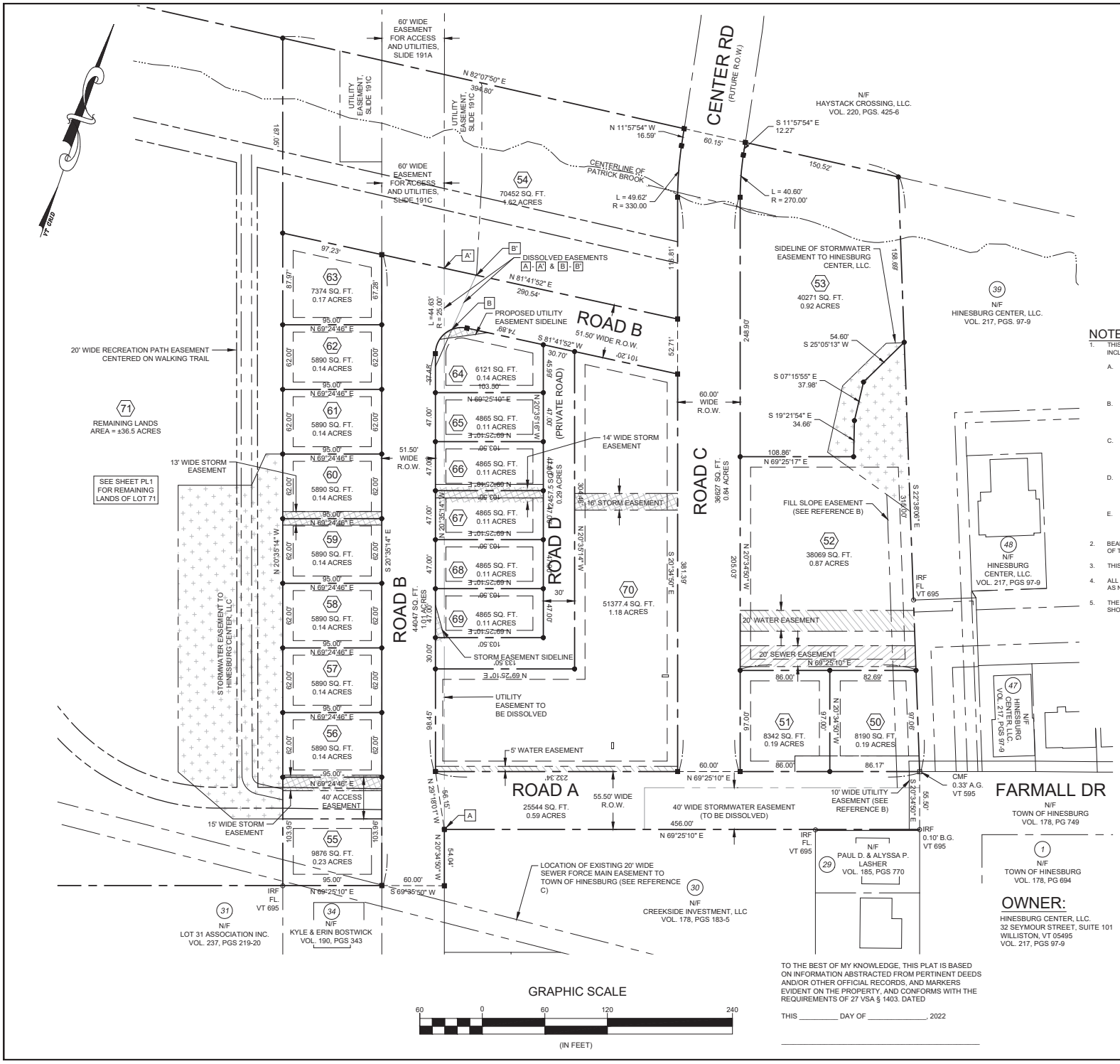

LEGEND:

	PROPERTY LINE
	ABUTTING PROPERTY LINE
	SIDELINE OF EXISTING EASEMENT
	SIDELINE OF DISSOLVED EASEMENT
	SIDELINE OF PROPOSED EASEMENT
	PROPOSED BUILDING SETBACK LINES
	TIE LINE
N/F	NOW OR FORMERLY
CMF	CONCRETE MONUMENT FOUND
■	CONCRETE MONUMENT TO BE SET
IPF	IRON PIPE FOUND
IRF	IRON REBAR FOUND
●	IRON PIPE TO BE SET
A.G.	ABOVE GRADE
B.G.	BELOW GRADE
FL.	FLUSH TO GRADE
39	LOT NUMBER AS SHOWN ON PLANS REFERENCED IN NOTE 1
49	PROPOSED NEW LOT NUMBER

