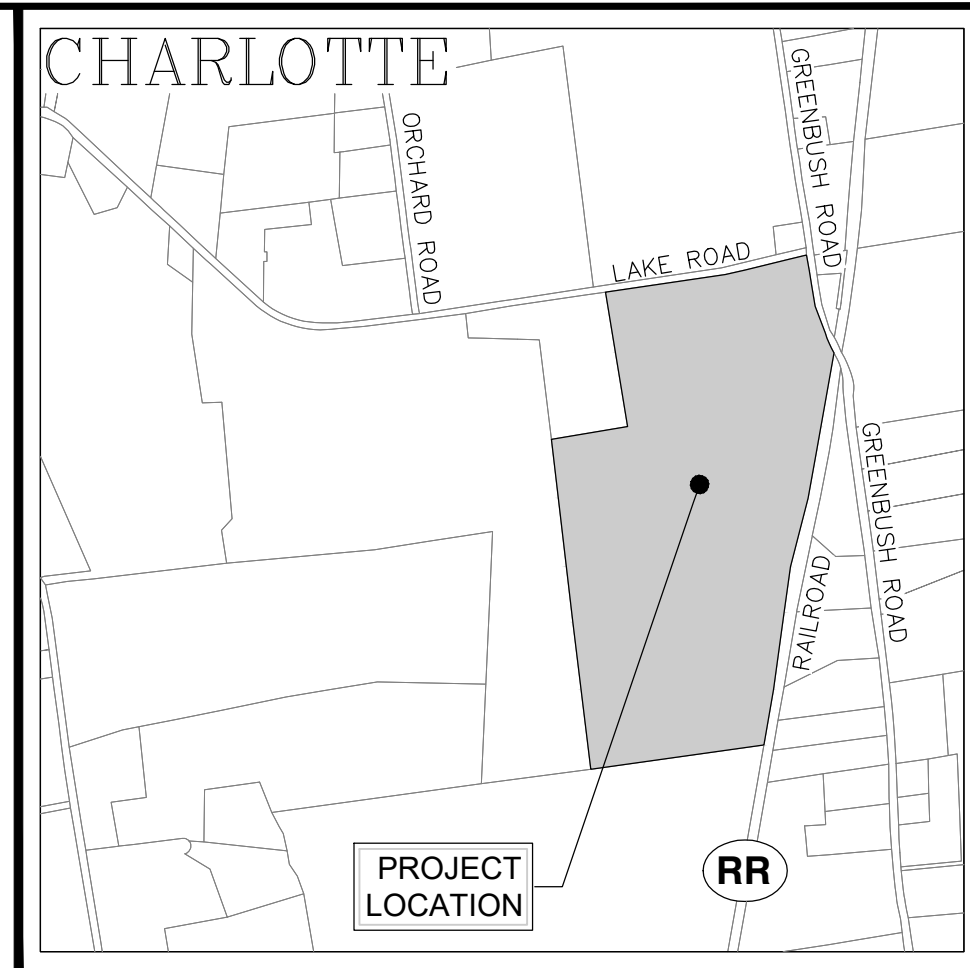
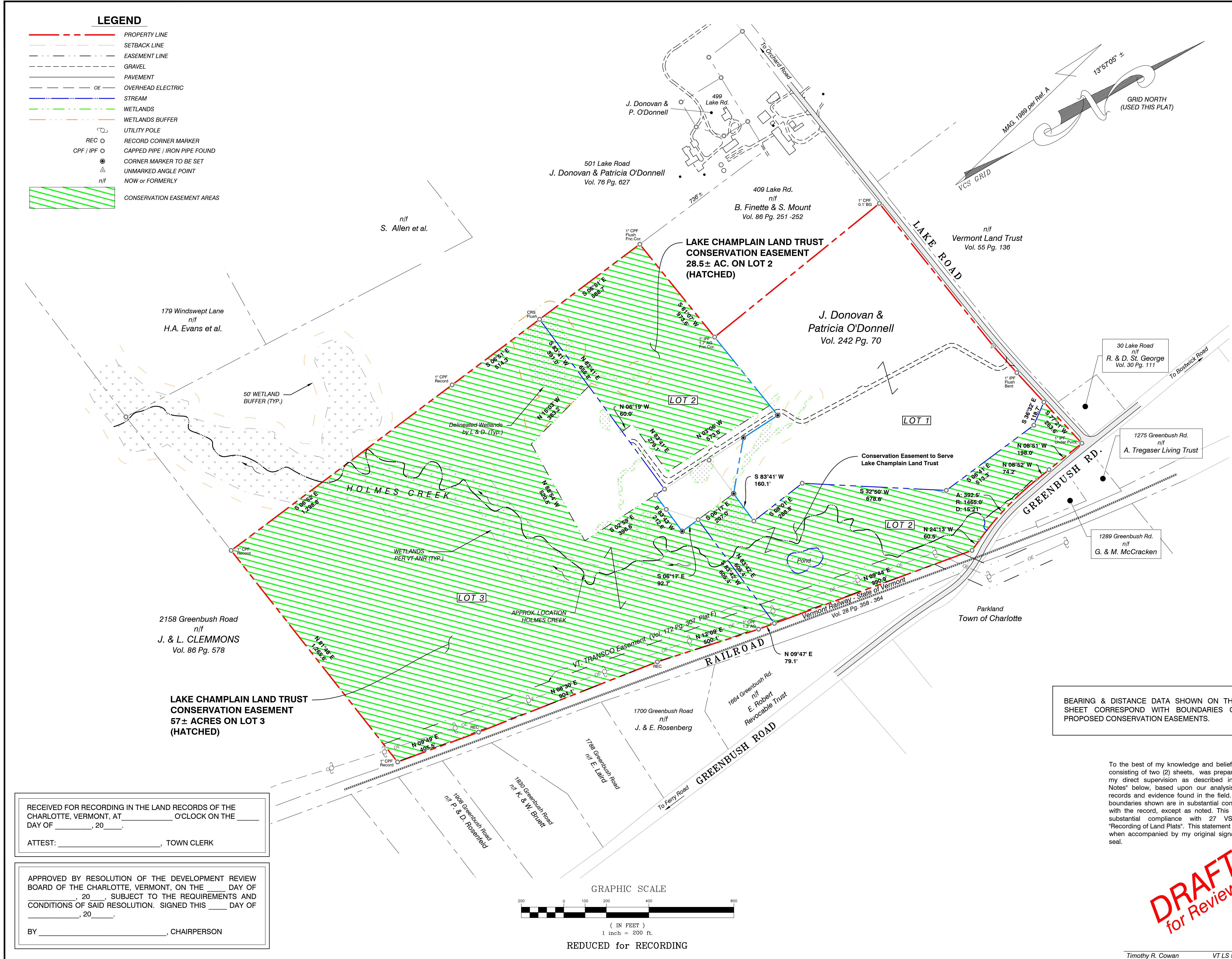


