

NOTES:

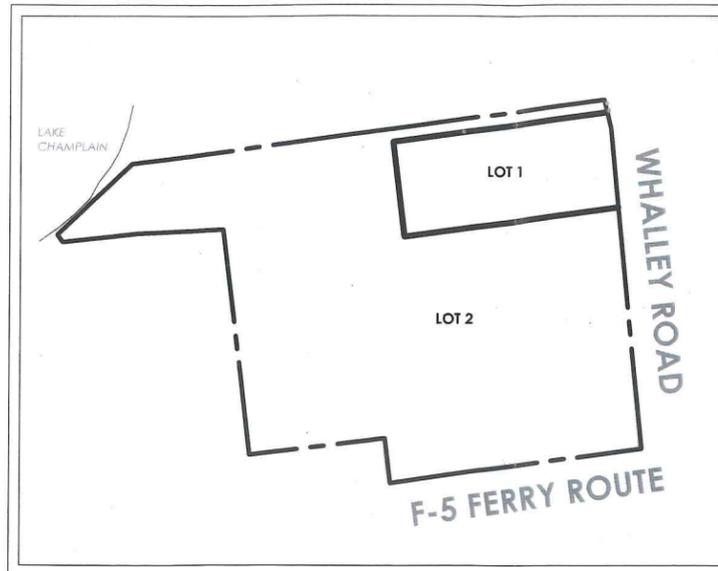
- THIS PLAT IS BASED ON DEEDS RESEARCHED IN THE TOWN OF CHARLOTTE LAND RECORDS AND A FIELD SURVEY PERFORMED WITH A TOTAL STATION AND RTK ROVER ON 6/19/17. REFERENCE IS ALSO MADE TO A SURVEY PERFORMED BY THIS OFFICE AS DESCRIBED IN PLAT REFERENCE #1.
- BEARINGS ARE BASED ON VERMONT STATE PLANE GRID NORTH ESTABLISHED WITH RTK OBSERVATIONS FROM VERMONT CORS STATION VTML.
- THIS PARCEL WAS CONVEYED TO THE SUZANNE R. PARKER REVOCABLE TRUST IN VOLUME 173 PAGE 666 OF THE TOWN OF CHARLOTTE LAND RECORDS.
- REBARS SET ARE NO. 5 REINFORCING BARS WITH ALUMINUM CAPS STAMPED "TCE LAND SURVEYING, LLS 732".
- DISTANCES ARE SHOWN TO THE HUNDREDTH OF A FOOT AND BEARINGS ARE SHOWN TO THE SECOND FOR MATHEMATICAL CLOSURE PURPOSES ONLY.
- AN ATTEMPT HAS BEEN MADE TO IDENTIFY OR DELINEATE EASEMENTS, RIGHTS OF WAY, LEASE LANDS, ENCROACHMENTS, ETC. OBSERVED IN THE FIELD OR READILY FOUND IN THE LAND RECORDS. ADDITIONAL ENCUMBRANCES MAY EXIST WHICH ARE NOT SHOWN ON THIS PLAT.
- THE RIGHT OF WAY WIDTH OF WHALLEY ROAD IS ASSUMED TO BE THREE RODS WIDE BASED ON PHYSICAL EVIDENCE AND PLAT REFERENCE 1.
- UNDERGROUND UTILITY LINES SHOWN ARE BASED ON ABOVE GROUND STRUCTURES AND PLANS OF RECORD. ACTUAL LOCATION OF UNDERGROUND LINES MAY VARY.
- THE PURPOSE OF THIS PLAT IS TO ADJUST THE BOUNDARIES OF LOT 1 AS SHOWN ON PLAT REFERENCE #1 BY SLIDING THE PARCEL SOUTH AND CREATING A SIXTY FOOT WIDE STRIP ALONG THE NORTHERLY BOUNDARY OF SAID LOT #1 WHICH WILL BE PART OF LOT #2.
- LOT #1 SHALL HAVE A RIGHT OF WAY OVER THE SIXTY FOOT WIDE STRIP FOR ACCESS AND UTILITIES AS SHOWN HEREON.
- LOT #1 SHALL HAVE AN EASEMENT OVER LOT #2 FOR A SEWER FORCEMAIN AND USE OF A SHARED LEACHFIELD AS SHOWN HEREON. SAID EASEMENT IS INTENDED TO BE CENTERED ON EXISTING FACILITIES.

PLAT REFERENCE:

- "PETER POLLAK, SUZANNE PARKER POLLAK, CHARLOTTE, VERMONT, BOUNDARY SURVEY" DATED 12-4-89 BY THIS OFFICE AND RECORDED IN MAP SLIDE 72 OF THE TOWN OF CHARLOTTE LAND RECORDS.

