

PC-15-05  
**RECEIVED**  
MAR 06 2015  
CHARLOTTE  
PLANNING & ZONING

**TOWN OF CHARLOTTE  
APPLICATION**

**SUBDIVISION AMENDMENT BOUNDARY ADJUSTMENT SKETCH**

\*Applicant: A complete application must be submitted to the Planning office before you will be given time on the Planning Commission agenda.

**Owner of Record-Parcel #1**  
Name Marilyn Richardson  
Address PO Box 116 2757 Greenbush Rd  
Charlotte, VT 05445  
Phone (H) 425-2391 (W) 343-9360  
Signature of owner Marilyn Richardson

**Owner of Record-Parcel #2**  
Name Marilyn Richardson  
Address PO Box 116 2757 Greenbush Rd  
Charlotte, VT 05445  
Phone (H) 425-2391 (W) 343-9360  
Signature of owner Marilyn Richardson

1. Location of Boundary Adjustment or Subdivision Amendment \_\_\_\_\_

2. Boundary Adjustment or Subdivision Amendment:

<b>Property #1</b> Original Acreage <u>3.12 acres</u> Adjusted Acreage <u>2.3 acres</u> Map <u>5</u> Block <u>1</u> Lot <u>50</u> Parcel ID <u>00861-0150</u>	<b>Property #2</b> Original Acreage <u>1.03</u> Adjusted Acreage <u>1.85</u> Map <u>5</u> Block <u>1</u> Lot <u>50</u> Parcel ID <u>0004-2757</u>
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3. Part of Prior Subdivision? Yes  No   
If Yes: Date: \_\_\_\_\_ Owner: \_\_\_\_\_

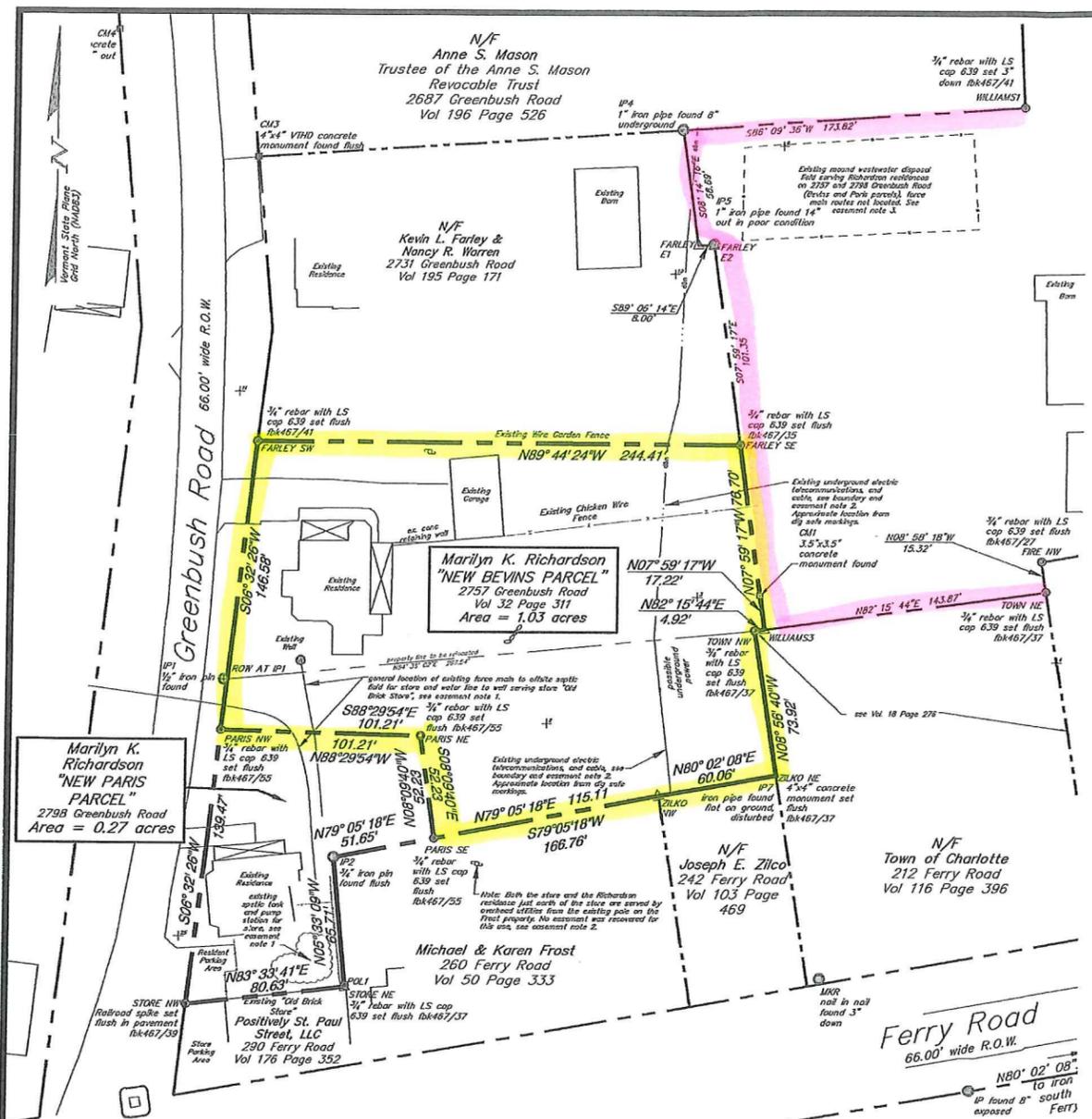
4. Reason for Boundary Adjustment or Subdivision Amendment:  
Attach property w/ mound + mound replacement area to the house / property it serves.

