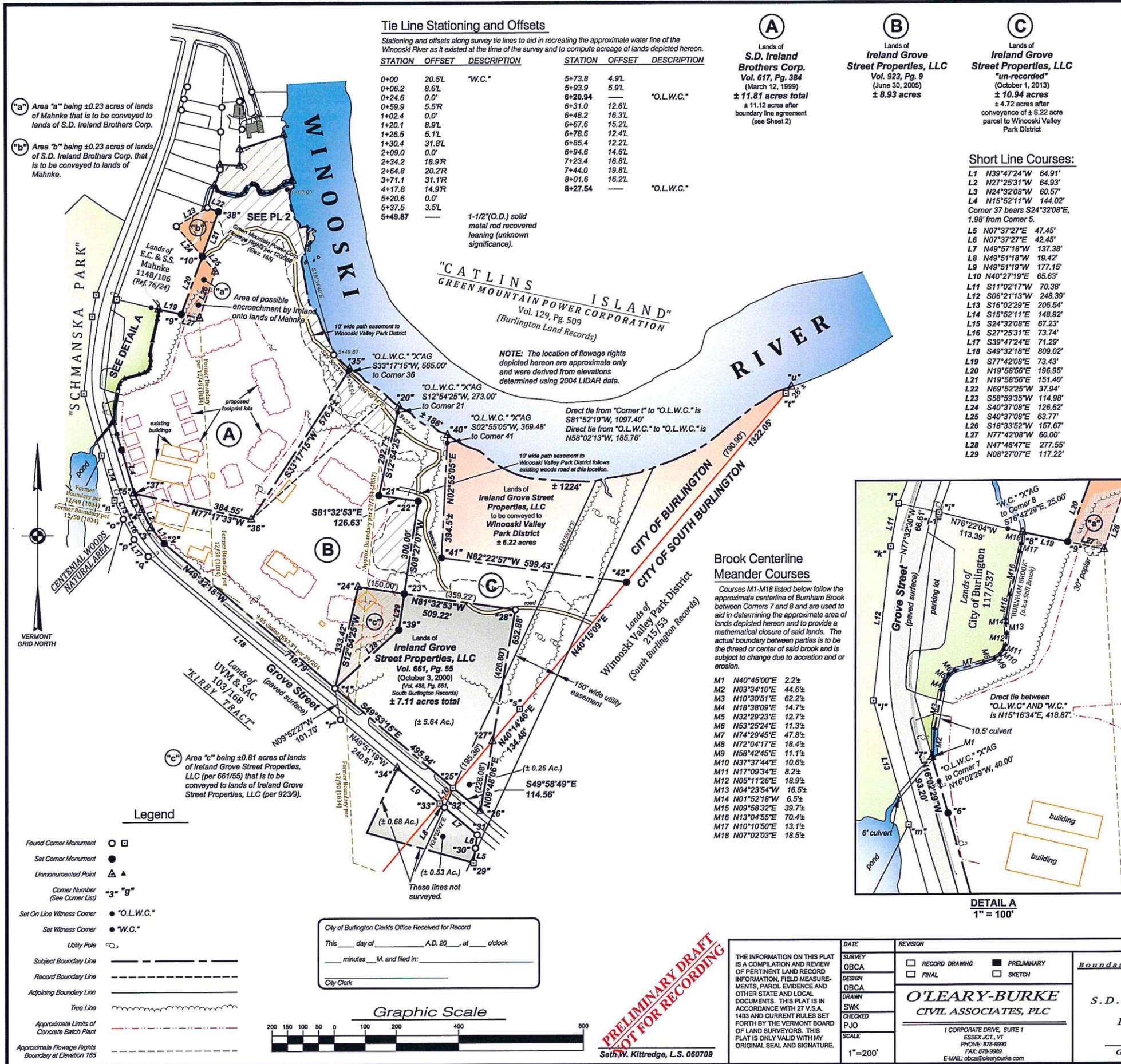


THIS IS AN ORIGINAL MYLAR



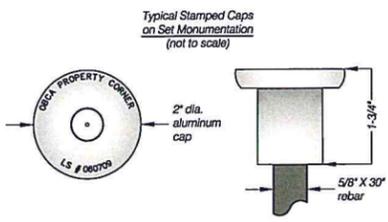
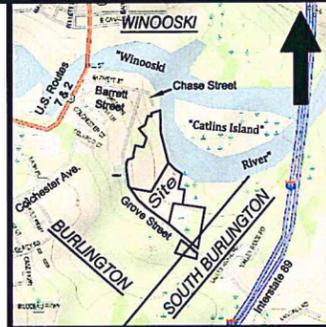
Tie Line Stationing and Offsets

Stationing and offsets along survey tie lines to aid in recreating the approximate water line of the Winooski River as it existed at the time of the survey and to compute acreage of lands depicted hereon.

