

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 Jed & Kelly Dousevicz
Address 2663 Greenbush Rd
Charlotte VT 05445
Phone (H) 802 425 6123 (W) 802 319 1063
Signature of owner [Signature]

Owner of Record-Parcel #2

Name Ben & Nan Mason
Address 2687 Greenbush Rd
Charlotte VT 05445
Phone (H) 802 425 2588 (W) _____
Signature of owner [Signature]

1. Location of Boundary Adjustment or Subdivision Amendment see attached

2. Boundary Adjustment or Subdivision Amendment:

Property #1
Original Acreage .398
Adjusted Acreage .598
Map 5 Block 1 Lot 41 Parcel ID 00004-2663

Property #2
Original Acreage 5.05
Adjusted Acreage 4.85
Map 5 Block 1 Lot 42 Parcel ID 00004-2687

3. Part of Prior Subdivision? Yes _____ No X
If Yes: Date: _____ Owner: _____

4. Reason for Boundary Adjustment or Subdivision Amendment:
to increase lot size for Dousevicz to rebuild garage

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 to be provided upon approval by Dousevicz

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

Office Use Only
RECEIVED
MAR 02 2016
CHARLOTTE
PLANNING & ZONING
Sketch _____
Boundary Adjustment _____
Subdivision Amendment _____

Date Received _____
Application #: 16-32
Meeting/Hearing Dates: _____
Fee Paid: _____

Boundary Line Adjustment Exemption Form

Exemption 1-304(a)(11) - Wastewater System and Potable Water Supply Rules

Step 1: Please provide the following information:

Landowner 1 Name(s): Jed : Kelly Dousevicz			
Landowner 1 Mailing Address: 2063 Greenbush Rd Charlotte VT 05445			
Landowner 1 Phone Number: 802 425 6123			
Landowner 2 Name(s): Ben : Nan Mason			
Landowner 2 Mailing Address: 2687 Greenbush Rd Charlotte VT 05445			
Landowner 2 Phone Number: 802 425 2588			
Lot Number(s): 41 / 42	Town: Charlotte	Previous State Permit #'s (if any):	
Landowner 1 - Current Acreage: .398	Landowner 1 - New Acreage: .598	Landowner 2 - Current Acreage: 5.05	Landowner 2 - New Acreage: 4.85

Step 2: Please check the box or boxes that apply to the lot line adjustment and attach any requested supporting information.

Check the boxes that apply to this land conveyance:

- (i) a lot being reduced in size is being reduced by no more than two percent, please include calculations showing percent of lot size reduction. Example: 5.9 acres take away 0.1 acres = 0.1 divided by 5.9 = 0.017 = 1.7 % reduction.); or
- (ii) a lot is increased in size;
- (iii) the boundary line being adjusted is located, after adjustment, at least 500 feet from the footprint of the building or structure on an improved lot (Please include the footprint of all buildings –except storage buildings- on the diagram that shows the original and the new proposed property lines and show the distance from the building(s) to the new proposed property line.); or
- (iv) the Secretary, on a case-by-case basis, makes a written determination that the proposed adjustment will not have an adverse effect on any existing potable water supply or wastewater system on the affected lots.
see attached waste water plan

Step 3:

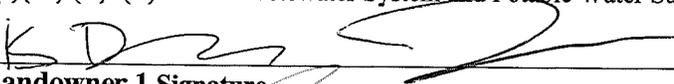
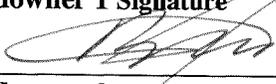
For adjustments that meet (i) – (iii) above, please complete this form and submit this form with a diagram showing the existing and proposed boundaries to the Regional Office and submit a copy of the diagram to the town for recording and indexing in the Town land records. When this is complete, you are exempt and no written confirmation is required.

Step 4:

For adjustments being submitted for review under (iv) above, please complete this form and submit the form and a diagram showing the existing and proposed boundaries and the location of all buildings and existing water supplies and septic systems on the affected lot(s) to the appropriate Regional Office. The Secretary will provide a written determination whether condition iv applies. If the Secretary determines that condition (iv) applies, deliver the written determination and diagram to the town for recording and indexing in the town land records. **If the Secretary determines Exemption §1-304(a)(11) (A)(iv) does not apply, a Wastewater System and Potable Water Supply permit will be required prior to adjusting the boundary line(s).**

Step 5:

By signing this form, the landowner is certifying the boundary line adjustment meets one or more of the exemptions in section §1-304(a)(11) (A)–(C) of the Wastewater System and Potable Water Supply Rules, effective September 29, 2007.

