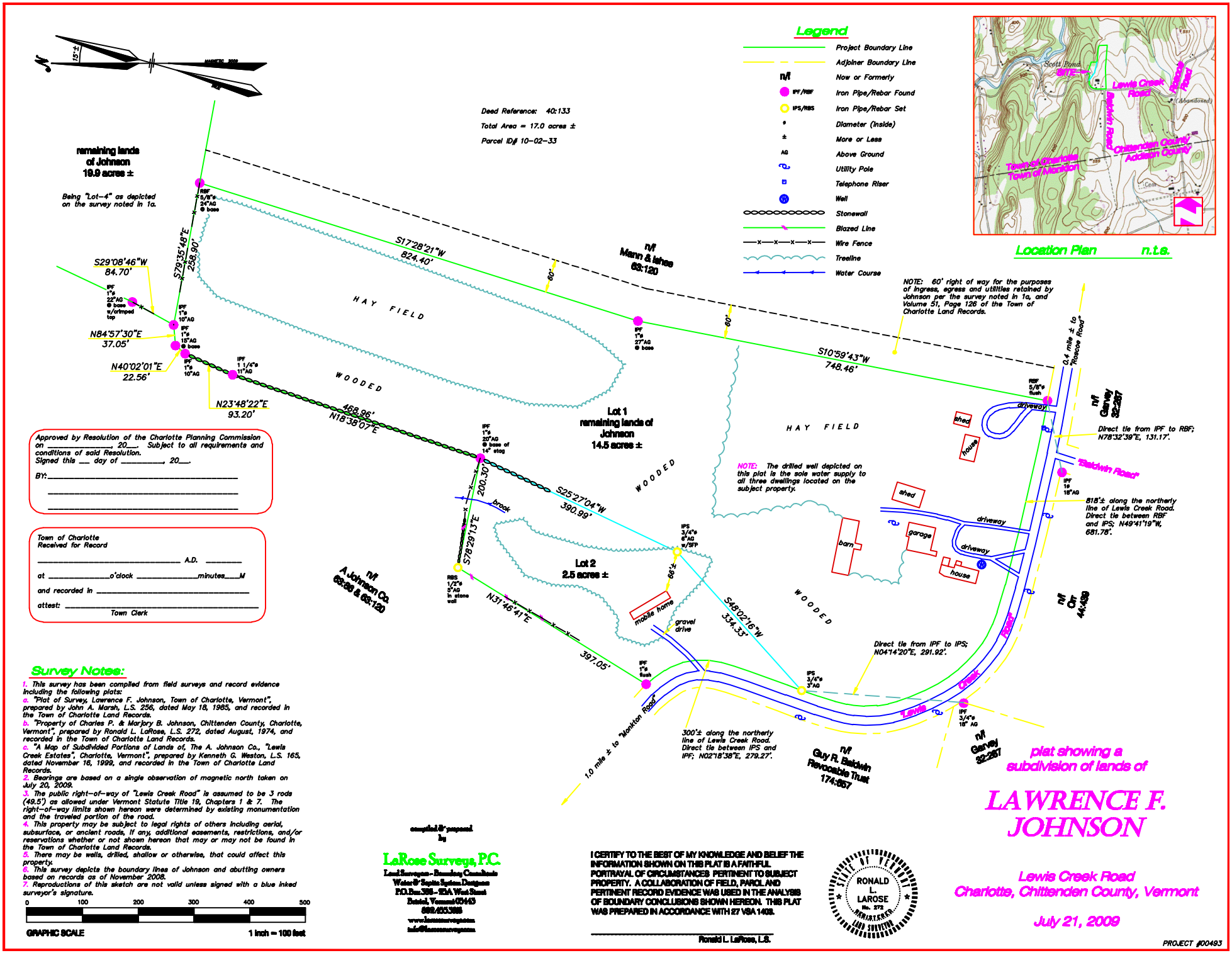
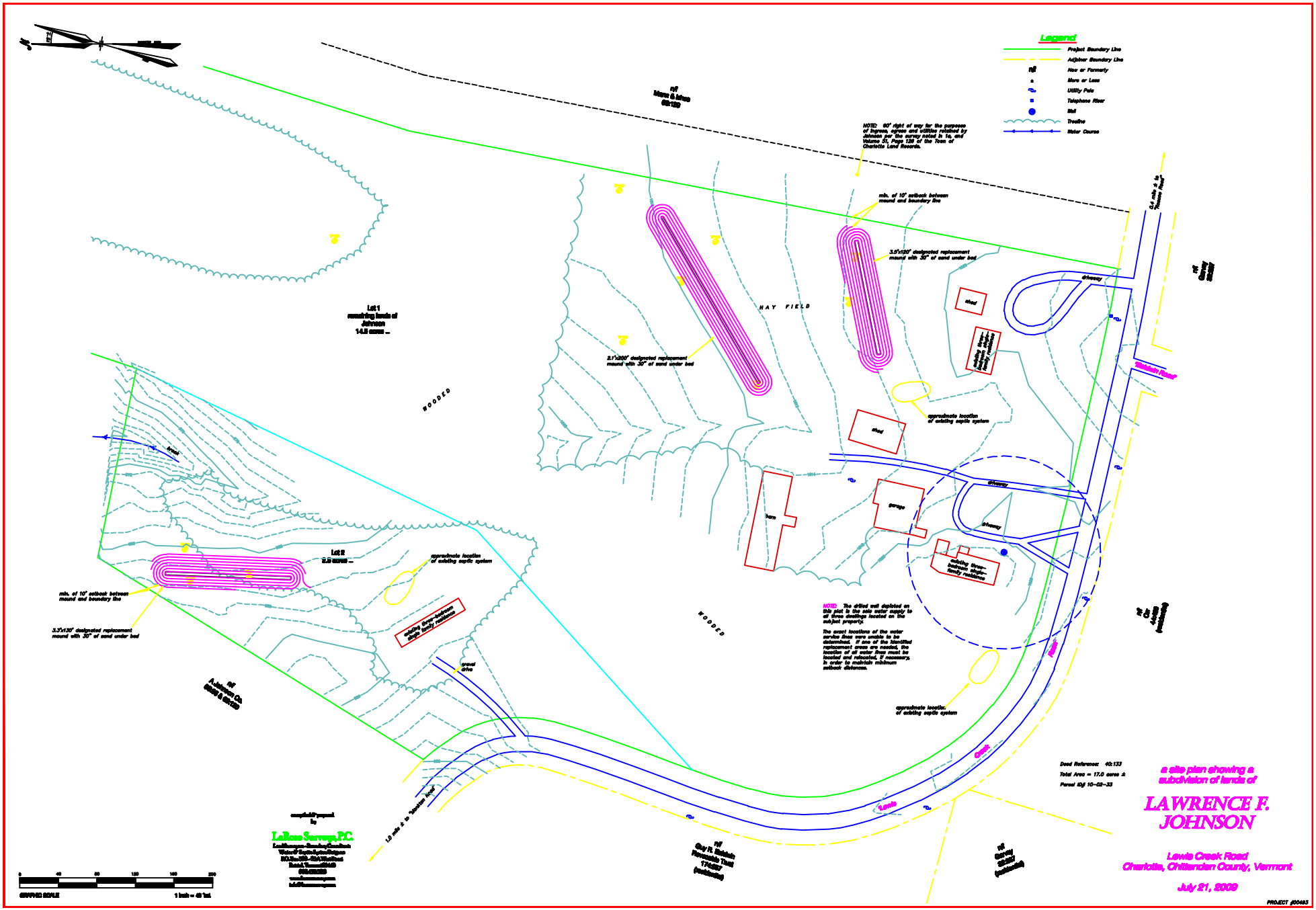

15°±
MAGNETIC 2009
remaining lands of Johnson 19.9 acres ±
Being "Lot-4" as depicted on the survey noted in 1a.
Deed Reference: 40:133
Total Area = 17.0 acres ±
Parcel ID# 10-02-33
Legend
Project Boundary Line
Adjoiner Boundary Line
n/f Now or Formerly
IPF/RBF Iron Pipe/Rebar Found
IPS/RBS Iron Pipe/Rebar Set
ø Diameter (inside)
± More or Less
AG Above Ground
Utility Pole
Telephone Riser
Well
Stonewall
Blazed Line
Wire Fence
Treeline
Water Course
Location Plan n.t.s.
Scott Pond
Lewis Creek Road
Baldwin Road
Chittenden County
Addison County
Town of Charlotte
Town of Monkton
S29°08'46"W 84.70'
S79°35'48"E 258.90'
N84°57'30"E 37.05'
N40°02'01"E 22.56'
N23°48'22"E 93.20'
N18°38'07"E 468.96'
S17°28'21"W 824.40'
S10°59'43"W 748.46'
S25°27'04"W 390.99'
S48°02'16"W 334.33'
N31°46'41"E 397.05'
S78°29'13"E 200.30'
HAY FIELD
WOODED
n/f Mann & Iahee 63:120
Lot 1 remaining lands of Johnson 14.5 acres ±
Lot 2 2.5 acres ±
n/f A Johnson Co. 63:66 & 63:120
n/f Garvey 32:257
n/f Ott 44:439
n/f Guy R. Baldwin Revocable Trust 174:657
NOTE: 60' right of way for the purposes of ingress, egress and utilities retained by Johnson per the survey noted in 1a, and Volume 51, Page 126 of the Town of Charlotte Land Records.
