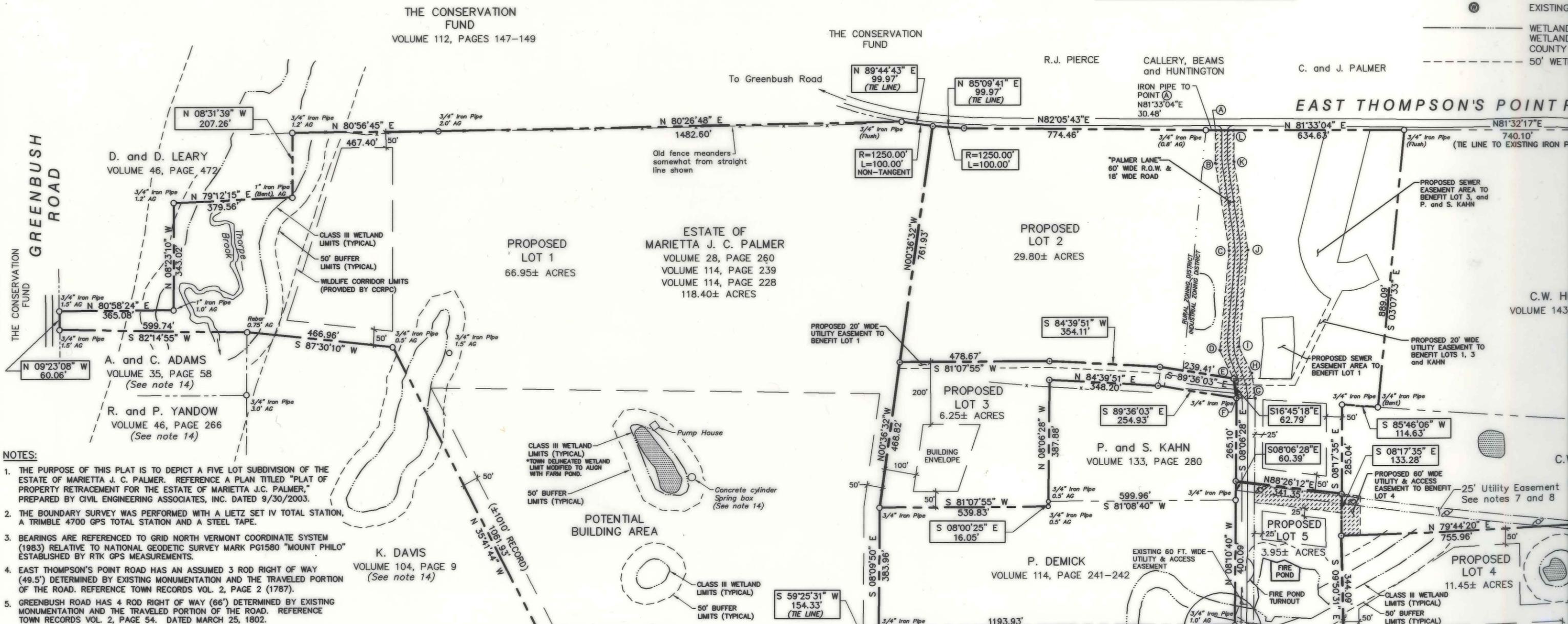


**LEGEND**

- SUBJECT
- OTHER PL
- TIE LINE
- RIGHT OF
- OTHER RI
- BUILDING
- IRON PIPE
- 5/8" REE
- (TYPICALL
- FENCE LIN
- UTILITY P
- AG ABOVE GR
- BC BELOW GR
- POND
- EXISTING
- WETLAND
- WETLAND
- COUNTY R
- 50' WETLA

PALMER LANE RIGHT OF WAY COURSES		
A-B:	S 08°26'56" E	105.40'
B-C:	S 17°33'01" E	282.82'
C-D:	S 03°05'47" E	319.56'
D-E:	S 34°55'24" E	101.53'
E-F:	S 16°45'18" E	62.79'
F-G:	N 81°53'32" E	60.69'
G-H:	N 16°45'18" W	81.51'
H-I:	N 34°55'24" W	94.01'
I-J:	N 03°05'47" W	310.06'
J-K:	N 17°33'01" W	285.66'
K-L:	N 08°26'56" W	100.62'
L-A:	S 81°33'04" W	60.00'

