TOWN OF CHARLOTTE

APPLICATION

☐ SUBDIVISION AMENDMENT ☑ BOUNDARY ADJUSTMENT ☐ SKETCH

*Applicant: A complete application must be submitted to the Planning office before you will be given time on the Planning Commission agenda.

Owner of Record-Parcel #1
Name Christine Souliere + Caryn Waxman
Address 237 Lucy's Lane
Charlotte VT 05445
Phone (H) 802 425-5897 (W) 802 363-6148
Signature of owner [signature]
CHRISLUCYLANE@GMAIL.COM

Owner of Record-Parcel #2
Name Laura Lipton
Address 236 Lucy's Lane
Charlotte VT 05445
Phone (H) 802 425-6483 (W) 301 980-8635
Signature of owner [signature]

1. Location of Boundary Adjustment or Subdivision Amendment Between 237 and 236 Lucys Lane

2. Boundary Adjustment or Subdivision Amendment:

Property #1
Original Acreage 5.19
Proposed Acreage 6.19
Map 09 Block 02 Lot 05-1 Parcel ID 9-02-5-1

Property #2
Original Acreage 12.08
Proposed Acreage 11.08
Map 09 Block 02 Lot 06 Parcel ID 9-02-6

3. Part of Prior Subdivision? Yes ✓ **No** ____
If Yes: Date: 18 JAN 2001 Owner: GEORGE BURRILL

4. Reason for Boundary Adjustment or Subdivision Amendment:
To adjust the boundary line to better conform with the natural barrier of the ravine.

5. To Be Submitted With Application:
____ **If applicant is agent for owner, written authorization signed by owner must be filed with application**
✓ **Survey showing existing and proposed property lines and existing and proposed acreages**

