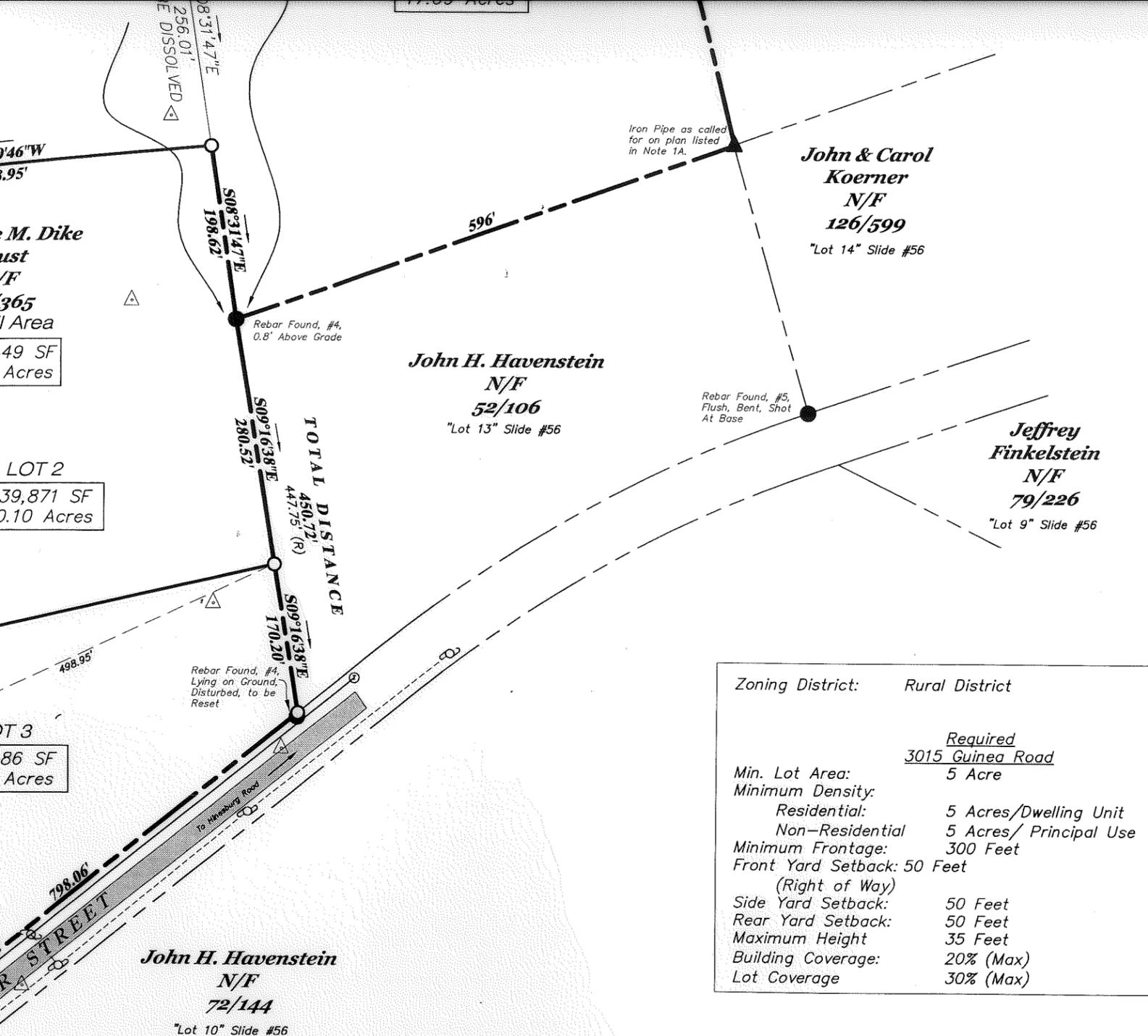




# SURVEY NOTES

- This 2-Lot Subdivision Plat has been compiled from field surveys and record evidence including the following plats and plans:
  - "Henry Dike, Charlotte, VT", prepared by Palmer Company, LTD, dated July 29, 1974, and recorded on Slide #6 in the Town of Charlotte Land Records.
  - "Henry C. & Beatrice M. Dike, in the Town of Charlotte, VT", prepared by John Marsh, dated August 1974, and recorded in the Town of Charlotte Land Records on Slide #11.
  - "Subdivision of Lewis Creek Farm, Formerly the Henry Dike Farm, Spear Street Extension, Charlotte, VT", prepared by Palmer Company LTD, dated September 1986, revised 1/30/1987 & 3/18/1987, and recorded in the Town of Charlotte Land Records on Slide 56.
- North orientation is based on survey grade RTK (Real Time Kinematic) GPS observations made on September 16, 2013. The transmitting base station used was the Richmond CORS (Continuously Operating Reference Station) station. Also, north orientation is based on survey grade STATIC GPS observations made on September 19, 2013. The resultant horizontal datum is NAD 83. This realization is called NAD 83(2011) epoch 2010.0. Geoid model (Geoid12a). The resulting orthometric height is NAVD 88 (geoid12a).
- The improvements shown hereon were located by a survey on the ground completed during September 2013.
- The measurements and information produced by this survey and shown hereon may contrast from recorded survey information due to differences in orientation, declination or methods of measurement.
- Interior partitioning of this parcel has been computed, platted, and laid out to the specifications of the owner and/or their agents. Reference is made to associated site plans and design drawings prepared by Jeff Keeney, Licensed Designer. Said plans should be consulted for any design-related information.
- The premises shown and described hereon maybe subject to existing buried utilities, easements, rights-of-way, restrictions, covenants, permits, regulations, and/or setback lines which may not be recorded in the public records. Clear evidence of an easement or restriction of record or evidence of easements and structures, which are readily apparent from a casual aboveground view, are delineated hereon. Only deeds, plats and plans, of public record, which are properly indexed in the Town of Charlotte Land Records have been reviewed, examined and utilized for the purpose of this survey. No liability is assumed by the undersigned for any loss associated with the existence of any undiscovered easements or restrictions on the use of the property, which are not shown of record or are not readily apparent.
- The public right of way of Guinea Road is documented as three rods (49.5') in width, as recorded in the Town of Charlotte Land Records in Volume 2, Page 106. The limits shown hereon are centered on the present traveled way.
- The public right of way of Spear Street is documented as four rods (66') in width, as recorded in the Town of Charlotte Land Records in Volume 2, Page 9.
