---- NOTES ----

Bearings and distances of the Thomas & Zoe Williams boundary lines are plotted from a Survey Plat entitled "Final Plat - Subdivision Modification Between Properties of Joseph and Cindy Copobianco & Thomas W. Jr. and Zoe Williams", prepared by Stuart J. Morrow and dated September, 2010 and recorded on December 3, 2010 in Map Slide 170, Map #1 of the Charlotte Land Records.

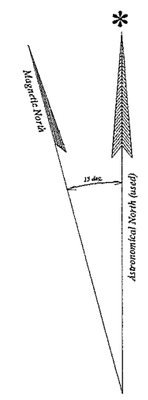
This plan establishes the new lot lines defining Lot 2A and confirms the acreage contained therein by independant resurvey of the involved boundary line segments. The remainder of the former Williams property, the balance of Lot 2, is depicted as shown on the above mentioned survey by Stuart J. Morrow on file at Map Slide 170, Map #1.

Deed References: Vol. 205, Page 326-327 Peoples United Bank to KyToad, LLC
Vol. 205, Page 330-331 Williams to KYTOAD, LLC
Vol. 205, Page 185 Confirmation Order
Vol. 192, Page 352-353 Copobianco to Williams
Vol. 123, Page 355-357 Copobianco to Williams
Map Slide 108
Map Slide 117

Subject to access, utility and water easements of record.

Subject to conditions of Wastewater System and Potable Water Supply Permit WW-4-2249 and any revisions thereto.

Lot acreages shown have been reduced to reflect the new Route 7 right-of-way limit asserted to by the State of Vermont as shown on plans filed with the Charlotte Town Clerk entitled "Charlotte - F EOC 019-4(26) - Page 32-34 of 132". This adjustment reduced the original Williams Lot by 0.09 Acres.



OWNER: KYTOAD, LLC
53 Lucy's Lane
Charlotte, Vt. 05445

APPLICANT: Zoe Williams
3825 Ethan Allen Hwy
Charlotte, Vt. 05445

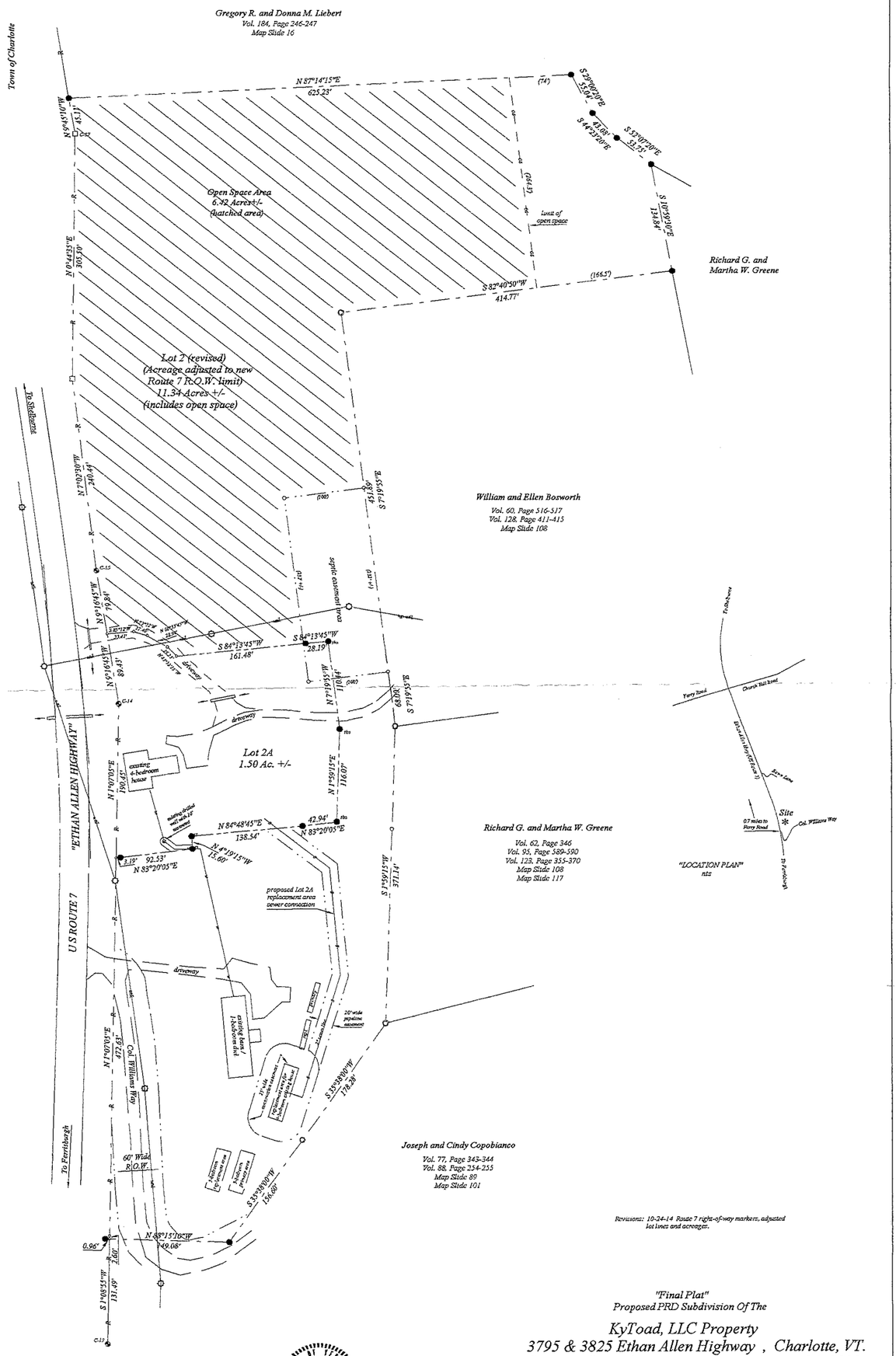
Kytoad LLC Acreage & Density Details:

Total pre-subdivision acreage is 12.84 Acres.
Proposed "Open Space" is 6.42 Acres.
Proposed new Lot 2A is 1.50 Acres.
Remainder of Lot 2 is 11.34 Acres.

Zoning District: Rural District (RUR)

Minimum Lot Area: 5 acres
Minimum Density: 5 acres per unit or use
Minimum frontage: 300 feet
Minimum front setback: 100 feet from Route 7
Minimum yard setback: 50 feet

Waivers requested:
Lot 2A acreage reduction of 3.50 Acres.
Lot 2A frontage reduction of 20.12 feet.



Revisions: 10-24-14 Route 7 rights-of-way markers, adjusted lot lines and acreages.

---- Legend ----

- EXISTING BOUNDARY LINES
- PROPOSED NEW LOT LINE
- EDGE OF GRAVEL SURFACE
- HIGHWAY ROW LIMIT
- ALUMINUM R.O.W. MARKER
- IRON PIPE FOUND
- REBAR FOUND
- REBAR TO BE SET
- CALCULATED POINT
- CONCRETE MONUMENT
- OVERHEAD UTILITY LINES
- EASEMENT LIMIT
- OPEN SPACE LIMIT
- WATERLINE
- SEWER LINE

"CERTIFICATION"

I HEREBY CERTIFY THAT THE INFORMATION SHOWN HEREON IS BASED ON AN ACTUAL GROUND SURVEY AND THAT THE SURVEY DATA PRESENTED HAS BEEN COMPILED FROM PERTINENT DEEDS, OFFICIAL RECORDS, EXISTING FIELD EVIDENCE AND INFORMATION OBTAINED FROM THE OWNER. THE PLAT CONFORMS WITH ALL THE REQUIREMENTS OF 27 V.S.A. SEC. 1403.

STATE OF VERMONT
GEORGE E. BEDARD JR.
NO. 9175
REGISTERED
LAND SURVEYOR

"Final Plat"
Proposed PRD Subdivision Of The

KyToad, LLC Property
3795 & 3825 Ethan Allen Highway , Charlotte, VT.

Scale - 1" = 60' August 14, 2013

60' 0 60' 120' 180' 240' 300'

— BY —

G. E. Bedard, Inc. — Hinesburg, VT.