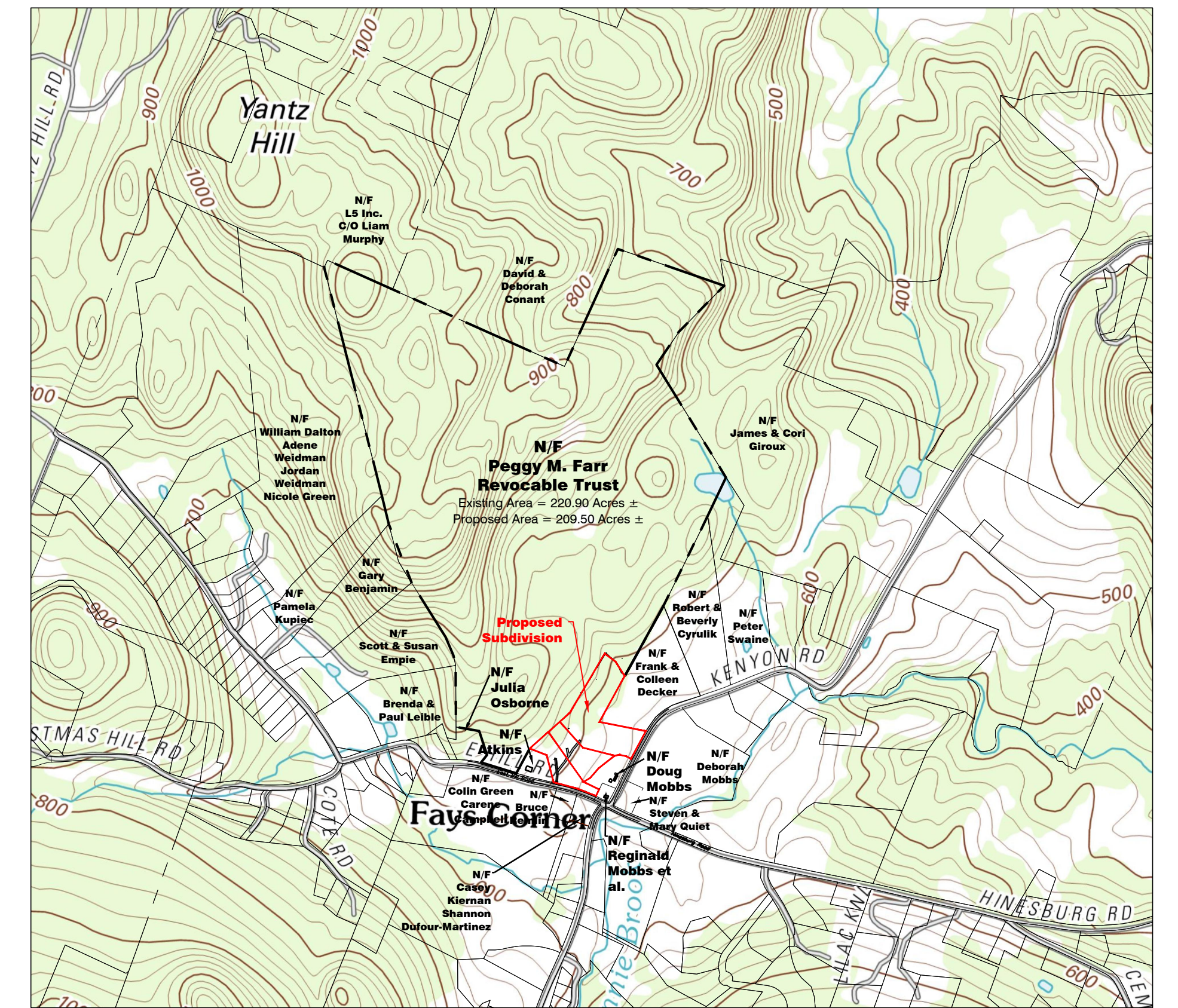


Boundary Notes

- The descriptions controlling the locations of the boundaries of the land surveyed and the physical evidence located and existing on the ground were compared and analyzed to provide boundary locations that are most indicative of the original intent of the deeds and in harmony with existing monumentation. Where conflicts between physical evidence and written evidence are substantial, deeds and/or documents should be or will be executed to eliminate any color of title or conflict.
- This plot of survey depicts boundary location of the lands under the title of Peggy M. Farr Revocable Trust and also the limits, where known, of easements, licenses and/or other servitudes and rights that may encumber or benefit the surveyed premises with the exception of utility easements.
- Monuments have been set in and on the ground where shown on the plot of survey where, in the opinion of the surveyor, it was necessary to perpetuate a corner not otherwise monumented. Monuments shown as "to be set" will be set at the title holder's direction.
- Any boundary line location, based on deeds or documents recorded in the public records by which title or rights were conveyed to Peggy M. Farr Revocable Trust, or title or rights in lands of Peggy M. Farr Revocable Trust were otherwise delineated, is subject to accuracy and legality of those deeds or documents. Where those deeds or documents are improperly executed as a matter of law or contain errors or omissions in fact, or contain or are based upon erroneous conclusions of law, then the depicted boundary locations may not be valid.
- The boundary line locations shown are also subject to accuracy and legality or lack of authority of any grantor or grantee who professed the right or ability to convey, receive or condemn property or rights in the surveyed property.
- Any depiction on the plots of survey of boundary lines or other structures, exclusive of boundary lines for Peggy M. Farr Revocable Trust were located by tachometry. The location and depiction of boundary lines other than those of Peggy M. Farr Revocable Trust are not warranted and all boundary lines depicted are subject to the accuracy and completeness of the public record.
- This plot of survey is for the sale use of Peggy M. Farr Revocable Trust. Use by other property owners, private or municipal, is specifically unauthorized.

