

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

LEGEND

- PROJECT BOUNDARY LINES
- PROPOSED BOUNDARY LINES
- ABUTTING BOUNDARY LINES
- EXISTING EASEMENT / RIGHT-OF-WAY
- PROPOSED RIGHT-OF-WAY
- BUILDING ENVELOPE LINES
- BUILDING ENVELOPE LINES TO BE DISSOLVED
- RBF REBAR FOUND
- IPF IRON PIPE FOUND
- ⊙ RBS REBAR SET
- △ CALCULATED CORNER
- A.G. ABOVE GRADE
- B.G. BELOW GRADE
- N.F. NOW OR FORMERLY
- ⊕ DRILLED WELL
- ⊔ ELECTRICAL PEDESTAL
- ohw / ohw UTILITY POLE & OVERHEAD WIRES
- UE / UE UNDERGROUND ELECTRIC
- X-X-X- BARBED WIRE FENCE
- #-#-#- WOVEN WIRE FENCE
- WOOD FENCE
- STREAM (TOP OF BANK)
- WL WETLAND BOUNDARY
- WB WETLAND BUFFER

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.)

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

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

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°51'56"W
C5	638.30'	74.08'	74.04'	N14°44'15"W
C6	595.26'	267.45'	265.20'	N30°15'58"W

LINE TABLE

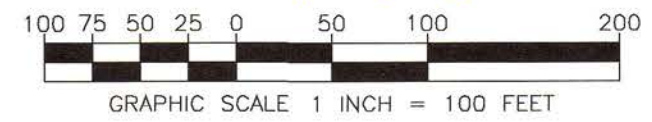
LINE	BEARING	DISTANCE
L1	N44°28'15"W	170.80'
L2	N9°15'14"W	191.11'
L3	N5°01'57"E	73.97'
L4	N5°01'57"E	20.08'
L5	N5°01'57"E	31.59'
L6	N16°15'24"W	232.88'
L7	N14°36'46"W	18.78'
L8	N14°36'46"W	50.00'
L9	N14°36'46"W	118.88'
L10	N43°43'15"W	136.07'
L11	N53°17'15"E	139.12'
L12	N4°42'37"E	88.18'
L13	N80°36'57"E	178.61'

LOT 2 BLDG. ENVELOPE

LINE	BEARING	DISTANCE
L14	S78°11'33"E	340.00'
L15	S15°30'19"W	60.00'
L16	N82°55'01"W	130.00'
L17	S39°58'07"W	110.00'
L18	N50°01'53"W	65.00'
L19	N26°42'11"W	32.74'
L20	S89°40'39"W	115.00'
L21	N26°28'53"E	140.00'

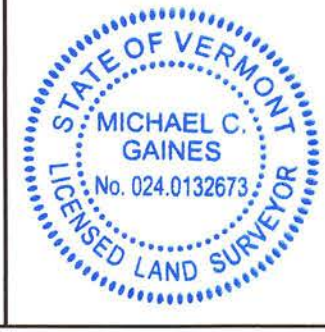
LOT 3 BLDG. ENVELOPE

LINE	BEARING	DISTANCE
L22	N53°17'15"E	78.00'
L23	S45°38'45"E	100.00'
L24	S 8°42'33"E	86.32'
L25	S36°42'45"E	75.00'
L26	S53°17'15"W	53.00'
L27	N36°42'45"W	250.00'
L28	S51°39'19"W	75.00'
L29	N83°20'41"W	28.28'
L30	S51°39'19"W	40.00'
L31	N51°35'58"W	34.00'
L32	N15°26'13"W	158.21'
L33	N86°08'57"E	104.00'
L34	S36°30'07"E	140.00'



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. Gains
 L.S. 024.0132673



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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.

DATE: 08-31-2022
 SCALE: 1" = 100'
 SURVEY: OL, TG, AW
 DRAWN: SB, AW
 CHECKED: MCG
 DRAWING NO. PL-2
 SHEET 2 OF 2

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