SEE NOTE 3



**NOTES:**

1. THE PURPOSE OF THIS PLAT IS TO DEPICT A FIVE LOT SUBDIVISION OF THE ESTATE OF MARIETTA J. C. PALMER. REFERENCE A PLAN TITLED "PLAT OF PROPERTY RETRACEMENT FOR THE ESTATE OF MARIETTA J.C. PALMER," PREPARED BY CIVIL ENGINEERING ASSOCIATES, INC. DATED 9/30/2003.
2. THE BOUNDARY SURVEY WAS PERFORMED WITH A LIETZ SET IV TOTAL STATION, A TRIMBLE 4700 GPS TOTAL STATION AND A STEEL TAPE.
3. BEARINGS ARE REFERENCED TO GRID NORTH VERMONT COORDINATE SYSTEM (1983) RELATIVE TO NATIONAL GEODETIC SURVEY MARK PG1580 "MOUNT PHILO" ESTABLISHED BY RTK GPS MEASUREMENTS.
4. EAST THOMPSON'S POINT ROAD HAS AN ASSUMED 3 ROD RIGHT OF WAY (49.5') DETERMINED BY EXISTING MONUMENTATION AND THE TRAVELED PORTION OF THE ROAD. REFERENCE TOWN RECORDS VOL. 2, PAGE 2 (1787).
5. GREENBUSH ROAD HAS 4 ROD RIGHT OF WAY (66') DETERMINED BY EXISTING MONUMENTATION AND THE TRAVELED PORTION OF THE ROAD. REFERENCE TOWN RECORDS VOL. 2, PAGE 54. DATED MARCH 25, 1802.

