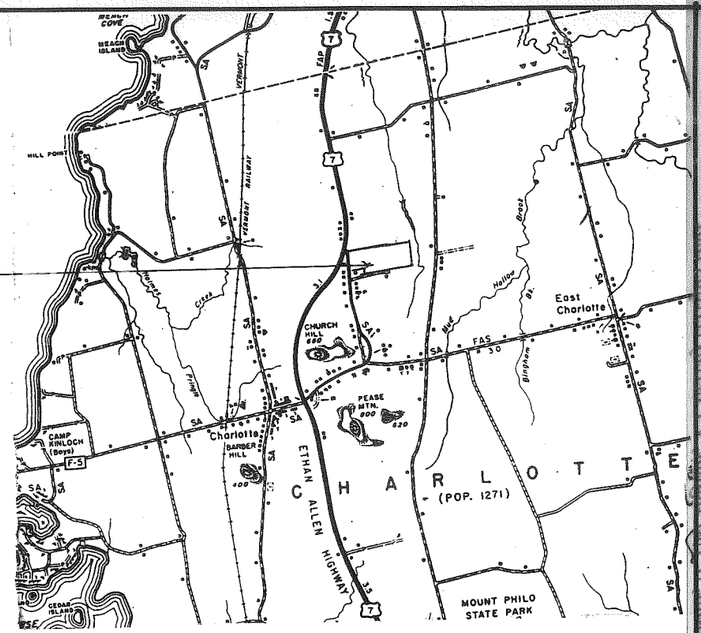
SUBDIVISION APPROVAL BY RESOLUTION OF THE PLANNING COMMISSION, CHARLOTTE, VERMONT, ON THE 1 DAY OF March, 20 02. SUBJECT TO ALL REQUIREMENTS AND CONDITIONS OF SAID RESOLUTION.

(Chairman / Clerk)

Charlotte Town Clerk's Office
Received for Record
This 19 day of April A.D. 20 02
AT 4 O'Clock 30 minutes P and
recorded in Vol. 129 on page 1
Attest Marlene C. Mansfield
Asst Town Clerk

REMO R. & DONNA T. PIZZAGALLI
VOLUME 31 PAGES 181 & 182
MARCH 31, 1971

PROJECT SITE



LOCALITY MAP

1346.50'

S 88°44'00"E 1683.20'

100'

LOT 1
72.8 acres ±

350'

S 04° 13' 15" W

S88°20'45"E 625'

LOT 2
5.3 acres ±

371.5'

N 04° 13' 15" E

371.5'

S88°20'45"E 625'

45'

fence line

edge of woods

PROPOSED 60 R.O.W.

1143.90'

S 03°25'40" W

N/F
THE CONSERVATION FUND
VOLUME 102 PAGES 302-306
DECEMBER 4, 1998

LOT 1
72.8 acres ±

350'

S 04° 13' 15" W 371.5'

S88°20'45"E 625'

LOT 2
5.3 acres ±

N 04° 13' 15" E 371.5'

S88°20'45"E 625'

45'

fence line

edge of woods

PROPOSED
60 R.O.W.

N 01°26'00"E 24.75'

1620.00'

MUTTON HILL ROAD

49.5

100'

N 87°36'25" W 1329.75'

S 03°25'40" W 1143.90'

N/F
THE CONSERVATION FUND
VOLUME 102 PAGES 302-306
DECEMBER 4, 1998

N/F
HARRIET U. BARROWS
VOLUME 26 PAGE 316
DECEMBER 11, 1948
&
VOLUME 27 PAGE 61
SEPTEMBER 8, 1952

N/F
ORA & ELLA M. WRISLEY
VOLUME 26 PAGE 237
MARCH 6, 1948

TOWN OF CHARLOTTE
DISCONTINUING PORTION OF HIGHWAY
TOWN HIGHWAY 15 (MUTTON HILL ROAD)
VOLUME 4 (TOWN PROCEEDINGS) PAGE 24
JANUARY 25, 1926

