

LOCATION PLAN  
N.T.S.

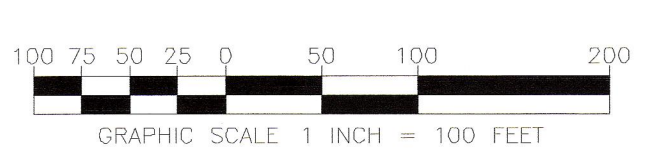
**SURVEY NOTES:**

1. BEARINGS SHOWN HEREON WERE GENERATED FROM SURVEY GRADE GNSS READINGS COLLECTED WITH A LEICA GS16 GPS RECEIVER ON RANDOM CONTROL POINTS AND ADJUSTED TO VT GRID NAD83(2011) USING REAL TIME KINEMATICS WITH CORRECTIONS FROM THE NEAREST VTCORS STATION.
2. NO ATTEMPT HAS BEEN MADE TO LOCATE OR IDENTIFY ANY EASEMENTS OR RIGHTS OF WAYS UNLESS OTHERWISE SHOWN ON THIS PLAN.
3. A CLOSED TRAVERSE SURVEY WAS COMPLETED IN APRIL, 2019 USING A LEICA TOTAL STATION. THE RESULTING ERROR MEET OR EXCEED THE MINIMUM REQUIRED ERROR FOR A SUBURBAN SURVEY AS ESTABLISHED BY THE VERMONT BOARD OF LAND SURVEYORS.
4. ALL EVIDENCE OF MONUMENTATION FOUND ON THE SURVEYED PREMISES ARE SHOWN HEREON. MONUMENTATION FOUND IS CONSIDERED TO BE IN GOOD AND STABLE CONDITION UNLESS OTHERWISE NOTED. ALL IRON PIPE DIMENSIONS PERTAIN TO INSIDE DIAMETER UNLESS OTHERWISE NOTED.
5. THE RIGHT OF WAY WIDTH FOR SCHOOL ROAD, TOWN HIGHWAY #28, OF 3 RODS (49.5') IS BASED ON PREVIOUS SURVEYS OF RECORD. MONUMENTATION FOUND, THE TRAVELED WAY AND VERMONT STATE STATUTE. THE RIGHT OF WAY WIDTH FOR KAYS WAY OF 60' IN COMMON WITH OTHERS IS BASED ON SURVEY REFERENCE 1.
6. ALL AREA CALCULATIONS ARE BASED ON THE EDGE OF THE RIGHTS OF WAY OF SAID ROAD AND NOT THE CENTERLINE THEREOF.
7. ALL REBARS SET ARE 5/8" WITH A CAP STAMPED M.GERVAIS VTLS 735 AND ALL MONUMENTATION IS AS NOTED.
8. UNAUTHORIZED ALTERATIONS AND/OR MODIFICATIONS TO THIS PLAN SHALL INVALIDATE ANY AND ALL CERTIFICATIONS MADE BY BARNARD & GERVAIS, LLC. AND FURTHER ANY PARTIES INVOLVED IN SAID ALTERATIONS AND/OR MODIFICATIONS SHALL BE HELD LIABLE AND MAY BE PROSECUTED IN A COURT OF LAW.
9. BARNARD & GERVAIS, LLC. MAKES NO WARRANTIES THAT ALL ENCUMBRANCES THAT EXIST FOR THE SUBJECT PARCEL ARE SHOWN HEREON. ADDITIONAL ENCUMBRANCES THAT MAY EXIST INCLUDE BUT ARE NOT LIMITED TO, WETLANDS, WELL AND SEPTIC ISOLATION ZONES, HAZARDOUS WASTE SITES AND/OR BROWNFIELDS WITH ASSOCIATED ISOLATION ZONES.
10. THE PROPOSED HOUSE LOCATIONS SHOWN HEREON ARE APPROXIMATE ONLY. ALL RESIDENTIAL STRUCTURES AND APPURTENANT OUTBUILDINGS SHALL BE LOCATED WITHIN THE BUILDING ENVELOPES SHOWN HEREON AND WILL BE DETERMINED BY THE LANDOWNER(S).
11. UTILITY LINES ACROSS LOTS 2 & 5 SHALL BE STAKED BY BARNARD & GERVAIS, LLC. PRIOR TO CONSTRUCTION IN ORDER TO ENSURE COMPLIANCE WITH EASEMENTS SHOWN HEREON.

- LEGEND**
- PROJECT BOUNDARY LINES
  - PROPOSED BOUNDARY LINES
  - ABUTTING BOUNDARY LINES
  - EASEMENT LINES
  - BUILDING ENVELOPE LINES
  - REBAR FOUND
  - IRON PIPE FOUND
  - CONCRETE MONUMENT FOUND
  - REBAR SET
  - CALCULATED CORNER
  - ABOVE GRADE
  - BELOW GRADE
  - NOW OR FORMERLY
  - UTILITY POLE & OVERHEAD WIRES
  - UNDERGROUND ELECTRIC
  - BARBED WIRE FENCE
  - WOVEN WIRE FENCE
  - STONE WALL
  - BROOK

