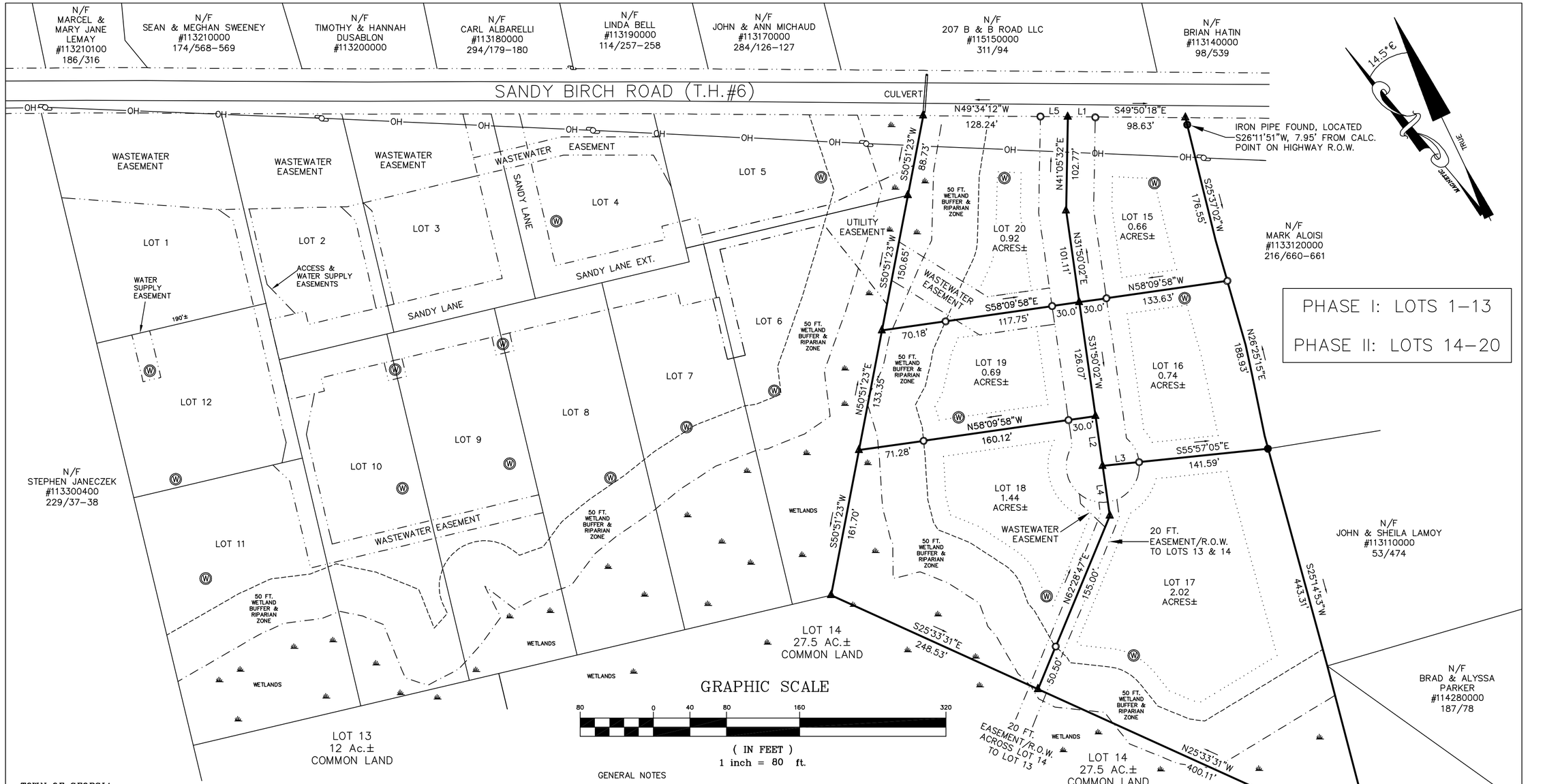

TOWN OF GEORGIA

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.

