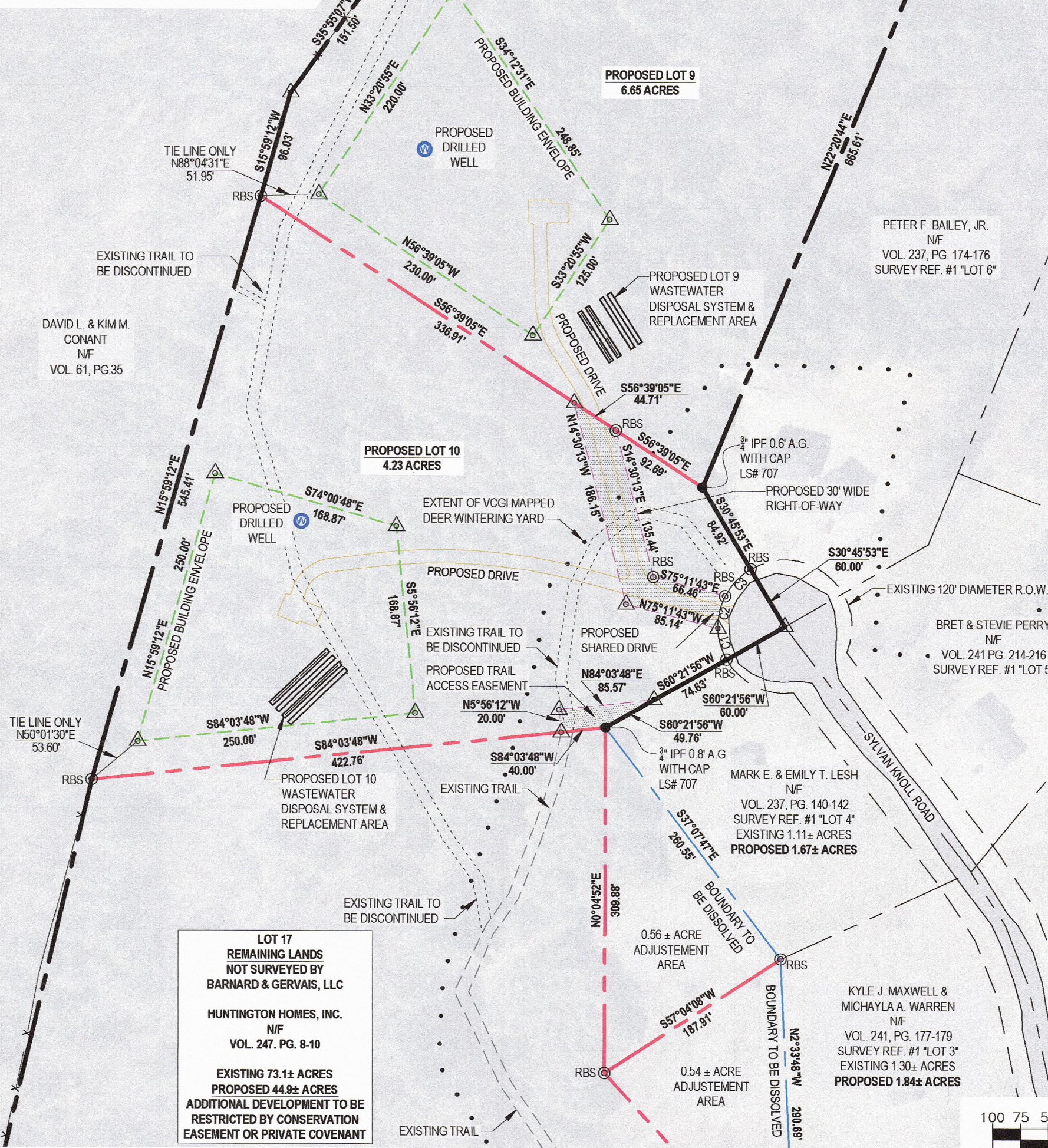


- LEGEND
- PROJECT BOUNDARY LINES
 - PROPOSED BOUNDARY LINES
 - BOUNDARY LINES TO BE DISSOLVED
 - ABUTTING BOUNDARY LINES
 - SIDELINE OF RIGHT OF WAY
 - PROPOSED RIGHT OF WAY
 - BUILDING ENEVELOPE LINES
 - RBF
 - IPF
 - RBS
 - A.G.
 - B.G.
 - N/F
 - ohw
 - X
 - VCGI MAPPED DEER WINTERING YARD
 - REBAR FOUND
 - IRON PIPE FOUND
 - REBAR SET
 - CALCULATED CORNER
 - ABOVE GRADE
 - BELOW GRADE
 - NOW OR FORMERLY
 - PROPOSED DRILLED WELL
 - UTILITY POLE & OVERHEAD WIRES
 - BARBED WIRE FENCE



