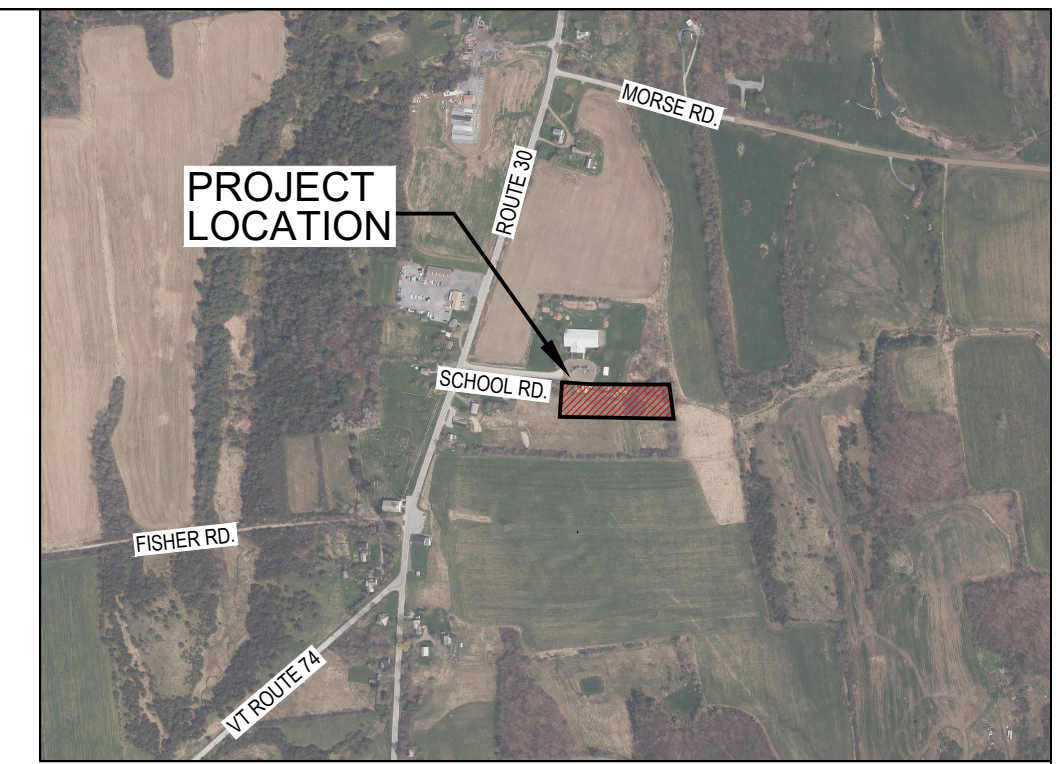


THIS IS A PRELIMINARY PLAN AND SHOULD NOT BE USED FOR CONVEYANCES



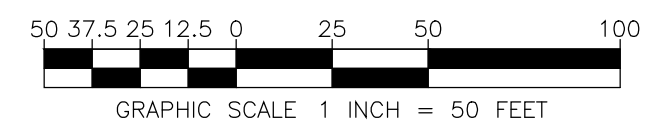
LOCATION PLAN
N.T.S.

- SURVEY NOTES:**
- BEARINGS SHOWN HEREON WERE GENERATED FROM SURVEY GRADE GPS READINGS COLLECTED WITH A TRIMBLE R12i GNSS 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 WAYS UNLESS OTHERWISE SHOWN ON THIS PLAN.
 - A SURVEY WAS COMPLETED IN APRIL, 2024 USING A TRIMBLE R12i BASE-ROVER CONFIGURATION. THE RESULTING ERROR MEETS OR EXCEEDS THE MINIMUM REQUIRED POSITIONAL 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 SCHOOL ROAD, TOWN HIGHWAY #24, OF 3 RODS (49.5') IS BASED ON PREVIOUS SURVEYS OF RECORD, MONUMENTATION FOUND, THE TRAVELED WAY, PAROL TESTIMONY OF SUSAN JOHNSON (CORNWALL TOWN CLERK, RETIRED), 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.C. GAINES VTLS 0132673 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.

RECEIVED FOR RECORD IN THE TOWN OF CORNWALL
 THIS _____ DAY OF _____, 20____
 MAP BOOK# _____, PAGE# _____, SLIDE# _____
 AT _____ O'CLOCK _____ MINUTES ____ M
 AND RECORDED IN CORNWALL, VERMONT
 ATTEST _____ TOWN CLERK

- LEGEND**
- — — — — PROJECT BOUNDARY LINES
 - — — — — ABUTTING BOUNDARY LINES
 - - - - - EASEMENT
 - 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
 - ohw — — — — ohw UTILITY POLE & OVERHEAD WIRES
 - X — X — X — BARBED WIRE FENCE
 - # — # — # — WOVEN WIRE FENCE
 - □ — □ — □ — WOODEN FENCE

ZONING DATA
 DISTRICT: (V1) CORNWALL VILLAGE
 MINIMUM DISTRICT STANDARDS:
 LOT SIZE = 0.5 ACRES
 FRONTAGE = 100'
 SETBACKS:
 ROAD = 35'
 SIDE = 15'
 REAR = 25'



- SURVEY REFERENCES:**
- "ANNA STOWELL SUNDERLAND BINGHAM MEMORIAL SCHOOL" DATED JANUARY 28, 1981 BY RONALD L. LAROSE AND RECORDED IN THE TOWN OF CORNWALL MAP RECORDS MAP SLIDE #8.
 - "SURVEY PLAT OF LANDS BELONGING TO BRIAN B. & KELLY J. GILL & JAMES G. & MELISSA GILL" DATED AUGUST 6, 2003 BY SOUTH MOUNTAIN SURVEYING & MAPPING AND PROVIDED BY DONALD JOHNSTON.

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 VSA § 1403.
 DATED THIS _____ DAY OF _____, 20____
 _____ L.S. 024.0132673

DRAFT

PARCEL INFORMATION
 TOWN OF CORNWALL
 VOL. 24, PG. 38
 SPAN: 162-051-10128
 PARCEL ID: 080307.1

DATE	DESCRIPTION	BY
REVISIONS		
LANDS OF TOWN OF CORNWALL SCHOOL ROAD, CORNWALL, VERMONT BOUNDARY RETRACEMENT SURVEY PLAT		
DATE:	04-10-2024	PROJECT NO. 24240
SCALE:	1" = 50'	
SURVEY:	J.G. MCG	
DRAWN:	MCG	
CHECKED:	MCG	
DRAWING NO.	PL-1	
<small>THESE PLANS WITH LATEST REVISIONS SHOULD ONLY BE USED FOR THE PURPOSE SHOWN BELOW.</small> <input type="checkbox"/> SKETCH/CONCEPT <input type="checkbox"/> PRELIMINARY <input checked="" type="checkbox"/> FINAL LOCAL REVIEW		
SHEET 1 OF 1		