

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
REBAR FOUND
IRON PIPE FOUND
REBAR SET
CALCULATED CORNER
A.G.
B.G.
N/F
PROPOSED DRILLED WELL
UTILITY POLE & OVERHEAD WIRES
BARBED WIRE FENCE
VCGI MAPPED DEER WINTERING YARD

| BUILDING ENVELOPE LINE TABLE | | |
|------------------------------|-------------|----------|
| NUM | BEARING | DISTANCE |
| LOT 11 | | |
| B1 | N50°35'55"W | 120.00' |
| B2 | S79°26'28"W | 150.00' |
| B3 | S10°33'32"E | 270.52' |
| B4 | N41°15'45"E | 289.02' |
| B5 | N86°05'02"W | 120.00' |
| B6 | S89°04'00"W | 68.03' |
| B7 | S34°49'38"W | 87.68' |
| B8 | S58°27'59"E | 201.01' |
| B9 | N23°54'58"E | 141.75' |
| B10 | N12°33'02"E | 153.00' |
| B11 | N86°05'02"W | 105.00' |
| B12 | S29°34'10"W | 150.73' |
| B13 | S66°05'02"E | 150.00' |
| B14 | S60°42'29"E | 217.69' |
| B15 | N29°34'10"E | 139.31' |
| B16 | N56°52'28"W | 149.45' |
| B17 | S54°10'27"W | 164.58' |
| B18 | S29°17'31"W | 156.38' |
| B19 | S60°42'29"E | 137.29' |
| B20 | N89°04'00"E | 93.05' |
| B21 | N29°17'31"E | 109.54' |
| B22 | N60°42'29"W | 217.69' |
| B23 | N29°34'10"E | 270.00' |
| B24 | N60°42'29"W | 170.00' |
| B25 | S29°34'10"W | 270.00' |
| B26 | S60°42'29"E | 170.00' |

| EASEMENT LINE TABLE | | |
|---------------------|-------------|----------|
| NUM | BEARING | DISTANCE |
| RIGHT-OF-WAY | | |
| L1 | N68°03'10"W | 121.26' |
| L2 | N54°43'14"W | 80.28' |
| L3 | S35°16'46"W | 60.00' |
| L4 | S54°43'14"E | 36.03' |
| L5 | S29°34'10"W | 84.81' |
| L6 | S40°31'39"W | 123.08' |
| L7 | S59°47'33"W | 73.28' |
| L8 | N22°20'38"W | 32.22' |
| L9 | S34°51'57"W | 50.24' |
| L10 | S22°20'38"E | 38.12' |
| L11 | N63°50'04"E | 220.31' |
| L12 | N40°08'40"E | 136.22' |
| L13 | N29°34'10"E | 79.57' |
| L14 | S68°03'10"E | 131.67' |
| L15 | N89°46'43"W | 110.75' |
| L16 | N34°44'25"W | 33.69' |
| L17 | S55°15'35"W | 48.00' |
| L18 | S34°44'25"E | 69.27' |
| L19 | N59°47'33"E | 73.28' |
| L20 | S89°18'52"E | 55.27' |

LOT 17
REMAINING LANDS
NOT SURVEYED BY
BARNARD & GERVAIS, LLC
HUNTINGTON HOMES, INC.
N/F
VOL. 247, PG. 8-10
EXISTING 73.1± ACRES
PROPOSED 44.9± ACRES
ADDITIONAL DEVELOPMENT TO BE
RESTRICTED BY CONSERVATION
EASEMENT OR PRIVATE COVENANT

PROPOSED LOT 13
WASTEWATER EASEMENT
PROPOSED LOT 13 WASTEWATER DISPOSAL
SYSTEM & REPLACEMENT AREA
PROPOSED LOT 15 WASTEWATER DISPOSAL
SYSTEM & REPLACEMENT AREA

PROPOSED LOT 16
5.13 ACRES

PROPOSED LOT 16 WASTEWATER DISPOSAL
SYSTEM & REPLACEMENT AREA

PROPOSED LOT 11
4.51 ACRES

3" IPF 1.0" A.G.

KYLE J. MAXWELL &
MICHAELA A. WARREN
N/F
VOL. 241, PG. 177-179
SURVEY REF. #1 "LOT 3"
EXISTING 1.30± ACRES
PROPOSED 1.84± ACRES

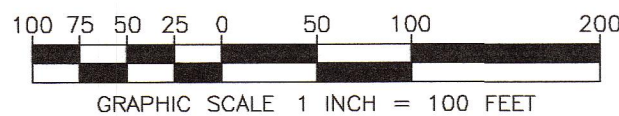
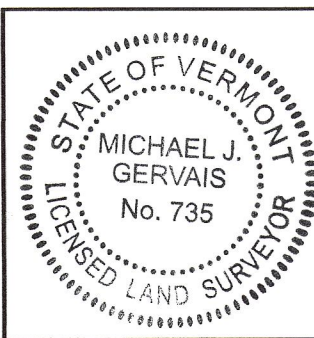
RENEE M. STE. MARIE
& JOSHUA LEGGETT
N/F
VOL. 236, PG. 197-199
SURVEY REF. #1 "LOT 1"

