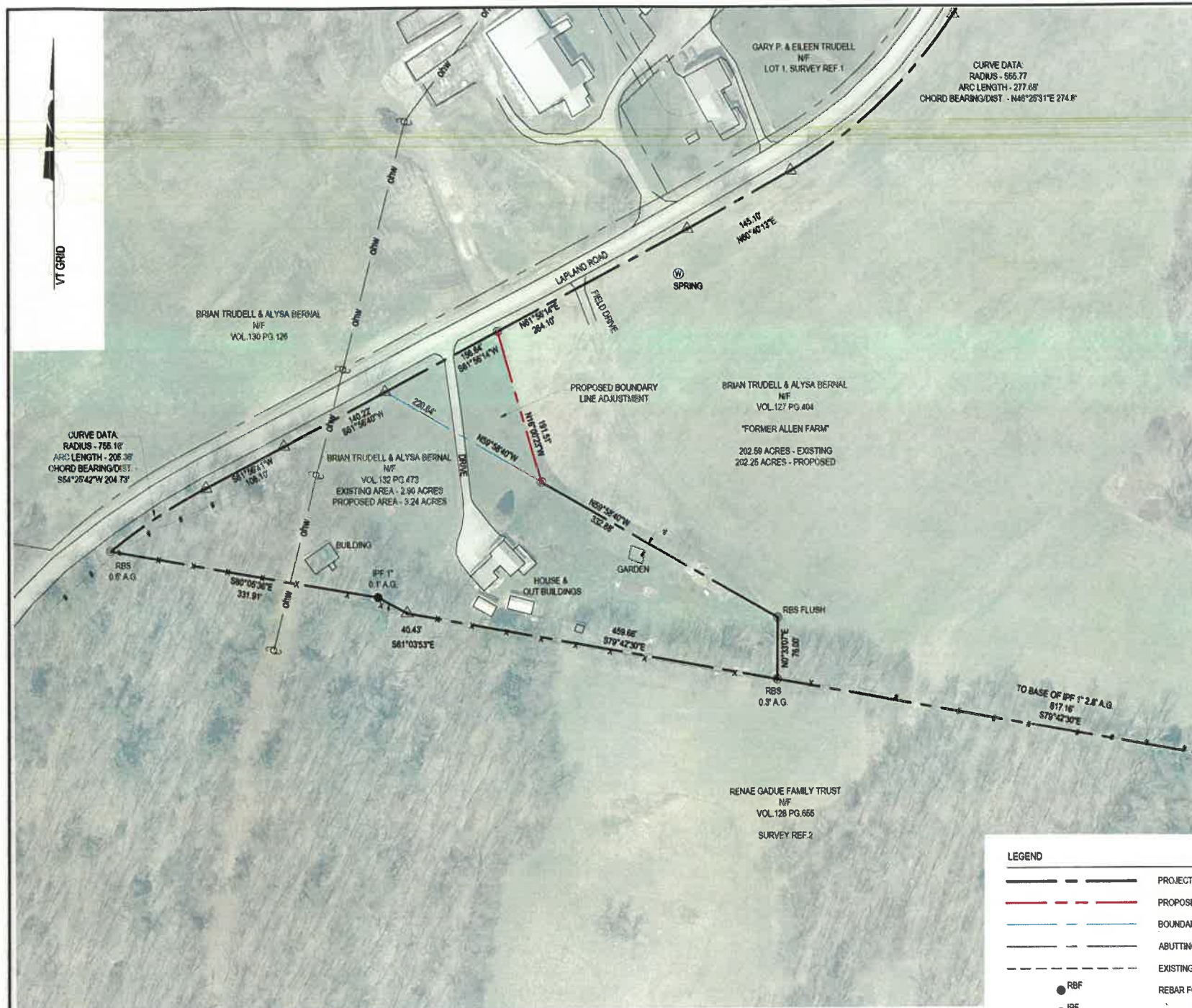




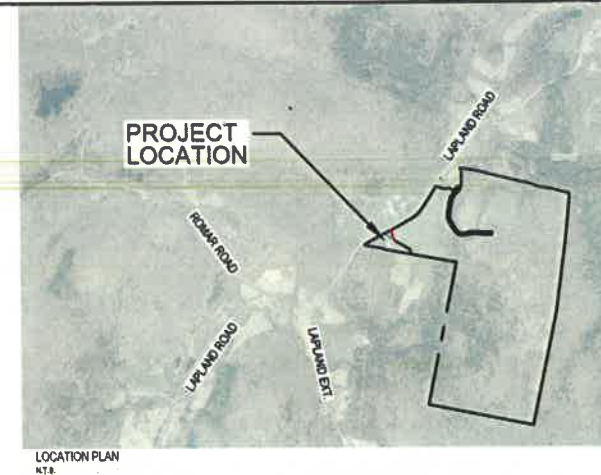
SURVEY REFERENCES:
1. "PLAN PREPARED FOR: GARY P. & EILEEN A. TRUDELL" DATED 9/29/2023 BY H.W. CHAFFEE SURVEYING AND RECORDED IN THE TOWN OF FAIRFIELD MAP RECORDS MAP SLIDE #27D.
2. "CARL E. AND DOROTHY R. ANDERSON, BOUNDARY SURVEY, FAIRFIELD, VT." DATED 2/11/1972 BY PALMER CO. AND RECORDED IN THE TOWN OF FAIRFIELD MAP RECORDS MAP SLIDE #8

ZONING DATA
DISTRICT: UPLANDS DISTRICT
MINIMUM DISTRICT STANDARDS:
LOT SIZE = 1 ACRE
FRONTAGE = 200'
SETBACKS:
ROAD = 50'
SIDE = NONE
REAR = NONE



LEGEND	
	PROJECT BOUNDARY LINES
	PROPOSED BOUNDARY LINE
	BOUNDARY LINE TO BE DISSOLVED
	ABUTTING BOUNDARY LINES
	EXISTING EASEMENT
	REBAR FOUND
	IRON PIPE FOUND
	REBAR SET
	CALCULATED CORNER
	ABOVE GRADE
	BELOW GRADE
	NOW OR FORMERLY
	UTILITY POLE & OVERHEAD WIRES
	BARBED WIRE FENCE
	EXISTING BLAZES FOUND

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 V.S.A. § 1403.
DATED THIS _____ DAY OF _____, 20____.
L.S. 132685



- SURVEY NOTES:**
1. BEARINGS SHOWN HEREON WERE GENERATED FROM SURVEY GRADE GPS READINGS COLLECTED WITH A TRIMBLE R12 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 COORS 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 MARCH-APRIL, 2026 USING A TRIMBLE 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 LAPLAND ROAD, TOWN HIGHWAY # 60, & STRATTON ROAD, TOWN HIGHWAY # 87, 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 ALEX SMITH LS 132685" 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.
