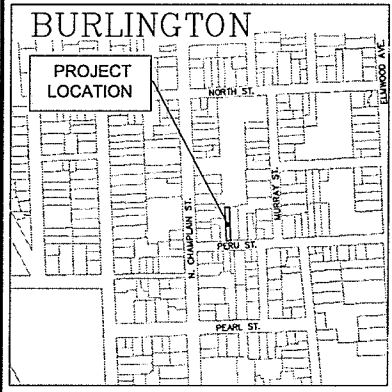


- Legend -

- SUBJECT PROPERTY LINE
- PROPOSED BOUNDARY LINE
- EASEMENT LINE
- RIGHT OF WAY LINE
- - - EXISTING FENCE
- - - EXISTING GRAVEL
- - - EXISTING ELECTRIC
- IPF/IRP IRON ROD/PIPE FOUND
- CRP CAPPED REBAR PROPOSED
- n/l NOW OR FORMERLY
- AG/BG ABOVE GRADE/BELOW GRADE
- EXISTING UTILITY POLE
- EXISTING DECIDUOUS TREE

- Area Table -

14 Peru Street		16 Peru Street	
Exist. Lot	2,500 sq ft	Exist. Lot	4,200 sq ft
To 16 Peru St.	-44 sq ft	To 16 Peru St.	-44 sq ft
From 16 Peru St.	+44 sq ft	From 16 Peru St.	+44 sq ft
Proposed	2,500 sq ft	Proposed	4,200 sq ft



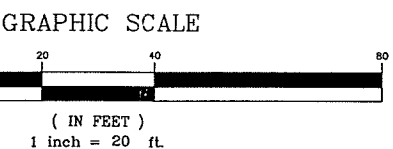
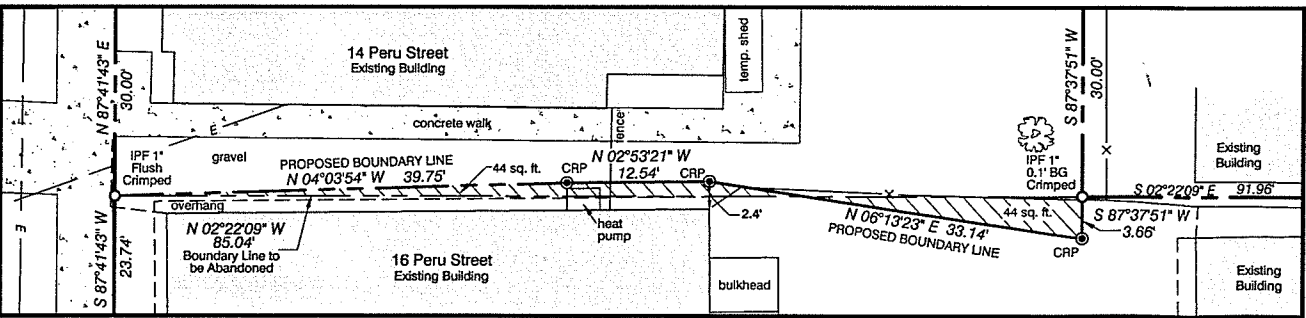
LOCATION MAP
NOT TO SCALE

