#1

Use Value Program

N

August 31, 2016

1:4,514

0 0.0375 0.075 0.15 mi

0 0.05 0.1 0.2 km

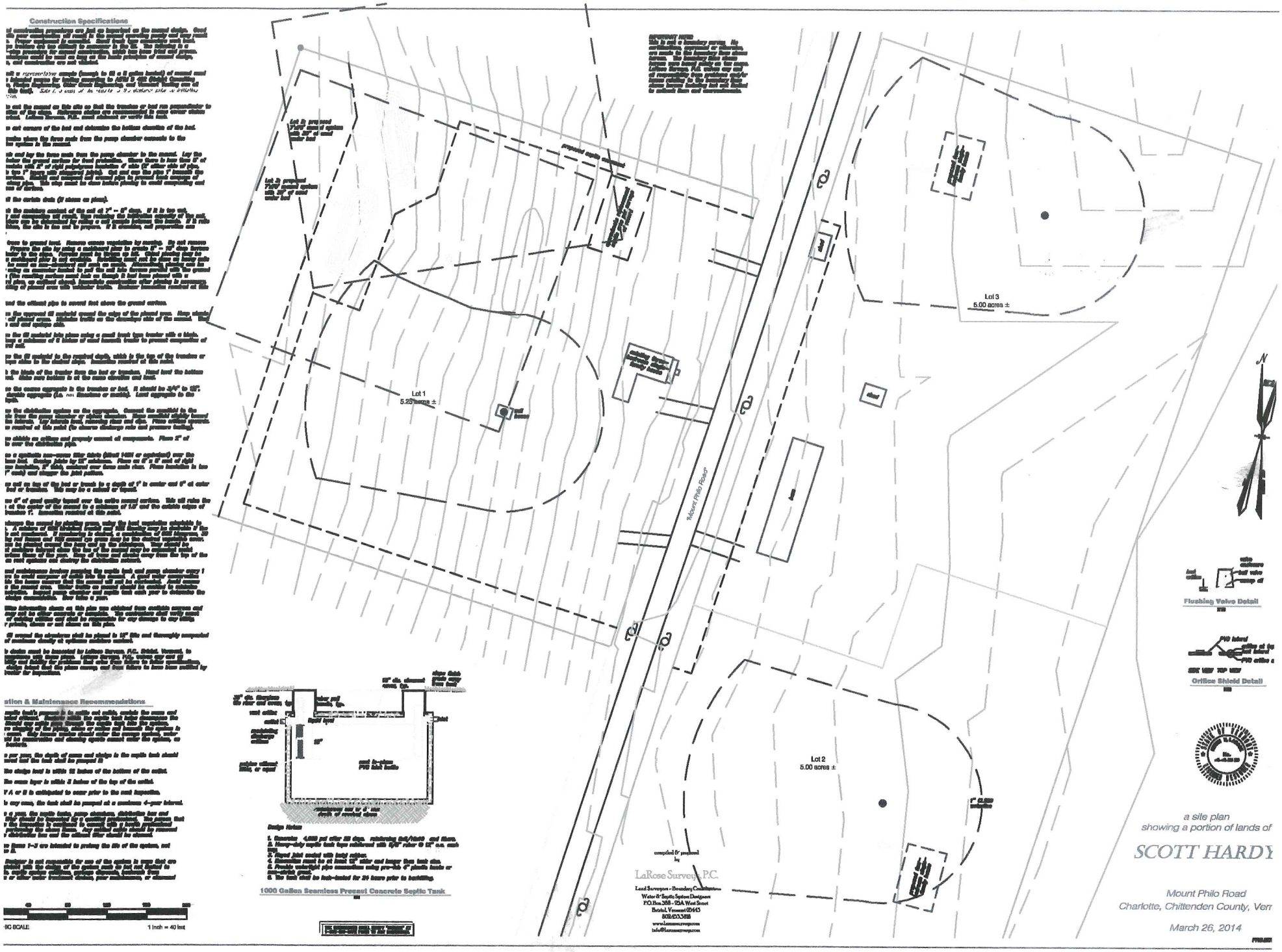
Road Centerline

- US Highway
- Town Highway Class 2 or 3
- Town Highway Class 4
- Private/Unknown
- Railroad
- Route 7 Scenic Overlay
- Charlotte Parcel - 2015 Data