LEGEND

N/F	NOW OR FORMERLY
○	IRON REBAR TO BE SET
●	MONUMENT FOUND
▲	CALCULATED POINT
Ⓦ	EXISTING OR PROPOSED WELL
	EXISTING UTILITY POLE
———	PROPERTY LINES
—·—·—	RIGHT–OF–WAY/EASEMENT
·····	BUILDING ENVELOPE
—·—·—	WETLAND/UPLAND DELINEATION LINE
- - - -	50 FOOT WETLAND BUFFER LINE
———OH———	OVERHEAD UTILITY

LINE TABLE

LINE	BEARING	LENGTH
L1	S48°54'28"E	30.00
L2	S31°50'02"W	55.00
L3	S55°57'05"E	40.00
L4	N31°50'02"E	55.00
L5	N49°20'57"W	30.00

GENERAL NOTES

1. PROPERTY IS OWNED BY SANDY BIRCH ROAD, LLC; 55 REED ROAD, FAIRFIELD, VT 05455. DEED IS RECORDED IN VOL. 317, PGS. 311–312 OF THE GEORGIA LAND RECORDS, DATED OCTOBER 11, 2018. PARCEL ID #113220000; SPAN #237–076–11564.

2. THIS SURVEY WAS PERFORMED IN ACCORDANCE WITH THE RULES OF THE BOARD OF LAND SURVEYORS STANDARDS FOR THE PRACTICE OF LAND SURVEYING. BEARINGS ARE BASED ON MAGNETIC NORTH (NOVEMBER 2019) AND SERVE ONLY TO DEFINE ANGULAR RELATIONSHIPS BETWEEN THE COURSES SHOWN.

3. GEORGIA ZONING IS AR–3 WHICH REQUIRES A 1 ACRE MINIMUM LOT SIZE AND 120 FT. MINIMUM LOT FRONTAGE. ZONING SETBACKS ARE 50 FT. FRONT YARD (FROM ROAD CENTERLINE) AND 20 FT. SIDE & REAR YARD. A P.U.D. REQUIRES 0.5 ACRES PER DWELLING UNIT AND 50 FT. BUILDING SETBACKS TO P.U.D. PERIMETER.

4. EXTERIOR BOUNDARIES ON THIS PLAT REPRESENT THE RETRACEMENT OF THOSE PREVIOUSLY DESCRIBED BY DEED AND/OR SURVEY. INCONSISTENCIES MAY BE DUE IN PART TO DIFFERENT SURVEY ACCURACIES, ENVIRONMENTAL IMPACTS AND/OR HUMAN ACTIVITIES AFFECTING PHYSICAL EVIDENCE RELIED UPON.

5. THERE MAY BE ADDITIONAL EASEMENTS, RESTRICTIONS OR RESERVATIONS NOT SHOWN. NO LIABILITY IS ASSUMED BY THE UNDERSIGNED FOR ANY LOSS THAT MAY BE ASSOCIATED WITH THE EXISTENCE OF ANY SUCH EASEMENTS, RESTRICTIONS OR RESERVATIONS. PROPERTY SUBJECT TO AND/OR BENEFITED BY ALL EXISTING EASEMENTS AND RIGHT–OF–WAYS OF RECORD. OVERHEAD STRUCTURES AND/OR UTILITY LINES MAY NOT ALL BE SHOWN.

6. OWNERSHIP BETWEEN THE CENTERLINE OF THE TOWN HIGHWAY AND THE EDGE OF SAID HIGHWAY'S RIGHT–OF–WAY IS UNCERTAIN. NO RECORD OF FEE TITLE WAS FOUND. ACREAGES HAVE BEEN CALCULATED TO THE EDGE OF THE TOWN HIGHWAY'S RIGHT–OF–WAY. SAID RIGHT–OF–WAY WIDTH IS ASSUMED TO BE 3 RODS WIDE (49.5 FEET), CENTERED ON THE EXISTING TRAVELLED WAY. ACREAGES FOR LOTS 15–20 HAVE BEEN CALCULATED TO THE CENTERLINE OF THE NEW SHARED PRIVATE ROAD

7. ALL BOULDERS AND/OR PLACARDS PLACED ALONG THE WETLAND BUFFERS SHALL REMAIN IN PERPETUITY. ALL WETLAND AND WETLAND BUFFERS SHALL BE LEFT NATURAL AND NOT BE DISTURBED.

TOTAL STATION SUBDIVISION SURVEY – LANDS OWNED BY

SANDY BIRCH ROAD, LLC – PHASE II

SANDY BIRCH ROAD — GEORGIA, VT

SCALE: 1 INCH = 80 FT. — SHEET 1 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.

STATE OF VERMONT
BRAD M. RUDERMAN
NO. 60854
LICENSED
REGISTERED SURVEYOR

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

MARCH 14, 2024