

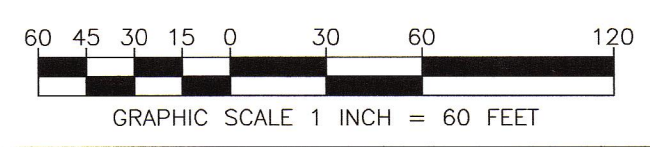
LOCATION PLAN
N.T.S.

- SURVEY 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 KINEMATICS WITH CORRECTIONS FROM VTCORS STATION ID VTRI.
 - NO ATTEMPT HAS BEEN MADE TO LOCATE OR IDENTIFY ANY EASEMENTS OR RIGHTS OF WAYS UNLESS OTHERWISE SHOWN ON THIS PLAN.
 - A CLOSED TRAVERSE SURVEY WAS COMPLETED IN DECEMBER, 2017 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.
 - ALL EVIDENCE OF MONUMENTATION FOUND ON THE SURVEYED PREMISES ARE 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 WIDTHS FOR NORTH ROAD, TOWN HIGHWAY #9, & HAYDEN HILL ROAD, TOWN HIGHWAY #19, OF 3 RODS (49.5') ARE 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 VTLS 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 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.
 - LANDS OF CAROLINE M. HAYDEN & ALBERT E. SHERMAN ARE BENEFITED BY A 25' WIDE ACCESS EASEMENT ALONG CENTERLINE OF EXISTING DRIVE AS INTENDED BY LEONA P. HAYDEN AND ARNOLD LEE HAYDEN.
 - THE PURPOSE OF THIS PLAT IS TO DISSOLVE A 1.25 ACRE PARCEL OWNED BY HAYDEN HILL SUGAR WORKS, LLP AND TRANSFER TITLE OF A 0.44 ACRE PORTION OF SAID PARCEL TO CAROLINE M. HAYDEN & ALBERT E. SHERMAN. NO DEVELOPMENT MAY OCCUR ON THE TRANSFERRED LAND WITHOUT SUBDIVISION REVIEW BY THE DEVELOPMENT REVIEW BOARD.

RECEIVED FOR RECORD IN THE TOWN OF HINESBURG
 THIS _____ DAY OF _____, 2018
 MAP BOOK# _____, PAGE# _____, SLIDE# _____
 AT _____ O'CLOCK _____ MINUTES _____ M
 AND RECORDED IN HINESBURG, VERMONT
 ATTEST _____ TOWN CLERK

3-23-18	NOTE NO. 11 REVISED	RG
2-23-18	PER SET MONUMENTATION	RG
DATE	DESCRIPTION	BY
REVISIONS		
LAND SURVEYING WATER & WASTEWATER ENVIRONMENTAL CONSULTING 157 Main Street, P.O. Box 820 Hinesburg Falls, VT 05450 Telephone: (802) 533-5168		10523 VT Route 116, P.O. Box 133 Hinesburg, VT 05491 Telephone: (802) 482-2597
LANDS OF CAROLINE M. HAYDEN, ALBERT E. SHERMAN, ARNOLD LEE HAYDEN, & HAYDEN HILL SUGARWORKS, LLP		PROJECT NO. 17317 DATE: 1-9-18 SCALE: 1" = 60' SURVEY: RG, PM DRAWN: RG CHECKED: MG DRAWING NO. PL-1
BOUNDARY LINE ADJUSTMENT SURVEY PLAT THESE PLANS WITH LATEST REVISIONS SHOULD ONLY BE USED FOR THE PURPOSE SHOWN BELOW.		
<input type="checkbox"/> SKETCH/CONCEPT <input type="checkbox"/> PRELIMINARY <input checked="" type="checkbox"/> FINAL LOCAL REVIEW		

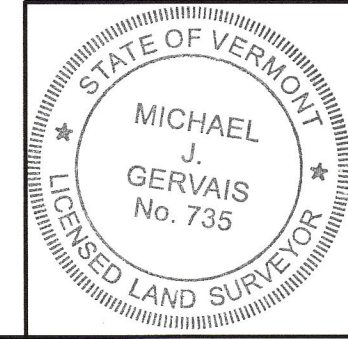
ZONING DATA
 DISTRICT: RR-2
 MINIMUM DISTRICT STANDARDS:
 LOT SIZE = 0.5 ACRES
 FRONTAGE = 200'
 SETBACKS:
 ROAD = 60'
 SIDE = 20'
 REAR = 30'



SURVEY REFERENCES:

- "PROPOSED: DAVID RATH, ROGER E. KOHN, & MIRIAM ADAMS KOHN PROPERTY" DATED AUGUST 6TH, 1985 PREPARED BY G.E. BEDARD, INC. AND RECORDED IN THE TOWN OF HINESBURG MAP RECORDS MAP SLIDE #91.
- "LYLE HAYDEN ONE LOT SUBDIVISION, EC-4-0310" DATED MAY 11TH, 1977 PREPARED BY THE PALMER COMPANY LTD. CO. AND OBTAINED FROM THE STATE OF VERMONT DEPARTMENT OF ENVIRONMENTAL CONSERVATION PERMIT 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 WITH THE REQUIREMENTS OF 27 VSA & 1403.
 DATED THIS 29th DAY OF March, 2018.
Michael J. Gervais L.S. 735



OWNER
 CAROLINE M. HAYDEN &
 ALBERT E. SHERMAN
 VOL.94, PG.446
 89 HAYDEN HILL ROAD