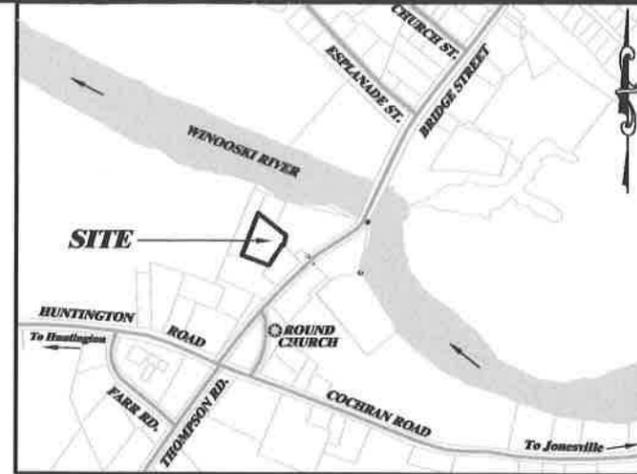




LEGEND

- Subject Tract Property Line
- - - - - Apparent Property Line
- Sideline of Easement
- Watercourse
- Iron Pipe/Iron Rod/Rebar Found
- Rebar SET or to be SET
- Utility Pole w/Overhead Wires
- △ Calculated Point
- Survey Control Points
- Now or Formerly
- Land Records Volume / Page



LOCATION PLAN NOT TO SCALE SURVEY NOTES

**Peggy M. Farr
Revocable Trust
N/F
136/287
PID: HU0400.0**

**Kirby
N/F
159/712
100/246
93/340
PID: OB0046**

**Kirby
N/F
159/712
100/246
93/340
PID: OB0046**
Lease from Villeneuve
to Bressor (49/480)

**Bressor
N/F
176/644
136/53
118/544
49/478
PID: #BR0401h**

**44 & 46 Old Brooklyn Ct.
Zoning District: Agricultural / Residential (A/R)
Flood Hazard Overlay District (FHOD)**

Min. Lot Area:	Required 1 Acre
Front Yard Setback:	30 Feet
Front Yard Setback:	55 Feet
(Cl. of Road)	
Side Yard Setback:	20 Feet
Rear Yard Setback:	20 Feet
Coverage:	30% (Max) (10,324 SF)

