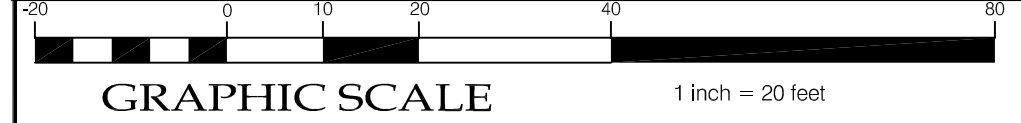


Location Plan
NOT TO SCALE

Plan references and Survey Notes:

- This Boundary Retracement Plat has been compiled from field surveys and record evidence including the following plats, all recorded in the City of Burlington Land Records:
 - "Plan of G.B. Shaw's Land, Burlington VT", dated 4/28/1851, prepared by R. Conolly, and recorded in Town of Burlington Records, Volume 22, Page 367.
 - "Plan of Lot Number 27 on Walnut Street, Showing Archibald Street, as extended, running through it", dated August 1870, and recorded in City of Burlington records, Volume 6, Page 188.
 - "Assessment Showing Plan and Profile of Sidewalk on Spring Street", dated June 1927, prepared by Geo. Stanley, City Engineer, and found in Bill Rowley's old files, D.P.W.
 - "Property Plat showing #41 & #45 Archibald Street, J. Stuart McGowan & Joan H. Watson", dated 12-16-2002, prepared by Button Professional Land Surveyors, P.C., and recorded in Slide 487.
 - "Plan of Land Owned by William G. Shaw on Lafountain, North Bend, & Spring Streets", dated January 1890, and recorded in City of Burlington records, Volume 28, Page 181.
 - "Plan of Land of H.F. & Mary Herbert, 38 Spring Street", dated 5/12/1955, prepared by Hoag & Associates, and recorded in Volume 148, Page 115.
 - "Plat of Survey, Thomas Michael Townsend Property", prepared by Warren A. Robenstien, dated 5/23/2012, and recorded in Slide 487.
- North orientation is based on survey-grade RTK (Real Time Kinematic) GPS observations made on 2/18/23, using the VT CORS (Continuously Operating Reference Station) NETWORK. The resultant horizontal datum is NAD 83, Vermont State Plane. This realization is called NAD 83(2011) epoch 2010.0. The resulting orthometric height is NAVD 88 (Geoid18). All distances shown on this plan are at grid level. A ground scale factor of _____ should be used to convert to ground!
- The improvements shown hereon were located by a survey on the ground completed between February and April 2023 and record research in the City of Burlington Land Records.
- Survey methods employed meet or exceed the minimum precision requirements for suburban surveys as outlined in Standards for the Practice of Land Surveying, adopted by the Vermont Board of Land Surveyors effective 1/7/2013.
- The measurements and information produced by this survey and shown hereon may contrast from recorded survey information due to differences in orientation, declination or methods of measurement.
- The premises shown and described hereon may be subject to existing buried utilities, easements, rights-of-way, restrictions, covenants, permits, regulations, and/or setback lines which may not be recorded in the public records. Clear evidence of an easement or restriction of record or evidence of easements and structures, which are readily apparent from a casual aboveground view, are delineated hereon. Only deeds, plats and plans, of public record, which are properly indexed in the City of Burlington Land Records have been reviewed, examined and utilized for the purpose of this survey. No liability is assumed by the undersigned for any loss associated with the existence of any undiscovered easements or restrictions on the use of the property, which are not shown of record or are not readily apparent.
- This survey was prepared without benefit of an abstract of title. No liability is assumed by the undersigned for loss relating to any matter that might be discovered by an abstract or title search of the property.
- This plat shows the public right-of-way of Archibald Street to be 3 rods (49.5 ft) as documented in Volume 6, Page 451 in the City of Burlington records, also the plan listed in note 1b. The centerline was established using recovered monumentation along the southerly side of Archibald Street on the distance referenced in Volume 6, Page 451 to the northwesterly building corner of the building located at the intersection of Walnut Street and Archibald Street.
 - The public right-of-way of Walnut Street is documented to be 4 rods (66 ft) as shown on the plan listed in note 1a. The right of way limits shown hereon is based on the recovered monumentation on the easterly sideline of Walnut Street.
 - The public right-of-way of Spring Street is documented to be 54' and 50' as shown on the plan listed in note 1c. The right of way limits shown hereon are based on the calculated centerline between located curbing.
- The diameters of existing monumentation shown on this plan reflect outside diameter dimensions.
- Iron pin boundary markers shown hereon as "SET" or "to be SET" are 5/8" diameter reinforcing steel, 40-inch long, crowned with an aluminum cap, stamped LS 741, set by a Vermont licensed land surveyor at the discretion of the property owner / developer.
- Reproductions of this sketch are not valid unless sealed with a red-inked surveyor's seal and signed by the Licensed Land Surveyor.
- Acceptance of this survey plat or use of the corner monuments found or set during the performance of the field survey hereby limit the undersigned liability related to professional negligent acts, errors, omissions or breach of contract to an amount not to exceed the fee charged.
- This survey is certified to the City of Burlington for the purpose of depicting the boundaries of Dewey Park as shown hereon. No liability is assumed by the undersigned for any loss that may be associated with the use of this survey other than the above stated purpose.
- All archival information of the surveyor's survey maps, records, files, and data used or generated in the course of preparing a survey shall remain the property of his successors or assigns.
- The alteration of boundary survey maps by anyone other than the original preparer is misleading, confusing, and not in the general welfare and benefit of the public. This survey map and/or survey plan shall not be altered or added to by any person(s) in any way without authorization by Button Professional Land Surveyors, P.C. Unauthorized alterations and/or modifications to this plan shall invalidate any and all certifications made hereon by Button Professional Land Surveyors, P.C. and shall cause this plan, in its entirety, to be null and void.
- This is an Original MYLAR.