5. To Be Submitted With Application:  
 If applicant is agent for owner, written authorization signed by owner must be filed with application  
 Survey showing existing and proposed property lines and existing and proposed acreages

6. Return to: **Charlotte Planning & Zoning Office**  
P.O. Box 119  
Charlotte, VT 05445

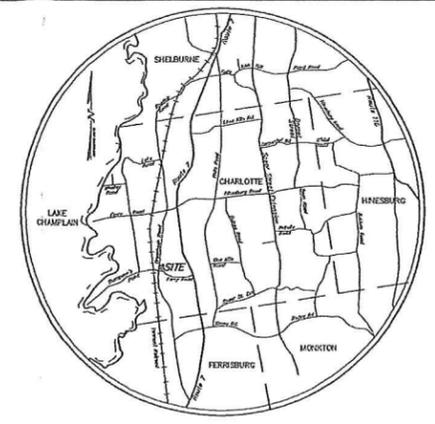
Office Use Only	
Date Received	Application #:
Meeting/Hearing Dates:	Sketch _____
	Boundary Adjustment _____
	Subdivision Amendment _____
Fee Paid:	_____

**Before**



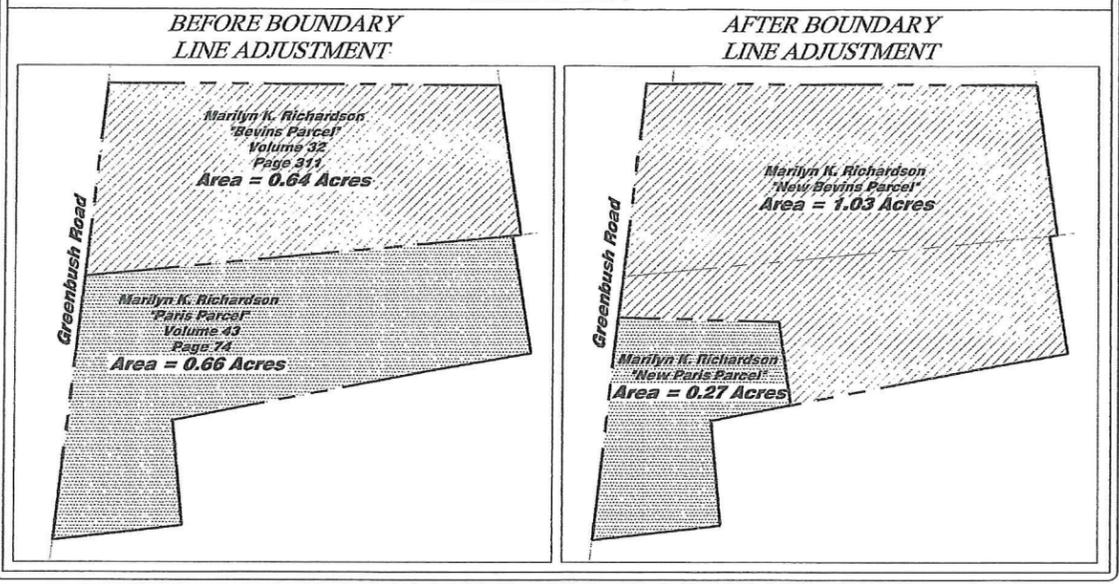
**Easement Notes**

- The drilled well water supply and portions of the wastewater disposal system serving the "Old Brick Store" are on the Richardson lands. See Volume 75 Page 301 for the right of way for the sewer line. This easement includes all underground "appurtenances". Presumably the septic tank and pump station found on the Richardson property just north of the store are underground "appurtenances". See Volume 75 Page 288 for the right of way and easement for the drilled well and the underground pipe and electric service to the well. The width of the easement is 3' either side of the installed location of the water line. Rights to use this well as a water supply are reserved to the Richardson property. The location of the underground water and sewer lines shown on this survey are approximate and conceptual. See plans by Civil Engineering Associates entitled "Old Brick Store Wastewater System Project, Project 93104, June 15, 1993" for more information.
- The structure on 2798 Greenbush Road (the "Paris Parcel") has overhead electric and telecommunications service from a pole located on the Frost property. No easement for this was recovered. The primary underground electric line running through the east portion of the 2798 and 2757 Greenbush Road parcels (the Paris and Bevin's parcels) is subject to a right of way granted in volume 164 Page 179. The easement is 10 feet wide centered on the installed location of the utility lines.
- The on site wastewater disposal field for the 2798 and 2757 Greenbush Road parcels (the Paris and Bevin's parcels) is in an existing mound leach field located on the "Williams Parcel". The easement for this use is described in Volume 183 Page 86-89. This wastewater disposal system is authorized in State of Vermont Water Supply and Wastewater Disposal Permit W-4-0762. Also see plans entitled "Richardson Septic System Replacement, Overall Site Plan" by Fitzpatrick-Llewellyn Inc. dated January 1994. The force main sanitary sewer lines were not located as part of this survey. The force main easement is 20' wide centered on the installed location of the lines.



Location Map