THE CONSERVATION FUND  
VOLUME 112, PAGES 147-149

THE CONSERVATION FUND

R.J. PIERCE

CALLERY, BEAMS AND HUNTINGTON

C. and J. PALMER

EAST THOMPSON'S POINT

ESTATE OF MARIETTA J. C. PALMER  
VOLUME 28, PAGE 260  
VOLUME 114, PAGE 239  
VOLUME 114, PAGE 228  
118.40± ACRES

PROPOSED LOT 2  
29.80± ACRES

PROPOSED LOT 1  
66.95± ACRES

PROPOSED LOT 3  
6.25± ACRES

P. and S. KAHN  
VOLUME 133, PAGE 280

P. DEMICK  
VOLUME 114, PAGE 241-242

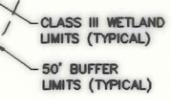
PROPOSED LOT 5  
3.95± ACRES

PROPOSED LOT 4  
11.45± ACRES

K. DAMS  
VOLUME 104, PAGE 9  
(See note 14)



POTENTIAL BUILDING AREA



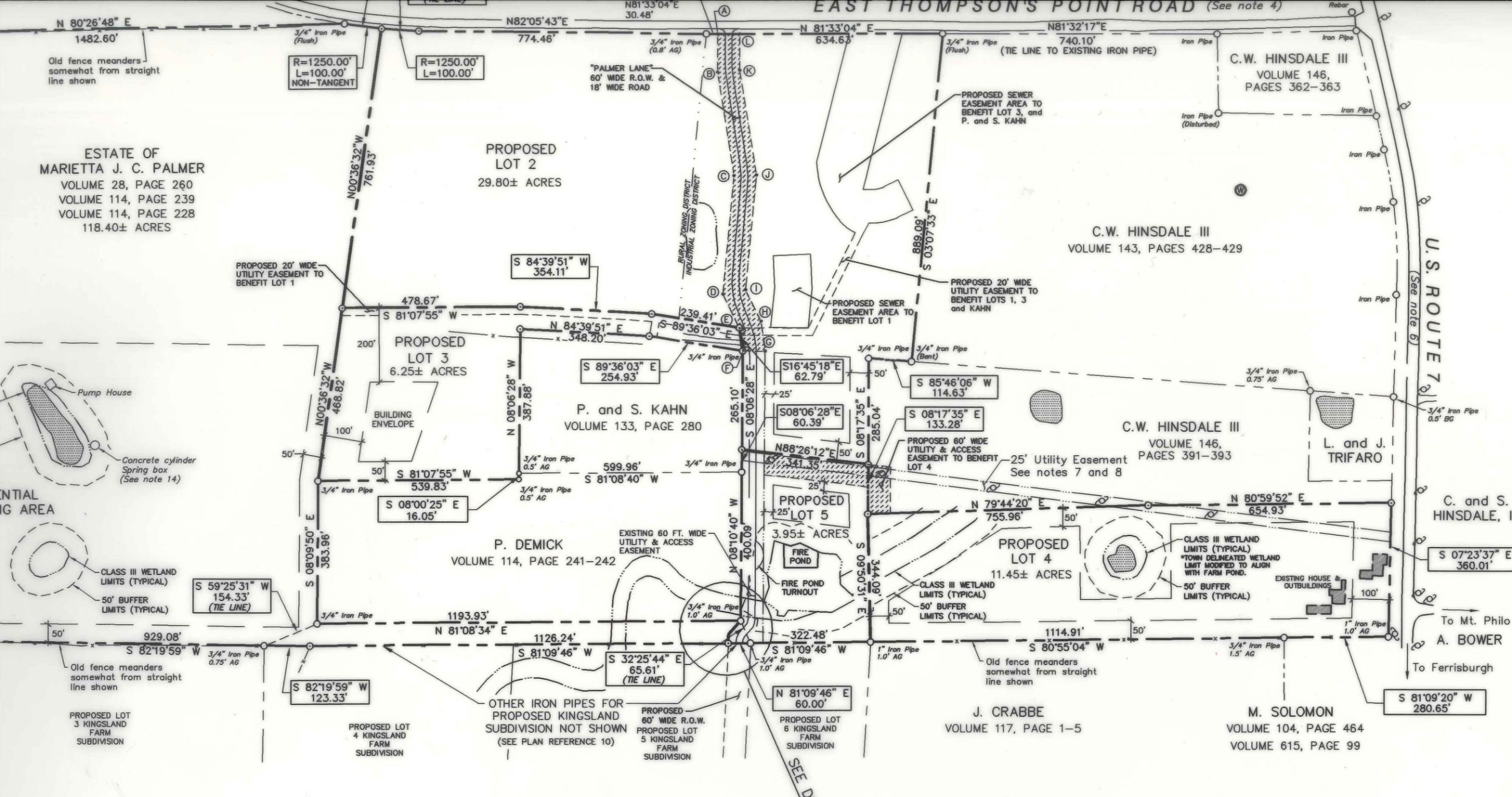
S 59°25'31" W  
154.33'  
(TIE LINE)

C.W. HIN  
VOLUME 143,

C.W.

See notes 7 and 8





ROUTE 7 & THOMPSON'S POINT ROAD  
CHARLOTTE VERMONT



LOCATION MAP  
1" = 200'

DATE	CHECKED	REVISION
11/5/03	JLM	ADDED EXISTING & PROPOSED DRIVES.
12/1/03	JLM	REVISED EASEMENT ON LOT 3 TO 20'.
12/9/03	JLM	REVISED PROPOSED RELOCATED RIGHT OF WAY.
1/06/04	JLM	ADDED RIGHT OF WAY BOUNDARY CHART.
2/05/04	JLM	ADDED TURNOUTS/EASEMENTS/REV. LOT 1 BUILDING ENVELOPE.
9/02/04	PJM	REVISIONS PER PLANNING COMMISSION DECISION.
12/17/04	PJM	REVISIONS PER PLANNING COMMISSION FINAL DECISION.