- The diameters of existing monumentation shown on this plan reflect outside diameter dimensions.
- Iron pin boundary markers shown hereon as "SET" or "to be SET" are 5/8" diameter reinforcing steel, 40" long, crowned with an aluminum surveyor's cap set by a Vermont licensed land surveyor at the discretion of the property owner / developer. The placement of these markers may be necessary to satisfy the conditions of the Zoning / Planning / Development Review Board's approval.
- The descriptions of these lands and the physical evidence located and existing on the ground were compared and analyzed to conclude a final boundary opinion most indicative of the original intent of the conveyances and in harmony with existing physical boundary evidence. Where conflicts between physical boundary evidence and written record evidence are substantial, deeds and/or documents should be executed to eliminate any color of title or conflict. No bounds shown herein are determined via the legal theory of Adverse Possession. This is a determination to be made by a court entrusted with authority to do so. Evidence, which could be determined to be potential adverse possession and or indicate a prescriptive right, if reasonably apparent, is shown hereon. To that extent, these plats of surveys may be subject to any unidentified claims or rights. Assumptions for correctness and accuracy are indicated on this plat of survey.
- This survey revealed boundary inconsistencies between recorded and physical boundary evidence pertinent to this property. These inconsistencies are shown hereon.
- This survey is certified to the Beatrice M. Dike Trust, Jeff Small and John & Kelly Butnor for the purpose of subdividing and adjusting the boundary for their subject tract as shown hereon. No liability is assumed by the undersigned for any loss that may be associated with the use of this survey other than the above stated purpose.
- This survey was prepared without benefit of an attorney's opinion on title. No liability is assumed by the undersigned for loss relating to any matter that might be discovered by title search of the property.
- Reproductions of this sketch are not valid unless sealed with a red-inked Licensed Surveyor's seal.
- Acceptance of this survey plat or use of the corner monuments found or set during the performance of the field survey hereby limit the undersigned liability related to professional negligent acts, errors, omissions or breach of contract to an amount not to exceed the fee charged.
- This is an Original MYLAR.



Zoning District: Rural District

Required  
3015 Guinea Road  
5 Acre

Min. Lot Area: 5 Acre

Minimum Density:  
Residential: 5 Acres/Dwelling Unit  
Non-Residential 5 Acres/Principal Use

Minimum Frontage: 300 Feet

Front Yard Setback: 50 Feet  
(Right of Way)

Side Yard Setback: 50 Feet

Rear Yard Setback: 50 Feet

Maximum Height: 35 Feet

Building Coverage: 20% (Max)

Lot Coverage: 30% (Max)

Approved by resolution of the Town of Charlotte Planning Commission, on the 29<sup>th</sup> day of May, 2014. Subject to all requirements and conditions of the resolution. Signed this 19<sup>th</sup> day of June, 2014.

