Survey Notes

1. The purpose of this Easement Plat is to establish an easement benefiting Inverness Owners Association, Inc. (Inverness at Vermont National Country Club) over Gleneagles Owner's Association (Gleneagles at Vermont National Country Club) as shown hereon.

2. North orientation (basis of bearings) is based on survey grade Real Time Kinematic (RTK) GPS observations made on July 1, 2018. The resultant horizontal datum is NAD 83. This realization is called NAD 83(2011) epoch 2010.0. Geoid model (Geoid12a). The resulting orthometric height is NAVD 88 (geoid12a).

3. 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. A random traverse control loop was established using a Trimble R8 Robotic Station in conjunction with a TSC3 data collector and Trimble R8 Dual Frequency survey grade RTK GPS receiver. The ground measurements were adjusted using the Least Square Adjustment Method.

4. 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.

5. 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 structures that are readily apparent from a careful above ground view are delineated hereon.

6. The diameter of existing monuments shown on this plan reflect outside diameter dimensions.

7. Boundary markers shown hereon as "SET" or "to be SET" are 5/8" diameter reinforcing steel, 40" long, crowned with a surveyor's cap, stamped "VT 741"

8. An offer and dedication of Park Road and Golf Course Road was made to the City of South Burlington as evidenced in Volume 429 Page 465 of the City Land Records.

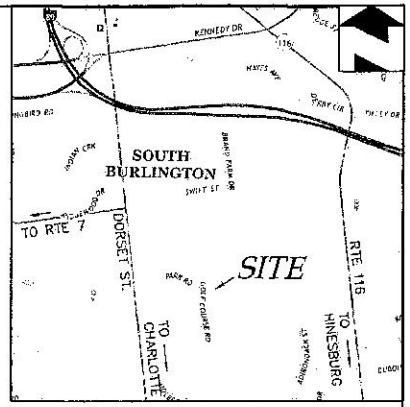
9. The existing condominiums and roadways shown hereon were digitized from a high resolution orthophoto obtained from Vermont Center for Geographic Information (VCGI) file VT_44642152_20180422.

Plan References

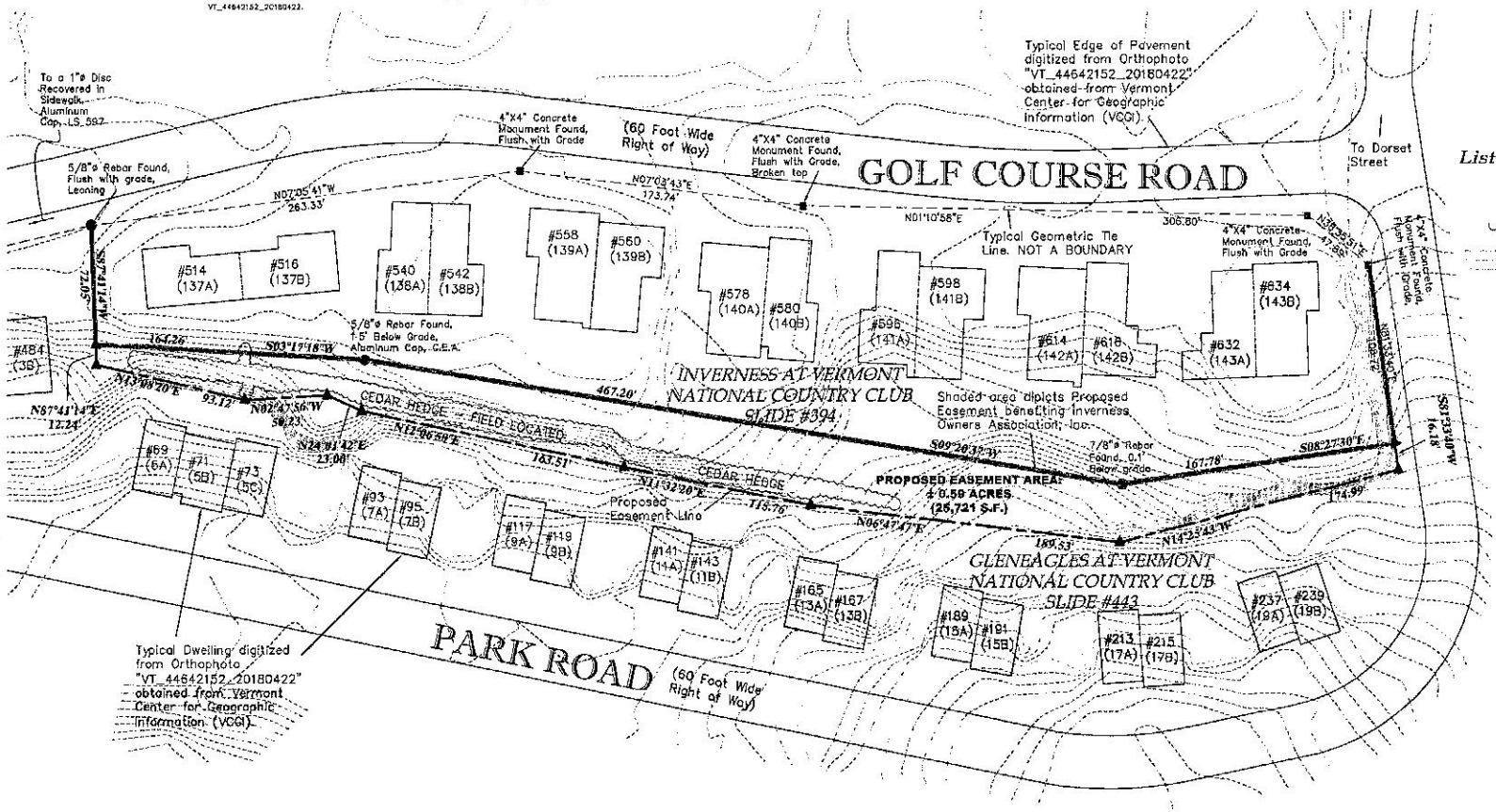
This Easement Survey has been compiled from field surveys and record evidence including the following plats recorded in the City of South Burlington Land Records:

