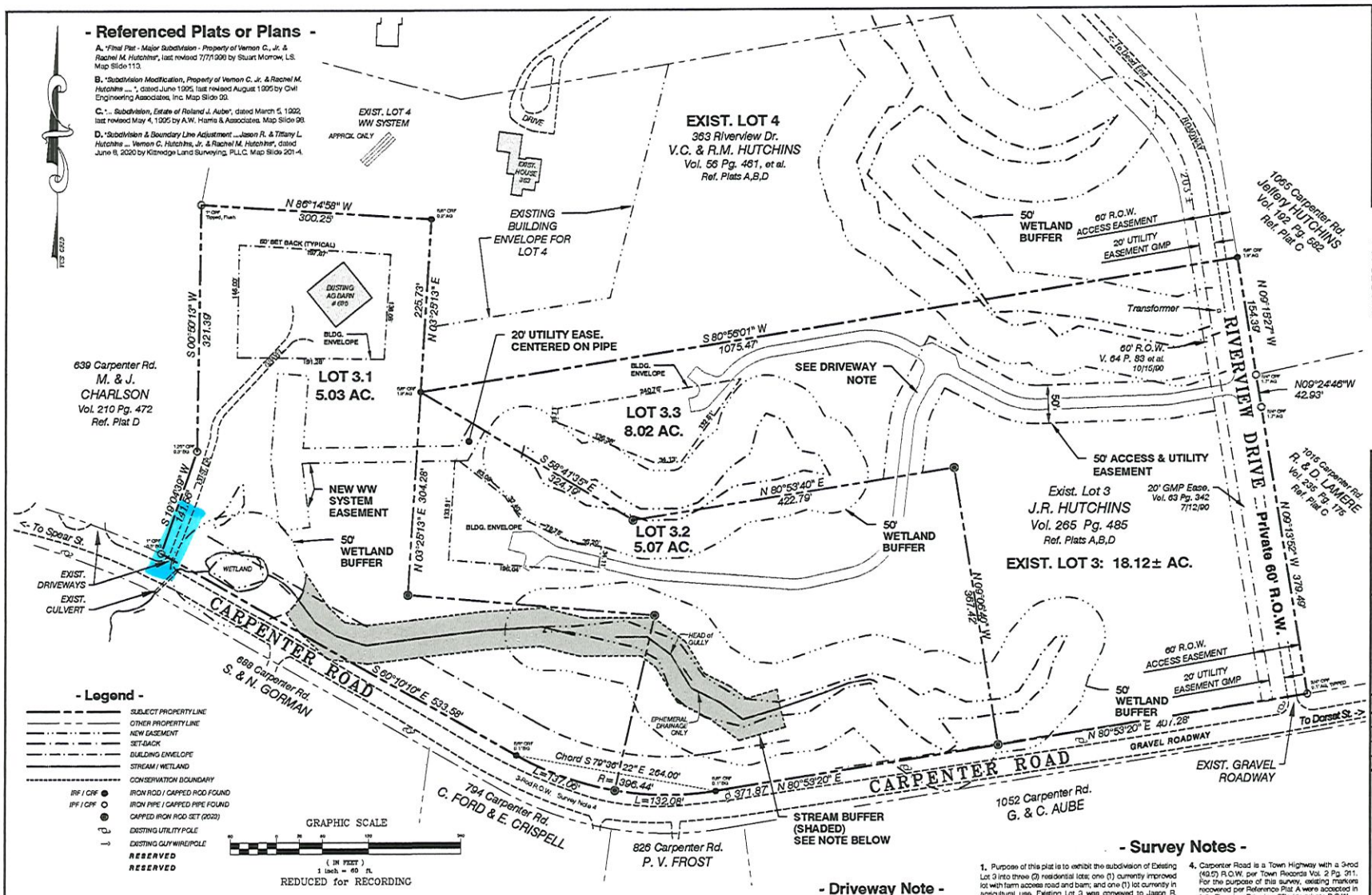
- Referenced Plats or Plans -

A. "Final Plat - Major Subdivision - Property of Vernon C., Jr. & Rachel M. Hutchins", last revised 7/7/1996 by Stuart Morrow, LS. Map Slide 113.

B. "Subdivision Modification, Property of Vernon C. Jr. & Rachel M. Hutchins .... ", dated June 1995, last revised August 1995 by Civil Engineering Associates, Inc. Map Slide 99.

C. "... Subdivision, Estate of Roland J. Aube", dated March 5, 1992, last revised May 4, 1995 by A.W. Harris & Associates. Map Slide 98.

D. "Subdivision & Boundary Line Adjustment ...Jason R. & Tiffany L. Hutchins ... Vernon C. Hutchins, Jr. & Rachel M. Hutchins", dated June 8, 2020 by Kittredge Land Surveying, PLLC. Map Slide 201-4.



