

- Referenced Plats -

- A. "Plan of Property of Thomas & Constance Lumbr, 363 So. Willard St.", revised July 27, 1953 by Hoag & Associates, Inc., Vol. 140 Pg. 439, City Land Records.
- B. "Plat of Survey, Donald M. Mathews & Jeanne L. Pringle-Mathews", dated Feb. 15, 2011 by Civil Engineering Associates, Inc., City Land Records.
- C. "Plan of M.H. Chausse", dated _____ Volume 110, Page 650, City Land Records.

- Legend -

- SUBJECT PROPERTY LINE
- - - OTHER PROPERTY LINE (APPROX.)
- STOCKADE FENCE
- OE --- OVERHEAD ELECTRIC
- OVERHEAD ELEC., TEL. & CABLE
- OVERHEAD TEL.
- UTILITY POLE
- GUY ANCHOR
- IR/IFP IRON ROD/PIPE FOUND
- CMF/MMF CONC./MARBLE MONUMENT FOUND
- CRP CAPPED REBAR PROPOSED
- CRF CAPPED REBAR FOUND
- AB/BG ABOVE / BELOW GRADE

- Survey Notes -

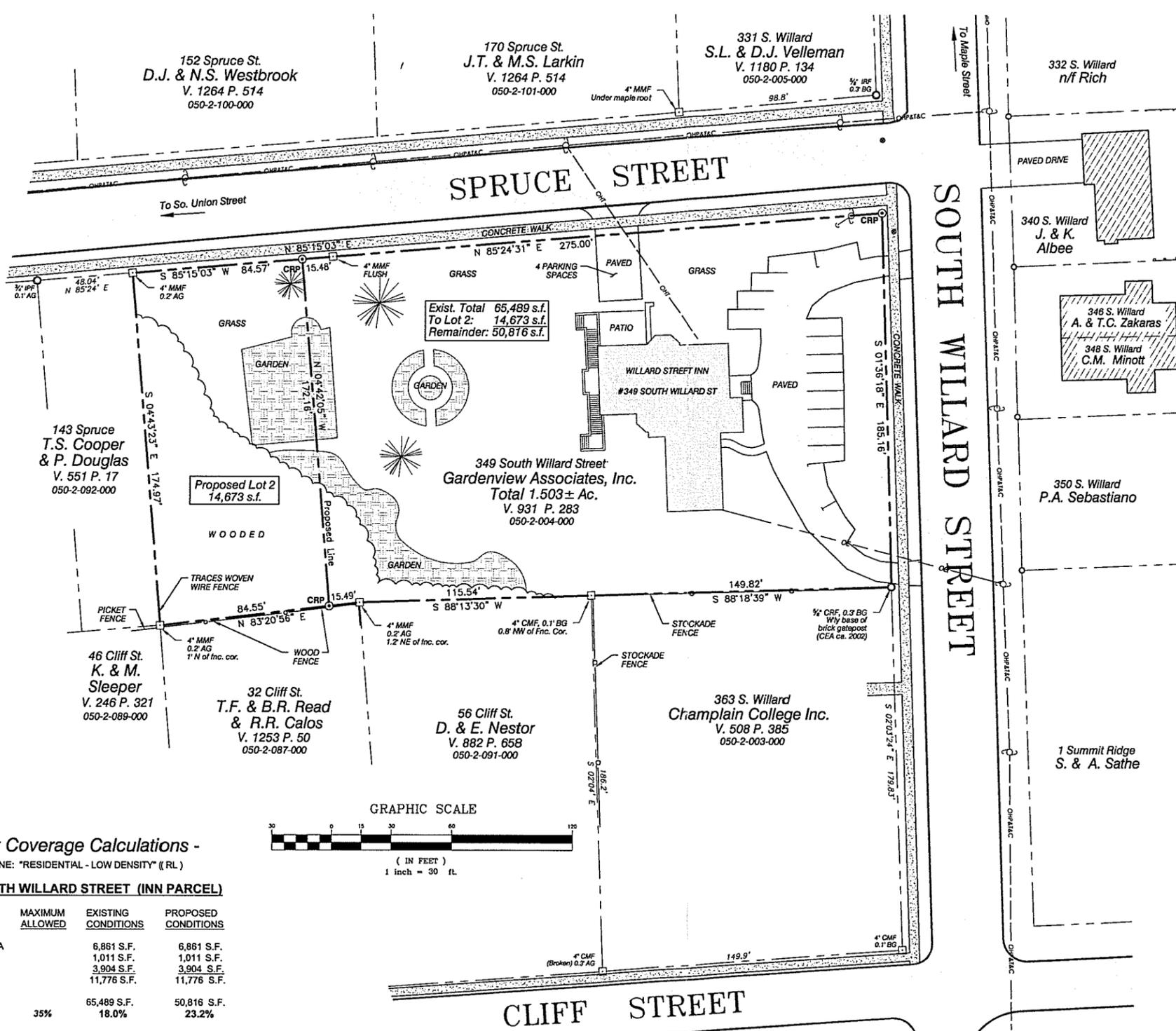
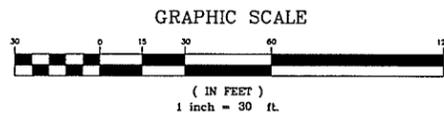
- Purposes of this survey and plat are to: a.) retrace, perpetuate and document the existing boundaries and land area of a parcel of land conveyed to Gardenview Associates, Inc. by deed of Lakeview Associates, Inc. dated August 31, 2005 and recorded in Volume 931 at Page 283 of the City of Burlington Land Records, and b.) depict its proposed subdivision into two (2) parcels as shown.
- Field survey was conducted during September 2015 and consisted of a closed-loop traverse conducted with an electronic total station instrument. Bearings shown are from Grid North, Vermont Coordinate System of 1983, derived from GPS (OPUS) observations on or adjacent to the site. (Reference Frame NAD 83 (2011, Epoch 2010))
- Iron pipes found are described hereon with inside diameters; iron rods with outside diameters. Marble and concrete monuments found are nominally 4" square. All monumentation in good condition unless otherwise noted. Proposed monuments shall consist of 5/8" diameter rebar with aluminum caps marked "Civil Engineering Assocs. - VT LS 597", typically set flush with grade.
- Utilities shown hereon do not purport to constitute or represent ALL utilities located upon or adjacent to the surveyed premises.

