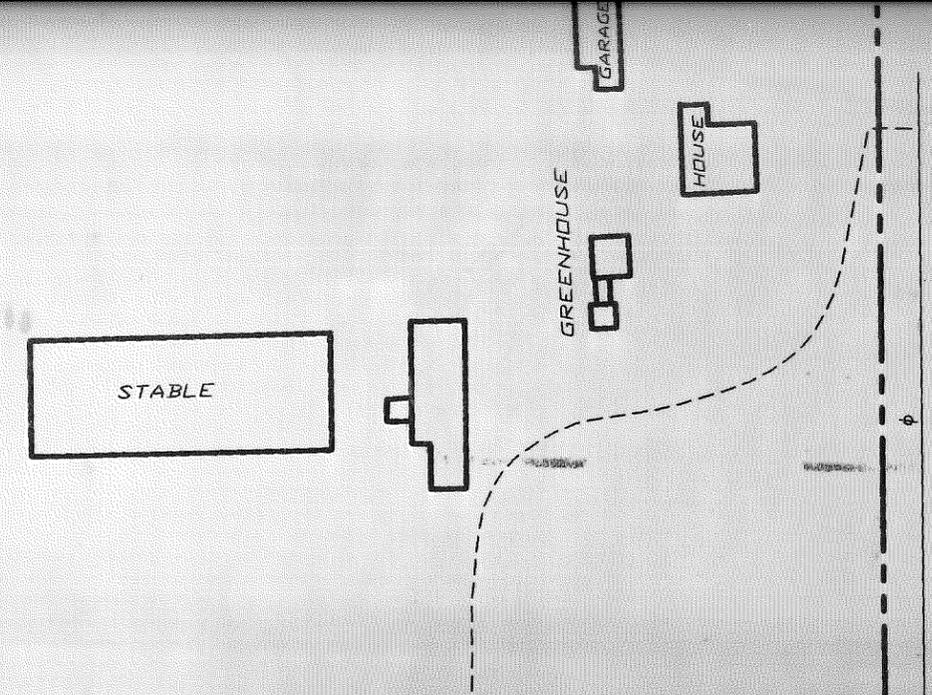


LEGEND:

