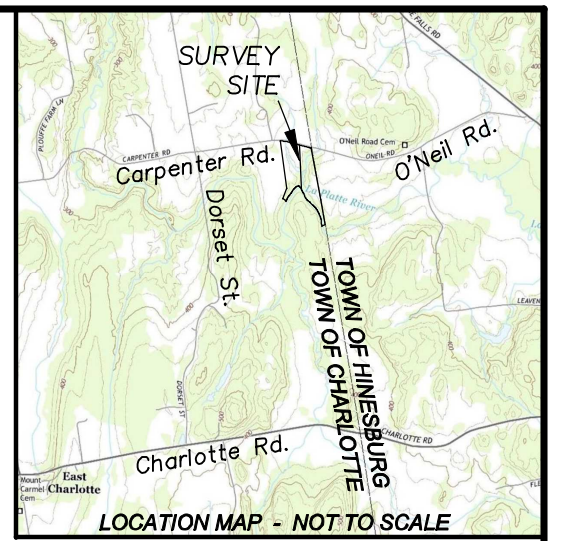
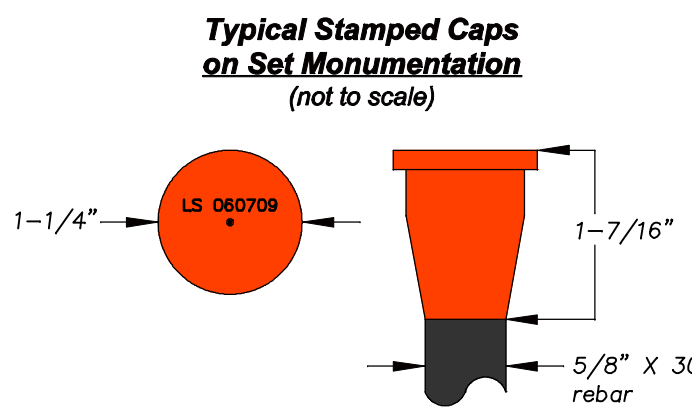


NOTE: Total frontage along Carpenter Road per the survey noted in 2a is 906'. Total measured frontage per this survey was determined to be ±804.6'.



CORNER LIST

- NOTE: (O.D.) Indicates outside diameter of applicable monument.
- CORNER 1:** 1" (O.D.) metal pipe recovered leaning with a 17" reveal.
 - CORNER 2:** 5/8" rebar set 3" above grade in 2017 for the survey noted in 2c.
 - CORNER 3:** 5/8" rebar set 5" above grade in 2017 for the survey noted in 2c.
 - CORNER 4:** Unmonumented point in the thread, or center, of the LaPlatte River.
 - CORNER 5:** Unmonumented point in the thread, or center, of the LaPlatte River. A 5/8" rebar, set 4" above grade, was established as an on line witness corner between Corners 5 and 12 and bears S02°18'37"E, ±936.98' from Corner 12.
 - CORNER 6:** Unmonumented point in the thread, or center, of the LaPlatte River.
 - CORNER 7:** 1-1/2" (O.D.) bent metal pipe recovered leaning with a 20" reveal.
 - CORNER 8:** 5/8" rebar set 6" above grade in 2014 for the survey noted in 2b.
 - CORNER 9:** 5/8" rebar set 6" above grade in 2014 for the survey noted in 2b.
 - CORNER 10:** 5/8" rebar set 4" above grade.
 - CORNER 11:** 1-1/2" (O.D.) metal pipe recovered leaning with a 15" reveal and bears N07°19'55"W, 1.81' from Corner 10.
 - CORNER 12:** 5/8" rebar set 4" above grade.
 - CORNER 13:** 5/8" rebar recovered flush with grade and bears N11°06'36"W, 55.35' from Corner 1.

