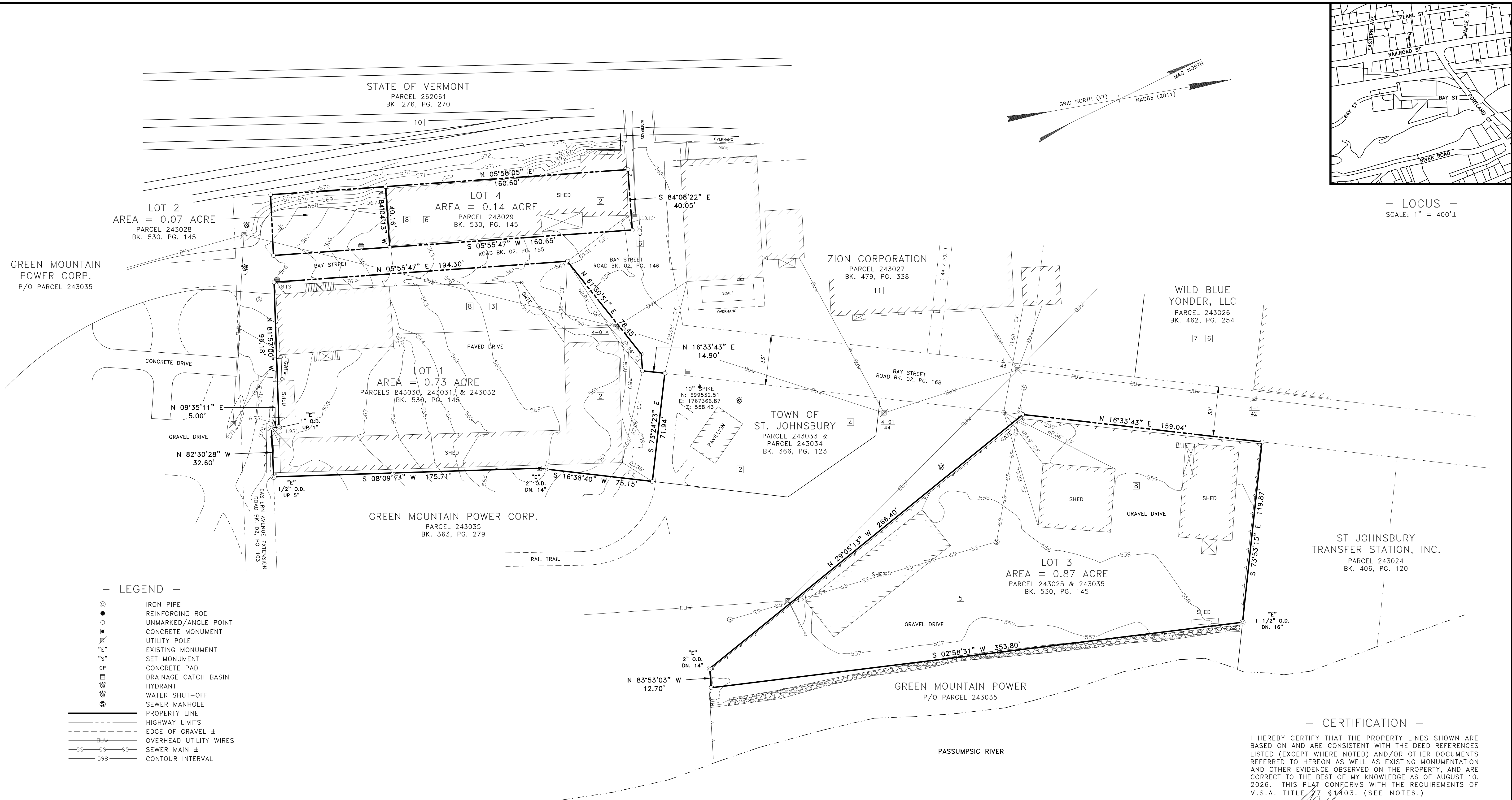




— LEGEND —

- IRON PIPE
- REINFORCING ROD
- UNMARKED/ANGLE POINT
- CONCRETE MONUMENT
- UTILITY POLE
- "E" EXISTING MONUMENT
- "S" SET MONUMENT
- CP CONCRETE PAD
- DRAINAGE CATCH BASIN
- HYDRANT
- WATER SHUT-OFF
- SEWER MANHOLE
- PROPERTY LINE
- HIGHWAY LIMITS
- EDGE OF GRAVEL ±
- OVERHEAD UTILITY WIRES
- SS-SS-SS SEWER MAIN ±
- 598 CONTOUR INTERVAL