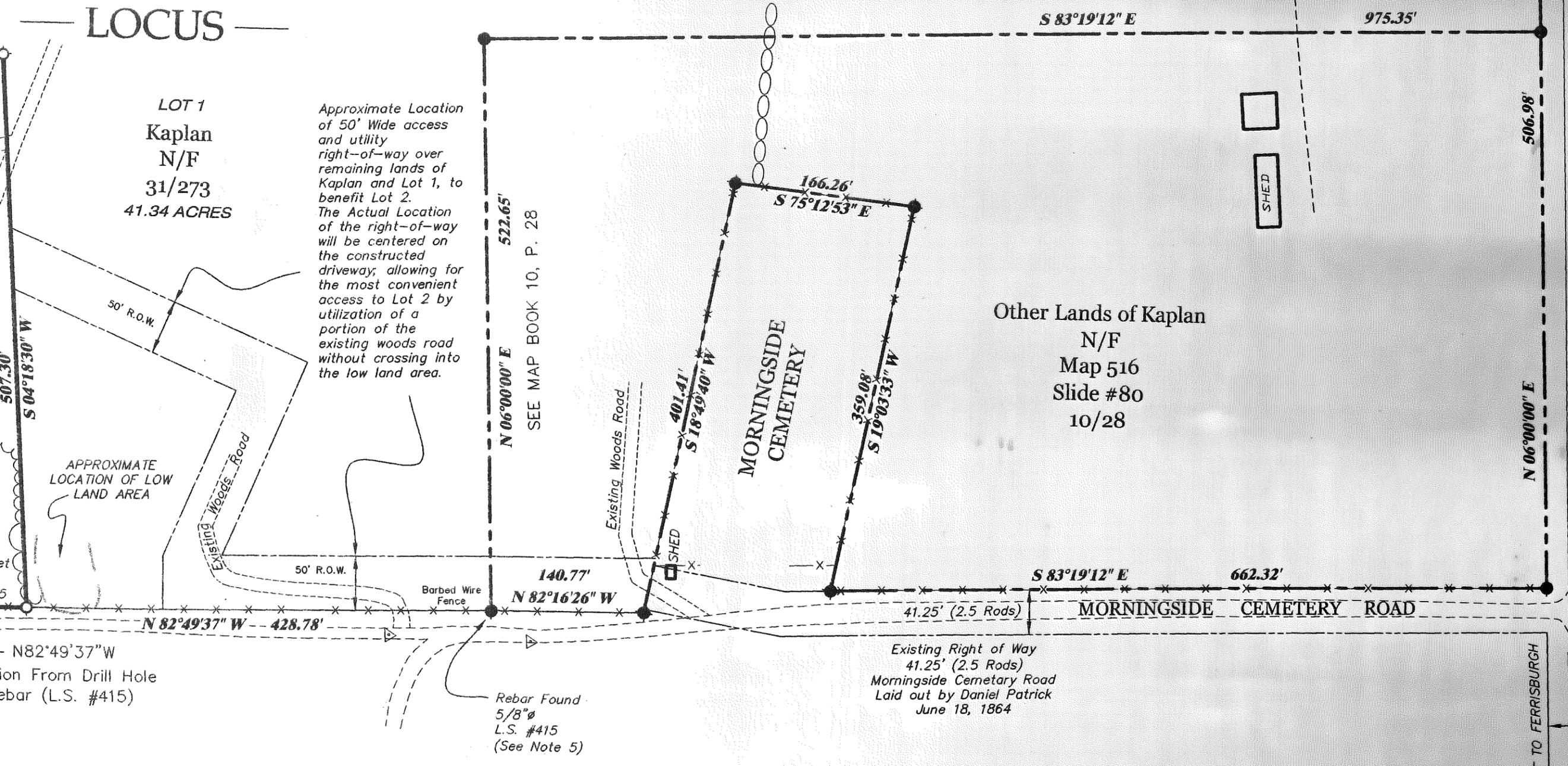
○	REBAR SET
●	EXISTING EVIDENCE
-x-x-x-x-	BARBED WIRE FENCE
○○○○○○	STONEWALL
~~~~~	TREELINE
N/F	NOW OR FORMERLY
31/273	VOLUME / PAGE



**LOCUS**

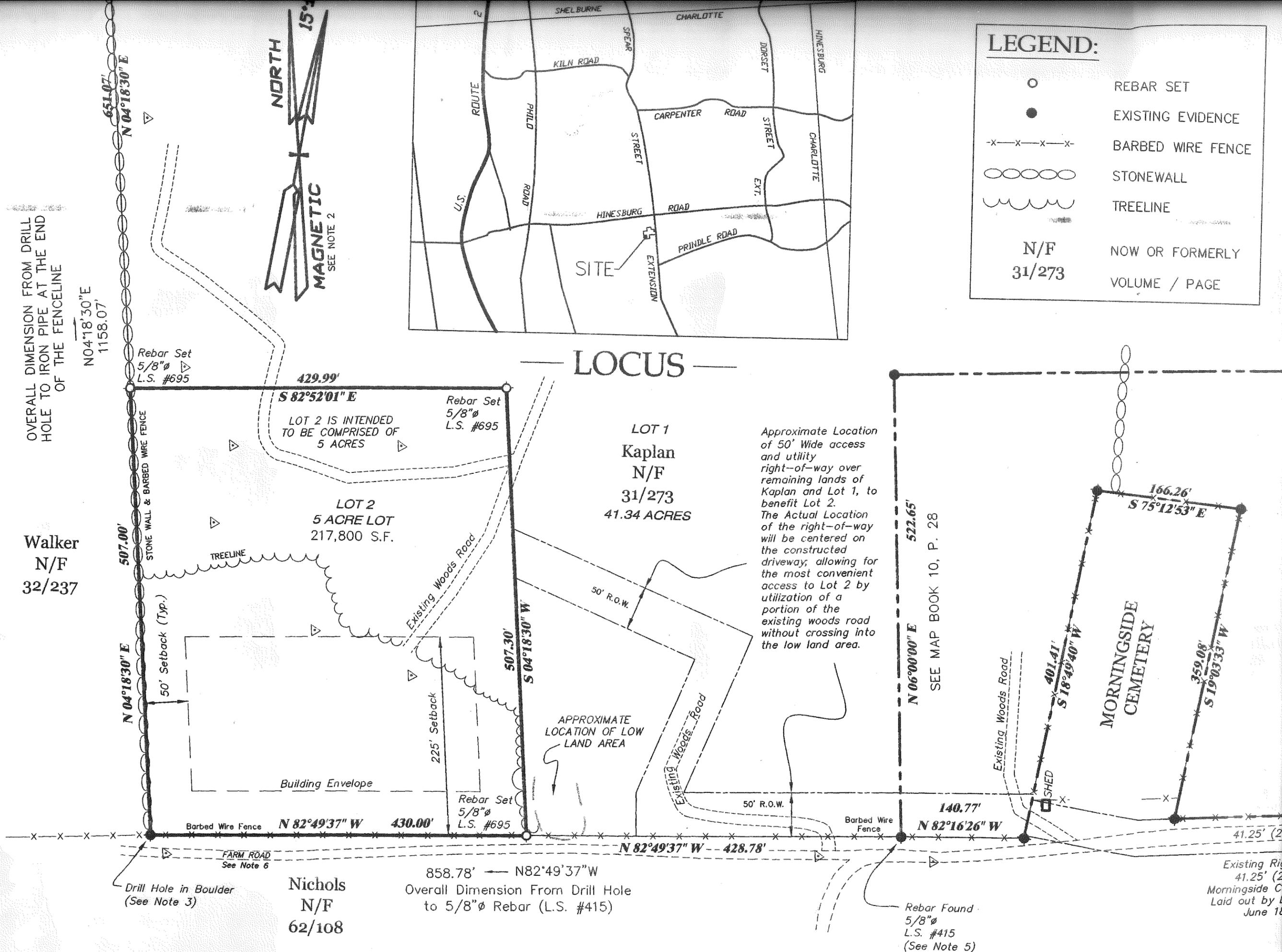
LOT 1  
Kaplan  
N/F  
31/273  
41.34 ACRES

Approximate Location of 50' Wide access and utility right-of-way over remaining lands of Kaplan and Lot 1, to benefit Lot 2. The Actual Location of the right-of-way will be centered on the constructed driveway, allowing for the most convenient access to Lot 2 by utilization of a portion of the existing woods road without crossing into the low land area.



Reprographics of New England, Winoski, VT hereby certifies that this map was reproduced by the fixed line photographic process.

*Figgs*



**LEGEND:**

- REBAR SET
- EXISTING EVIDENCE
- x-x-x-x- BARBED WIRE FENCE
- STONEWALL
- ~~~~ TREELINE
- N/F NOW OR FORMERLY
- 31/273 VOLUME / PAGE

