



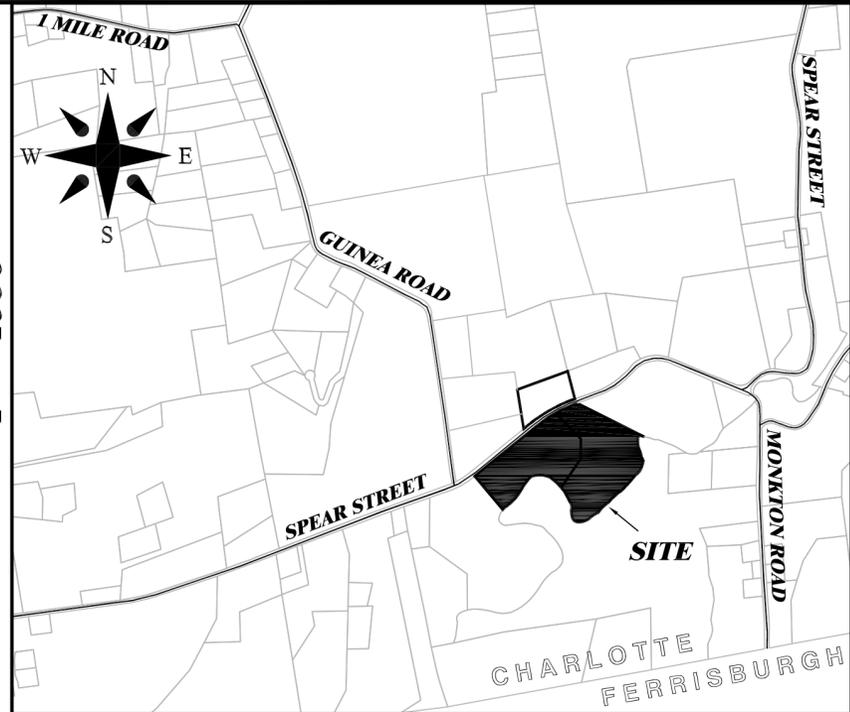
LEGEND

	Subject Tract Property Line
	Subdivision Line
	Apparent Property Line
	Sideline of Easement
	Conserved Open Space
	Centerline of Stream
	Fence Line
	Overhead Wires with Utility Pole
	Existing Treeline
	Stone Wall

	Iron Pipe or Rebar Found
	Iron Pipe SET
	Calculated Point
	Survey Control Points
	Outside Diameter
	Now or Formerly
	Land Records Volume / Page
	Deciduous / Coniferous Tree with Blaze Mark or Barbed wire fence line (as noted)

	Existing Well
	Curve Data

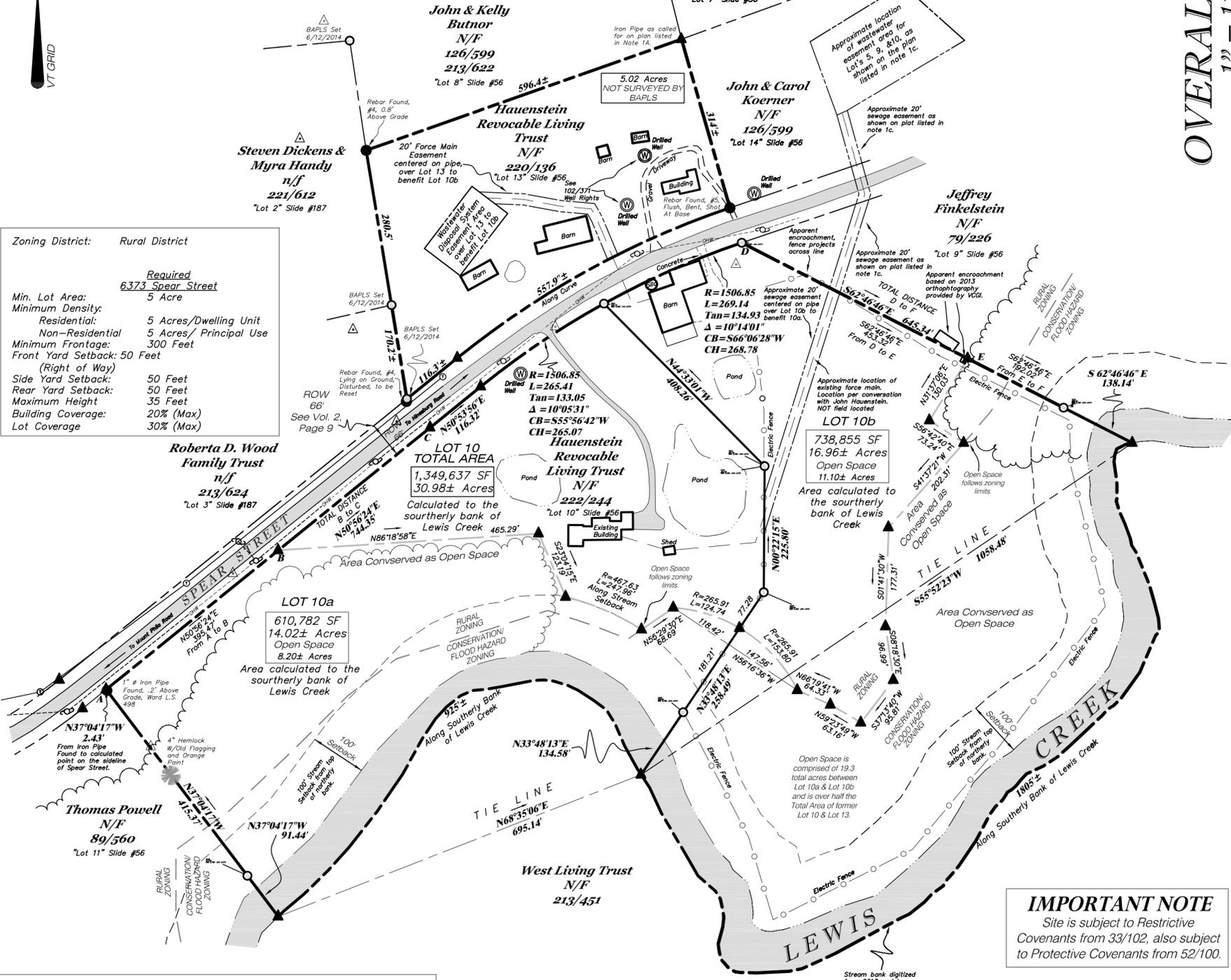
R=787.51
L=166.37
Δ=12°06'16"
T=83.50
CB=S56°59'30"W
CH=166.06