- Lot Coverage Calculations -

ZONE: "RESIDENTIAL - LOW DENSITY" (RL)

349 SOUTH WILLARD STREET (INN PARCEL)

	MAXIMUM ALLOWED	EXISTING CONDITIONS	PROPOSED CONDITIONS
WALKS / PARKING AREA		6,861 S.F.	6,861 S.F.
DECK, WALL, PATIO		1,011 S.F.	1,011 S.F.
BUILDING		3,904 S.F.	3,904 S.F.
TOTAL COVERAGE		11,776 S.F.	11,776 S.F.
TOTAL PARCEL		65,489 S.F.	50,816 S.F.
% OF COVERAGE	35%	18.0%	23.2%



GRID NORTH NOTE 2



LOCATION MAP NOT TO SCALE

RECEIVED

JUN 8 2016

SURVEYORS:



CIVIL ENGINEERING ASSOCIATES, INC.
 18 MANSFIELD VIEW LANE, SOUTH BURLINGTON, VT 05403
 802-864-2323 FAX: 802-864-2271 web: www.cea-vt.com
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DRAWN
GAC
 CHECKED
TRC
 APPROVED

DATE	CHECKED	REVISION

Proposed Subdivision
GARDENVIEW ASSOCIATES, INC.
 349 South Willard Street
 Burlington, Vermont

DATE
 NOV. 14, 2015
 ORIGINAL SCALE
 1" = 30"
 PROJ. No.
 15221

DRAWING NUMBER
P1
 SHEET 1 of 1

AutoCAD Projects\2015\15221\1-CADD Files-15221\DWG\15221-SUBDIVISION.dwg, 6/28/2016 10:41:14 AM jmilbank

RECEIVED FOR RECORDING IN THE LAND RECORDS OF THE CITY OF BURLINGTON, VERMONT, AT _____ O'CLOCK ON THE _____ DAY OF _____, 20____.

ATTEST: _____, CITY CLERK

APPROVED BY RESOLUTION OF THE DEVELOPMENT REVIEW BOARD OF THE CITY OF BURLINGTON, VERMONT, ON THE _____ DAY OF _____, 20____, SUBJECT TO THE REQUIREMENTS AND CONDITIONS OF SAID RESOLUTION. SIGNED THIS _____ DAY OF _____, 20____.

BY _____, CHAIRPERSON

To the best of my knowledge and belief this plat depicts the results of a survey conducted by me as described in "Survey Notes" above, based upon our analysis of land records and evidence found in the field. Existing boundaries shown are in substantial conformance with the records, 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
 Not for Recording

