Reference Plats:

1.) "Property To Be Conveyed from Francis to Wesson" by Krebs & Lansing Consulting Engineers, INC., dated Oct. 1979, recorded slide 74.

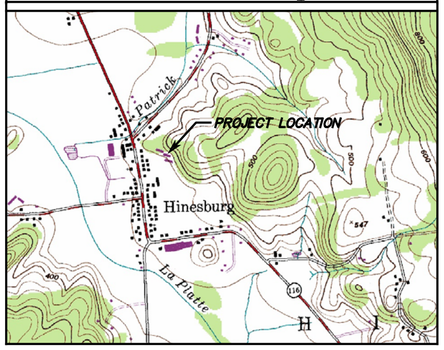
2) "Kelleys Field – Property Of Loren T. Palmer and James N. Wesson" by Krebs & Lansing Consulting Engineers, INC., dated 04/09/93.

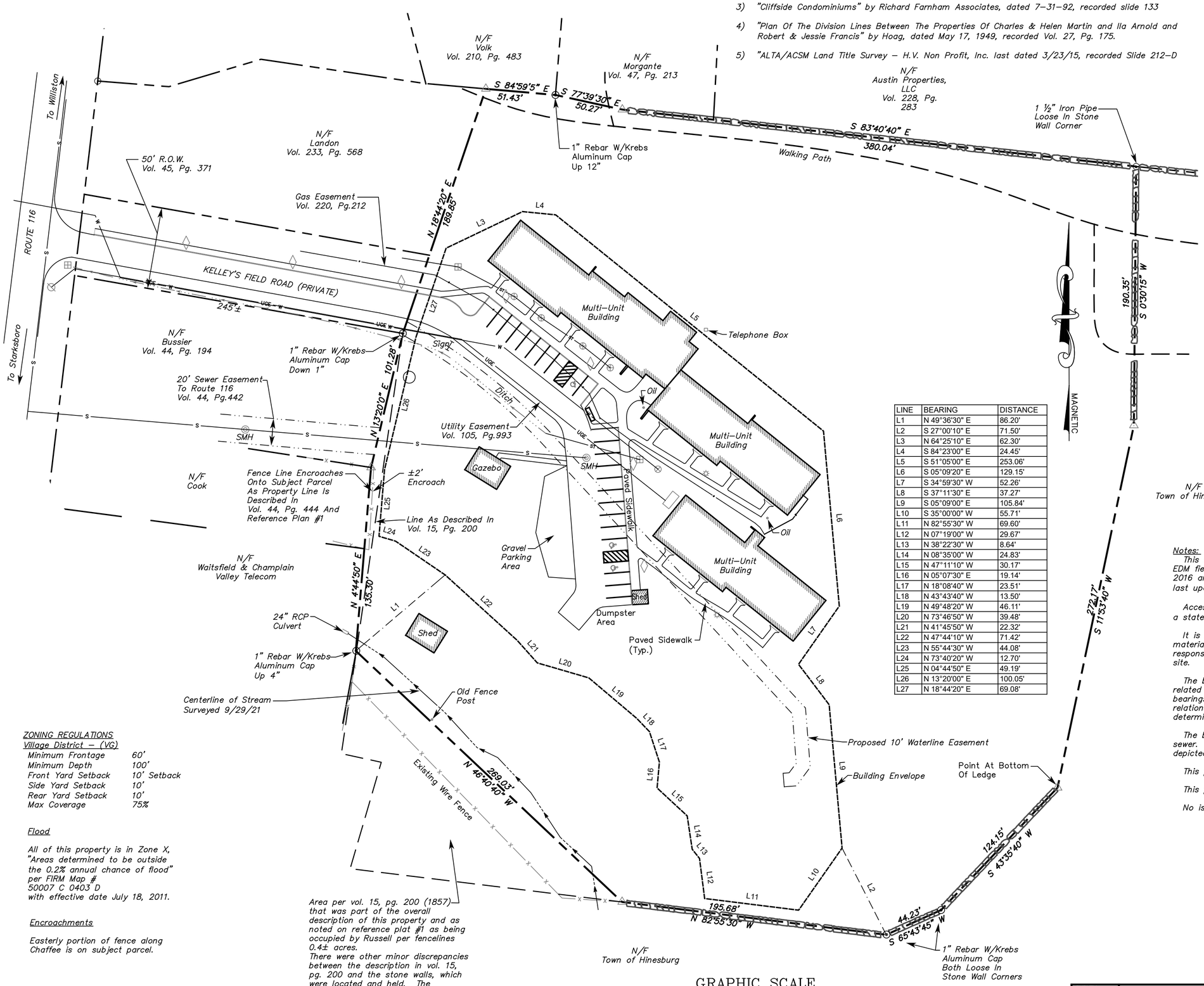
3) "Cliffside Condominiums" by Richard Farnham Associates, dated 7–31–92, recorded slide 133

4) "Plan Of The Division Lines Between The Properties Of Charles & Helen Martin and Ila Arnold and Robert & Jessie Francis" by Hoag, dated May 17, 1949, recorded Vol. 27, Pg. 175.