ZONING INFORMATION

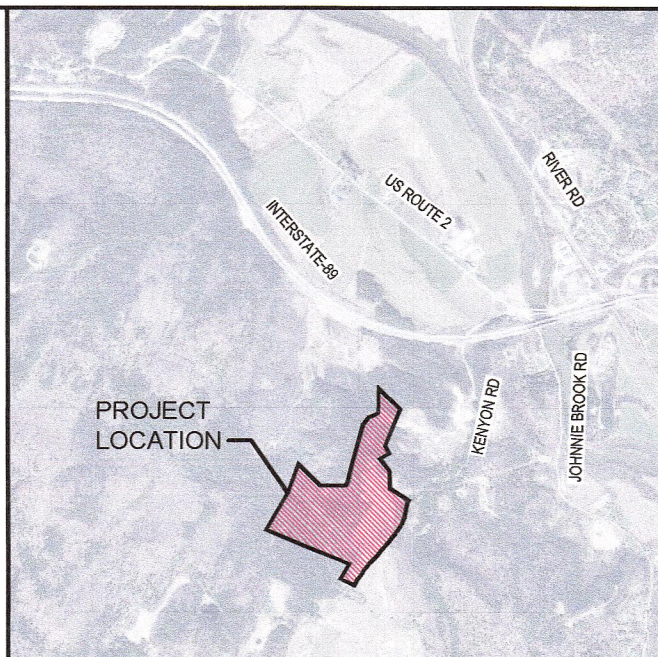
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|--|--------------|
| ZONING DISTRICT | |
| AGRICULTURAL/RESIDENTIAL DISTRICT (AR) | |
| DIMENSIONAL REQUIREMENTS | |
| LOT AREA: | 1 ACRE MIN. |
| LOT FRONTAGE: | 100 FT. MIN. |
| SETBACK - FRONT YARD: | |
| FRONT LOT LINE: | 30 FT. MIN. |
| ROAD 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:
1. "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.
2. "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.
3. "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 735.

OWNER
HUNTINGTON HOMES, INC.
VOL. 247, PG. 8-10
952 KENYON ROAD
RICHMOND, VERMONT
SPAN: 519-163-10909
PARCEL ID: KR0962



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 VSA § 1403.
DATED THIS 16th DAY OF June, 2021
Michael J. Gervais L.S. 735



LOCATION PLAN
N.T.S.

- SURVEY NOTES:
1. BEARINGS SHOWN HEREON WERE GENERATED FROM SURVEY GRADE GPS READINGS COLLECTED WITH A TOPCON HIPER 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.
2. NO ATTEMPT HAS BEEN MADE TO LOCATE OR IDENTIFY ANY EASEMENTS OR RIGHTS OF WAYS UNLESS OTHERWISE SHOWN ON THIS PLAN.
3. 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.
4. 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.
5. 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.
6. ALL AREA CALCULATIONS ARE BASED ON THE EDGE OF THE RIGHTS OF WAY OF SAID ROAD AND NOT THE CENTERLINE THEREOF.
7. ALL REBARS SET ARE 5/8" WITH A CAP STAMPED M GERVAIS VTLS 735 AND ALL MONUMENTATION FOUND IS AS NOTED.
8. 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.
9. 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.
10. 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.
11. EASEMENT SHOWN PER SURVEY REF. #1 "APPROXIMATE LOCATION OF SEPTIC SYSTEM SUPPORTING HOUSE TRAILER WITH A 100' X 100' EASEMENT AREA. ALSO, A 20' WIDE EASEMENT CENTERED OVER THE CONSTRUCTED SEWER LINE LOCATION FROM KENYON ROAD TO SEPTIC SYSTEM" AND BASED ON PHYSICAL EVIDENCE FOUND IN THE FIELD.

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

| DATE | DESCRIPTION | BY |
|---|-------------|---|
| | REVISIONS | |
| BARNARD & GERVAIS, LLC Land Surveying Water & Wastewater Environmental Consulting 167 Main Street, P.O. Box 620 Enosburg Falls, VT 05450 Telephone: (802) 925-5168 | | |
| LANDS OF HUNTINGTON HOMES, INC. 952 KENYON ROAD, RICHMOND, VERMONT NINE LOT SUBDIVISION AND BOUNDARY LINE ADJUSTMENT SURVEY PLAT | | |
| THESE PLANS WITH LATEST REVISIONS SHOULD ONLY BE USED FOR THE PURPOSE SHOWN BELOW: <input type="checkbox"/> SKETCH/CONCEPT <input type="checkbox"/> PRELIMINARY <input checked="" type="checkbox"/> FINAL LOCAL REVIEW | | PROJECT NO. 20225 DATE: 04-04-2021 SCALE: 1" = 100' SURVEY: DW,OL,RG DRAWN: RG,SB CHECKED: MG DRAWING NO. PL-2 SHEET 2 OF 2 |