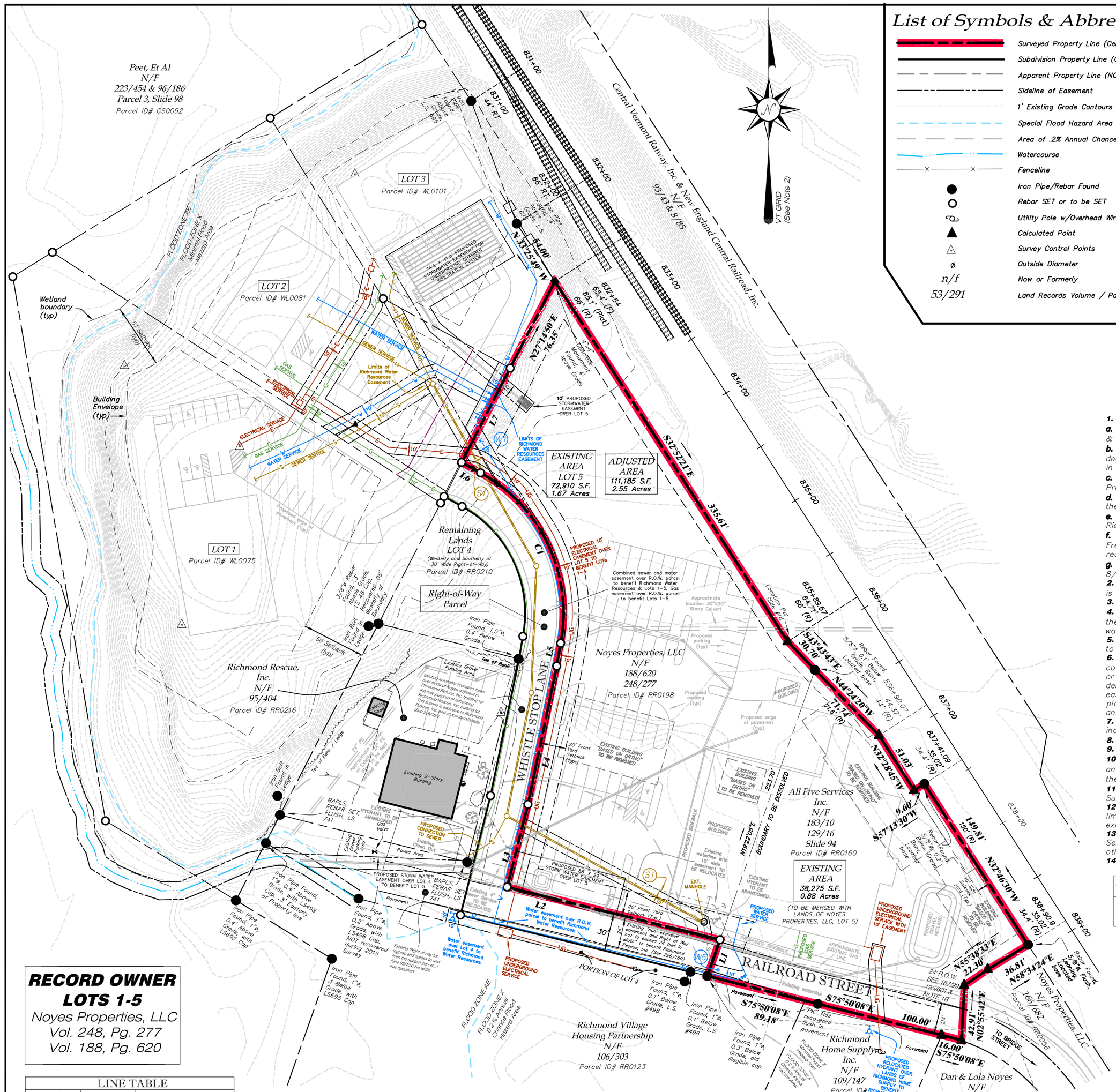
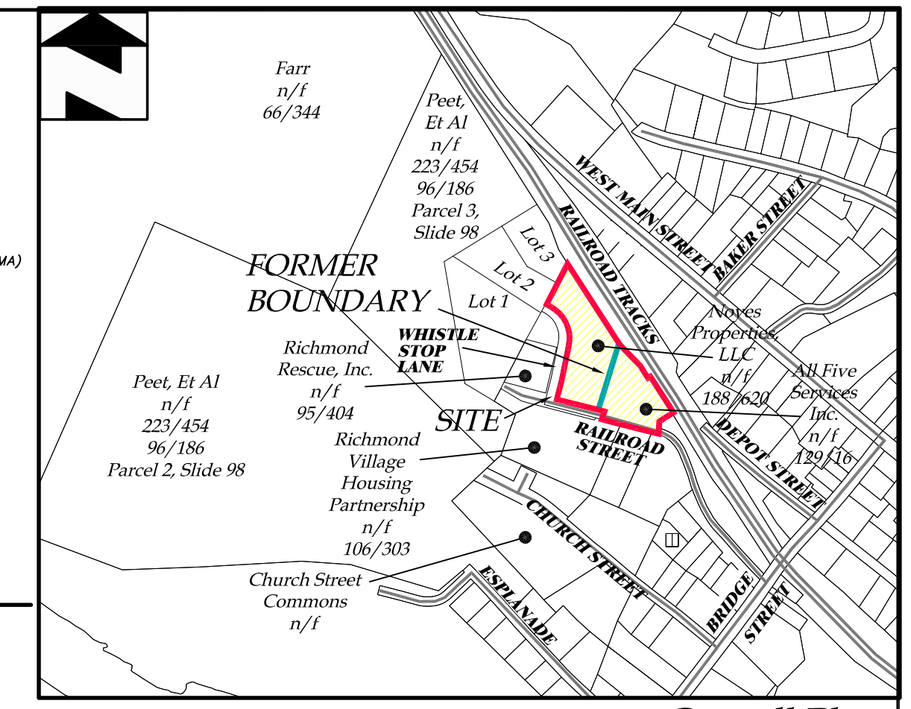



