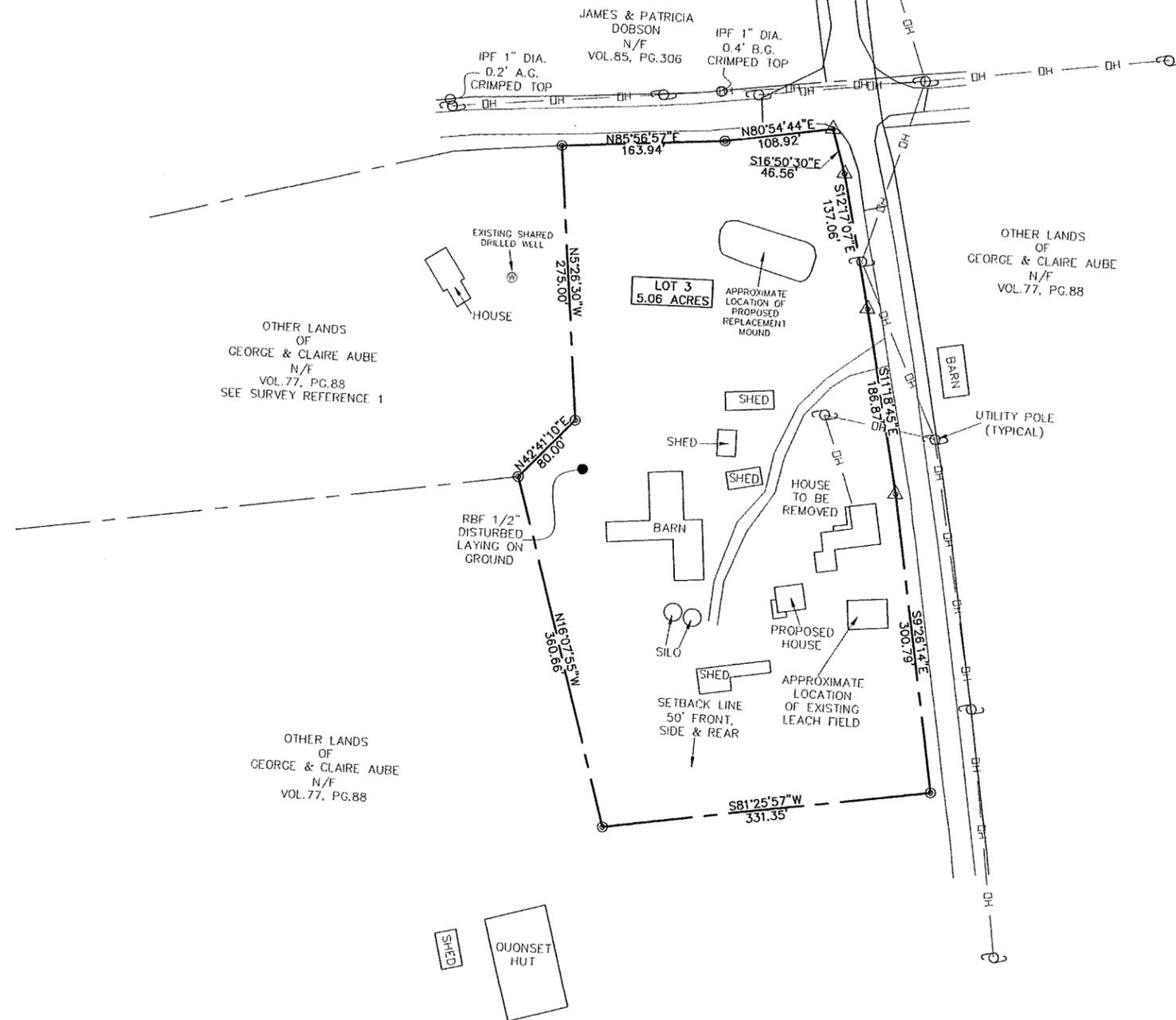


VT GRID



- SURVEY NOTES:**
1. BEARINGS SHOWN HEREON WERE GENERATED FROM SURVEY GRADE GPS READINGS COLLECTED WITH A LEICA GS15 GPS RECEIVER ON RANDOM CONTROL POINTS AND ADJUSTED TO VT GRID NAD83 (CORS96) USING RALE TIME KINEMATICS (RTK) WITH CORRECTIONS FROM CORS STATION (VTUV).
 2. NO ATTEMPT HAS BEEN MADE TO LOCATE OR IDENTIFY ANY EASEMENTS OR RIGHTS OF WAYS UNLESS OTHERWISE SHOWN ON THIS PLAN.
 3. A CLOSED TRAVERSE SURVEY WAS COMPLETED IN FEBRUARY, 2015 USING A TRIMBLE TOTAL STATION. THE RESULTING ERROR MEET OR EXCEED THE MINIMUM REQUIRED ERROR FOR A SUBURBAN SURVEY AS ESTABLISHED BY THE VERMONT BOARD OF LAND SURVEYORS.
 4. ALL EVIDENCE OF MONUMENTATION FOUND ON THE SURVEYED PREMISES ARE SHOWN HEREON. MONUMENTATION FOUND IS CONSIDERED TO BE IN GOOD AND STABLE CONDITION UNLESS OTHERWISE NOTED.
 5. THE RIGHT OF WAY WIDTH FOR CARPENTER RD., & DORSET STREET, OF 3 RODS (49.5') IS BASED ON PREVIOUS SURVEYS OF RECORD. MONUMENTATION FOUND, THE TRAVELED WAY AND VERMONT STATE STATUTE.
 6. ALL AREA CALCULATIONS ARE BASED ON THE EDGE OF THE RIGHTS OF WAY OF SAID ROAD AND NOT THE CENTERLINE THEREOF.
 7. ALL REBARS SET ARE 5/8" WITH A CAP STAMPED M GERVAYS VTLS 735 AND ALL MONUMENTATION FOUND IS AS NOTED.
 8. UNAUTHORIZED ALTERATIONS AND/OR MODIFICATIONS TO THIS PLAN SHALL INVALIDATE ANY AND ALL CERTIFICATIONS MADE BY NORTHERN LAND SURVEYING, LLC. AND FURTHER ANY PARTIES INVOLVED IN SAID ALTERATIONS AND/OR MODIFICATIONS SHALL BE HELD LIABLE AND MAY BE PROSECUTED IN A COURT OF LAW.

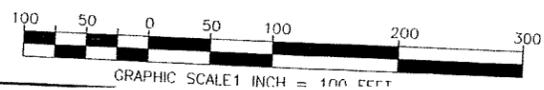
LEGEND

---	PROJECT BOUNDARY LINES
---	ABUTTING BOUNDARY LINES
N/F	NOW OR FORMERLY
⊙	REBAR SET
●	REBAR FOUND
○	IRON PIPE FOUND
— OH — OH —	OVER HEAD WIRES
A.G.	ABOVE GRADE
