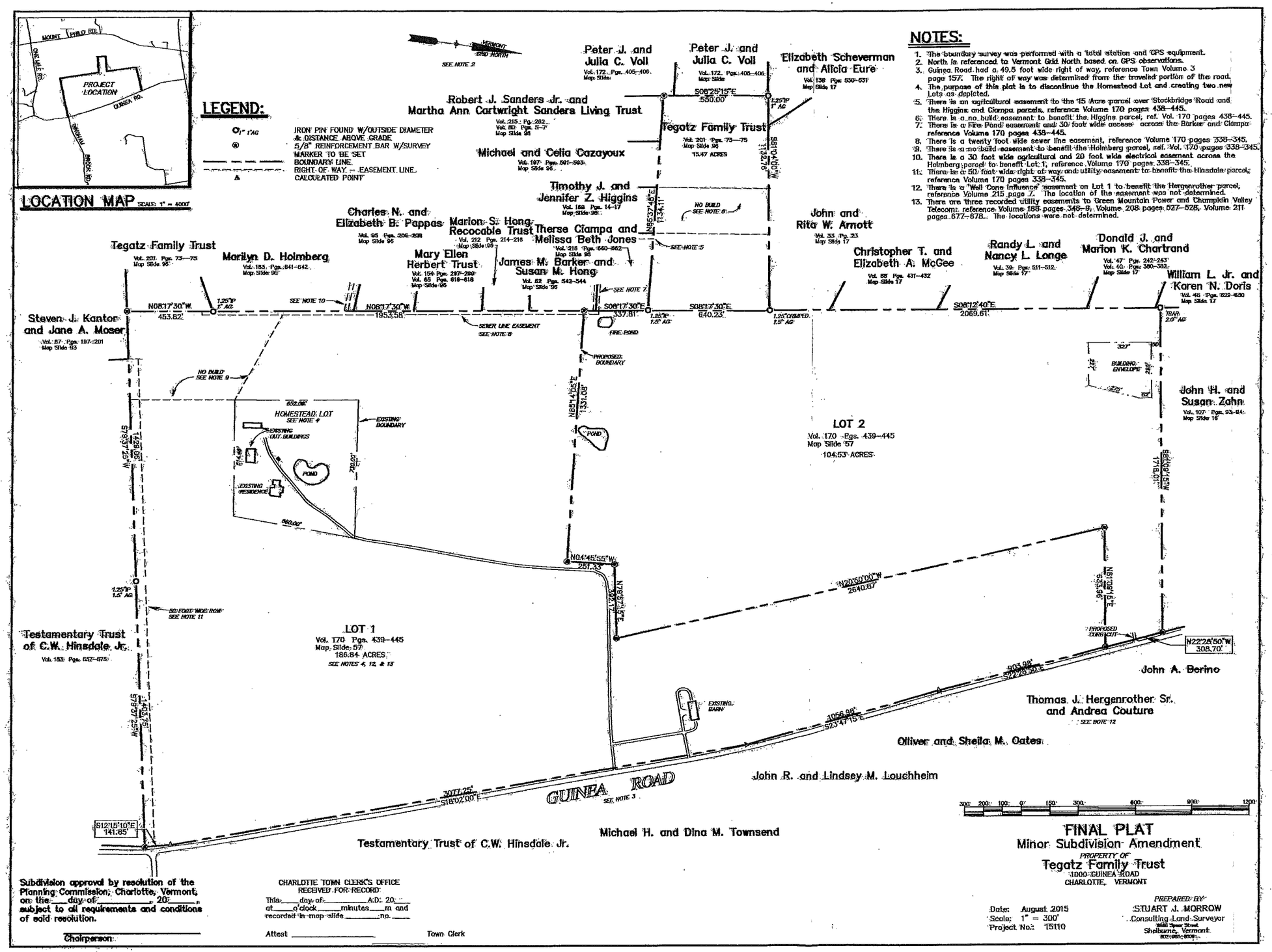


NOTES:

