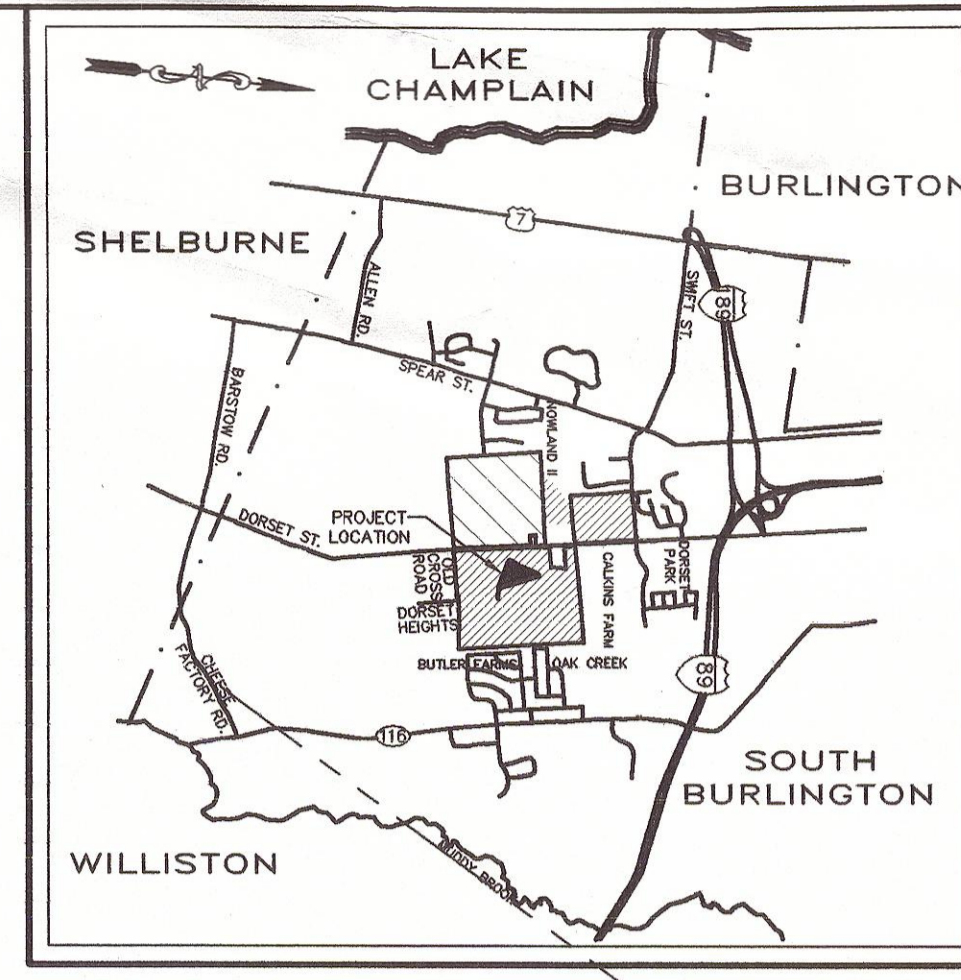
