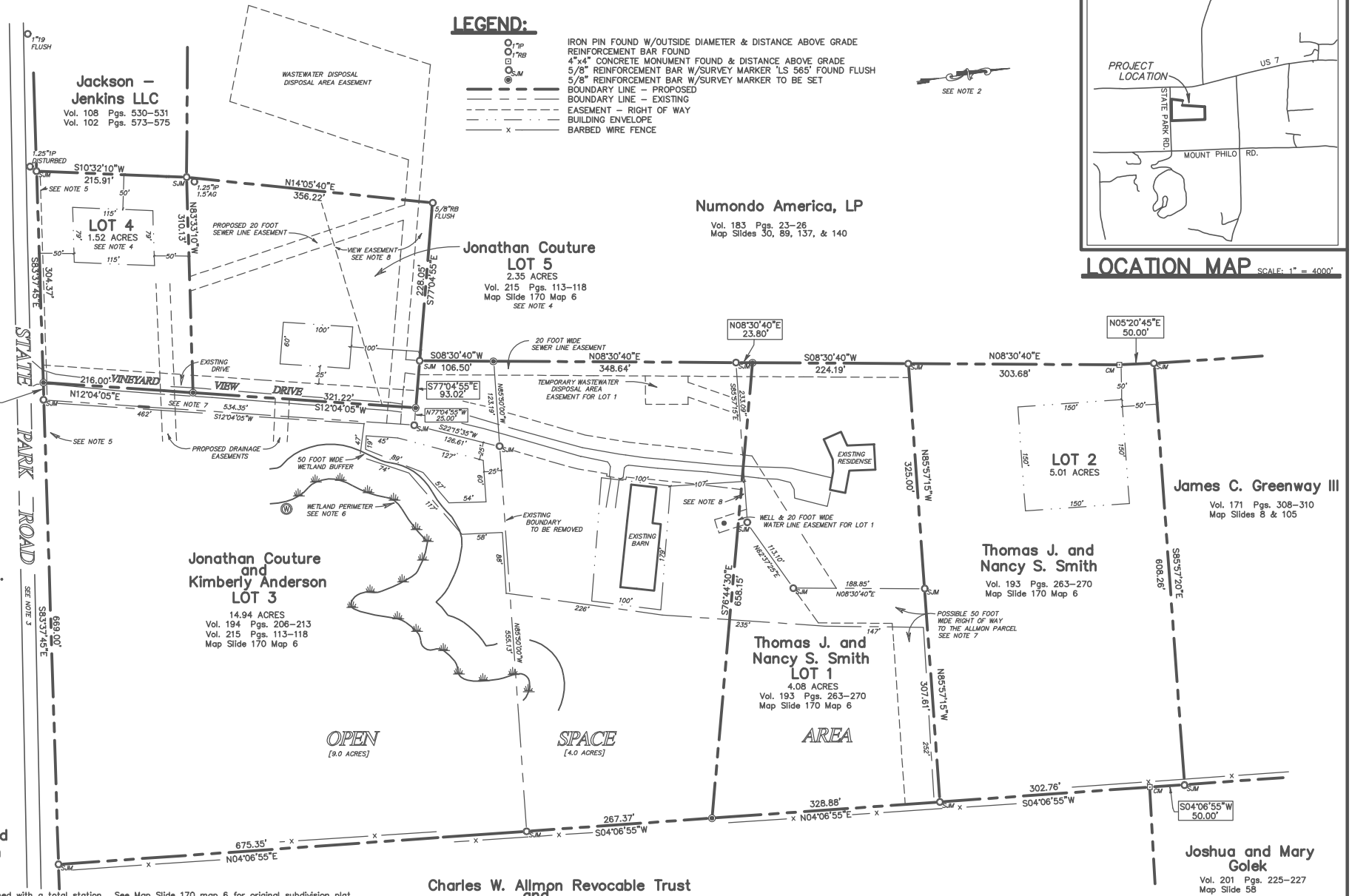
LEGEND:

- IRON PIN FOUND W/OUTSIDE DIAMETER & DISTANCE ABOVE GRADE
- REINFORCEMENT BAR FOUND
- 4"x4" CONCRETE MONUMENT FOUND & DISTANCE ABOVE GRADE
- 5/8" REINFORCEMENT BAR W/SURVEY MARKER 'LS 565' FOUND FLUSH
- 5/8" REINFORCEMENT BAR W/SURVEY MARKER TO BE SET
- BOUNDARY LINE – PROPOSED
- BOUNDARY LINE – EXISTING
- EASEMENT – RIGHT OF WAY
- BUILDING ENVELOPE
- BARBED WIRE FENCE



LOCATION MAP

SCALE: 1" = 4000'

NOTES:

1. The boundary survey was performed with a total station. See Map Slide 170 map 6 for original subdivision plat.
2. The bearings are referenced to magnetic north with a declination of +/– 15 degrees west.
3. State Park Road has a 49.5 foot wide right of way, reference Town Proceedings Volume 4 pages 123–125. The right of way was determined from the traveled portion of the road.
4. The proposed Lots 6 and 7 were part of the origiani Lot 5 and is in the name of Jonathan Couture, reference Volume 215 pages 113–118 and Map Slide 170 map 6.
5. The foot wide trail easement adjacent to State Park Road on Lots 6 and 7 and a twenty foot wide trail easement on Lot 4 is to Town of Charlotte, refence Volume 191 pages 550–554. The Lot 4 easement is to be sited within 100 feet of the southerly boundary of lot 4 as needed to obtain permits to cross Kimball Brook and adjacent wetlands, the location of which has not been determined.
6. The wetland delineation is based on field markings by others.
7. Vineyard View Drive is a shared right of way to the southerly boundary of Lot 1. The right of way across the southeasterly boundary of Lot 1 and the northwesterly boundary of Lot 3 is for the driveway and utility access for Lot 2 and possibly the Allmon parcel, and the right of way across the northerly boundary of Lot 3 is a possible right of way and utility easement to the Allmon parcel. Reference Volume 193 pages 263–270.
8. There is to be a view easement to benifit Lot 3 over Lot 5.

Subdivision approval by resolution of the Planning Commission, Charlotte, Vermont, on the ___ day of _____, 20_____, subject to all requirements and conditions of said resolution.

_____
Chairperson

CHARLOTTE TOWN CLERK'S OFFICE
RECEIVED FOR RECORD

This _____ day of _____ A.D. 20___
at _____o'clock _____minutes ___m and
recorded in map slide _____map no. _____

Attest _____ Town Clerk

I CERTIFY THAT THIS PLAT IS BASED ON RECORD RESEARCH, FIELD MEASUREMENTS AND EVIDENCE, AND OTHER PERTINENT INFORMATION. THE PLAT COMPLIES WITH THE REQUIREMENTS OF V.S.A. 27 SECTION 1403 AND CONFORMS WITH THE STATE STANDARDS FOR THE PRACTICE OF LAND SURVEYING. THIS PLAT WAS PRODUCED ON AN INK JET PLOTTER.

STUART J. MORROW L.L.S. 565

100 80 60 40 20 0 50 100 200 300 400

PRELIMINARY PLAT
MAJOR SUBDIVISION MODIFICATION
WINDEVER FARM

PROPERTIES OF

Jonathan Couture, Kimberly Anderson and Thomas J. and Nancy S. Smith

173 State Park Road
CHARLOTTE, VERMONT

Date: April 2015
Scale: 1" = 100'
Project No.: 14121

PREPARED BY
STUART J. MORROW
Consulting Land Surveyor
Shelburne, Vermont
802–985–8809