

LEGEND

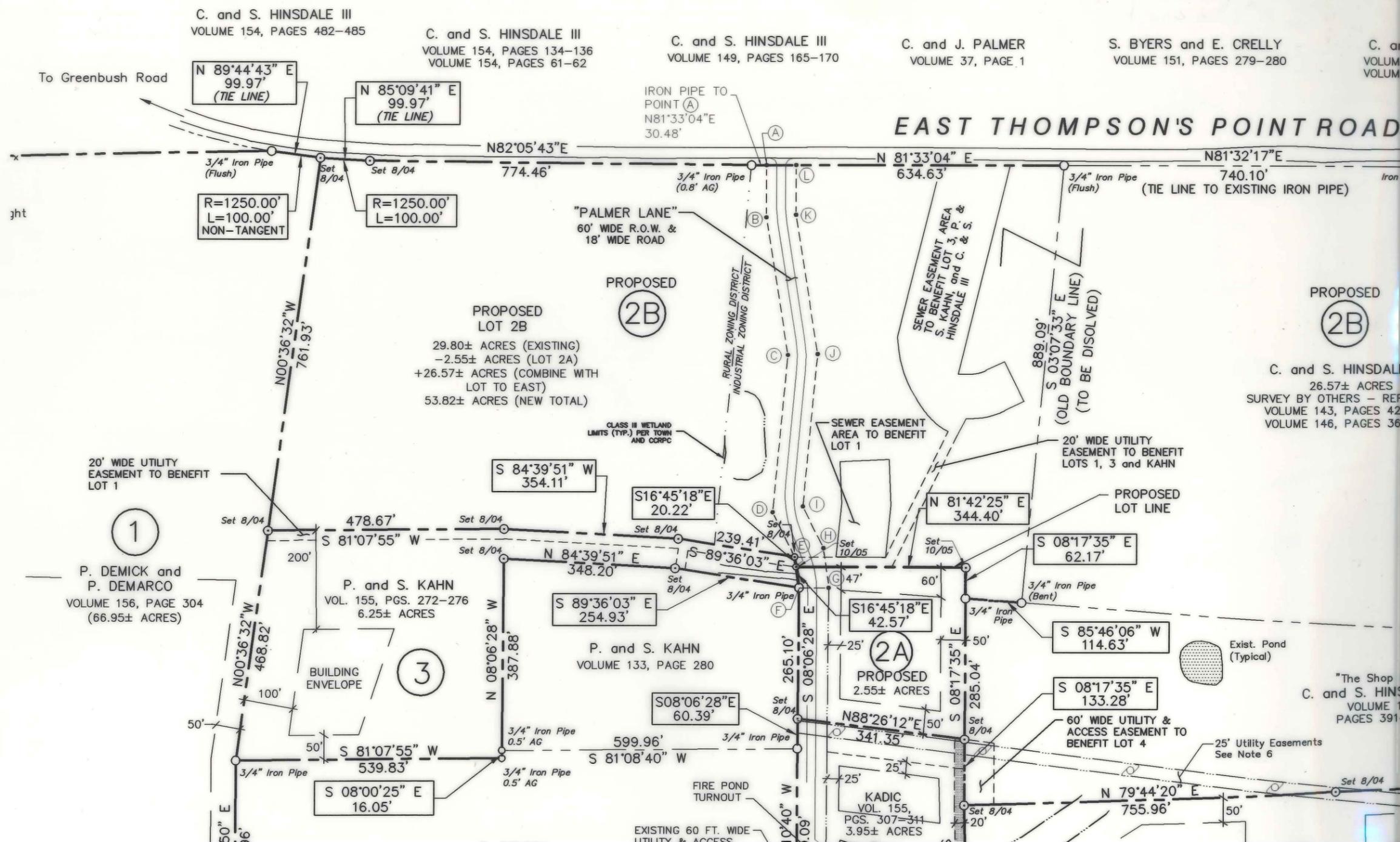
- SUBJECT PROPERTY LINE
- - - - - OTHER PROPERTY LINE (APPROXIMATE)
- TIE LINE
- RIGHT OF WAY/EASEMENT LINE
- OTHER RIGHT OF WAY/EASEMENT LINE
- BUILDING ENVELOPE
- IRON PIPE / REBAR FOUND w/SIZE (INSIDE DIAMETER)
- ⊙ 5/8" REBAR w/ ALUMINUM CAP SET (TYPICALLY FLUSH TO 6" REVEAL)
- x-x-x-x-x FENCE LINE
- ⊕ UTILITY POLE
- AG / BG ABOVE GROUND / BELOW GROUND
- ① SUBDIVISION LOT NUMBER
- ⊙ EXISTING DRILLED WELL

