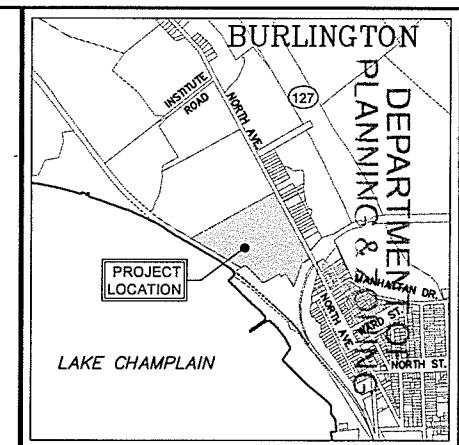


RECEIVED  
AUG 30 2016



- Location Map -  
NOT TO SCALE

- Survey Notes -

1. Purpose of this survey and plat is to depict the subdivision of lands of BC Community Housing, LLC, into eleven (11) lots and a proposed street as shown. Other property lines shown MAY BE approximate, and are for reference purposes only.
2. Land areas shown are calculated to the side line of North Avenue as shown, and to the 93-foot contour of Lake Champlain, representing the recognized "Low Water Mark" of the lake. Submerged lands are subject to certain rights of the public under the so-called "Public Rights Doctrine". Acreage shown does NOT include 1.76 acres of land traversed by the former railroad right-of-way. (See Railroad ROW Note 1 of Reference Plat A.)
3. 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 shall typically consist of 5/8" x 30" steel rebar or 4" x 4" 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. Concrete monuments set (2014) are typically 4" square with aluminum disks stamped "Civil Engineering Assocs. - VT LS 597". Iron pipes found were 1" inside diameter unless otherwise noted. Iron rods found are 5/8" diameter unless otherwise noted.

Certificate of City Engineer:

I, \_\_\_\_\_, City Engineer, do hereby certify that the subject plat has been examined by me and found to comply with the engineering requirements set forth in the regulations governing plats of subdivided land adopted by the city council, with the following exceptions, if any:

City Engineer \_\_\_\_\_

Certificate of City Fire Marshal:

I, \_\_\_\_\_, Fire Marshal do hereby certify that the subject plat has been examined by me and found to comply with the fire prevention requirements set forth in this chapter governing plats of subdivided land adopted by the city council with the following exceptions, if any:

City Fire Marshal \_\_\_\_\_

Certificate of Superintendent of City Parks:

I, \_\_\_\_\_, Superintendent of Parks do hereby certify that the subject plat has been examined by me and found to comply with the street planting requirements and park area requirements set forth in the regulations governing plats of subdivided land adopted by the city council with the following exceptions, if any:

City Superintendent of Parks \_\_\_\_\_

Applicant's Certification:

The owner of the land shown on this plat and whose name is subscribed hereto, in person or through a duly authorized agent, certifies that this plat was made from an actual survey.

Agent/Owner \_\_\_\_\_ Date \_\_\_\_\_

- Referenced Maps or Plats -

- A. "Lot Line Adjustment Between 311 & 329 North Avenue - BC Community Housing LLC", dated 1/18/2016, prepared by Civil Engineering Associates, Inc. Burlington Land Records Map Slide 521-D.
- B. "Lot Line Adjustment Between 329 & 351 North Avenue - Burlington College", dated 12/18/2014, prepared by Civil Engineering Associates, Inc. Burlington Land Records Map Slide 509-C.
- C. "Plat of Land 311 & 351 North Avenue, City of Burlington, Vermont", dated 10/18/1974, prepared by Knight Consulting Engineers, Inc. Diocese Archives.
- D. "Plat of Survey, Roman Catholic Diocese of Burlington, No. 311 & 351 North Avenue", dated 12/13/2010, prepared by W.A. Robenstien. Diocese Archives.

- Zoning -

Proposed Lots 1 - 10, and most of Lot 11 are within the "Waterfront Residential / Medium Density" District (RM-W).

Proposed Lot 11 westerly of railway ROW is within the "Recreation Green Space" District (RCO-RG).