Map References

- Plan entitled "Portion of the Harold Fletcher Lands Richmond, Vermont - Survey Plot" prepared by Lamoureux Consulting Engineer and Surveyor, dated Dec. 23, 1985, Map Slide 46.
- Plan entitled "Survey of Randall Farm - 5 Lot Subdivision" prepared by Charles Grenier, Consulting Engineer, P.E., with revision date of September 2001, Map Slide 106.
- Plan entitled "Property Survey for Peg Farr - Richmond, Vermont" prepared by Henry J. Swider, dated Aug. 2, 1985, Map Slide 48.
- Plan entitled "Doug Mobbs 'New Lot' Randall Farm" prepared by Krebs and Lansing Consulting Engineers, Inc., dated Feb. 17, 2017.



Location Map

1" = 1000'

Notes:

- Portion of parcel was depicted in administrative subdivision prepared by Krebs and Lansing Consulting Engineers Inc. and recorded in the Richmond land records. Remaining parcel outline references tax map downloaded from VCGI and physical evidence observed in the field.
- Topographic information shown on plan was developed by Krebs and Lansing Consulting Engineers Inc. Topographical survey completed on December 16 & 17, 2019.
- Wetlands delineation shown on plan was completed by Gilman and Briggs Environmental on November 5, 2019. The areas delineated were characterized as Class II wetland according to the Vermont Wetland Rules last revised April 1, 2017. The location of the wetland flags was completed by Krebs and Lansing Consulting Engineers Inc. on November 6, 2019 and December 16 & 17, 2019.
- This plan may be copied to the extent necessary to comply with Vermont State Laws pertaining to accessibility to public records. Use of these plans for construction purposes requires the permission of Krebs & Lansing Consulting Engineers.

Legend

○	Survey control point	---	Proposed property line
●	Iron pin to be set	---	Approximate property line
○	Iron pipe or pin found	---	Existing Stonewall
△	Calculated point	---	Existing 50ft wetland buffer
⊙	Soil test hole	---	Edge of woods/cluster
⊙	Utility pole	---	Drainage
—	Overhead utility line	---	New Sewer Forcemain
⊙	Temporary bench mark	---	New Water Service
---	Existing contour 2ft interval	---	Proposed building envelope
---	Wetland delineation by Gilman & Briggs Environmental (see note 3)	---	Proposed easement
---	Existing easement	---	Proposed Wetland Buffer Disturbance



For Permit Review

Date revised	Description	Checked	Date
Design	SWH/JAR		
Drawn	BLW/JAR		
Checked	SWH/KEE		
Scale	1" = 60'		
Date	Aug. 13, 2020		
Project	19327		

Preliminary Plat

**4 Lot Subdivision, Randall Farm
Peggy M. Farr Revocable Trust**

Richmond, Vermont

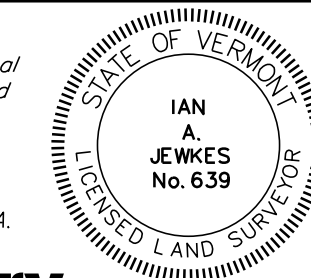
KREBS & LANSING Consulting Engineers, Inc.
164 Main Street, Colchester, Vermont 05446

C-2

Certification
This survey is based on physical evidence found in the field and information abstracted from deeds and other pertinent records and this survey is consistent with that evidence. This plan conforms to 27 V.S.A. section 1403.

Preliminary

Ian A. Jewkes
L.L.S. #639



Owner/ Applicant

Peggy M. Farr Revocable Trust
112 Huntington Road
Richmond, VT 05477

Zoning Information:

Agricultural / Residential District
Single Family Dwelling Allowable Use
Minimum lot size 1.0 Acre
Minimum frontage 100 feet
Max lot coverage 30%
Max structure height 35ft
Rear yard set back 20 feet
Side yard set back 20 feet or 35ft from pavement center line
Front yard set back

Tax Map Number

HU0400.a

N/F
Peggy M. Farr Revocable Trust
Vol 136 Page 287
11/21/2002
Existing Area = 220.90 Acres ±
Remainder Lot 4
Proposed Area = 209.50 Acres ±
Parcel ID EH0180



Approved Action by Administrator of the Town of Richmond, Vermont on the _____ day of _____, 2020.
Subject to all Requirements and Conditions of Permit Number _____
Signed this _____ day of _____, 2020,
By: _____
Richmond Zoning Administrator