

EXHIBIT A

Lakeview Cemetery
City of Burlington
(formerly a Glebe Lot)

- Survey Notes -

- Purpose of this survey and plat is to depict a lot line adjustment between two properties of BC Community Housing, LLC, resulting in transferring 2.836 acres from 329 North Avenue to 311 North Avenue. The plat also depicts boundaries of neighboring 351 North Avenue, under title of Burlington College. Other property lines shown MAY BE approximate, and are for reference purposes only.
- Land areas shown are calculated to the side line of North Avenue as shown, and to the 93-foot contour of Lake Champlain, representing the recognized "Low Water Mark" of the lake. Submerged lands are subject to certain rights of the public under the so-called "Public Rights Doctrine". Acreage shown does NOT include 1.76 acres of land traversed by the former railroad right-of-way. (See Railroad ROW Note 1.)
- Field survey was conducted during late autumn 2014 and consisted of a closed loop traverse utilizing electronic total station instruments. Bearings shown are from Grid North, Vermont Coordinate System of 1983, based upon our GPS observations at the site.
- Proposed corner markers shall typically consist of 5/8" x 30" steel rebar with aluminum caps or disks stamped "Civil Engineering Assocs. - VT LS 597", typically set flush with existing grade.
- Concrete monuments found are typically 4" square unless otherwise noted. Concrete monuments set (2014) are typically 4" square with aluminum disks stamped "Civil Engineering Assocs. - VT LS 597". Iron pipes found were 1" inside diameter unless otherwise noted. Iron rods found are 5/8" diameter unless otherwise noted.

Grid North
Survey Note 3

- Zoning -

Proposed Lots A & C, and most of Lot B are within the "Waterfront Residential / Medium Density" District (RM-W).
Proposed Lot B westerly of railway ROW is within the "Recreation Green Space" District (RCO-RG).

- Legend of Symbols -

- SUBJECT PROPERTY LINE
- - - OTHER PROPERTY LINE
- RECORD RAILROAD R.O.W.
- EXISTING FENCE (CHAIN LINK)
- EXISTING FENCE (WIRE)
- IRON PIPE / ROD FOUND
- CMF CONCRETE MONUMENT FOUND
- MMF MARBLE MONUMENT FOUND
- ⊥ RAILROAD RAIL (VERT.) FOUND
- CMF CONCRETE MONUMENT FOUND
- CMS CONCRETE MONUMENT SET (2014)
- CAPPED IRON ROD PROPOSED
- AG/BG ABOVE GRADE / BELOW GRADE
- EXISTING UTILITY POLE
- EXISTING LIGHT POLE
- EXISTING GUY WIRE/POLE
- 5 NEW STAKE NUMBERS (NOV. 2015)

- Railroad R.O.W. Notes -

- Proposed Lot B of the surveyed property is traversed by the former right-of-way (R.O.W.) of the Rutland - Canadian Railroad Co., obtained in 1899 from the Stacy Estate (see Commissioners' Award, Vol. 46 Pg. 201). On January 1, 1964, the Rutland Railway Corporation quitclaimed its interests in the R.O.W. to the State of Vermont (Vol. 151 Pages 566 - 576). The R.O.W. is further subject to a Lease Agreement between the State of Vermont and the City of Burlington, dated June 18, 1985 and recorded in Volume 319 at Pages 575 - 587. The land area (1.76 acres) effected by the R.O.W. is NOT included in our survey's summary of Lot C's acreage.
- The former railroad R.O.W. shown hereon is based on geometry abstracted from Commissioners' Award (Vol. 46 Pg. 201), and from Referenced Plats A, C & E. The railroad monuments depicted on Reference Plan E (ca. 1899) were not recovered in the field during our December 2014 survey. The R.O.W.'s exact location may vary upon future discovery of such monuments.
- The R.O.W. width is incorrectly depicted as 82.5' on Reference Plat B. The record width is 79.6' per Reference Plan E and Commissioners' Award (Vol. 46 Pg. 201)

- Location Map -

NOT TO SCALE



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 or lots. This Lot Line Adjustment has been approved by:

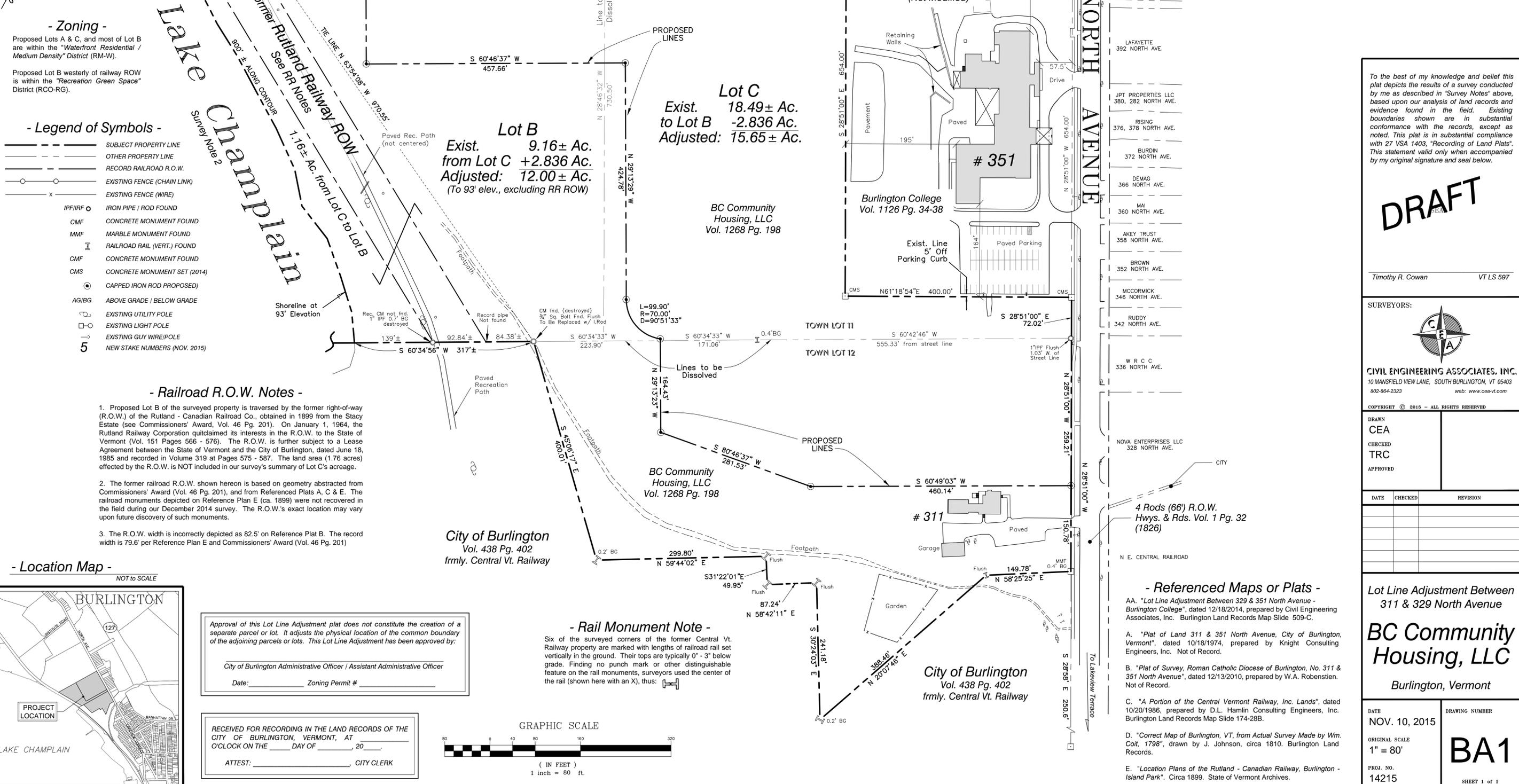
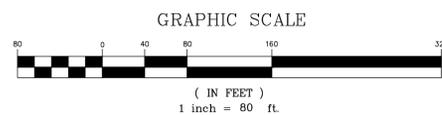
City of Burlington Administrative Officer / Assistant Administrative Officer
Date: _____ Zoning Permit # _____

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

ATTEST: _____ CITY CLERK

- Rail Monument Note -

Six of the surveyed corners of the former Central Vt. Railway property are marked with lengths of railroad rail set vertically in the ground. Their tops are typically 0" - 3" below grade. Finding no punch mark or other distinguishable feature on the rail monuments, surveyors used the center of the rail (shown here with an X), thus: [Symbol]



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 below.

DRAFT

Timothy R. Cowan VT LS 597

SURVEYORS:

CIVIL ENGINEERING ASSOCIATES, INC.
10 MANSFIELD VIEW LANE, SOUTH BURLINGTON, VT 05403
802-864-2323 web: www.cea-vt.com

COPYRIGHT © 2015 - ALL RIGHTS RESERVED

DRAWN	CEA
CHECKED	TRC
APPROVED	

DATE	CHECKED	REVISION

Lot Line Adjustment Between
311 & 329 North Avenue
BC Community Housing, LLC
Burlington, Vermont

DATE	NOV. 10, 2015	DRAWING NUMBER	BA1
ORIGINAL SCALE	1" = 80'	PROJ. NO.	14215
SHEET 1 of 1			

- Referenced Maps or Plats -

- AA. "Lot Line Adjustment Between 329 & 351 North Avenue - Burlington College", dated 12/18/2014, prepared by Civil Engineering Associates, Inc. Burlington Land Records Map Slide 509-C.
- A. "Plat of Land 311 & 351 North Avenue, City of Burlington, Vermont", dated 10/18/1974, prepared by Knight Consulting Engineers, Inc. Not of Record.
- B. "Plat of Survey, Roman Catholic Diocese of Burlington, No. 311 & 351 North Avenue", dated 12/13/2010, prepared by W.A. Robenstien. Not of Record.
- C. "A Portion of the Central Vermont Railway, Inc. Lands", dated 10/20/1986, prepared by D.L. Hamlin Consulting Engineers, Inc. Burlington Land Records Map Slide 174-28B.
- D. "Correct Map of Burlington, VT, from Actual Survey Made by Wm. Coit, 1798", drawn by J. Johnson, circa 1810. Burlington Land Records.
- E. "Location Plans of the Rutland - Canadian Railway, Burlington - Island Park", Circa 1899. State of Vermont Archives.