B.G.	BELOW GRADE
△	CALCULATED CORNER

- SURVEY NOTES:**
1. PORTION OF ALMA ST. GEORGE PROPERTY, DORSET STREET EXT. CHARLOTTE, VT, NOT ON RECORD," BY WARREN ROBSTENIEN, L.S. VT REG #48, DATED MAY '76, AND RECORDED IN THE TOWN OF CHARLOTTE LAND RECORDS ON SLIDE 16.
 2. "PLAT OF SUBDIVISION, ESTATE OF ROLAND AUBE, CARPENTER ROAD, CHARLOTTE, VERMONT," BY A.W. HARRIS & ASSOCIATES REGISTERED LAND SURVEYORS, HINESBURG, VERMONT, DATED 3/5/92, AND RECORDED IN THE CHARLOTTE LAND RECORDS ON SLIDE 98.
 3. "LANDS OF GEORGE & CLAIRE AUBE, DORSET STREET, CHARLOTTE, VT, 2-LOT SUBDIVISION PLAT," BY NORTHERN LAND SURVEYING LLC., DATED 7-19-2013, AND RECORDED IN THE TOWN OF CHARLOTTE LAND RECORDS ON SLIDE 185.

OWNER
 GEORGE & CLAIRE AUBE
 1052 CARPENTER RD.
 CHARLOTTE, VT 05445
 VOL. 77, PG. 88

I CERTIFY THAT TO THE BEST OF MY KNOWLEDGE, THIS PLAN IS BASED ON INFORMATION ABSTRACTED FROM PERTINENT DEEDS AND/OR OTHER OFFICIAL RECORDS AND CONFORMS WITH THE REQUIREMENTS OF 27 VSA & 1403.
 DATED THIS 25th DAY OF May, 2015.
Nicholas J. Gervais
 L.S. 735



RECEIVED FOR RECORD IN THE TOWN OF CHARLOTTE
 _____, 2015 MAP BOOK# _____ PG.# _____
 AT _____ O'CLOCK _____ MINUTES _____ M
 AND RECORDED IN CHARLOTTE, VERMONT
 ATTEST _____ TOWN CLERK



DATE	DESCRIPTION	BY
REVISIONS		
THESE PLANS WITH LATEST REVISIONS SHOULD ONLY BE USED FOR THE PURPOSE SHOWN BELOW:		
<input type="checkbox"/>	SKETCH/CONCEPT	
<input type="checkbox"/>	PRELIMINARY	
<input checked="" type="checkbox"/>	FINAL LOCAL REVIEW	
LANDS OF GEORGE & CLAIRE AUBE		PROJECT NO. 15019
DORSET ST. & CARPENTER RD., CHARLOTTE, VERMONT		SURVEY RJPB/MJG
2-LOT SUBDIVISION PLAT		DESIGN MJG/RJPB
NORTHERN LAND SURVEYING LLC		DRAWN MJG/RJPB
		CHECKED MJG/RJPB
		DATE 3-2-2015
		SCALE 1" = 100'