OVERALL DIMENSION FROM DRILL HOLE TO IRON PIPE AT THE END OF THE FENCELINE

N04°18'30"E  
1158.07'

Rebar Set  
5/8"φ  
L.S. #695

429.99'  
S 82°52'01" E

LOT 2 IS INTENDED TO BE COMPRISED OF 5 ACRES

Rebar Set  
5/8"φ  
L.S. #695

LOT 2  
5 ACRE LOT  
217,800 S.F.

**LOCUS**

LOT 1  
Kaplan  
N/F  
31/273  
41.34 ACRES

Approximate Location of 50' Wide access and utility right-of-way over remaining lands of Kaplan and Lot 1, to benefit Lot 2. The Actual Location of the right-of-way will be centered on the constructed driveway, allowing for the most convenient access to Lot 2 by utilization of a portion of the existing woods road without crossing into the low land area.

Walker  
N/F  
32/237

N 04°18'30" E  
507.00'

STONE WALL & BARBED WIRE FENCE

TREELINE

Existing Woods Road

507.30'  
S 04°18'30" W

APPROXIMATE LOCATION OF LOW LAND AREA

Existing Woods Road

50' R.O.W.

50' R.O.W.

N 06°00'00" E  
522.65'

SEE MAP BOOK 10, P. 28

MORNINGSIDE CEMETERY

401.41'  
S 18°49'40" W

Existing Woods Road

SHED

140.77'  
N 82°16'26" W

Barbed Wire Fence

359.08'  
S 19°03'33" W

166.26'  
S 75°12'53" E

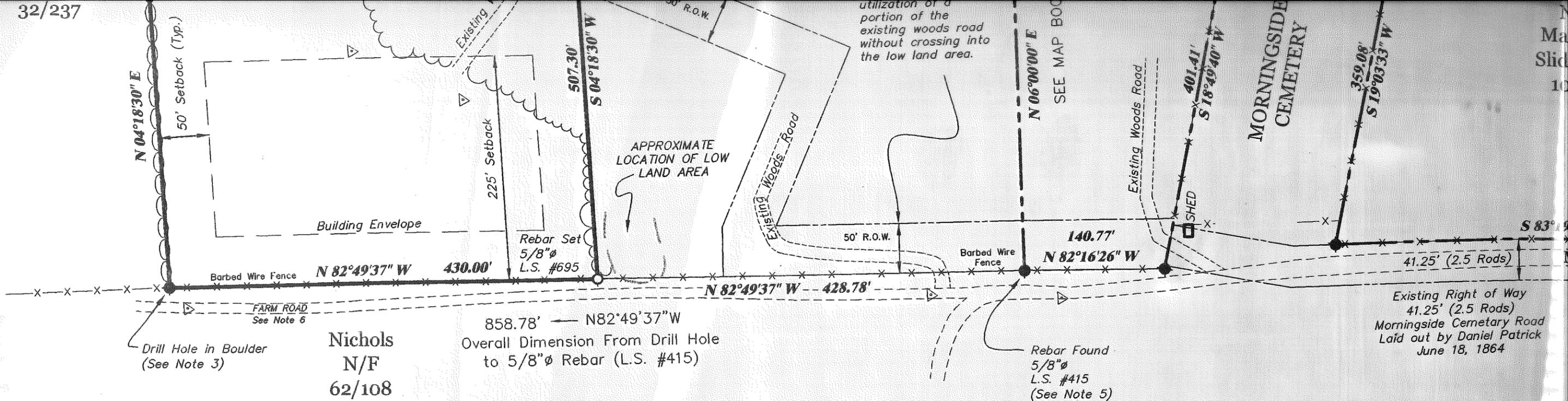
Drill Hole in Boulder  
(See Note 3)

Nichols  
N/F  
62/108

858.78' ← N82°49'37" W  
Overall Dimension From Drill Hole to 5/8"φ Rebar (L.S. #415)

Rebar Found  
5/8"φ  
L.S. #415  
(See Note 5)

Existing Right-of-Way  
41.25' (2)  
Morningside Cemetery  
Laid out by D  
June 18,