— NOTES —

- THIS PLAT IS PREPARED FOR THE EXCLUSIVE USE OF TOWN OF ST. JOHNSBURY AND NO REPRESENTATIONS ARE MADE TO, OR ANY RELIANCE JUSTIFIED BY, ANY OTHER INDIVIDUAL OR ENTITY.
- THIS IS A CERTIFIED PLAT WHEN ACCOMPANIED BY AN ORIGINAL SIGNATURE, DATE AND REGISTERED SURVEYOR'S STAMP OF A TRULINE REPRESENTATIVE.
- NO ATTEMPT WAS MADE TO IDENTIFY OR LOCATE ANY UNRECORDED OR OBSCURED EASEMENTS AND/OR RIGHTS, OTHER THAN SHOWN, DURING THE COURSE OF THIS SURVEY.
- ALL EXISTING MONUMENTS AND SET MONUMENTS SHOWN ARE STABLE AND PLUMB UNLESS OTHERWISE NOTED.
- THE BEARINGS AND DISTANCES SHOWN ARE BASED ON VERMONT GRID COMPUTED FROM RTK GPS OBSERVATIONS MADE ON JUNE 12, 2026 WITH A TRIMBLE R10 UNIT. DIFFERENTIAL CORRECTIONS WERE APPLIED BY TRIMBLE RTX POST PROCESSING. DATUM UTILIZED IS NAD 83 (2011) EPOCH 2010.0, NAVD 88 (GEOID12B).

— ZONING INFORMATION —

MIXED USE - "MU"

MINIMUM LOT SIZE: 6,000 SQ. FT. (CLASS 1)
MINIMUM LOT FRONTAGE: 75 FT.
MINIMUM LOT DEPTH: N/A
MINIMUM SETBACKS: FRONT 15 SIDE 15 REAR 15
HEIGHT REGULATIONS: ALL STRUCTURES: 80 FT.

* BASED ON THE ZONING BY-LAWS FOR THE TOWN OF ST. JOHNSBURY, EFFECTIVE JULY 21, 2020.

— SURVEY MAP REFERENCE —

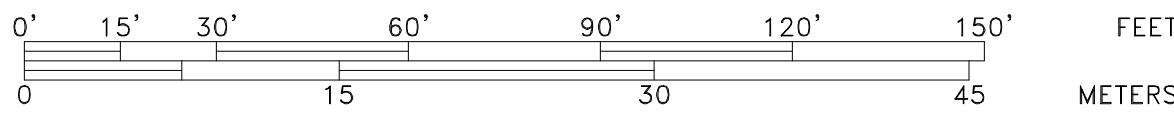
REFER TO A PLAN BY:
J. M. PERHAM FOR TWIN STATE GAS & ELECTRIC CO. DATED JUNE 1937 W/ TRULINE FILE NO. B47
J. M. PERHAM FOR M. J. CALDBECK CORP. DATED MAR. 1936 W/ TRULINE FILE NO. B48
J. M. PERHAM FOR M. J. CALDBECK CORP. DATED JULY 1924 W/ TRULINE FILE NO. B52
A. R. GELBAR FOR C.V.P.S. CORP. DATED DEC. 1975 MAP SLIDE 111A
A. R. GELBAR FOR C.V.P.S. CORP. DATED DEC. 1975 MAP SLIDE 136
J. M. PERHAM FOR M. J. CALDBECK CORP. DATED SEP. 1914 W/ TRULINE FILE NO. D9
TRULINE FOR NORTHEAST VERMONT DEV. ASSOC. DATED SEP. 1981 W/ FILE NO. C-5-180
TRULINE FOR ALLEN LUMBER CO., INC. DATED JUNE 1975 W/ FILE NO. F-1-162
R.O.W. & TRACK MAP FOR THE MAINE CENTRAL RAILROAD CO. SHEET V18/23
R.O.W. & TRACK MAP FOR THE CONN. & PASS. RIVERS RAILROAD CO. SHEET V43/61
TRULINE FOR DUFRESNE GROUP DATED FEB. 2022 W/ FILE NO. 22D-1-1736

— CERTIFICATION —

I HEREBY CERTIFY THAT THE PROPERTY LINES SHOWN ARE BASED ON AND ARE CONSISTENT WITH THE DEED REFERENCES LISTED (EXCEPT WHERE NOTED) AND/OR OTHER DOCUMENTS REFERRED TO HEREON AS WELL AS EXISTING MONUMENTATION AND OTHER EVIDENCE OBSERVED ON THE PROPERTY, AND ARE CORRECT TO THE BEST OF MY KNOWLEDGE AS OF AUGUST 10, 2026. THIS PLAT CONFORMS WITH THE REQUIREMENTS OF V.S.A. TITLE 27 §1403. (SEE NOTES.)

SIGNATURE

08/10/2026
DATE



PLAN PREPARED FOR
TOWN OF ST. JOHNSBURY
BAY STREET AREA
ST. JOHNSBURY, VT

LAND SURVEYORS	LAND PLANNERS	SCALE : 1" = 30'
Truline Land Surveyors, Inc.		SURVEY DATE : JUNE 2026
448 SUMMER ST., STE. 102 ST. JOHNSBURY, VT. 05819 Phone/Fax : (802) 748-3946 truline448@gmail.com		SURVEYED BY : C.W.W. / S.B.C.
		DRAFTED BY : S.B.C.
		CHECKED BY : S.B.C.
		PLOT DATE : 08/10/2026
		FILE NO. : 26D-1-2043

