

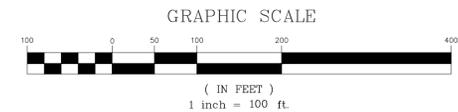
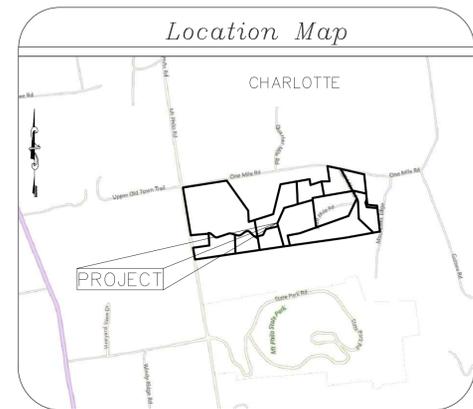
- TITLE SOURCE:** Charlotte Land Records
1. Michael I. Krasnow, Sumru Tekin-Krasnow, Edward J. Krasnow, Jane L. Krasnow and Susan L. Krasnow, Trustee of the Susan L. Krasnow Revocable Trust by quit claim deed to KR Properties, LLC, dated January 4, 2007, recorded in Book 166, Page 331 of the Charlotte Land Records.
 2. A plat entitled "Establishing a Common Boundary Line Between Edward & Jane Krasnow, Susan Krasnow, Michael & Sumru Tekin Krasnow, Charlotte, Vermont, scale 1" = 100," by T. Bass Land Surveys, Ltd., dated September 2005, recorded on Slide 148, Page 2 of the Charlotte Land Records.
 3. A plat entitled "Survey for E & G Associates, Charlotte, Vermont, scale 1" = 100," by T. Bass Land Surveys, dated November 1995, recorded on Slide 101 of the Charlotte Land Records.
 4. A plat entitled "Establishing a Common Boundary Line Between Michael Krasnow, Gerald Krasnow & Edward Krasnow, Charlotte, Vermont, scale 1" = 100," by T. Bass Land Surveys, dated September 1995, recorded on Slide 103 of the Charlotte Land Records.
 5. A plat entitled "Plat of Roussin Subdivision for Randy Roussin & Marlene Roussin, Charlotte, VT, scale 1" = 100," by John Marsh, dated April 24, 1987, recorded on Slide 58 of the Charlotte Land Records.
 6. A plat entitled "Mountains Edge Subdivision, Charlotte, Vermont, scale 1" = 100," by G. E. Bedard, Inc., dated Dec. 31, 1986, recorded on Slide 56 of the Charlotte Land Records.
 7. A plat entitled "Plat of Survey of the Neil Raymond Land for Gerald Krasnow, Charlotte, VT, scale 1" = 200," dated May 5, 1985, last revised September 24, 1985, recorded on Slide 43 of the Charlotte Land Records.
 8. A plat entitled "Portion of Property of Neil F. & Doris Raymond, Charlotte, VT, scale 1" = 100," by LaRose Surveys, Inc., dated February 7, 1981, recorded on Slide 22 of the Charlotte Land Records.

- REFERENCES:**
1. A plat entitled "Plat showing a Boundary Line Adjustment Between the Lands of Jeanne Yantz and Lands of Rex G. & Cynthia H. Bradley and Lands of KR Properties, LLC., Charlotte, Vermont, scale 1" = 50," by LaRose Surveys, P.C., dated September 13, 2010, recorded on Slide 177, Page 1 of the Charlotte Land Records.
 2. A plat entitled "Establishing a Common Boundary Line Between Edward & Jane Krasnow, Susan Krasnow, Michael & Sumru Tekin Krasnow, Charlotte, Vermont, scale 1" = 100," by T. Bass Land Surveys, Ltd., dated September 2005, recorded on Slide 148, Page 2 of the Charlotte Land Records.
 3. A plat entitled "Survey for E & G Associates, Charlotte, Vermont, scale 1" = 100," by T. Bass Land Surveys, dated November 1995, recorded on Slide 101 of the Charlotte Land Records.
 4. A plat entitled "Establishing a Common Boundary Line Between Michael Krasnow, Gerald Krasnow & Edward Krasnow, Charlotte, Vermont, scale 1" = 100," by T. Bass Land Surveys, dated September 1995, recorded on Slide 103 of the Charlotte Land Records.
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NOTES:

1. This map is based on the research of the Charlotte Land Records, physical evidence found and a total station traverse with a minimum positional tolerance precision ratio that meets the standards for suburban surveys, set by the Vermont State Administrative Rules of the Board of Land Surveyors, effective January 7, 2013, performed by Tyler Barnard, Scott J. Herring and Keith R. Van Iderstine between December 2014-??.
2. Except where otherwise noted, no attempt was made to identify and/or locate any easements or rights-of-way that may exist, either recorded or unrecorded. Mount Philo Road (Town Highway #35) and One Mile Road (Town Highway #27) rights-of-way are assumed to be 3 rods wide and centered on the traveled way.
3. This subdivision is subject to the provisions of the following permits:
Wastewater System and Potable Water Supply Permit pending.
Town Subdivision Permit #pending.
Construction General Permit #pending.
Operational Stormwater Permit #pending.
4. Bearings are based on Magnetic North as observed by McCain Consulting, Inc., on December 15, 2014.
5. Research by Keith R. Van Iderstine. Map by Scott J. Herring.