PURPOSE OF PLAT:

SUZANNE PARKER IS THE RECORD OWNER OF BOTH LOTS 1 AND 2. LOT 1 WAS CREATED FROM PLAT REFERENCE 1. ON PLAT REFERENCE 1, LOT 1 WAS ESTABLISHED AS HAVING A NORTHERLY BOUNDARY ALONG THE NORTHERLY BOUNDARY OF THE OVERALL TRACT OF LAND WITH THE EXISTING DRIVEWAY RUNNING THROUGH LOT 1. THIS PLAT IS SLIDING LOT 1 TO THE SOUTH BY 60 FEET TO ALLOW THE EXISTING DRIVEWAY TO REMAIN A PART OF LOT 2. LOT 1 WILL HAVE AN EASEMENT TO USE THE EXISTING DRIVEWAY AND SHARED SANITARY SYSTEM.

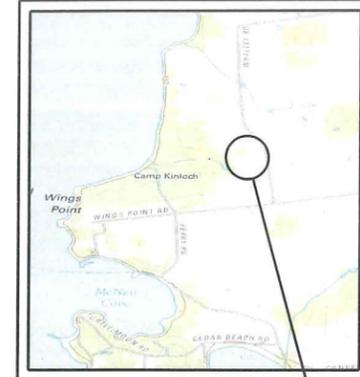


KEY MAP

1" = 500'

LEGEND

- REBAR (TO BE SET)
- IRON PIPE (FOUND)
- △ REINFORCING BAR (FOUND)
- CALCULATED POINT
- UTILITY POLE
- EXISTING BOUNDARY LINE
- NEW BOUNDARY LINE
- - - REMOVED BOUNDARY LINE
- - - NEW EASEMENT



PROJECT LOCATION

ZONING DISTRICT - RURAL
 FRONT YARD SETBACK - 100'
 SIDE YARD SETBACK - 50'
 REAR YARD SETBACK - 50'
 MAXIMUM BUILDING HEIGHT - 35'
 MAXIMUM LOT COVERAGE - 30%
 EXISTING LOT COVERAGE - %
 MAXIMUM BUILDING COVERAGE - 20%
 EXISTING BUILDING COVERAGE - %

CHARLOTTE TOWN CLERK'S OFFICE RECEIVED FOR RECORD
 THIS _____ DAY OF _____ A.D. 201__ AT _____
 O'CLOCK _____ MINUTES _____ M AND
 RECORDED IN HANGING FILE _____ ON PAGE _____
 ATTEST: _____ TOWN CLERK

APPROVED BY RESOLUTION OF THE PLANNING COMMISSION OF THE TOWN OF CHARLOTTE, VT. ON THE _____ DAY OF _____ 201__
 SUBJECT TO THE REQUIREMENTS AND CONDITIONS OF SAID RESOLUTION.

SIGNED THIS _____ DAY OF _____ 201__

BY _____ CHAIRMAN

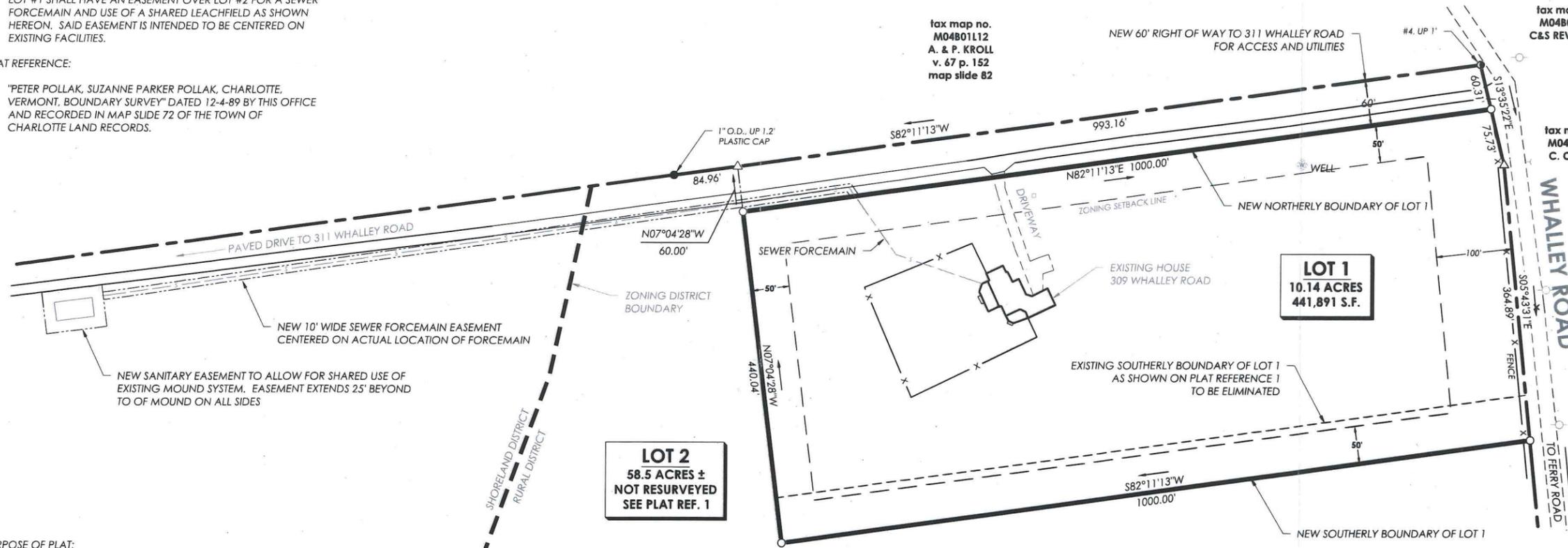
tax map no. M04B01L12
 A. & P. KROLL
 v. 67 p. 152
 map slide 82