1. The boundary survey was performed with a total station and GPS equipment.
2. North is referenced to Vermont Grid North based on GPS observations.
3. Guinea Road had a 49.5 foot wide right of way, reference Town Volume 3 page 157. The right of way was determined from the traveled portion of the road.
4. The purpose of this plat is to discontinue the Homestead Lot and creating two new Lots as depicted.
5. There is an agricultural easement to the 15 Acre parcel over Stockbridge Road and the Higgins and Ciampa parcels, reference Volume 170 pages 438-445.
6. There is a no build easement to benefit the Higgins parcel, ref. Vol. 170 pages 438-445.
7. There is a Fire Pond easement and 30 foot wide access across the Barker and Ciampa reference Volume 170 pages 438-445.
8. There is a twenty foot wide sewer line easement, reference Volume 170 pages 338-345.
9. There is a no build easement to benefit the Holmberg parcel, ref. Vol. 170 pages 338-345.
10. There is a 30 foot wide agricultural and 20 foot wide electrical easement across the Holmberg parcel to benefit Lot 1, reference Volume 170 pages 338-345.
11. There is a 50 foot wide right of way and utility easement to benefit the Hinsdale parcel, reference Volume 170 pages 338-345.
12. There is a "Well Cone Influence" easement on Lot 1 to benefit the Hergenrother parcel, reference Volume 215 page 7. The location of the easement was not determined.
13. There are three recorded utility easements to Green Mountain Power and Champlain Valley Telecom: reference Volume 188 pages 348-9, Volume 208 pages 527-528, Volume 211 pages 677-678. The locations were not determined.

FINAL PLAT

Minor Subdivision Amendment

PROPERTY OF

Tegatz Family Trust

1000 GUINEA ROAD

CHARLOTTE, VERMONT

Date: August 2015
Scale: 1" = 300'
Project No.: 15110

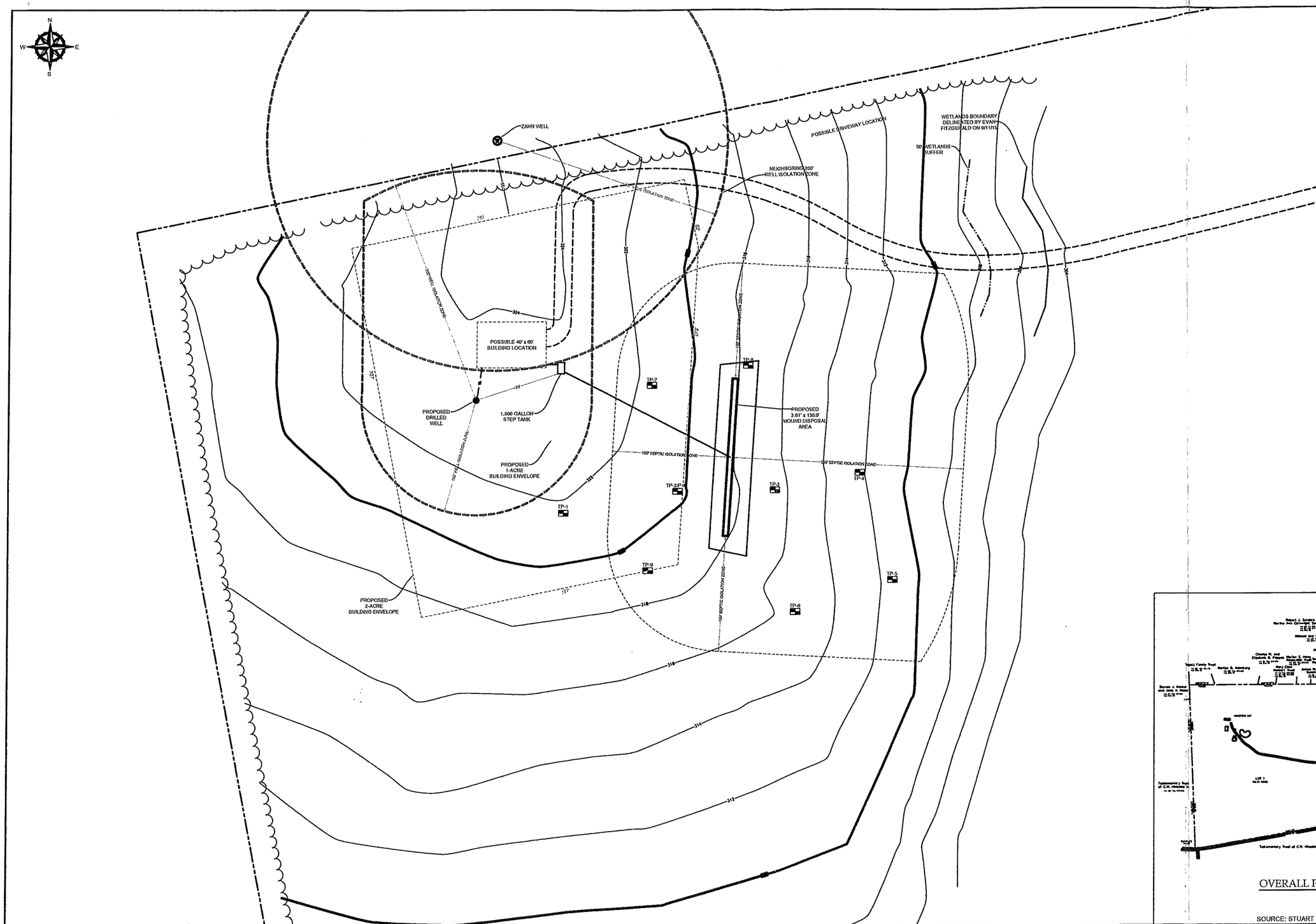
PREPARED BY:
STUART J. MORROW
Consulting Land Surveyor
Shelburne, Vermont

