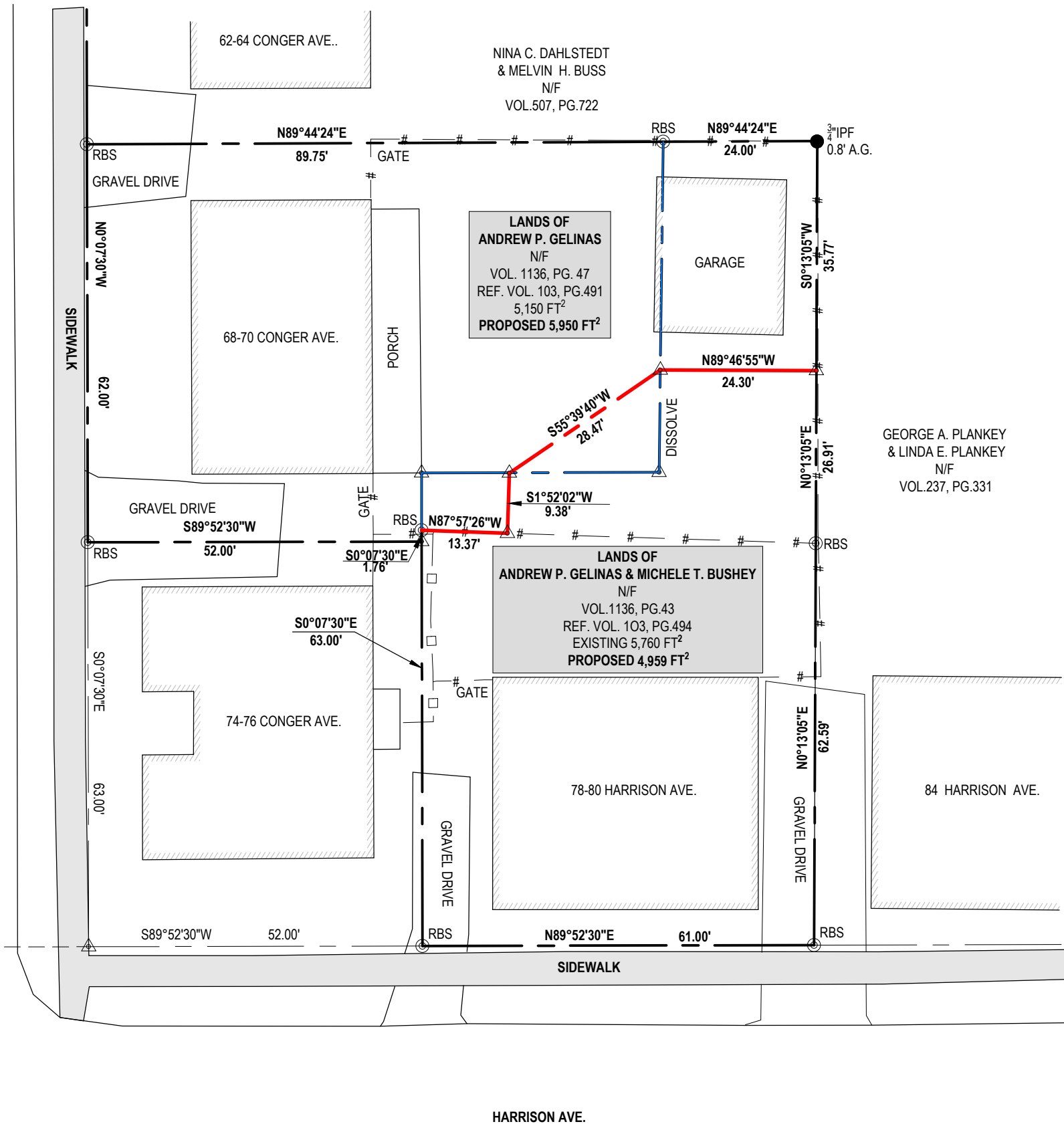




CITY OF BURLINGTON  
(LAKESIDE PARK)

CONGER AVE.



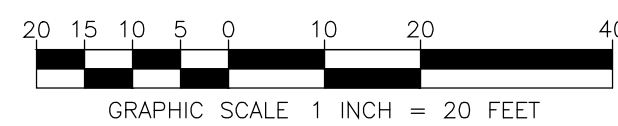
LOCATION PLAN  
N.T.S.