**GENERAL NOTES:**

1. BEARINGS SHOWN HEREON ARE ORIENTED TO A SINGLE MAGNETIC OBSERVATION, TAKEN ON 5-22-91.
2. SURVEY METHODS EMPLOYED AND THE RESULTING ERROR OF CLOSURE/PRECISION RATIO, MEET OR EXCEED MINIMUM PRECISION REQUIREMENTS FOR RURAL SURVEYS AS OUTLINED IN "STANDARDS FOR THE PRACTICE OF LAND SURVEYING", ADOPTED BY THE VERMONT BOARD OF LAND SURVEYORS, AND EFFECTIVE 10-11-99. A RANDOM TRAVERSE CONTROL LOOP WAS ESTABLISHED USING A TRIMBLE S6 ROBOTIC TOTAL STATION.
3. ATTENTION IS DIRECTED TO A PLAT OF SURVEY OF THE ADJOINING PROPERTY OF WALKER, BY ALBERT W. HARRIS, L.S., DATED 3-28-86, VOL. 6, P. 54.
4. PROPERTY SHOWN HEREON IS A PORTION OF PROPERTY CONVEYED TO MELVIN AND YNEZ KAPLAN, BY EARL AND KALILLA TAGGART, DATED 9-27-71, VOL. 31, P. 273.
5. FOR SURVEY DATA RELATIVE TO OTHER ADJACENT PROPERTY OF KAPLAN, SEE "PLAT SHOWING SURVEY AND SUBDIVISION OF A PORTION OF LAND OF MELVIN AND YNEZ KAPLAN", PROJECT #911501, DATED 5-30-91, MAPS BOOK 10, P. 28. ALSO A PLAT ENTITLED, "PLAT SHOWING SURVEY OF PROPERTY OF MELVIN I & YNEZ L. KAPLAN, SPEAR STREET EXTENSION, CHARLOTTE, VERMONT", PREPARED BY BUTTON ASSOCIATES, PROJECT NO. 951501, DATED 8-23-96.
6. ALTHOUGH ACCESS TO A SMALL MEADOW AT THE SOUTHWESTERLY CORNER OF THIS PROPERTY HAS EXISTED FOR MANY YEARS ALONG MORNINGSIDE CEMETERY ROAD AND A FIELD ROAD ALONG THE NORTHERLY SIDE OF NICHOLS, NO DOCUMENTED RIGHT OF WAY OR EASEMENT WAS FOUND. KAPLAN OR PREDECESSORS IN TITLE MAY HAVE ACQUIRED RIGHTS OVER LAND OF NICHOLS BY PRESCRIPTION.
7. THE MEASUREMENTS AND INFORMATION PRODUCED BY THIS SURVEY AND SHOWN HEREON MAY CONTRAST FROM RECORDED SURVEY INFORMATION DUE TO DIFFERENCES IN ORIENTATION, DECLINATION OR METHODS OF MEASUREMENT.
8. INTERIOR PARTITIONING OF THIS PARCEL HAS BEEN COMPUTED, PLATTED, AND LAID OUT TO THE SPECIFICATIONS OF THE OWNER AND/OR THEIR AGENTS.
9. THE PREMISES SHOWN AND DESCRIBED HEREON MAYBE SUBJECT TO EXISTING BURIED UTILITIES, EASEMENTS, RIGHTS-OF-WAY, RESTRICTIONS, COVENANTS, PERMITS, REGULATIONS, AND/OR SETBACK LINES WHICH MAY NOT BE RECORDED IN THE PUBLIC RECORDS. CLEAR EVIDENCE OF AN EASEMENT OR RESTRICTION OF RECORD OR EVIDENCE OF EASEMENTS AND STRUCTURES, WHICH ARE READILY APPARENT FROM A CASUAL ABOVEGROUND VIEW, ARE DELINEATED HEREON. NO LIABILITY IS ASSUMED BY THE UNDERSIGNED FOR ANY LOSS ASSOCIATED WITH THE EXISTENCE OF ANY UNDISCOVERED EASEMENTS OR RESTRICTIONS ON THE USE OF THE PROPERTY, WHICH ARE NOT SHOWN OF RECORD OR ARE NOT READILY APPARENT.
10. THE DIAMETERS OF EXISTING MONUMENTATION SHOWN ON THIS PLAN REFLECT OUTSIDE DIAMETER DIMENSIONS.
11. IRON PIN BOUNDARY MARKERS SHOWN HEREON AS "SET" OR "TO BE SET" ARE 5/8" DIAMETER REINFORCING STEEL, 40" LONG, CROWNED WITH AN ALUMINUM SURVEYOR'S CAP SET BY A VERMONT LICENSED LAND SURVEYOR (VT695).
12. CORNER MARKERS NOTED HEREON APPEAR TO BE THOSE RECOVERED. NEW MARKERS HAVE BEEN SET AS NOTED TO PRESERVE THE LOCATION OF DEAD AND ROTTED TREES AND BADLY MANGLED MARKERS.
13. THE DESCRIPTIONS OF THESE LANDS AND THE PHYSICAL EVIDENCE LOCATED AND EXISTING ON THE GROUND WERE COMPARED AND ANALYZED TO CONCLUDE A FINAL BOUNDARY OPINION MOST INDICATIVE OF THE ORIGINAL INTENT OF THE CONVEYANCES AND IN HARMONY WITH EXISTING PHYSICAL BOUNDARY EVIDENCE. WHERE CONFLICTS BETWEEN PHYSICAL BOUNDARY EVIDENCE AND WRITTEN RECORD EVIDENCE ARE SUBSTANTIAL, DEEDS AND/OR DOCUMENTS SHOULD BE EXECUTED TO ELIMINATE ANY COLOR OF TITLE OR CONFLICT. NO BOUNDS SHOWN HEREIN ARE DETERMINED VIA THE LEGAL THEORY OF ADVERSE POSSESSION. THIS IS A DETERMINATION TO BE MADE BY A COURT ENTRUSTED WITH AUTHORITY TO DO SO. EVIDENCE, WHICH COULD BE ADVERSE POSSESSION AND/OR IN REASONABLY APPARENT, IS SHOWN ON THIS PLAT OF SURVEY. ASSUMPTIONS FOR RIGHTS INDICATED ON THIS PLAT OF SURVEY ARE NOT VALIDATED BY THIS SURVEY.
14. PROPER WRITTEN INSTRUMENTS SHOULD BE EXECUTED TO VALIDATE THIS SUBDIVISION.
15. THIS SURVEY IS CERTIFIED TO BE A FINAL BOUNDARY OPINION FOR THE SINGULAR PURPOSE OF DETERMINING THE BOUNDARIES OF THE EXISTING 46.3-ACRE TRACT OF LAND SHOWN ON THIS SURVEY OTHER THAN THAT OF THIS SURVEY OTHER THAN THAT OF THIS SURVEY.
16. ACCEPTANCE OF THIS SURVEY BY THE OWNER OR SEVERAL OF THEM HEREBY LIMIT THE UNDERWRITER'S LIABILITY TO THE AMOUNT OF THE CONTRACT TO AN AMOUNT NOT TO EXCEED THE AMOUNT OF THE CONTRACT.
17. THIS IS AN ORIGINAL PLAT.