NEW 60' RIGHT OF WAY TO 311 WHALLEY ROAD FOR ACCESS AND UTILITIES

tax map no. M04B01L14
 C&S REV. TRUST

tax map no. M04B01L27
 C. O'BRIEN

tax map no. M04B01L25
 R. STRUBLE, JR.



LOT 2
 58.5 ACRES ±
 NOT RESURVEYED
 SEE PLAT REF. 1

LOT 1
 10.14 ACRES
 441,891 S.F.



THIS PLAT IS BASED ON A FIELD SURVEY WHICH MEETS OR EXCEEDS THE MINIMUM STANDARDS AS SET FORTH BY THE VERMONT BOARD OF LAND SURVEYORS. FIELD EVIDENCE, PERTINENT RECORD INFORMATION, AND PAROLE EVIDENCE WAS USED IN THE CALCULATION AND DETERMINATION OF THE BOUNDARIES SHOWN ON THIS PLAT. ANY INCONSISTENCIES ARE SHOWN HEREON TO THE BEST OF MY KNOWLEDGE. THIS PLAT MEETS THE REQUIREMENTS OF 27 VSA 1403.

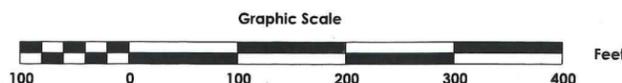
MARK A. DAY, L.S. #732

DATE

Boundary Line Adjustment Plat
Suzanne R. Parker Revocable Trust
 Tax Lot M04B01L28
 309 & 311 Whalley Road
 Charlotte, Vermont

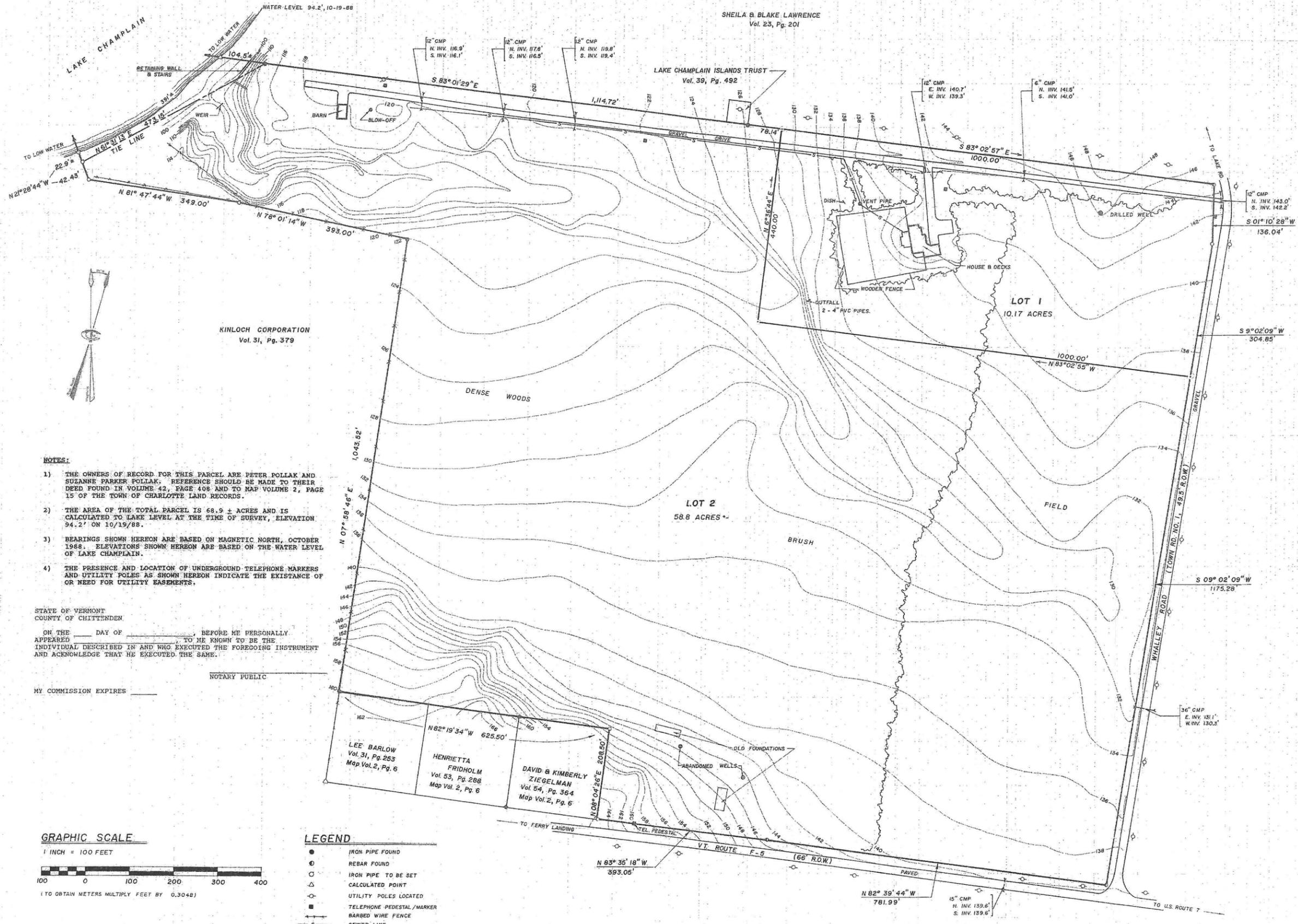
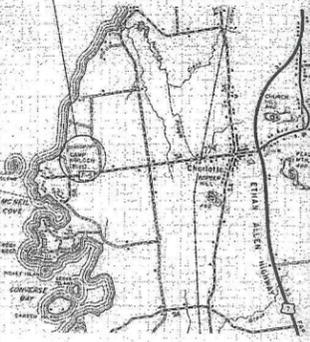
tce TRUDELL CONSULTING ENGINEERS
 478 BLAIR PARK ROAD | WILLISTON, VERMONT 05495 802.879.6331 | WWW.TCEVT.COM

