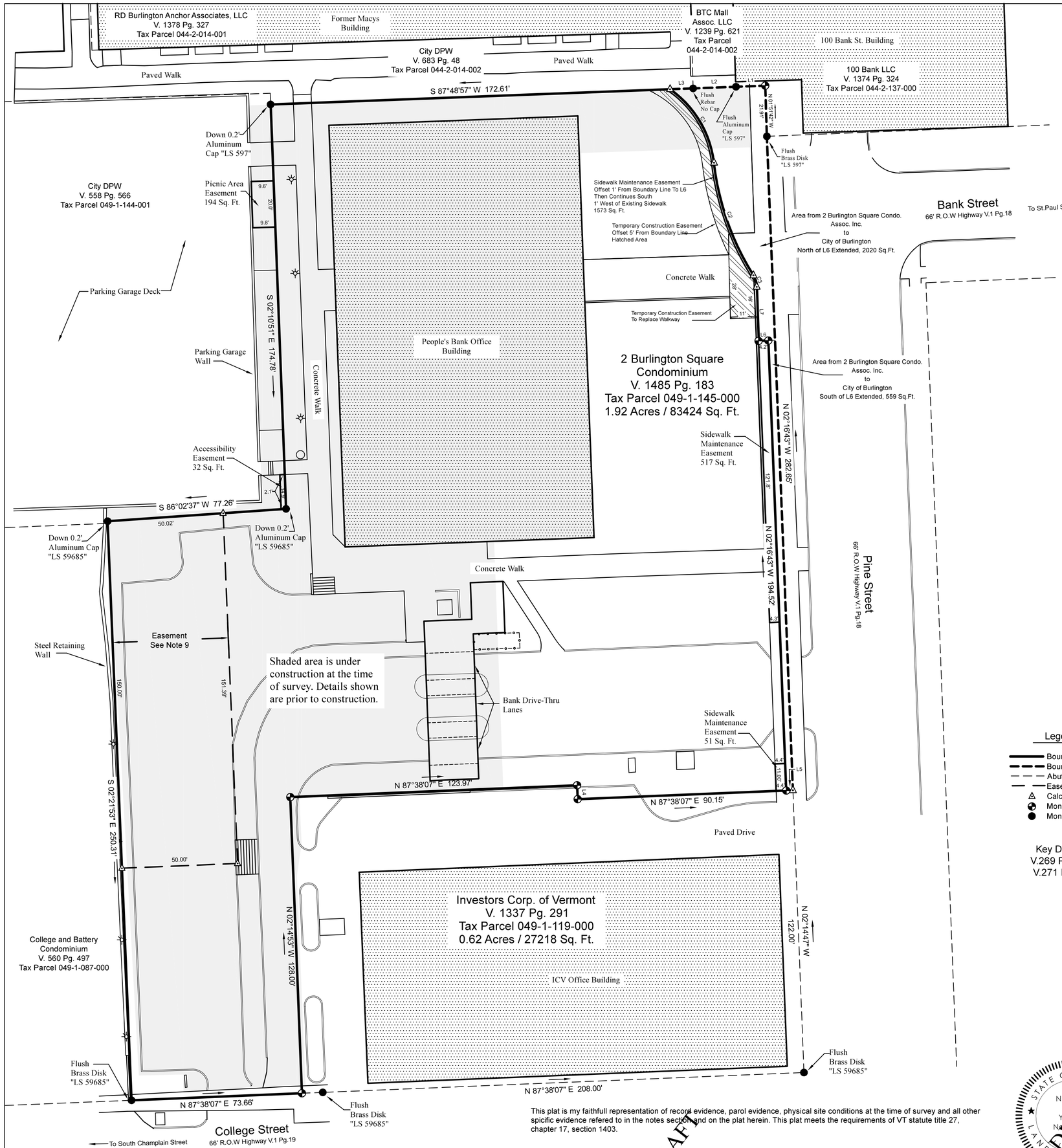

Notes

1. The purpose of this survey plat is to depict a boundary line adjustment between lands of 2 Burlington Square Condominium and the City of Burlington.
2. This plat is based on records researched in the city of Burlington, VT land records and a closed loop traverse using a total station completed on 12/27/2020. Accuracy of measurements meet the standards for an urban survey.
3. Distances are shown to the hundreth of a foot and bearings are shown to the nearest second for mathematical closure purposes only.
4. Bearings shown are in refrence to Vermont State Plane North established using dual frequency survey grade GPS observations on site.
5. An attempt has been made to identify or delineate easements, rights of way, lease lands, enchroachment, etc. observed in the field or found in the land records. Additional encumbrances may exist that are not shown on this plat.
6. Map References- Burlington land records map slides 147, 308, 538, 130, 311, 336.
7. Monuments set are 5/8in rebar with aluminum caps "Latitudes Land Survey VT 59685 NH 1005" set in reference to existing grade as noted on plat.

Approval of this lot line adjustment plat does not constitute the creation of a separate parcel or lot. It adjusts the physical location of the common boundary of the adjoining parcels ofr lots. This lot line adjustment has been approved by:

City of Burlington Administrative Officer / Assistant Administrative Officer

Date Zoning Permit #

Legend

- Boundary Line After Adjustment
- Boundary Line Before Adjustment
- Abutter Line Not Surveyed
- Easement Line
- Calculated Point
- Monument To Be Set After Construction
- Monument Found As Noted

Key Deeds
V.269 Pg.143
V.271 Pg.28

CURVE DATA TABLE

CURVE	ARC LENGTH	RADIUS	CHORD LENGTH	CHORD BEARING
C1	38.05'	45.00'	36.93'	S 30°47'35" E
C2	51.99'	116.50'	51.56'	S 19°21'08" E
C3	5.27'	10.00'	5.21'	S 17°02'57" E

Line Data Table

LINE	BEARING	DISTANCE
L1	S 87°49'44" W	12.64'
L2	S 87°49'17" W	18.51'
L3	S 87°48'57" W	9.98'
L4	S 02°21'53" E	6.00'
L5	N 87°38'07" E	2.87'
L6	S 87°42'27" W	4.13'
L7	N 01°57'45" W	23.35'

Lot Line Adjustment / Easement Plat

Lands Of

2 Burlington Square Condominium

77 Pine Street, Burlington, Vermont

and

City of Burlington, VT
Pine Street Right of Way

This plat is my faithfull representation of record evidence, parol evidence, physical site conditions at the time of survey and all other spicific evidence refered to in the notes section and on the plat herein. This plat meets the requirements of VT statute title 27, chapter 17, section 1403.

Date 4/29/2021

Nathan O. Yager VT LLS # 59685

DRAFT

STATE OF VERMONT
NATHAN O. YAGER
No. 59685
LICENSED LAND SURVEYOR
DRAFT

LATITUDES Land Surveying
129B Spruce Street, Burlington, VT
latitudeslandsurveying.com

Date 4/29/2021
Scale 1"=30'
Project #2139