NOTES

1. THIS PLAT WAS COMPILED FROM FIELD SURVEYS AND RECORD RESEARCH, INCLUDING THE USE OF THE FOLLOWING PLANS;
   A. "PERIMETER BOUNDARY PLAT, CREEKSIDE, ROUTE 116, HINESBURG, VERMONT, SHEETS 1 OF 2 AND 2 OF 2.", BY BUTTON PROFESSIONAL LAND SURVEYORS, PC, DATED 3-27-03, AS RECORDED IN SLIDES 142C AND 142D RESPECTIVELY OF THE TOWN OF HINESBURG LAND RECORDS.
   B. "SUBDIVISION PLAT, LANDS OF HINESBURG CENTER, ROUTE 116, HINESBURG, VERMONT, SHEET 1 OF 2." BY BUTTON PROFESSIONAL LAND SURVEYORS, PC, DATED 3-27-03, LAST REVISED 8-11-10 AS RECORDED IN SLIDE 186D OF THE TOWN OF HINESBURG LAND RECORDS.
   C. "SUBDIVISION PLAT, LANDS OF HINESBURG CENTER, ROUTE 116, HINESBURG, VERMONT, SHEET 2 OF 2." BY BUTTON PROFESSIONAL LAND SURVEYORS, PC; DATED 3-27-03, LAST REVISED 7-9-14 AS RECORDED IN SLIDE 211D OF THE TOWN OF HINESBURG LAND RECORDS.
   D. "SUBDIVISION PLAT, CREEKSIDE, ROUTE 116, HINESBURG, VERMONT, SHEETS 1 OF 1", BY BUTTON PROFESSIONAL LAND SURVEYORS, PC, DATED 3-27-03, LAST REVISED 6-27-05, AS RECORDED IN SLIDE 150C OF THE TOWN OF HINESBURG LAND RECORDS.
   E. "EASEMENT PLAT, DAVID & JOAN LYMAN, ROUTE 116, HINESBURG, VT." BY TRUDELL CONSULTING ENGINEERS, DATED 10/21/10, LAST REVISED 5/11/11, AS RECORDED IN SLIDE 191 C OF THE TOWN OF HINESBURG LAND RECORDS.
2. BEARINGS ARE BASED ON SURVEY GRADE GPS OBSERVATIONS TAKEN AT THE TIME OF THIS SURVEY, FEBRUARY, 2020.
3. THIS PROPERTY MAY BE SUBJECT TO OTHER EASEMENTS AND/OR RIGHTS-OF-WAY.
4. ALL IRON PIPES SET ARE 1" INSIDE DIAMETER AND ALL MONUMENTATION FOUND IS AS NOTED.
5. THE PURPOSE OF THIS PLAT IS TO SHOW THE FURTHER SUBDIVISION OF LOT 32 AS SHOWN ON THE PLANS REFERENCED IN NOTE 1.

FINAL PLAT APPROVED BY THE HINESBURG DEVELOPMENT REVIEW BOARD PURSUANT TO THE CONDITIONS OF THE WRITTEN DECISION

DATED THIS _____ DAY OF _____, 2022

SIGNED _____
HINESBURG DRB CHAIR, VICE CHAIR OR CLERK

TOWN OF HINESBURG, VT.
RECEIVED FOR RECORD AT_____ O'CLOCK ____ M.,
_____ , 2022 AND RECORDED IN SLIDE# _____
ATTEST: _____ TOWN
CLERK

OWNER:

HINESBURG CENTER, LLC.
32 SEYMOUR STREET, SUITE 101
WILLISTON, VT 05495
VOL. 217, PGS 97-9

TO THE BEST OF MY KNOWLEDGE, THIS PLAT IS BASED ON INFORMATION ABSTRACTED FROM PERTINENT DEEDS AND/OR OTHER OFFICIAL RECORDS, AND MARKERS EVIDENT ON THE PROPERTY, AND CONFORMS WITH THE REQUIREMENTS OF 27 VSA § 1403. DATED

THIS _____ DAY OF _____, 2022

_____

GRAPHIC SCALE

60 0 60 120 240

(IN FEET)

date	description	by
2/1/2022	REVISED ROAD B R.O.W. & LOTS	NDS
9/9/2020	REVISED R.O.W. WIDTHS	NDS

REVISIONS

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

A PORTION OF LANDS OF

HINESBURG CENTER, LLC

FARMALL DRIVE HINESBURG, VERMONT

SUBDIVISION PLAT

PROJECT NO	19054
SURVEY	MJB
DESIGN	DLH
DRAWN	MJB / DLH
CHECKED	DLH/DJG
DATE	02-13-2020
SCALE	AS NOTED
SHT. NO.	PL2

LAMOUREUX & DICKINSON
Consulting Engineers, Inc.
14 Morse Drive
Essex Junction, VT 05452
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