LEGEND

- PROPERTY LINE
- SETBACK LINE
- EASEMENT LINE
- GRAVEL
- PAVEMENT
- OVERHEAD ELECTRIC
- STREAM
- WETLANDS
- WETLANDS BUFFER
- UTILITY POLE
- RECORD CORNER MARKER
- CAPPED PIPE / IRON PIPE FOUND
- CORNER MARKER TO BE SET
- UNMARKED ANGLE POINT
- NOW or FORMERLY
- CONSERVATION EASEMENT AREAS



LOCATION MAP
NOT TO SCALE



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	TRC
APPROVED	TRC

DATE	CH'CK'D	REVISION

CONSERVATION EASEMENT PLAN
Patricia M. O'DONNELL
and
James J. DONOVAN
125 Lake Road, Charlotte, VT

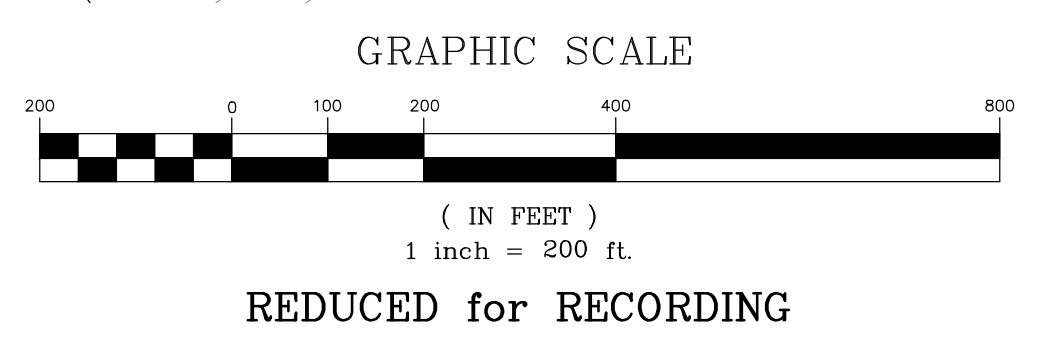
DATE	July 28, 2023	DRAWING NUMBER	SM2
ORIGINAL SCALE	1" = 200'	PROJ. NO.	20214
SHEET 2 of 2			

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



BEARING & DISTANCE DATA SHOWN ON THIS SHEET CORRESPOND WITH BOUNDARIES OF PROPOSED CONSERVATION EASEMENTS.

