

Benjamin Chartrand
and Shirley Priest

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

Mark T. and Jill L.
Lyons

**Ahmad and
Letitia Tayeb**
Vol. 226 Pgs. 661-664
Map Slide 191 Map 2

Dennis N. and Lynn H.
Maiorani

**Jonathan R. Couture
and Elisabeth A. Gerber**
LOT 2
13.31 ACRES
Vol. 224 Pgs. 493-495
Map Slide 191 Map 2
Map Slide 170 Map 6

Samuel Essex Jr. and
Suzanne Richardson

**Charles W. Allmon Revocable Trust
and
Gwen D. Allmon Revocable Trust**
Vol. 183 Pgs. 517-520
Vol. 33 Pgs. 248-249
Vol. 33 Pgs. 274-275
Map Slide 8

Numondo America, LP
Vol. 183 Pgs. 23-26
Map Slides 30, 89, 137, & 140

Matthew Byrne
LOT 5
2.35 ACRES
Vol. 225 Pgs. 371-373
Map Slide 191 Map 2
SEE NOTE 4

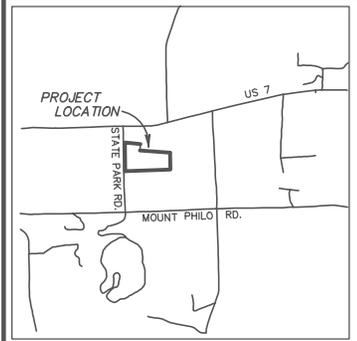
LOT 1
9.09 ACRES
**Thomas J. and
Nancy S. Smith**
Vol. 220 Pgs. 547-553
Vol. 193 Pgs. 263-270
Map Slide 191 Map 2

James C. Greenway III
Vol. 171 Pgs. 308-310
Map Slides 8 & 105

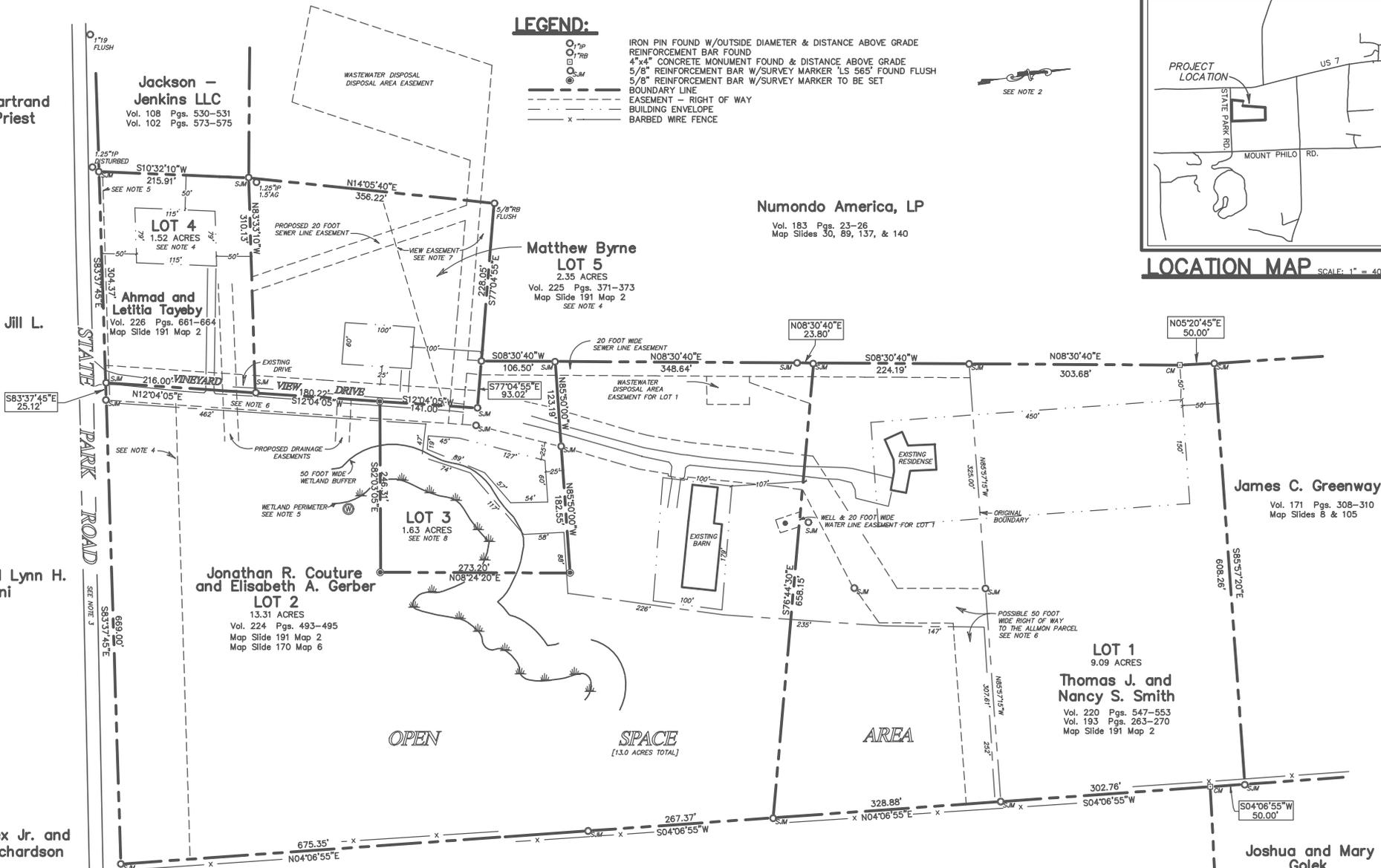
**Joshua and Mary
Golek**
Vol. 201 Pgs. 225-227
Map Slide 58

LEGEND:

- 1/2" IP
- 1/2" RB
- 3/8" M
- 1/2" M
- 4" x 4" CONCRETE MONUMENT FOUND & DISTANCE ABOVE GRADE
- 5/8" REINFORCEMENT BAR W/SURVEY MARKER TO BE SET
- 5/8" REINFORCEMENT BAR W/SURVEY MARKER TO BE SET
- BOUNDARY LINE
- EASEMENT - RIGHT OF WAY
- BUILDING ENVELOPE
- BARBED WIRE FENCE



LOCATION MAP SCALE: 1" = 400'



- NOTES:**
- The boundary survey was performed with a total station. See Map Slide 170 map 6 for original subdivision plat.
 - The bearings are referenced to magnetic north with a declination of +/- 15 degrees west.
 - 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.
 - 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.
 - The wetland delineation is based on field markings by others.
 - 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.
 - There is to be a view easement to benefit Lot 3 over Lot 5.
 - Lot 3 ownership is the same as Lot 2.



**FINAL PLAT
MAJOR SUBDIVISION MODIFICATION
WINDEVER FARM**

PROPERTIES OF
Jonathan R. Couture and Elisabeth A. Gerber

173 State Park Road
CHARLOTTE, VERMONT

Date: April 2018
Scale: 1" = 100'
Project No.: 14121

PREPARED BY
STUART J. MORROW
Consulting Land Surveyor
Shelburne, Vermont
802-985-8809

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.

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