CURVE TABLE				
NUM	ARC	RADIUS	BEARING	DISTANCE
C1	28.12'	60.00'	S15°43'45"E	28.84'
C2	30.34'	60.00'	S12°39'51"W	30.02'
C3	33.80'	60.00'	S43°11'37"W	33.16'

ZONING INFORMATION	
ZONING DISTRICT	
AGRICULTURAL/ RESIDENTIAL DISTRICT (AR)	
DIMENSIONAL REQUIREMENTS	
LOT AREA:	1 ACRE MIN.
LOT FRONTAGE:	100 FT. MIN.
SETBACK - FRONT YARD:	
FRONT LOT LINE:	30 FT. MIN.
ROAD CENTERLINE:	55 FT. MIN.
SETBACK - SIDE YARD:	
PRINCIPAL STRUCTURE:	20 FT. MIN.
ACCESSORY STRUCTURE:	10 FT. MIN.
SETBACK - REAR YARD:	
PRINCIPAL STRUCTURE:	20 FT. MIN.
ACCESSORY STRUCTURE:	10 FT. MIN.
LOT COVERAGE:	30% MAX.
BUILDING HEIGHT:	35 FT. MAX.

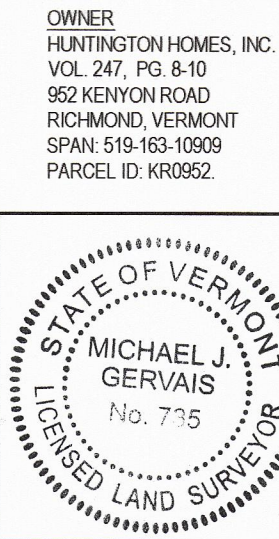
SURVEY REFERENCES:

- "SYLVAN KNOLL SUBDIVISION, PLAT SHOWING A SUBDIVISION OF THE LANDS OF DAWN TATRO" DATED JULY 23, 2015 BY KEVIN R. LAROSE AND RECORDED IN THE TOWN OF RICHMOND MAP RECORDS MAP SLIDE 142.
- "PLAT OF MOENCH SUBDIVISION FOR ROBERT H. MOENCH & SARAH S. MOENCH" LAST REVISED OCTOBER 2, 1987 BY JOHN A. MARSH AND RECORDED IN THE TOWN OF RICHMOND MAP RECORDS MAP SLIDE 73.
- "PLAT SHOWING THE LANDS OF THE ESTATE OF JOYCE K. LIVAK" DATED SEPTEMBER 4, 2012 BY KEVIN R. LAROSE AND RECORDED IN THE TOWN OF RICHMOND MAP RECORDS MAP SLIDE 135.

I CERTIFY THAT, TO THE BEST OF MY KNOWLEDGE, THIS PLAN IS BASED ON INFORMATION ABSTRACTED FROM PERTINENT DEEDS AND/OR OTHER OFFICIAL RECORDS AND CONFORMS TO THE REQUIREMENTS OF 27 V.S.A. § 1403.