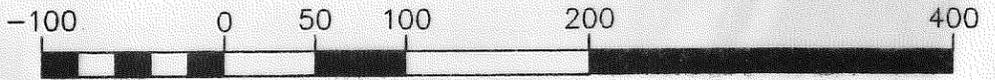
Approved by resolution of the Town of Charlotte Planning Commission, on the 30th day of July, 2009. Subject to all requirements and conditions of the resolution. Signed this 5th day of FEBRUARY, 2009

By: [Signature] Chair / Clerk

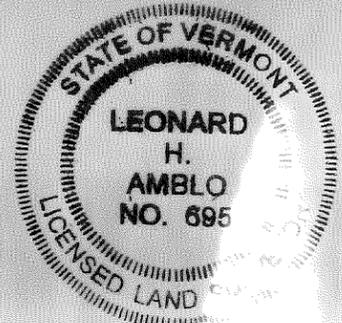
Town of Charlotte  
Received for Record  
February 10 A.D. 2009  
at 10 o'clock 00 minutes AM  
and recorded in Slide 163 pg. 3  
attest: Mary A Mead  
Town Clerk

Information shown on this property plat is a faithful portrayal of circumstances pertinent to the subject property. A collaboration of field, parol and pertinent record evidence was used in the analysis of boundary conclusions shown hereon. This property plat complies with the requirements of Vermont Statute Title 27, Section 1403, (A) through (E), to the best of my knowledge and belief.

Leonard H. Amblo 1-13-2009  
Leonard H. Amblo, L.S. VT #695, NY # 50435 Dated

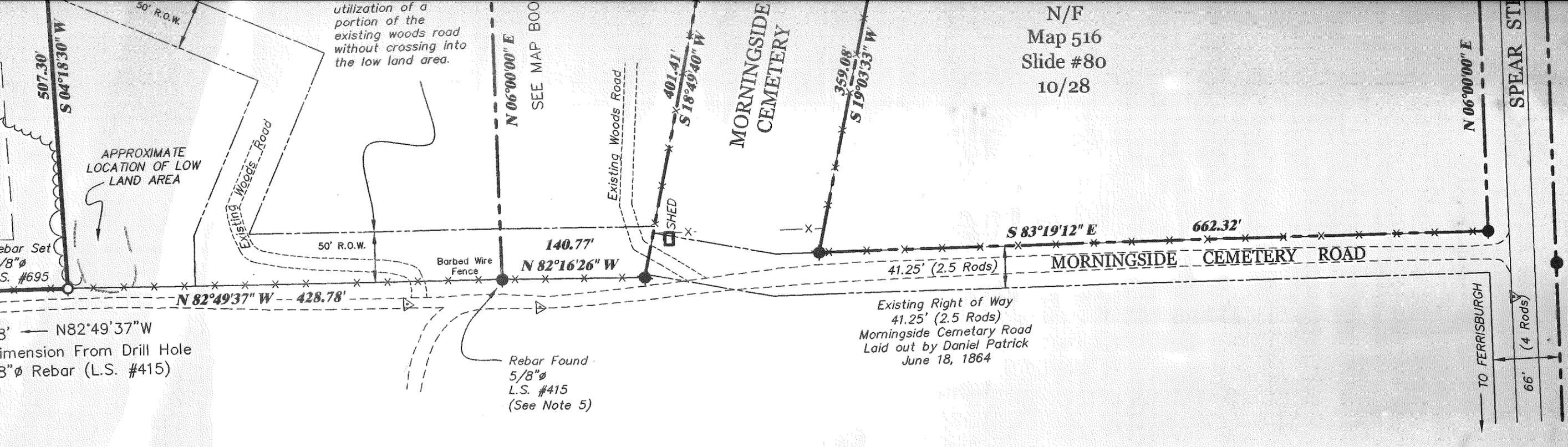


GRAPHIC SCALE 1 inch = 100 feet



1/13/2009	Adjusted 50' R.O.W. / Added woods
DATE 11/17/2008	REVISION Added 50' R.O.W. across
Date of SURVEY 1-2-2007	<input type="checkbox"/> RECORD DRAWING <input type="checkbox"/> FINAL
SURVEYORS RC/MS	
DRAWN RPT	
CHECKED Closure LHA	
SCALE 1"=100'	

SLIDE 163  
PAGE 3



N/F  
Map 516  
Slide #80  
10/28

ADJACENT PROPERTY OF  
SUBDIVISION OF A PORTION OF  
CT #911501, DATED 5-30-91,  
ED. "PLAT SHOWING SURVEY  
AN, SPEAR STREET  
D BY BUTTON ASSOCIATES,  
AT THE SOUTHWESTERLY  
R MANY YEARS ALONG  
ROAD ALONG THE NORTHERLY  
WAY OR EASEMENT WAS  
MAY HAVE ACQUIRED RIGHTS  
RODUCED BY THIS SURVEY  
CORRECTED SURVEY  
ATION, DECLINATION OR