# PLAT OF PROPOSED SUBDIVISION

DATE 10/30/2003	DRAWING NUMBER <b>C2</b>
SCALE 1" = 200'	PROJ. NO. 03172

ESTATE OF MARIETTA J. C. PALMER  
VOLUME 28, PAGE 260  
VOLUME 114, PAGE 239  
VOLUME 114, PAGE 228  
118.40± ACRES

PROPOSED LOT 2  
29.80± ACRES

PROPOSED LOT 3  
6.25± ACRES

P. and S. KAHN  
VOLUME 133, PAGE 280

P. DEMICK  
VOLUME 114, PAGE 241-242

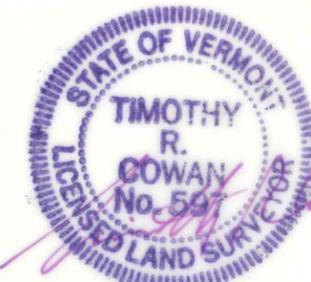
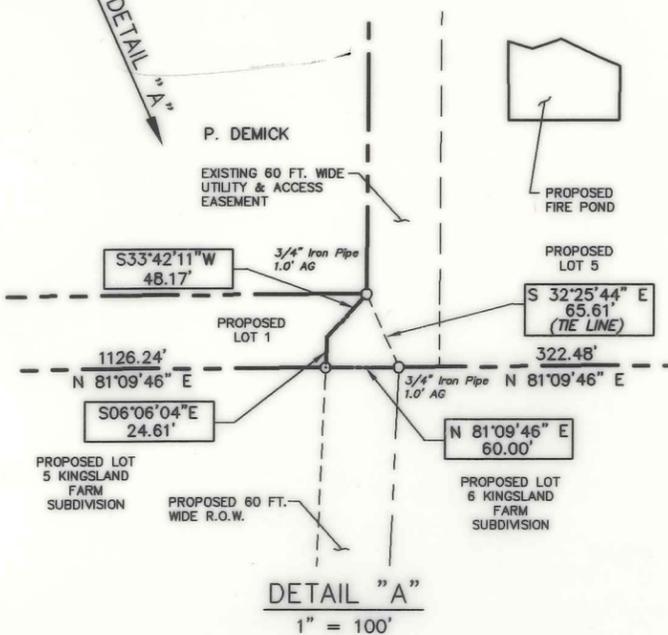
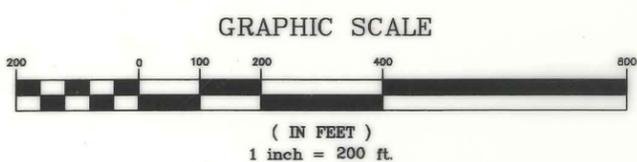
C.W. HINSDALE III  
VOLUME 143, PAGES 428-429

C.W. HINSDALE III  
VOLUME 146, PAGES 391-393

J. CRABBE  
VOLUME 117, PAGE 1-5

M. SOLOMON  
VOLUME 104, PAGE 464  
VOLUME 615, PAGE 99

NOW OR FORMERLY  
G. and M. L. REYNOLDS  
VOLUME 124, PAGE 411  
(REF. PLAN 10)

