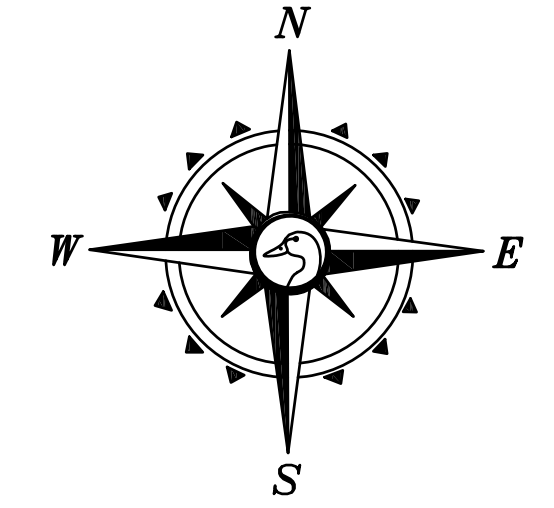


PARCEL #6-804
N/F AIMEE & MATHEW HAYES
B. 281, P. 436

PARCEL #6-1728A & 6-1728B
N/F TOWN OF HINESBURG
B. 44, P. 507

MECHANICSVILLE ROAD



LOT 1
36452 SQ. FT.
0.84 ACRES

LOT 2
17374 SQ. FT.
0.40 ACRES

LOT 3
19288 SQ. FT.
0.44 ACRES

LOT 4
20451 SQ. FT.
0.47 ACRES

LOT 5
18469 SQ. FT.
0.42 ACRES

LOT #10
97578 SQ. FT.
2.24 ACRES

LOT #10
97578 Sq. Ft.
2.24 Acres

LOT 8
13347 SQ. FT.
0.31 ACRES

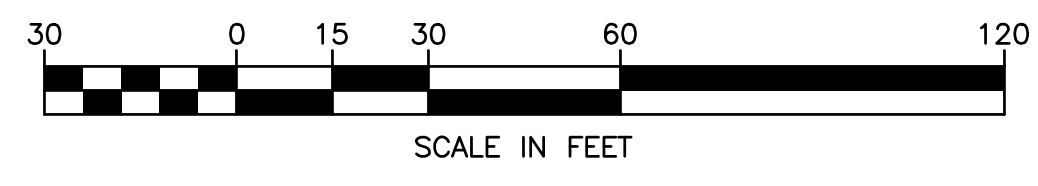
LOT 7
15299 SQ. FT.
0.35 ACRES

LOT 6
18340 SQ. FT.
0.42 ACRES

LOT 9
REMAINS OF PARCEL #6-625.1
POLLY S. QUINN REVOCABLE TRUST
VOL. 258, PG. 115
4188629 SQ.FT.
96.16 ACRES

LEGEND

	PROPERTY LINE
	RIGHT OF WAY OR PARCEL LINE
	DITCH
	UTILITY POLE
	GUY WIRE
	PROPOSED SEWER MANHOLE
	I.R.F. IRON ROD FOUND
	I.R.S. IRON ROD SET
	PROPOSED WATER LINE
	PROPOSED SANITARY SEWER LINE
	PROPOSED STORM DRAIN LINE
	PROPOSED BURIED ELECTRIC LINE
	PROPOSED CATCH BASIN
	PROPOSED GATE VALVE
	BUILDING ENVELOPE
	PROPOSED SERVICE VALVE