- Survey Notes -

- Purposes of this survey are to retrace, monument and document the boundaries of the following existing parcels of land: 14 Peru Street, deeded to BPGC LLC by Warranty Deed dated February 16, 2018 recorded Volume 1382 Page 54 of the City of Burlington Land Records; 16 Peru Street, deeded to BPJS Management, LLC by Warranty Deed dated December 11, 2003 recorded Volume 850 Page 752 of the City of Burlington Land Records; 20-22 Peru Street, deeded to J & S, LLC by Warranty Deed dated December 11, 2003 recorded Volume 1239 Page 530 of the City of Burlington Land Records and to depict a boundary line adjustment between 14 Peru Street and 16 Peru Street. Other neighboring property lines and buildings shown MAY be approximate only, and are shown for information purposes only.
- Boundary location determinations are based upon record deed descriptions and monumentation found in the field. Discrepancies between record deed calls and occupation lines were observed.
- Field survey was conducted winter of 2018 and consists of a closed-loop traverse utilizing a robotic total station instrument. Bearings shown are from Grid North, Vermont Coordinate System of 1983, based upon our GPS observations on or adjacent to the site (Reference Frame NAD83 (2011, Epoch 2010)).
- Iron pipes shown as "found" are typically labeled with inside diameter, rods with outside diameter, unless otherwise indicated. Condition of pipes, rods and markers found are "good" unless otherwise noted. Corners denoted "Proposed" shall typically consist of 5/8" diameter rebar capped with aluminum disks stamped "Civil Engineering Assocs. - VT LS 597", typically set flush with existing grade.
- Not being within the scope of this survey, Civil Engineering Associates, Inc. has conducted no investigation whatsoever respecting whether or not the property and each component thereof is in compliance with state or local permits.
- Utilities shown do not purport to constitute or represent all utilities located upon or adjacent to the surveyed premises. Existing utility locations are approximate only. Buried utilities shown are depicted based solely on surface indications. Actual locations may vary. Contact Dig Safe (888-344-7233) prior to any construction.
- Peru Street is an assumed 48.5' wide R.O.W. determined by existing monumentation and the centerline of the traverse portion of the road.

- Inset -

1" = 10'



- Lot Coverage Calculations -

ZONE: RESIDENTIAL MEDIUM DENSITY

	14 PERU STREET		16 PERU STREET		20-22 PERU STREET	
	EXISTING CONDITIONS	PROPOSED CONDITIONS	EXISTING CONDITIONS	PROPOSED CONDITIONS	EXISTING CONDITIONS	PROPOSED CONDITIONS
WALKS / PARKING/ DRIVEWAY	555 S.F.	565 S.F.	2,410 S.F.	2,400 S.F.	2,640 S.F.	2,640 S.F.
BUILDINGS/DECKS/PATIOS	1,020 S.F.	1,020 S.F.	1,370 S.F.	1,370 S.F.	1,650 S.F.	1,650 S.F.
TOTAL COVERAGE	1,575 S.F.	1,585 S.F.	3,780 S.F.	3,770 S.F.	4,290 S.F.	4,290 S.F.
TOTAL PARCEL	2,550 S.F.	2,550 S.F.	4,220 S.F.	4,220 S.F.	7,670 S.F.	7,670 S.F.
% OF COVERAGE	61.7%	62.2%	89.6%	89.3%	55.9%	55.9%
MAXIMUM % ALLOWED: 40%						

ORIGINAL INK on MYLAR

APPROVAL OF THIS LOT LINE ADJUSTMENT PLAT DOES NOT CONSTITUTE THE CREATION OF A SEPARATE PARCEL OR LOT. IT ADJUSTS THE PHYSICAL LOCATION OF THE COMMON BOUNDARY OF THE ADJOINING PARCELS OR LOTS. THIS LOT LINE ADJUSTMENT HAS BEEN APPROVED BY:

CITY OF BURLINGTON ADMINISTRATIVE OFFICER / ASSISTANT ADMINISTRATIVE OFFICER

DATE: _____ ZONING PERMIT # _____

RECEIVED FOR RECORDING IN THE LAND RECORDS OF THE CITY OF BURLINGTON, VERMONT, AT _____ O'CLOCK ON THE _____ DAY OF _____, 20____.

ATTEST: _____ CITY CLERK

To the best of my knowledge and belief this plat depicts the results of a survey conducted by me as described in "Survey Notes" above, 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. This plat is in substantial compliance with 27 VSA 1403, "Recording of Land Plats". This statement valid only when accompanied by my original signature and seal.

Rebecca Gilson VT LS 109314

Drawn by RG Date March 6, 2018

Checked by TRC/JLM Scale 1" = 20'

Approved by RG Project No. 17211

BOUNDARY SURVEY AND LOT LINE ADJUSTMENT
BPGC LLC, BPJS Management & J & S, LLC
 14, 16 & 20-22 PERU STREET
 BURLINGTON VERMONT

CIVIL ENGINEERING ASSOCIATES, INC.
 10 MANSFIELD VIEW LANE, SOUTH BURLINGTON, VT 05403
 802-864-2323 FAX: 802-864-2271 web: www.cea-vt.com
 COPYRIGHT © 2018 - ALL RIGHTS RESERVED

P1

SHEET 1 of 1

