

NOTICE OF RECORDING

WHEREAS, on May 3, 2001, the Town of Charlotte Planning Commission granted final plat approval of a Subdivision Modification and Amendment application concerning certain lands and premises depicted on a plat entitled "Plouffe Farm Subdivision, Gregg & Elizabeth Beldock, Plouffe Lane, Charlotte, Vermont," prepared by William A. Robenstein, dated April 22, 1997, and last revised March 14, 2001 (the "Revised Plat of Survey");

WHEREAS, the application, made by Gregg Beldock and Elizabeth Beldock, requested that the Plouffe Farm Subdivision be amended so that Lot 3A and Lot 3B as shown on the Revised Plat of Survey be subdivided from another lot (Lot 6) in the Subdivision and, as subdivided, be merged into and combined with Lot 2 (as to Lot 3A) and Lot 4 (as to Lot 3B) of the Subdivision as shown on the Revised Plat of Survey ;

WHEREAS, the Planning Commission approval was dated May 3, 2001, and the Findings of Fact and Decision regarding the approval was signed by the chairperson of the Charlotte Planning Commission on September 20, 2001;

WHEREAS, the approval was not appealed, has become final, and is recorded at Book 119, Pages 379-80 of the Town of Charlotte Land Records;

WHEREAS, said Revised Plat of Survey was never recorded in the Town of Charlotte Land Records;

WHEREAS, 24 V.S.A. §4463(b) requires an approved plat be recorded in the office of the Town Clerk within 180 days of approval by the appropriate municipal panel;

WHEREAS, the current owners of Lot 3A and Lot 3B as depicted on the Revised Plat of Survey are Randolph C. Frantz and Mary Page Frantz (the "Frantzes"), who acquired those Lots by the following Deeds:

- A. Warranty Deed from Gregg H. Beldock and Elizabeth Beldock to Randolph C. Frantz and Mary Page Frantz dated February 16, 2001 and of record at Book 115, Pages 38-41 of the Charlotte Land Records, which omitted reference to the Revised Plat of Survey; and
- B. Corrective Warranty Deed from Gregg H. Beldock and Elizabeth Beldock to Randolph C. Frantz and Mary Page Frantz dated February 19, 2015 and of record at Book 217, Pages 43-47 of the Charlotte Land Records, which makes reference to the Revised Plat of Survey and the approval of the Charlotte Planning Commission of the Subdivision Modification and Amendment;

WHEREAS, the Frantzes now wish to record the Revised Plat of Survey in Charlotte Land Records;

WHEREAS, the Frantzes have requested that the Planning Commission re-approve the Revised Plat of Survey in a legally sufficient manner;

NOW, THEREFORE, NOTICE IS HEREBY GIVEN that: (i) on April ____, 2015, the Town of Charlotte Planning Commission voted unanimously to re-approve, ratify and confirm the Revised Plat of Survey; (ii) the Revised Plat of Survey to be recorded has been endorsed by signature of the chair of the Planning Commission, as required by, and so as to satisfy the requirements of, 24 V.S.A. § 4463(b); and (iii) the Lots depicted on said Revised Plat of Survey have been and shall continue to be subject to all of the conditions and restrictions contained in the final plat approval and in the original approval of the Plouffe Farm Subdivision, which conditions and restrictions shall run with said land and be binding upon the current owners

thereof and their respective successors, heirs, and assigns, unless and until modified or removed by the Town of Charlotte Planning Commission.

DATED as Charlotte, Vermont, this ___ day of April, 2015.

TOWN OF CHARLOTTE
PLANNING COMMISSION

Chair

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