To the best of my knowledge and belief this plat, consisting of two (2) sheets, was prepared under my direct supervision as described in "Survey Notes" below, 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.

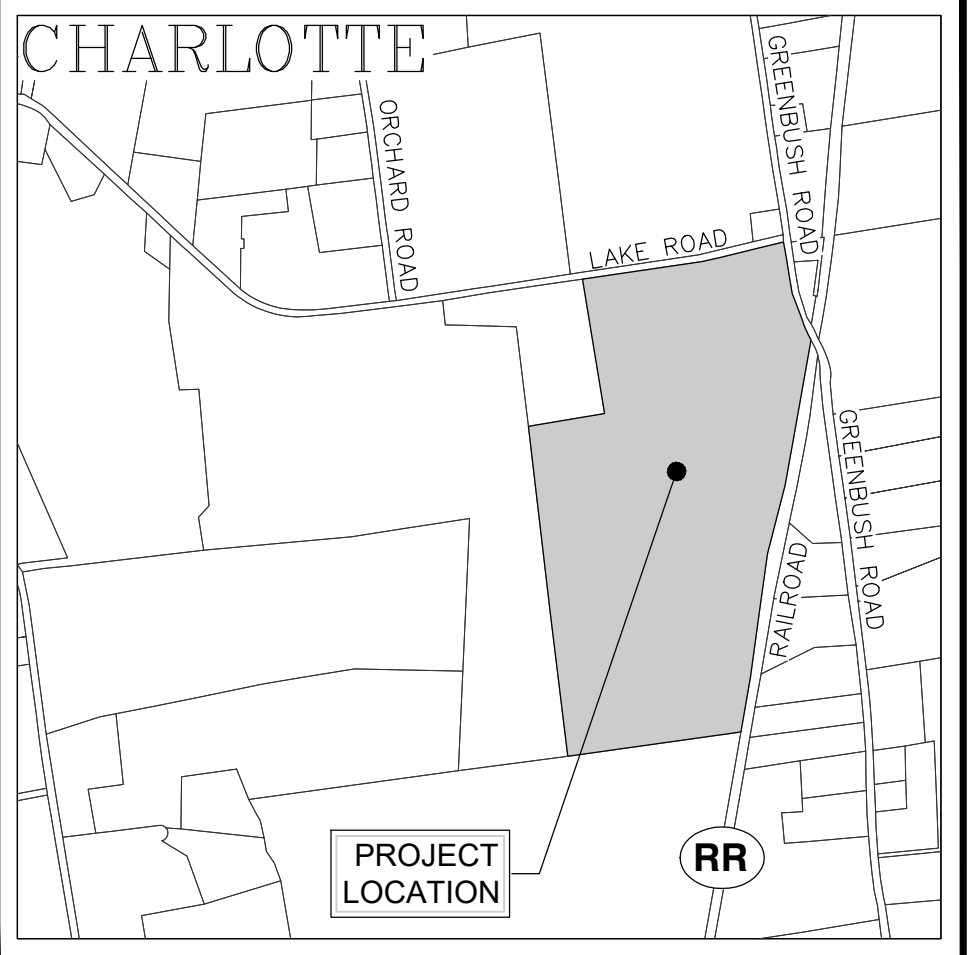
DRAFT
for Review

REFERENCED PLATS or PLANS

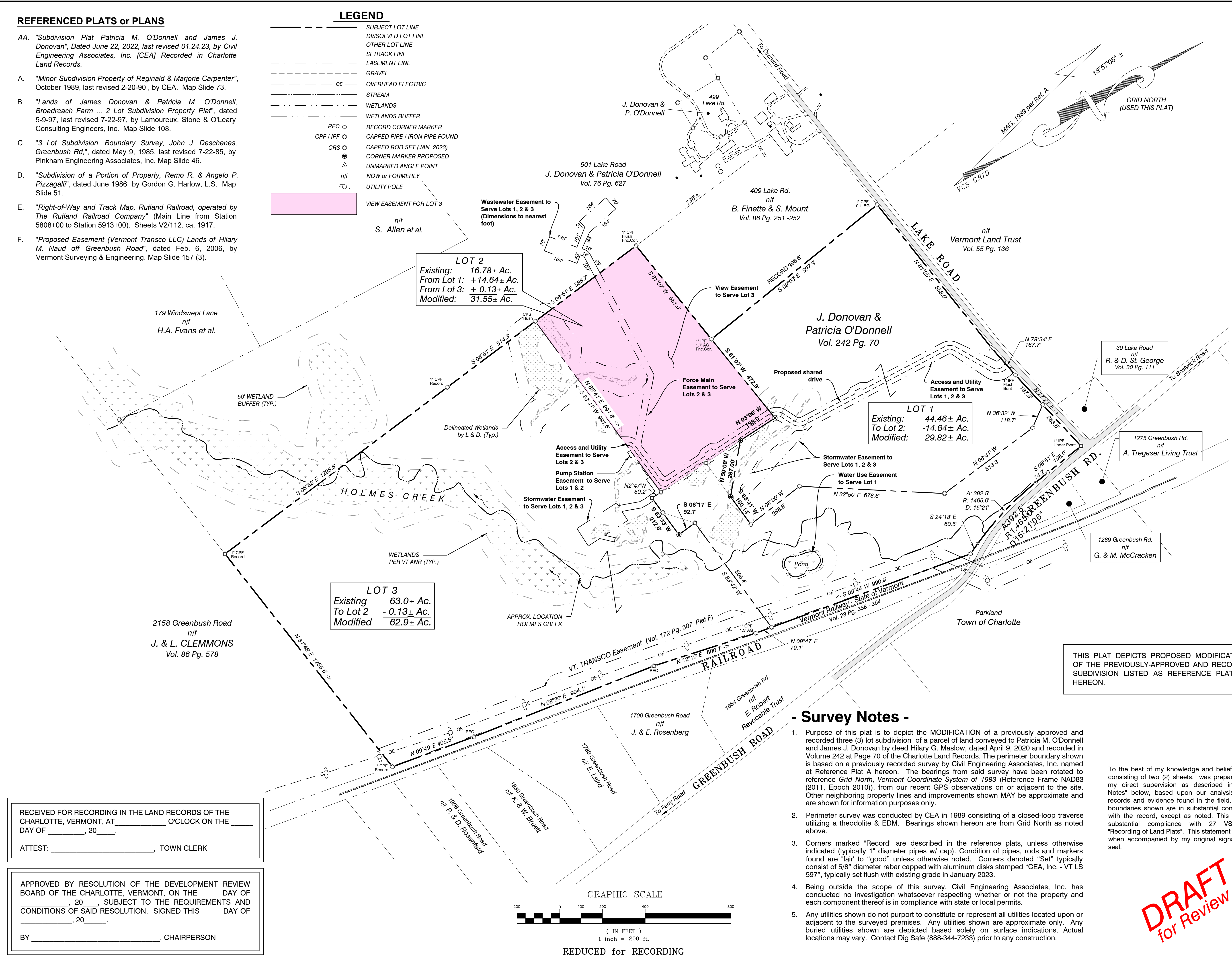
- AA. "Subdivision Plat Patricia M. O'Donnell and James J. Donovan", Dated June 22, 2022, last revised 01.24.23, by Civil Engineering Associates, Inc. [CEA] Recorded in Charlotte Land Records.
- A. "Minor Subdivision Property of Reginald & Marjorie Carpenter", October 1989, last revised 2-20-90, by CEA. Map Slide 73.
- B. "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 Consulting Engineers, Inc. Map Slide 108.
- C. "3 Lot Subdivision, Boundary Survey, John J. Deschenes, Greenbush Rd.", dated May 9, 1985, last revised 7-22-85, by Pinkham Engineering Associates, Inc. Map Slide 46.
- D. "Subdivision of a Portion of Property, Remo R. & Angelo P. Pizzagalli", dated June 1986 by Gordon G. Harlow, L.S. Map Slide 51.
- E. "Right-of-Way and Track Map, Rutland Railroad, operated by The Rutland Railroad Company" (Main Line from Station 5808+00 to Station 5913+00). Sheets V2/112. ca. 1917.
- F. "Proposed Easement (Vermont Transco LLC) Lands of Hilary M. Naud off Greenbush Road", dated Feb. 6, 2006, by Vermont Surveying & Engineering. Map Slide 157 (3).

