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TOWN CLERK

**CHARLOTTE ROAD STATISTICS**

THEIR LOCATIONS AND WIDTHS  
AS RECORDED IN THE CHARLOTTE TOWN RECORDS

BY

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RD # 1  
CHARLOTTE, VERMONT 05445

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The information set forth herein was extracted from the Charlotte Town Record books. With the help of Hazel Frindle, the Charlotte Town Clerk, I went through all of the town records and made a copy of every page in which a reference was made to a town road. It should be noted that the early road surveys were in terms of CHAINS (66 feet), LINKS (7.92 inches) and RODS (16.5 feet). I selected a scale of twenty Chains to the inch and made a map of the presently known and used town roads. For Charlotte, which is about six miles along each side (with a number of points jutting into Lake Champlain), the map was about 25 by 30 inches.

After making my map I found that the state soil survey maps, at least for Chittenden County, are made to the same scale. I would suggest that anyone interested in making a map, for another town, use these maps as a starting point. After making the map I obtained clear plastic material in an art supply store of a size suitable to reproduce the map to the desired scale. Most art supply stores sell such material in rolls with a width of 42 inches. The map was then duplicated onto the clear plastic material. Pens that will make permanent marks on the plastic must be obtained and used.

Charlotte, after its initial charter from Royal Governor Benning Wentworth, was surveyed and divided into lots. These lots were then given to the original proprietors or set aside for selected purposes or persons, such as the Church of England, The Society for the Propagation Of the Faith, the town, a school, and the first settled minister. An overlay of this division was also made in plastic. In the case of Charlotte the original lots not assigned were subdivided. This second division became important, for some later surveys referred to lots of either the first or second division, or named individuals. In looking up where the named individuals lived I found that the deeds also referred to these divisions. I then plotted each road survey in the town records on graph paper to the selected scale. This plotting was done using a suitable ruler and a compass or protractor.

Though the surveys are given in terms of magnetic north they can be, on the graph paper, plotted as if the directions given were true. i.e. not magnetic. Many of these surveys referred either to a point long lost, such as "Beginning at a Beach tree standing in the highway" or to a person not the landowner of record, it is necessary to assume that at least some of these roads would be substantially the same as the presently existing roads.

Plots of a number of the longer North - South roads were selected and placed under the plastic map of the present day roads and moved around until the best possible match was made. After making such a match I made a notation of any differences, i.e. bends or changes, between the plotted road and the presently existing road. I then traveled along these roads to see if I could find any traces of the original road bed where

the road had been straightened or moved. I found that the early spring is the best time for this search before the leaves come out. Many such points were located at the expected places which confirmed that the plotted road was indeed the present road. The plotted road and its exact location of the road was thus confirmed in this manner.

Once several of these roads were found the rest of them began falling into place because most of the later roads used these first roads as reference points. A road so located was then traced onto a second plastic overlay and correlated with the map of the presently existing roads.

Aerial photographs (or flying over the town) are also helpful especially for locating many of the lost or abandoned roads. It is surprising how many of these roads that may have been abandoned for fifty or a hundred years are still either discernable by their tree lines or are still used as farm or logging roads. Another guide to the locations of old roads are the old houses or taverns in town since these were invariably built at cross roads.

Francis J. Thornton  
Charlotte, Vermont  
March 1986

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*****  
*          N.B. THESE RECORDS ARE NOT YET COMPLETE AS SEVERAL          *  
*          ROADS ARE YET TO BE IDENTIFIED.                            *  
*          *                                                            *  
*****
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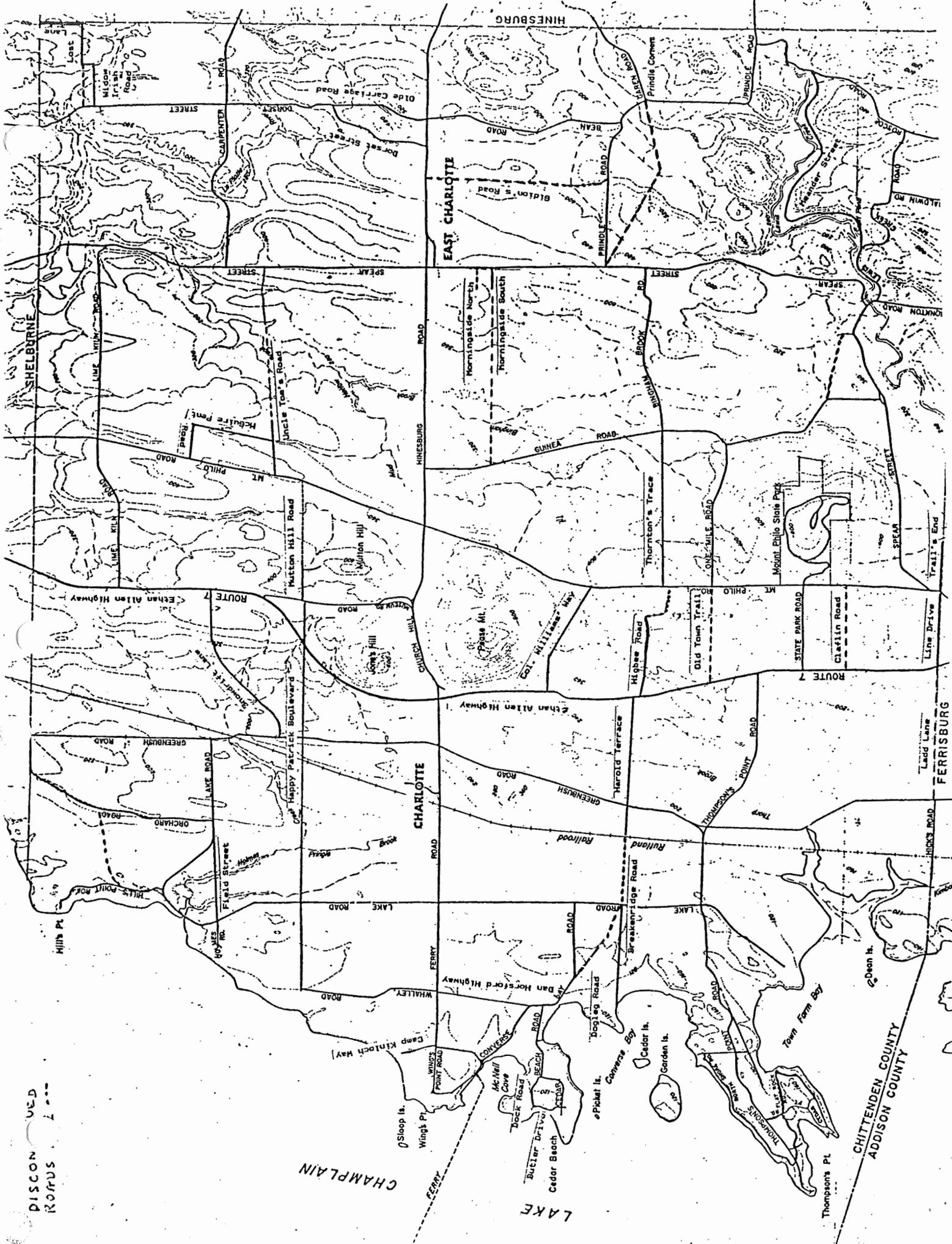
VW