NOTES

1. THE PURPOSE OF THIS PLAT IS TO DEPICT MODIFICATIONS TO THE FIVE LOT SUBDIVISION OF THE ESTATE OF MARIETTA J. C. PALMER DEPICTED ON REFERENCE PLAN NO. 12 (BELOW). MODIFICATIONS INCLUDE:
 - a.) DIVIDING 2.55 ACRES FROM LOT 2, CREATING LOT 2A AND A REMAINDER LOT TO BE CALLED LOT 2B.
 - b.) COMBINING LOT 2B WITH 26.57 ACRE PARCEL TO ITS EAST.
 - c.) CREATING A 20' WIDE UTILITY EASEMENT AT EAST SIDE OF LOT 5
2. BOUNDARY SURVEY WAS PERFORMED WITH A LIETZ SET IV TOTAL STATION, A TRIMBLE 4700 GPS TOTAL STATION AND A STEEL TAPE.
3. BEARINGS ARE REFERENCED TO GRID NORTH, VERMONT COORDINATE SYSTEM (1983).
4. EAST THOMPSON'S POINT ROAD HAS AN ASSUMED 3 ROD RIGHT OF WAY (49.5') DETERMINED BY EXISTING MONUMENTATION AND THE TRAVELED PORTION OF THE ROAD. REFERENCE TOWN RECORDS VOL. 2, PAGE 2 (1787).
5. ROUTE 7 HAS A 6 ROD RIGHT OF WAY (99') LOCATED HEREON BASED ON EXISTING MONUMENTATION AND THE TRAVELED PORTION OF THE ROAD. REFERENCE TOWN RECORDS VOL. 7, PAGE 252. DATED JULY 31, 1797.
6. SUBJECT LANDS AND PREMISES ARE SUBJECT TO A 25' WIDE EASEMENT GRANTED BY AVERY D. PALMER AND MARIETTA JANE C. PALMER TO GREEN MOUNTAIN POWER CORPORATION, DATED MAY 22, 1975 AND RECORDED IN VOLUME 33, PAGES 254-255 OF THE LAND RECORDS, AND A 25' WIDE EASEMENT GRANTED BY AVERY D. PALMER AND MARIETTA JANE C. PALMER TO CONTINENTAL TELEPHONE AND TELEGRAPH COMPANY, DATED MARCH 4, 1976 AND RECORDED IN VOLUME 34, PAGE 24 OF THE LAND RECORDS.
7. SUBJECT LANDS AND PREMISES MAY BE SUBJECT TO A LEASE AGREEMENT BY AND BETWEEN MARIETTA JANE C. PALMER AND AVERY D. PALMER AND PETER HENDERSON OIL COMPANY, DATED AUGUST 5, 1957 AND RECORDED IN VOLUME 27, PAGE 380 OF THE LAND RECORDS.
8. THE SUBJECT LANDS AND PREMISES MAY BE SUBJECT TO AN OIL, GAS AND MINERAL LEASE BY AND BETWEEN AVERY D. AND MARIETTA JANE PALMER TO CAMBRIAN CORPORATION, DATED JUNE 8, 1964 AND RECORDED IN VOLUME 28, PAGE 377 OF THE LAND RECORDS. REFERENCE IS HEREBY MADE TO A PRESERVATION NOTICE FROM CAMBRIAN CORPORATION DATED JUNE 15, 1983 AND RECORDED IN VOLUME 41, PAGE 393 OF THE LAND RECORDS.
9. THESE PARCELS ARE SUBJECT TO THE CONDITIONS OF APPROVAL BY RESOLUTION OF THE TOWN OF CHARLOTTE PLANNING COMMISSION.
10. NOT BEING WITHIN THE SCOPE OF THIS SURVEY, THERE HAS BEEN NO INVESTIGATION WHATSOEVER RESPECTING WHETHER OR NOT THE PROPERTY AND EACH COMPONENT THEREOF IS IN COMPLIANCE WITH LOCAL OR STATE PERMITS.
11. THIS PROPERTY LIES IN THE "INDUSTRIAL" AND "RURAL" ZONING DISTRICTS.
12. THE SUBJECT LANDS ARE BENEFITED AND ENCUMBERED BY INGRESS AND EGRESS, SEPTIC, WATER, UTILITY, AND COMMUNICATIONS EASEMENTS AND AGREEMENTS. EXCEPT AS SHOWN, NO ATTEMPT WAS MADE TO COMPLETELY LOCATE SUCH APPURTENANCES.
13. FOR DETAILED WASTEWATER EASEMENT INFORMATION REFERENCE A PLAN TITLED "PROPOSED SUBDIVISION", SHEET 1 OF 3, PREPARED BY HEINDEL AND NOYES, DATED AUGUST 27, 2004, LAST REVISED 12/17/2004.