APPROVED BY RESOLUTION OF THE CITY OF BURLINGTON DEVELOPMENT REVIEW BOARD, BURLINGTON, VERMONT, ON THIS DAY OF \_\_\_\_\_, 20\_\_\_\_ SUBJECT TO ALL REQUIREMENTS AND CONDITIONS OF THE COMPREHENSIVE DEVELOPMENT ORDINANCE OF THE CITY OF BURLINGTON, VERMONT.

SIGNED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_ BY \_\_\_\_\_ DRB CHAIR

WITNESS \_\_\_\_\_ DRB CHAIR

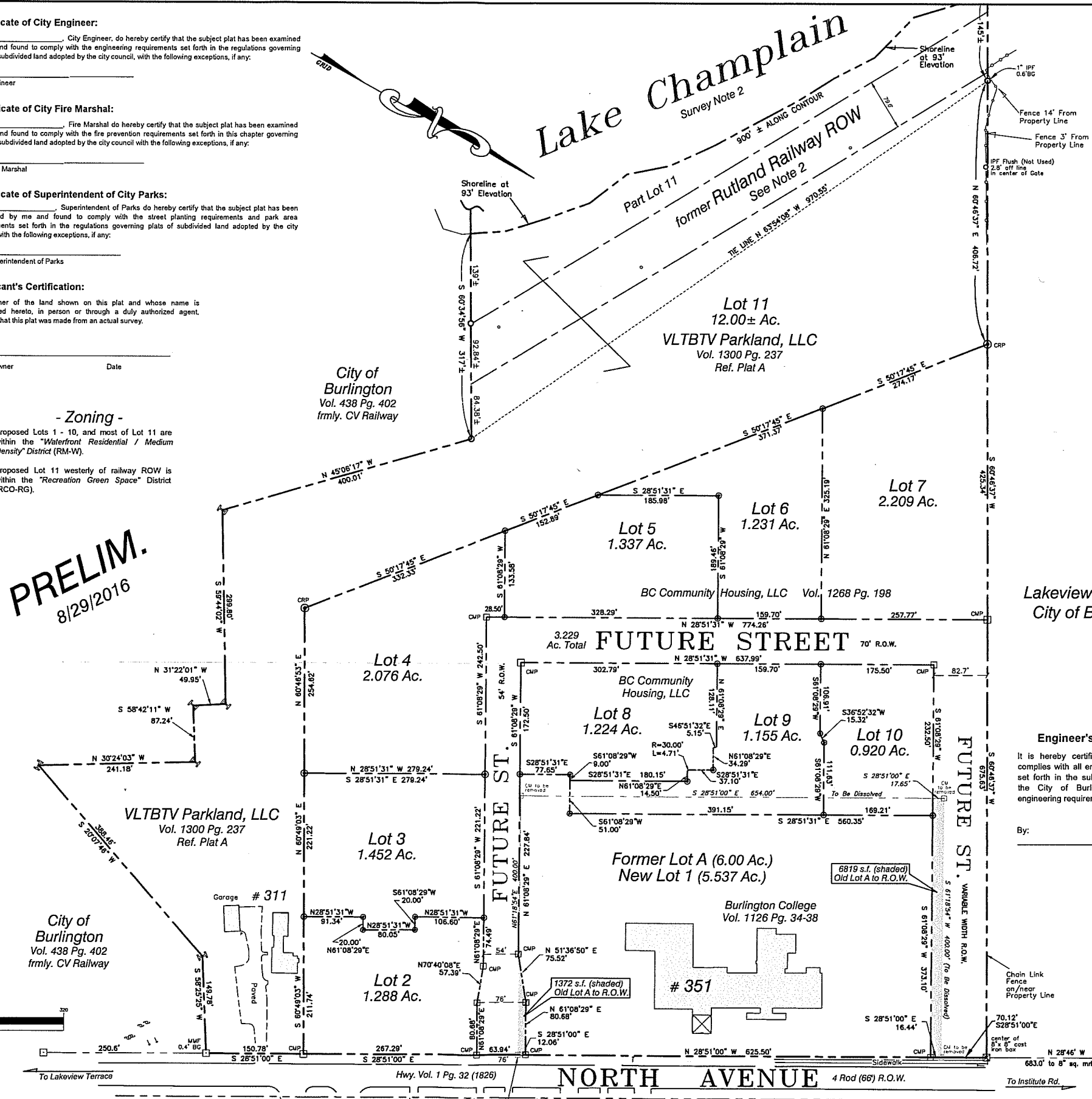
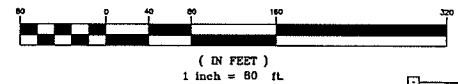
ZONING PERMIT/CERTIFICATE OF APPROPRIATENESS # \_\_\_\_\_

