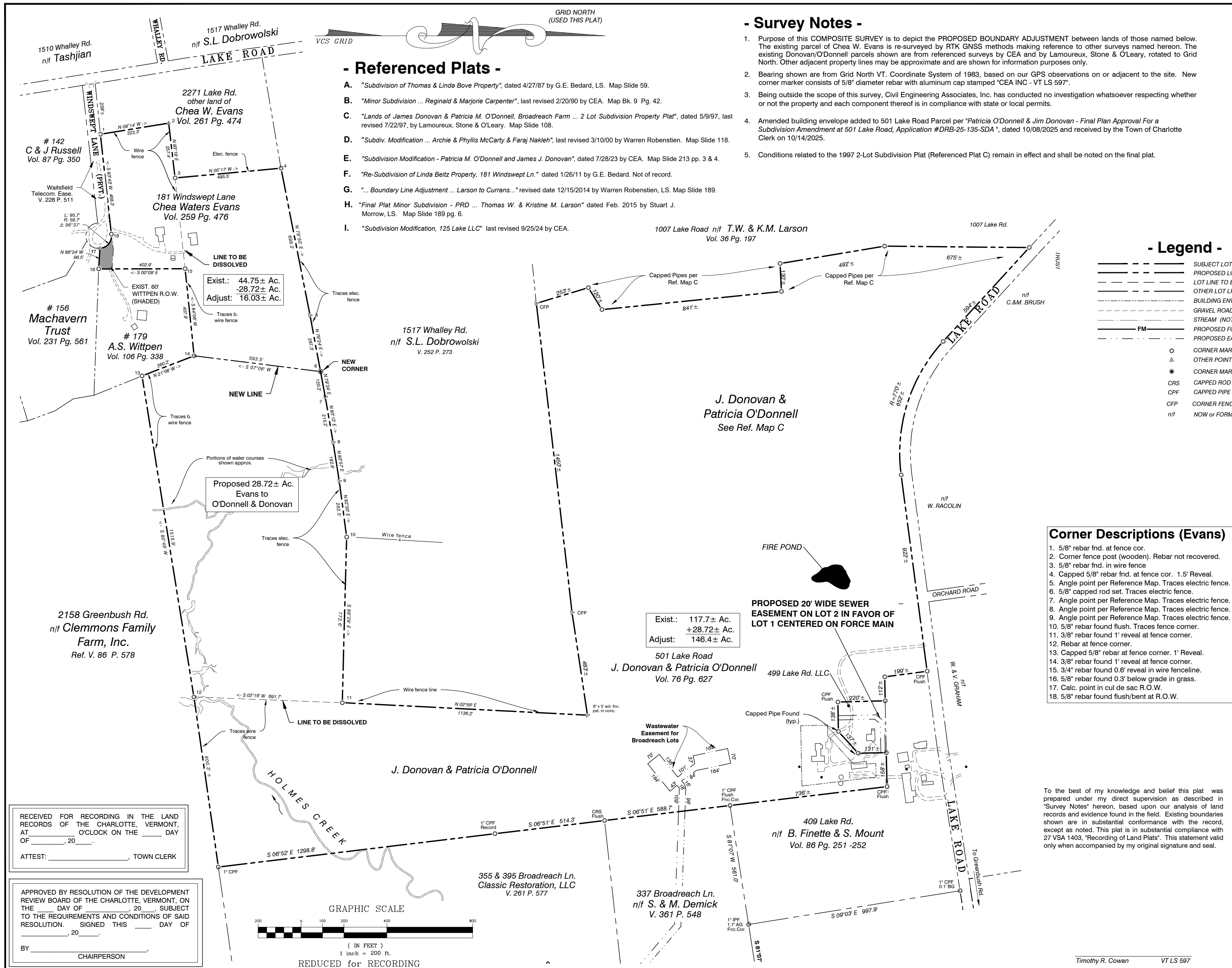


ORIGINAL INK on MYLAR - REDUCED for RECORDING

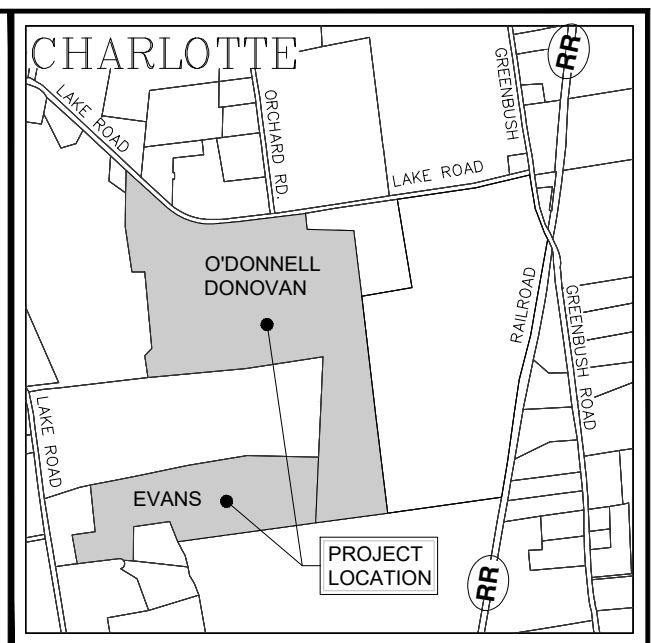


**- Referenced Plats -**

- A. "Subdivision of Thomas & Linda Bove Property", dated 4/27/87 by G.E. Bedard, L.S. Map Slide 59.
- B. "Minor Subdivision ... Reginald & Marjorie Carpenter", last revised 2/20/90 by CEA. Map Bk. 9 Pg. 42.
- C. "Lands of James Donovan & Patricia M. O'Donnell, Broadreach Farm ... 2 Lot Subdivision Property Plat", dated 5/9/97, last revised 7/22/97, by Lamoureux, Stone & O'Leary. Map Slide 108.
- D. "Subdiv. Modification ... Archie & Phyllis McCarty & Faraj Nakleh", last revised 3/10/00 by Warren Robenstien. Map Slide 118.
- E. "Subdivision Modification - Patricia M. O'Donnell and James J. Donovan", dated 7/28/23 by CEA. Map Slide 213 pp. 3 & 4.
- F. "Re-Subdivision of Linda Beitz Property, 181 Windswept Ln." dated 1/26/11 by G.E. Bedard. Not of record.
- G. "... Boundary Line Adjustment ... Larson to Currans..." revised date 12/15/2014 by Warren Robenstien, L.S. Map Slide 189.
- H. "Final Plat Minor Subdivision - PRD ... Thomas W. & Kristine M. Larson" dated Feb. 2015 by Stuart J. Morrow, L.S. Map Slide 189 pg. 6.
- I. "Subdivision Modification, 125 Lake LLC" last revised 9/25/24 by CEA.