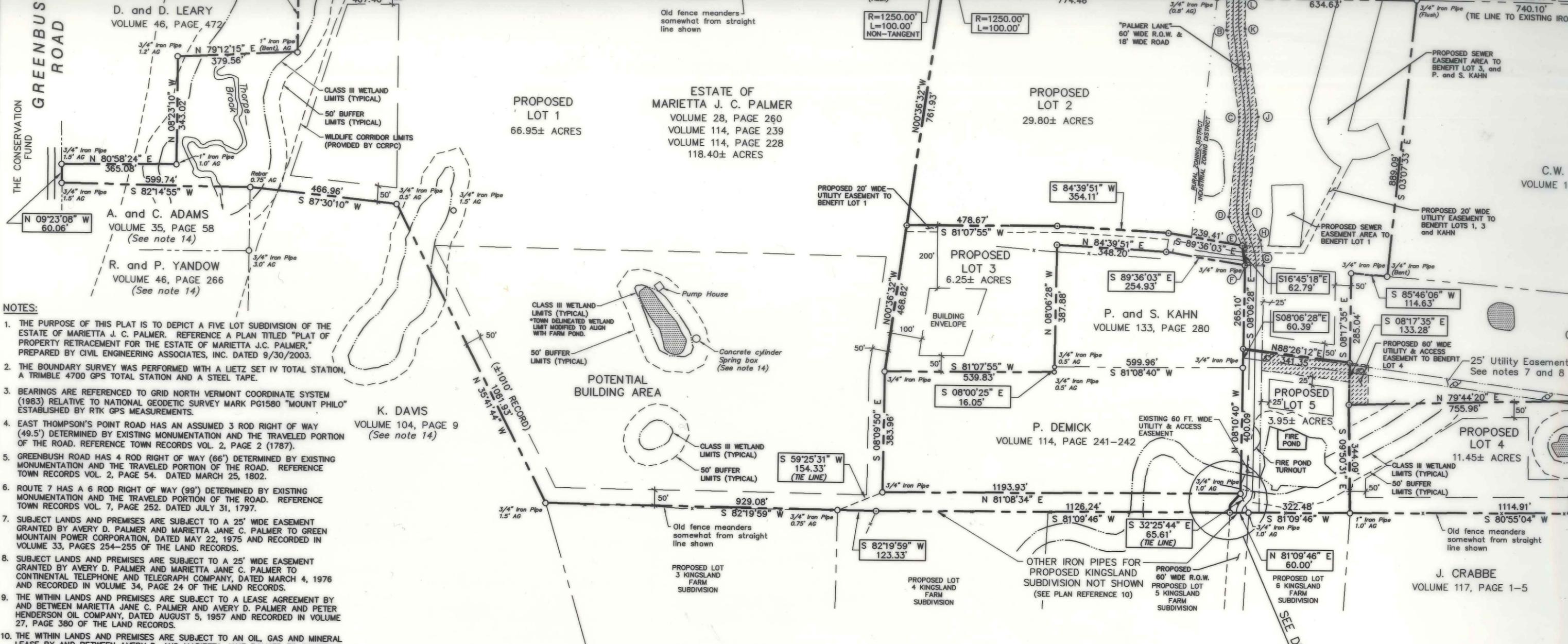


To the best of my knowledge & belief this plat properly depicts the results of a survey conducted under my supervision as outlined in the notes above, based on our analysis of records & physical evidence found. Existing boundaries shown are in substantial conformance with the record, except as shown. This plat is in substantial conformance with 27 VSA 1403.

Timothy R. Cowan VT. L.S. 597

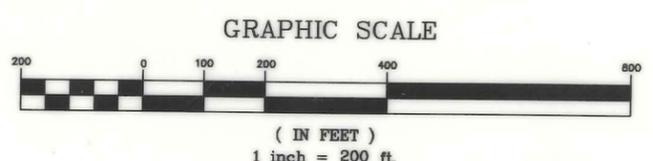
APPROVED BY RESOLUTION OF THE PLANNING COMMISSION OF THE TOWN OF CHARLOTTE, VERMONT ON THE 6<sup>th</sup> DAY OF January, 2005, SUBJECT TO THE REQUIREMENTS AND CONDITIONS OF SAID RESOLUTION. SIGNED THIS 17<sup>th</sup> DAY OF February, 2005, BY [Signature], CHAIRPERSON.

PALMER - CHARLOTTE VERMONT  
DECEMBER 1973.  
OWNED BY AVERY & MARIETTA J. PALCO, LTD. DATED MARCH 1987.  
OWNED BY AVERY & MARIETTA J. C. D. REVISED MAY 1995.  
LINE ADJUSTMENT BETWEEN SYLVIA MODIFIED SEPTEMBER 2000.  
LINE ADJUSTMENT BETWEEN PALMER MODIFIED DECEMBER  
- CHARLOTTE, VERMONT PREPARED DATED 11/28/95.  
- FORMER AUBE FARM REVISED 5/3/90.  
E III - KINGSLAND FARM BRING, INC., DATED 9/11/03.



