

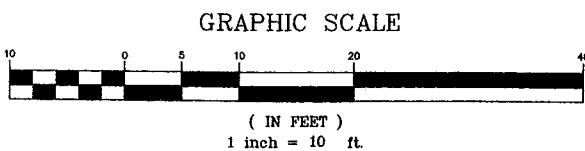
LOCATION PLAN N.T.S.



CITY OF BURLINGTON
N/F
VOL.438, PG.402
PARCEL I.D.
043-3-186-000

LEGEND

	Subject Tract Property Line
	Stone Wall
	Apparent Property Line
	Sideline of Easement
	IPF
	RPB
	5/8" Rebar SET VT711
	Calculated Point
	GMP
	Granite Monument Found
	MMF
	Marble Monument Found
	CMF
	Concrete Monument Found
	Utility Pole
A.G.	Above Existing Grade
B.G.	Below Existing Grade
N/F	Now or Formerly
Vol.180, Pg.370	Land Records Volume / Page
(100.00)	Distance from Deeds or Surveys of Record



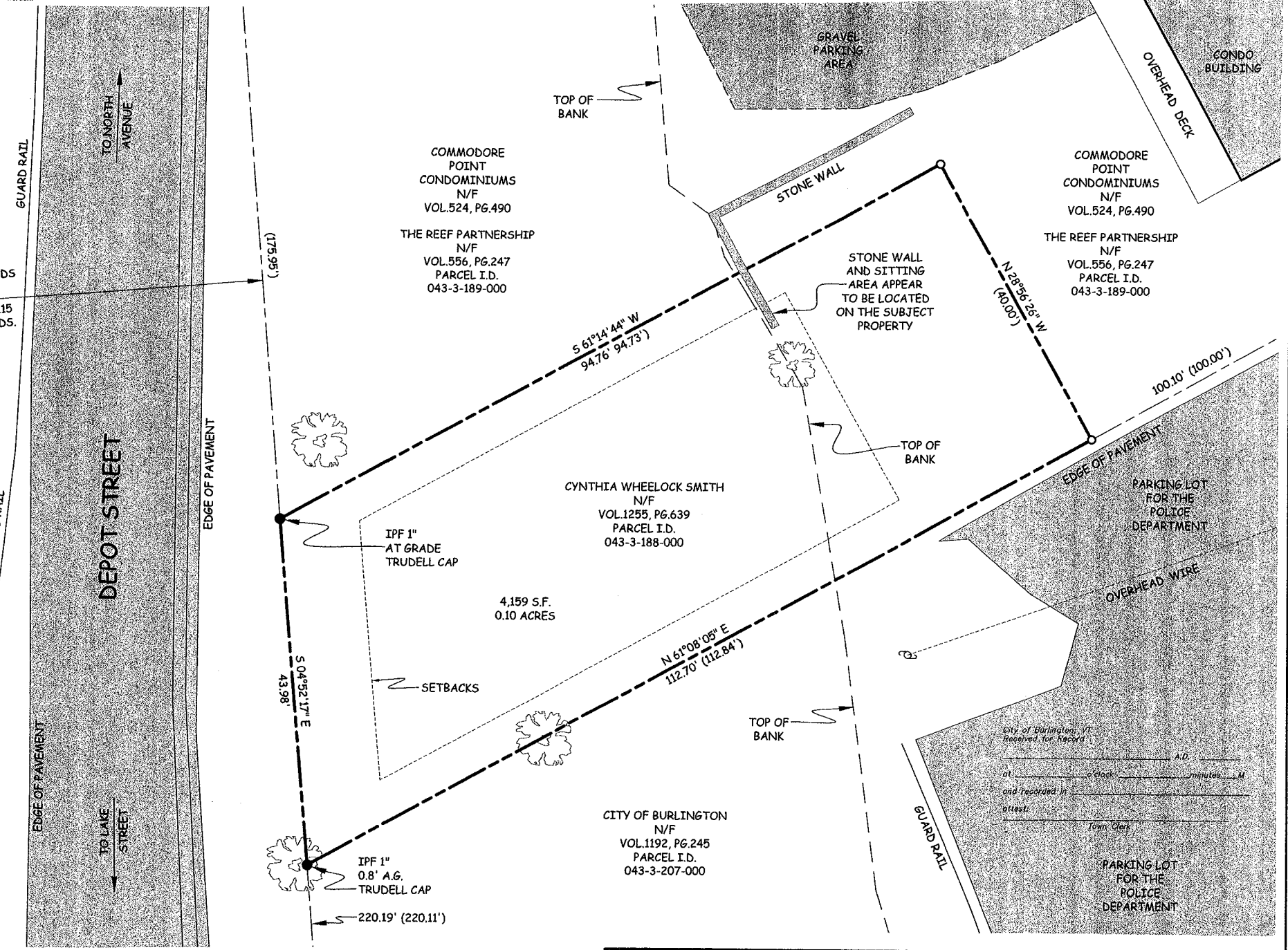
General Survey Notes:

