This plat meets the requirements of 27 VSA 1403.

_____ (Signature)

tax map no. 5-7-9
KILEY FAMILY GUINEA ROAD PARTNERSHIP
v. 67 p. 131
map slide 36
m.b. p.

1294.04'
N81°51'08"E

1"O.D.
UP 2.9'

1252.67'
S67°19'30"W

423.08'
S08°23'34"E

LOT 1
4.67 ACRES

HOUSE
DECK
GARAGE
SHED
DRILLED WELL

324.60'
N22°40'30"W

tax map no. 5-7-11
ROGER TEESE FAMILY TRUST

GUINEA ROAD

LOT 2
11.30 ACRES

1148.30'
S67°19'30"W

505.14'
S08°23'34"E

410.00'
N22°40'30"W

tax map no. 5-7-11-1A
J. & S. ZAHN

PROPOSED DISPOSAL FIELD
EASEMENT FOR LOT 3

PROPOSED DISPOSAL FIELD
EASEMENT FOR LOT 2

LOT 3
10.75 ACRES

1"O.D.
UP 1.1'

GUY

365.74'
N22°40'30"W

tax map no. 5-7-32
TEGATZ FAMILY TRUST

1031.14'
S74°13'11"W

tax map no. 5-1-9-1A
M. NURCZYNSKI
v. 183 p. 592
map slide 37
m.b. p.

1"O.D., UP 1.9'
LOOSE, LEANING

451.88'
S22°04'48"E

1-1/4"O.D., UP 1.3'
YELLOW PLASTIC CAP
"CEA RLS 216"

Graphic Scale

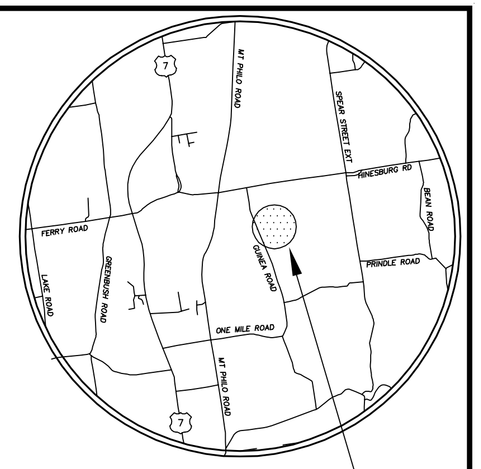
60 0 60 120 180 240 Feet

15°±

1°±

Grid
True
Magnetic

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 THE SCHNOPP LIVING TRUST IN VOLUME 152 PAGE 614 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

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

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

Revisions	#	Description	Date	By

Subdivision Plat

SCHNOPP LIVING TRUST

487 Guinea Road
Charlotte, VT

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

Drawing Number:	2013032-40
Date:	4/16/13
Scale:	1"=60'
Project Manager:	JPP
Drawn By:	SDT
Approved By:	---
Field Book:	219
Crd file:	2013032
Sheet:	C1.01