

Benjamin Chartrand  
and Shirley Priest

Jackson -  
Jenkins LLC  
Vol. 108 Pgs. 530-531  
Vol. 102 Pgs. 573-578

Mark T. and Jill L.  
Lyons

Ahmad and  
Letitia Tobeby  
Vol. 228 Pgs. 661-664  
Map Slide 191 Map 2

Dennis N. and Lynn H.  
Malorani

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

Samuel Essex Jr. and  
Suzanne Richardson

**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 +/- 16 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 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 Volumes 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 Kimbal Brook and adjacent wetlands, the location of which has not been determined.
5. The wetland delineation is based on field markings by others.
6. 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 283-270.
7. There is to be a view easement to benefit Lot 3 over Lot 2.
8. Lot 3 ownership is the same as Lot 2.

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

Chairperson

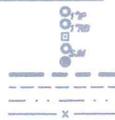
CHARLOTTE TOWN CLERK'S OFFICE  
RECEIVED FOR RECORD

This \_\_\_ day of \_\_\_, A.D. 20\_\_\_  
at \_\_\_ o'clock \_\_\_ minutes \_\_\_ m and  
recorded in map slide \_\_\_ map no. \_\_\_

Attest

Town Clerk

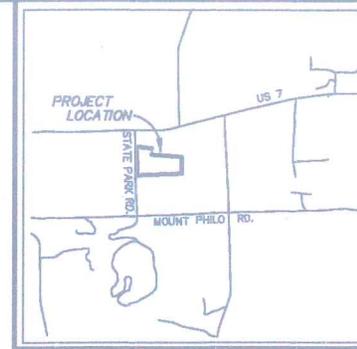
**LEGEND:**



IRON PIN FOUND W/OUTSIDE DIAMETER & DISTANCE ABOVE GRADE  
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  
BARBED WIRE FENCE



SEE NOTE 2



**LOCATION MAP** SCALE: 1" = 400'

Nurmondo America, LP

Vol. 183 Pgs. 23-26  
Map Slides 30, 86, 137, & 140

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

James C. Greenway III

Vol. 171 Pgs. 308-310  
Map Slides 8 & 105

New Open Space

LOT 1  
9.09 ACRES  
Thomas J. and  
Nancy S. Smith  
Vol. 220 Pgs. 547-553  
Vol. 193 Pgs. 283-270  
Map Slide 191 Map 2

Joshua and Mary  
Golek

Vol. 201 Pgs. 225-227  
Map Slide 58

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



**FINAL PLAT**  
MAJOR SUBDIVISION MODIFICATION  
WINDEVER FARM  
PROPERTIES OF  
Jonathan R., Gerald J. and Virginia M. Couture  
and Thomas J. and Nancy S. Smith

173 State Park Road  
CHARLOTTE, VERMONT

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

PREPARED BY  
**STUART & MORROW**  
Consulting Land Surveyor  
Shelburne, Vermont  
802-888-8800

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., 24  
SECTION 1403 AND CONFORMS WITH THE STATE  
STANDARDS FOR THE PRACTICE OF LAND SURVEYING.  
THIS PLAT WAS PRODUCED ON AN INK JET PLOTTER.

STUART J. MORROW L.L.S. 565