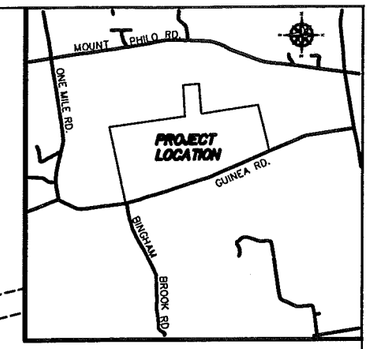
Subdivision approval by resolution of the Planning Commission, Charlotte, Vermont, on the ____ day of _____, 20____, subject to all requirements and conditions of said resolution.

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 ____ no. ____

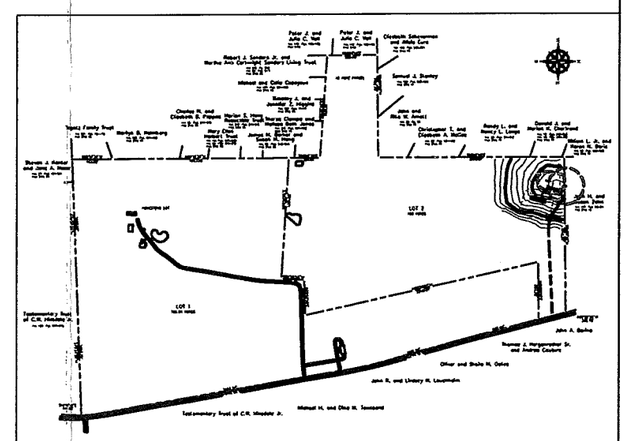
Attest _____ Town Clerk





GENERAL LOCATION MAP

SCALE: 1"=4,000'±



OVERALL PROPERTY DIMENSIONS

SCALE: 1"=200'

SOURCE: STUART MORROW PLAT DATE SEPTEMBER 2015

GRAPHIC SCALE
(IN FEET)
40 0 20 40 80 160
(1"=40')

THE CONTRACTOR SHALL NOTIFY "DIGSAFE" AT 1-888-DIG-SAFE PRIOR TO ANY EXCAVATION.

"I hereby certify that in the exercise of my reasonable professional judgment the design-related information submitted with this application is true and correct, and that the design included in this application for a permit complies with the Vermont Wastewater System and Potable Water Supply Rules and the Vermont Water Supply Rules."

9/17/15
Stephen Revell, CPG — Date
Licensed Class B Designer #178

AMERICAN INSTITUTE OF PROFESSIONAL GEOLOGISTS
CERTIFICATE NUMBER 6259
AIPG
STEPHEN REVELL
CERTIFIED PROFESSIONAL GEOLOGIST

LINCOLN APPLIED GEOLOGY, INC.
ENVIRONMENTAL CONSULTANTS

Tegatz Family Trust Property

Guinea Road
Charlotte, Vermont

Lot #2
Site Development Plan

LAG PROJECT #	15063
DATE:	Sept. 17, 2015
SURVEYORS:	S. Morrow
DRAWN BY	TAM
FIGURE:	1