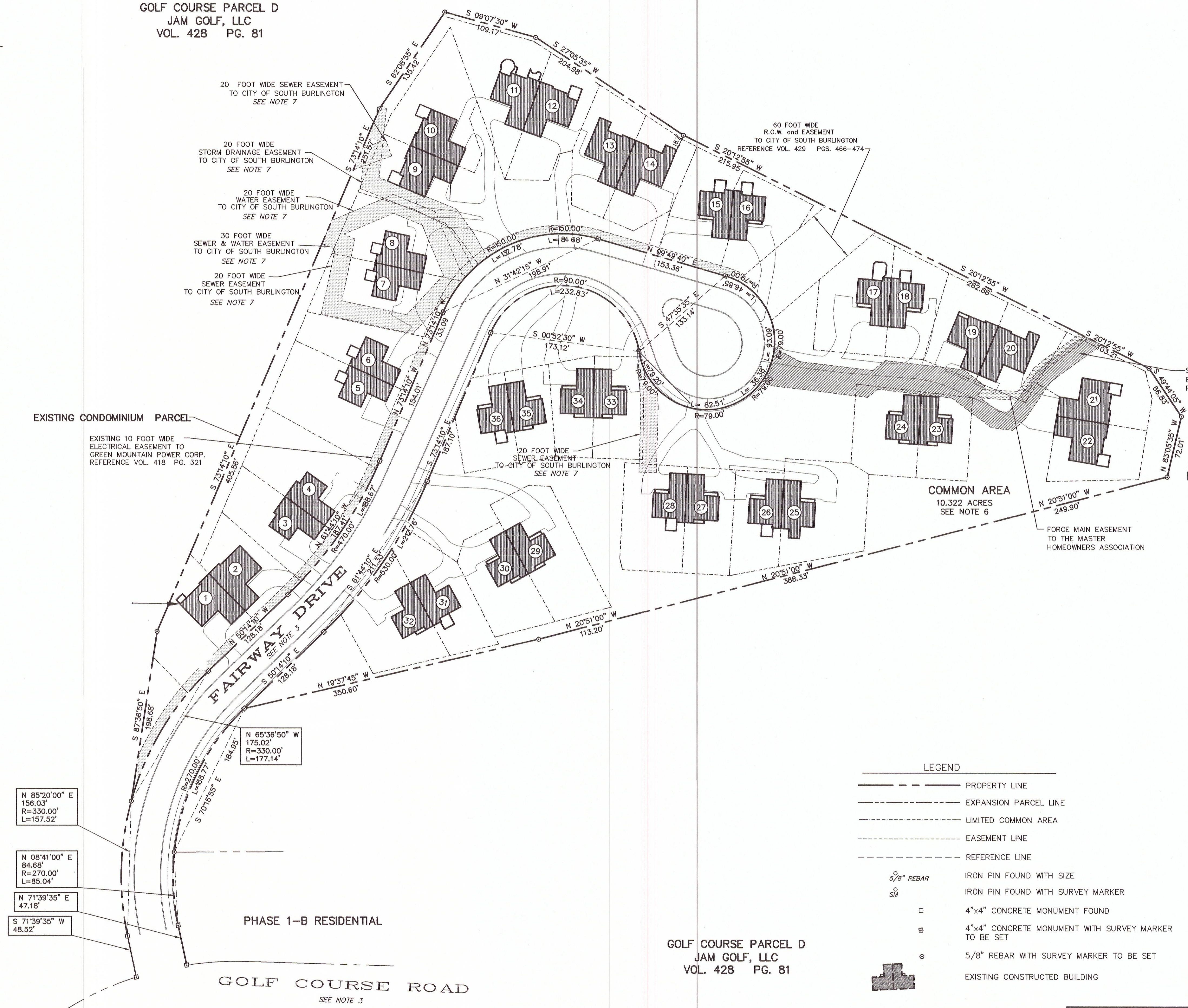