- NOTES:**
- THE PURPOSE OF THIS PLAT IS TO DEPICT A FIVE LOT SUBDIVISION OF THE ESTATE OF MARIETTA J. C. PALMER. REFERENCE A PLAN TITLED "PLAT OF PROPERTY RETRACEMENT FOR THE ESTATE OF MARIETTA J. C. PALMER," PREPARED BY CIVIL ENGINEERING ASSOCIATES, INC. DATED 9/30/2003.
  - THE BOUNDARY SURVEY WAS PERFORMED WITH A LIETZ SET IV TOTAL STATION, A TRIMBLE 4700 GPS TOTAL STATION AND A STEEL TAPE.
  - BEARINGS ARE REFERENCED TO GRID NORTH VERMONT COORDINATE SYSTEM (1983) RELATIVE TO NATIONAL GEODETIC SURVEY MARK PG1580 "MOUNT PHILO" ESTABLISHED BY RTK GPS MEASUREMENTS.
  - EAST THOMPSON'S POINT ROAD HAS AN ASSUMED 3 ROD RIGHT OF WAY (49.5') DETERMINED BY EXISTING MONUMENTATION AND THE TRAVELED PORTION OF THE ROAD. REFERENCE TOWN RECORDS VOL. 2, PAGE 2 (1787).
  - GREENBUSH ROAD HAS 4 ROD RIGHT OF WAY (66') DETERMINED BY EXISTING MONUMENTATION AND THE TRAVELED PORTION OF THE ROAD. REFERENCE TOWN RECORDS VOL. 2, PAGE 54. DATED MARCH 25, 1802.
  - ROUTE 7 HAS A 6 ROD RIGHT OF WAY (99') DETERMINED BY EXISTING MONUMENTATION AND THE TRAVELED PORTION OF THE ROAD. REFERENCE TOWN RECORDS VOL. 7, PAGE 252. DATED JULY 31, 1797.
  - SUBJECT LANDS AND PREMISES ARE SUBJECT TO A 25' WIDE EASEMENT GRANTED BY AVERY D. PALMER AND MARIETTA JANE C. PALMER TO GREEN MOUNTAIN POWER CORPORATION, DATED MAY 22, 1975 AND RECORDED IN VOLUME 33, PAGES 254-255 OF THE LAND RECORDS.
  - SUBJECT LANDS AND PREMISES ARE SUBJECT TO A 25' WIDE EASEMENT GRANTED BY AVERY D. PALMER AND MARIETTA JANE C. PALMER TO CONTINENTAL TELEPHONE AND TELEGRAPH COMPANY, DATED MARCH 4, 1976 AND RECORDED IN VOLUME 34, PAGE 24 OF THE LAND RECORDS.
  - THE WITHIN LANDS AND PREMISES ARE SUBJECT TO A LEASE AGREEMENT BY AND BETWEEN MARIETTA JANE C. PALMER AND AVERY D. PALMER AND PETER HENDERSON OIL COMPANY, DATED AUGUST 5, 1957 AND RECORDED IN VOLUME 27, PAGE 380 OF THE LAND RECORDS.
  - THE WITHIN LANDS AND PREMISES ARE SUBJECT TO AN OIL, GAS AND MINERAL LEASE BY AND BETWEEN AVERY D. AND MARIETTA JANE PALMER TO CAMBRIAN CORPORATION, DATED JUNE 8, 1964 AND RECORDED IN VOLUME 28, PAGE 377 OF THE LAND RECORDS. REFERENCE IS HEREBY MADE TO A PRESERVATION NOTICE FROM CAMBRIAN CORPORATION DATED JUNE 15, 1983 AND RECORDED IN VOLUME 41, PAGE 393 OF THE LAND RECORDS.
  - THESE PARCELS ARE SUBJECT TO THE CONDITIONS OF APPROVAL BY RESOLUTION OF THE TOWN OF CHARLOTTE PLANNING COMMISSION.
  - NOT BEING WITHIN THE SCOPE OF THIS SURVEY, THERE HAS BEEN NO INVESTIGATION WHATSOEVER RESPECTING WHETHER OR NOT THE PROPERTY AND EACH COMPONENT THEREOF IS IN COMPLIANCE WITH LOCAL OR STATE PERMITS.
  - THIS PROPERTY LIES IN "INDUSTRIAL" AND "RURAL" ZONING DISTRICTS.
  - THE ADAMS, YANDOW, AND DAVIS LOTS HAVE SPRING RIGHTS TO THE WELL LOCATED APPROXIMATELY 1500 FEET EASTERLY OF THEIR LOTS.
  - THE WITHIN LANDS ARE BENEFITED AND ENCUMBERED BY INGRESS AND EGRESS, SEPTIC, WATER, UTILITY, AND COMMUNICATIONS EASEMENTS AND AGREEMENTS. EXCEPT AS SHOWN, NO ATTEMPT WAS MADE TO COMPLETELY LOCATE SUCH APPURTENANCES.
  - FOR DETAILED WASTEWATER EASEMENT INFORMATION REFERENCE A PLAN TITLED "PROPOSED SUBDIVISION", SHEET 1 OF 3, PREPARED BY HEINDEL AND NOYES, DATED AUGUST 27, 2004, LAST REVISED 12/17/2004.
  - FOR ADDITIONAL INFORMATION SEE PLAN TITLED "THE ESTATE OF MARIETTA PALMER, NATURAL RESOURCES AND COVERAGE PLAN" PREPARED BY T.J. BOYLE AND ASSOCIATES, DATED FEBRUARY 12, 2004, LAST REVISED 12/17/2004.
  - FOR ADDITIONAL INFORMATION ON WASTEWATER SYSTEM SERVING LOTS 4 AND 5 REFERENCE A PLAN TITLED "SITE PLAN", PREPARED BY SUMMIT ENGINEERING, DATED 9/1/04, LAST REVISED 12/17/2004.
  - THIS SUBDIVISION IS ALSO SUBJECT TO CONDITIONS SPECIFIED IN THE "FINDINGS OF FACT IN RE APPLICATION OF - ESTATE OF MARIETTA J. PALMER - FINAL PLAT HEARING FOR A FIVE-LOT SUBDIVISION - APPLICATION #PC-04-20", DATED 11/18/04.