Charlotte Conservation Commission
Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AEX, Getmapping, Aerogrid, IGN, IGP, swisstopo, and the GIS User Community
Esri, HERE, DeLorme, MapmyIndia, © OpenStreetMap contributors, and the

Prepared by

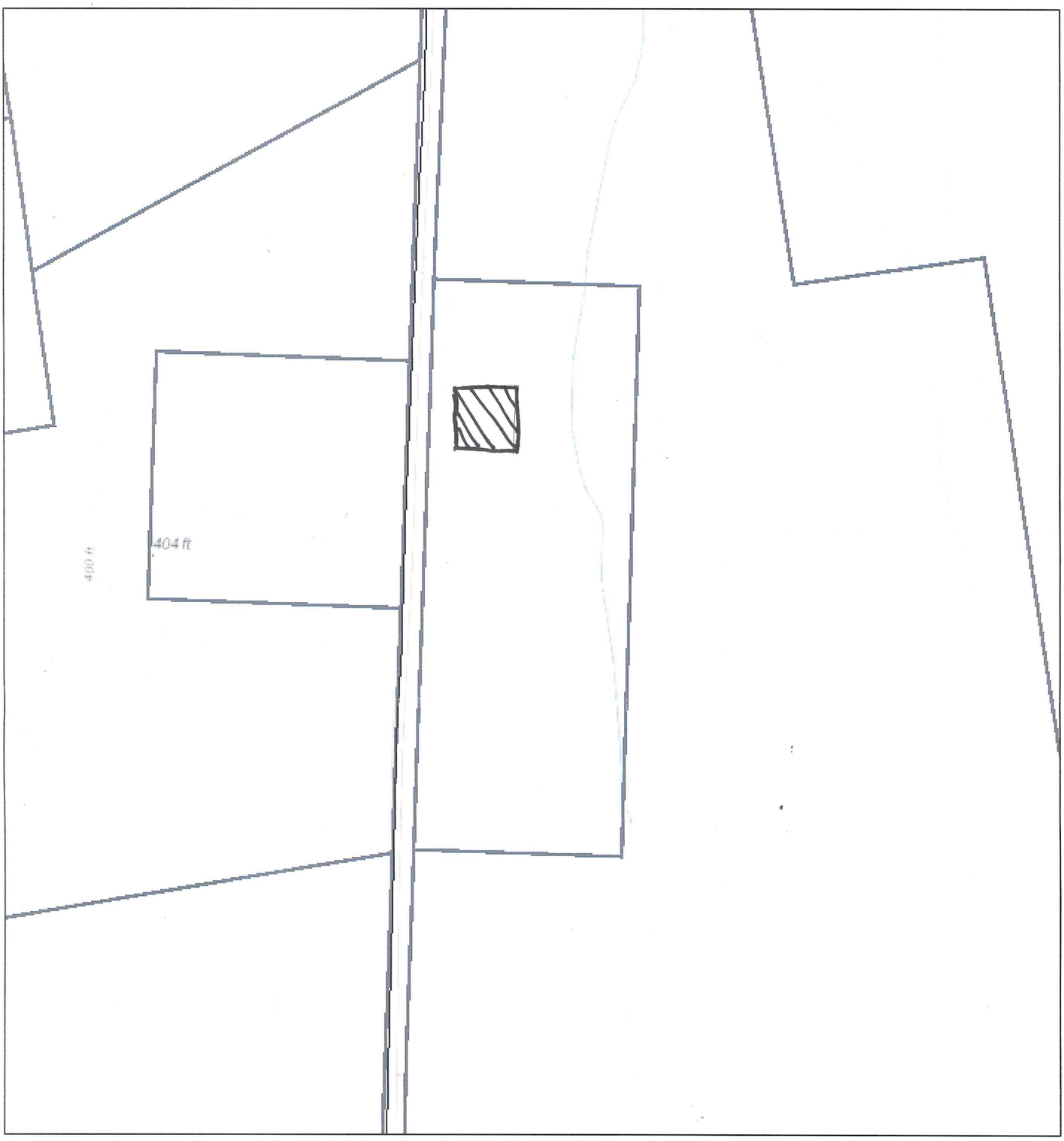
#2



Construction Specifications
Lot 1
5.25 acres ±
Lot 2
5.00 acres ±
Lot 3
5.00 acres ±
Mount Philo Road
Flushing Valve Detail
Orifice Shield Detail
1000 Gallon Seamless Precast Concrete Septic Tank
compiled & prepared by
LaRose Surveys, P.C.
Land Surveyors - Boundary Consultants
Water & Septic System Designers
P.O. Box 388 - 92A West Street
Bristol, Vermont 05443
802/453-3818
www.larosesurveys.com
info@larosesurveys.com
a site plan
showing a portion of lands of
SCOTT HARDY
Mount Philo Road
Charlotte, Chittenden County, Verr
March 26, 2014
1 inch = 40 feet