- This Boundary Survey has been compiled from field surveys and record evidence including the following plots:
 - "Commodore Point, 1-45 North Ave. Burlington, Vt., 22-28 Sherman St., Burlington, Vt., Boundary Plot", by Trudell Consulting Engineers, Inc., dated 9-7-83 and recorded in slide #286 E of the City of Burlington Land Records.
 - "A Portion of the Central Vermont Railway, Inc. Lands, Burlington, Vermont", by Donald L. Hamlin Consulting Engineers, Inc., dated 10-1-81 and recorded in slides #241A & #241B of the City of Burlington Land Records.
 - "Lot Plan, Breakwater Condominiums, Burlington, Vermont", by Krebs & Lansing Consulting Engineers, Inc., dated January 21, 83 and recorded in slide #131 of the City of Burlington Land Records.
- This Boundary Survey is required to meet the standards of the Vermont Statute Title 27, Section 1403, (A) through (E).
- The improvements shown hereon were located by a survey on the ground completed on 11-11-14 & 11-12-14.
- This survey revealed boundary inconsistencies between recorded and physical boundary evidence pertinent to this property. These inconsistencies are shown hereon.

- Survey methods employed and the resulting error of closure/precision ratio, meet or exceed minimum precision requirements for suburban surveys as outlined in "Standards for the Practice of Land Surveying" adopted by the Vermont Board of Land Surveyors effective 1-7-13. A random traverse control loop was established using a Trimble S6 Total Station in unison with a Trimble TSC2 Data Collector.
- The measurements and information produced by this survey and shown hereon may contrast from recorded survey information due to differences in orientation, declination or methods of measurement.
- The premises shown and described hereon may be subject to existing buried utilities, easements, rights-of-way, restrictions, covenants, permits, regulations, and/or setback lines which may not be recorded in the public records. Clear evidence of an easement or restriction of record or evidence of easements and structures which are readily apparent from a casual above-ground view, are delineated hereon. No liability is assumed by the undersigned for any loss associated with the existence of any undiscovered easements or restrictions on the use of the property which are not shown of record or are not readily apparent.

- The right-of-way width of 66' feet, Four rods for Depot Street is based on physical evidence and previous. The original survey bill for this road was not recovered in the City of Burlington Land Records.
- The diameters of existing monumentation shown on this plan reflect outside diameter dimensions unless otherwise noted.
- Iron pin boundary markers shown hereon as "SET" or "to be SET" are 5/8" diameter reinforcing steel, 40" long, crowned with an aluminum surveyor's cap set by a Vermont licensed land surveyor at the discretion of the property owner / developer. The placement of these markers may be necessary to satisfy the conditions of the Zoning / Planning / Development Review Board's approval.
- North orientation (base of bearings) is based on survey grade RTK (Real Time Kinematic) GPS observations made on 11-11-14 utilizing a Trimble R8 GNSS receiver. The transmitting base station was the University of Vermont CORS (Continuously Operating Reference Station) station. The resultant horizontal datum is NAD 83 (CORS).
- Only deeds, plats, and plans of public record, which were properly indexed in the City of Burlington Land Records have been reviewed, examined and utilized for the purpose of this survey.

