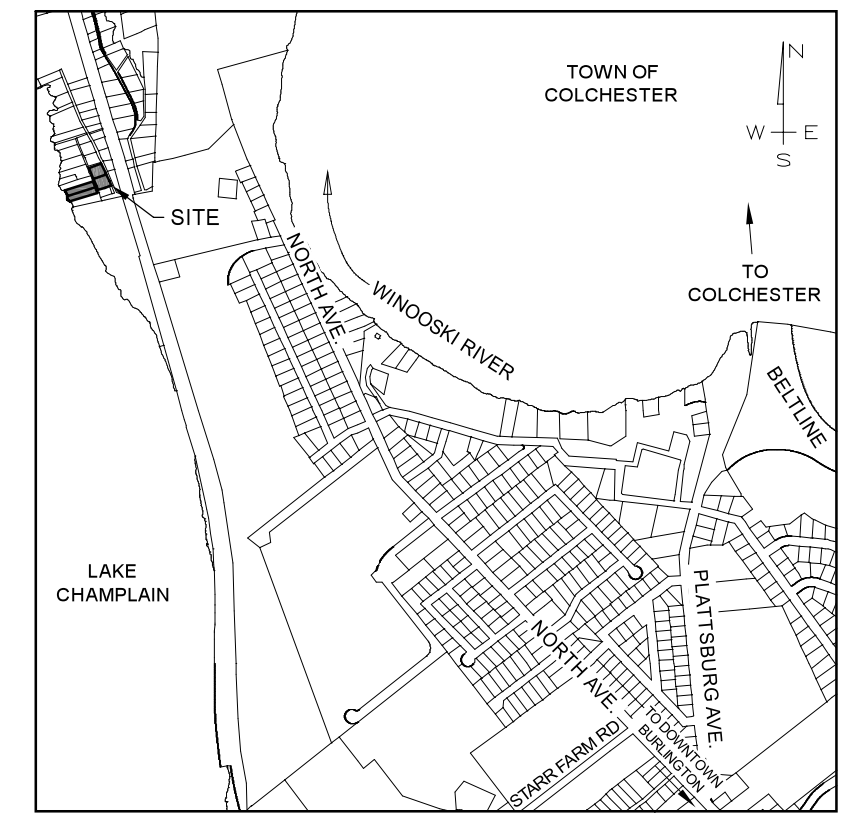
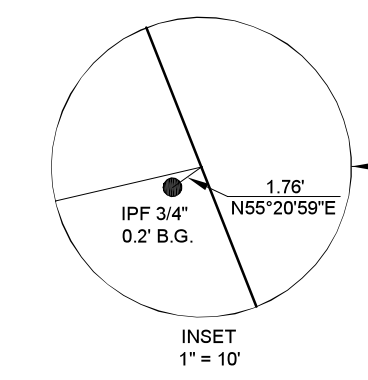
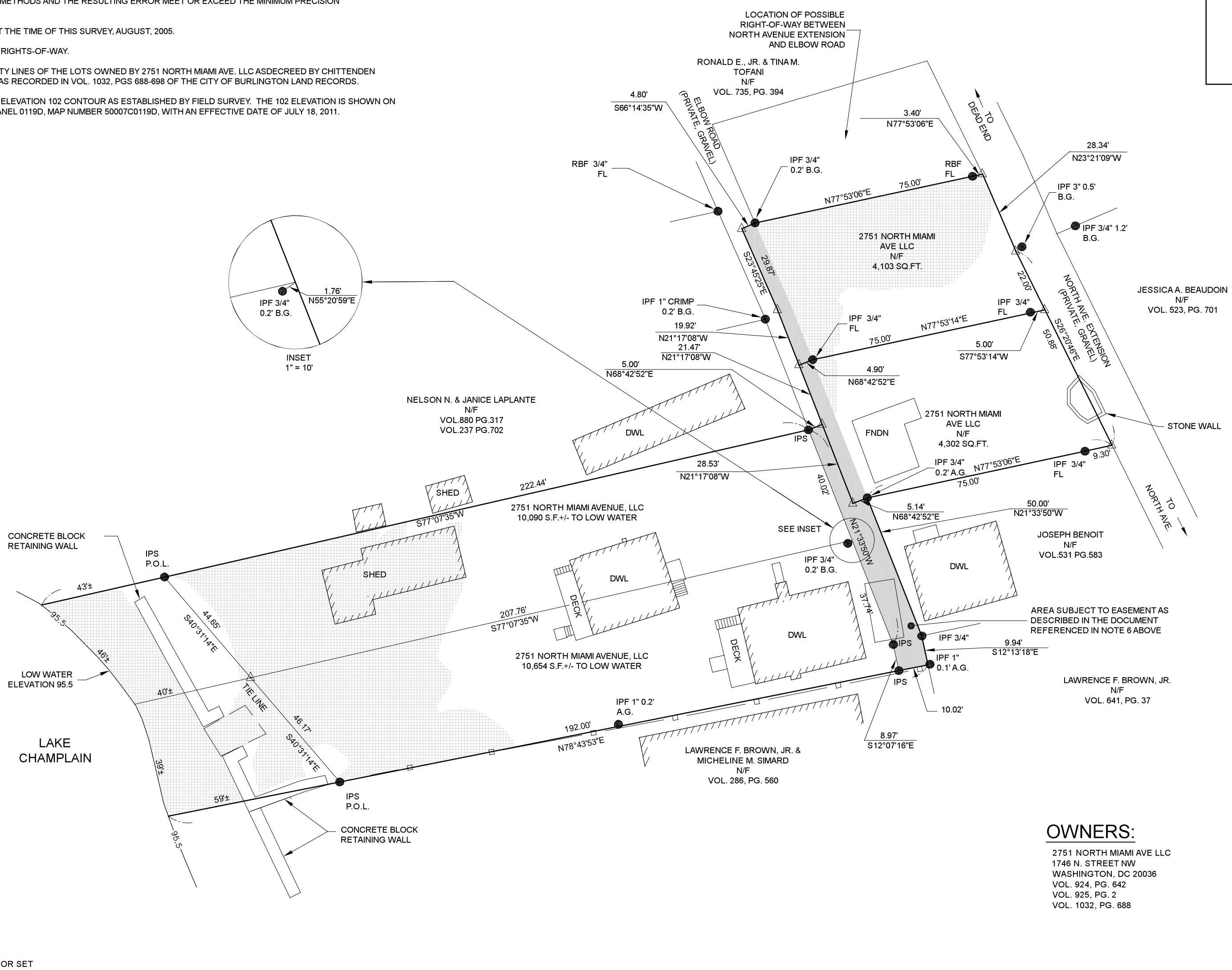


