

359-A



W.P. # 30
 v. 439 p. 778
 v. 134 p. 202

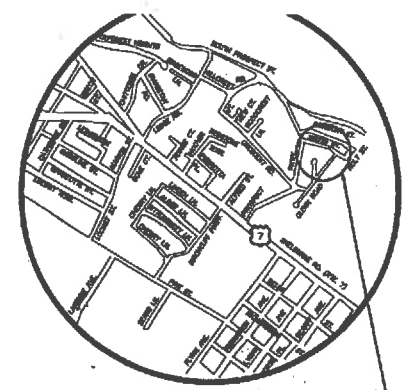
H. MCKELSON
 v. 848 p. 983
 v. 148 p. 87

L. GIBSON
 v. 324 p. 189
 v. 148 p. 87
 0.42 Acre
 18,414 s.f.

G. & E. TIERREN
 v. 387 p. 287
 v. 158 p. 478

R. KOCHERLAKOTA
 & HARRIS
 v. 651 p. 308
 v. 148 p. 87
 v. 183 p. 120
 v. 140 p. 380

H. H. & J. J. SYLVESTER
 v. 2003 p. 48
 v. 1683 p. 120



PROJECT LOCATION

CITY CLERK'S OFFICE
 Received 5-1-2002 at 4:30 P.M.
 and recorded in plat hanger # 359-A
 of Burlington Land Records, Atlas
 Jo LaMarche, Asst. City Clerk

ZONING DISTRICT - RL (RESIDENTIAL LOW DENSITY)

	LOT COVERAGE	
	EXISTING	PROPOSED
GIBSON	24.0%	24.0%
BOIX-VIVES	11.5%	11.5%

- THIS PLAT IS BASED ON THE FOLLOWING:
- 1) DEEDS RESEARCHED ON 11/10/98 IN THE CITY OF BURLINGTON LAND RECORDS.
 - 2) A CLOSED FIELD TRAVERSE CONDUCTED WITH A TOTAL STATION ON 11/18/98.
 - 3) BEARINGS ARE BASED ON MAGNETIC NORTH TAKEN ALONG A LEG OF THE TRAVERSE.
 - 4) REBAR SET ARE NO. 5 REINFORCING BAR WITH ALUMINUM CAPS.
 - 5) THIS PARCEL BEING THE LAND CONVEYED TO LAURENT BOIX-VIVES IN VOLUME 227 PAGE 702.
 - 6) AN ATTEMPT HAS BEEN MADE TO IDENTIFY OR DELINEATE EASEMENTS, RIGHTS OF WAY, LEASE LANDS, ENCROACHMENTS, ETC. OBSERVED IN THE FIELD OR READILY FOUND IN THE LAND RECORDS. ADDITIONAL ENCUMBRANCES MAY EXIST WHICH ARE NOT SHOWN ON THIS PLAT.

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD	BEARING
C1	75.43	42.00	102°34'05"	85.69	N44°48'06"E
C2	14.00	42.00	19°05'55"	13.94	N18°11'54"W

LEGEND

- REBAR (SET)
- IRON PIPE (FOUND)
- CONCRETE MONUMENT (FOUND)
- △ CALCULATED POINT

BURLINGTON CITY CLERK'S OFFICE
 RECEIVED FOR RECORD
 _____ A.D. 2002
 at _____ o'clock _____ minutes _____ m
 and recorded in plat hanger # _____
 Attest: _____ City Clerk



Revisions	Description	Date
1	ADD BOUNDARY ADJUSTMENT	12/12/01



Boundary Line Adjustment
 LAURENT BOIX-VIVES
 41 South Street, Burlington, Vt.

TRUDELL CONSULTING ENGINEERS, INC.
 14 Main Park Road, Box 308 Williston, Vermont 05495 879-6891

Project number 98078-41 Exp. 1
 Project mgr. SDT Drawn SMY
 Date 12/05/98 Scale 1"=30'
 Field Book 184 Disk JOB338/84



State of Vermont

749 677

DOCUMENTS
for
RECORDING

SUBDIVISION PERMIT

LAW REGULATIONS INVOLVED

Environmental Protection Rules

Effective August 8, 1996

Case Number: EC-4-2482
PIN: EJ02-0142

Landowner: Laurent Boix-vives and Linda Gibson
Address: c/o Rossignol Ski Co.
P.O. Box 298 4403 Northside Parkway #1330
Williston, VT 05495 Atlanta, GA 30327

This project, consisting of a minor boundary line adjustment by conveying Parcel A from Boix-vives to Gibson and conveying parcel B from Gibson to Boix-vives with the Gibson lot remaining 0.42 acre in size and the Boix-vives lot remaining 0.72 acre in size each served by municipal water and wastewater services located off Chestnut Terrace and South Street in the City of Burlington, Vermont, is hereby approved under the requirements of the regulations named above subject to the following conditions.

