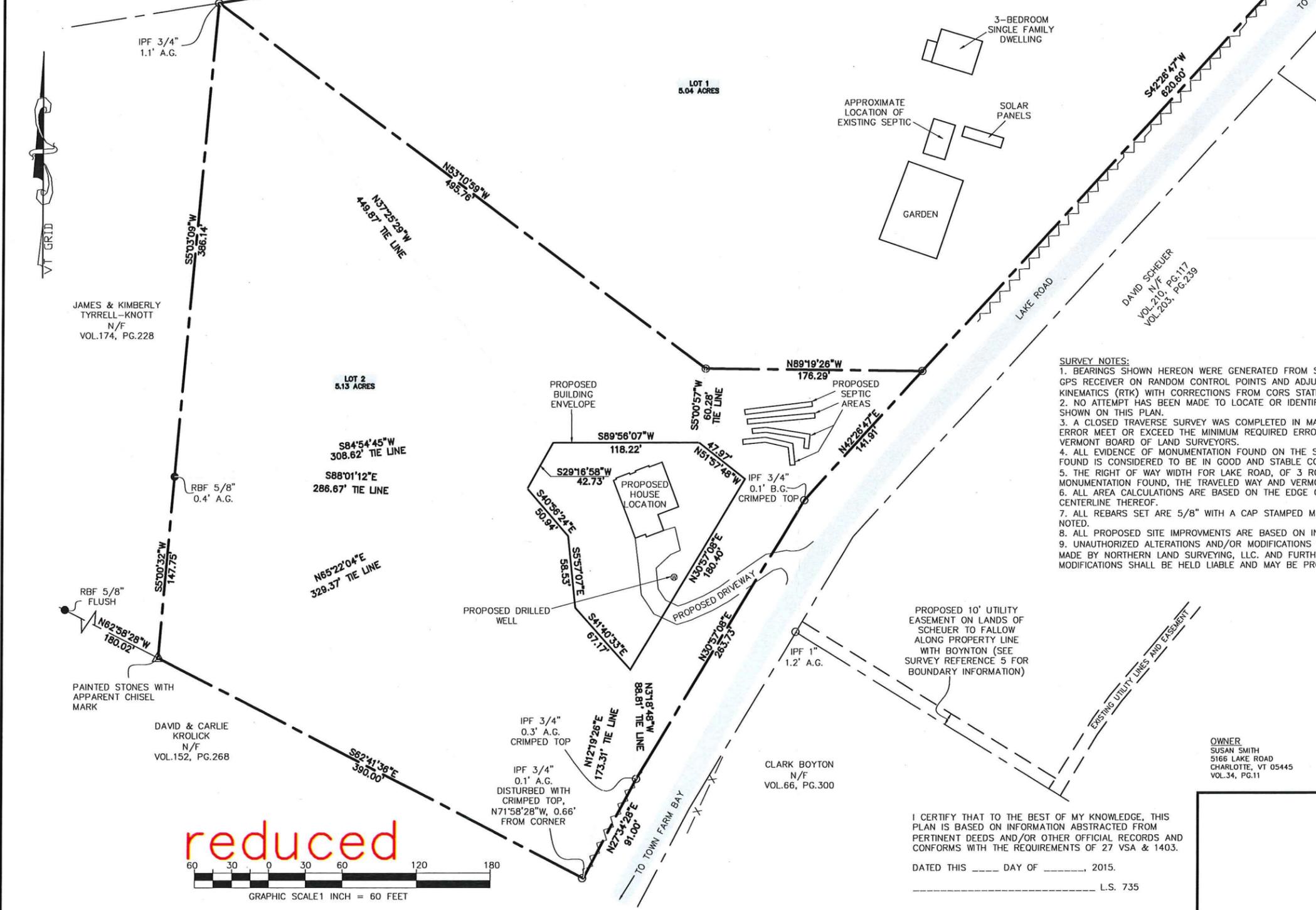




- SURVEY REFERENCES:**
1. "PROPOSED SUB.-DIV. PAUL T. & NANCY A. BATTANI PROPERTY, LAKE RD. CHARLOTTE, VT.," BY WARREN ROBENSTIEN, DATED, FEB. '85, AND RECORDED ON SLIDE #41 IN THE TOWN OF CHARLOTTE LAND RECORDS.