- Legend of Symbols -

- SUBJECT PROPERTY LINE
- - - OTHER PROPERTY LINE
- - - FORMER PROPERTY LINE (NOT ALL SHOWN)
- - - EXISTING FENCE (CHAIN LINK)
- - - EXISTING FENCE (WIRE)
- IPF/IRP ○ IRON PIPE / ROD FOUND
- CMF ○ CONCRETE MONUMENT FOUND
- CMS ○ CONCRETE MONUMENT SET (2014)
- I RAILROAD RAIL (VERT.) FOUND
- CMP ○ CONCRETE MONUMENT PROPOSED (2016)
- AG/IG ○ ABOVE GRADE / BELOW GRADE
- U ○ EXISTING UTILITY POLE
- EXISTING GUY WIRE/POLE

North Ave. Ownership (East side of Avenue)	
St. #	Name
328	NOVA Enterprises, LLC
336	W R C C
342	Ruddy
346	McCormick
352	Brown
358	Akey Trust
360	Mai
366	DeMag
372	Burdin
376, 378	Rising
380, 382	JPT Properties LLC
392	LaFayette
402	McSweeney
404, 406	Msher
412	Rossmann
422	Scott

GRAPHIC SCALE



Lakeview Cemetery  
City of Burlington

Engineer's Certification

It is hereby certified that this plat fully complies with all engineering requirements set forth in the subdivision regulations of the City of Burlington and all other engineering requirements of Burlington, VT.

By: \_\_\_\_\_ (Seal at Right)

To the best of my knowledge and belief this plat depicts the results of a survey conducted by me as described in "Survey Notes" hereto, 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.

ALSO

To the best of my knowledge and belief this plat is true and correct and was prepared from an actual survey of the property by me or under my supervision; that all monuments shown hereon actually exist or are marked as "proposed" and their location, size, type and materials are correctly shown. This statement valid only when accompanied by my original signature and seal below.

**PRELIM.**  
08/29/2016

Timothy R. Cowan VT LS 597

SURVEYORS:  
CIVIL ENGINEERING ASSOCIATES, INC.  
10 MANSFIELD VIEW LANE, SOUTH BURLINGTON, VT 05403  
802-864-2323 web: www.ceai-vc.com

SEAL  
DRAWN CEA  
CHECKED TRC  
APPROVED

DATE	CH'CD	REVISION

Subdivision Plat  
**BC Community Housing, LLC**  
311 & 329 North Avenue  
Burlington, Vermont

DATE AUG. 29, 2016  
ORIGINAL SCALE 1" = 80'  
PROJ. NO. 14215

DRAWING NUMBER  
**P 1**  
SHEET 1 of 1

RECEIVED FOR RECORDING IN THE LAND RECORDS OF THE CITY OF BURLINGTON, VERMONT, AT \_\_\_\_\_ O'CLOCK ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_

ATTEST: \_\_\_\_\_ CITY CLERK

ORIGINAL INK on MYLAR - REDUCED for RECORDING

VT LS 597  
Timothy R. Cowan

P:\AutoCAD Projects\2014\14215\DWG\14215-SUBDIVISION (29 AUG 2016).dwg, 8/29/2016 3:08:52 PM, tcowan, DWG To PDF.pcd