NOTES:

- THIS PLAT WAS COMPILED FROM FIELD SURVEYS AND RECORD RESEARCH INCLUDING THE USE OF THE FOLLOWING PLATS:
 "PROPERTY PLAN AZARIUS & SYLVIA BEAUDOIN P.R.O.W. OF NO. AVE EXTENSION BURLINGTON, VERMONT", PREPARED BY WILLIAM A. ROSENSTEIN, P.L.S., DATED 9-23-98 AND RECORDED IN SLIDE #327A OF THE CITY OF BURLINGTON'S LAND RECORDS.
 "BOUNDARY SURVEY JOSEPH E. BENOIT III NORTH AVENUE EXTENSION & ELBOW ROAD BURLINGTON, VERMONT", PREPARED BY VERMONT LAND SURVEYORS, DATED AUG. 19, 1998 & AUG. 14, 2002 AND RECORDED IN SLIDE #365C.
 "PLAT OF SURVEY JILL C. CLINE & THOMAS P. MITCHELL PROP. NORTH AVE. EXT. AREA (ELBOW ST.) BURLINGTON, VERMONT", PREPARED BY WARREN A. ROSENSTIEN, REG. L.S., DATED JULY 1990 AND RECORDED IN SLIDE # 228B OF THE CITY OF BURLINGTON'S LAND RECORDS.
 "PLAN OF CAMP LOTS AT MOUTH OF RIVER BURLINGTON, VERMONT NOW OR FORMERLY OWNED BY CHARLES CROCHER & ROSE POIRIER AND OTHERS NAMED", PREPARED BY HOAG & ASSOCIATES, INC. DATED AUG. 1957 AND FOUND IN THE UVM SPECIAL COLLECTIONS ARCHIVE UNDER THE NAME OF POIRIER.
 "THE VILLAGE AT NORTHSHORE" PREPARED BY TRUDELL CONSULTING ENGINEERS, INC. DATED 1-30-86 AND RECORDED IN SLIDE #159 OF THE CITY OF BURLINGTON'S LAND RECORDS.
 "PROPERTY SURVEY FOR: LAWRENCE & MICHELENE BROWN BURLINGTON, VERMONT", PREPARED BY HENRY J. SWIDER, LS., DATED DECEMBER 1983 AND RECORDED IN SLIDE #139 OF THE CITY OF BURLINGTON'S LAND RECORDS.
- ALL IRON PIPES SET ARE 1" INSIDE DIAMETER. MONUMENTATION FOUND IS AS NOTED ON PLAN.
- A CLOSED TRAVERSE SURVEY WAS COMPLETED ON 8/03/05. THE METHODS AND THE RESULTING ERROR MEET OR EXCEED THE MINIMUM PRECISION REQUIREMENTS FOR SUBURBAN SURVEYS.
- BEARINGS ARE BASED ON SURVEY GRADE GPS OBSERVATIONS AT THE TIME OF THIS SURVEY, AUGUST, 2005.
- THIS PROPERTY MAY BE SUBJECT TO OTHER EASEMENTS AND/OR RIGHTS-OF-WAY.
- THE PURPOSE OF THIS PLAN IS TO DEPICT THE REVISED PROPERTY LINES OF THE LOTS OWNED BY 2751 NORTH MIAMI AVE. LLC AS DECREED BY CHITTENDEN COUNTY SUPERIOR COURT DOCKET S0905-06 CnC DATED 4-25-08, AS RECORDED IN VOL. 1032, PGS 688-698 OF THE CITY OF BURLINGTON LAND RECORDS.
- THE LIMITS OF ZONE AE AS SHOWN HEREON ARE BASED ON THE ELEVATION 102 CONTOUR AS ESTABLISHED BY FIELD SURVEY. THE 102 ELEVATION IS SHOWN ON THE FLOOD INSURANCE RATE MAP FOR CHITTENDEN COUNTY, PANEL 0119D, MAP NUMBER 50007C0119D, WITH AN EFFECTIVE DATE OF JULY 18, 2011.