5) "ALTA/ACSM Land Title Survey – H.V. Non Profit, Inc. last dated 3/23/15, recorded Slide 212–D

Location Map





LINE	BEARING	DISTANCE
L1	N 49°36'30" E	86.20'
L2	S 27°00'10" E	71.50'
L3	N 64°25'10" E	62.30'
L4	S 84°23'00" E	24.45'
L5	S 51°05'00" E	253.06'
L6	S 05°09'20" E	129.15'
L7	S 34°59'30" W	52.26'
L8	S 37°11'30" E	37.27'
L9	S 05°09'00" E	105.84'
L10	S 35°00'00" W	55.71'
L11	N 82°55'30" W	69.60'
L12	N 07°19'00" W	29.67'
L13	N 38°22'30" W	8.64'
L14	N 08°35'00" W	24.83'
L15	N 47°11'10" W	30.17'
L16	N 05°07'30" E	19.14'
L17	N 18°08'40" W	23.51'
L18	N 43°43'40" W	13.50'
L19	N 49°48'20" W	46.11'
L20	N 73°46'50" W	39.48'
L21	N 41°45'50" W	22.32'
L22	N 47°44'10" W	71.42'
L23	N 55°44'30" W	44.08'
L24	N 73°40'20" W	12.70'
L25	N 04°44'50" E	49.19'
L26	N 13°20'00" E	100.05'
L27	N 18°44'20" E	69.08'

Legend

- Property Line
- Adjacent Property Line
- Stonewall
- Manhole
- 4' High Bollard Light
- Catch Basin
- Light Pole
- Fire Hydrant
- Iron Rebar
- Iron Pipe
- Gate Valve
- Property Corner Not Found
- Water Line
- Storm Line
- Sewer Line
- Underground Electric Utilities
- Stream / Swale
- Fenceline
- Path
- Easement
- Building Envelope

Notes:

This is a correct survey to the best of my knowledge based upon an EDM field survey performed in December 2012 and again in March, 2016 and record information from the Town of Hinesburg land records, last update on 3/16/2016.

Access is via a 50' Right Of Way (Kelley's Field Road) to VT Rt. 116, a state highway 4 rods (66') wide.

It is noted that no site assessment of hazardous or other waste materials has been performed and Summit Engineering, Inc. takes no responsibility for any materials or conditions which may exist on this site.

The bearings shown on the property or tie lines on this plat are related to magnetic north 1979 per Reference Plat No. 1. The bearings are shown only as an aid in determining the angular relationship between various lines and should not be used as the sole determination of alignment.

The buildings on the subject property are served by town water and sewer. Actual locations of services were not determined. Utilities depicted are based upon surface features and referenced plans only.

This plat is for the sole use of the parties certified to.

This plat meets the requirements of 27 VSA 1403.

No issues related to zoning were addressed by this survey.

ZONING REGULATIONS
Village District – (VG)

Minimum Frontage	60'
Minimum Depth	100'
Front Yard Setback	10' Setback
Side Yard Setback	10'
Rear Yard Setback	10'
Max Coverage	75%

Flood

All of this property is in Zone X, "Areas determined to be outside the 0.2% annual chance of flood" per FIRM Map # 50007 C 0403 D with effective date July 18, 2011.

Encroachments

Easterly portion of fence along Chaffee is on subject parcel.

Owners of Record:
Kelley's Field Limited Partnership
South, Burlington, VT

SPAN: 294–093–10844
Parcel ID: 000914.1
Vol. 242, Pg. 336
6.49 Acres

GRAPHIC SCALE

50 0 25 50 100 200

(IN FEET)
1 inch = 50 ft.

SURVEY BEG/LDY	SUMMIT ENGINEERING, INC. Engineers • Surveyors • Planners • Landscape Architects 1233 Shelburne Road C2 South Burlington, VT 05403 (802) 658–5588	FINAL PLAT	DATE 5/11/22
DESIGNED		KELLEY'S FIELD LIMITED PARTNERSHIP	DRAWING NO. B1
DRAWN BEG		87 KELLEY'S FIELD ROAD HINESBURG, VERMONT	PROJECT NO. 8243
CHECKED LDY			
SCALE 1"=60'		©	