 2. "SKETCH PLAN SHOWING PROPOSED SUB.-DIV. GRIFFITHS PROPERTY, LAKE ROAD CHARLOTTE, VT.," BY WARREN ROBENSTIEN, DATED MARCH-'82, AND RECORDED ON SLIDE #27 IN THE TOWN OF CHARLOTTE LAND RECORDS.
 3. "PLAT OF SURVEY SHOWING PORTION OF DAVID G. & ELIZABETH S. GRIFFITHS PROPERTY PARCEL "A" 10.14 AC. +/- LAKE ROAD CHARLOTTE, VT. TO BE CONVEYED TO KENNETH SMITH," SURVEYED BY WARREN ROBENSTIEN, DATED JAN. 13, 1976, AND RECORDED ON SLIDE #9 IN THE TOWN OF CHARLOTTE LAND RECORDS.
 4. "PLAT OF SURVEY SHOWING PORTION OF DAVID G. & ELIZABETH S. GRIFFITHS PROPERTY PARCEL "B" 10.1 AC. +/- LAKE ROAD CHARLOTTE, VT.," SURVEYED BY WARREN ROBENSTIEN, DATED NOV., 1979, AND RECORDED ON SLIDE #26 IN THE TOWN OF CHARLOTTE LAND RECORDS.
 5. "PLAT OF BOUNDARY ADJUSTMENT BETWEEN D.A. SCHEUER AND K.B. ARTHAUD 2561 LAKE ROAD CHARLOTTE, VERMONT," SURVEYED BY TIMOTHY COWAN, DATED FEB. 4, 2013, AND RECORDED IN THE TOWN OF CHARLOTTE LAND RECORDS ON SLIDE 184, PAGE 4.
 6. "BW II BLACK WILLOW FARMS CHARLOTTE VERMONT," BY CIVIL ENGINEERING ASSOCIATES, INC., SHELBURNE VERMONT, DATED JUNE 6, 1986, AND RECORDED IN THE TOWN OF CHARLOTTE ON SLIDE #52
 7. "BLACK WILLOW FARMS CHARLOTTE VERMONT," BY CIVIL ENGINEERING ASSOCIATES, INC., SHELBURNE VERMONT, DATED JUNE 6, 1986, AND RECORDED IN THE TOWN OF CHARLOTTE ON SLIDE #45

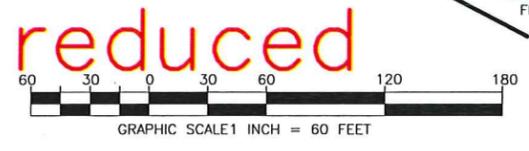
LOCATION PLAN
N.T.S.



LEGEND

--- (dashed line)	PROJECT BOUNDARY LINES
--- (solid line)	ABUTTING BOUNDARY LINES
N/F	NOW OR FORMERLY
⊙ RBS	REBAR SET
● RBF	REBAR FOUND
○ IPF	IRON PIPE FOUND
-X-X-X-	BARBED WIRE FENCE
-OH-OH-	OVER HEAD WIRES
~~~~~	STONE WALL
A.G.	ABOVE GRADE
B.G.	BELOW GRADE
△	CALCULATED CORNER

- SURVEY NOTES:**
1. BEARINGS SHOWN HEREON WERE GENERATED FROM SURVEY GRADE GPS READINGS COLLECTED WITH A LEICA GS15 GPS RECEIVER ON RANDOM CONTROL POINTS AND ADJUSTED TO VT GRID NAD83 (CORS96) USING REAL TIME KINEMATICS (RTK) WITH CORRECTIONS FROM CORS STATION (VTUV).