PALMER LANE RIGHT OF WAY COURSES			
A-B:	S 08° 26' 56" E	105.40'	
B-C:	S 17° 33' 01" E	282.82'	
C-D:	S 03° 05' 47" E	319.56'	
D-E:	S 34° 55' 24" E	101.53'	
E-F:	S 16° 45' 18" E	62.79'	
F-G:	N 81° 53' 32" E	60.69'	
G-H:	N 16° 45' 18" W	81.51'	
H-I:	N 34° 55' 24" W	94.01'	
I-J:	N 03° 05' 47" W	310.06'	
J-K:	N 17° 33' 01" W	285.66'	
K-L:	N 08° 26' 56" W	100.62'	
L-A:	S 81° 33' 04" W	60.00'	

DENSITY ALLOCATION
 Lot 2 in the approved Marietta Palmer Estate 5 subdivision was assigned 25.2 acres of density ("Alternate" on the T.J. Boyle Plan referenced in N below). As part of this Subdivision Modification, allocated 5 acres of density, and Lot 2B retains density. (25.2 acres - 5.0 acres = 20.22 acres)



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DENSITY ALLOCATION
 Lot 2 in the approved Marietta Palmer Estate 5 lot PRD subdivision was assigned 25.2 acres of density (See "Density Alternate" on the T.J. Boyle Plan referenced in Note 14, below). As part of this Subdivision Modification, Lot 2A is allocated 5 acres of density, and Lot 2B retains 20.2 acres of density. (25.2 acres - 5.0 acres = 20.22 acres)



CIVIL ENGINEERING ASSOCIATES, INC.
 P.O. BOX 485 SHELBURNE, VT 05482
 802-985-2323 FAX: 802-985-2271 web: www.coe-vt.com

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DRAWN
CJG
 CHECKED
TRC
 APPROVED
TRC

PROJECT:

SUBDIVISION MODIFICATION
 PROPERTY OF
SUZANNE HINSDALE
 and
CLARK HINSDALE III

ROUTE 7 &
 THOMPSON'S POINT ROAD
 CHARLOTTE
 VERMONT

S. HINSDALE III
 VOLUME 154, PAGES 482-485

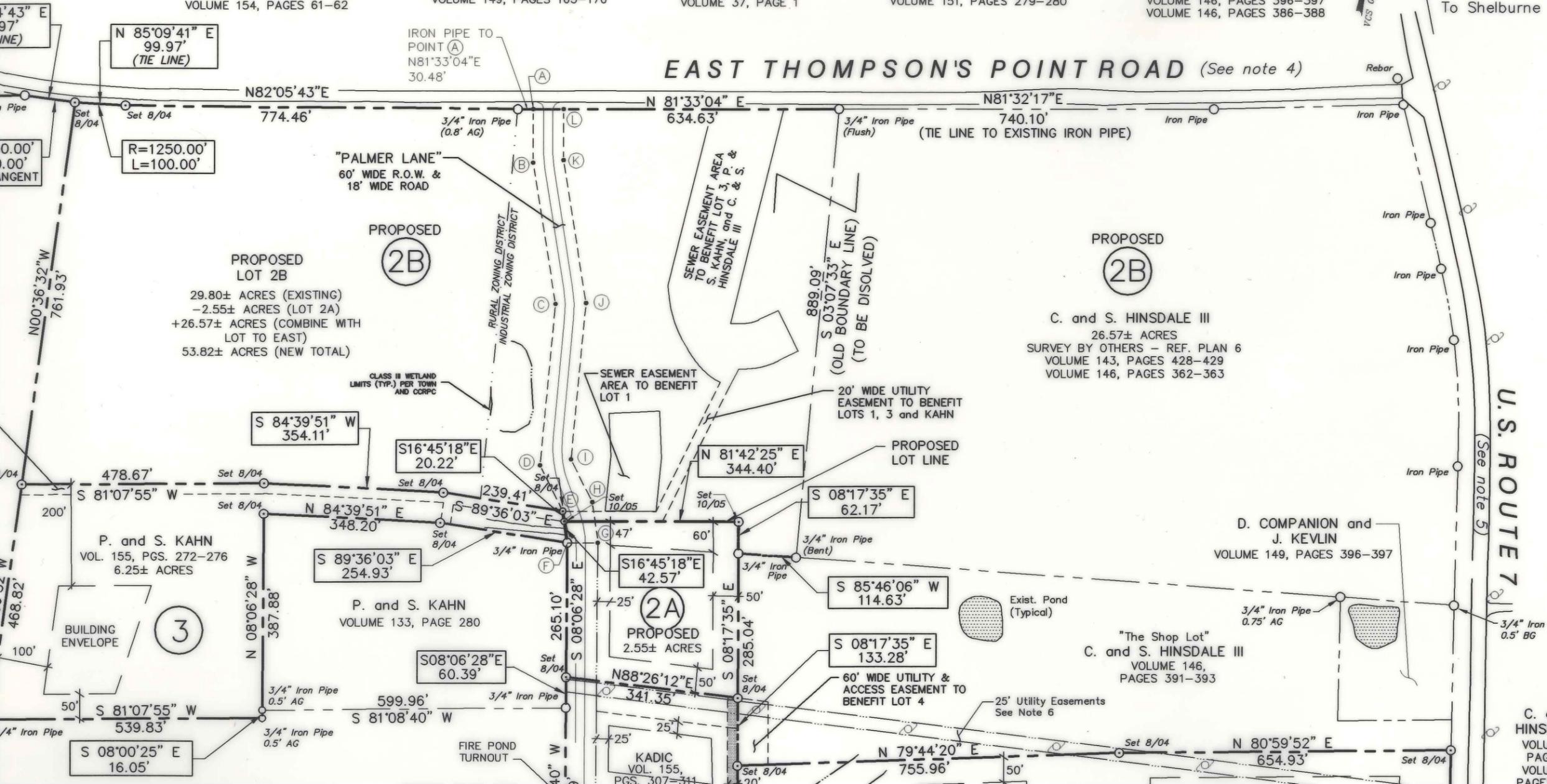
C. and S. HINSDALE III
 VOLUME 154, PAGES 134-136
 VOLUME 154, PAGES 61-62