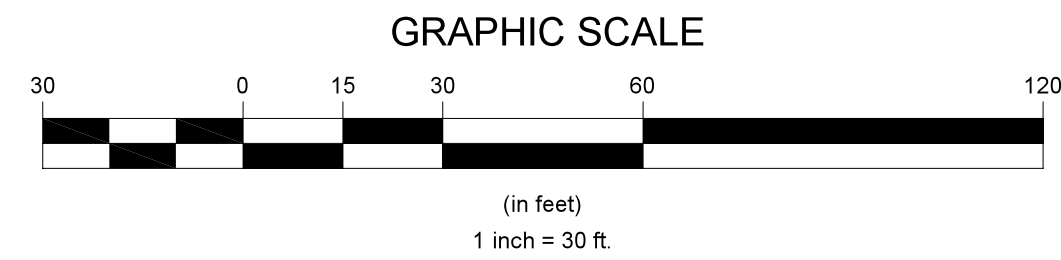


LOCATION MAP
NOT TO SCALE



LEGEND:

- PROJECT PROPERTY LINE
- ABUTTING PROPERTY LINE
- SURVEY TIE LINE
- EDGE OF ROAD OR DRIVE
- WOODEN FENCE
- NOW OR FORMERLY
- IRON REBAR FOUND
- IRON PIPE FOUND
- IRON PIPE SET
- CONCRETE MONUMENT FOUND
- SURVEY POINT, NO MARKER FOUND OR SET
- POINT ON LINE
- ABOVE GRADE
- BELOW GRADE
- FLUSH
- AREA WITHIN ZONE AE (SEE NOTE 7)
- AREA SUBJECT TO EASEMENT AS DESCRIBED IN THE DOCUMENT REFERENCED IN NOTE 6 ABOVE



OWNERS:

2751 NORTH MIAMI AVE LLC
 1746 N. STREET NW
 WASHINGTON, DC 20036
 VOL. 924, PG. 642
 VOL. 925, PG. 2
 VOL. 1032, PG. 688

TO THE BEST OF MY KNOWLEDGE, THIS PLAT IS BASED ON INFORMATION ABSTRACTED FROM PERTINENT DEEDS AND/OR OTHER OFFICIAL RECORDS, AND MARKERS EVIDENT ON THE PROPERTY, AND CONFORMS WITH THE REQUIREMENTS OF 27 VSA & 1403.

DATED THIS ____ DAY OF _____, 2017
 _____ L.S.

CITY CLERK'S OFFICE

CITY OF BURLINGTON, VT. _____, 2017
 RECEIVED FOR RECORD AT ____ O'CLOCK
 ____ M., AND RECORDED IN SLIDE # _____
 ATTEST: _____ TOWN CLERK

11-07-16	REVISED PER ATTORNEY'S REVIEW	DLH
date	description	by
	REVISIONS	
THESE PLANS WITH LATEST REVISIONS SHOULD ONLY BE USED FOR THE PURPOSE SHOWN BELOW:		# OF SHEETS
<input type="checkbox"/>	SKETCH/CONCEPT	1
<input type="checkbox"/>	PRELIMINARY	
<input type="checkbox"/>	FINAL	
<input type="checkbox"/>	RECORD DRAWING	
PLAN OF LANDS OF		proj. no.
2751 NORTH MIAMI AVENUE LLC		05087
ELBOW ROAD BURLINGTON, VERMONT		survey
		MG/DK
		design
		-
		drawn
		JMD/MG
		checked
		DJG/DLH
		date
		10-14-16
		scale
		1" = 30'
		sht. no.
		1

LD LAMOUREUX & DICKINSON
 Consulting Engineers, Inc.
 14 Morse Drive
 Essex Junction, VT 05452
 Tel: 802-878-4450