

NOTICE OF RECORDING

WHEREAS, on April 12, 1988 the Town of Charlotte Planning Commission granted final plat approval for a two lot subdivision depicted on a Subdivision Plat entitled "Plat of Survey for Harry Varney, Jr. and Catherine Varney in the Town of Charlotte" dated October 15, 1979 and revised on April 25, 1988 to show the division of Lot 5 into two lots numbered 5A and 5B (the "Plat"), which approval was not appealed and became final; and

WHEREAS, said Plat was recorded on August 9, 1988 in Volume 8 at Page 44 of the Charlotte Land Records; and

WHEREAS, 24 V.S.A. §4416, in the form that it was in effect in 1988 (now 24 V.S.A. §4463), required that an approved plat be recorded in the office of the municipal clerk within 90 days of such approval; and

WHEREAS, 24 V.S.A. §4463 currently requires that an approved plat be recorded in the office of the municipal clerk within 180 days of subdivision approval by the Planning Commission; and

WHEREAS, the Town of Charlotte Planning Commission, having granted final plat approval relative to said subdivision and the related Plat, and the same having been previously recorded in the Charlotte Land Records, wishes by the adoption and recording of this Notice to reaffirm and confirm said approval.

NOW, THEREFORE, NOTICE IS HEREBY GIVEN that: (i) the Plat as recorded on August 9, 1988 in Volume 8 at Page 44 of the Charlotte Land Records shall be deemed to have been stamped and endorsed by the Charlotte Planning Commission as required by, and so as to satisfy the requirements of, 24 V.S.A. §4416 and/or 24 V.S.A. §4463 and to have been recorded within 90 days of approval, and (ii) Lots 5A and 5B depicted on said Plat have been and shall continue to be subject to the all of the conditions and restrictions contained in the final plat approval, if any, which conditions and restrictions shall run with said land and be binding upon the current owners thereof and their respective successors, heirs, and assigns, unless and until modified or removed by the Charlotte Planning Commission, and (iii) the Charlotte Planning Commission Chair has been authorized and directed to execute the recorded Plat on behalf of the Planning Commission to indicate that the division of said Lot 5 into two lots numbered 5A and 5B was re-affirmed on June 12, 2008, without the necessity of re-recording the Plat following the re-affirmation of the earlier approval.

DATED at Charlotte, Vermont this 12th day of June, 2008.

TOWN OF CHARLOTTE
PLANNING COMMISSION

By: _____
Name: Jeffrey McDonald
Its: Chair