C. and S. HINSDALE III
 VOLUME 149, PAGES 165-170

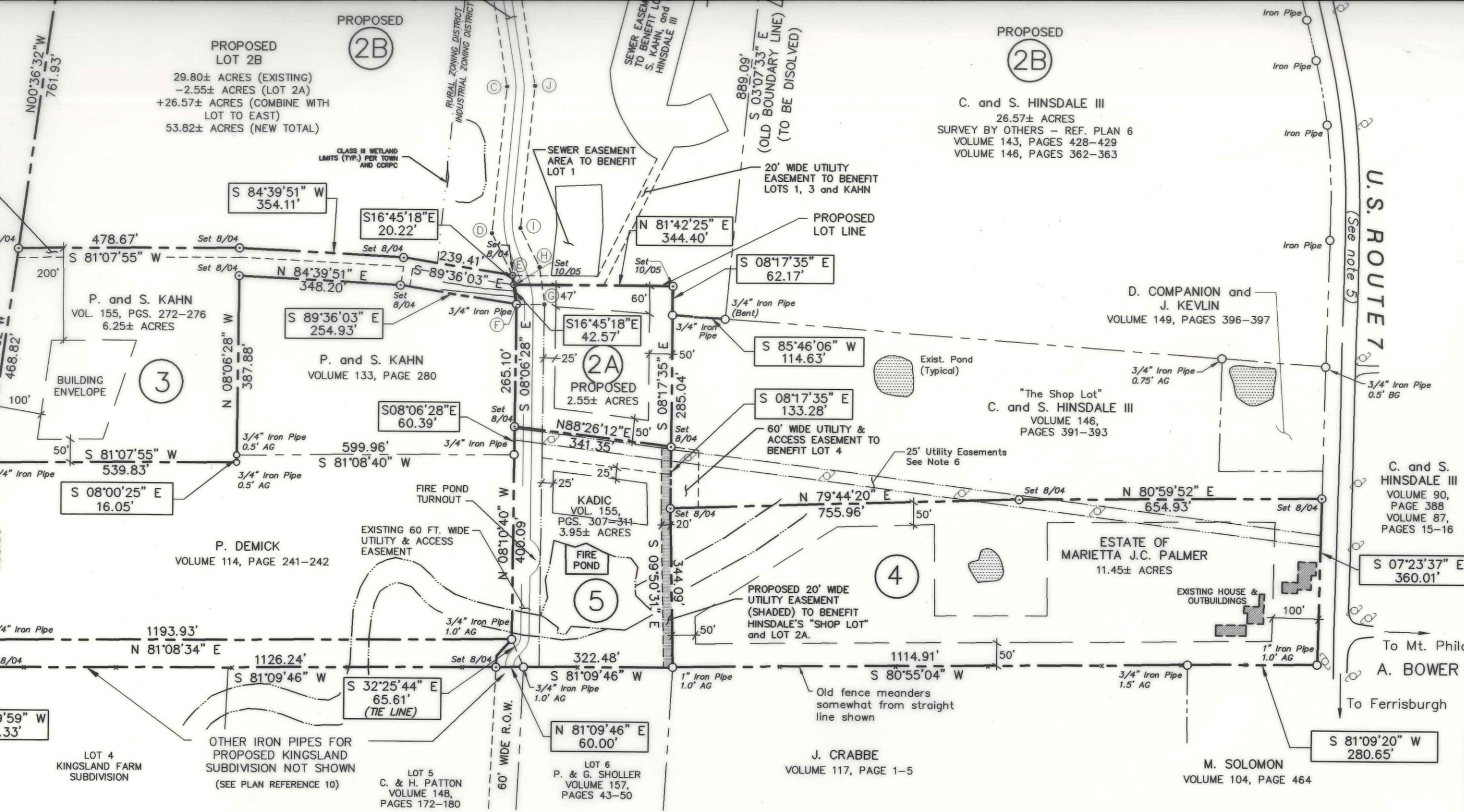
C. and J. PALMER
 VOLUME 37, PAGE 1

S. BYERS and E. CRELLY
 VOLUME 151, PAGES 279-280

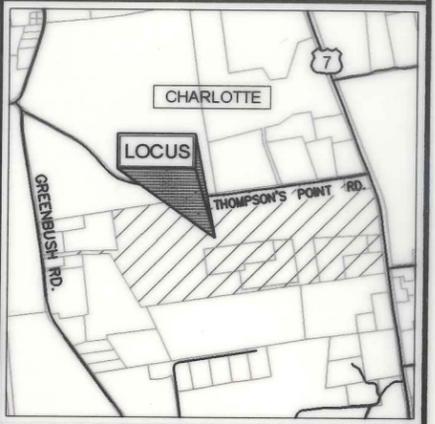
C. and S. HINSDALE III
 VOLUME 146, PAGES 396-397
 VOLUME 146, PAGES 386-388