LEGEND

- SUBJECT LOT LINE
- DISSOLVED LOT LINE
- OTHER LOT LINE
- SETBACK LINE
- EASEMENT LINE
- GRAVEL
- OVERHEAD ELECTRIC
- STREAM
- WETLANDS
- WETLANDS BUFFER
- RECORD CORNER MARKER
- CAPPED PIPE / IRON PIPE FOUND
- CAPPED ROD SET (JAN. 2023)
- CORNER MARKER PROPOSED
- UNMARKED ANGLE POINT
- NOW or FORMERLY
- UTILITY POLE
- VIEW EASEMENT FOR LOT 3



LOCATION MAP
NOT TO SCALE



LOT 2
Existing: 16.78± Ac.
From Lot 1: +14.64± Ac.
From Lot 3: + 0.13± Ac.
Modified: 31.55± Ac.

LOT 1
Existing: 44.46± Ac.
To Lot 2: -14.64± Ac.
Modified: 29.82± Ac.

LOT 3
Existing: 63.0± Ac.
To Lot 2: -0.13± Ac.
Modified: 62.9± Ac.

THIS PLAT DEPICTS PROPOSED MODIFICATIONS OF THE PREVIOUSLY-APPROVED AND RECORDED SUBDIVISION LISTED AS REFERENCE PLAT "AA" HEREON.

- Survey Notes -

1. Purpose of this plat is to depict the MODIFICATION of a previously approved and recorded three (3) lot subdivision of a parcel of land conveyed to Patricia M. O'Donnell and James J. Donovan by deed Hilary G. Maslow, dated April 9, 2020 and recorded in Volume 242 at Page 70 of the Charlotte Land Records. The perimeter boundary shown is based on a previously recorded survey by Civil Engineering Associates, Inc. named at Reference Plat A hereon. The bearings from said survey have been rotated to reference Grid North, Vermont Coordinate System of 1983 (Reference Frame NAD83 (2011, Epoch 2010)), from our recent GPS observations on or adjacent to the site. Other neighboring property lines and improvements shown MAY be approximate and are shown for information purposes only.
2. Perimeter survey was conducted by CEA in 1989 consisting of a closed-loop traverse utilizing a theodolite & EDM. Bearings shown hereon are from Grid North as noted above.
3. Corners marked "Record" are described in the reference plats, unless otherwise indicated (typically 1" diameter pipes w/ cap). Condition of pipes, rods and markers found are "fair to good" unless otherwise noted. Corners denoted "Set" typically consist of 5/8" diameter rebar capped with aluminum disks stamped "CEA, Inc. - VT LS 597", typically set flush with existing grade in January 2023.
4. 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.
5. Any utilities shown do not purport to constitute or represent all utilities located upon or adjacent to the surveyed premises. Any utilities shown are approximate only. Any buried utilities shown are depicted based solely on surface indications. Actual locations may vary. Contact Dig Safe (888-344-7233) prior to any construction.

To the best of my knowledge and belief this plat, consisting of two (2) sheets, was prepared under my direct supervision as described in "Survey Notes" below, 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.

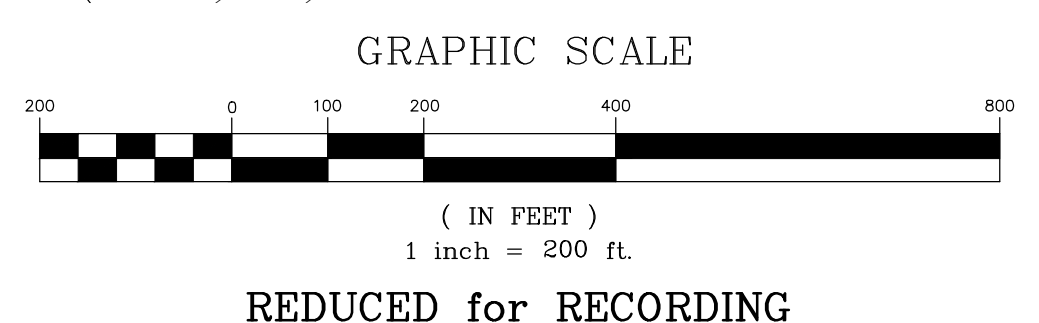
DRAFT
for Review

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DRAWN	CEA
CHECKED	TRC
APPROVED	TRC

DATE	CH'CK'D	REVISION

SUBDIVISION MODIFICATION
Patricia M. O'DONNELL
and
James J. DONOVAN
125 Lake Road, Charlotte, VT

DATE	July 28, 2023	DRAWING NUMBER	SM1
ORIGINAL SCALE	1" = 200'	PROJ. NO.	20214
SHEET 1 of 2		VT LS 597	