6. Return to: **Charlotte Planning & Zoning Office**
P.O. Box 119
Charlotte, VT 05445

Office Use Only

Date Received **Application #:**

Meeting/Hearing Dates: **Sketch** ____

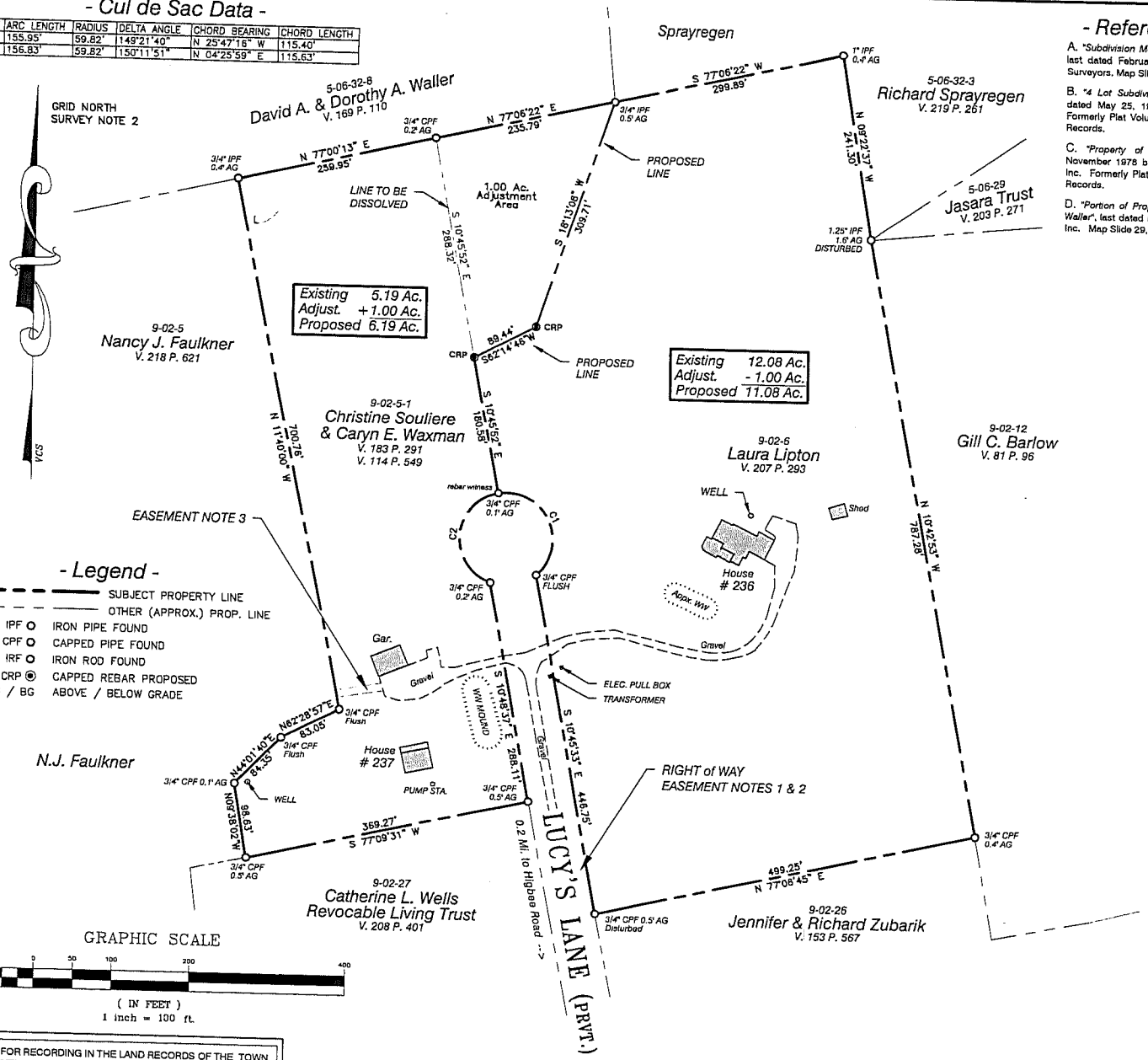
Boundary Adjustment ____

Subdivision Amendment ____

Fee Paid: ____

- Cul de Sac Data -

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	155.95'	59.82'	149°21'40"	N 25°47'15" W	115.40'
C2	156.83'	59.82'	150°11'51"	N 04°25'59" E	115.63'



- Legend -

- SUBJECT PROPERTY LINE
- OTHER (APPROX.) PROP. LINE
- IPF — IRON PIPE FOUND
- CPF — CAPPED PIPE FOUND
- IRF — IRON ROD FOUND
- CRP — CAPPED REBAR PROPOSED
- AG / BG — ABOVE / BELOW GRADE

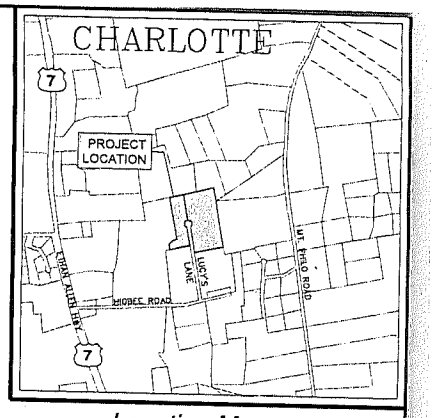
- Referenced Plats -

A. "Subdivision Modification - George C. Burrill", last dated February 15, 2001 by Vermont Land Surveyors. Map Slide 124, Charlotte Land Records.

B. "4 Lot Subdivision Plan for Roy G. Thorpe", dated May 25, 1978 by Palmer Company, Ltd. Formerly Plat Volume 3 Page 24, Charlotte Land Records.

C. "Property of Caroline Doane", last dated November 1978 by Civil Engineering Associates, Inc. Formerly Plat Vol. 3, Pg. 30, Charlotte Land Records.

D. "Portion of Property of David R. & Dorothy B. Waller", last dated March 1983 by Larose Surveys, Inc. Map Slide 29, Charlotte Land Records.