- This boundary line adjustment survey has been compiled from field surveys and record evidence including the following plans:
 - "Property Survey for Gary T. Bressor, Richmond, Vermont," prepared by Henry Seider, L.S., dated 8/15/85, and recorded in Slide #43 (p.43) of the Town of Richmond Land Records.
 - "Trust showing survey of boundary adjustments and subdivision of property of Betty Preston, William E. Preston, Gary T. Bressor, Jean Hinton Bressor and The Richmond Historical Society, Bridge Street and Cochran Road," prepared by Bulton Associates, dated 3/27/95, last revised 4/7/03, and recorded in Slide #97 (p.46) of the Town of Richmond Land Records.
 - "Terry Allen, Richmond, Vermont," prepared by Glenn Towns, L.S., dated May 2005, unrecorded.
 - Plan showing lands of Barney, prepared by Webster-Morth Inc., dated 5/9/85, and recorded in Volume 25, Page 388 of the Town of Richmond Land Records.
 - "Bressor Property," dated 12/17/02, unknown author, recorded in Slide #80 (p.38) of the Town of Richmond Land Records.
 - "Bressor Property," dated October 2002, unknown author, recorded in Slide #86 (p.36) of the Town of Richmond Land Records.
- Bearings are based on Vermont State Plane Coordinates (SPC-VT) using NAD83 (1983) control. The north orientation was derived from survey grade GPS observations using the VTR, VTRW, and the VCAP CORS stations.
- The improvements shown hereon were located by surveys on the ground completed during 2006, 2010, & 2011.
- Survey methods employed and the resulting error of closure/precision ratio, meet or exceed minimum precision requirements for rural surveys as outlined in "Standards for the Practice of Land Surveying" adopted by the Vermont Board of Land Surveyors effective 10/11/99. A random traverse control loop was established using a Trimble 56 Robotic Total Station unless noted otherwise. The field data was adjusted using the Compass Rule Adjustment Method.
- 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.
- 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 an easement or restriction of record or evidence of easements and structures which are readily apparent from a casual above-ground view, are delineated hereon. No liability is assumed by the undersigned for any loss associated with the existence of any undiscovered easements or restrictions on the use of the property which are not shown of record or are not readily apparent. Only those deeds, plats and plans, of public record, which are properly indexed in the Town of Richmond Land Records have been reviewed, examined and utilized for the purpose of this survey.
- This survey revealed boundary inconsistencies between recorded and physical boundary evidence pertinent to this property. These inconsistencies are shown hereon.
 - Iron pin boundary markers shown hereon as "SET" or "to be SET" are 5/8" diameter reinforcing steel, 40-inch long, crowned with a plastic cap set by a Vermont licensed land surveyor at the discretion of the property owner / developer. The placement of these markers may be necessary to satisfy the conditions of the Zoning / Planning / Development Review Board's approval.
 - Concrete boundary markers shown hereon as "SET" or "to be SET" are 4"x4", 48-inch long, crowned with an aluminum cap set by a Vermont licensed land surveyor.
- The diameters of existing monumentation shown on this plan reflect outside diameter dimensions.
- The descriptions of these lands and the physical evidence located and existing on the ground were compared and analyzed to conclude a final boundary opinion most indicative of the original intent of the conveyances and in harmony with existing physical boundary evidence. Where conflicts between physical boundary evidence and written record evidence are substantial, deeds and/or documents should be executed to eliminate any color of title or conflict. No bounds shown hereon are determined via the legal theory of Adverse Possession. This is a determination to be made by a court entrusted with authority to do so. Evidence, which could be determined to be potential adverse possession and or indicate a prescriptive right, if reasonably apparent, is shown hereon. To that extent, these plats of surveys may be subject to any unidentified claims or rights. Assumptions for correctness and accuracy are indicated on this plat of survey.
- Reproductions of this sketch are not valid unless signed and stamped with a red-inked surveyor's seal and signed by the Licensed Land Surveyor.
- Acceptance of this survey plat or use of the corner monuments found or set during the performance of the field survey hereby limit the undersigned liability related to professional negligent acts, errors, omissions or breach of contract to an amount not to exceed the fee charged.
- NOTICE OF PERMIT REQUIREMENTS
In order to comply with applicable state rules concerning potable water supplies and wastewater systems, a person shall not construct or erect any structure or building on the lot of land described in this plat if the use or useful occupancy of that structure or building will require the installation of or connection to a potable water supply or wastewater system, without first complying with the applicable rules and obtaining any required permit. Any person who owns this property acknowledges that this lot may or may not be able to meet state standards for a potable water supply or wastewater system and therefore this lot may not be able to be improved.
- This survey is certified to Gail Kirby and Lauren Esserman & Jonathan Kart for the singular purpose of creating a boundary line adjustment, as shown hereon. No liability is assumed by the undersigned for any loss that may be associated with the use of this survey other than the purpose stated above.
- The attention of boundary survey maps by anyone other than the original preparer is misleading, confusing, and not in the general welfare and benefit of the public. This survey map and/or survey plan shall not be altered or added to by any person(s) in any way without authorization by Bulton Professional Land Surveyors, PC. Unauthorized alterations and/or modifications to this plan shall invalidate any and all certifications made hereon by Bulton Professional Land Surveyors, PC and shall cause this plan, in its entirety, to be null and void.
- Approval of this boundary line adjustment does not constitute the creation of a separate parcel of land. It simply adjusts the physical location of the boundary of the adjoining parcels.
- This is to lands between apparent high water mark and edge of water is not clear - boundaries listed in above mentioned plans have been honored for this survey.

100 Year Flood Zone
par FEMA Panel
900041-0001A
effective 1982

Town of Richmond, VT
Received for Record _____ A.D.
at _____ o'clock _____ minutes _____ M.
and recorded in _____
attest: _____
Town Clerk

**Frederick
N/F
PID: BR0506**

Approved for recording in the Town of Richmond Land Records by decision of the Richmond Development Review Board on August 2, 2013 with permit number #13-056 and signed _____ by the DRB Chair

Information shown on this property plat is a faithful portrayal of circumstances pertinent to the subject property. A collaboration of field, parcel and pertinent record evidence was used in the analysis of boundary conclusions shown hereon. This property plat complies with the requirements of Vermont Statute Title 27, Section 1403, (A) through (K), to the best of my knowledge and belief.
Christopher A. Haggerty, VT LS#741
8/14/2013
Dated



DATE	8/14/13	REVISION	Add DRB endorsement block and related Kirby lease boundary; revise notes	BY	CAH
Date of SURVEY	2006, 2010, 2013	<input checked="" type="checkbox"/> RECORD DRAWING	<input type="checkbox"/> PRELIMINARY	Date of Plat	8/11/2013
SURVEYORS	CH-CEA-JY	<input checked="" type="checkbox"/> FINAL	<input type="checkbox"/> SKETCH/CONCEPT	JOB#	FRCM0056.1
DRAWN	GK			FILE	FRCM0056.1
CHECKED	Clearance GK			PLAN SHEET #	1 of 1
SCALE	1"=30'	Button Professional Land Surveyors, PC 20 Kirtland Ave. 1 Lake Street Suite 203N St. Albans, VT South 05478 Barreton 054-8555 VT 05403 1-800-570-0885 602-683-1812 www.bpl.com			

BOUNDARY LINE ADJUSTMENT PLAT BETWEEN LANDS OF
GAIL KIRBY & JONATHAN KART & LAUREN ESSEMAN
VOLUME 159, PAGE 712
VOLUME 100, PAGE 246
VOLUME 93, PAGE 340
OLD BROOKLYN COURT, RICHMOND, VERMONT