A. "Condominium Plan, Gleneagles at Vermont National Country Club, Dorset Street, South Burlington, VT", prepared by Krebs & Lansing Consulting Engineers, dated May 2, 2000, last revised September 24, 2004 and recorded on Slide 443.2.

B. "Final Plat, Inverness at Vermont National Country Club", prepared by Krebs & Lansing Consulting Engineers, dated 11/20/1998, last revised December 7, 2001 and recorded on Slide 394.



Location Plan
scale: 1" = 2000 feet ±



List of Symbols & Abbreviations

- SURVEYED property line (Certified)
- Sideline of Proposed Easement
- Geometric tie line (not a boundary)
- Tree line / Hedge
- 1 foot Contour Interval per VCGI Lidar NAVD88
- Iron pipe / rebar found (see plan)
- Concrete monument found (see plan)
- 5/8" Rebar with cap "VT 741"
- Survey control points
- Calculated point (Marker Not Placed)
- N36°24'36"E 157.49' — Dimension determined by this survey

NOT FOR RECORDING
City of South Burlington, Vermont
Received for Record
at ____ o'clock ____ minutes ____ M
By ____ Recording Clerk

Surveyor's Certification:

Information shown on this property plat is a faithful portrayal of premises surveyed. To the best of my knowledge, information and belief, sufficient record evidence was used in the creation of boundary conclusions shown hereon. This property was surveyed and the requirements of Vermont Statute Title 27, Section 1403 (A) through (C), to the best of my knowledge and belief.

Christopher A. Haggerty, VT LS #741 — 03/11/20 Date

STATE OF VERMONT — CHRISTOPHER A. HAGGERTY No. 741 — LAND SURVEYOR

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GRAPHIC SCALE: -50, 0, 25, 50, 150, 200 — 1 inch = 50 feet

DATE	Date of SURVEY: JULY 2019
SURVEYORS	CGA/JET/GEK
DRAWN	GEK/JET
CHECKED	Closure CAH
SCALE	1" = 50'

REVISION: ☐ RECORD DRAWING ☐ FINAL ☒ PRELIMINARY ☐ SKETCH/CONCEPT

BUTTON
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PROPOSED EASEMENT PLAT BENEFITING
INVERNESS
AT VERMONT NATIONAL COUNTRY CLUB
OVER
GLENEAGLES
AT VERMONT NATIONAL COUNTRY CLUB
PARK ROAD & GOLF COURSE ROAD, SOUTH BURLINGTON, VERMONT

BY	
Date of Plat	MAR. 11, 2020
JOB #	SOUB0268
FILE	GRID-WS
PLAN SHEET #	1 of 1