C. and S. HINSDALE III
 VOLUME 90,
 PAGE 388
 VOLUME 87,
 PAGES 15-16



CLARK HINSDALE III
 ROUTE 7 &
 THOMPSON'S POINT ROAD
 CHARLOTTE
 VERMONT

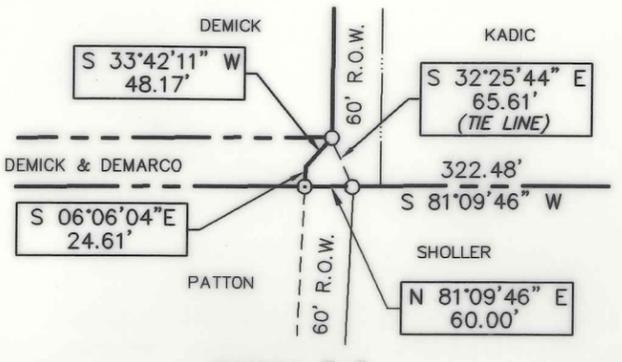
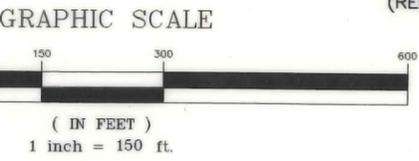


LOCATION MAP
 1" = 2000'

DATE	CHECKED	REVISION
10/05	TRC	ADD DENSITY NOTE
10/05	TRC	REVISED BUILD. ENVELOPE LOT 2A

PLAT OF PROPOSED SUBDIVISION

DATE JULY 5, 2005	DRAWING NUMBER P1
ORIGINAL SCALE 1" = 150'	PROJ. NO. 05177



DETAIL "A"
 NOT TO SCALE

To the best of my knowledge & belief this plat properly depicts the results of a survey conducted under my supervision as outlined in the notes above, based on our analysis of records & physical evidence found. Existing boundaries shown are in substantial conformance with the record, except as shown. This plat is in substantial conformance with 27 VSA 1403

Timothy R. Cowan
 VT. L.S. 597



BY _____, CHAIRPERSON.