  2. NO ATTEMPT HAS BEEN MADE TO LOCATE OR IDENTIFY ANY EASEMENTS OR RIGHTS OF WAYS UNLESS OTHERWISE SHOWN ON THIS PLAN.
  3. A CLOSED TRAVERSE SURVEY WAS COMPLETED IN MARCH, 2015 USING A LEICA TOTAL STATION. THE RESULTING ERROR MEET OR EXCEEDS THE MINIMUM REQUIRED ERROR FOR A SUBURBAN SURVEY AS ESTABLISHED BY THE VERMONT BOARD OF LAND SURVEYORS.
  4. ALL EVIDENCE OF MONUMENTATION FOUND ON THE SURVEYED PREMISES ARE SHOWN HEREON. MONUMENTATION FOUND IS CONSIDERED TO BE IN GOOD AND STABLE CONDITION UNLESS OTHERWISE NOTED.
  5. THE RIGHT OF WAY WIDTH FOR LAKE ROAD, OF 3 RODS (49.5') IS BASED ON PREVIOUS SURVEYS OF RECORD, MONUMENTATION FOUND, THE TRAVELED WAY AND VERMONT STATE STATUTE.
  6. ALL AREA CALCULATIONS ARE BASED ON THE EDGE OF THE RIGHTS OF WAY OF SAID ROAD AND NOT THE CENTERLINE THEREOF.
  7. ALL REBARS SET ARE 5/8" WITH A CAP STAMPED M.GERVAIS VTLS 735 AND ALL MONUMENTATION FOUND IS AS NOTED.
  8. ALL PROPOSED SITE IMPROVEMENTS ARE BASED ON INFORMATION PROVIDED BY JASON BARNARD CONSULTING, LLC.
  9. UNAUTHORIZED ALTERATIONS AND/OR MODIFICATIONS TO THIS PLAN SHALL INVALIDATE ANY AND ALL CERTIFICATIONS MADE BY NORTHERN LAND SURVEYING, LLC. AND FURTHER ANY PARTIES INVOLVED IN SAID ALTERATIONS AND/OR MODIFICATIONS SHALL BE HELD LIABLE AND MAY BE PROSECUTED IN A COURT OF LAW.



DATE	DESCRIPTION	BY
REVISIONS		
THESE PLANS WITH LATEST REVISIONS SHOULD ONLY BE USED FOR THE PURPOSE SHOWN BELOW.		
<input type="checkbox"/>	SKETCH/CONCEPT	<input checked="" type="checkbox"/> FINAL LOCAL REVIEW
<input type="checkbox"/>	PRELIMINARY	
<b>LANDS OF</b>		PROJECT NO. 15020
<b>SUSAN SMITH</b>		SURVEY RPB/MJG
5168 LAKE ROAD, CHARLOTTE, VERMONT		DESIGN MJG/RPB
		DRAWN MJG/RPB
		CHECKED MJG/RPB
<b>2-LOT SUBDIVISION PLAT</b>		DATE 3-16-2015
<b>NORTHERN LAND SURVEYING, LLC.</b>		SCALE 1" = 60'
4689 BOSTON POST RD. ENOSBURG FALLS, VT 05450 (802) 933-5168		SHT. NO. PL-1

I CERTIFY THAT TO THE BEST OF MY KNOWLEDGE, THIS PLAN IS BASED ON INFORMATION ABSTRACTED FROM PERTINENT DEEDS AND/OR OTHER OFFICIAL RECORDS AND CONFORMS WITH THE REQUIREMENTS OF 27 VSA & 1403.

DATED THIS ____ DAY OF _____, 2015.

_____  
L.S. 735

OWNER:  
SUSAN SMITH  
5166 LAKE ROAD  
CHARLOTTE, VT 05445  
VOL.34, PG.11