8. INTERIOR PARTITIONING OF THIS PARCEL HAS BEEN COMPUTED, PLATTED, AND LAID OUT TO THE SPECIFICATIONS OF THE OWNER AND/OR THEIR AGENTS.  
9. THE PREMISES SHOWN AND DESCRIBED HEREON MAYBE SUBJECT TO EXISTING BURIED UTILITIES, EASEMENTS, RIGHTS-OF-WAY, RESTRICTIONS, COVENANTS, PERMITS, REGULATIONS, AND/OR SETBACK LINES WHICH MAY NOT BE RECORDED IN THE PUBLIC RECORDS. CLEAR EVIDENCE OF AN EASEMENT OR RESTRICTION OF RECORD OR EVIDENCE OF EASEMENTS AND STRUCTURES, WHICH ARE READILY APPARENT FROM A CASUAL ABOVEGROUND VIEW, ARE DELINEATED HEREON. NO LIABILITY IS ASSUMED BY THE UNDERSIGNED FOR ANY LOSS ASSOCIATED WITH THE EXISTENCE OF ANY UNDISCOVERED EASEMENTS OR RESTRICTIONS ON THE USE OF THE PROPERTY, WHICH ARE NOT SHOWN OF RECORD OR ARE NOT READILY APPARENT.  
10. THE DIAMETERS OF EXISTING MONUMENTATION SHOWN ON THIS PLAN REFLECT OUTSIDE DIAMETER DIMENSIONS.

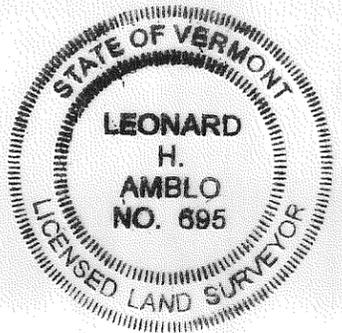
11. IRON PIN BOUNDARY MARKERS SHOWN HEREON AS "SET" OR "TO BE SET" ARE 5/8" DIAMETER REINFORCING STEEL, 40" LONG, CROWNED WITH AN ALUMINUM SURVEYOR'S CAP SET BY A VERMONT LICENSED LAND SURVEYOR (VT695).  
12. CORNER MARKERS NOTED HEREON APPEAR TO BE THOSE RECOVERED. NEW MARKERS HAVE BEEN SET AS NOTED TO PRESERVE THE LOCATION OF DEAD AND ROTTED TREES AND BADLY MANGLED MARKERS.  
13. THE DESCRIPTIONS OF THESE LANDS AND THE PHYSICAL EVIDENCE LOCATED AND EXISTING ON THE GROUND WERE COMPARED AND ANALYZED TO CONCLUDE A FINAL BOUNDARY OPINION MOST INDICATIVE OF THE ORIGINAL INTENT OF THE CONVEYANCES AND IN HARMONY WITH EXISTING PHYSICAL BOUNDARY EVIDENCE. WHERE CONFLICTS BETWEEN PHYSICAL BOUNDARY EVIDENCE AND WRITTEN RECORD EVIDENCE ARE SUBSTANTIAL, DEEDS AND/OR DOCUMENTS SHOULD BE EXECUTED TO ELIMINATE ANY COLOR OF TITLE OR CONFLICT. NO BOUNDS SHOWN HEREIN ARE DETERMINED VIA THE LEGAL THEORY OF ADVERSE POSSESSION. THIS IS A DETERMINATION TO BE MADE BY A COURT ENTRUSTED WITH AUTHORITY