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XYZ

FINIS

DISCON UED  
Rorus 1---



CHAMPLAIN

LAKE

CHITTENDEN COUNTY  
ADDISON COUNTY

## ASH ROAD

This was a proposed road to run westerly from Spear Street to the present McCory residence. Petition to open denied.

Vol. 3 Page 437  
1874

## BEAN ROAD

(See also Dorset Street and Olde Carriage Road.)

From Hinesburg Road to Prindle Road.

Vol. 2 Page 11  
1798

## BINGHAM BROOK ROAD

(See also Thornton's Track.)

From Spear Street to the Guinea Road.

Vol. 2 Page 440  
1817  
3 rods wide (49.5 ft.)

## BREAKENRIDGE ROAD

(See also Harold Terrace.)

This road ran west from the lake past the present Highgate Farm and past the 1814 Breakenridge house to Greenbush Road.

Vol. 2 Page 2  
1787

Portion from Lake Road east to the Railroad discontinued.

Vol. 4 Page 228  
1907

## BUTLER DRIVE

This a Pent Road running north off the end of Cedar Beach Road to Dock Road. (See Cedar Beach Road and Dock Road.)

Vol. 4 Pages 141 & 142  
1890  
2 rods wide (33 ft.)

This pent road was Modified.

Vol. 4 Pages 157 & 158  
1893

## CAMP KINLOCH WAY

This runs north from Ferry Road and is now Camp Kinloch's driveway.

Vol. 3 Page 89  
12 feet wide

## CARPENTER ROAD

From the Charlotte-Hinesburg line  
to Spear Steet.

Vol. 2 Page 311  
1815

3 rods wide (49.5 ft.)

.24.75

Town vote to build bridge.

Vol. 3 Page 186  
1850

Fence Mentioned.

Vol. 3 Page 281 & 282  
1861

## CEDAR BEACH ROAD

Laid as a Pent Road.

Vol. 3 Pages 470,  
471, & 473  
1878  
1.5 rods wide (24.75 ft.)

Pent road discontinued.

Vol. 3 Pages 477,  
478, & 479  
1897

Laid out as a Town Road.

Vol. 3 Pages 477, 478, &  
479  
3 rods wide (49.5 ft.)  
1897

Two additional Pent Roads  
laid out east and west and  
north and south. (See Dock Road  
and Butler Drive.)

Vol. 4 Pages 141 & 142  
1890  
2 rods wide (33 ft.)

Additional Pent Roads  
above modified and added to.

Vol. 4 Pages 157 & 158  
1893

NOTE: As compensation to the town  
for laying out these roads the  
CEDAR BEACH ASSOCIATION granted to  
the inhabitants of Charlotte free  
access to the dock at Cedar Beach.

Vol. 3 Page 478

## CHANDLER'S CONCOURSE

This road runs from the Ferrisburg Charlotte line near (Trail's End) in first division lot 61 to a north south road which runs from the west side of Lewis Creek in the Ferrisburg Hollow opposite the grain mill north to Spear Street.

Vol. 2 Page 10  
1794

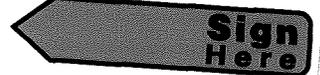
## CHURCH HILL ROAD

(This was also known as the Cement Highway.)

(See also Ethan Allen Highway, Route 7, and Museum Road.)

This road runs from Route 7 east from Ferry road up the hill past the Congregational Church past the Museum then north back to Route 7 near Mutton Hill Road.

Vol. 2 Page 2  
1787



Relocated Portion at foot of Pease Mountain.

Vol 3 Page 450  
1875

Church Hill Road  
4 Rods  
66 ft R.O.W  
see vol. 23 pg. 218

Perhaps 6 rods in some  
places? old Route 7

## CLAFLIN ROAD

This road runs east and west from Ethan Allen Highway (Route 7) north of the Claflin farm to Mount Philo Road slightly south of the Mount Philo Inn.