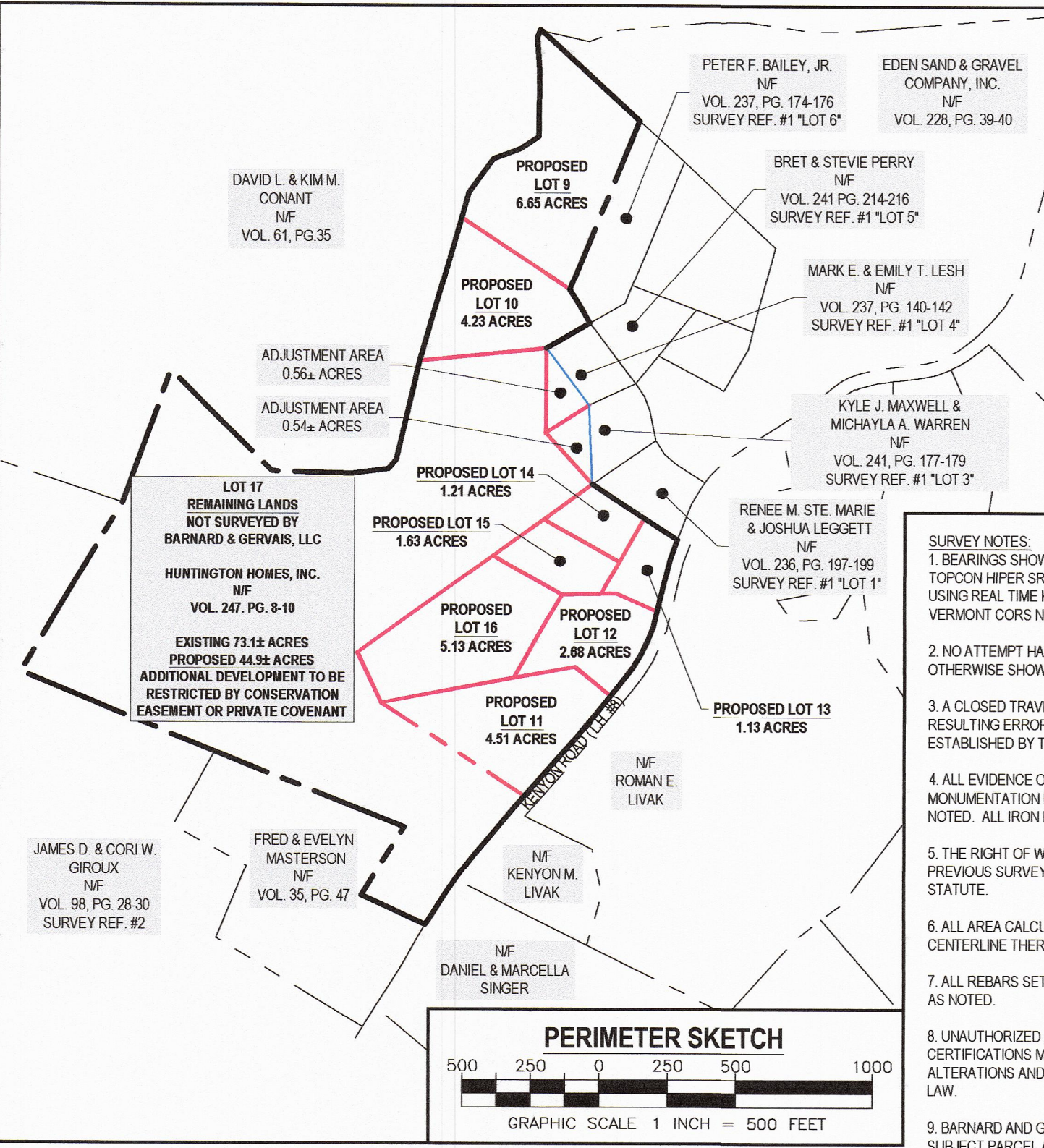
DATED THIS 16th DAY OF June 2021

Michael J. Gervais, L.S. 735



OWNER
HUNTINGTON HOMES, INC.
VOL. 247, PG. 8-10
952 KENYON ROAD
RICHMOND, VERMONT
SPAN: 519-163-10909
PARCEL ID: KR0952.

DATE	DESCRIPTION	BY
REVISIONS		
BARNARD & GERVAIS, LLC Land Surveying Water & Wastewater Environmental Consulting 167 Main Street, P.O. Box 820 Enosburg Falls, VT 05451 Telephone: (802) 933-5188		
PROJECT NO. 20225		
DATE: 04-04-2021		
SCALE: 1" = 100'		
SURVEY: DW,OL,RG		
DRAWN: RG,SB		
CHECKED: MG		
DRAWING NO. PL-1		
SHEET 1 OF 2		



SURVEY NOTES:

- BEARINGS SHOWN HEREON WERE GENERATED FROM SURVEY GRADE GPS READINGS COLLECTED WITH A TOPCON HIFER SR GPS RECEIVER ON RANDOM CONTROL POINTS AND ADJUSTED TO VT GRID NAD83(2011) USING REAL TIME KINEMATIC CORRECTIONS FROM A VIRTUAL REFERENCE STATION GENERATED BY THE VERMONT CORS NETWORK.
- NO ATTEMPT HAS BEEN MADE TO LOCATE OR IDENTIFY ANY EASEMENTS OR RIGHTS OF WAYS UNLESS OTHERWISE SHOWN ON THIS PLAN.
- A CLOSED TRAVERSE SURVEY WAS COMPLETED IN JANUARY, 2021 USING A LEICA TOTAL STATION. THE RESULTING ERROR MEETS OR EXCEEDS THE MINIMUM REQUIRED STANDARDS FOR A SUBURBAN SURVEY AS ESTABLISHED BY THE VERMONT BOARD OF LAND SURVEYORS.
- ALL EVIDENCE OF MONUMENTATION FOUND ON THE SURVEYED PREMISES IS SHOWN HEREON. MONUMENTATION FOUND IS CONSIDERED TO BE IN GOOD AND STABLE CONDITION UNLESS OTHERWISE NOTED. ALL IRON PIPE DIMENSIONS PERTAIN TO INSIDE DIAMETER UNLESS OTHERWISE NOTED.
- THE RIGHT OF WAY WIDTH FOR KENYON ROAD, TOWN HIGHWAY #8, OF 3 RODS (49.5') IS BASED ON PREVIOUS SURVEYS OF RECORD, MONUMENTATION FOUND, THE TRAVELED WAY AND VERMONT STATE STATUTE.
- ALL AREA CALCULATIONS ARE BASED ON THE EDGE OF THE RIGHTS OF WAY OF SAID ROAD AND NOT THE CENTERLINE THEREOF.
- ALL REBARS SET ARE 5/8" WITH A CAP STAMPED M.GERVAIS VTL3 735 AND ALL MONUMENTATION FOUND IS AS NOTED.
- UNAUTHORIZED ALTERATIONS AND/OR MODIFICATIONS TO THIS PLAN SHALL INVALIDATE ANY AND ALL CERTIFICATIONS MADE BY BARNARD & GERVAIS, LLC AND FURTHER ANY PARTIES INVOLVED IN SAID ALTERATIONS AND/OR MODIFICATIONS SHALL BE HELD LIABLE AND MAY BE PROSECUTED IN A COURT OF LAW.
- BARNARD & GERVAIS, LLC MAKES NO WARRANTIES THAT ALL ENCUMBRANCES THAT EXIST FOR THE SUBJECT PARCEL ARE SHOWN HEREON. ADDITIONAL ENCUMBRANCES THAT MAY EXIST INCLUDE, BUT ARE NOT LIMITED TO, WETLANDS, WELL AND SEPTIC ISOLATION ZONES, HAZARDOUS WASTE SITES AND/OR BROWNFIELDS WITH ASSOCIATED ISOLATION ZONES.
- THIS SUBDIVISION PLAT IS NOT INTENDING TO CREATE ANY EASEMENTS OTHER THAN THOSE SPECIFICALLY LISTED AND DESCRIBED HEREON. ANY DRIVES, PATHS, TRAILS OR OTHER AMENITIES SHOWN HEREON ARE CONSIDERED PRIVATE UNLESS OTHERWISE NOTED.

THIS FINAL PLAT HAS BEEN APPROVED BY RESOLUTION OF THE DEVELOPMENT REVIEW BOARD OF THE TOWN OF RICHMOND, VERMONT; THIS ____ DAY OF ____, 20__, SUBJECT TO THE REQUIREMENTS AND CONDITIONS OF SAID RESOLUTION.

SIGNED THIS ____ DAY OF ____, 20__,

BY ____, CHAIR

RECEIVED FOR RECORD IN THE TOWN OF RICHMOND

THIS ____ DAY OF ____, 20__

MAP BOOK# ____, PAGE# ____, SLIDE# ____

AT ____ O'CLOCK ____ MINUTES ____ M

AND RECORDED IN RICHMOND, VERMONT

ATTEST ____ TOWN CLERK