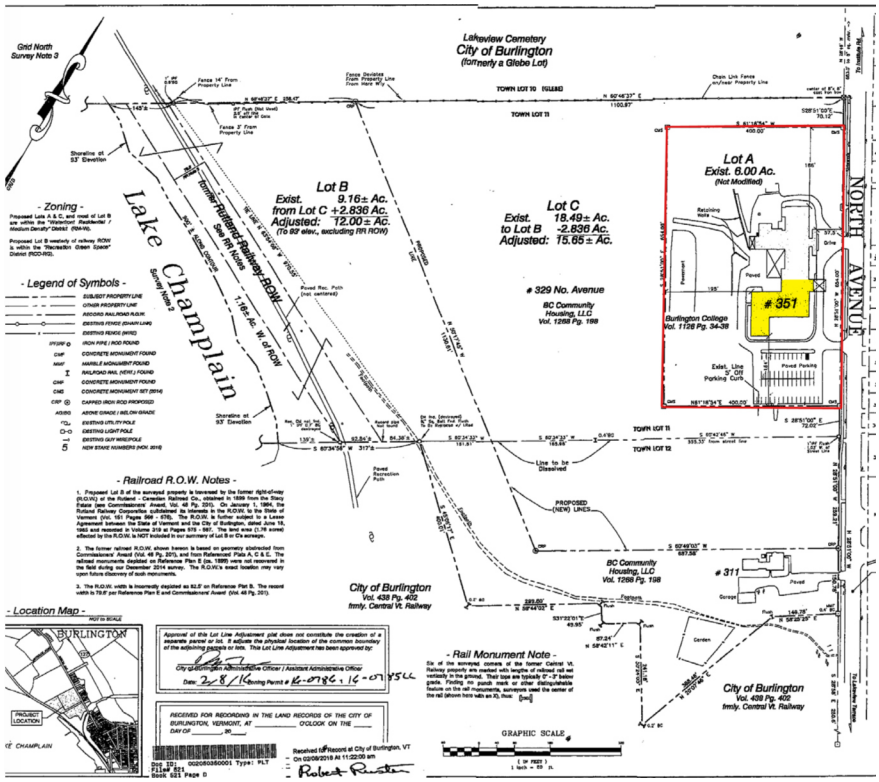
Grid North
Survey Note 3
Lakeview Cemetery
City of Burlington
(formerly a Glebe Lot)
TOWN LOT 70
TOWN LOT 71
TOWN LOT 72
Fence 14' From Property Line
Fence Deviates From Property Line From Here W'ly
Chain Link Fence on/near Property Line
Fence 3' From Property Line
Shoreline at 53' Elevation
Lake Champlain
Former Rutland Railway ROW
See R/W Notes
1.16± Ac. W. of ROW
Lot B
Exist. 9.16± Ac.
from Lot C +2.836 Ac.
Adjusted: 12.00± Ac.
(To 93' elev., excluding RR ROW)
Lot C
Exist. 18.49± Ac.
to Lot B -2.836 Ac.
Adjusted: 15.65± Ac.
Lot A
Exist. 6.00 Ac.
(Not Modified)
Retaining Walls
Pavement
Paved
# 351
Burlington College
Vol. 1126 Pg. 34-38
Exist. Line 3' Off Parking Curb
Paved Parking
NORTH AVENUE
# 329 No. Avenue
BC Community Housing, LLC
Vol. 1268 Pg. 198
Paved Rec. Path (not centered)
Paved Recreation Path
Line to be Dissolved
PROPOSED (NEW) LINES
BC Community Housing, LLC
Vol. 1268 Pg. 198
# 311
Garage
Paved
Gardens
Garden
City of Burlington
Vol. 438 Pg. 402
fmly. Central Vt. Railway
City of Burlington
Vol. 439 Pg. 402
fmly. Central Vt. Railway
- Zoning -
Proposed Lots A & C, and most of Lot B are within the "Waterfront Residential / Medium Density" District (WA-RD).
Proposed Lot B westerly of railway ROW is within the "Recreation Green Space" District (RGD-RG).
- Legend of Symbols -
SUBJECT PROPERTY LINE
OTHER PROPERTY LINE
RECORD RAILROAD R.O.W.
EXISTING FENCE (CHAIN LINK)
EXISTING FENCE (WIRE)
IP/IPW IRON PIPE / ROD FOUND
CMF CONCRETE MONUMENT FOUND
MMF MARBLE MONUMENT FOUND
RAILROAD RAIL (NEW) FOUND
CMF CONCRETE MONUMENT FOUND
CMS CONCRETE MONUMENT SET (2014)
CRP CAPPED IRON ROD PROPOSED
AGMH AERIAL GRADE / MELOW GRADE
EXISTING UTILITY POLE
EXISTING LIGHT POLE
EXISTING GUY WIRE/POLE
5 NEW STATE NUMBERS (NOV. 2016)
- Railroad R.O.W. Notes -
1. Proposed Lot B of the surveyed property is traversed by the former right-of-way (R.O.W.) of the Rutland - Canadian Railroad Co., obtained in 1899 from the Stacy Estate (see Commissioners' Award, Vol. 48 Pg. 205). On January 1, 1965, the R.O.W. was abandoned by the Rutland Railroad Co. and conveyed to the State of Vermont (Vol. 161 Pages 566 - 576). The R.O.W. is further subject to a Lease Agreement between the State of Vermont and the City of Burlington, dated June 18, 1965 and recorded in Volume 219 at Pages 575 - 587. The land area (1.16 acres) affected by this R.O.W. is NOT included in our summary of Lot B or C's acreage.
2. The former railroad R.O.W. shown herein is based on geometry abstracted from Commissioners' Award (Vol. 48 Pg. 205), and from Referenced Plats A, C & E. The railroad monuments depicted on Reference Plan E (ca. 1899) were not recovered in the field during our December 2014 survey. The R.O.W.'s exact location may vary upon future discovery of such monuments.
3. The R.O.W. width is incorrectly depicted as 82.5' on Reference Plat B. The record width is 75.0' per Reference Plan E and Commissioners' Award (Vol. 48 Pg. 205).
- Location Map -
NOT IN SCALE
BURLINGTON
PROJECT LOCATION
LAKE CHAMPLAIN
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: 2/8/16 Zoning Permit # 16-0786 : 16-0785LL
RECEIVED FOR RECORDING IN THE LAND RECORDS OF THE CITY OF BURLINGTON, VERMONT, AT _____ O'CLOCK ON THE _____ DAY OF _____, 20____
Doc ID: 002050350001 Type: PLT
Recd: 02/09/2016 at 11:22:00 am
Book 021 Page 0
Received for Record at City of Burlington, VT
On 02/09/2016 at 11:22:00 am
Robert Rushton
- Rail Monument Note -
Six of the surveyed corners of the former Central Vt. Railway property are marked with lengths of railroad rail set vertically in the ground. Their tops are typically 0' - 2' below grade. Finding no punch mark or other distinguishable feature on the rail monuments, surveyors used the center of the rail (shown here with an X), thus: [⊗]
GRAPHIC SCALE
1 ( in PAGE )
1 inch = 60 ft.