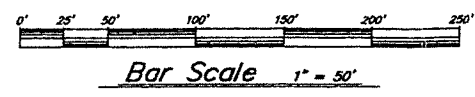


Legend

- △ Calculated point
- ⊕ Survey Control Point
- Concrete monument found
- Future concrete monument to be set (as directed by owner)
- Iron pin / pipe found
- Future iron pin to be set (as directed by owner)
- ⊕ Utility Pole
- Property Line/ Right of Way
- - - Lease Limit
- - - Zoning boundary



Deed References

Grantor	Grantee	Volume/Page	Date
Water and Mira Griffith	to Rutland Railroad Company	70 476	April 11, 1917
Joseph and Fannie Derway	to Rutland Canadian Railroad	44 413	November 14, 1900
(Link of Vermont and State Agricultural College	to Rutland Canadian Railroad	44 383	July 13, 1900
Rutland Canadian Railroad	to Joseph and Fannie Derway	46 229	September 26, 1899
John S. Derway	to Lizzie Chambers	37 80	January 14, 1895
Jennie Derway	to Jennie Derway	48 559	January 6, 1906
John Derway Sr. to Joseph and Fannie Derway		46 218	August 28, 1899
Joseph and Jennie Derway	to Fannie Derway	48 558	January 6, 1906
City of Burlington	to The Northshore Partnership	328 459	January 2, 1986
City of Burlington	to The Northshore Partnership	328 463	January 2, 1986
Ruth Millington	to The Northshore Partnership	324 219	September 23, 1985
John Derway	to The Northshore Partnership	324 211	September 6, 1985

Survey Notes

- All bearings are calculated and referenced to Astronomic North. Magnetic North was observed to be approximately 14° 20' west of Astronomic North.
- Topographic survey was completed in April 1997 and December 1998 by Krebs and Lansing Consulting Engineers. Vertical control and wetland limits were established in reference to existing ground elevations. The lot boundaries were established by the original surveyors. The lot boundaries were adjusted to the east from the original delineation. Vertical datum is approximately 0.91 feet higher than U.S.G.S. datum.
- The common line between Brown and Smart on the north and John Lark, Inc. on the south was created in January of 1985. This line represents the subdivision of the John Derway property in which 26 acres were sold to Lizzie Chambers. This line was resurveyed by H. M. McIntosh as part of the lot for the Rutland Canadian Railroad.
- The Derway - Chambers line was resurveyed again in 1950 by A. Hoag, Sr. Hoag converted the original astronomic azimuth established by the Railroad to a magnetic bearing (1950) and ran this line based on the original location of the corner Maple tree. Monumentation set as C17 and C22 were set by A. Hoag.
- The same line was retraced by Henry Seider in 1985. Monumentation set as P2 and P3 were set by Seider. The right of way reserved to Lizzie Chambers in Volume 37 Page 80 extends only to the limits of the original parcel not as shown on Seider's survey.
- The lots along North Avenue Extension were conveyed by Howard and Ruth Millington in the early 1900's. Prior to these conveyances, in 1938, the Millingtons conveyed the lots to the City of Burlington for a wastewater treatment plant. The conveyance descriptions to the lot owners (3047 North Ave. to 3073 North Ave.) recite and call for the west line of the land of the City of Burlington as the beginning point. Some of the lots were conveyed as part of the City of Burlington. The lots were calculated based on the full divided depths from the west line of the City of Burlington.
- RECORDS mark the approximate location of the Maple tree called for in the first Derway subdivision to Lizzie Chambers in 1895 (see Vol. 37 Page 8). The location of the tree was shown to Arthur Hoag in 1950. Raymond Derway, Sr. Hoag recovered an old stump below the roof and set an iron pin in that location. In 1956 the Burlington Water Dept. removed the pipe. Hoag set a new pipe November 29, 1956.

RECEIVED NOV 05 2019 PERMITTING INSPECTIONS BURLINGTON

Certification of Fire Marshal as follows:
 Fire Marshal, do hereby certify that the subject plot has been examined by me and found to comply with the fire prevention requirements set forth in the regulations governing plots of subdivided land adopted by the City Council with the following exceptions:

City Fire Marshal

Superintendent of Parks do hereby certify that the subject plot has been examined by me and found to comply with the street planting requirements and park area requirements set forth in the regulations governing plots of subdivided land adopted by the City Council with the following exceptions:

City Superintendent of Parks

City Engineer, do hereby certify that the subject plot has been examined by me and found to comply with the engineering requirements set forth in the regulations governing plots of subdivided land adopted by the City Council, with the following exceptions:

City Engineer

Approved by resolution of the City of Burlington Development Review Board, Vermont on the _____ day of _____, 20____. Subject to all requirements and conditions of Chapter 28 entitled Subdivision Regulations of the City of Burlington and of other published regulations of the City of Burlington.

The Owner of the land shown on this plot and whose name is indicated hereon, or through a duly authorized agent, certifies that this plot was made from an actual survey, and that all lines and other measurements now due on this land have been paid.

Owner _____ Date _____

Engineer's Certification

I, the undersigned, do hereby certify that, to the best of my knowledge, this plot fully complies with all engineering requirements set forth in the subdivision regulations of the City of Burlington and of other published engineering requirements of Burlington, Vermont.