By: [Signature]  
Chairman / Clerk

Town of Charlotte, VT  
Received for Record

19 June A.D. 2014  
at 10 o'clock 00 minutes AM  
and recorded in SLIDE 187 PAGE 3  
attest: [Signature]  
Town Clerk

Information shown on this property plat is a faithful portrayal of circumstances pertinent to the subject property. A collaboration of field, parcel and pertinent record evidence was used in the analysis of boundary conclusions shown hereon. This property plat complies with the requirements of Vermont Statute Title 27, Section 1403 (A) through (E), to the best of my knowledge and belief.



DATE 6/04/2014	REVISION Added building envelope dimensions, added distances from building envelopes to property corners, and added a note regarding restrictions to Butnor parcel.	BY GK
Date of SURVEY 9/2013	<input type="checkbox"/> RECORD DRAWING <input type="checkbox"/> PRELIMINARY <input checked="" type="checkbox"/> FINAL <input type="checkbox"/> SKETCH/CONCEPT	Date of Plat 3/25/14
SURVEYORS GK/MS	<p>Button Professional Land Surveyors, PC</p> <p>20 Kimball Ave. Suite 203N South Burlington VT 05403</p> <p>1 Lake Street St. Albans, VT 05478</p> <p>524-8555</p> <p>1-800-570-0685</p>	JOB# CHLT0025
DRAWN GK/CH		FILE VT GRID
CHECKED Closure GK/CH		PLAN SHEET #
SCALE		
<p>3-LOT SUBDIVISION &amp; BOUNDARY LINE ADJUSTMENT PLAT SHOWING LANDS OF</p> <p><b>BEATRICE M. DIKE TRUST</b></p> <p>AND</p> <p><b>JOHN &amp; KELLY BUTNOR</b></p>		



- Subject Tract Property Line
- - - Subdivision Line
- · - Apparent Property Line
- · - Sideline of Easement
- · - Centerline of Stream

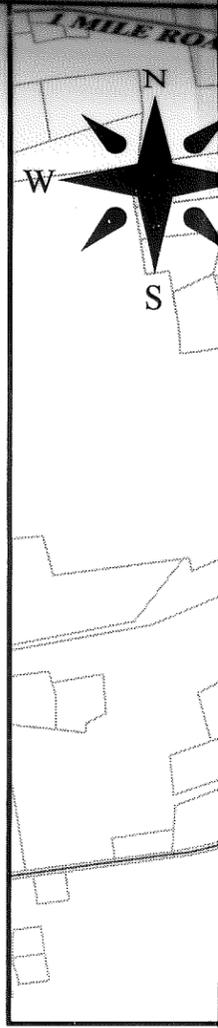
- x - Fenceline
- - - OHW - Overhead Wires with Utility Pole
- · - Existing Treeline
- · - Stone Wall

# LEGEND

- Iron Pipe or Rebar Found
- Iron Pipe SET or to be SET
- △ Calculated Point
- △ Survey Control Points
- Outside Diameter

- N/F 53/291
- Deciduous / Coniferous Tree with Blaze Mark or Barbed wire fenceline (as noted)
- ⊙ Existing Well
- ⊙ Record Distance

Curve Data  
 R=787.51  
 L=166.37  
 Δ=12°06'16"  
 T=83.50  
 CB=S56°59'30"W  
 CH=166.06



# OVERALL PLAN 1" = 1350'

**Frank & Regina Berk**  
 N/F  
 89/24  
 "Lot 1" Slide #56

**Frank & Regina Berk**  
 N/F  
 65/212  
 "Lot 2" Slide #56

**John & Kelly Butnor**  
 N/F  
 126/599  
 "Lot 8" Slide #56

**Richard Sturim & Paula Harris**  
 N/F  
 119/304  
 "Lot 7" Slide #56

**John & Carol Koerner**  
 N/F  
 126/599  
 "Lot 14" Slide #56

**John H. Havenstein**  
 N/F  
 52/106  
 "Lot 13" Slide #56

**Jeffrey Finkelstein**  
 N/F  
 79/226  
 "Lot 9" Slide #56

Easement as shown on plan listed in note 1a.

Iron Pipe Found, 1.25"ø, 0.3' Above Grade, PALCO, LS#498, N81°11'32"E, 1.84' from calculated corner

Portion of existing driveway and electrotelephone vault apparently over boundary. No recorded easement recovered.

Rebar Found, 5/8", 0.6' Above Grade

Iron Pipe Found, 1.25"ø, 1.2' Above Grade, PALCO, LS#498

Iron Pipe as called for on plan listed in Note 1C.