Vol. 2 Page 10  
1794

Discontinued.

Vol. 4 Pages 124 & 125  
1888

## COL. WILLIAMS' WAY

This runs east from Ethan Allen Highway (Route 7) at the south drive way to the Williams-Bruska house to Mount Philo Road.

Vol. 2 Page 9  
1791  
4 rods Wide (66 ft.)

## CONVERSE BAY ROAD

This road runs from the Ferry Landing to Lake Road.

From the ferry landing to near Ruth Whalley's house.

Vol. 2 Page 11  
1799  
4 rods wide (66 ft.)

Resurveyed.

Vol. 2 Page 53  
1800  
3 rods wide (49.5 ft.)

From Ruth Whalley's house to Lake Road.

Vol. 2 Page 121  
1810  
3 rods wide (49.5 ft.)

Altered between ferry landing and Ruth Whalley's House.

Vol. 2 Pages 245 & 246  
1855

## CROOKED HILL ROAD

(See Old Town Trail.)

## DAN HORSFORD HIGHWAY

This road runs south from the end of the present Whalley Road to Converse Bay Road near Cedar Beach Road.

Vol. 2 Page 3  
1787

## DOCK ROAD

Pent Road laid out east and west between Butler Drive and Cedar Beach Road. (See Cedar Beach Road and Butler Drive.)

Vol. 4 Pages 141 & 142  
1890  
2 rods wide (33 ft.)

This Pent Road Modified.

Vol. 4 Pages 157 & 158  
1893

## DOGLEG ROAD

A road parallel to Converse Bay Road from the ferry landing to the juncture of the Breakenridge Road with Greenbush Road.

Vol. 2 Page 172  
1803  
4 rods wide (66 ft.)

Discontinued.

Vol. 2 Page 146  
1804

## DORSET STREET

(See also Bean Road and the Olde Carriage Road.)

From the Charlotte-Shelburne line to Lot 48 where it connects to the Olde Carriage Road.

Vol. 2 Page 11  
1798  
4 rods wide (66 ft.)

North end at Charlotte-Shelburne line altered.

Vol. 2 Page 532  
1824

## ETHAN ALLEN HIGHWAY (ROUTE 7)

(See also Church Hill Road and Museum Road, Route 7 and old Route 7.)

This was first known as the Onion River Road and later as the Post Road.

From the Shelburne-Charlotte line to the Ferrisburg-Charlotte line.

Vol. 2 Page 2  
1787

Resurveyed by act of the legislature.

Vol. 2 Page 52  
1797  
6 rods wide (99 ft.)

## FERRY ROAD

(See also Wings Point Road.)

From ferry landing to Route 7.

Vol. 2 Page 3  
1787

Altered from Greenbush  
Road to Route 7.

Vol. 2 Page 5  
4 rods wide (66 ft.)  
1789

Hearing to discontinue this road  
from the ferry landing past the  
front of the McNiel House.

Vol. 4 Page 322  
1924  
NO DECISION RECORDED

## FIELD STREET

(See also Holmes Road).

This road runs from Lake Road  
opposite Holmes Road to Lake Road  
near Orchard Road.

Vol. 2 Page 378  
1817  
3 rods wide (49.5 ft.)

Petition to discontinue denied.

Vol. 3 Page 385  
1869

## GAREN ROAD

(See Prindle Road.)

This run easterly from Prindle Road  
to the Charlotte-Hinesburg line.

Vol. 2 Page 7  
4 rods wide (66 ft.)  
1790

## GIDION'S ROAD

From Gidion Prindle's house  
lot 61 (first division) north  
to Hinesburg Road.

Vol. 2 Page 512  
1823  
3 rods wide

Discontinued.

Vol. 3 Page 109  
1841

## GREENBUSH ROAD

(N. B. This was known as Lake Road in the 1920's.)

From the Ferrisburg-Charlotte line to Thompson's Point Road.	Vol. 2 Page 4 1789
From Ferry Road to the Shelburne-Charlotte line.	Vol. 2 Page 4 1789
From Breakenridge Road to just north of Ferry Road.	Vol. 2 Page 5 1788
From Breakenridge Road to Thompson's Point Road.	Vol. 2 Page 9 1791
From Thompson's point Road to the Ferrisburg Charlotte line (resurveyed).	Vol. 2 Page 54 1802 4 rods wide (66 ft.)
Section near Ferry Road (surveyed).	Vol. 2 Page 372 1818
From Thompson's Point Road to Ferrisburg-Charlotte line.	Vol. 2 Page 531 & 532 1826 3 rods wide (49.5 ft.)

## GUINEA ROAD

(See also Old Town Trail, Lewis Creek Road,  
Spear Street and One Mile Road.)

From One Mile Road southerly to  
Spear Street.

Vol. 2 Page 9  
1792  
4 rods wide (66 ft.)

From One Mile Road southerly to  
Spear Street.

Vol. 2 Page 106  
1813  
3 rods wide (49.5 ft.)

North of Bingham  
Brook Road  
(straightened).

Vol. 3 Page 157  
1849  
3 rods wide (49.5 ft.)

Discontinued crooked portion.

Vol. 3 Page 165

South end altered.

Vol. 3 Page 370  
3 rods wide (49.5 ft.)

N.B. Language regarding dicontinuance  
of od road unclear.

## HAPPY PATRICK BOULEVARD

This runs from Church Hill Road (old Route 7) across Near Mutton Hill Road and the 1812 Tavern westerly, across the Ethan Allen Highway (the present Route 7) and Greenbush Road to a point on Lake Road slightly north of Whalley Road.

Vol. 2 Page 3  
1787

Resurveyed and straightened.

