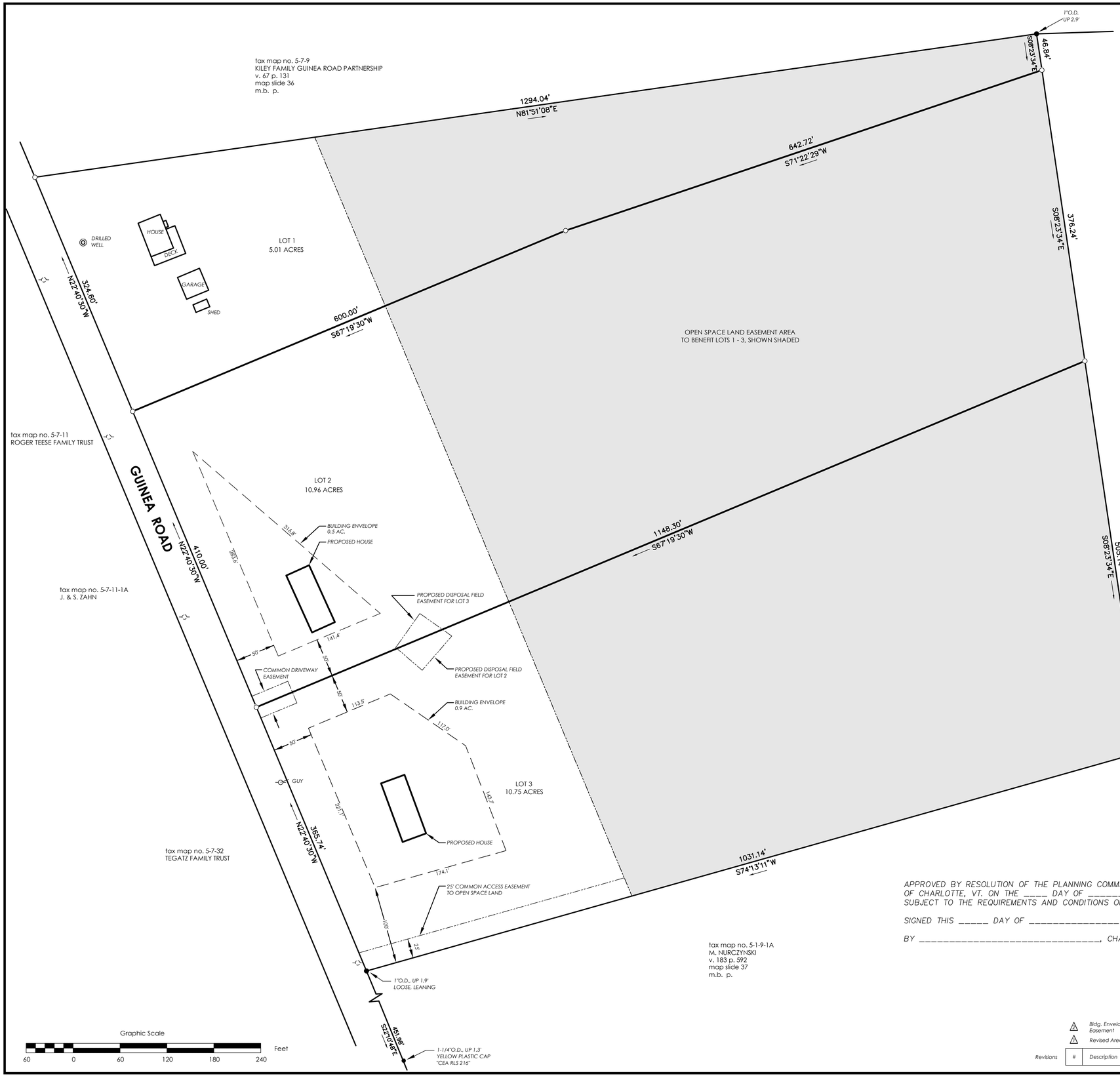
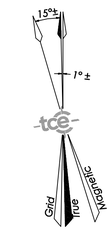
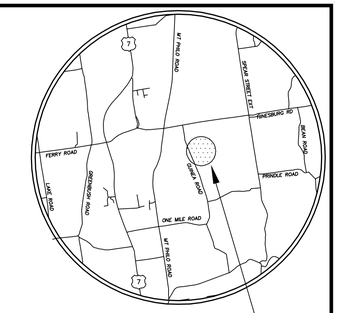




tax map no. 6-1-23
D. & D. NICHOLS
v. 197 p. 573
map slide 42
m.b. p.