R=4024.75  
 L=202.48  
 Tan=101.26  
 Δ=2°52'57"  
 CB=N10°00'57"W  
 CH=202.46

**LOT 1**  
 242,115 SF  
 5.56 Acres

Area to be conveyed to Butnor  
 321,776 SF  
 7.39 Acres  
 Area is subject to restrictions as referenced in the deed

TOTAL DISTANCE 820.78'  
 823.6' (R)  
 TO BE DISSOLVED  
 366.16'  
 508.18.29"E  
 256.01'  
 508.31.47"E  
 TO BE DISSOLVED  
 910.70'  
 913.60' (R)

Existing Area 10.3 Acres

Adjusted Area 17.69 Acres

Existing House

**Robert & Bernice Titus**  
 N/F  
 32/20

R=10024.75  
 L=213.08  
 Tan=106.54  
 Δ=1°13'04"  
 CB=N07°57'56"W  
 CH=213.08

**Beatrice M. Dike Trust**  
 N/F  
 64/365  
 Overall Area  
 1,325,449 SF  
 30.43 Acres

**LOT 2**  
 439,871 SF  
 10.10 Acres

Septic easement over Lot 2 to benefit Lot 1 for replacement leachfield, based on as-constructed location of leachfield

50' Wide access and utility easement over Lot 2 to benefit Lot 3, centered on as-constructed driveway

GUINEA ROAD

N07°21'29.5"

S77°01'02"W

TOTAL DISTANCE 450.72'  
 447.75' (R)

509°16'38"E  
 280.52'  
 170.16'

Rebar Found, #4, 0.8" Above Grade

Iron Pipe as called for on plan listed in Note 1A.

Rebar Found, #5, Flush, Bent, Shot At Base

N08°34'28"W  
 453.75'

N08°34'28"W  
 453.75'

N08°34'28"W  
 511.67'

N08°34'28"W  
 301.74'

N08°34'28"W  
 171.05'

N07°21'29.5"

N07°21'29.5"

N07°21'29.5"

S84°40'46"W  
 341.66'

S84°40'46"W  
 478.95'

S84°40'46"W  
 341.66'

S84°40'46"W  
 478.95'

S84°40'46"W  
 341.66'

S84°40'46"W  
 478.95'

N05°32'33"W  
 684.05'

S84°40'46"W  
 478.95'

**Robert & Bernice Titus**  
N/F  
32/20

R=10024.75  
L=213.08  
Tan=106.54  
Δ=1°13'04"  
CB=N07°57'56"W  
CH=213.08

ROW  
49.5'  
See note 7.

R=1275.25  
L=129.84  
Tan=64.98  
Δ=5°50'02"  
CB=N10°16'25"W  
CH=129.79

R=787.51  
L=166.37  
Δ=12°06'16"  
T=83.50  
CB=S56°59'30"W  
CH=166.06

**Thomas Powell**  
N/F  
89/560  
"Lot 11" Slide #56

**Beatrice M. Dike Trust**  
N/F  
64/365  
Overall Area  
1,325,449 SF  
30.43 Acres

LOT 2  
439,871 SF  
10.10 Acres

LOT 3  
321,686 SF  
7.38 Acres

**John H. Havenstein**  
N/F  
72/144  
"Lot 10" Slide #56

**John H. Havenstein**  
N/F  
52/106  
"Lot 13" Slide #56

**John & Carol Koerner**  
N/F  
126/599  
"Lot 14" Slide #56

**Jeffrey Finkelstein**  
N/F  
79/226  
"Lot 9" Slide #56

Zoning District:	Rural District
	<u>Required</u>
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Non-Residential:	5 Acres/ Principal Use
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	(Right of Way)
Side Yard Setback:	50 Feet
Rear Yard Setback:	50 Feet
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Lot Coverage:	30% (Max)

Approved by resolution of the Town of Charlotte Planning Commission, on the 29<sup>th</sup> day of May, 2014. Subject to all requirements and conditions of the resolution. Signed this 19<sup>th</sup> day of June, 2014.

By: [Signature]  
Chairman / Clerk

Town of Charlotte, VT  
Received for Record  
19 June A.D. 2014  
at 10 o'clock 00 minutes  
and recorded in SLIDE 187 P  
attest: [Signature]  
Town Clerk

DATE	6/04/2014	REVISION	Added building envelope dimensions
Date of SURVEY	9/2013	<input type="checkbox"/> RECORD DRAWING	<input type="checkbox"/>
SURVEYORS	GK/MS	<input checked="" type="checkbox"/> FINAL	<input type="checkbox"/>
DRAWN	GK/CH		
CHECKED Closure	GK/CH		
SCALE			



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GRAPHIC SCALE