**KEY PLAN**



**Survey Notes**

- The descriptions controlling the locations of the boundaries of the land surveyed and the physical evidence located and existing on the ground were compared and analyzed to provide boundary locations that are most indicative of the original intent of the deeds and in harmony with existing monumentation. Where conflicts between physical evidence and written evidence are substantial, deeds and/or documents should be or will be executed to eliminate any color of title or conflict.
- This plat of survey depicts boundary location of the lands under the title of Marilyn K. Richardson, and also the limits, where known, of easements, licenses and/or other servitudes and rights that may encumber or benefit the surveyed premises with the exception of utility easements.
- Monuments have been set in and on the ground where shown on the plat of survey where, in the opinion of the surveyor, it was necessary to perpetuate a corner not otherwise monumented. Monuments shown as "to be set" will be set at the title holder's direction.
- Any boundary line location, based on deeds or documents recorded in the public records by which title or rights were conveyed to Vermont Public Radio, or title or rights in lands of Marilyn K. Richardson, were otherwise delineated, is subject to accuracy and legality of those deeds or documents. Where those deeds or documents are improperly executed as a matter of law or contain errors or omissions in fact, or contain or are based upon erroneous conclusions of law, then the depicted boundary locations may not be valid.
- The boundary line locations shown are also subject to accuracy and legality or lack of authority of any grantor or grantee who professed the right or ability to convey, receive or condemn property or rights in the surveyed property.
- Any depiction on the plats of survey of boundary lines or other structures, exclusive of boundary lines for Marilyn K. Richardson were located by tachymetry. The location and depiction of boundary lines other than those of Marilyn K. Richardson are not warranted and all boundary lines depicted are subject to the accuracy and completeness of the public record.
- This plat of survey is for the sole use of Marilyn K. Richardson. Use by other property owners, private or municipal, is specifically unauthorized.
- The north line of the 2757 Greenbush Road property (Bevin's Parcel) and the Farley property was created in a sale from Joseph Jones on January 16, 1880, see Volume 14 Page 202. This deed describes a 1/2 acre parcel that has a 118.50 feet of frontage on Greenbush Road. The east line of this parcel is described as 115.50' long. These calls can not all be held. If the 1/2 acre area is used the length of this line is approximately 131 feet. This coincides with the existing line of occupation and the east lot width called for in a deed from Thorpe to Falby & Russell on the "Bevin's Parcel", Volume 19 Page 221, stated in. This line was used for the property line. The "Bevin's parcel" may have title rights north of this line. Please note that the longstanding use by the Farley property could negate such rights.

