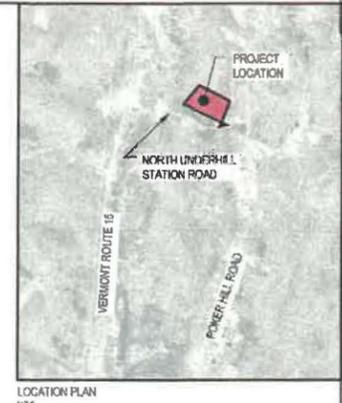


THIS FINAL PLAT HAS BEEN APPROVED BY RESOLUTION OF THE \_\_\_\_\_ OF THE TOWN OF \_\_\_\_\_ VERMONT, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, SUBJECT TO THE REQUIREMENTS AND CONDITIONS OF SAID RESOLUTION, SIGNED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2019, BY \_\_\_\_\_ CHAIR

ZONING DATA  
DISTRICT, RURAL RESIDENTIAL  
MINIMUM DISTRICT STANDARDS:  
LOT SIZE = 3 ACRES  
FRONTAGE = 250'  
PRINCIPAL STRUCTURE SETBACKS:  
FRONT = 30'  
SIDE = 50'  
REAR = 50'



- SURVEY NOTES:**
1. BEARINGS SHOWN HEREON WERE GENERATED FROM SURVEY GRADE GPS READINGS COLLECTED WITH A LEICA GS15 GPS RECEIVER ON RANDOM CONTROL POINTS AND ADJUSTED TO VT GRID NAD83(2011) USING REAL TIME KINEMATIC CORRECTIONS FROM A VIRTUAL REFERENCE STATION GENERATED BY THE VERMONT CORS NETWORK.
  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 OCTOBER, 2013 USING A LEICA TOTAL STATION. THE RESULTING ERROR MEETS OR EXCEEDS THE MINIMUM REQUIRED STANDARDS FOR A SUBURBAN SURVEY AS ESTABLISHED BY THE VERMONT BOARD OF LAND SURVEYORS.
  4. ALL EVIDENCE OF MONUMENTATION FOUND ON THE SURVEYED PREMISES IS 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 NORTH UNDERHILL STATION ROAD, TOWN HIGHWAY #9, OF 3 ROADS (49.9') IS BASED ON PREVIOUS SURVEYS OF RECORD, MONUMENTATION FOUND, THE TRAVELED WAY AND VERMONT STATE STATUTE.
  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 60" WITH A CAP STAMPED M.GERVAIS VTL.S 735 AND ALL MONUMENTATION FOUND 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 AND 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. THIS SUBDIVISION PLAT IS NOT INTENDING TO CREATE ANY EASEMENTS OTHER THAN THOSE SPECIFICALLY LISTED AND DESCRIBED HEREON. ANY DRIVES, PATHS, TRAILS OR OTHER AMENITIES SHOWN HEREON ARE CONSIDERED PRIVATE UNLESS OTHERWISE NOTED.
  11. THE PROPOSED HOUSE LOCATION SHOWN HEREON IS APPROXIMATE; FINAL LOCATION TO BE DETERMINED UPON APPLICATION OF BUILDING PERMIT.



**LEGEND**

—	PROJECT BOUNDARY LINES
- - -	PROPOSED BOUNDARY LINES
- · - · -	ADJUTING BOUNDARY LINES
- · - · -	PROPOSED EASEMENT
●	REBAR FOUND
○	IRON PIPE FOUND
⊙	REBAR SET
△	CALCULATED CORNER
A.G.	ABOVE GRADE
B.G.	BELOW GRADE
NF	NOW OR FORMERLY
— o — o — o —	UTILITY POLE & OVERHEAD WIRES
— x — x — x —	BARBED WIRE FENCE
— # — # — # —	WOVEN WIRE FENCE
—	STONE WALL
—	STREAM

**SURVEY REFERENCES:**

1. "PLAT OF SURVEY FOR REX GATES IN THE TOWN OF UNDERHILL, VT" DATED SEPTEMBER, 9 1976 BY JOHN A. MARSH AND RECORDED IN MAP SLIDE 133A OF THE UNDERHILL LAND RECORDS.
2. "PROPERTY OF POKER HILL FARM CHITTENDEN COUNTY, UNDERHILL, VT" DATED SEPTEMBER 1976 BY RONALD L. LAROSE AND RECORDED IN MAP SLIDE 136 OF THE TOWN OF UNDERHILL LAND RECORDS.
3. "SURVEY FOR ANTOINE & PAMELA CATUDAL, NORTH UNDERHILL STATION ROAD, UNDERHILL, VERMONT, BOUNDARY LINE RETRACEMENT SURVEY" DATED OCTOBER 18, 2013 BY MICHAEL J. GERVAIS.

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 V.S.A. § 1403.  
DATED THIS 18<sup>th</sup> DAY OF December, 2019.  
*Michael J. Gervais* L.S. 735

RECEIVED FOR RECORD IN THE TOWN OF UNDERHILL  
THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2019  
MAP BOOK# \_\_\_\_\_ PAGE# \_\_\_\_\_ SLIDE# \_\_\_\_\_  
AT \_\_\_\_\_ O'CLOCK \_\_\_\_\_ MINUTES \_\_\_\_\_ M  
AND RECORDED IN UNDERHILL, VERMONT  
ATTEST \_\_\_\_\_ TOWN CLERK

12-12-2019	ADD LOT 2 BUILDING ENVELOPE	EG
10-23-2019	REVISED PER SET MONUMENTATION	RG
DATE	DESCRIPTION	BY
REVISIONS		
LANDS OF <b>ANTOINE M. &amp; PAMELA J. CATUDAL</b> <b>KAREN M. &amp; JASON A. GUYMON</b> NORTH UNDERHILL STATION ROAD, UNDERHILL, VERMONT		
<b>TWO LOT SUBDIVISION SURVEY PLAT</b>		
THESE PLANS WITH LATEST REVISIONS SHOULD ONLY BE USED FOR THE PURPOSE SHOWN BELOW:		
<input type="checkbox"/>	SKETCH/CONCEPT	<input type="checkbox"/>
<input type="checkbox"/>	PRELIMINARY	<input checked="" type="checkbox"/>
<input type="checkbox"/>	FINAL LOCAL REVIEW	
PROJECT NO.	13079	DATE:
SCALE:	1" = 100'	SURVEY:
DRAWN:	RG, EG	CHECKED:
DRAWING NO.	PL-1	SHEET 1 OF 1

OWNER  
ANTOINE M. PAMELA J.,  
KAREN M. CATUDAL, AND  
JASON A. GUYMON  
73 NORTH UNDERHILL STATION ROAD  
UNDERHILL VERMONT, 05489

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TAX MAP: NU073  
SPAN: 880-208-10620