See Sheet 2 for Additional Notes



Line	Distance	Bearing	Line	Distance	Bearing																		
L1	25.01'	N 82°59'19" W	L97	213.98'	S 52°19'43" W	L111	122.40'	S 37°09'08" E	L124	115.00'	N 42°30'45" W	L137	36.95'	N 00°24'43" W	L150	34.34'	S 00°24'43" E	C32	24.54'	25.00'	S 65°16'34" E	23.57'	
L2	25.03'	S 82°54'35" E	L98	76.41'	S 58°24'21" W	L112	67.51'	N 86°35'59" E	L125	64.52'	N 27°31'58" W	L138	24.60'	N 89°35'17" E	C33	75.60'	125.00'	N 76°04'29" W	C34	68.61'	75.00'	S 84°57'25" E	66.24'
L3	31.35'	N 79°34'55" W	L99	206.51'	S 61°23'51" W	L113	50.07'	N 86°35'59" E	L126	98.32'	S 68°50'07" W	L139	134.04'	N 05°54'09" E	C35	153.26'	105.00'	N 69°20'55" W	C36	45.75'	175.00'	S 35°01'21" E	58.66'
L4	55.62'	N 84°31'24" E	L100	60.59'	S 73°00'38" W	L114	131.67'	N 86°35'59" E	L127	46.53'	N 58°44'57" W	L140	683.87'	N 57°04'04" W	C37	58.83'	225.00'	S 35°01'21" E	C38	80.28'	55.00'	N 69°20'55" W	73.34'
L8	13.58'	S 12°12'21" W	L101	29.47'	S 30°16'32" E	L115	136.68'	S 30°16'32" E	L128	90.15'	N 58°44'57" W	L141	91.02'	N 05°54'29" E	C39	114.35'	125.00'	S 84°57'25" E	C40	45.36'	75.00'	N 76°04'29" W	44.67'
L9	26.25'	N 13°30'19" E	L102	21.52'	S 88°17'57" E	L116	98.32'	N 68°50'07" E	L129	249.25'	S 86°35'59" W	L142	456.77'	N 12°52'57" E	C41	73.63'	75.00'	S 65°16'34" E	C42	44.07'	75.00'	S 65°16'34" E	70.71'
L10	33.69'	N 05°23'48" E	L103	55.26'	N 73°00'38" E	L117	64.52'	S 27°31'58" W	L130	120.23'	N 37°09'08" W	L143	55.47'	N 83°39'03" W	C43	75.60'	125.00'	S 84°57'25" E	C44	45.36'	75.00'	S 65°16'34" E	70.71'
L20	33.69'	N 05°23'48" E	L104	203.95'	N 61°23'51" E	L118	69.83'	S 05°23'48" E	L131	33.58'	N 42°07'10" W	L144	74.53'	S 06°20'57" W	C45	114.35'	125.00'	S 84°57'25" E	C46	45.36'	75.00'	S 65°16'34" E	70.71'
L21	9.49'	N 05°23'48" E	L105	74.83'	N 58°24'21" E	L119	28.77'	S 42°30'45" E	L132	82.07'	S 68°55'38" E	L145	10.28'	N 83°39'03" W	C47	45.36'	75.00'	S 65°16'34" E	C48	45.36'	75.00'	S 65°16'34" E	70.71'
L22	146.45'	N 88°17'57" W	L106	11.09'	N 52°19'43" E	L120	46.98'	N 52°19'43" E	L133	125.14'	S 79°15'56" E	L146	531.38'	S 12°52'57" W	C49	45.36'	75.00'	S 65°16'34" E	C50	45.36'	75.00'	S 65°16'34" E	70.71'
L23	138.23'	S 42°58'39" W	L107	175.51'	N 52°19'43" E	L121	75.25'	N 50°45'24" E	L134	136.59'	N 68°51'09" W	L147	693.89'	S 57°04'04" E	C51	45.36'	75.00'	S 65°16'34" E	C52	45.36'	75.00'	S 65°16'34" E	70.71'
L24	67.83'	N 89°01'41" W	L108	25.65'	N 52°19'43" E	L122	31.00'	N 12°32'17" E	L135	106.81'	S 40°17'21" W	L148	144.07'	S 05°54'09" W	C53	45.36'	75.00'	S 65°16'34" E	C54	45.36'	75.00'	S 65°16'34" E	70.71'
L25	54.94'	N 89°01'41" W	L109	52.70'	S 42°07'10" E	L123	30.83'	N 42°30'45" W	L136	52.09'	S 86°05'23" W	L149	5.28'	N 89°35'17" E	C55	45.36'	75.00'	S 65°16'34" E	C56	45.36'	75.00'	S 65°16'34" E	70.71'

Final Plan Approved by
Charlotte, VT Planning Commission

PRELIMINARY

CHARLOTTE, VT TOWN CLERK'S OFFICE
Received for record _____ A.D. 20____
at _____ o'clock _____ minutes _____ m.
and recorded _____
Attest: _____ Town Clerk

PRELIMINARY

Keith R. Van Iderstine, L.S. 719
This map complies with
27 VSA 1403 and 26 VSA 2596

SURVEY AND SUBDIVISION OF THE LANDS OF
KR Properties, LLC
Mount Philo, One Mile and Half Mile Roads Charlotte, Vermont

SCALE : 1" = 100'
PROJECT : Mc98027
DRAWING : 98027sv.DWG

McCain Consulting, Inc.
93 SOUTH MAIN STREET
WATERBURY, VERMONT 05676

DATE: 2016 SHEET 1 OF 2