NOTE: The drilled well depicted on this plat is the sole water supply to all three dwellings located on the subject property.
Direct tie from IPF to RBF; N78°32'39"E, 131.17'.
818'± along the northerly line of Lewis Creek Road. Direct tie between RBF and IPS; N49°41'19"W, 681.78'.
Direct tie from IPF to IPS; N04°14'20"E, 291.92'.
300'± along the northerly line of Lewis Creek Road. Direct tie between IPS and IPF; N02°18'38"E, 279.27'.
0.4 mile ± to "Prospect Road"
1.0 mile ± to "Monkton Road"
"Baldwin Road"
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
Survey Notes:
1. This survey has been compiled from field surveys and record evidence including the following plats:
a. "Plat of Survey, Lawrence F. Johnson, Town of Charlotte, Vermont", prepared by John A. Marsh, L.S. 256, dated May 18, 1965, and recorded in the Town of Charlotte Land Records.
b. "Property of Charles P. & Marjory B. Johnson, Chittenden County, Charlotte, Vermont", prepared by Ronald L. LaRose, L.S. 272, dated August, 1974, and recorded in the Town of Charlotte Land Records.
c. "A Map of Subdivided Portions of Lands of, The A. Johnson Co., "Lewis Creek Estates", Charlotte, Vermont", prepared by Kenneth G. Weston, L.S. 165, dated November 16, 1999, and recorded in the Town of Charlotte Land Records.
2. Bearings are based on a single observation of magnetic north taken on July 20, 2009.
3. The public right-of-way of "Lewis Creek Road" is assumed to be 3 rods (49.5') as allowed under Vermont Statute Title 19, Chapters 1 & 7. The right-of-way limits shown hereon were determined by existing monumentation and the traveled portion of the road.
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 Johnson and abutting owners based on records as of November 2008.
7. Reproductions of this sketch are not valid unless signed with a blue inked surveyor's signature.
0 100 200 300 400 500
GRAPHIC SCALE
1 inch = 100 feet
compiled & prepared by
LaRose Surveys, P.C.
Land Surveyors - Boundary Consultants
Water & Septic System Designers
P.O. Box 388 - 12A West Street
Bristol, Vermont 05443
802.453.3808
www.larosesurveys.com
info@larosesurveys.com
I CERTIFY TO THE BEST OF MY KNOWLEDGE AND BELIEF THE INFORMATION SHOWN ON THIS PLAT IS A FAITHFUL PORTRAYAL OF CIRCUMSTANCES PERTINENT TO SUBJECT PROPERTY. A COLLABORATION OF FIELD, PAROL AND PERTINENT RECORD EVIDENCE WAS USED IN THE ANALYSIS OF BOUNDARY CONCLUSIONS SHOWN HEREON. THIS PLAT WAS PREPARED IN ACCORDANCE WITH 27 VSA 1403.
Ronald L. LaRose, L.S.
STATE OF VERMONT
RONALD L. LAROSE
No. 272
REGISTERED LAND SURVEYOR
plat showing a subdivision of lands of
LAWRENCE F. JOHNSON
Lewis Creek Road
Charlotte, Chittenden County, Vermont
July 21, 2009
PROJECT #00493


Legend
Project Boundary Line
Adjoiner Boundary Line
Now or Formerly
More or Less
Utility Pole
Telephone Riser
Well
Treeline
Water Course
NOTE: 60' right of way for the purpose of ingress, egress and utilities established by Johnson 2/4, the survey noted in 1a, and Volume 51, Page 139 of the Town of Charlotte Land Records.
min. of 10' setback between mound and boundary line
3.5'x120' designated replacement mound with 30" of sand under bed
2.1'x200' designated replacement mound with 30" of sand under bed
approximate location of existing septic system
HAY FIELD
WOODED
shed
garage
barn
driveway
existing three-bedroom single family residence
Lot 1
remaining lands of
Johnson
14.8 acres ±
Lot 2
2.2 acres ±
NOTE: The drilled well depicted on this plat is the sole water supply to all three dwellings located on the subject property.
The exact locations of the water service lines were unable to be determined. If one of the identified replacement areas are needed, the location of all water lines must be located and relocated, if necessary, in order to maintain minimum setback distances.
gravel drive
Lewis Creek
Deed Reference: 40:133
Total Area = 17.0 acres ±
Parcel ID# 10-02-33
a site plan showing a subdivision of lands of
LAWRENCE F. JOHNSON
Lewis Creek Road
Charlotte, Chittenden County, Vermont
July 21, 2009
LaRose Surveys, P.C.
PROJECT #00483
GRAPHIC SCALE
1 inch = 40 feet