

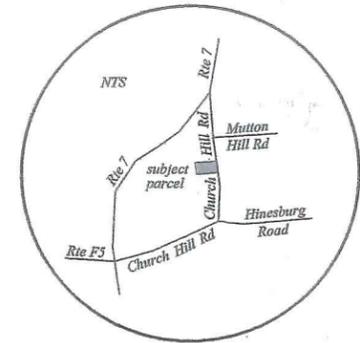
LEGEND

- 3/4" diameter iron pipe set at grade with identification cap
- #4 reinforcing rod found +/- 15" above grade without identification
- ⊗ 4" or 6" square marble monument found at grade without identification
- 4" square concrete monument set in 1995 to replace 1" diameter iron pipe
- ⊠ 4" square concrete monument found +/-16" above grade without identification
- utility pole with overhead lines
- - - - - subject parcel property line
- . - . - adjoining parcel property line
- - - - - sideline/limit of public right of way of town highway
- - - - - edge of travelled way of highway or stone drive

GRAPHICAL SCALE



Scale 1" = 50'



LOCATION MAP



Bearings are based on Magnetic North, 1994 per previous work related to the subject parcel

TOWN OF CHARLOTTE
 Received for Record
 A.D. at o'clock
 minutes, M, and recorded in
 Slide Attest: Town Clerk

Harriet Stone Patrick, Trustee
 Volume 84, Page 418
 Survey Plat in Slide 39

Michael D. Haulenbeek
 Vera R. Simon-Nobes
 Volume 228, 105

Terry A. Close
 Volume 84, Page 429

"Tavern Lot"
 Harriet Stone Patrick, Trustee
 Volume 84, Page 426

3.5 Acres (to centerline of Church Hill Road)
 3.3 Acres (to sideline of Church Hill Road)

Edward J. Leblanc
 Elizabeth J. Kearns
 Volume 176, Page 197

Christopher A. & Virginia G. Wade
 Volume 75, Page 106

Ruby F. Zucker
 Harriet P. Zucker
 Volume 226, Page 507

NOTES

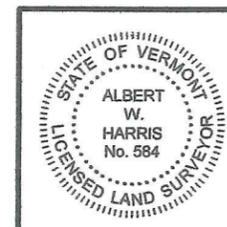
- This plat has been prepared to provide a detailed depiction of the "Tavern Lot" to supplement my survey titled "Final Plat for Boundary Adjustment of Lands of Harriet Stone Patrick, Trustee - 1355 Church Hill Rd, Charlotte, VT" dated 13 June 2017.
- Church Hill Road, formerly part of Route 7, was relinquished to the Town of Charlotte in 1963 by State Highway Board Certificate in Volume 28, Page 333. A review of historic surveys and state highway plans recovered Project F 72(3) plans dated 1948 for improvements to Route 7 opposite the 1812 Tavern. These plans label the right of way as 4 rods (66') wide.
- In the absence of wording to the contrary it is presumed that title to the parcels shown hereon extends to the centerline of Church Hill Road.
- The location of underground water & wastewater features shown hereon is approximate and based on Phelps Engineering "Site Plan", sheet 4 of 9, dated 8/1/08 submitted by Jonathan Ashley, P.E. for state permit WW-138-0818. That Site Plan shows the "existing permitted mound" and other features previously approved on 2 May 1990 in permit WW-4-0251 which currently serve the Tavern Lot and the Terry Close parcel.
- Harriet Stone Patrick conveyed the parcel north of the Tavern Lot to Terry Close by deed dated 26 January 2017 in Volume 227, Page 369 wherein the parties agreed to shared use, maintenance and rights-of-way for the north driveway, septic system and common well shown hereon.

CERTIFICATION

This survey is based upon and consistent with an analysis of physical evidence found on the ground, information abstracted from deeds, other pertinent records, and particular information or circumstances cited hereon. Additionally, this plat is consistent with Title 27 V.S.A. Chapter 17, Section 1403.

Albert W. Harris
 Albert W. Harris, VT L.S. 584

Approved by decision of the Planning Commission, Town of Charlotte, Vermont, issued on the ___ day of ___, subject to all requirements & conditions of subdivision and plat approval. Signed this ___ day of ___, by _____, Chairperson.



Plat of Survey of Lands of
 Harriet Stone Patrick, Trustee
 "Tavern Lot" - 1355 Church Hill Rd
 Charlotte, Vermont

Proj. No. 1222a Fb. file
 Dwn. AWH Ckd. AWH

HARRIS SURVEYING &
 LAND DISPUTE RESOLUTION
 Hinesburg, Vermont

Date: 13 June 2017
 Scale: 1" = 50'