

SURVEY NOTES:

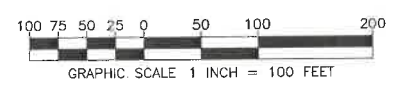
1. BEARINGS SHOWN HEREON WERE GENERATED FROM SURVEY GRADE GPS READINGS COLLECTED WITH A TRIMBLE R12i GPS RECEIVER ON RANDOM CONTROL POINTS AND ADJUSTED TO VT GRID NAD83(2011) USING REAL TIME KINEMATIC CORRECTIONS FROM A VIRTUAL REFERENCE STATION GENERATED BY THE VERMONT CORS NETWORK.
2. NO ATTEMPT HAS BEEN MADE TO LOCATE OR IDENTIFY ANY EASEMENTS OR RIGHTS OF WAYS UNLESS OTHERWISE SHOWN ON THIS PLAN.
3. A SURVEY WAS COMPLETED IN SEPTEMBER, 2025 USING A TRIMBLE GPS BASE AND ROVER. THE RESULTING ERROR MEETS OR EXCEEDS THE MINIMUM REQUIRED STANDARDS FOR A SUBURBAN SURVEY AS ESTABLISHED BY THE VERMONT BOARD OF LAND SURVEYORS.
4. 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.
5. THE RIGHT OF WAY WIDTH FOR EGYPT ROAD, TOWN HIGHWAY #36, OF 3 RODS (49.5') IS BASED ON PREVIOUS SURVEYS OF RECORD, MONUMENTATION FOUND, THE TRAVELED WAY AND VERMONT STATE STATUTE.
6. ALL AREA CALCULATIONS ARE BASED ON THE EDGE OF THE RIGHTS OF WAY OF SAID ROAD AND NOT THE CENTERLINE THEREOF.
7. ALL REBARS SET ARE 5/8" WITH A CAP STAMPED "BARNARD & GERVAIS LS M.GERVAIS VTLS 735" AND ALL MONUMENTATION FOUND IS AS NOTED.
8. 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.
9. 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.

LEGEND

	PROJECT BOUNDARY LINES
	PROPOSED BOUNDARY LINES
	BOUNDARY LINES TO BE DISSOLVED
	ABUTTING BOUNDARY LINES
	EASEMENT
	REBAR FOUND
	IRON PIPE FOUND
	REBAR SET
	FENO MARKER SET
	CALCULATED CORNER
	ABOVE GRADE
	BELOW GRADE
	NOW OR FORMERLY
	UTILITY POLE & OVERHEAD WIRES
	BARBED WIRE FENCE
	STONE WALL

SURVEY REFERENCES:

1. "STATE OF VERMONT OFFICE OF THE SECRETARY OF STATE, MONTPELIER, VERMONT. MAP OF BOUNDARY SURVEY, FAIRFIELD/BAKERSFIELD TOWN BOUNDARY" SHEETS 1-4, DATED MAY 23, 2006 BY CROSS CONSULTING ENGINEERS AND RECORDED IN THE TOWN OF FAIRFIELD MAP RECORDS MAP SLIDE # 122.
2. "SUBDIVISION MAP, THOMAS & MARGUERITE LAWYER" DATED 11/5/2001 BY BROOKS LAND SURVEYING AND RECORDED IN THE TOWN OF BAKERSFIELD MAP RECORDS MAP BOOK 5, PAGE 20.
3. "PLAN PREPARED FOR: DALE R. & REBECCA L. BURLINSON" DATED NOVEMBER 04, 2002 BY H.W. CHAFFEE, LS AND RECORDED IN THE TOWN OF FAIRFIELD MAP RECORDS
4. "PLAT OF SURVEY FOR DR. SINGER IN THE TOWN OF FAIRFIELD, VT." DATED SEPT. 1972 BY JOHN MARSH, LS AND RECORDED IN THE TOWN OF FAIRFIELD MAP RECORDS



ZONING DATA
DISTRICT: (VIL) VILLAGE

MINIMUM DISTRICT STANDARDS:
LOT SIZE = 1/4 ACRE
FRONTAGE = 60'
MINIMUM SETBACKS:
ROAD = 35'
SIDE = 5'
REAR = 5'

DISTRICT: (AGR) AGRICULTURAL

MINIMUM DISTRICT STANDARDS:
LOT SIZE = 2 ACRES
FRONTAGE = 200'
SETBACKS:
ROAD = 50'
SIDE = 20'
REAR = 20'

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. 735

PARCEL INFORMATION
OWNER: KIRT D. & HAROLD WESTCOM
VOL. 64, PG. 412
SPAN: 213-069-10885
PARCEL ID: 036-0262.000

PARCEL INFORMATION
OWNER: DAWN LEE HALE
VOL. 123, PG. 841
SPAN: 213-069-10883
PARCEL ID: 036-0264.000

RECEIVED FOR RECORD IN THE TOWN OF FAIRFIELD

THIS _____ DAY OF _____, 20____

MAP BOOK# _____ PAGE# _____ SLIDE# _____

AT _____ O'CLOCK _____ MINUTES _____ M

AND RECORDED IN FAIRFIELD, VERMONT

ATTEST _____
TOWN CLERK

DATE	DESCRIPTION	BY
3/16/2028	UPDATED FOR MONUMENTATION SET	MJG
	REVISIONS	

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Water & Wastewater
Environmental Consulting

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Montpelier, VT 05601
Telephone: (802) 483-2587

PROJECT NO. 25137

DATE: 08-12-2025

SCALE: 1" = 100'

SURVEY: SL, KO

DRAWN: AS

CHECKED: MG

DRAWING NO. PL-1

SHEET 1 OF 1