Vol. 2 Page 12  
3 rods wide (49.5 ft.)  
1800

## HAROLD TERRACE

(See Breakenridge Road.)

This road ran west from opposite the 1814 house on Greenbush Road (Breakenridge-Root-Bora house) to Route 7 emerging at Roy Thorpe's driveway opposite the Higbee Road,

Vol. 2 Page 2  
1787

Portion from Greenbush Road to Route 7 made conditional pent road with road reverting to full road if conditions not kept.

Vol. 3 Pages 217 & 218  
1852

## HICK'S ROAD

(See also Line Drive and Trail's end  
and Ladd Lane).

This road presently runs from Greenbush  
Road west to the railroad tracks.

Vol. 2 Page 196  
1804  
4 rods wide (66 ft.)

Portion west of Railroad discontinued.

Vol. 4 pages 156 & 157  
1894

## HIGBEE ROAD

From Route 7 across from Harold  
Terrace to Mount Philo Road.

Vol. 2 page 10  
1794

Laid as a Pent Road.

Vol. 3 Page 216  
1852

Laid as a Pent Road.

Vol. 4 Pages 68 & 69  
1882

Pent Roads of 1852 & 1882  
discontinued & new Pent Road opened.

Vol. 4 Page 83  
1884

Petition to change from Pent Road  
to open highway denied.

Vol. 3 Page 475  
1891

Gate required.

Vol. 4 Page 172  
1897

Petition to open to Mount Philo  
Road denied.

Vol. 4 Page 213  
1904

Commissioner's report opening  
road.

Vol. 4 Page 228  
1907  
3 rods wide (49.5 ft.)

## HINESBURG ROAD

Portion of present road between the town hall and Museum Road.	Vol. 2 Page 7 1791
Section in front of Marble's store to top of hill near Tennys house. Discontinued parallel section.	Vol. 2 Page 463 1821 3 rods wide (49.5 ft.)
Between present town hall and Museum Road resurveyed and old portion discontinued.	Vol. 3 Page 107 1841 3 rods wide (49.5 ft.)
Mentioned in town meeting.	* Vol. 3 Pages 94 & 95 1839
Warned in town meeting.	Vol. 3 Page 145 1848
Hill by Lockhart's house cut down.	Vol. 3 Page 150 16 feet wide

## HOLMES ROAD

(See also Field Street)

This road runs from the lake near the Thurber house to Lake Road south of Holmes Bridge at Field Street.

Vol. 3 Page 378  
1817  
3 rods wide (49.5 ft.)

## LADD LANE

(See also Hick's Road, Line Drive, and Trail's End.)

This ran along the Charlotte-Ferrisburg line from Ethan Allen Highway (Route 7) to Greenbush Road.

Vol. 2 Page 196  
1804  
4 rods wide (66 ft.)

Discontinued.

Vol. 3 Page 210  
1852

Petition to reopen denied.

Vol. 3 Page 324

## LAKE ROAD

N.B. This is not to be confused with Greenbush Road which was known as Lake Road in the 1920's.

This road begins at Town Farm Bay at the south end of town and runs Northerly to Orchard Road at the Charlotte-Shelburne line.

Vol. 2 Page 1  
1787

Alteration just south of Holmes Creek bridge at town beach.

Vol. 2 Page 5  
1788

Alteration at south end of road.

Vol. 2 Page 213  
1805  
4 rods wide (66 ft.)

From Hill's Point Road to Orchard Road.

Vol. 2 Page 364  
1814  
3 rods wide (49.5 ft.)

Discontinued portion north of Hill's Point Road to Orchard Road.

Vol. 3 Pages 37 & 38  
1821

Bend at juncture with Converse  
Bay Road straightened.

Vol. 3 Page 246  
1855

Rebuilt section between Hill's Point  
Road and north end of bridge.

Vol. 3 Page 317  
1863

Alteration through bridge.

Vol. 3 Page 393  
3 rods wide (49.5 ft.)

Resurvey of road from bridge north  
to Hill's Point Road.

Vol. 4 Page 89  
1884  
3 rods wide (49.5 ft.)

## LEWIS CREEK ROAD

(See also Old Town Trail, Guinea Road  
Meander Street, one Mile Road and Spear  
Street.)

From the Monkton Road to Baldwin  
Road.

Vol. 2 Page 436  
1816  
3 rods wide (49.5 ft.)

Modified.

Vol. 3 Page 165

## LIME KILN ROAD

(See also Spear Street.)

This road runs from Route 7 across  
Mount Philo Road to Spear Street  
North of Carpenter Road.

Vol. 2 Page 6  
1790  
4 rods wide (66 ft.)

## LINE DRIVE

(See also Hick's Road, Ladd lane and Trails End)

This runs along the Charlotte  
Ferrisburg line east from Ethan Allen  
Highway to Mount Philo Road.

Vol. 2 Page 196  
1804  
4 rods wide (66 ft.)

## LOST LANE

Protest of Selectmen of Charlotte to  
Shelburne.

Vol. 3 Page 333  
1866

This runs from the Widow Irish Road  
east to the Hinesburg line then north  
to the Shelburne-Hinesburg Road.

Vol. 3 Pages 349 & 350  
1865  
3 rods wide (49.5 ft.)

## MCGUIRE PENT ROAD

This road runs east from Mount Philo  
Road to Steve Clark's house then south  
to Uncle Tom's Lane.

Vol. 3 Page 431  
1873

Discontinued.

Vol. 3 page 431  
1876

Laid out again.

Vol. 3 Page 449  
1875

Discontinued again.