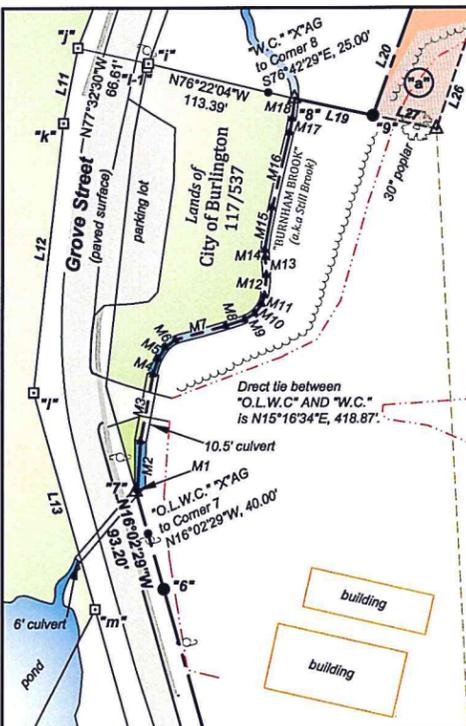
STATION	OFFSET	DESCRIPTION	STATION	OFFSET	DESCRIPTION
0+00	20.5L	"W.C."	5+73.8	4.9L	
0+06.2	8.6L		5+93.9	5.9L	
0+24.6	0.0'		6+20.94	—	"O.L.W.C."
0+59.9	5.5R		6+31.0	12.6L	
1+02.4	0.0'		6+48.2	16.3L	
1+20.1	8.9L		6+67.6	15.2L	
1+30.5	3.0'		6+78.6	12.4L	
1+26.5	5.1L		6+85.4	12.2L	
1+30.4	31.8L		6+94.6	14.6L	
2+09.0	0.0'		7+23.4	16.8L	
2+34.2	18.9R		7+44.0	19.8L	
2+64.8	20.2R		8+01.6	16.2L	
3+71.1	31.1R		8+27.54	—	"O.L.W.C."
4+17.8	14.9R				
5+20.6	0.0'				
5+37.5	3.5L				
5+49.87	—				

- (A)** Lands of **S.D. Ireland Brothers Corp.**
Vol. 617, Pg. 384
(March 12, 1999)
± 11.81 acres total
± 11.12 acres after boundary line agreement (see Sheet 2)
- (B)** Lands of **Ireland Grove Street Properties, LLC**
Vol. 923, Pg. 9
(June 30, 2005)
± 8.93 acres
- (C)** Lands of **Ireland Grove Street Properties, LLC**
"un-recorded"
(October 1, 2013)
± 10.94 acres
± 4.72 acres after conveyance of ± 6.22 acre parcel to Winooski Valley Park District

- ### Short Line Courses:
- L1 N39°47'24"W 64.91'
 - L2 N27°25'31"W 64.93'
 - L3 N24°32'08"W 60.57'
 - L4 N15°52'11"W 144.02'
 - Corner 37 bears S24°32'08"E, 1.98' from Corner 5.
 - L5 N07°37'27"E 47.45'
 - L6 N07°37'27"E 42.45'
 - L7 N49°57'18"W 137.38'
 - L8 N49°51'18"W 19.42'
 - L9 N49°51'19"W 177.15'
 - L10 N40°27'19"E 65.63'
 - L11 S11°02'17"W 70.38'
 - L12 S06°21'13"W 248.39'
 - L13 S16°02'29"E 206.54'
 - L14 S15°52'11"E 148.92'
 - L15 S24°32'08"E 67.23'
 - L16 S27°25'31"E 73.74'
 - L17 S39°47'24"E 71.29'
 - L18 S49°32'18"E 809.02'
 - L19 S77°42'08"E 73.43'
 - L20 N19°58'56"E 196.95'
 - L21 N19°58'56"E 151.40'
 - L22 N69°52'25"W 37.94'
 - L23 S58°59'35"W 114.98'
 - L24 S40°37'08"E 126.62'
 - L25 S40°37'08"E 63.77'
 - L26 S18°33'52"E 157.67'
 - L27 N77°42'08"E 60.00'
 - L28 N47°46'47"E 277.55'
 - L29 N08°27'07"E 117.22'