RECEIVED FOR RECORD

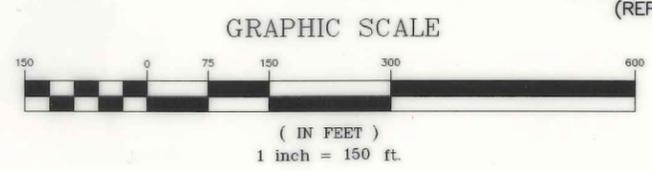
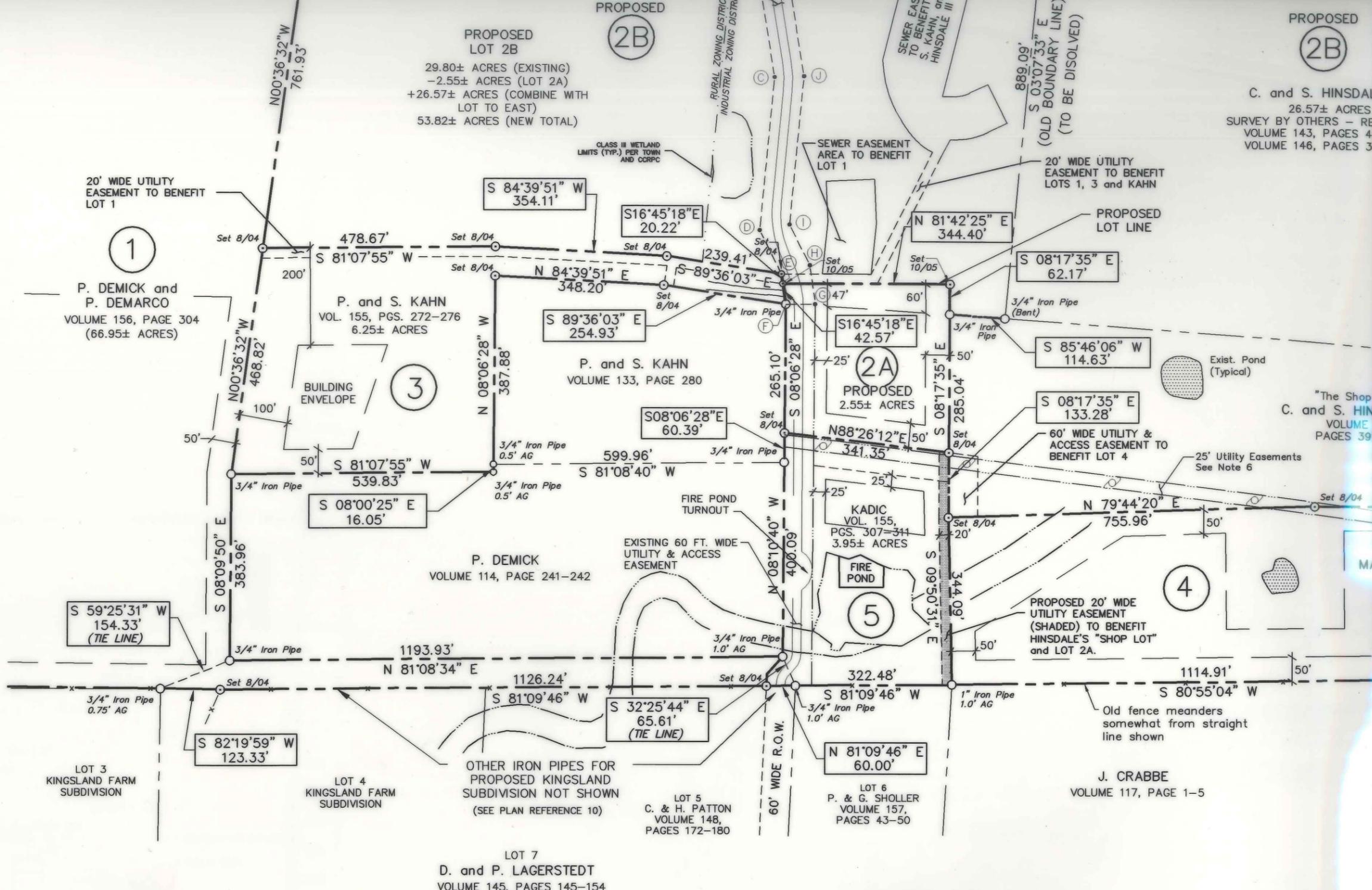
This 4th day of November AD 2005

b.) COMBINING LOT 2B WITH 26.57 ACRE PARCEL AT ITS EAST.
 c.) CREATING A 20' WIDE UTILITY EASEMENT AT EAST SIDE OF LOT 5

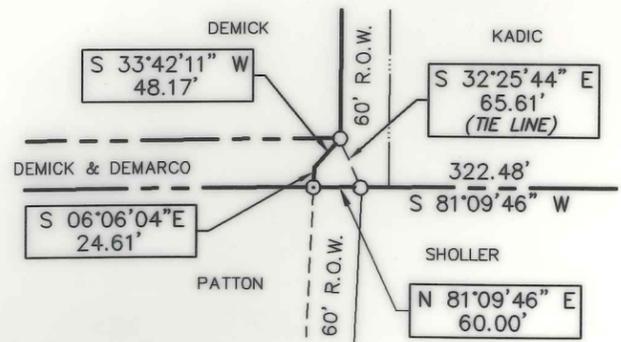
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- FOR DETAILED WASTEWATER EASEMENT INFORMATION REFERENCE A PLAN TITLED "PROPOSED SUBDIVISION", SHEET 1 OF 3, PREPARED BY HEINDEL AND NOYES, DATED AUGUST 27, 2004, LAST REVISED 12/17/2004.
- FOR ADDITIONAL INFORMATION SEE PLAN TITLED "THE ESTATE OF MARIETTA PALMER, NATURAL RESOURCES AND COVERAGE PLAN" PREPARED BY T.J. BOYLE AND ASSOCIATES, DATED FEBRUARY 12, 2004, LAST REVISED 12/17/2004
- FOR ADDITIONAL INFORMATION ON WASTEWATER SYSTEM SERVING LOTS 4 AND 5 REFERENCE A PLAN TITLED "SITE PLAN", PREPARED BY SUMMIT ENGINEERING, DATED 9/1/04, LAST REVISED 12/17/2004.
- THIS SUBDIVISION IS ALSO SUBJECT TO CONDITIONS SPECIFIED IN THE "FINDINGS OF FACT IN RE APPLICATION OF - ESTATE OF MARIETTA J. PALMER - FINAL PLAT HEARING FOR A FIVE-LOT SUBDIVISION - APPLICATION #PC-04-20", DATED 11/18/04.

