

Benjamin Chartrand
and Shirley Priest

Jackson -
Jenkins LLC
Vol. 108 Pgs. 530-531
Vol. 102 Pgs. 573-575

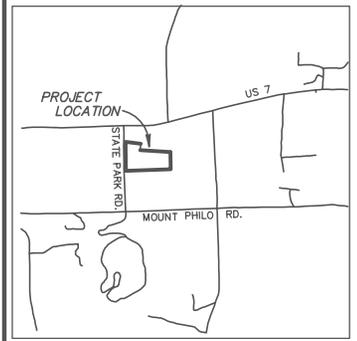
Mark T. and Jill L.
Lyons

Dennis N. and Lynn H.
Maiorani

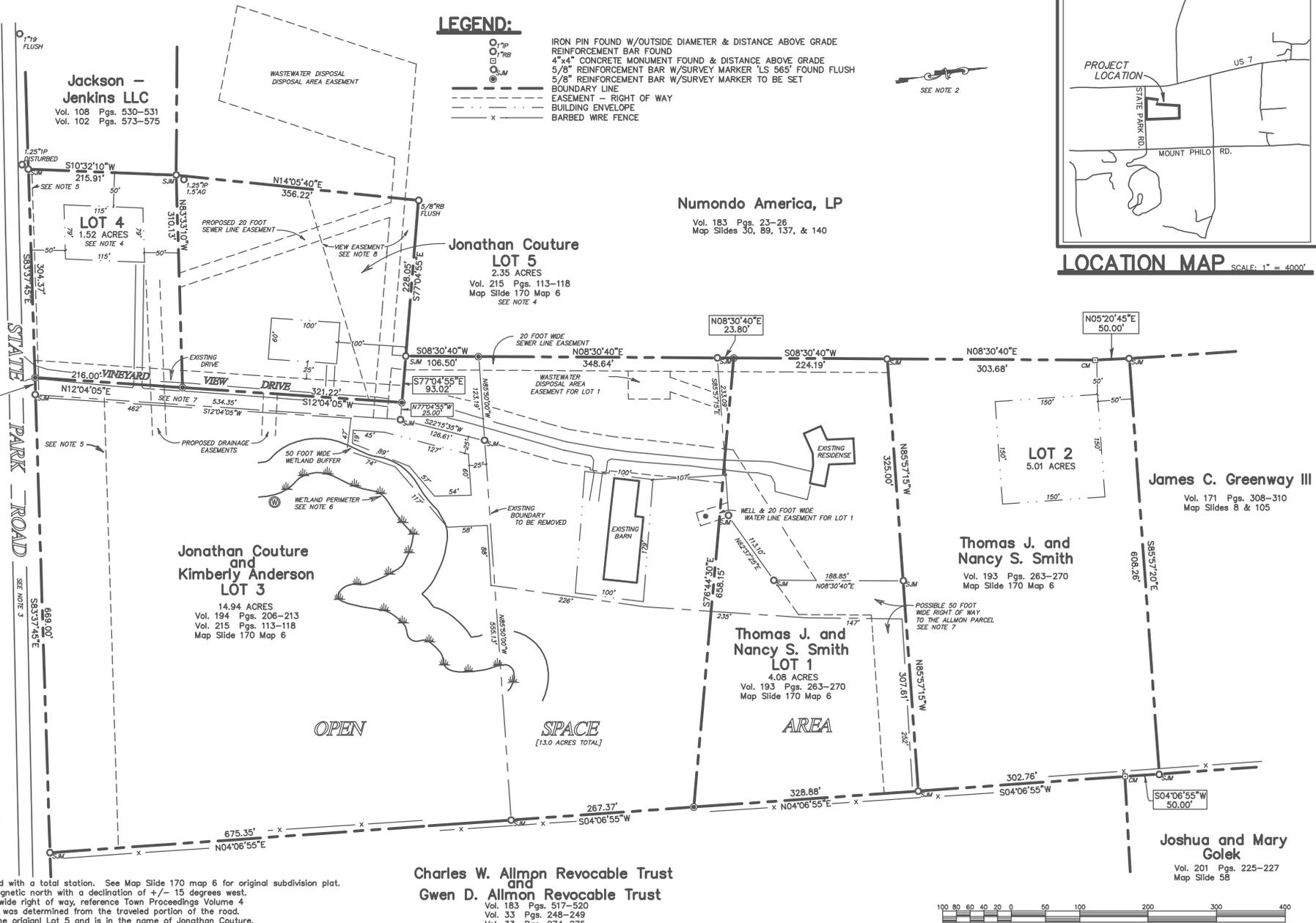
Samuel Essex Jr. and
Suzanne Richardson

LEGEND:

- 1/2" IP
- 1/2" RB
- 1/2" SM
- 1/2" SM
- REINFORCEMENT BAR FOUND
- 4"x4" CONCRETE MONUMENT FOUND & DISTANCE ABOVE GRADE
- 5/8" REINFORCEMENT BAR W/SURVEY MARKER 'LS 565' FOUND FLUSH
- 5/8" REINFORCEMENT BAR W/SURVEY MARKER TO BE SET
- BOUNDARY LINE
- EASEMENT - RIGHT OF WAY
- BUILDING ENVELOPE
- x- BARBED WIRE FENCE



LOCATION MAP SCALE: 1" = 400'



- NOTES:**
1. The boundary survey was performed with a total station. See Map Slide 170 map 6 for original subdivision plat.
 2. The bearings are referenced to magnetic north with a declination of +/- 15 degrees west.
 3. State Park Road has a 49.5 foot wide right of way, reference Town Proceedings Volume 4 pages 123-125. The right of way was determined from the traveled portion of the road.
 4. The proposed Lot 4 was part of the original Lot 5 and is in the name of Jonathan Couture, reference Volume 215 pages 113-118 and Map Slide 170 map 6.
 5. The five foot wide trail easement adjacent to State Park Road on Lot 4 and a twenty foot wide trail easement on Lot 3 is to the Town of Charlotte, reference Volume 191 pages 550-554. The Lot 3 easement is to be sited within 100 feet of the southerly boundary of Lot 3 as needed to obtain permits to cross Kimball Brook and adjacent wetlands, the location of which has not been determined.