- The descriptions of these lands and the physical evidence located and existing on the ground were compared and analyzed to conclude a final boundary opinion most indicative of the original intent of the conveyances and in harmony with existing physical boundary evidence. Where conflicts between physical boundary evidence and written record evidence are substantial, deeds and/or documents should be executed to eliminate any color of title or conflict. No bounds shown herein are determined via the legal theory of Adverse Possession. This is a determination to be made by a court entrusted with authority to do so. Evidence, which could be determined to be potential adverse possession and/or indicate a prescriptive right, if reasonably apparent, is shown herein. To that extent, this plot of survey may be subject to any unidentified claims or rights. Assumptions for correctness and accuracy are indicated on this plot of survey.
- This survey is certified to Cynthia W. Smith for the single purpose of settling her boundary lines. No liability is assumed by the undersigned for any loss associated with the use of this survey other than the said purpose.
- The location of setbacks shown hereon, are based on information provided by the client.
- This is an original Mylar.



Information shown on this property plat is a faithful portrayal of circumstances pertinent to the subject property. A collaboration of field, parcel and pertinent record evidence was used in the analysis of boundary conclusions shown hereon. This property plat complies with the requirements of Vermont Statute Title 27, Section 1403, (A) through (E), to the best of my knowledge and belief.

Jason M. Dattilio 12/15/14
Jason M. Dattilio, L.S. VT #711 Dated



DATE	REVISION	RECORD DRAWING	PRELIMINARY
11-12-14		<input checked="" type="checkbox"/>	<input type="checkbox"/>
SURVEYORS	JMD-JP-MS	<input type="checkbox"/>	SKETCH/CONCEPT
DRAWN	MSC/JMD		
CHECKED Closure	LHA/JMD	20 Kimball Ave. Suite 203N South Burlington VT 05403 802-863-1812 1 Lake Street St. Albans, VT 05478 804-8555 1-800-570-0665 www.bapls.com	
SCALE	1"=10'	© This Material is Copyrighted	