**SURVEY NOTES:**

- BEARINGS SHOWN HEREON WERE GENERATED FROM SURVEY GRADE GPS READINGS COLLECTED WITH A TOPCON HIPER SR GPS RECEIVER ON RANDOM CONTROL POINTS AND ADJUSTED TO VT GRID NAD83(2011) USING REAL TIME KINEMATIC CORRECTIONS FROM A VIRTUAL REFERENCE STATION GENERATED BY THE VERMONT CORS NETWORK.
- NO ATTEMPT HAS BEEN MADE TO LOCATE OR IDENTIFY ANY EASEMENTS OR RIGHTS OF WAYS UNLESS OTHERWISE SHOWN ON THIS PLAN.
- A CLOSED TRAVERSE SURVEY WAS COMPLETED IN OCTOBER, 2020 USING A LEICA TOTAL STATION. THE RESULTING ERROR MEETS OR EXCEEDS THE MINIMUM REQUIRED STANDARDS FOR A SUBURBAN SURVEY AS ESTABLISHED BY THE VERMONT BOARD OF LAND SURVEYORS.
- ALL EVIDENCE OF MONUMENTATION FOUND ON THE SURVEYED PREMISES IS SHOWN HEREON. MONUMENTATION FOUND IS CONSIDERED TO BE IN GOOD AND STABLE CONDITION UNLESS OTHERWISE NOTED. ALL IRON PIPE DIMENSIONS PERTAIN TO INSIDE DIAMETER UNLESS OTHERWISE NOTED.
- THE RIGHT OF WAY WIDTH FOR CONGER AVE AND HARRISON AVE OF 50 FEET IS BASED ON PREVIOUS SURVEYS OF RECORD, SURVEY REF. #1 AND MONUMENTATION FOUND.
- ALL AREA CALCULATIONS ARE BASED ON THE EDGE OF THE RIGHTS OF WAY OF SAID ROAD AND NOT THE CENTERLINE THEREOF.
- ALL REBARS SET ARE 5/8" WITH A CAP STAMPED M.GERVAIS VTL5 735 AND ALL MONUMENTATION FOUND IS AS NOTED.
- UNAUTHORIZED ALTERATIONS AND/OR MODIFICATIONS TO THIS PLAN SHALL INVALIDATE ANY AND ALL CERTIFICATIONS MADE BY BARNARD & GERVAIS, LLC AND FURTHER ANY PARTIES INVOLVED IN SAID ALTERATIONS AND/OR MODIFICATIONS SHALL BE HELD LIABLE AND MAY BE PROSECUTED IN A COURT OF LAW.
- BARNARD AND GERVAIS, LLC MAKES NO WARRANTIES THAT ALL ENCUMBRANCES THAT EXIST FOR THE SUBJECT PARCEL ARE SHOWN HEREON. ADDITIONAL ENCUMBRANCES THAT MAY EXIST INCLUDE, BUT ARE NOT LIMITED TO, WETLANDS, WELL AND SEPTIC ISOLATION ZONES, HAZARDOUS WASTE SITES AND/OR BROWNFIELDS WITH ASSOCIATED ISOLATION ZONES.

**LEGEND**

- PROJECT BOUNDARY LINES
- PROPOSED ADJUSTED BOUNDARY
- ABUTTING BOUNDARY LINES
- RBF REBAR FOUND
- IPF IRON PIPE FOUND
- CMF CONCRETE MONUMENT FOUND
- RBS REBAR SET
- CALCULATED CORNER
- ABOVE GRADE
- BELOW GRADE
- NOW OR FORMERLY
- CHAIN LINK FENCE
- WOODEN FENCE



**SURVEY REFERENCES:**  
 1. "PLAN OF SUBDIVISION OF DWELLING PROPERTIES OF THE QUEEN CITY COTTON COMPANY AT LAKESIDE, BURLINGTON, VERMONT" DATED MAY 1937 PREPARED BY H.M. MCINTOSH, C.E. AND RECORDED IN VOL. 110, PG. 223 OF THE CITY OF BURLINGTON LAND RECORDS.

**PARCEL INFORMATION**  
 68-70 CONGER AVE 78-80 HARRISON AVE  
 SPAN: 114-035-19523 SPAN: 114-035-19526  
 PARCEL ID: 057-1-024.000 PARCEL ID: 057-1-027.000

I CERTIFY THAT, TO THE BEST OF MY KNOWLEDGE, THIS PLAN IS BASED ON INFORMATION ABSTRACTED FROM PERTINENT DEEDS AND/OR OTHER OFFICIAL RECORDS AND CONFORMS TO THE REQUIREMENTS OF 27 VSA § 1403.

DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2021.

L.S. 735

RECEIVED FOR RECORD IN THE CITY OF BURLINGTON  
 THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2021  
 MAP BOOK \_\_\_\_\_ PAGE \_\_\_\_\_ SHEET \_\_\_\_\_  
 AT \_\_\_\_\_ O'CLOCK \_\_\_\_\_ MINUTES \_\_\_\_\_ M  
 AND RECORDED IN BURLINGTON VERMONT  
 ATTEST \_\_\_\_\_ CITY CLERK

DATE	DESCRIPTION	BY
<b>BARNARD &amp; GERVAIS, LLC</b> Land Surveying Water & Wastewater Environmental Consulting		
167 Main Street, P.O. Box 820 Enosburg Falls, VT 05450 Telephone: (802) 933-5188		10923 VT Route 116, P.O. Box 133 Hinesburg, VT 05461 Telephone: (802) 483-2597
<b>LANDS OF ANDREW P. GELINAS &amp; MICHELE T. BUSHEY</b>		PROJECT NO. 20130
CONGER AVE & HARRISON AVE, CITY OF BURLINGTON, VERMONT		DATE: 3-30-2021
<b>BOUNDARY LINE ADJUSTMENT SURVEY PLAT</b>		SCALE: 1" = 20'
THESE PLANS WITH LATEST REVISIONS SHOULD ONLY BE USED FOR THE PURPOSE SHOWN BELOW.		SURVEY: TW, DW
<input checked="" type="checkbox"/> SKETCH/CONCEPT	<input type="checkbox"/> PRELIMINARY	<input type="checkbox"/> FINAL LOCAL REVIEW
		CHECKED: MG
		DRAWN: RG
		DRAWING NO. PL-1
		SHEET 1 OF 1

DRAFT