Vol. 3 Page 449  
1876

Laid out again.

Vol. 3 Pages 461 & 462  
1876

## MEANDER STREET

This road runs along Lewis Creek  
from Monkton Road to Roscoe Road.

Vol. 2 Page 9  
4 rods wide (66 ft.)  
1792

## MONKTON ROAD

(See also Spear Street.)

This road runs from the Charlotte  
Monkton line to the Quinlan Bridge.

Vol. 2 Page 6  
1799  
4 rods wide (66 ft.)

Modified.

Vol. 2 Page 12  
1799  
4 rods wide (66 Ft.)

Resurveyed by act of legislature  
to run from Middlebury to Winooski.

Vol. 2 Page 326  
1818  
4 rods wide (66 ft.)

Old road discontinued.

Vol. 2 Page 326  
1818

## MORNINGSIDE CEMETERY

There are two roads leading from Spear Street westerly into this cemetery

## MORNINGSIDE NORTH

This road runs along the north boundary of the cemetery.

New road on North Side of cemetery.

Vol. 3 Page 389  
1870  
7 rods wide (115.5 ft.)

Survey of another road to cemetery.

Vol. 3 Page 402  
1870  
3 rods wide (49.5 ft.)

Surveyed 3 rod road accepted.

Vol. 3 Page 409  
1871

3 rod road discontinued.

Vol. 3 Page 410 & 411  
1871

## MORNINGSIDE SOUTH

This road run along the south boundary  
of the Cemetery.

Portion of road west of the cemetery  
discontinued.

Vol. 3 Page 110  
1841

Resurveyed.

Vol. 3 Page 325  
2.5 rods wide (41.75 ft.)  
1864

Petition to alter Denied.

Vol. 3 Page 331  
1866

## MOUNT PHILO ROAD

This road runs from the Charlotte Ferrisburg line to the Charlotte Shelburne line.

South of Hinesburg Road to the Charlotte-Ferrisburg line.

Vol. 2 Page 5  
4 rods wide (66 ft.)  
1789

North of Hinesburg Road to the Charlotte-Shelburne line.

Vol. 2 Page 7  
4 rods wide (66 ft.)  
1790

Survey of portion beginning about 2000 ft south of Hinesburg Road.

Vol. 2 Page 219  
1802  
4 rods wide (66 ft.)

Survey from Claflin Road for 98 rods (1617 ft.) south.

Vol. 3 Page 38  
1883  
3 rods wide (49.5 ft.)

Survey of North end.

Vol. 3 Page 119  
1843  
4 rods wide (66 ft.)

Survey of North end.

Vol. 3 Page 144  
1847  
4 rods wide (66 ft.)

Petition to alter from Claflin Road to Charlotte-Ferrisburg line.

Vol. 3 Page 294  
1861

## MUSEUM ROAD

(See also Ethan Allen Highway, Route 7,  
and Church Hill Road.)

This runs from Church Hill Road by  
the museum up the hill and back to  
Church Hill Road (Old Route 7).

Vol. 2 Page 2  
1787

Discontinued North of Fred Bessette's  
house.

Vol. Misc. Page 99  
1931

N.B. This discontinuance was not recorded until 1957.

## MUTTON HILL ROAD

This road runs from Church Hill Road  
near the 1812 tavern to Mount Philo  
Road Uncle Tom's Lane.

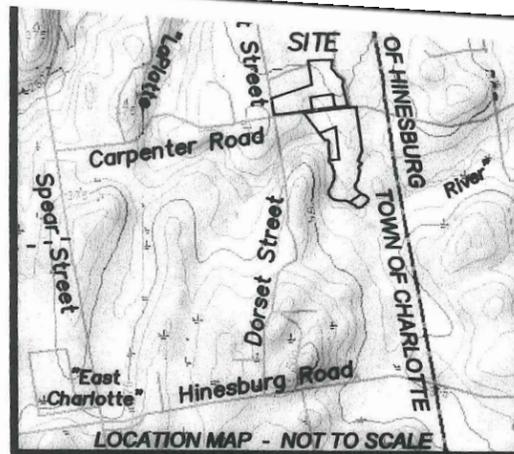
Vol. Page 24  
1926

APPROVED BY THE CHARLOTTE  
DEVELOPMENT REVIEW BOARD

The 16<sup>th</sup> day of July A.D. 20 14

at \_\_\_\_\_ o'clock \_\_\_\_\_ minutes \_\_\_\_\_ M.

Attest: *[Signature]* 11/6/14  
Chair, Charlotte Development Review Board

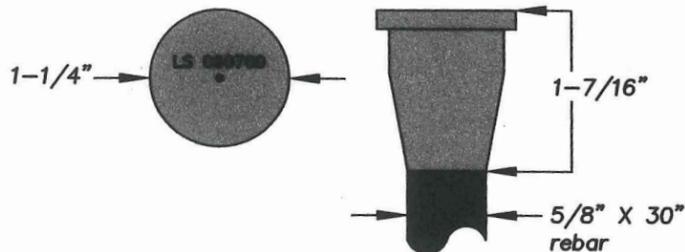


LINE COURSES

- L1) N14°56'52"W 530.00'
- L2) N03°43'15"E 180.00'
- L3) N56°25'49"W 175.00'
- L4) N37°01'06"W 270.00'
- L5) N03°43'14"E 139.00'
- L6) N02°41'28"E 97.00'

North Pasture Lane

Typical Stamped Caps  
on Set Monumentation  
(not to scale)



PLAT & PLAN REFERENCE

The following plats and plans recovered in the Town of Charlotte Land Records were used in aid of this survey.