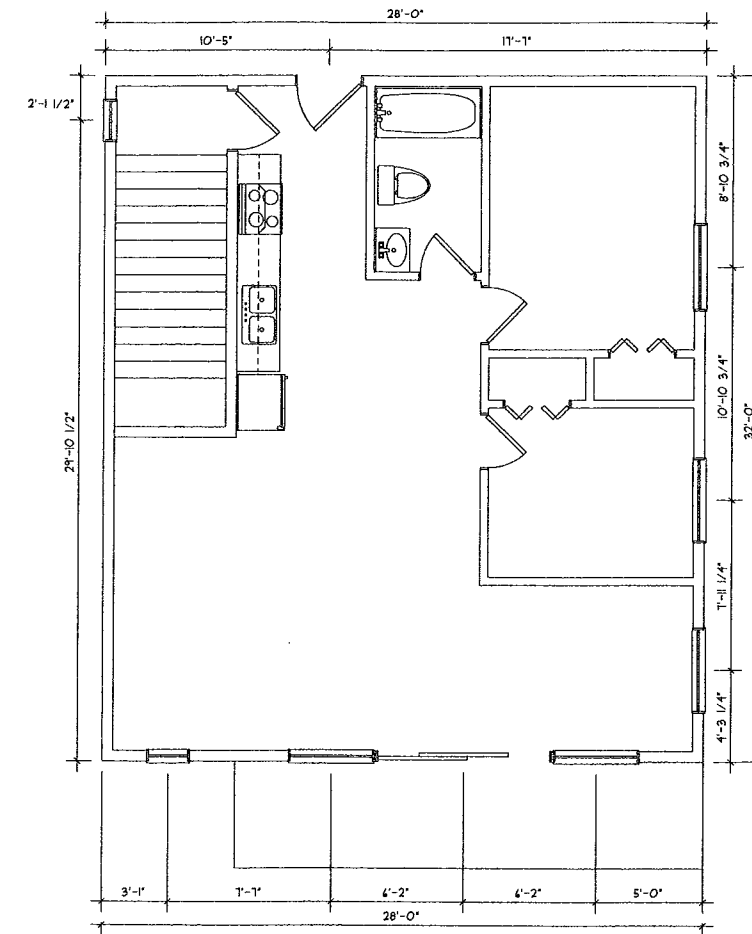
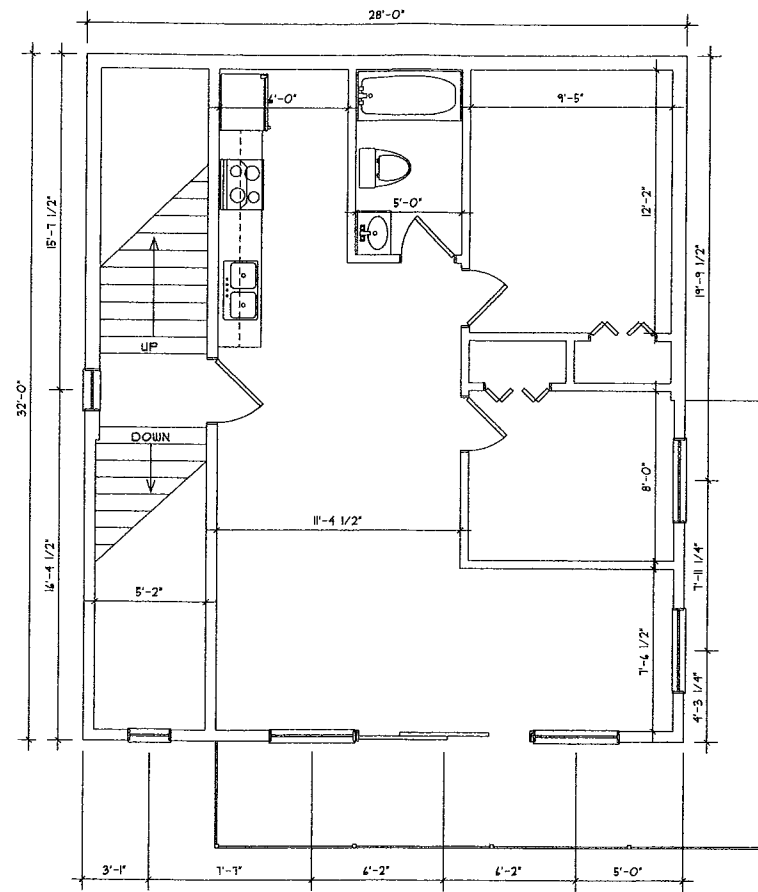
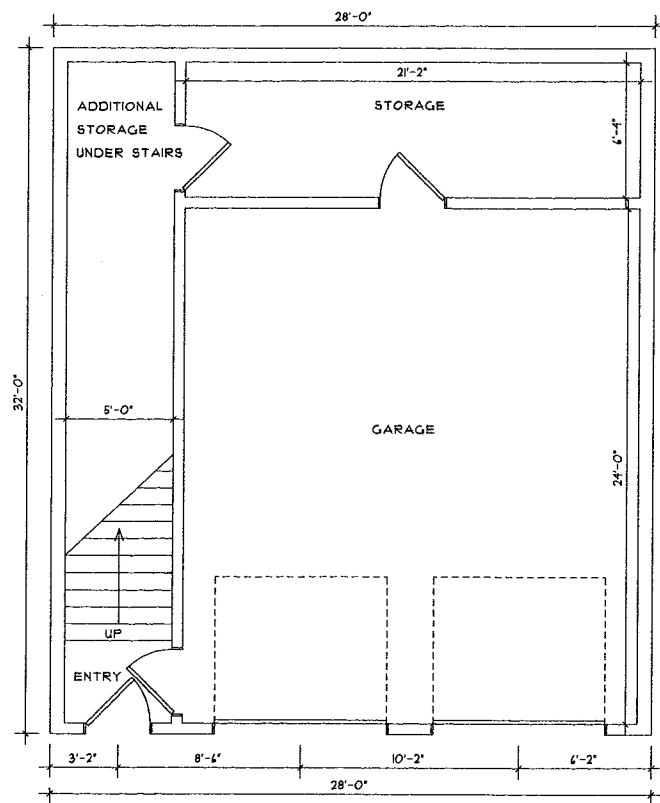
BOUNDARY SURVEY