GENERAL

1. This permit does not relieve the permittee from obtaining all other approvals and permits as may be required from local officials prior to proceeding with this project.
2. The project shall be completed as shown on the plans Project: 98076-41 "Boundary Line Adjustment Laurent Boix-vives" prepared by Trudell Consulting Engineers, Inc. which have been stamped "approved" by the Wastewater Management Division. The project shall not deviate from the approved plans without prior written approval from the Wastewater Management Division.
3. Each prospective purchaser of each lot shall be shown a copy of the approved plot plan and this Subdivision Permit prior to conveyance of the lot.
4. The conditions of this permit shall run with the land and will be binding upon and enforceable against the permittee and all assigns and successors in interest. The permittee shall be responsible for the recording of this permit and the "Notice of Permit Recording" in the Burlington Land Records within 30 days of issuance of this permit and prior to the conveyance of any lot subject to the jurisdiction of this permit.
5. This permit is being issued pursuant to the Environmental Protection Rules, Chapter 1, Subchapter 2, Administration, Section 1-201(M)2. The project involves a minor property line change. Due to the negligible potential for adverse environmental impact, the Division is issuing the permit without requiring submission of detailed information on the water supply and wastewater disposal systems.

Recorded
CITY CLERKS OFFICE
Received 9-5-2002 at 1:00 PM
and recorded in Vol. 749 on Page 677
of Burlington Land Records. Assst:

This had been received on July 18, 2002 @ 1:50 PM but not recorded *JK*

749 678

DOCUMENTS
for
RECORDING

6. This project has been reviewed and is approved for the existing single family residence on each approved lot. Construction of other types of buildings or dwellings, including public buildings, commercial buildings, duplexes, and condominium units, is not allowed without prior review and approval by the Wastewater Management Division and such approval will not be granted unless the proposal conforms to the applicable laws and regulations.
7. By acceptance of this permit, the permittee agrees to allow representatives of the State of Vermont access to the property subject to this permit, at reasonable times, for the purpose of ascertaining compliance with Vermont environmental/health statutes and regulations.

WATER SUPPLY

8. Each lot is approved for water supply by connection to the municipal water system. No other means of obtaining potable water shall be allowed without prior review and approval by the Wastewater Management Division.

WASTEWATER DISPOSAL

9. Each lot is approved for connection to the municipal wastewater treatment facility. No other method of wastewater disposal shall be allowed without prior review and approval by the Wastewater Management Division, and such approval will not be granted unless the proposal conforms to the applicable laws and regulations.

Dated at Essex Junction, Vermont on July 8, 2002.

Christopher Recchia, Commissioner
Department of Environmental Conservation

By 
Ernest P. Christianson
Regional Engineer

- c For the Record
Burlington Planning Commission & Select Board
Trudell Consulting Engineers, Inc.

749 679

STATE OF VERMONT
AGENCY OF NATURAL RESOURCES
DEPARTMENT OF ENVIRONMENTAL CONSERVATION
DIVISION OF WASTEWATER MANAGEMENT
18 VSA §1218-1220

DOCUMENTS
for
RECORDING

NOTICE OF PERMIT RECORDING

To: Municipal/City Clerk, City of Burlington
Subject: Subdivision Permit # EC-4-2482
Landowner: Laurent Boix-vives
Land Identification: Book 324, Page 159

As Municipal Clerk for the town/city, you are hereby notified that this Notice of Permit Recording and above-referenced Subdivision Permit are to be recorded in the Municipal Land Records under the authority of 27 VSA §603-605. The grantor(s) shall be the above-referenced landowner whose lands are identified in the Book(s) and Page(s) specified above and the grantee shall be the State of Vermont, Agency of Natural Resources. The grantor(s) and the grantee shall be listed in the general index for deeds.

The grantee's interest is limited to the lands of the grantor(s) identified in the Book(s) and Page(s) specified above as delineated in the above-referenced Subdivision Permit issued under the authority of 18 VSA §1218-1220 and the Environmental Protection Rules.

I swear that, to the best of my information and belief, the statements made above are true.
Dated at Essex Junction, Vermont, on July 8, 2002.

For the Wastewater Management Division

Irene L. Roberge

Irene L. Roberge

DEC Regional Office Coord.