**Map References**

- Plan entitled "Property Survey for Russell Williams" Prepared by Harvell Associates, Inc. Land Planners & Surveyors dated May 1968-Map Slide 26
- Plan entitled "Property of Marion Williams" Prepared by Civil Engineering Associates, Inc. dated February, 1985-Map Slide 39.
- Plan entitled "Plat of Survey for S. Russell & Marion B. Williams" Prepared by Green Mountain Surveys, Inc. dated July 1979-Map Slide 18.
- Beers Atlas, 1871 and 1857

**Legend**

- Survey control point
- Concrete monument found
- Concrete monument with tablet set
- iron pipe found
- iron pipe (#6 rebar) with aluminum cap L.L.S. 639 set
- Calculated point
- Property Line
- Approximate Property Line
- Power Pole
- Underground power

Boundary line adjustment approval by resolution of the Planning Commission, Charlotte, Vermont on the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_ subject to all requirements and conditions of said resolution.

Town of Charlotte, Vermont  
Received for Record  
\_\_\_\_\_ -A.D. \_\_\_\_\_  
at \_\_\_\_\_ o'clock \_\_\_\_\_ minutes \_\_\_\_\_ m.  
and recorded in Map Slide \_\_\_\_\_  
Attest \_\_\_\_\_

Approved  
12/4/14  
[Signature]

**Certification**

This survey is based on physical evidence found in the field and information abstracted from deeds and other pertinent records and this survey is consistent with that evidence. This plat conforms to 27 V.S.A. section 1405.



Date revised	Description	Checked	Date
Survey	HKW/RAW		
Drawn	HKW		
Checked	IAD		
Scale	1" = 50'		
Date	Nov. 5, 2014		
Project	14120 Greenbush Road		

**Boundary Line Adjustment Survey**

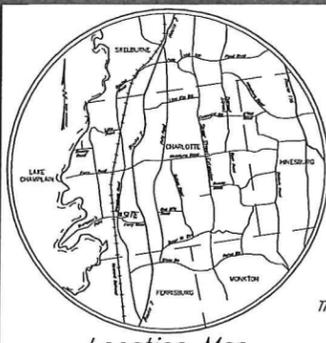
**Marilyn Richardson**

Charlotte, Vermont

KREBS & LANSING Consulting Engineers, Inc.  
164 Main Street, Colchester, Vermont 05446  
PH. 802-878-0375 FAX 802-878-9618

Repro, Winoski, VT hereby certifies this map was reproduced according to state specifications.  
[Signature]