Zoning District: Rural District

Required
6,373 Spear Street
5 Acre

Min. Lot Area:
Minimum Density:
Residential: 5 Acres/Dwelling Unit
Non-Residential: 5 Acres/Principal Use
Minimum Frontage: 300 Feet
Front Yard Setback: 50 Feet (Right of Way)
Side Yard Setback: 50 Feet
Rear Yard Setback: 35 Feet
Maximum Height: 20% (Max)
Building Coverage: 30% (Max)
Lot Coverage



SURVEY NOTES

- This 2-Lot Subdivision Plat has been compiled from field surveys and record evidence including the following plats and plans: A. "Henry Dike, Charlotte, VT", prepared by Palmer Company, LTD, dated July 29, 1974, and recorded on Slide #6 in the Town of Charlotte Land Records. B. "Henry C. & Beatrice M. Dike, in the Town of Charlotte, VT", prepared by John Marsh, dated August 1974, and recorded in the Town of Charlotte Land Records on Slide #11. C. "Subdivision of Lewis Creek Farm, Formerly the Henry Dike Farm, Spear Street Extension, Charlotte, VT", prepared by Palmer Company LTD, dated September 1986, revised 1/30/1987 & 3/18/1987, and recorded in the Town of Charlotte Land Records on Slide 56. D. "3-Lot Subdivision & Boundary Line Adjustment Plat Showing Lands of Beatrice M. Dike Trust & John & Kelly Butnor", prepared by Button Professional Land Surveyors, dated 3/25/2014, revised 6/04/2014, and recorded in the Town of Charlotte Land Records on Slide #187.
- North orientation is based on survey grade RTK (Real Time Kinematic) GPS observations made on September 16, 2013. The transmitting base station used was the Richmond CORS (Continuously Operating Reference Station) station. Also, north orientation is based on survey grade STATIC GPS observations made on September 19, 2013. The resultant horizontal datum is NAD 83. This realization is called NAD 83(2011) epoch 2010.0. Geoid model (Geoid12a). The resulting orthometric height is NAVD 88 (geoid12a).
- The improvements shown hereon were located by a survey on the ground completed during September 2013 and August 2014.
- The measurements and information produced by this survey and shown hereon may contrast from recorded survey information due to differences in orientation, declination or methods of measurement.
- Interior partitioning of this parcel has been computed, plotted, and laid out to the specifications of the owner and/or their agents. Reference is made to associated site plans and design drawings prepared by Jeff Keeney, Licensed Designer. Said plans should be consulted for any design-related information.
- The premises shown and described hereon may be subject to existing buried utilities, easements, rights-of-way, restrictions, covenants, permits, regulations, and/or setback lines which may not be recorded in the public records. Clear evidence of an easement or restriction of record or evidence of easements and structures, which are readily apparent from a casual aboveground view, are delineated hereon. Only deeds, plats and plans, of public record, which are properly indexed in the Town of Charlotte Land Records have been reviewed, examined and utilized for the purpose of this survey. No liability is assumed by the undersigned for any loss associated with the existence of any undisclosed easements or restrictions on the use of the property, which are not shown of record or are not readily apparent.
- The public right of way of Spear Street is documented as four rods (66') in width, as recorded in the Town of Charlotte Land Records in Volume 2, Page 9.
- The diameters of existing monumentation shown on this plan reflect outside diameter dimensions.
- Iron pin boundary markers shown hereon as "SET" or "to be SET" are 5/8" diameter reinforcing steel, 40" long, crowned with an aluminum surveyor's cap set by a Vermont licensed land surveyor at the discretion of the property owner / developer. The placement of these markers may be necessary to satisfy the conditions of the Zoning / Planning / Development Review Board's approval.
- The descriptions of these lands and the physical evidence located and existing on the ground were compared and analyzed to conclude a final boundary opinion most indicative of the original intent of the conveyances and in harmony with existing physical boundary evidence. Where conflicts between physical boundary evidence and written record evidence are substantial, deeds and/or documents should be executed to eliminate any color of title or conflict. No bounds shown herein are determined via the legal theory of Adverse Possession. This is a determination to be made by a court entrusted with authority to do so. Evidence, which could be determined to be potential adverse possession and or indicate a prescriptive right, if reasonably apparent, is shown herein. To that extent, these plats of surveys may be subject to any unidentified claims or rights. Assumptions for correctness and accuracy are indicated on this plat of survey.
- This survey revealed boundary inconsistencies between recorded and physical boundary evidence pertinent to this property. These inconsistencies are shown hereon.
- This survey is certified to John Hauenstein for the purpose of subdividing the boundary for their subject tract as shown hereon. No liability is assumed by the undersigned for any loss that may be associated with the use of this survey other than the above stated purpose.
- This survey was prepared without benefit of an attorney's opinion on title. No liability is assumed by the undersigned for loss relating to any matter that might be discovered by title search of the property.
- Reproductions of this sketch are not valid unless sealed with a red-inked Licensed Surveyor's seal.
- Acceptance of this survey plat or use of the corner monuments found or set during the performance of the field survey hereby limit the undersigned liability related to professional negligent acts, errors, omissions or breach of contract to an amount not to exceed the fee charged.
- This is an Original MYLAR.