REFERENCE PLANS

- "PROPERTY MAP FOR AVERY & MARIETTA PALMER - CHARLOTTE VERMONT" PREPARED BY PALMER COMPANY LTD. DATED DECEMBER 1973.
- "RESIDENTIAL & COMMERCIAL SUBDIVISION - OWNED BY AVERY & MARIETTA J. C. PALMER", SHEETS 1 & 2, PREPARED BY PALCO, LTD. DATED MARCH 1987.
- "RESIDENTIAL & COMMERCIAL SUBDIVISION OWNED BY AVERY & MARIETTA J. C. PALMER", SHEET 1, PREPARED BY PALCO. LTD. REVISED MAY 1995.
- "SUBDIVISION MODIFICATION AND BOUNDARY LINE ADJUSTMENT BETWEEN SYLVIA J. SPRIGG AND MARIETTA JANE C. PALMER" MODIFIED SEPTEMBER 2000.
- "SUBDIVISION MODIFICATION AND BOUNDARY LINE ADJUSTMENT BETWEEN MARIETTA JANE C. PALMER AND MERRY LYNN PALMER" MODIFIED DECEMBER 2000.
- "SUBDIVISION PLAN - CLARKE HINSDALE III - CHARLOTTE, VERMONT" PREPARED BY PINKHAM ENGINEERING ASSOCIATES, INC. DATED 6/4/87.
- "THOMPSONS POINT FARM" SHEET 3 OF 3 PREPARED BY GLENN R. TOWNE LAST REVISED 4/20/01.
- "SURVEY PLAT - DAN PALMER, ROUTE 7, CHARLOTTE, VERMONT" PREPARED BY PINKHAM ENGINEERING ASSOCIATES, INC. DATED 11/28/95.
- "OVERALL SITE PLAN - A.S.W. DEVELOPMENT - FORMER AUBE FARM" PREPARED BY PINKHAM ENGINEERING, LAST REVISED 5/3/90.
- "5 LOT SUBDIVISION PLAT - CLARK HINSDALE III - KINGSLAND FARM SUBDIVISION" PREPARED BY SUMMIT ENGINEERING, INC., DATED 9/11/03. (DRAFT)
- "PLAT OF PROPERTY RETRACEMENT FOR THE ESTATE OF MARIETTA J.C. PALMER", DATED 9/30/2003, BY CIVIL ENGINEERING ASSOCIATES, INC.
- "PLAT OF PROPOSED SUBDIVISION-PROPERTY OF ESTATE OF MARIETTA J.C. PALMER" LAST REVISED 11/05/2003, BY CIVIL ENGINEERING ASSOCIATES, INC.



APPROVED BY RESOLUTION OF THE PLANNING COMMISSION OF THE TOWN OF CHARLOTTE, VERMONT ON THE 22nd DAY OF September, 2005, SUBJECT TO THE REQUIREMENTS AND CONDITIONS OF SAID RESOLUTION. SIGNED THIS 3 DAY OF November, 2005, BY [Signature], CHAIRPERSON.



DETAIL "A"
 NOT TO SCALE

CHARLOTTE TOWN CLERK'S OFFICE

RECEIVED FOR RECORD
 This 4th day of November, 2005

To the best of my knowledge and belief, this plat depicts the results of my supervision and our analysis of the existing boundary conditions. This plat is in substantial compliance with the requirements of the statute.

Timothy R. [Signature]

Original Ink On Mylar - Reduced For Recording