**SURVEY REFERENCES:**

1. "SUBDIVISION MAP GARY SIZEN BOX 1090 CAMBRIDGE, VT 05440 FLETCHER, VERMONT" DATED NOV. 21, 1988 AND REVISED 10/13/89 BY STEVEN BROOKS AND RECORDED IN THE TOWN OF FLETCHER MAP RECORDS MAP SLIDE 101A.
2. "PROPERTY OF GARY L. SIZEN AND KATHRYN R. SIZEN PROPOSED 6 LOT SUBDIVISION TOWN HIGHWAY 28 FLETCHER, VT" DATED 11 JUNE 90; REV. 21 JUNE 90 BY HANNON ASSOCIATES, INC. AND RECORDED IN THE TOWN OF FLETCHER MAP RECORDS MAP SLIDE 93B.
3. "SUBDIVISION MAP DEBORAH LYNCH & RAYMOND GIROUX ROUTE #1, BOX 1900 CAMBRIDGE, VERMONT 05444 FLETCHER, VERMONT" DATED JANUARY 24, 1993 BY BROOKS LAND SURVEYING INC. AND RECORDED IN THE TOWN OF FLETCHER MAP RECORDS MAP SLIDE 6B.
4. "PROPERTY OF PETER OUSTINOFF & WILLIAM O'BRIEN VOLUME 44 PAGE 333 TOWN HIGHWAY 28 FLETCHER, VT" DATED 23 AUG. 1991 AND REVISED 11 DEC. 1992 BY HANNON ASSOCIATES, INC. AND RECORDED IN THE TOWN OF FLETCHER MAP BOOK S-1 MAP PAGE 44.
5. "JOHN CROSS FLETCHER, VT 2 LOT SUBDISION" DATED JUNE 16, 1996 BY KENNETH L. TRASK AND RECORDED IN THE TOWN OF FLETCHER MAP RECORDS MAP SLIDE 27B.
6. "TRANSIT AND TAPE SURVEY - PORTION OF GARY SIZEN PROPERTY FLETCHER, VT." DATED 7/23/80 BY VALLEY SURVEYORS INC. AND RECORDED IN THE TOWN OF FLETCHER MAP RECORDS MAP SLIDE 130B.
7. "PROPOSED SUBDIVISION PROPERTY OF CHARLES TRUNER AND STEVEN BRIGANTE TOWN HIGHWAY 28 FLETCHER, VERMONT" DATED MARCH 10, 1994 AND REVISIONS JUNE 24, 1996 BY HANNON ASSOCIATES, INC. AND RECORDED IN THE TOWN OF FLETCHER MAP RECORDS MAP SLIDE 17A.



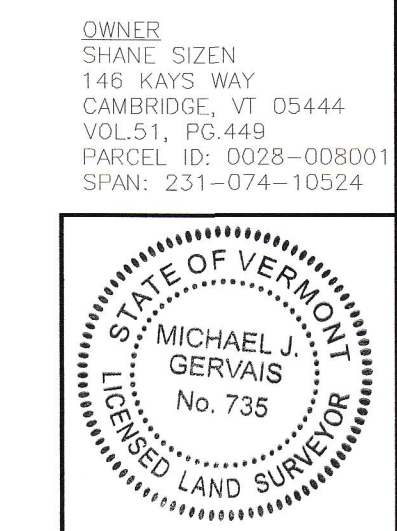
THIS FINAL PLAT HAS BEEN APPROVED BY RESOLUTION OF THE

OF THE TOWN OF \_\_\_\_\_, VERMONT; THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, SUBJECT TO THE REQUIREMENTS AND CONDITIONS OF SAID RESOLUTION. SIGNED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, BY \_\_\_\_\_, CHAIR

I CERTIFY THAT TO THE BEST OF MY KNOWLEDGE, THIS PLAN IS BASED ON INFORMATION ABSTRACTED FROM PERTINENT DEEDS AND/OR OTHER OFFICIAL RECORDS AND CONFORMS WITH THE REQUIREMENTS OF 27 VSA § 1403.

DATED THIS 25th DAY OF August, 20\_\_\_\_.

*Nicholas G. Gervais* L.S. 735



RECEIVED FOR RECORD IN THE TOWN OF FLETCHER

THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_

MAP BOOK# \_\_\_\_\_, PAGE# \_\_\_\_\_, SLIDE# \_\_\_\_\_

AT \_\_\_\_\_ O'CLOCK \_\_\_\_\_ MINUTES \_\_\_\_\_ M

AND RECORDED IN FLETCHER, VERMONT

ATTEST \_\_\_\_\_ TOWN CLERK

DATE	DESCRIPTION	BY
REVISIONS		
<b>BARNARD &amp; GERVAIS, LLC</b> Land Surveying Water & Wastewater Environmental Consulting		
167 Main Street, P.O. Box 820 Enosburg Falls, VT 05450 Telephone: (802) 853-5155		
10523 VT Route 116, P.O. Box 133 Hinesburg, VT 05461 Telephone: (802) 452-2597		
PROJECT NO. 19017		DATE: 12-02-2019
SCALE: 1" = 100'		SURVEY: JG, AP
DRAWN: AP, CV, SB		CHECKED: MJG
DRAWING NO. PL-1		SHEET 1 OF 1

THESE PLANS WITH LATEST REVISIONS SHOULD ONLY BE USED FOR THE PURPOSE SHOWN BELOW.

☐ SKETCH/CONCEPT ☐ PRELIMINARY ☒ FINAL LOCAL REVIEW