N/F
CHARLES W. & PEGGY L. FERREIRA
VOLUME 39 PAGES 469 & 470
JANUARY 21, 1982

REVISED 3/13/02 MOVED 60' R.O.W. 5' EAST

NOTE: 3/21/2002 LOT 1 HAS NOT BEEN APPROVED FOR SEWAGE DISPOSAL

200 100 0 200 400 600 800
GRAPHIC SCALE

E
VSA 1403
TS STANDARDS
SURVEYS

I hereby certify that the information shown hereon is based on an actual ground survey and is correct to the best of my knowledge

STATE OF VERMONT
GORDON G. HARLOW
No. 154
REGISTERED
LAND SURVEYOR

PORTION OF PROPERTY OF

REMO R. & DONNA T. PIZZAGALLI

SCALE 1"= 200'	CHARLOTTE, VERMONT	DRAWN G.G.H.
DATE JAN., 2002		SURVEY G.G.H.
VOLUME 32 PAGE 294 JULY 23, 1979		
REVISED 1/24/02 LOT 1 DIMENSIONS REVISED 2/18/02 LOT 1 CHANGED		PROJECT 3064

This Plat meets the requiren

LOT 1
72.8 acres ±

350'

S 04° 13' 15" W

S88°20'45"E 625'

LOT 2
5.3 acres ±

371.5'

S 04° 13' 15" E

371.5'

N 04° 13' 15" E

S 88°20'45"E 625'

45'

fence line

edge of woods

PROPOSED
60' R.O.W.

OLD RTE 7

879.72'

N12°37'10"E

243.50'

N85°38'50"W

223.35'

N09°34'20"E

HILL ROAD

N 88°34'00" W

1620.00'

TOWN HIGHWAY 15

MUTTON HILL ROA

N 01°26'00"E 24.75'

49.5

100'

N 87°36'25" W

1329.75'

CHURCH

N/F
PAMELA D. SCHIRNER
VOLUME 78 PAGES 272 & 273
DECEMBER 14, 1993

N/F
ORA & ELLA M. WRISLEY
VOLUME 26 PAGE 237
MARCH 6, 1948

TOWN OF CHARLOTTE
DISCONTINUING PORTION OF HIGHWAY
TOWN HIGHWAY 15 (MUTTON HILL ROAD)
VOLUME 4 (TOWN PROCEEDINGS) PAGE 24
JANUARY 25, 1926

CHARLES W.
VOLUME 39
JANUARY 2

LEGEND

O = IRON PIN (set)
● = IRON PIN (found)
—— = PROPERTY LINE
N/F = NOW or FORMERLY

NOTE: 3/21/2002 LOT 1 HAS NOT BEEN APPROVED FOR SEWAGE DISPOSAL

NOTES:

* MAGNETIC NORTH 1974
BASED ON SURVEY BY GARY MORSE

THIS PLAT CONFORMS TO 27 VSA 1403 AND 26 VSA 2596 AND MEETS STANDARDS OF PRACTICE FOR SUBURBAN SURVEYS

200 100 0 200 400 600 800
GRAPHIC SCALE

I hereby cert
shown hereon
ground survey
best of my kn

REMO + DONNA PIZZAGALLI Page 1

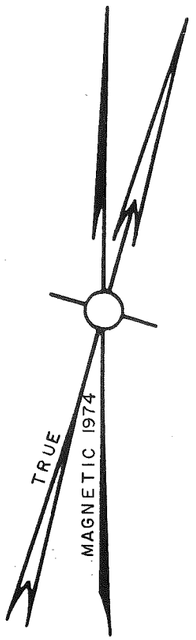
Reprographics of New England, S. Burlington, VT hereby certifies that this map was reproduced by the fixed-line photographic process.

This Plat meets the requirements of 27 VSA 1403

_____(signature)

SUBDIVISION APPROVAL BY RESOLUTION OF THE PLANNING COMMISSION, CHARLOTTE, VERMONT, ON THE 7 DAY OF March, 20 02. SUBJECT TO ALL REQUIREMENTS AND CONDITIONS OF SAID RESOLUTION.

_____
(Chairman / Clerk)

Charlotte Town Clerk's Office
Received for Record
This 19 day of April A.D. 2002
AT 9 O'Clock 30 minutes A and
recorded in Vol. 129 on page 1
Attest Maurice C. Mansfield
Asst Town Clerk

REMO R. & DONNA T. PIZZAGALLI
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