

**TOWN OF DERBY ZONING BYLAW EFFECTIVE 4/20/2015**

COMMERCIAL ZONING DISTRICT:

class	Lot Area and Dimensions		Minimum Setbacks in Feet		
	lot area in sq. feet	lot width & length in feet	Measured from building to lot line		
1 & 3	20,000	100	front 25	side 10	rear 10
2	40,000	100	front 25	side 10	rear 10
		abutting a residential district	25	30	30

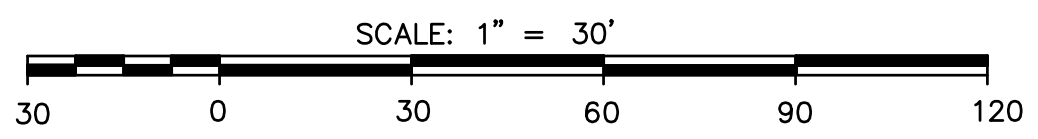
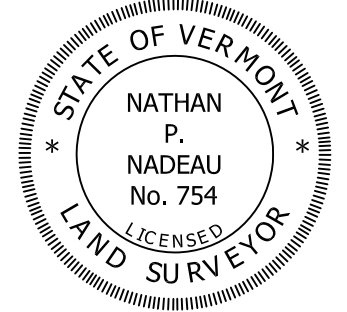
- LEGEND —**
- No. 5 REBAR w/BLAIS I.D. CAP — (SET, Previously)
  - ⊙ No. 5 REBAR w/HORIZONS I.D. CAP — (SET, 2015)
  - ⊕ HYDRANT
  - ⊗ SEWER MANHOLE
  - ⊙ UTILITY POLE
  - ⊗ DECIDUOUS TREE
  - ⊗ CONIFEROUS TREE
  - ⊕ CATCH BASIN
  - ☆ LIGHT POST
  - ⊙ CENTERLINE
  - Δ DELTA ANGLE
  - R RADIUS
  - L ARC LENGTH
  - OVERHEAD UTILITY WIRE(S)
  - CHAIN LINK FENCE
  - BUILDING SETBACK LINE (See Table)
  - POLYETHYLENE CULVERT

- NOTES —**
- BOUNDARY DIMENSIONS & PARCEL AREA DETERMINED DURING PREVIOUS BLAIS SURVEYS No. 285-88 DATED 11/23/1988, & No. 173-04 DATED 11/10/2004, LAST REVISED 12/13/2004, MAP SLIDE A-257 TOWN OF DERBY LAND RECORDS.
  - BEARINGS ARE ORIENTED TO MAGNETIC NORTH BASED ON A COMPASS READING ON THE CONTROL TRAVERSE TAKEN DURING A PREVIOUS SURVEY.

**— CERTIFICATION —**

TO DERBYWOOD, LLC, TO CHICAGO TITLE INSURANCE COMPANY, AND TO GLENS FALLS NATIONAL BANK & TRUST CO., ITS SUCCESSORS AND/OR ASSIGNS, THIS IS TO CERTIFY THAT THE ABOVE-GROUND AS-BUILT IMPROVEMENTS CURRENTLY EXIST ON THE PARCEL OF LAND ACQUIRED BY DERBYWOOD, LLC FROM TERRILL JUDD & TODD WILLIS IN A WARRANTY DEED DATED MARCH 8, 2005, AND RECORDED IN BK. 205, PGS. 192-193 OF THE TOWN OF DERBY LAND RECORDS, AND THE LOCATIONS OF THESE IMPROVEMENTS ARE BASED ON ELECTRONIC TOTAL STATION FIELD MEASUREMENTS TAKEN BY BLAIS SURVEYING COMPANY DURING THE MONTH OF DECEMBER, 2005 AND VERIFIED AND UPDATED IN THE MONTH OF OCTOBER OF 2015.

Nathan Nadeau, L.S. Date: October 20, 2015  
 Registration No. 754



**AS-BUILT SURVEY**  
 OF LAND LOCATED IN  
**DERBY, ORLEANS COUNTY, VERMONT**  
 BEING PROPERTY OF  
**DERBYWOOD, LLC**

SCALE: 1" = 30'  
 DATE: OCTOBER 20, 2015  
 SURVEYED: D.R., J.D.  
 DRAWN: D.R., J.D.