

CURVE TABLE				
CURVE	RADIUS	ARC LENGTH	CHORD DISTANCE	CHORD BEARING
C1	601.87'	388.07'	381.38'	N26°51'45"W
C2	1233.97'	81.65'	81.63'	N4°07'25"W
C3	1233.97'	203.23'	203.00'	N2°29'24"E
C4	638.30'	101.31'	101.21'	N6°51'58"W
C5	638.30'	74.08'	74.04'	N14°44'15"W
C6	595.28'	267.45'	265.20'	N30°15'58"W

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N44°26'15"W	170.80'
L2	N9°15'14"W	191.11'
L3	N5°01'57"E	73.97'
L4	N5°01'57"E	20.08'
L5	N5°01'57"E	31.59'
L6	N16°15'24"W	232.88'
L7	N14°36'46"W	18.78'
L8	N14°36'46"W	50.00'
L9	N14°36'46"W	118.88'
L10	N43°43'15"W	136.07'
L11	N53°17'15"E	139.12'
L12	N4°42'37"E	88.18'
L13	N80°36'57"E	178.61'

VERMONT LAND TRUST - CONSERVATION GRANT

- VLT GRANT AREA - BOUNDARY
- ▨ VLT GRANT AREA - SPECIAL TREATMENT AREA
- ▨ VLT GRANT AREA - DEVELOPMENT ZONE
- ▨ VLT GRANT AREA - EXCLUDED AREA

ZONING INFORMATION

ZONING DISTRICT: AGRICULTURAL DISTRICT (AG)

DIMENSIONAL REQUIREMENTS

LOT SIZE: 0.5 ACRE MIN.

RESIDENTIAL DENSITY: 1 DU/10 AC. MAX.

LOT FRONTAGE: 200 FT. MIN.

LOT DEPTH: 100 FT. MIN.

SETBACK - FRONT YARD: 60 FT. MIN.

SETBACK - SIDE YARD: 20 FT. MIN.

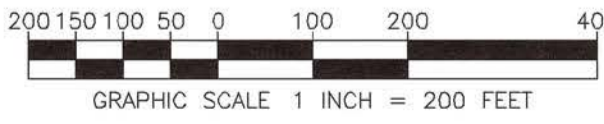
SETBACK - REAR YARD: 30 FT. MIN.

LOT COVERAGE: 20% MAX.

BUILDING HEIGHT: 35 FT. MAX.

LEGEND

--- PROJECT BOUNDARY LINES	A.G.	ABOVE GRADE
--- PROPOSED BOUNDARY LINES	B.G.	BELOW GRADE
--- ABUTTING BOUNDARY LINES	NF	NOW OR FORMERLY
--- EXISTING EASEMENT / RIGHT-OF-WAY	T	ELECTRICAL PEDESTAL
--- PROPOSED RIGHT-OF-WAY	ohw	UTILITY POLE & OVERHEAD WIRES
--- BUILDING ENVELOPE LINES	UE	UNDERGROUND ELECTRIC
--- BUILDING ENVELOPE LINES TO BE DISSOLVED	X	BARBED WIRE FENCE
● RBF	REBAR FOUND	
● IPF	IRON PIPE FOUND	
○ RBS	REBAR SET	
△	CALCULATED CORNER	
⊙	DRILLED WELL	



THIS FINAL PLAT HAS BEEN APPROVED BY RESOLUTION OF THE DEVELOPMENT REVIEW BOARD OF THE TOWN OF HINESBURG, VERMONT, THIS ___ DAY OF ___, 20___, SUBJECT TO THE REQUIREMENTS AND CONDITIONS OF SAID RESOLUTION.

SIGNED THIS ___ DAY OF ___, 20___, BY _____, CHAIR

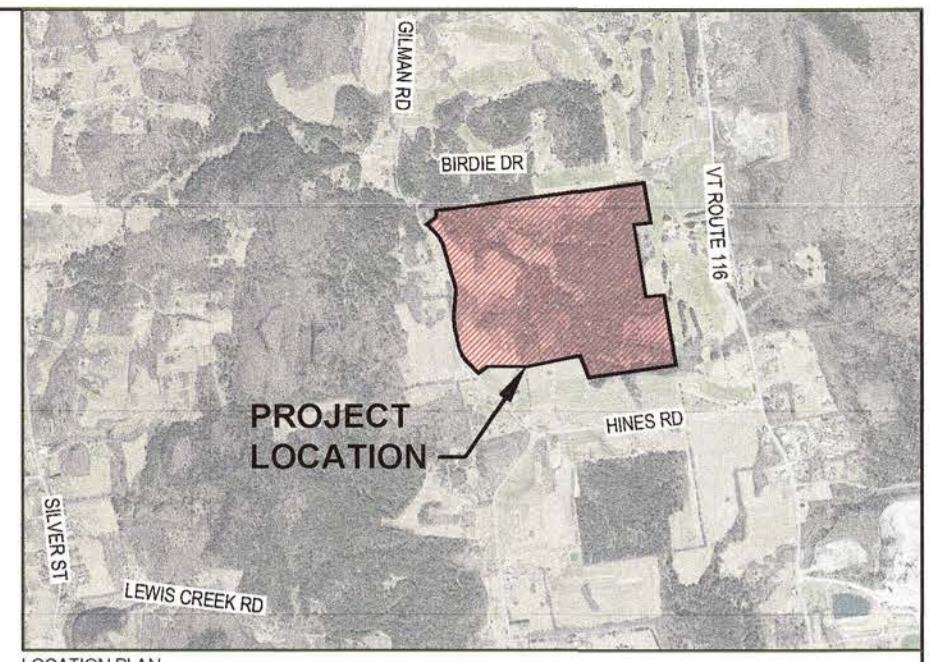
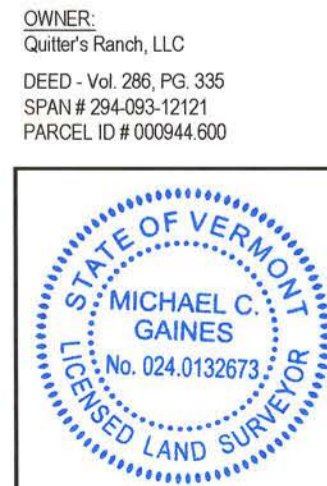
SURVEY REFERENCES:

1. "SURVEY AND SUBDIVISION OF PARCEL 2 OF THE LANDS OF WAYNE R. BISSONETTE REVOCABLE TRUST AND BARBARA B. BISSONETTE REVOCABLE TRUST, GILMAN AND HINES ROADS, HINESBURG, VERMONT" DATED OCTOBER 11, 2007 BY MCCAIN CONSULTING, INC. (NOT STAMPED AND NOT RECORDED IN THE TOWN OF HINESBURG MAP RECORDS.)

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 TO THE REQUIREMENTS OF 27 V.S.A. § 1403.

DATED THIS 16th DAY OF April, 2024

Michael C. Gaines L.S. 024.0132673



- LOCATION PLAN**
- NOTES:
- BEARINGS SHOWN HEREON WERE GENERATED FROM SURVEY GRADE GPS READINGS COLLECTED WITH A TOPCON HIPER SR 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.
 - NO ATTEMPT HAS BEEN MADE TO LOCATE OR IDENTIFY ANY EASEMENTS OR RIGHTS OF WAY UNLESS OTHERWISE SHOWN ON THIS PLAN.
 - A CLOSED TRAVERSE SURVEY WAS COMPLETED IN JULY, 2022 USING A TOPCON HIPER SR. THE RESULTING ERROR MEETS OR EXCEEDS THE MINIMUM REQUIRED STANDARDS FOR A SUBURBAN SURVEY AS ESTABLISHED BY THE VERMONT BOARD OF LAND SURVEYORS.
 - 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.
 - THE RIGHT OF WAY WIDTH FOR GILMAN ROAD, TOWN HIGHWAY #30, OF 3 RODS (49.5') IS BASED ON PREVIOUS SURVEYS OF RECORD, MONUMENTATION FOUND, THE TRAVELED WAY AND VERMONT STATE STATUTE.
 - ALL AREA CALCULATIONS ARE BASED ON THE EDGE OF THE RIGHTS OF WAY OF SAID ROAD AND NOT THE CENTERLINE THEREOF.
 - ALL REBARS SET ARE 5/8" WITH A CAP STAMPED M.GERVAIS VTL5 735 AND ALL MONUMENTATION FOUND IS AS NOTED.
 - 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.
 - 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.
 - THIS SUBDIVISION REVISION SURVEY 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.
 - THE VERMONT LAND TRUST CONSERVATION GRANT AREA BOUNDARIES SHOWN HEREON ARE BASED ON A PLAN ENTITLED "VERMONT LAND TRUST, BISSONETTE PARCEL 2A, TOWN OF HINESBURG, CHITTENDEN CO., VT, DECEMBER 2007, VLT PROJECT #130217" AND ARE CONSIDERED APPROXIMATE ONLY.
 - THE PROPOSED UTILITY LOCATIONS MAY BE MODIFIED SLIGHTLY WHEN INSTALLED DUE TO UNFORESEEN SITE CONSTRAINTS (E.G. LEDGE).
 - THE APRIL 16, 2024 REVISION TO THIS SURVEY PLAT PERTAINS ONLY TO THE LOT 4 BUILDING ENVELOPE AS LOCATED BY THE CALCULATED CORNERS SHOWN HEREON AND ON DRAWING PL-2 (SHEET 2 OF 2). THE OWNER AND DEED INFORMATION SHOWN FOR SUBDIVISION LOTS 1-4 ARE CURRENT AS OF THIS REVISION DATE. THIS REVISION DOES NOT AFFECT ANY OF THE PARCEL BOUNDARIES OR MONUMENTS PREVIOUSLY DETERMINED AND SET BY M. GERVAIS LS 735.

RECEIVED FOR RECORD IN THE TOWN OF HINESBURG

THIS ___ DAY OF ___, 20___

MAP BOOK# _____, PAGE# _____, SLIDE# _____

AT ___ O'CLOCK _____ MINUTES _____ M

AND RECORDED IN HINESBURG, VERMONT

ATTEST _____ TOWN CLERK

04-16-2024	Revise Lot 4 building envelope; Update landowner information.	SB
02-15-2023	Revise Lot 3 drive; Revise Lot 4 R.O.W. & building envelope.	SB
DATE	DESCRIPTION	BY

BARNARD & GERVAIS, LLC Land Surveying Water & Wastewater Environmental Consulting

187 Main Street, P.O. Box 820 Hinesburg, VT 05461 Telephone: (802) 933-5188

10521 VT Route 116, P.O. Box 133 Hinesburg, VT 05461 Telephone: (802) 482-2597

LANDS OF

QUITTER'S RANCH, LLC

GILMAN ROAD, HINESBURG, VERMONT

SUBDIVISION REVISION SURVEY PLAT

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

SKETCH/CONCEPT PRELIMINARY FINAL LOCAL REVIEW

PROJECT NO. 21389

DATE: 08-31-2022

SCALE: 1" = 200'

SURVEY: CL, TG, AW

DRAWN: SB, AW

CHECKED: MCG

DRAWING NO. PL-1

SHEET 1 OF 2

OWNER:
Quitter's Ranch, LLC
DEED - Vol. 286, PG. 335
SPAN # 294-093-12121
PARCEL ID # 000944.600