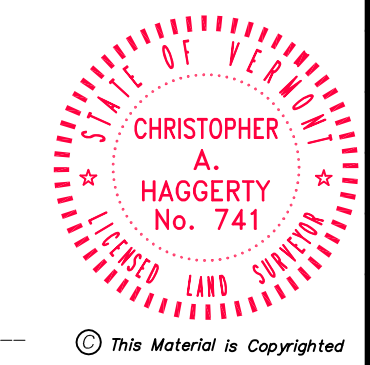
IMPORTANT NOTE
UNDERGROUND UTILITIES AS SHOWN HERE ON ARE BASED ON ABOVE GROUND STRUCTURES, LIMITED PAINT MARKINGS RECOVERED, AND GIS DATA PROVIDED BY CITY OF BURLINGTON DEPARTMENT OF PUBLIC WORKS. NO UNDERGROUND UTILITIES WERE MAPPED OUT AS PART OF THIS SURVEY.

List of Symbols & Abbreviations

	SURVEYED property line (Certified)		Light
	Approximate property line (NOT certified)		Planter
	Center line of R.O.W.		Hydrant
	Geometric tile line (not a boundary)		Stormwater Manhole
	Guy wire / pole		Sewer/Stormwater Manholes and lines from GIS
	Utility pole with overhead wires		Sanitary sewer manholes and lines from GIS
	Gas Valves and line from paint markings		Iron pipe / rebar found (see plan)
	Water valves located and lines from GIS		5/8" Rebar with plastic cap "VT LS 741" SET or TO BE SET
	Sign		Survey control points
	Rock		Deciduous tree
	Catch Basin		Dimension determined by this survey
	Electric Meter/Controls		

City of Burlington, Vermont
Received for Record
at _____ o'clock _____ minutes _____ M
and recorded in _____
attest: _____
Clerk

Information shown on this property plat is a faithful portrayal of circumstances pertinent to the subject property. A collaboration of field, parcel and pertinent record evidence was used in the analysis of boundary conclusions shown hereon. This property plat complies with the requirements of Vermont Statute Title 27, Section 1403, (A) through (E), to the best of my knowledge and belief.
Christopher A. Haggerty, VT LS#741
5/1/2023
Dated



DATE	REVISION	BY
Date of SURVEY Feb-April 2023	<input type="checkbox"/> RECORD DRAWING <input type="checkbox"/> FINAL	<input type="checkbox"/> PRELIMINARY <input type="checkbox"/> SKETCH/CONCEPT
SURVEYORS BAPLS	BUTTON PROFESSIONAL LAND SURVEYORS, PC bapls.com • info@bapls.com	
DRAWN GK	20 Kimball Avenue Suite 102 South Burlington, VT 05403 802-863-1812 • 800-570-0685	
CHECKED Closure GK	50 Spring Street Burlington, VT	
SCALE 1"=20'	1 of 1	

BOUNDARY RETRACEMENT PLAT
DEWEY PARK
Lands of
City of Burlington
Parks and Recreation
Department
Burlington, VT