Lands of
CYNTHIA WHELLOCK SMITH

Volume 1255, Page 639
31 North Avenue, City of Burlington, Vermont

Date of Plot 11-13-14
JOB# BURLO153
FILE WORKDWG
PLAN SHEET # 10f1

Repro, Winoski, VT hereby certifies this map was reproduced according to state specifications.
C. F. Fiegel



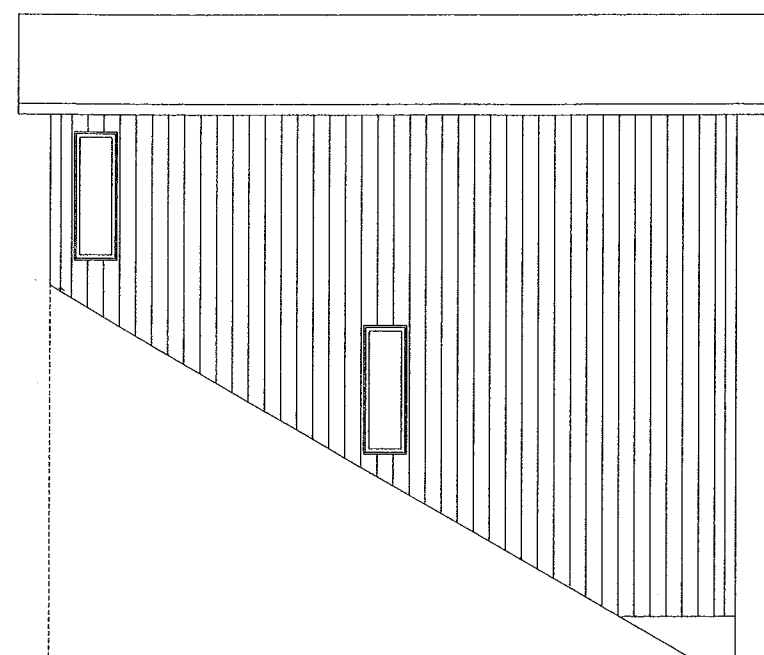
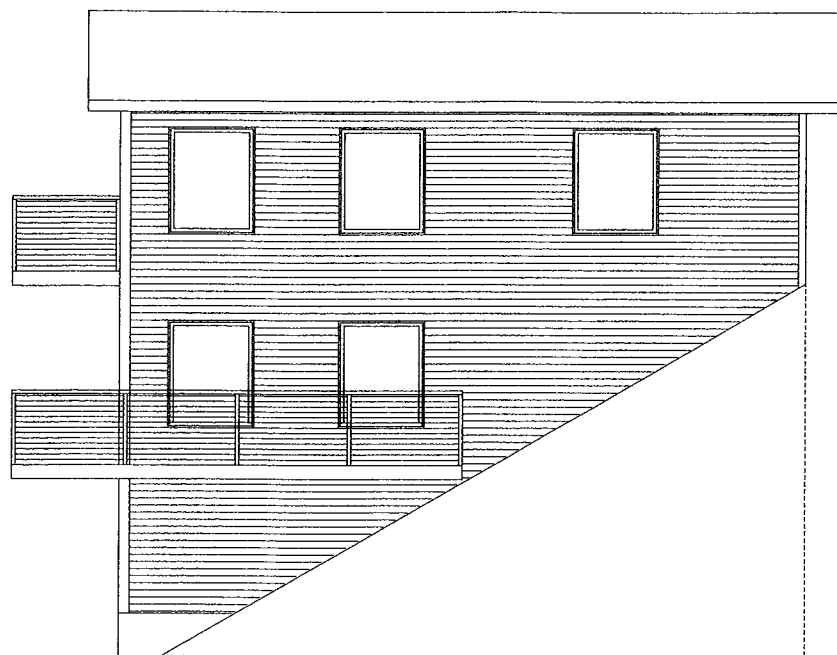
REVISIONS	BY

PROVIDING QUALITY, SERVICE & VALUE SINCE 1888
Allenlumber co

SMITH

DRAWN :
 TRL
 CHECKED :
 DATE : 10/06/14
 SCALE : 1/4" = 1'
 JOB NO. :
 SHEET

A-1



REVISIONS	BY

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SMITH

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