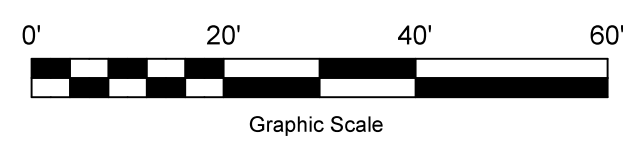


- Notes
- The purpose of this boundary subdivision plat is to divide the lands owned by Marc and Jessica Valin located at 90 Cottage Grove Road into two parcels, 90 Cottage Grove and 94 Cottage Grove. Parcel 90 will consist of deeded parcel A4, V.902 Pg.166 and deeded parcel 1/14, V.951 Pg.714. Parcel 94 will consist of deeded parcel 1/15, V.951 Pg.714, deeded parcel 2, V.951 Pg.714, and deeded parcel B, V.902 Pg.166.
- This plat is based on records researched in the city of Burlington, VT, land records and a closed loop traverse using a total station in combination with survey grade GPS measurements completed on 9/9/2020. Accuracy of measurements meet the standards for an urban survey.
  - Distances are shown to the hundredth of a foot and bearings are shown to the nearest second for mathematical closure purposes only.
  - Bearings shown are in reference to Vermont State Plane North established using dual frequency survey grade GPS observations on site.
  - An attempt has been made to identify or delineate easements, rights of way, lease lands, encroachment, etc. observed in the field or found in the land records. Additional encumbrances may exist that are not shown on this plat.
  - Map references: survey plat slide numbers in the Burlington land records: V.120 P.647, V.140 P.129, V.140 P.418, V.134 P.183, slide 335, slide 431.
  - Capped rebar set are 5/8" dia with aluminum cap "Latitudes Land Survey VT59685 NH1005" set as noted to existing grade.
  - All parcels are in zoning district RL (Residential-Low Density).
  - This plat is not a claim of compliance with state or local wastewater or potable water regulations.

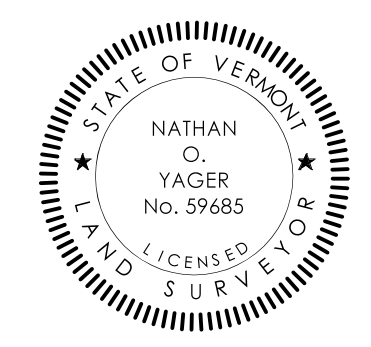
- Legend
- Rebar Set
  - Pipe Found As Noted
  - Wood Fence
  - Metal Fence
  - Utility Pole
  - Boundary Subdivision Line
  - Boundary Line
  - Calculated Point



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

**Draft For Permitting**

Nathan O. Yager VT LLS # 59685 Date 9/9/2020



Boundary Subdivision  
Lands Of  
**Marc & Jessica Valin**  
90 Cottage Grove Road,  
Burlington, Vermont

**LATITUDES Land Surveying**  
1 Mill St. Suite 169, Burlington, VT  
latitudeslandsurveying.com

Date  
9/9/2020  
Scale  
1"=20'  
Project  
#02717