- PLAN REFERENCES**
- "PROPERTY MAP FOR AVERY & MARIETTA PALMER - CHARLOTTE VERMONT" PREPARED BY PALMER COMPANY LTD. DATED DECEMBER 1973.
  - "RESIDENTIAL & COMMERCIAL SUBDIVISION - OWNED BY AVERY & MARIETTA J. C. PALMER", SHEETS 1 & 2, PREPARED BY PALCO, LTD. DATED MARCH 1987.
  - "RESIDENTIAL & COMMERCIAL SUBDIVISION OWNED BY AVERY & MARIETTA J. C. PALMER", SHEET 1, PREPARED BY PALCO, LTD. REVISED MAY 1995.
  - "SUBDIVISION MODIFICATION AND BOUNDARY LINE ADJUSTMENT BETWEEN SYLVIA J. SPRIGG AND MARIETTA JANE C. PALMER" MODIFIED SEPTEMBER 2000.
  - "SUBDIVISION MODIFICATION AND BOUNDARY LINE ADJUSTMENT BETWEEN MARIETTA JANE C. PALMER AND MERRY LYNN PALMER" MODIFIED DECEMBER 2000.
  - "SUBDIVISION PLAN - CLARKE HINSDALE III - CHARLOTTE, VERMONT" PREPARED BY PINKHAM ENGINEERING ASSOCIATES, INC. DATED 6/4/87.
  - "THOMPSONS POINT FARM" SHEET 3 OF 3 PREPARED BY GLENN R. TOWNE LAST REVISED 4/20/01.
  - "SURVEY PLAT - DAN PALMER, ROUTE 7, CHARLOTTE, VERMONT" PREPARED BY PINKHAM ENGINEERING ASSOCIATES, INC. DATED 11/28/95.
  - "OVERALL SITE PLAN - A.S.W. DEVELOPMENT - FORMER AUBE FARM" PREPARED BY PINKHAM ENGINEERING, LAST REVISED 5/3/90.
  - "5 LOT SUBDIVISION PLAT - CLARK HINSDALE III - KINGSLAND FARM SUBDIVISION" PREPARED BY SUMMIT ENGINEERING, INC., DATED 9/11/03. (DRAFT)



APPROVED BY RESOLUTION OF THE PLANNING COMMISSION OF THE TOWN OF CHARLOTTE, VERMONT ON THE 6<sup>th</sup> DAY OF January, 2005, SUBJECT TO THE REQUIREMENTS AND CONDITIONS OF SAID RESOLUTION. SIGNED THIS 17<sup>th</sup> DAY OF February, 2005, BY [Signature], CHAIRPERSON.