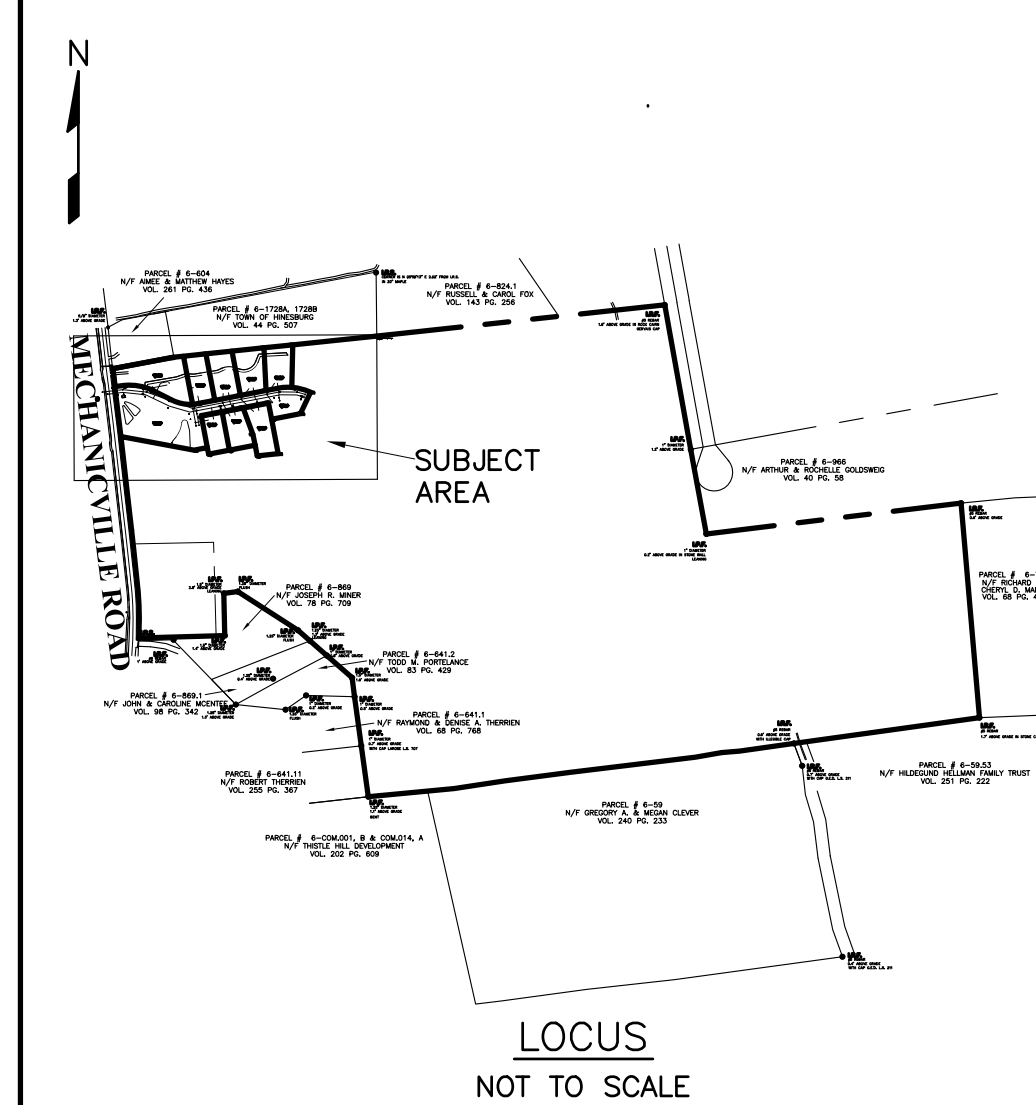


REFERENCES

- 1) PLAT ENTITLED "LOT LINE ADJUSTMENT OF LANDS OF POLLY S. QUINN REVOCABLE TRUST, MECHANICSVILLE ROAD, HINESBURG, VERMONT," DATED JANUARY 27, 2020, BY VERMONT MAPPING AND SURVEY CO., LLC OF ESSEX, AND PROVIDED BY SAME.
- 2) PLANS ENTITLED "PROPOSED SUBDIVISION, LASTER PROPERTY, TOWN OF HINESBURG, CHITTENDEN COUNTY, VERMONT," DATED MARCH 18, 2022 BY ENGINEERING VENTURES, PC OF BURLINGTON, AND PROVIDED BY SAME.

NOTES

- 1) BEARINGS ARE BASED ON VERMONT STATE PLANE GRID DERIVED FROM GNSS OBSERVATIONS TAKEN AT THE TIME OF THIS SURVEY.
- 2) EASEMENTS, OTHER THAN DEPICTED HEREON, MAY EXIST.
- 3) NO ENCROACHMENTS WERE OBSERVED.
- 4) ALL BUILDING SETBACKS OR ENVELOPES ARE 10 FEET FROM PROPERTY LINES OR AS NOTED HEREON.
- 5) PROPOSED UTILITY LOCATIONS MAY BE MODIFIED SLIGHTLY WHEN INSTALLED, DUE TO UNFORSEEN SITE CONSTRAINTS SUCH AS LEDGE.



CERTIFICATION
I CERTIFY THAT THE SUBJECT PARCEL BOUNDARIES SHOWN HEREON ARE TRUE TO THE BEST OF MY KNOWLEDGE AND BELIEF. SAID BOUNDARIES WERE DETERMINED FROM PERTINENT RECORDS AND RESOURCES AND EVIDENCE FOUND IN THE FIELD. THIS SURVEY WAS PERFORMED WITH AN ELECTRONIC TOTAL STATION WITH A POSITIONAL TOLERANCE LEVEL EXCEEDING 95%. I FURTHER CERTIFY THAT THIS PLAT MEETS ALL THE REQUIREMENTS OF TITLE 27 V.S.A. SECTION 1403.

DATED MAY 31, 2023
TERRY W. WILSON, L.S. #60812

PROJ. #22826	SUBDIVISION OF LANDS OF JOE LASTER
DATE: MARCH 2023	
SCALE: 1" = 30'	MECHANICSVILLE ROAD
SURVEYED BY: TWW/MLC	
DRAWN BY: RWB	HINESBURG, VERMONT
CHECKED BY: TWW	
SHEET 1 OF 1	DWG. # S-826

TERRY W. WILSON
NO. 60812
LICENSED LAND SURVEYOR

Vermont Mapping & Survey Co., LLC
8 Essex Way, Suite 200B
Essex Jct., VT 05452
(802) 857-5207
www.vermontmapping.com

I CERTIFY THAT THIS PLAT IS AN ORIGINAL LINK ON MYLAR DRAWING. TERRY W. WILSON, L.S.