

EXCLUSIVELY LISTED FOR SALE



157-159 South Champlain Street, Burlington, VT

- 0.31 acre parcel in the heart of downtown Burlington
- Superb high-density residential and/or commercial site steps away from restaurants, shops, Church Street, hotels, and the beautiful Burlington waterfront.
- Downtown Center (FD5) Zoning District. Permitted uses include multi-family residential, retail, restaurant, office and hotel.
- Sale Price: \$595,000



white + burke

REAL ESTATE ADVISORS

www.whiteandburke.com

Exclusively offered by **WHITE + BURKE** Real Estate Advisors
For more information call **Joe Weith** at **(802) 862-1225 x18**
40 College Street, Suite 100, PO Box 1007, Burlington, VT 05402 Fax: (802) 862-3601

Information contained herein is believed accurate but is not warranted

RECEIVED FOR RECORDING IN THE LAND RECORDS OF THE CITY OF BURLINGTON, VERMONT, AT _____ DAY OF _____ 20 _____

ATTENT: _____ CITY CLERK

AREA TABLE	
Existing Land Areas	
South River LLC	13,163 Sq. Ft.
Champlain Lofts, LLC	2870 Sq. Ft.
Total	16,023 Sq. Ft.
Proposed Unit 1	2707 Sq. Ft.
Proposed Unit 2	13,316 Sq. Ft.
Total	16,023 Sq. Ft.

51 - 53 Main St.
Original
Investments Inc.
Vol. 1024 Pg. 347

162 Battery St.
Angus Property
Management
Vol. 998 Pg. 559

164-166 Battery St.
Pomeroy
Associates
Vol. 598 Pg. 642

169-170 Battery St.
TP Gordon LLC
Vol. 1025 Pg. 142

28 King St.
Henry Street
Properties, LLC
Vol. 1137 Pg. 25

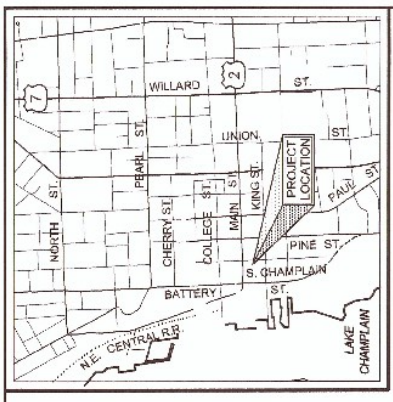
30 - 42 King St.
Burlington Housing Authority
Vol. 1127 Pg. 177



APPROVED BY RESOLUTION OF THE DEVELOPMENT REVIEW BOARD OF THE CITY OF BURLINGTON, VERMONT, ON THE _____ DAY OF _____ 20 _____ SUBJECT TO THE REQUIREMENTS AND CONDITIONS OF SAID RESOLUTION. SIGNED THIS _____ DAY OF _____ 20 _____ BY _____ CHAIRPERSON

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 conformity with the records, except as noted. This plat is in substantial compliance with 17 V.S.A. 1405, "Recording of Land Plats". This statement void only when accompanied by my original signature and seal.

Timothy P. Cowan
Timothy P. Cowan
VT LS 597



- Location Map - NOT TO SCALE

- Legend -

- Subject Property Line
- Other (Approx.) Property Lines
- Proposed Easement / Sideline
- Fence Line
- IRF / IFF
- Iron Rod / Pipe Found (Diameter)
- CRP 3/8"
- CRP 5/8"
- Capped Rod Proposed (See Note 3)
- Utility Pole
- CB
- AC/BC
- PEA

- Survey Notes -

- Purpose of this survey and plat is to a) retrace and document the existing boundaries (property lines) of certain parcels of Champlain Lofts, LLC, and of 151 Champlain Street, LLC; b) depict the combining of the two properties into one parcel; c) depict the subsequent division of that parcel into two units, shown as "Unit 1" and "Unit 2".
- Field survey was conducted during Autumn 2013, utilizing an electronic total station. Bearings shown are from Grid North, Vermont Coordinate System of 1983 derived from our GPS observations on or near the site.
- Coners shown as "iron pipe found" are labeled with inside diameters. Those shown as "rod found" are labeled with outside diameters. "AC" denotes "above grade", "BC" denotes "below grade". Markers in good condition unless otherwise noted. Markers shown as "proposed" shall typically be 3/8" diameter rebar with aluminum caps, stamped "Civil Engineering Assoc. - VT LS 597", set flush with existing grade.

- Referenced Plats -

- "Plat of a Boundary Adjustment Between 151 South Champlain Street & 53 Main Street", dated Sept. 28, 1959 by Stuart J. Morrow, L.S., Map Slide 335-C Burlington Land Records.
- "Plat of Boundary Adjustment Property of The Waterfront Company", dated February 1958 by Civil Engineering Associates, Inc., Map Slide 325-C Burlington Land Records.
- "Plat of Property of Whitney Sanford", dated August 1952 by A.W. Hoag & Associates, Vol. 140 Pg. 320 Burlington Land Records.

Common Interest Community
The Champlain Lofts, LLC
and
South River, LLC
151 & 157-159 South Champlain Street, Burlington, Vermont

CIVIL ENGINEERING ASSOCIATES, INC.
10 MANSHFIELD NEW LANE, SOUTH BURLINGTON, VT 05403
802-864-5283 FAX: 802-864-5271 web: www.coea-ve.com
CONTRACT # 811 - 01 - 2013 - 00000000

CIC 1
REBUT 1.01

Date	Checked by	Approved by	Revision
	GAC		JUN 24, 2014
	TRC		1" = 20'
	TRC		13226

ORIGINAL INK on MYLAR