 10. SPRING RIGHTS EXIST OVER LANDS OF TRUDELL IN FAVOR OF MITCHELL LIFE ESTATE, PER DEED BOOK 27 PG.355. ACTUAL WATERLINE NOT LOCATED.

THIS FINAL PLAT HAS BEEN APPROVED BY RESOLUTION OF THE _____ OF THE TOWN OF _____, VERMONT; THIS _____ DAY OF _____, 20____.
SUBJECT TO THE REQUIREMENTS AND CONDITIONS OF SAID RESOLUTION.
SIGNED THIS _____ DAY OF _____, 20____.
BY _____ CHAIR

RECEIVED FOR RECORD IN THE TOWN OF FAIRFIELD
THIS _____ DAY OF _____, 20____.
AT _____ BLOCK _____ MINUTES _____ M
AND RECORDED IN FAIRFIELD, VERMONT
ATTEST _____ TOWN CLERK

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

PARCEL INFORMATION
OWNER: BRIAN TRUDELL & ALYSA BERNAL
VOL. 127, PG. 404
SPAN: 213-099-10008
PARCEL ID: 067-0361.000
PARCEL INFORMATION
OWNER: BRIAN TRUDELL & ALYSA BERNAL
VOL. 132, PG. 473
SPAN: 213-099-10691
PARCEL ID: 050-1751.000

DATE	DESCRIPTION	BY
REVISIONS		
BARNARD & GERVAIS, LLC Land Surveying Water & Wastewater Environmental Consulting 107 Main Street, P.O. Box 100 Barnard, VT 05811 Telephone: (802) 531-5166 10521 VT Route 115, P.O. Box 110 Barnard, VT 05811 Telephone: (802) 482-0267		
PROJECT NO. 20032-A		DATE: 08-05-2026
SCALE: 1" = 100'		SURVEY: AS, SL, WF
DRAWN: AS		CHECKED: MG
DRAWING NO. PL-1		SHEET 1 OF 1

LANDS OF
BRIAN TRUDELL & ALYSA BERNAL
1751 LAPLAND RD, EAST FAIRFIELD, VERMONT
**BOUNDARY LINE
ADJUSTMENT SURVEY PLAT**
THESE PLANS WITH LATEST REVISIONS SHOULD ONLY BE USED FOR THE PURPOSE SHOWN BELOW.
☐ SKETCH/CONCEPT ☐ PRELIMINARY ☒ FINAL LOCAL REVIEW