#3

Use Value Program



August 31, 2016

1:4,514

0 0.0375 0.075 0.15 mi

0 0.05 0.1 0.2 km

Road Centerline

- US Highway
- Town Highway Class 2 or 3
- Town Highway Class 4
- Private/Unknown

- Railroad
- Route 7 Scenic Overlay
- Charlotte Parcel - 2015 Data
- Grass parking Area

Sources: Esri, HERE, DeLorme, Intermap, increment P Corp., GEBCO, USGS, FAO, NPS, NRCAN, GeoBase, IGN, Kadaster NL, Ordnance Survey, Esri Japan, METI, Esri China (Hong Kong), swisstopo, MapmyIndia, © OpenStreetMap contributors, and the GIS User Community
Charlotte Conservation Commission

Prepared by

#4

Approved by Resolution of the Charlotte Planning Commission on _____ 20___ Subject to all requirements and conditions of said Resolution.
Signed this ___ day of _____, 20___.
BY: _____

Town of Charlotte
Received for Record
_____ A.D. _____
at _____ o'clock _____ minutes ___ M
and recorded in _____
attest: _____
Town Clerk

Location Plan n.t.s.

Tie Line Table		
Line	Bearing	Distance
"A to B"	N37°04'12"E	203.88'
"C to D"	N00°57'27"E	223.74'

Legend

- Project Boundary Line
- Adjoiner Boundary Line
- IPF/RBF — Iron Pipe/Rebar Found
- IPS — Iron Pipe Set
- Calculated Point
- Diameter (Inside)
- ± — More or Less
- AG/BG — Above/Below Ground
- w/SFP — With Steel Fence Post
- Utility Pole
- Wooden Fence
- Stockade Fence
- 50' Setback Line

Deed Reference: 211:402
Total Area = 15.25 acres ±
Zoning District: RUR – Rural District
Parcel ID# M02B02L04

Survey Notes:

1. This survey has been compiled from field surveys and record evidence including the following plats:
a. "Final Plat, Minor Subdivision, Property of Marjorie Mansfield, Randi McCuin, Lynn Mansfield, Lisa Gere, James Mansfield, and Lance Mansfield, Charlotte, Vermont", prepared by Stuart J. Morrow, LS 585, dated January 2004, and recorded in the Town of Charlotte Land Records, Map Slide 138, Page 1.
b. "Subdivision Plat, Lynn Mansfield, 768 Mount Philo Road Charlotte, Vermont", prepared by Larry D. Young, LS 568, dated November 25, 2008, and recorded in the Town of Charlotte Land Records, Map Slide 165, Page 8.
2. Bearings are based on a single observation of magnetic north taken on March 25, 2014.
3. The public right-of-way of Mount Philo Road is 4 rods (66') per Town Records Volume 2, Page 7. The right-of-way limits shown hereon were determined existing monumentation.
4. This property may be subject to legal rights of others including aerial, subsurface, or ancient roads, if any; additional easements, restrictions, and/or reservations whether or not shown hereon that may or may not be found in the Town of Charlotte Land Records.
5. There may be wells, drilled, shallow or otherwise, that could affect this property.
6. This survey depicts the boundary lines of Hardy and abutting owners based on records as of March 2014.
7. Reproductions of this sketch are not valid unless signed with a blue inked surveyor's signature.

0 100 200 300 400 500

compiled & prepared by

LaRose Surveys, P.C.
Land Surveyors – Boundary Consultants
Water & Septic System Designers
P.O. Box 388 - 25A West Street

The information shown hereon is correct to the best of my knowledge and belief and is based on a collaboration of pertinent deeds, plats, parcel, and other recorded evidence. This plat was prepared in accordance with and complies with Vermont Statute

STATE OF VERMONT
KEVIN R. LAROSE

plat showing a survey and subdivision of lands of

SCOTT HARDY

Mount Philo Road
Charlotte, Chittenden County, Vermont