**- Survey Notes -**

- 1. Purpose of this COMPOSITE SURVEY is to depict the PROPOSED BOUNDARY ADJUSTMENT between lands of those named below. The existing parcel of Chea W. Evans is re-surveyed by RTK GNSS methods making reference to other surveys named hereon. The existing Donovan/O'Donnell parcels shown are from referenced surveys by CEA and by Lamoureux, Stone & O'Leary, rotated to Grid North. Other adjacent property lines may be approximate and are shown for information purposes only.
- 2. Bearing shown are from Grid North VT. Coordinate System of 1983, based on our GPS observations on or adjacent to the site. New corner marker consists of 5/8" diameter rebar with aluminum cap stamped "CEA INC - VT LS 597".
- 3. Being outside the scope of this survey, Civil Engineering Associates, Inc. has conducted no investigation whatsoever respecting whether or not the property and each component thereof is in compliance with state or local permits.
- 4. Amended building envelope added to 501 Lake Road Parcel per "Patricia O'Donnell & Jim Donovan - Final Plan Approval For a Subdivision Amendment at 501 Lake Road, Application #DRB-25-135-SDA", dated 10/08/2025 and received by the Town of Charlotte Clerk on 10/14/2025.
- 5. Conditions related to the 1997 2-Lot Subdivision Plat (Referenced Plat C) remain in effect and shall be noted on the final plat.