	3-2-16
Landowner 1 Signature	Date
	3-2-16
Landowner 2 Signature	Date

QUIT CLAIM DEED

KNOW ALL PERSONS BY THESE PRESENTS, that We, BENJAMIN L. MASON and ANNE B. MASON of Charlotte, in the County of Chittenden and State of Vermont, Grantors, in the consideration of TEN AND MORE Dollars paid to our full satisfaction by JED DOUSEVICZ and KELLY DOUSEVICZ of Charlotte, County of Chittenden and State of Vermont, Grantees, have REMISED, RELEASED AND FOREVER QUITCLAIMED unto the said Grantees, JED DOUSEVICZ and KELLY DOUSEVICZ, husband and wife, as tenants by the entirety, and their heirs and assigns forever, a certain piece of land in Charlotte, County of Chittenden and State of Vermont, described as follows, viz:

Being all of our interest, if any, in and to a strip of land lying on the northwest corner of the 5.05 acre portion of Lot A as depicted on a Plan entitled "Property of Marion Williams" prepared by Civil Engineering Associates, Inc. dated February 3, 1985 and recorded at Map Volume 6, Page 8 of the Town of Charlotte Land Records. As shown on the aforementioned plan, said strip of land is all of the land between the lands now or formerly owned by Coleman and lands now or formerly owned by Ferriss and Maloney, and being that land described in two deeds from Frank Perkins and Virginia Perkins to Wilson Williams dated February 26, 1938 of record in Volume 25, Page 22 and dated December 31, 1938 of record in Volume 26, Page 126 of the Town of Charlotte Land Records.

Reference is made to the Warranty Deed from Joel P. Wollum and Nancy J.S. Wollum to Benjamin L. Mason and Anne B. Mason dated November 21, 1997 and recorded in Volume 96 at Page 278 of the Town of Charlotte Land Records.

The purpose of this deed is to confirm the correct boundaries of 2663 Greenbush Road which was conveyed to Jed Dousevicz and Kelly Dousevicz by the Warranty Deed from Benjamin L. Mason and Anne B. Mason dated December 10, 2003 and recorded in Volume 145 at Pages 169-170 of the Town of Charlotte Land Records.

Reference is hereby made to the above-mentioned instruments, the records thereof, the references therein made, and their respective records and references, in further aid of this description.

TO HAVE AND TO HOLD all right and title in and to said quitclaimed premises, with the appurtenances thereof, to the said Grantees, JED DOUSEVICZ and KELLY DOUSEVICZ, husband and wife, as tenants by the entirety, and their heirs and assigns forever.

AND FURTHERMORE, We the said Grantors BENJAMIN L. MASON and ANNE B. MASON, for ourselves and our heirs, executors, and administrators, do covenant with the said Grantees, JED DOUSEVICZ and KELLY DOUSEVICZ, and their heirs and assigns that from

WICK & MADDOCKS
ATTORNEYS AT LAW
308 COLLEGE STREET
P. O. BOX 1336
BRUNSWICK, VERMONT

and after the ensembling of these presents the said Grantors, BENJAMIN L. MASON and ANNE B. MASON, will have and claim no right in, or to the said quitclaimed premises.

IN WITNESS WHEREOF, we hereunto set our hand and seal this 14 day of July, 2004.

IN PRESENCE OF:

[Signature]
Witness

[Signature]
Benjamin L. Mason

Anne B. Mason
Anne B. Mason

STATE OF VERMONT
COUNTY OF CHITTENDEN, ss.

At Burlington, this 14 day of July, 2004, Benjamin L. Mason and Anne B. Mason personally appeared, and they acknowledged this instrument, by them sealed and subscribed, to be their free act and deed.

Before me, [Signature]
Notary Public

CHARLOTTE TOWN CLERK'S OFFICE
RECEIVED FOR RECORD
This 26th day of October, A.D. 2004
at 10 o'clock 00 minutes A m and
recorded in vol. 152 on page 399-400
Attest Mary A Mead Town Clerk

ACKNOWLEDGEMENT
Return Received (Including Certificates
and, if Required, Act 250 Disclosure
Statement) and Tax Paid.
Signed Mary A Mead Clerk
Date October 26, 2004

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308 COLLEGE STREET
P.O. BOX 1336
BURLINGTON, VERMONT