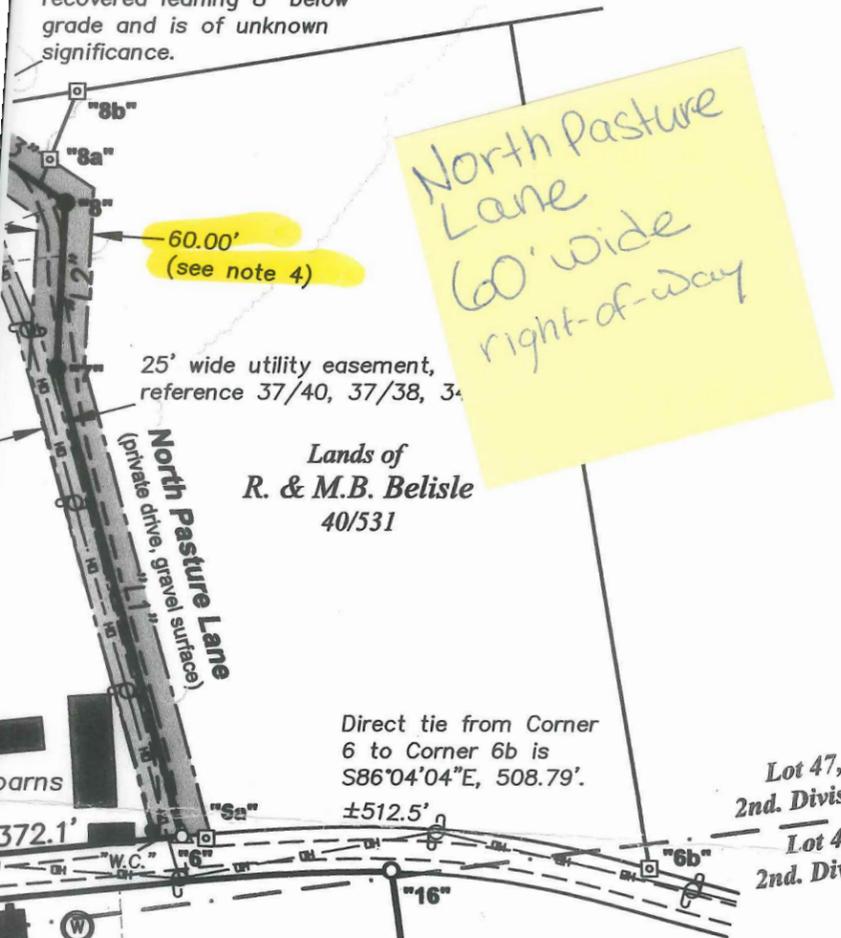
1. Original survey of 2nd. Division ("Last Division") Lots in the Town of Charlotte and was recovered in the Proprietors Records at pages 114-119.
2. 1869 Beers Atlas of Chittenden County, Town of Charlotte.
3. Plat entitled; "Portion of Property of Claude F. & Jeannette Thibault, Chittenden County, Charlotte, Vt.", dated May-June, 1977 by Ronald L. LaRose, L.S. 272 and was recovered in Map Slide #12 of the Charlotte Land Records.
4. Plat entitled; "Property of Claude F. & Jeannette C. Thibault, Chittenden County, Charlotte, Vt.", dated July, 1977-July, 1980 by Ronald L. LaRose, L.S. 272 and was recovered in Map Slide #23 of the Charlotte Land Records.
5. Plat entitled; "Property of Claude F. & Jeannette C. Thibault, Chittenden County, Charlotte, Vt.", dated July, 1977-July, 1980 by Ronald L. LaRose, L.S. 272 and was recovered in Map Slide #31 of the Charlotte Land Records.
6. Plat entitled; "Property of Claude F. & Jeannette C. Thibault, Chittenden County, Charlotte, Vt.", dated July, 1977-July, 1980 by Ronald L. LaRose, L.S. 272 and was recovered in Map Slide #42 of the Charlotte Land Records.
7. Plat entitled; "Whispering Meadows, Paul Thibault, Charlotte, Vt., 4 Lot Subdivision Land Plat", dated May 22, 1987, revised May 27, 1987 by Ralph H. Clark, III, L.S. 152 and was recovered in Map Slide #61 of the Charlotte Land Records.