TOWN OF CHARLOTTE ZONING INFORMATION

ZONING DISTRICT: Lands depicted hereon are situated within the Rural District

DIMENSIONAL STANDARDS:

Min. Lot Area	5 acres
Min Density	
Residential:	5 acres/dwelling unit
Non-residential:	5 acres/principal use
Min. Frontage:	300'
Min. Setback/Front:	50' (from ROW)
Route 7:	100' (from ROW)
Min Setback/Side:	50'
Min Setback/Rear:	50'
Max. Height (Sec. 3.5)	35'
Max. Building Coverage:	20%
Max. Lot Coverage:	30%

GENERAL SURVEY NOTES

1. The purpose of this survey was to retrace, monument and subdivide the lines and corners of lands deeded to Peter L. & Patricia C. Post in Volume 38, Page 47 of the Town of Charlotte Land Records dated November 5, 1980.
2. The following plats recovered within the Land Records of the Towns of Charlotte and Hinesburg were used in aid of this survey:
 - a. Plat entitled; "Portion of Property of Claude F. & Jeanette Thibault, Chittenden County, Charlotte, VT.", prepared by Ronald L. LaRose, L.S. 272, dated January 8, 1976 and is recorded in Map Slide #10 of the Charlotte Land Records.
 - b. Plat entitled; "Subdivision Plat, Lands Owned by Gary P. & Mary J. Thibault, 1505 Carpenter Road, Town of Charlotte, County of Chittenden, State of Vermont, Sheets 1 & 2", prepared by Kitredge Land Surveying, PLLC, dated August 26, 2014 and is recorded within the Charlotte Land Records.
 - c. Plat entitled; "Easement Plat, River Corridor Easements Held by the Vermont Land Trust Over Lands of Arlene O'Neil & Marion O'Neil, Easterly and Westerly Sides of Leavensworth Road, Town of Hinesburg, County of Chittenden, State of Vermont", prepared by Kitredge Land Surveying, PLLC, dated October 12, 2017 and is recorded within the Town of Hinesburg Land Records.
3. Carpenter Road was determined to be 3 rods (49.5') wide per Volume 2, Page 311 of the Charlotte Land Records dated August 22, 1815. This survey determined the location of the southerly line of Carpenter Road from existing monumentation recovered on site and the approximate center of the current traveled portion of the highway.
4. The southerly boundary of lands depicted hereon follows the thread, or center, of the Laplatte River and is subject to change due to accretion, and/or, erosion. Due to field conditions existing at the time of the survey the location of the edges of the Laplatte River are shown as approximate only and were determined in part by limited prior field location, digital LIDAR data and a digital orthophoto overlay.
5. The location of the Charlotte-Hinesburg Town Line depicted hereon is based on recovered monumentation and information taken from the plat noted in 2a and is shown as approximate only. No attempt was made by this survey to establish the actual Town Line location.
6. Lands of Post may be subject to additional easements or right of ways of record not already depicted hereon.
7. The locations of primary and replacement wastewater disposal systems, proposed drilled well sites and proposed house, driveway and building envelope sites were provided by others.
8. The locations of tree lines are shown as approximate only and were traced from a digital orthophoto overlay.
9. Unless otherwise noted, the physical location of underground utilities were not determined by this survey.
10. The information on this plat reflect conditions that were existing at the time of the survey both at the project location and in the land records of the Towns of Charlotte and Hinesburg as of December, 2019 and January, 2020. Corner monuments were set in December, 2020.
11. All distances depicted on this plat are at ground level. A combined factor of 0.99998562 should be used to convert to Vermont State Plane Coordinate Grid values.
12. Coordinates shown on this plat are relative to the Vermont State Plane Coordinate System and are given in U.S. Survey Foot values (NAD83 (2011), VT-4400, EPOCH:2010.0000). Coordinates were determined by static GPS observations made in September, 2017 for the survey noted in 2c and were post processed using National Geodetic Survey OPUS-S software.
13. The direction of this survey is oriented to Vermont Grid North (NAD83 (2011), VT-4400, EPOCH:2010.0000) as determined from static GPS observations made in September, 2017 for the survey noted in 2c.

CENTER LINE MEANDER COURSES ALONG THE LAPLATTE RIVER

The center line meander courses listed below are used to establish the approximate area and provide a mathematical closure to lands depicted hereon. These center line meander courses do not represent the actual southerly boundary of lands of Post.