GOLF COURSE PARCEL D
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LOCATION MAP SCALE: 1" = 5280'

GOLF COURSE PARCEL D
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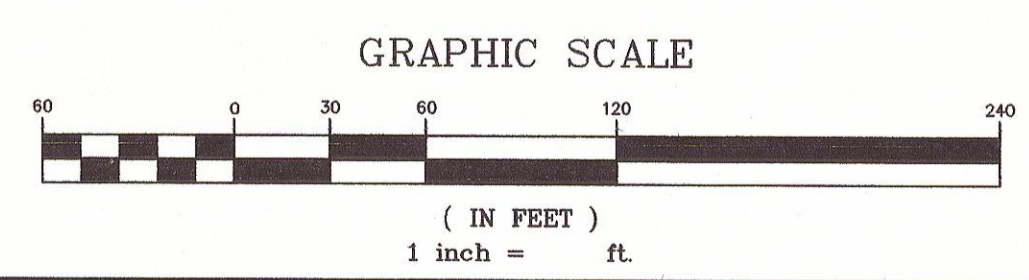
NOTES:

- This site plan was performed with a theodolite, electronic distance meter and a steel tape.
- The bearings are referenced to astronomical north determined by solar observations on September 20, 1995.
- Golf Course Road has a 60 foot wide right of way and Fairway Drive has a 60 foot wide right of way with a 79 foot cul-de-sac radius. Reference an Irrevocable Offer Of Dedication to the City of South Burlington in volume 429, pg. 467.
- Refer to plats of the same title, sheets 1, 2, 4 and 5 for additional information on Phase 1-B.
- This parcel is a portion of the property of Highlands Development Company, Inc. Reference vol. 429, pg. 78. Refer to plat entitled "Economou Farms Golf Course Plat - Southeast Parcel - Property of Economou Farms, Inc.", Sheet 2 of 3, dated May 1996, prepared by Civil Engineering Associates, for perimeter boundary information.
- Units 1 through 36 will have access from Fairway Drive via driveway networks over the common area to the individual units.
- The removal of lots 151 to 168 and the addition of town house units 1 to 36 has resulted in revisions to the location of previously dedicated utility easements in these locations. The widths of the easements has not been changed. Reference volume 429, pages 466-474 and volume 386, page 83 for the Offer Of Irrevocable Dedication.
- Unit Boundaries Definition**
 - The lower boundary of each Unit is the upper surface of the subfloor (or in the case of those Units with a basement, the concrete surface of the basement floor), the upper boundary of each Unit is the unfinished surface of the second floor ceiling, and the vertical perimeter boundaries are the unfinished interior surfaces of the perimeter or load bearing walls. All wallboards, plasterboard, plaster, paneling, tiles, wallpaper, paint, finish flooring, any other materials constituting any part of the finish surfaces of the unit are part of the Unit and all other portions of the walls, floors or ceilings are part of the Common Elements.
- Expansion parcels can be, but need not be, added to the condominium.

LEGEND

- PROPERTY LINE
- - - EXPANSION PARCEL LINE
- - - LIMITED COMMON AREA
- - - EASEMENT LINE
- - - REFERENCE LINE
- 5/8" REBAR IRON PIN FOUND WITH SIZE
- SM IRON PIN FOUND WITH SURVEY MARKER
- 4"x4" CONCRETE MONUMENT FOUND
- ▣ 4"x4" CONCRETE MONUMENT WITH SURVEY MARKER TO BE SET
- 5/8" REBAR WITH SURVEY MARKER TO BE SET
- EXISTING CONSTRUCTED BUILDING

IRONWOOD CONDOMINIUM SITE		
LOT SIZE = 10.322 ACRES	PROPOSED	ALLOWED
BUILDING COVERAGE = 79,704 SF	17.73% COVERAGE	(20% ALLOWED)
LOT COVERAGE = 127,987 SF	28.47% LOT COVERAGE	(40% ALLOWED)



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I CERTIFY THIS PLAN ACCURATELY DEPICTS THE LOCATION OF THE CONDOMINIUM UNITS THEREON AND THAT THIS PLAN CONTAINS ALL INFORMATION REQUIRED UNDER 27 A.V.S.A. SECTION 2-109.

DAVID S. MARSHALL DATE

Date	Ch'k'd	Revision	SOUTH BURLINGTON	VERMONT
Drawn by	ACL	Date	SEPT., 2003	SHEET
Checked by	DSM	Scale	1" = 60'	1
Approved by	DSM	Project No.	99128	

IRONWOOD CONDOMINIUM SITE PLAN LIMITED COMMON AREA

CIVIL ENGINEERING ASSOCIATES, INC.
SHELBURNE, VERMONT

P:\Autocad\Projects\1995\99128\OVERALL\PLAT-a.dwg Mon Sep 08 13:57:42 2003 AL