Approved by resolution of the Town of Charlotte Planning Commission, on the _____ day of _____, Subject to all requirements and conditions of the resolution. Signed this _____ day of _____.

By: _____ Chairman / Clerk

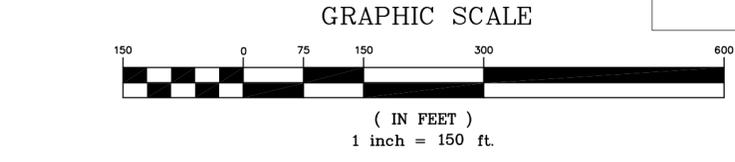
OWNER INFO
Current Owner as of 9/28/2017
Hauenstein Revocable Living Trust
John H Hauenstein & Lisa A Hauenstein, Trustees
222/244

Town of Charlotte, VT
Received for Record

at _____ o'clock _____ minutes _____ M
and recorded in _____
attest: _____ Town Clerk

IMPORTANT NOTE
Site is subject to Restrictive Covenants from 33/102, also subject to Protective Covenants from 52/100.

Lot	Acreage	Current Density (5 Acres Per Dwelling Unit)
Lot 10a	14.02	1 Unit - 1 Existing single-family dwelling
Lot 10b	16.96	2 Units - Proposed 2-family dwelling for future application as per WW permit
Lot 13	5.02	2 Units - 1 Existing 2-family dwelling
Allowable Density	35.82	7 Units
Remaining Density	-	2 Units



Information shown on this property plat is a faithful portrayal of circumstances pertinent to the subject property. A collaboration of field, parcel and pertinent record evidence was used in the analysis of boundary conclusions shown hereon. This property plat complies with the requirements of Vermont Statute Title 27, Section 1403. (A) through (E), to the best of my knowledge and belief.

9/28/2017
Dated

Christopher A. Haggerty, VT LS#741



DATE 9/28/17	REVISION Revised Density Block	BY GK
DATE 1/28/15	REVISION Revised location of zoning limits and Open Space per Planning Commission.	BY GK
DATE 12/18/14	REVISION Added Acreage to Open Space & Added Allowable Density Block.	BY GK
DATE 10/15/14	REVISION Added Open Space Conserved Area	BY GK

DATE OF SURVEY 9/2013, 8/2014

RECORD DRAWING PRELIMINARY
 FINAL SKETCH/CONCEPT

Button Professional Land Surveyors, PC
20 Kimball Ave. 1 Lake Street
St. Albans, VT 05478
South Burlington 05478
VT 05403 802-863-1812 1-800-570-0665
www.bapls.com

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2 LOT SUBDIVISION PLAT SHOWING LANDS OF

JOHN HAUENSTEIN

6373 SPEAR STREET, CHARLOTTE, VERMONT

Date of Plat 9/03/2014
JOB# CHL10027
FILE C:\PROJECTS\HAUENSTEIN\KOTA SPEAR STREET - 2 LOT SUBDIVISION.PLA
PLAN SHEET # 1 of 1