GENERAL SURVEY NOTES

1. The purpose of this survey was to retrace, monument and subdivide lands deeded to Gary P. & Mary J. Thibault in Volume 108, Page 308 of the Charlotte Land Records dated January 2, 1999. Said lands are located on the northerly and southerly sides of Carpenter Road, the easterly side of Dorset Street and the westerly side of North Pasture Lane in the Town of Charlotte. Lands of Thibault lying southerly of Carpenter Road are bounded in part by the LaPlatte River.
2. The right of way limits of Dorset Street were found to be 4 rods (66') per town records and the centerline description of which was found in Volume 2, Page 11 of the Charlotte Land Records, dated September 25, 1798. The side lines of Dorset Street as depicted hereon were determined from recovered monumentation and the approximate center of the current traveled portion of the road.
3. The right of way limits of Carpenter Road were found to be 3 rods (49.5') per survey bill found in Volume 2, Page 311 of the Charlotte Land Records, dated August 22, 1815. The right of way limits as depicted hereon were determined from existing monumentation recovered on site and the approximate center of the existing traveled portion of the highway.
4. The right of way limits of North Pasture Lane are 60' wide as established by the surveys noted in 3, 4, 5, and 6 of the Plat and Plan Reference, with easement rights within North Pasture Lane granted in the following conveyances found in the Charlotte Land Records: a. Volume 81, Page 500, b. Volume 48, Page 18, c. Volume 45, Page 433, d. Volume 42, Page 264, e. Volume 41, Page 555, f. Volume 41, Page 490, g. Volume 41, Page 488, h. Volume 41, Page 487, i. Volume 41, Page 485, j. Volume 38, Page 447, k. Volume 34, Page 254. Due to lack of sufficient dimensional information on the above referenced surveys regarding the center of North Pasture Lane, this survey relied on scaled distances from said surveys and monumentation recovered on site to best determine the center of said road.
5. Lot 1 depicted hereon is subject to certain restrictions and covenants set forth in a grant of development rights, conservation restrictions and right of first refusal to the Vermont Land Trust, Inc. in Volume 115, Page 12 of the Charlotte Land Records dated March 20, 2001.
6. Unless otherwise noted the physical location of underground utilities were not determined by this survey.
7. The information on this plat reflects conditions that were existing at the time of the survey both at the project location and in the land records of the Town of Charlotte as of August, 2014.
8. Distances depicted hereon are at ground level.
9. Coordinates depicted hereon are relative to the Vermont State Plane Coordinate System (NAD83, VT-4400) and are depicted with U.S. Survey Foot values.
10. The direction of this survey is relative to Vermont State Plane Coordinate Grid North (NAD83, VT-4400) as established by network RTK GPS observations taken on site May 17, 2014.

Lands of  
& T.L. Thibault  
34/254

1"(O.D.) metal pipe  
recovered leaning 8" below  
grade and is of unknown  
significance.



Lands of  
R. & M.B. Belisle  
40/531

Direct tie from Corner 6  
to Corner 6b is  
S86°04'04"E, 508.79'.

±512.5'

Direct tie from Corner 6  
to Corner 16 is  
S80°42'41"E, 229.59'.

CORNER 6b  
N: 672,278.39'  
E: 1,467,106.07'

NOTE: Tree lines depicted hereon  
are approximate only and were  
taken from a digital orthophoto  
overlay.

NOTE: The location of existing and  
replacement septic areas depicted  
hereon were provided by others and  
are approximate only.

CORNER 14: 1"(O.D.) metal pipe recovered 21" above  
grade.

CORNER 14a: 1"(O.D.) disturbed metal pipe recovered  
and was found to be ±0.8' southerly of boundary line and  
bears S70°51'36"W, 141.32' from Corner 14.

CORNER 14b: Recovered a 25" maple tree.

CORNER 15: 5/8" rebar set 2" above grade.

CORNER 15a: 1-1/4"(O.D.) bent metal pipe recovered and  
was located at its base.

CORNER 16: 1-1/2"(O.D.) metal pipe recovered leaning  
with a 15" reveal and was located at its base.

CORNER 17: 5/8" rebar set 6" above grade.

CORNER 17a: 1"(O.D.) metal pipe recovered 19" above  
grade.

CORNER 18: 5/8" rebar with an aluminum cap recovered  
flush with grade.

CORNER 19: 5/8" rebar set flush with grade.

THE INFORMATION ON THIS PLAT IS  
A COMPILATION AND REVIEW OF  
PERTINENT LAND RECORD  
INFORMATION, FIELD MEASURE-  
MENTS, PAROL EVIDENCE AND  
OTHER STATE AND LOCAL  
DOCUMENTS. THIS PLAT IS IN  
ACCORDANCE WITH 27 V.S.A. 1403  
AND CURRENT RULES SET FORTH  
BY THE VERMONT BOARD OF LAND  
SURVEYORS. THIS PLAT IS ONLY  
VALID WITH MY ORIGINAL SEAL

SUBDIVISION PLAT

Lands Owned by

GARY P. & MARY J. THIBAUT

1505 Carpenter Road

Town of Charlotte, County of Chittenden, State of Vermont

DATE: 26 AUG 2014

PROJECT: 2014-03.0

SCALE: 1" = 200'

SHEET 1 of 2

Kittredge Land Surveying, PLLC - 28 Thomas Circle Vergennes, Vt. 05491  
Phone: 802-870-7028 - email: kittredgelandsurveying@gmail.com



## OLD TOWN TRAIL

(This was also known as Crooked Hill Road.)

(See also Lewis Creek Road, Guinea Road Spear Street and one Mile Road.)

This road runs from Route 7 to Mount Philo Road at one Mile road.

Vol. 2 Page 9  
1792  
4 rods wide (66 ft.)

Alteration.

Vol. 4 Pages 111 & 112  
1887

Discontinued.

Vol. Misc Page 99  
1931

N.B. This discontinuance was not recorded until 1957.

## OLDE CARRIAGE ROAD

(See also Dorset Street and Bean Road.)

This road runs southerly from Dorset St. at lot 48 (1st Division) to Hinesburg Road east of Bean Road and is now used as Ann Belowski's driveway.

Vol. 2 Page 11  
1798

## ONE MILE ROAD

(See also Old Town Trail, Guinea Road Spear Street and Lewis Creek Road.)

This road runs from Mount Philo Road north of Mt. Philo to Guinea Road.

Vol. 2 Page 9  
1792  
4 rods wide (66 ft.)

## ORCHARD ROAD

This road runs north from Lake Road to the Charlotte-Shelburne line then, lying south of the Charlotte Shelburne line, east along the line to Greenbush Road.

Vol. 3 Page 122  
1843  
3 rods wide (49.5 ft.)

## PRINDLE ROAD

(See also Garen Road and Roscoe Road.)

This road runs east from Spear Street then south to Covered Bridge at Charlotte Hinesburg line and Roscoe Road.

From Spear Street to Hinesburg line via Garen Road.