LOCATION MAP  
NOT TO SCALE

**- Legend -**

- SUBJECT LOT LINE
- PROPOSED LOT LINE
- LOT LINE TO BE DISSOLVED
- OTHER LOT LINE
- BUILDING ENVELOPE
- GRAVEL ROAD (NOT ALL SHOWN)
- STREAM (NOT ALL SHOWN)
- PROPOSED FORCE MAIN
- PROPOSED EASEMENT SIDELINE
- CORNER MARKER (DESCRIBED)
- OTHER POINT or ANGLE (DESCRIBED)
- CORNER MARKER SET THIS SURVEY
- CRS CAPPED ROD SET (previous)
- CPF CAPPED PIPE FOUND (of others)
- CFP CORNER FENCE POST
- n/f NOW or FORMERLY

**Corner Descriptions (Evans)**

- 1. 5/8" rebar fnd. at fence cor.
- 2. Corner fence post (wooden). Rebar not recovered.
- 3. 5/8" rebar fnd. in wire fence
- 4. Capped 5/8" rebar fnd. at fence cor. 1.5' Reveal.
- 5. Angle point per Reference Map. Traces electric fence.
- 6. 5/8" capped rod set. Traces electric fence.
- 7. Angle point per Reference Map. Traces electric fence.
- 8. Angle point per Reference Map. Traces electric fence.
- 9. Angle point per Reference Map. Traces electric fence.
- 10. 5/8" rebar found flush. Traces fence corner.
- 11. 3/8" rebar found 1' reveal at fence corner.
- 12. Rebar at fence corner.
- 13. Capped 5/8" rebar at fence corner. 1' Reveal.
- 14. 3/8" rebar found 1' reveal at fence corner.
- 15. 3/4" rebar found 0.6' reveal in wire fenceline.
- 16. 5/8" rebar found 0.3' below grade in grass.
- 17. Calc. point in cul de sac R.O.W.
- 18. 5/8" rebar found flush/bent at R.O.W.

To the best of my knowledge and belief this plat was prepared under my direct supervision as described in "Survey Notes" hereon, based upon our analysis of land records and evidence found in the field. Existing boundaries shown are in substantial conformance with the record, except as noted. This plat is in substantial compliance with 27 VSA 1403, "Recording of Land Plats". This statement valid only when accompanied by my original signature and seal.

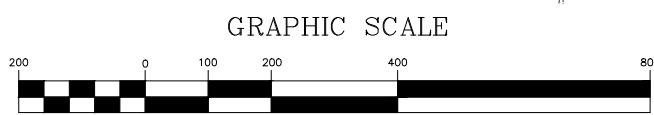
Timothy R. Cowan VT LS 597

RECEIVED FOR RECORDING IN THE LAND RECORDS OF THE CHARLOTTE, VERMONT, AT \_\_\_\_\_ O'CLOCK ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

ATTEST: \_\_\_\_\_ TOWN CLERK

APPROVED BY RESOLUTION OF THE DEVELOPMENT REVIEW BOARD OF THE CHARLOTTE, VERMONT, ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, SUBJECT TO THE REQUIREMENTS AND CONDITIONS OF SAID RESOLUTION. SIGNED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

BY \_\_\_\_\_ CHAIRPERSON



SURVEYORS:

**CIVIL ENGINEERING ASSOCIATES, INC.**  
10 MANSFIELD VIEW LANE, SOUTH BURLINGTON, VT 05403  
802-864-2323 FAX: 802-864-2271 web: www.cea-vt.com

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DRAWN	CEA
CHECKED	MCG
APPROVED	TRC

DATE	CH'CK'D	REVISION
2.24.26	MCG	BLDG ENV., NOTES, FORCE MAIN AND EASE

Plat of Boundary Line Adjustment Between

**C. W. Evans and J. Donovan & P.M. O'Donnell**

(Revised to Show Amended 501 Lake Rd. Building Envelope)

501 Lake Rd. & 181 Windswept Ln. Charlotte, Vermont

DATE	MAY 27, 2025	DRAWING NUMBER	<b>BA1</b>
ORIGINAL SCALE	1" = 200'	PROJ. NO.	20214-03
			SHEET 1 of 1