- Legend -

- SUBJECT PROPERTY LINE
- OTHER PROPERTY LINE
- NEW EASEMENT
- SET-BACK
- BUILDING ENVELOPE
- STREAM / WETLAND
- CONSERVATION BOUNDARY
- IRF / CRF ● IRON ROD / CAPPED ROD FOUND
- IPF / CPF ○ IRON PIPE / CAPPED PIPE FOUND
- ◉ CAPPED IRON ROD SET (2023)
- EXISTING UTILITY POLE
- EXISTING GUYWIRE/POLE
- RESERVED
- RESERVED

RECEIVED FOR RECORDING IN THE LAND RECORDS OF THE TOWN OF CHARLOTTE, VERMONT, AT _____ O'CLOCK ON THE ____ DAY OF _____, 20____.

ATTEST: _____, TOWN CLERK

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

BY _____, CHAIRPERSON

- Permitting Notes -

A. Proposed subdivision lots, infrastructure and building envelopes are shown in accordance with Development Review Board Decision DRB 22-250-SD.

B. The three proposed building lots utilize all available residential density required for 3 lots from this 18.12 acre Lot 3, which is 15 acres.

- Stream Buffer Note -

The Permitee shall maintain an undisturbed, naturally-vegetated riparian buffer zone on the project tract in the area(s) designated as "25' Stream Buffer" as measured from the top of each bank. The term "undisturbed" means that there shall be no activities that may cause or contribute to ground or vegetation disturbance or soil compaction, including but not limited to construction, earth-moving activities, storage of materials, tree trimming or canopy removal, tree, shrub or ground-cover removal, plowing or disposal of snow, grazing or mowing. Limits shown approximately hereon.

- Driveway Note -

The Charlotte DRB has requested the following data for the approximate lengths of proposed driveways to proposed building envelopes (Linear Feet). Actual lengths will vary with construction:

Shared drive for Lots 3.3 & 3.2:	380 - 430 L.F.
Drive serving Lot 3.3:	330± L.F.
To Lot 3.2 East Envelope:	365± L.F.
To Lot 3.2 West Envelope:	775± L.F.

- Survey Notes -

1. Purpose of this plat is to exhibit the subdivision of Existing Lot 3 into three (3) residential lots; one (1) currently improved lot with farm access road and barn; and one (1) lot currently in agricultural use. Existing Lot 3 was conveyed to Jason R. Hutchins by deed recorded in Volume 265 at Page 485. Other neighboring property lines and buildings shown MAY be approximate only, and are shown for information purposes only.

2. Re-survey of Lot 3 was conducted March 2023 utilizing RTK GPS methods. Bearings shown are from Grid North, Vermont Coordinate System of 1983, based upon our GPS observations on or adjacent to the site (Reference Frame NAD83 (2011, Epoch 2010)).

3. Iron pipes shown hereon as "found" are typically labeled with inside diameter. Capped rods found are typically 5/8" diameter set by Morrow ca. 1996. Condition of markers found are good unless otherwise noted. Corners denoted "Set" shall typically consist of 5/8" diameter rebar capped with aluminum disks stamped "CEA Inc - VT LS 597", typically set below existing grade.

4. Carpenter Road is a Town Highway with a 3-rod (49.5') R.O.W. per Town Records Vol. 2 Pg. 311. For the purpose of this survey, existing markers recovered per Reference Plat A were accepted in full. Riverview Drive is a 60' wide private R.O.W.

5. Being outside the scope of this survey, CEA has conducted no investigation whatsoever respecting whether or not the property and each component thereof is in compliance with state or local permits.

6. Any utilities shown do not purport to constitute or represent all utilities located upon or adjacent to the surveyed premises. Utility locations are approximate only. Buried utilities shown are depicted based solely on surface indications. Contact Dig Safe (888-344-7233) prior to any construction.

Location Map

NOT to SCALE

To the best of my knowledge and belief this plat depicts the results of a survey conducted by me as described in "Survey Notes" above, based upon our analysis of land records and evidence found in the field. Existing boundaries shown are in substantial conformance with the records, 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.

For DRB Review 10/23/24

Timothy R. Cowan VT LS 597

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

COPYRIGHT © 2024 - ALL RIGHTS RESERVED

DRAWN: CEA
CHECKED: TRC
APPROVED: TRC

DATE	CHECKED	REVISION
10.23.24	TRC	OWNERSHIP, DRIVEWAY NOTE
04.25.23	DSM	REVISED PERMITTING NOTES
04.21.23	TRC	REVISED SURVEY NOTE 1

SUBDIVISION of LOT 3

JASON R. HUTCHINS

RIVERVIEW DR. & CARPENTER RD.
CHARLOTTE, VERMONT

DATE: MAR. 6, 2023
ORIGINAL SCALE: 1" = 60'
PROJ. NO.: 13237 (2023)
DRAWING NUMBER: P1
SHEET 1 of 1