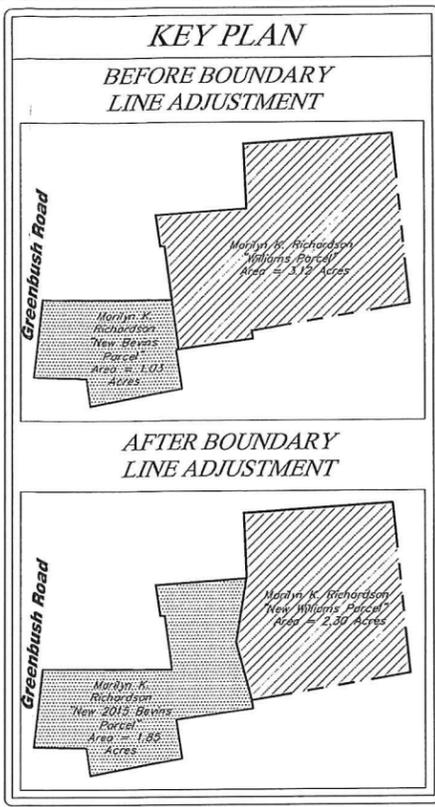
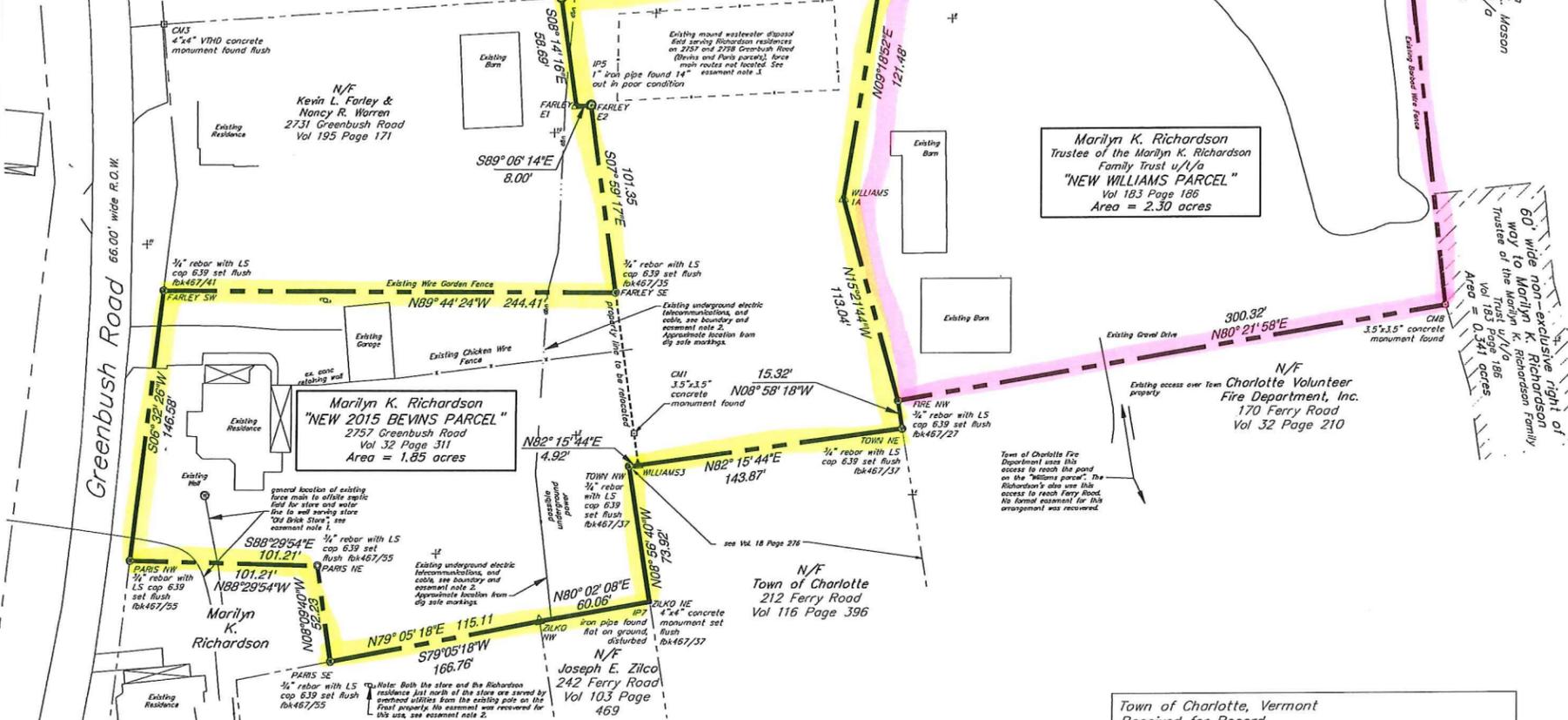
After



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Survey Notes

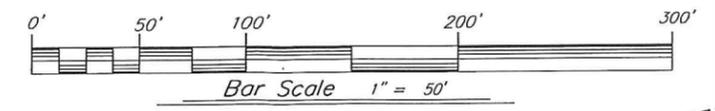
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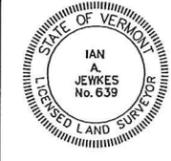
Boundary line adjustment approval by resolution of the Planning Commission, Charlotte, Vermont on the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_ subject to all requirements and conditions of said resolution.



Certification

This survey is based on physical evidence found in the field and information abstracted from deeds and other pertinent records and this survey is consistent with that evidence. This plot conforms to 27 V.S.A. section 1403.

\_\_\_\_\_  
Ian A. Jewkes, L.L.S. #639



Date revised	Description	Checked
Survey	HKW/RAW	
Drawn	HKW	
Checked	IAJ	
Scale	1" = 50'	
Date	Feb. 23, 2015	
Project	14120 Greenbush Road	

**Boundary Line Adjustment Survey**

**Marilyn Richardson**

**KREBS & LANSING Consulting Engineers, Inc.**  
164 Main Street, Colchester, Vermont 05446  
PH. 802-878-0375 FAX 802-878-9618

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