William H. Hodge III, P.E.
 William H. Hodge III, P.E. #1703

Surveyor's Certification

It is hereby certified that this plot is true and correct and was prepared from an actual survey of the property by me or persons under my supervision; that all monuments shown hereon actually exist or are marked as "future" and their location, size, type and materials are correctly shown. No additional survey boundary work has been completed since 9/2/99.

Jan A. Jenkins, L.L.S. #639
 Jan A. Jenkins, L.L.S. #639



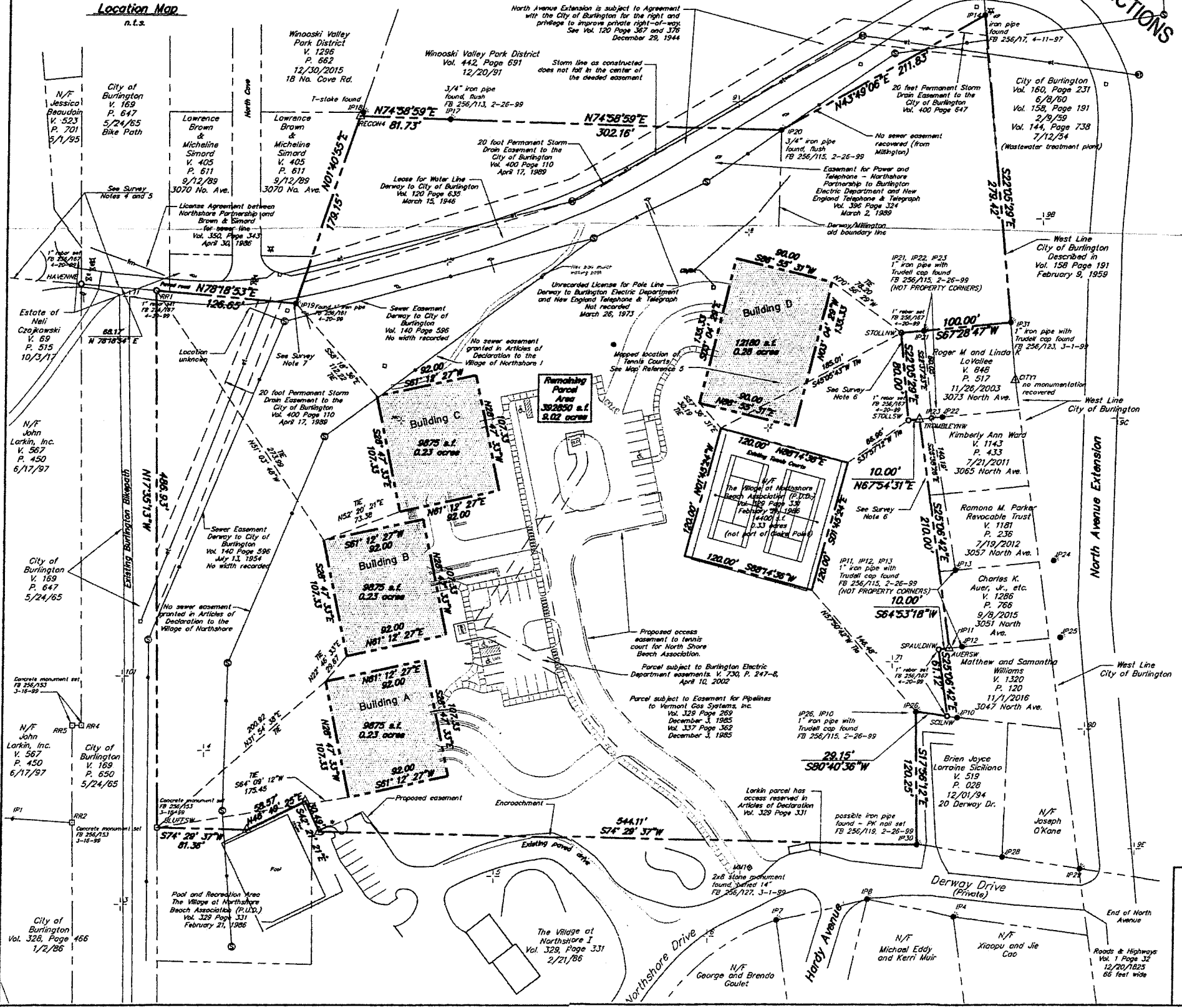
This survey is based on physical evidence found in the field and information abstracted from deeds and other pertinent records and this survey is consistent with that evidence. This plot conforms to 27 V.S.A. section 1403. No additional survey boundary work has been completed since 9/2/99.

Date revised	Description	Checked	Date
10/1/19	Add bldg subdivision lines, update areas, update abutters	whr/jlp	10/1/19
November 6, 2006	stairway removed	whr	11/06/06
June 1, 2004	New Building D	whr	6/01/04
September 29, 2003	New Building D	whr	9/29/03
July 10, 2001	notes	whr	7/10/01
March 22, 2001	Final Plot Amendment Application	whr	3/22/01

Final Plat

CLAIRE POINT

Project: 99141/19173 North Avenue & Derway Drive Burlington, Vermont
 KREBS & LANSING Consulting Engineers, Inc. 164 Main Street, Colchester, Vermont 05446



kegel