- | | |
|--|--|
| LOT 1 CENTERLINE MEANDER COURSES | LOT 2 CENTERLINE MEANDER COURSES |
| Beginning at Corner 4, thence along the following courses to Corner 5; | Beginning at Corner 5, thence along the following courses to Corner 6; |
| 1) N09°07'07"W, ±64.8' | 1) N39°03'36"W, ±60.9' |
| 2) N02°55'41"W, ±64.6' | 2) N51°03'32"W, ±40.4' |
| 3) N12°16'18"W, ±58.4' | 3) S68°44'26"W, ±49.1' |
| 4) N17°03'46"W, ±46.0' | 4) S49°54'19"W, ±100.6' |
| 5) N25°00'00"W, ±45.6' | 5) S30°00'49"W, ±35.6' |
| 6) N21°13'38"W, ±33.1' | 6) S37°31'36"W, ±40.2' |
| 7) N25°10'45"W, ±67.5' | 7) S27°49'13"W, ±37.8' |
| 8) N34°05'48"W, ±123.1' | 8) S38°13'33"W, ±69.7' |
| 9) N47°40'41"W, ±141.5' | 9) S34°06'49"W, ±38.1' |
| 10) N42°34'38"W, ±56.7' | 10) S38°30'26"W, ±41.0' |
| 11) N52°44'54"W, ±45.0' | 11) S25°15'16"W, ±94.7' |

LEGEND

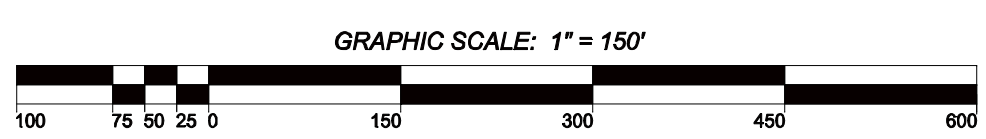
- Found Corner Monument (See Corner List) ○
- Set Corner Monument (See Corner List) ●
- Set On Line Witness Corner (See Corner List) ● "O.L.W.C."
- Unmonumented Point △
- Corner Number (See Corner List) "2"
- Utility Pole ☉
- Subject Boundary Line ———
- Easement Boundary Line - - - - -
- Reported Town Line ———
- Zoning Setback/Building Envelope Line ———
- Edge of Water Course (Approximate) ———
- Traces of Wire Fence — X — X — X —
- Overhead Utility Lines — OH — OH — OH — OH —
- Subsurface Utility Line (Approximate) — P — P — P — P — P —
- Approximate Tree Line ———
- Edge of Gravel Road/Drive ———

APPROVED BY THE RESOLUTION OF THE PLANNING COMMISSION OF THE TOWN OF CHARLOTTE, VERMONT SUBJECT TO THE REQUIREMENTS AND CONDITIONS OF THE DECISION

DATED _____ DAY OF _____, 20____
 SIGNED THIS _____ OF _____, 20____
 BY _____ (CHAIR)

TOWN CLERK'S OFFICE TOWN OF CHARLOTTE, VT

day of _____, 20____
 o'clock _____ minutes _____ M,
 Rec'd and recorded as Map # _____
 Attest: _____ Town Clerk



THE INFORMATION ON THIS PLAT IS A COMPILATION AND REVIEW OF PERTINENT LAND RECORD INFORMATION, FIELD MEASUREMENTS, PAROL EVIDENCE AND OTHER STATE AND LOCAL DOCUMENTS. THIS PLAT IS IN ACCORDANCE WITH 27 V.S.A. 1403 AND CURRENT MEASUREMENT STANDARDS SET FORTH BY THE VERMONT BOARD OF LAND SURVEYORS. THIS PLAT IS ONLY VALID WITH MY ORIGINAL SEAL AND SIGNATURE.

Seth W. Kittredge, L.S. 060709

SUBDIVISION PLAT

Of Lands Owned by

PETER L. & PATRICIA C. POST

1706 Carpenter Road
 Town of Charlotte, County of Chittenden, State of Vermont

DATE: 10 DEC 2020	PROJECT: 2020-01.0	SCALE: 1" = 150'	SHEET 1 of 1
Kitredge Land Surveying, PLLC - 28 Thomas Circle Vergennes, Vt. 05491 Phone: 802-870-7028 - email: info@kitredgelandsurveying.com			