Date:	6/28/2017
Scale:	1" = 100'
Project Number:	17-076
Drawn By:	MAD
Surveyed By:	BGP/JRK
Date of Survey:	6/19/2017
Field Book:	346
Crd file:	17-076
Sheet:	C1-01



Revisions	#	Description	Date	By

PROJECT LOCATION



NOTES:

- 1) THE OWNERS OF RECORD FOR THIS PARCEL ARE PETER POLLAK AND SUZANNE PARKER POLLAK. REFERENCE SHOULD BE MADE TO THEIR DEED FOUND IN VOLUME 42, PAGE 408 AND TO MAP VOLUME 2, PAGE 15 OF THE TOWN OF CHARLOTTE LAND RECORDS.
- 2) THE AREA OF THE TOTAL PARCEL IS 68.9 ± ACRES AND IS CALCULATED TO LAKE LEVEL AT THE TIME OF SURVEY, ELEVATION 94.2' ON 10/19/88.
- 3) BEARINGS SHOWN HEREON ARE BASED ON MAGNETIC NORTH, OCTOBER 1988. ELEVATIONS SHOWN HEREON ARE BASED ON THE WATER LEVEL OF LAKE CHAMPLAIN.
- 4) THE PRESENCE AND LOCATION OF UNDERGROUND TELEPHONE MARKERS AND UTILITY POLES AS SHOWN HEREON INDICATE THE EXISTENCE OF OR NEED FOR UTILITY EASEMENTS.

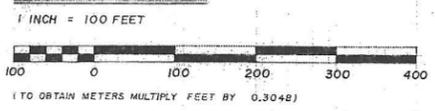
STATE OF VERMONT
COUNTY OF CHITTENDEN

ON THE _____ DAY OF _____, BEFORE ME PERSONALLY APPEARED _____ TO ME KNOWN TO BE THE INDIVIDUAL DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT AND ACKNOWLEDGE THAT HE EXECUTED THE SAME.

NOTARY PUBLIC

MY COMMISSION EXPIRES _____

GRAPHIC SCALE



LEGEND

- IRON PIPE FOUND
- REBAR FOUND
- IRON PIPE TO BE SET
- △ CALCULATED POINT
- UTILITY POLES LOCATED
- TELEPHONE PEDESTAL/MARKER
- BARBED WIRE FENCE
- - - SEWER LINE

Description	Date	By
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Revisions



Project title

PETER POLLAK
SUZANNE PARKER POLLAK
CHARLOTTE, VERMONT

Sheet title
BOUNDARY SURVEY

Project number **87112**

Project manager **RPT** Drawn **BER**

Date **12/4/89** Scale **1" = 100'**

Approved _____