- ### Corner List:
- NOTE: (O.D.) indicates outside diameter of applicable monument.
NOTE: Set on line witness corners and set witness corners are 5/8" rebar with height above grade in inches delineated on the plat.
CORNER 1: 5/8" rebar with brass cap recovered flush with grade.
CORNER 2: 5/8" rebar TO BE SET.
CORNER 3: Unmonumented point
CORNER 4: Unmonumented point
CORNER 5: Unmonumented point
CORNER 6: 5/8" rebar TO BE SET
CORNER 7: Unmonumented point at the intersection of the center of Burnham Brook and the easterly line of Grove Street.
CORNER 8: Unmonumented point in the approximate center of Burnham Brook.
CORNER 9: 5/8" rebar TO BE SET.
CORNER 10: 5/8" rebar TO BE SET.
CORNER 20: Unmonumented point
CORNER 21: 5/8" rebar TO BE SET
CORNER 22: 5/8" rebar TO BE SET
CORNER 23: 5/8" rebar TO BE SET
CORNER 24: Unmonumented point
CORNER 25: 8"X8" concrete bound recovered flush with grade with an aluminum cap stamped "No. 47".
CORNER 26: Unmonumented point
CORNER 27: Unmonumented point
CORNER 28: 1-1/2"(O.D.) metal pipe recovered 2" below grade.
CORNER 29: "Red Stone" recovered 3" below grade.
CORNER 30: 5/8" rebar recovered 2" above grade with a 2" aluminum cap.
CORNER 31: 3/4"(O.D.) metal pipe recovered flush with grade.
CORNER 32: 5/8" rebar recovered 12" below grade with a 3-1/4" brass cap. This corner also marks the west line of the 150' wide utility easement depicted hereon.
CORNER 33: 6"X6" concrete bound recovered 24" below grade with an aluminum disk stamped "No. 46".
CORNER 34: Unmonumented point
CORNER 35: Unmonumented point
CORNER 36: Unmonumented point
CORNER 37: Unmonumented point
CORNER 38: 5/8" rebar TO BE SET
CORNER 39: 5/8" rebar TO BE SET
CORNER 40: Unmonumented point
CORNER 41: 5/8" rebar TO BE SET
CORNER 42: 5/8" rebar TO BE SET



- ### Brook Centerline Meander Courses
- Courses M1-M18 listed below follow the approximate centerline of Burnham Brook between Corners 7 and 8 and are used to aid in determining the approximate area of lands depicted hereon and to provide a mathematical closure of said lands. The actual boundary between parties is to be the thread or center of said brook and is subject to change due to accretion and/or erosion.
- M1 N40°45'00"E 2.2'
 - M2 N03°34'10"E 44.6'
 - M3 N10°30'51"E 62.2'
 - M4 N18°38'09"E 14.7'
 - M5 N32°29'23"E 12.7'
 - M6 N53°25'24"E 11.3'
 - M7 N74°29'45"E 47.8'
 - M8 N72°04'17"E 18.4'
 - M9 N58°42'45"E 11.1'
 - M10 N37°37'44"E 10.6'
 - M11 N17°09'34"E 8.2'
 - M12 N05°11'26"E 18.9'
 - M13 N04°23'54"W 16.5'
 - M14 N01°52'18"W 6.5'
 - M15 N09°58'32"E 39.7'
 - M16 N13°04'55"E 70.4'
 - M17 N10°10'50"E 13.1'
 - M18 N07°02'03"E 18.5'

- ### Legend
- Found Corner Monument:
 - Set Corner Monument:
 - Unmonumented Point:
 - Corner Number (See Corner List): "3" "g"
 - Set On Line Witness Corner: "O.L.W.C."
 - Set Witness Corner: "W.C."
 - Utility Pole:
 - Subject Boundary Line:
 - Record Boundary Line:
 - Adjoining Boundary Line:
 - Tree Line:
 - Approximate Limits of Concrete Batch Plant:
 - Approximate Flowage Rights Boundary at Elevation 165:

City of Burlington Clerks Office Received for Record
This _____ day of _____ A.D. 20____ at _____ o'clock
_____ minutes _____ M. and filed in: _____
City Clerk

Graphic Scale
0 100 200 300 400 500 600 700 800

**PRELIMINARY DRAFT
NOT FOR RECORDING**

Seth W. Kittredge, L.S. 060709

THE INFORMATION ON THIS PLAT IS A COMPILATION AND REVIEW OF PERTINENT LAND RECORD INFORMATION, FIELD MEASUREMENTS, PAROL EVIDENCE AND OTHER STATE AND LOCAL DOCUMENTS. THIS PLAT IS IN ACCORDANCE WITH 27 V.S.A. 1403 AND CURRENT RULES SET FORTH BY THE VERMONT BOARD OF LAND SURVEYORS. THIS PLAT IS ONLY VALID WITH MY ORIGINAL SEAL AND SIGNATURE.

DATE	REVISION
SURVEY	<input type="checkbox"/> RECORD DRAWING <input checked="" type="checkbox"/> PRELIMINARY
OBCA	<input type="checkbox"/> FINAL <input type="checkbox"/> SKETCH
DESIGN	OBCA
DRAWN	SWK
CHECKED	PJD
SCALE	1"=200'

**O'LEARY-BURKE
CIVIL ASSOCIATES, PLC**

1 CORPORATE DRIVE, SUITE 1
ESSEX, VT, VT
PHONE: 878-9999
FAX: 878-9989
E-MAIL: obca@olearyburke.com

Boundary & Boundary Line Adjustment Plat

of Lands of
S.D. Ireland Brothers Corp.
&
Ireland Grove Street Properties, LLC.
Grove Street - Burlington, Vermont

DATE: 1/14/2015
JOB: 2011-52
FILE: 2011-52-BLA
REV: 09182014
SHEET: 1
PLAN SHEET #
PL1-2