- Location Map -

Not to Scale

- Survey Notes -

1. Purpose of this survey and plat is to deplict. document and monument a proposed boundary adjustment between the two subject parcels of land, resuting in the conveyance of 1.00 acre of land from Lipton to Souliere and Waxman.t

2. Field survey was conducted during March 2016 utilizing an electronic total station instrument. Survey orientation shown is from "Grid North", Vermont Coordinate System of 1983 from our GPS observations on or adjacent to the site (Reference Frame NAD83 (2011, Epoch 2010)).

3. "Found" pipe markers are labeled with inside diameters. Rods found are labeled with outside diameters. Condition of markers is "good" unless otherwise shown. "Capped Rebar Proposed" (CRP) shall typically consist of 5/8" diameter steel reinforcing rods with aluminum caps stamped "Civil Engineering Assocs. - VT LS 597".

4. Lucy's Lane is a private road with a nominall right of way width of 60 feet. See "Easement Notes", below. Lucy's Lane connects with Higbee Road, a town highway.

5. Being outside the scope of this survey, CEA has undertaken no investigation whatsoever with respect to whether the property, and each component thereof, is in compliance with local, state or federal permits.

6. Any utilities shown do not purport to constitute or represent all utilities located upon or adjacent to the surveyed premises. Existing utility locations are approximate only. Buried utilities shown are depicted based solely upon surface indications. Actual locations may vary. Contact Dig Safe (888-344-7233) prior to any excavation.

- Easement Notes -

1. The Souliere - Waxman property is benefited by and subject to a non-exclusive easement and right of way for ingress and egress and for installation, maintenance, repair and replacement of utilities over, under and across Lucy's Lane off of Higbee Road as set forth in a deed from George C. Burrill, dated May 25, 2001 and recorded in Volume 116 at Page 318 of the Charlotte Land Records.

2. The Lipton property is benefited by a right of way "for all purposes" over the 60' wide "Lucy's Lane" right of way per deed dated June 24, 1992, recorded in Volume 70 at Page 370 of the Charlotte Land Records.

3. The Souliere - Waxman property may be subject to a non-exclusive easement and right of way for ingress and egress and installation and maintenance of a driveway and utilities across the "Woods Road" as shown on Reference Plat A. The easement is 60' in width per deed of George C. Burrill, dated March 19, 2001 and recorded in Volume 114 at Page 549 of the Charlotte Land Records.

RECEIVED FOR RECORDING IN THE LAND RECORDS OF THE TOWN OF CHARLOTTE, VERMONT, AT _____ O'CLOCK ON THE _____ DAY OF _____, 20____.

ATTEST: _____, TOWN CLERK

APPROVED BY RESOLUTION OF THE DEVELOPMENT REVIEW BOARD OF THE TOWN OF CHARLOTTE, VERMONT, ON THE _____ DAY OF _____, 20____, SUBJECT TO THE REQUIREMENTS AND CONDITIONS OF SAID RESOLUTION. SIGNED THIS _____ DAY OF _____, 20____.

BY _____, CHAIRPERSON

To the best of my knowledge and belief this plat depicts the results of a survey conducted by me as described in "Survey Notes" above, based upon our analysis of land records and evidence found in the field. Existing boundaries shown are in substantial conformance with the records, except as noted. This plat is in substantial compliance with 27 VSA 1403, "Recording of Land Plats". This statement valid only when accompanied by my original signature and seal.

Timothy R. Cowan — VT LS 597

Date	Ch'k'd	Revision

Drawn by	MAB	Date	APRIL 5, 2016
Checked by	JCB	Scale	1" = 100'
Approved by	TRC	Project No.	12270

Boundary Adjustment Between Lands of:

C. Souliere & C.E. Waxman and those of L. Lipton

236 & 237 Lucy's Lane, Charlotte, Vermont

CIVIL ENGINEERING ASSOCIATES, INC.
10 MANSFIELD VIEW LANE, SOUTH BURLINGTON, VT 05403
802-864-2323 FAX: 802-864-2271 web: www.cea-vt.com

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