TO DO SO. EVIDENCE, WHICH COULD BE DETERMINED TO BE POTENTIAL ADVERSE POSSESSION AND OR INDICATE A PRESCRIPTIVE RIGHT, IF REASONABLY APPARENT, IS SHOWN HEREIN. TO THAT EXTENT, THESE PLATS OF SURVEYS MAY BE SUBJECT TO ANY UNIDENTIFIED CLAIMS OR RIGHTS. ASSUMPTIONS FOR CORRECTNESS AND ACCURACY ARE INDICATED ON THIS PLAT OF SURVEY.  
14. PROPER WRITTEN INSTRUMENTS MUST BE LEGALLY EXECUTED TO VALIDATE THIS SUBDIVISION PLAT.  
15. THIS SURVEY IS CERTIFIED TO MELVIN I. & YNEZ L. KAPLAN FOR THE SINGULAR PURPOSE OF DEPICTING A 5-ACRE LOT, SUBDIVIDED FROM THE EXISTING 46.3-ACRE TRACT OF LAND. NO LIABILITY IS ASSUMED BY THE UNDERSIGNED FOR ANY LOSS THAT MAY BE ASSOCIATED WITH THE USE OF THIS SURVEY OTHER THAN THE SAID PURPOSE.  
16. ACCEPTANCE OF THIS SURVEY PLAT OR USE OF THE CORNER MONUMENTS FOUND OR SET DURING THE PERFORMANCE OF THE FIELD SURVEY HEREBY LIMIT THE UNDERSIGNED LIABILITY RELATED TO PROFESSIONAL NEGLIGENT ACTS, ERRORS, OMISSIONS OR BREACH OF CONTRACT TO AN AMOUNT NOT TO EXCEED THE FEE CHARGED.  
17. THIS IS AN ORIGINAL MYLAR.

18. NOTICE OF PERMIT REQUIREMENTS  
"IN ORDER TO COMPLY WITH APPLICABLE STATE RULES CONCERNING POTABLE WATER SUPPLIES AND WASTEWATER SYSTEMS, A PERSON SHALL NOT CONSTRUCT OR ERECT ANY STRUCTURE OR BUILDING ON THE LOT OF LAND DESCRIBED IN THIS PLAT IF THE USE OR USEFUL OCCUPANCY OF THAT STRUCTURE OR BUILDING WILL REQUIRE THE INSTALLATION OF OR CONNECTION TO A POTABLE WATER SUPPLY OR WASTEWATER SYSTEM, WITHOUT FIRST COMPLYING WITH THE APPLICABLE RULES AND OBTAINING ANY REQUIRED PERMIT. ANY PERSON WHO OWNS THIS PROPERTY ACKNOWLEDGES THAT THIS LOT MAY OR MAY NOT BE ABLE TO MEET STATE STANDARDS FOR A POTABLE WATER SUPPLY OR WASTEWATER SYSTEM AND THEREFORE THIS LOT MAY NOT BE ABLE TO BE IMPROVED."  
19. ONLY DEEDS, PLATS AND PLANS, OF PUBLIC RECORD, WHICH ARE PROPERLY INDEXED IN THE TOWN OF CHARLOTTE LAND RECORDS HAVE BEEN REVIEWED, EXAMINED AND UTILIZED FOR THE PURPOSE OF THIS SURVEY.

Town of Charlotte  
Received for Record  
February 10 A.D. 2009  
at 10 o'clock 00 minutes A.M.  
and recorded in Slide 103 pg. 3  
attest: Mary A Mead  
Town Clerk

Information shown on this property plat is a faithful portrayal of circumstances pertinent to the subject property. A collaboration of field, parol and pertinent record evidence was used in the analysis of boundary conclusions shown hereon. This property plat complies with the requirements of Vermont Statute Title 27, Section 1403, (A) through (E), to the best of my knowledge and belief.  
Leonard H. Amblo 1-13-2009  
Leonard H. Amblo, L.S. VT #695, NY # 50435 Dated



1/13/2009	Adjusted 50' R.O.W. / Added woods roads / Added R.O.W. notes / Added approximate location of low land area	LHA
DATE 11/17/2008	REVISION Added 50' R.O.W. across other lands of Kaplan and Lot 1 to benefit Lot 2, added Building Envelope	BY GK
Date of SURVEY 1-2-2007	<input type="checkbox"/> RECORD DRAWING <input type="checkbox"/> PRELIMINARY <input checked="" type="checkbox"/> FINAL <input type="checkbox"/> SKETCH/CONCEPT	Date of Plat 1-12-2007
SURVEYORS RC/MS	 <p>Buttong Professional Land Surveyors, PC 20 Kimball Ave. Suite 203N South Burlington VT 05403 802-863-1812 1 Lake Street St. Albans, VT 05478 524-8555 1-800-570-0685 www.bapls.com</p>	JOB# CHLT0014
DRAWN RPT		FILE: CHLT0014.SUBPLAT.dwg
CHECKED Closure LHA		PLAN SHEET #
SCALE 1"=100'		© This Material is Copyrighted
<b>PLAT SHOWING SURVEY OF A 5-ACRE SUBDIVIDED LOT FROM A PORTION OF THE LANDS OF MELVIN I. AND YNEZ L. KAPLAN</b> VOLUME 31, PAGE 273 SPEAR STREET EXTENSION CHARLOTTE, VERMONT		