PROJECT LOCATION

NOTES:

1) THIS PLAT IS BASED ON DEEDS RESEARCHED IN THE TOWN OF CHARLOTTE LAND RECORDS AND A CLOSED FIELD TRAVERSE CONDUCTED WITH A TOTAL STATION ON 4/16/13. BEARINGS ARE BASED ON VERMONT STATE PLANE GRID NORTH ESTABLISHED WITH RTK OBSERVATIONS FROM VERMONT CORS STATION VTRI.
2) REBARS SET ARE NO. 5 REINFORCING BARS WITH ALUMINUM CAPS STAMPED "TRUDELL CONSULTING ENGINEERS, LS 488".
3) THIS LAND WAS CONVEYED TO HERGENROTHER CONSTRUCTION, LLC IN VOLUME 209 PAGE 52 AND IS SHOWN ON A PLAT ENTITLED "PLAT OF SURVEY, THOMAS SCHNOPP & HELEN SCHNOPP" WHICH IS RECORDED IN MAP SLIDE 37.
4) DISTANCES ARE SHOWN TO THE HUNDREDTH OF A FOOT AND BEARINGS ARE SHOWN TO THE SECOND FOR MATHEMATICAL CLOSURE PURPOSES ONLY.
5) 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.
6) UNDERGROUND UTILITY LINES SHOWN ARE BASED ON ABOVE GROUND STRUCTURES AND PLANS OF RECORD. ACTUAL LOCATION OF UNDERGROUND LINES MAY VARY.

tax map no. 5-1-9-1
26.72 ACRES

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

LEGEND

○	REBAR (TO BE SET)
●	IRON PIPE (FOUND)
△	CALCULATED POINT
-○-	UTILITY POLE
-------- P --------	OVERHEAD UTILITY LINES
—x—x—x—x—x—	BARBED WIRE FENCE
C1	CURVE DATA TABLE REFERENCE
L1	LINE DATA TABLE REFERENCE

LOTS 1 - 3 WILL BE SUBJECT TO AND BENEFIT FROM OPEN SPACE LAND FOR PASSIVE RECREATION (WALKING, CROSS COUNTRY SKIING AND SIMILAR PASSIVE RECREATION USES), GARDENS AND HARVESTING HAY. NO STRUCTURES OR CONSTRUCTION OF ANY KIND IS ALLOWED. GARDENS OR OTHER PLANTINGS SUCH AS APPLE TREES SHALL OCCUR ON RESPECTIVE LOT OF EACH LOT OWNER AND THIS COMMON EASEMENT DOES NOT GIVE THE REMAINING LAND OWNERS ANY RIGHTS TO ENCUMBER OR DISTURB SAID GARDENS OR PLANTINGS. THE WETLAND AREAS SHALL REMAIN AND NO DISTURBANCE OF SAID WETLAND SHALL OCCUR OTHER THAN WHAT IS PERMITTED UNDER STATE AND FEDERAL WETLAND REGULATIONS.

STATE OF VERMONT
SCOTT D. TAYLOR
No. 488
LICENSED LAND SURVEYOR

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

This plat meets the requirements of 27 VSA 1403.

_____ (Signature)

Revisions

#	Description	Date	By
2	Bldg. Envelopes & Common Easement	9/12/13	JPP
1	Revised Area of Lot 1 & 2	6/24/13	NOY

Subdivision Plat
HERGENROTHER CONSTRUCTION, LLC
487 Guinea Road
Charlotte, VT

TRUDELL CONSULTING ENGINEERS
478 BLAIR PARK ROAD WILLISTON, VERMONT 05495 802-879-6331 WWW.TCEVT.COM

Drawing Number:	2013032
Date:	4/16/13
Scale:	1"=60'
Project Manager:	JPP
Drawn By:	SDT
Approved By:	___
Field Book:	219
Crd file:	2013032
Sheet:	C1.01