 6. The wetland delineation is based on field markings by others.
 7. Vineyard View Drive is a shared right of way to the southerly boundary of Lot 1. The right of way across the southeasterly boundary of Lot 1 is for the driveway and utility access for Lot 2 and possibly the Allmon parcel. Reference Volume 193 pages 263-270.
 8. There is to be a view easement to benefit Lot 3 over Lot 5.

Subdivision approval by resolution of the
Planning Commission, Charlotte, Vermont,
on the ___ day of _____, 20___,
subject to all requirements and conditions
of said resolution.

CHARLOTTE TOWN CLERK'S OFFICE
RECEIVED FOR RECORD
This ___ day of _____ A.D. 20___
at ___ o'clock _____ minutes _____ m and
recorded in map slide _____ map no. _____
Attest _____ Town Clerk

I CERTIFY THAT THIS PLAT IS BASED ON RECORD
RESEARCH, FIELD MEASUREMENTS AND EVIDENCE,
AND OTHER PERTINENT INFORMATION. THE PLAT
COMPLIES WITH THE REQUIREMENTS OF V.S.A. 27
SECTION 1403 AND CONFORMS WITH THE STATE
STANDARDS FOR THE PRACTICE OF LAND SURVEYING.
THIS PLAT WAS PRODUCED ON AN INK JET PLOTTER.



FINAL PLAT
MAJOR SUBDIVISION MODIFICATION
WINDEVER FARM
PROPERTIES OF
Jonathan Couture, Kimberly Anderson
and Thomas J. and Nancy S. Smith

173 State Park Road
CHARLOTTE, VERMONT

Date: April 2015
Scale: 1" = 100'
Project No.: 14121

PREPARED BY
STUART J. MORROW
Consulting Land Surveyor
Shelburne, Vermont
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