

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

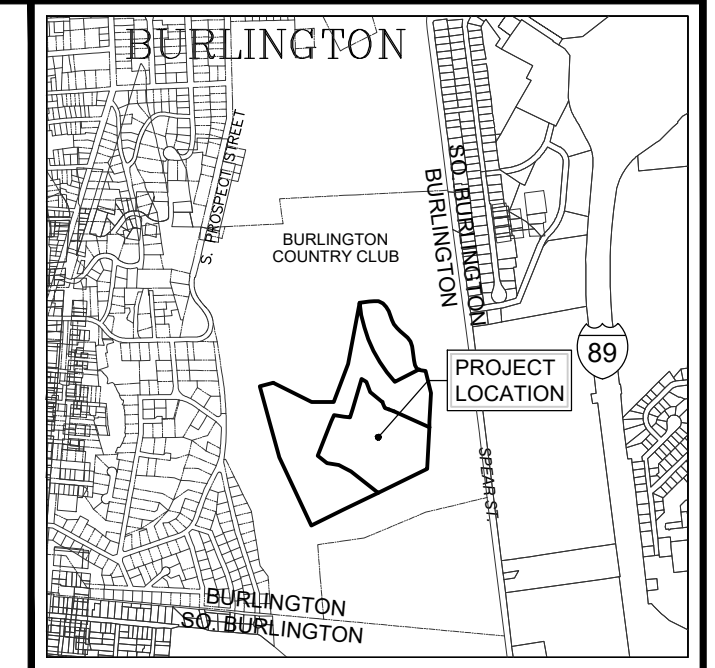
ATTEST: _____, TOWN/CITY CLERK

- Lot Coverage Calculations -

Zone: RCO - Recreation / Greenspace

570 South Prospect Street - Parcel ID 006-1-001-001

	Existing Parcel	Proposed Lot 1	Proposed Lot 2
	33.47 AC.	28.85 AC.	4.62 AC.
Total Coverage	40,405 S.F.	40,405 S.F.	8,830 (MAX.)
Total Parcel	1,458,121 S.F.	1,256,765 S.F.	201,356 S.F.
Non Developable (slope > 15%)	295,364 S.F.	245,836 S.F.	49,483 S.F.
50% reduction	147,682 S.F.	122,918 S.F.	24,741 S.F.
Buildable Area	1,310,439 S.F.	1,133,847 S.F.	176,615 S.F.
% of Coverage	3.08%	3.56%	5% (MAX.)



LOCATION MAP

NOT to SCALE

- Referenced Maps or Plats -

- A. "Burlington Country Club Corp., Fairholt Associates L.P. II, The Fairholt Partnership & Amy E. Tarrant" dated 08/14/12. Prepared by Button Professional Land Surveyors, PC.
- B. "Boundary Line Adjustment Between Properties of Amy Tarrant and Hardacre Real Estate Holding, LLC" Dated December 2020, Prepared by Civil Engineering Associates, Inc.

- Survey Notes -

1. Purpose of this plat is to depict a two lot subdivision on the property of Amy Tarrant, resulting in 2 lots. Other property lines shown MAY BE approximate, and are for reference purposes only.
2. 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.
4. Proposed corner markers set shall typically consist of 5/8" x 30" steel rebar or 4" square concrete monuments with aluminum caps or disks stamped "Civil Engineering Assocs. - VT LS 597", typically set flush with existing grade.
5. Concrete monuments found are typically 4" square unless otherwise noted. Iron pipes found are 1" inside diameter unless otherwise noted. Iron rods found are 5/8" diameter unless otherwise noted.

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 # _____

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.

Timothy R. Cowan

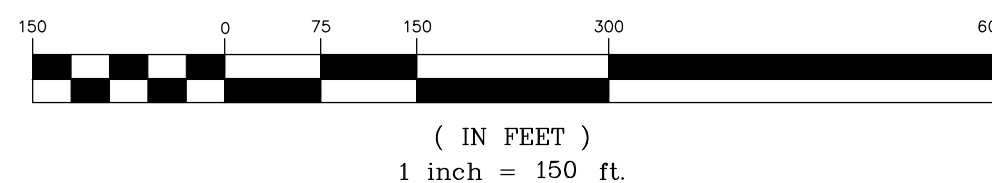
VT LS 597

ORIGINAL INK on MYLAR

- Legend -

- IPF/IRF ○ IRON PIPE/ROD FOUND
- PROPERTY CORNER
- PROPERTY CORNER DISSOLVED
- UTILITY POLE
- EXISTING PROPERTY LINE
- NEW PROPERTY LINE
- PROPERTY LINES TO BE DISSOLVED
- SETBACK LINE
- TIE LINE
- BUILDING ENVELOPE
- PROPOSED EASEMENT
- PROPOSED PROPERTY CORNER

GRAPHIC SCALE



Drawn by	MAB	Date	12/01/2021
Checked by	JLM	Scale	1" = 150'
Approved by		Project No.	20156

PROPOSED 2 LOT SUBDIVISION
AMY TARRANT
570 SOUTH PROSPECT STREET
BURLINGTON VERMONT

CIVIL ENGINEERING ASSOCIATES, INC.
10 MANSFIELD VIEW LANE, SOUTH BURLINGTON, VT 05403
802-864-2323 FAX: 802-864-2271 web: www.cea-vt.com
COPYRIGHT © 2021 - ALL RIGHTS RESERVED

P1
SHEET 1 of 1