



- CORNER LIST**
- CORNER 1:** Metal T-Stake recovered 2" below tree root.
 - CORNER 2:** 5/8" rebar set 4" above grade.
 - CORNER 3:** 5/8" rebar set 3" above grade.
 - CORNER 4:** 5/8" rebar set flush with grade.
 - CORNER 5:** 5/8" rebar set flush with grade.
 - CORNER 6:** 5/8" rebar set flush with grade.
 - CORNER 7:** 5/8" rebar set 10" above grade.
 - CORNER 8:** Metal T-Stake recovered leaning with a 2" reveal.
 - CORNER 9:** 4" X 4" concrete bound recovered leaning with a 5" reveal.
 - CORNER 10:** 3/8" rebar recovered 2" above grade.
 - CORNER 11:** 3/8" rebar recovered 4" below grade.
 - CORNER 12:** Metal T-Stake recovered 7" below grade.
 - CORNER 13:** Metal T-Stake recovered 6" above grade.

- GENERAL SURVEY NOTES**
- The purpose of this survey was to retrace the lines and monument the corners of the following parcels of land;
 - Lands deeded to Lucie Lehmann in Volume 480, Page 315 of the Town of Shelburne Land Records dated May 18, 2022.
 - Lands deeded to Deborah & John Harris in Volume 269, Page 257 of the Town of Shelburne Land Records dated April 24, 2002.
 - The following plats recovered within the Town of Shelburne Land Records were used in aid of this survey:
 - Plat entitled; "Revised Plan of Lake Shore Lots, George K. Hauck Located in Shelburne, VT.", prepared by Hoag & Associates, Inc. dated September, 1957 and is recorded as Map #413B.
 - Plat entitled; "Revised Plan of Lake Shore Lots, George K. Hauck Located in Shelburne, VT.", prepared by Hoag & Associates, Inc. dated September, 1957, revised February 28, 1958 and is recorded as Map #416B.
 - Plat entitled; "Planned Unit Development, DuBrul Family, LLC, 3326 Shelburne Road, Shelburne, Vermont", prepared by Scott D. Taylor, L.S. 488, dated November 6, 2012, revised December 7, 2012 and is recorded as Map #812A.
 - Plat entitled; "Planned Unit Development, DuBrul Family, LLC., 3326 Shelburne Road, Shelburne, Vermont", prepared by Mark A. Day, L.S. 732, dated November 6, 2012, last revised May 29, 2019 and is recorded as Map #896A.
 - Champlain Drive and Sheridan Court were determined to be private roadways and were created by the surveys noted in 2a and 2b and in Volume 43, Page 424 of the Town of Shelburne Land Records dated June 5, 1969. This survey established the locations of the sidelines of Champlain Drive and Sheridan Court from existing monumentation recovered on site and from information taken from the plats noted above.
 - The easterly shoreline of Lake Champlain depicted hereon is shown as approximate only and is based on digital LIDAR data.
 - Lands of Lehmann and lands of Harris may be subject to additional easements or right of ways of record not already depicted hereon.
 - The current water source and sewage service for the subject parcels are provided by municipal entities.
 - Unless otherwise noted, the physical location of underground utilities were not determined by this survey.
 - The information on this plat reflect conditions that were existing at the time of the survey both at the project location and in the land records of the Town of Shelburne from June to September, 2022.
 - Elevation contour lines depicted hereon are based on digital LIDAR data obtained from the Vermont Center for Geographic Information. Said elevation contours are shown at a 1 foot interval and are relative to the NAVD88 datum.
 - All distances depicted on this plat are at ground level. A combined factor of 1.00000344 should be used to convert to Vermont State Plane Coordinate Grid values.
 - Coordinates shown on this plat are relative to the Vermont State Plane Coordinate System and are given in U.S. Survey Foot values (NAD83 (2011), VT-4400, EPOCH:2010.0000). Coordinates were determined by rapid-static GPS observations made on site July 20, 2022 and were post processed using National Geodetic Survey OPUS-RS software.
 - The direction of this survey is oriented to Vermont Grid North (NAD83 (2011), VT-4400, EPOCH:2010.0000) as determined from rapid-static GPS observations made of site July 20, 2022.

THE INFORMATION ON THIS PLAT IS A COMPILATION AND REVIEW OF PERTINENT LAND RECORD INFORMATION, FIELD MEASUREMENTS, PAROL EVIDENCE AND OTHER STATE AND LOCAL DOCUMENTS. THIS PLAT IS IN ACCORDANCE WITH 27 V.S.A. 1403 AND CURRENT MEASUREMENT STANDARDS SET FORTH BY THE VERMONT BOARD OF LAND SURVEYORS. THIS PLAT IS ONLY VALID WITH MY ORIGINAL SEAL AND SIGNATURE.

BOUNDARY PLAT

Of Lands Owned by
LUCIE LEHMANN
and Lands Owned by
DEBORAH & JOHN HARRIS
 315 Champlain Drive & 110 Sheridan Court
 Town of Shelburne, County of Chittenden, State of Vermont

DATE: 19 SEP 2022	PROJECT: 2022-23.0	SCALE: 1" = 30'	SHEET 1 of 1
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