Vol. 2 Page 7  
4 rods wide (66 ft.)  
1790

From Prindle corner (Garen Road) to Roscoe Road.

Vol. 2 Page 8  
1791  
4 rods wide (66 ft.)

From Bean Road to Garen Road.

Vol. 2 Page 11  
1798

From Spear Street east to Bean Road.

Vol. 2 Page 344  
3 rods wide (49.5 ft.)  
1817

Discontinued road described in Vol. 2 Page 7 from Spear Street to Prindle Corner.

Vol. 2 Page 344  
1817  
3 rods wide (49.5 ft.)

Survey of portion of roadway south of Bean Road to bend in road.

Vol. 2 Page 406  
1822  
3 rods wide (49.5 ft.)

Resurvey of lower end to Hinesburg

Vol. 3 Page 99

line.

1839  
3 rods wide (49.5 ft.)

Petition to alter denied.

Vol. 3 Pages 202 & 203

## ROUTE 7

(See Ethan Allen Highway, Church Hill Road, Museum Road.)

## ROSCOE ROAD

Portion beginning southeast of Lewis Creek Road near Levinworth Mills and running north to Prindle Road.

Vol. 2 Page 8  
1791  
4 rods wide (66 ft.)

## SNOWDRIFT LANE

This road runs down Harry Varney Sr.'s driveway to Greenbush Road near the LaFlamme farm.

Vol. 2 Page 8  
1790  
4 rods wide (66 ft.)

## SPEAR STREET

(See also Old Town Trail, Guinea Road  
Lime Kiln Road, Lewis Creek Road, One  
Mile Road and Monkton Road.)

From Hinesburg Road to near Quinlan  
Bridge.

Vol. 2 Page 6  
4 rods wide (66 ft.)  
1789

From Lime Kiln Road to Charlotte  
Shelburne line.

Vol. 2 Page 6  
4 rods wide (66 ft.)  
1790

From La Platte river (near Charlotte  
Shelburne line) to Hinesburg road.

Vol. 2 Pages 6 & 7  
1790  
4 rods wide (66 ft.)

From Guinea Road to the Quinlan  
Bridge across Lewis Creek.

Vol. 2 Page 9  
4 rods wide (66 ft.)  
1792

From Beaver Brook to Charlotte  
Shelburne line.

Vol. 2 Pages 10 & 11  
4 rods wide  
1797

From Lewis Creek to Hinesburg  
Road.

Vol. 2 Page 12  
4 rods wide (66 ft.)  
1799

Alteration south of Bingham Brook  
Road near Roger Parker,s house.  
(Conditional on Levinworth and  
Sherman being paid \$45.00.)

Vol. 3 Pages 282 & 283  
1860  
3 rods wide (49.5 ft.)

Survey of portion where it meets  
Mount Road and discontinuance of  
old road.

Vol. 3 Page 295  
1861  
3 rods wide (49.5 ft.)

Resurveyed by act of legislature  
as Middlebury to Winooski road.

Vol. 2 page 326  
1816  
4 rods wide (66 ft.)

Old road discontinued.

Vol.2 Page 326  
1816

## STATE PARK ROAD

Runs from Route 7 east to Mt. Philo.

Vol. 4 Pages 123 & 124  
1888  
3 rods wide (49.5 ft.)

## THOMPSON'S POINT ROAD

From Lake Road to Route 7.

Vol. 2 Page 2  
1787

From Flat Rock to Lake Road.

Vol. 2 Page 6  
3 rods wide (49.5 ft.)  
1789

Alteration in front of Bucklin's  
Stone house.

Vol. 4 Page 165  
1895

Vote at town meeting to build road.

Vol. 4 Page 325

## THORNTON'S TRACE

(See also Bingham Brook Road)

This runs from the Guinea Road  
opposite Bingham Brook Road to  
Mount Philo Road parallel to but  
north of One Mile Road and ends  
near the end of Higbee Road.

Vol. 2 Page 440  
1817  
3 rods wide (49.5 ft.)

## TOWN LINE

This is a survey of the Charlotte Ferrisburg line. Described as 281 chains east 40 minutes south from the Monkton Ferrisburg line.

Vol. 2 Page 172  
1804

## TRAIL'S END

(See also Hick's Road & Ladd Lane & Line Drive).

This runs east from Mount Philo Road \* along the Charlotte-Ferrisburg line to a north south road leading to the mill at ferrisburg hollow.

Vol. 2 Page 196  
1804  
4 rods wide (66 ft.)

## UNCLE TOM'S LANE

This road ran from Mount Philo Road along Tom Schermerhorn's driveway due east to Spear Street near Alma St. George's house.

Portion east of "Gervis" east line discontinued.

Page 22  
1926

## WHALLEY ROAD

(See also Happy Patrick  
Boulevard & Dan Horsford Lane)

This road now runs west from Lake Road  
and then south to Ferry Road.

Vol. 2 Page 3  
1787

Resurveyed east west portion to lake.

Vol. 2 Page 12  
3 rod wide (49.5 ft.)  
1800

## WIDOW IRISH ROAD

Discontinuance of a road running to  
the Widow Irish's house and the laying  
out of a new road that runs south  
from the widow Irish's house then  
west to Dorset Street.

Vol. 3 Page 51  
1827  
4 rods wide (66 ft.)

## WING'S POINT ROAD

(See also Ferry Road.)

From ferry landing north and east to  
Ferry Road.

Vol. 2 Page 3  
1797

Hearing to discontinue this road  
from the ferry landing past the  
front of the McNiel House.

Vol. 4 Page 322  
1924  
NO DECISION RECORDED