## List of Symbols & Abbreviations

- Surveyed Property Line (Certified)
- Subdivision Property Line (Certified)
- Apparent Property Line (NOT Certified)
- Sideline of Easement
- 1' Existing Grade Contours (VCGI)
- Special Flood Hazard Area ZoneAE (FEMA)
- Area of .2% Annual Chance Flood Hazard ZoneX (FEMA)
- Watercourse
- Fenceline
- Iron Pipe/Rebar Found
- Rebar SET or to be SET
- Utility Pole w/Overhead Wires
- Calculated Point
- Survey Control Points
- ø Outside Diameter
- n/f Now or Formerly
- 53/291 Land Records Volume / Page




## Overall Plan

scale: 1" = 500 feet ±

## Plan References and Survey Notes

**1.** This Boundary Adjustment Plat has been compiled from field surveys and record evidence including the following plans:
**a.** "Boundary Line Adjustment & Easement Plan, Richmond Rescue, Inc.", prepared by Lamoureux, Stone, & O'Leary, dated 3/29/1995 & last revised on 5/25/1995, Recorded in the Town of Richmond Land Records on Slide #76.
**b.** "Boundary Line Adjustment for Daniel & Lola Noyes, & a revision to the survey on Slide #122, Proposed 24' ROW Plan, To be dedicated to the Town of Richmond", prepared by Vermont Land Surveyors, Inc., dated 3/27/2008 & last revised 2/1/2010, Recorded in the Town of Richmond Land Records on Slide #125.
**c.** "3-Lot Subdivision, Showing Lands of Daniel N. Peet, Fredrick P. Peet, Melissa J. Anderson, & Jennie L. Erkson", prepared by Button Professional Land Surveyors, PC, dated 1/31/03, and Recorded in the Town of Richmond Land Records on Slide #98.
**d.** "Survey of Land Near Central Vermont Railway Freight Depot", prepared by Keller and Lowe Inc., dated August 1968, Recorded in the Town of Richmond Land Records on Slide #1.
**e.** "Boundary Survey, All Five Services, LLC", prepared by T.Bass Surveys, Inc., dated April 2002, and recorded in the Tonw of Richmond Land Records on Slide #94.
**f.** "Plat of Boundary Adjustment between lands of Noyes Properties, LLC and a portion of lands of Daniel Peet Revocable Trust, Fredrick Peet, Melissa Anderson, and Jennie Erkson", prepared by Button Professional Land Surveyors, P.C., dated April, 24 2019, and recorded in the Town of Richmond Land Records.
**g.** "5-Lot Subdivision, Noyes Properties, LLC", prepared by Button Professional Land Surveyors, P.C., dated 1/5/2020, last revised 8/25/2020, and recorded in Slide 159 in the Town of Richmond Land Records.
**2.** North orientation is based on survey grade STATIC GPS observations made on September 29, 2015. The resultant horizontal datum is NAD 83. This realization is called NAD 83(2011) epoch 2010.0. The resulting orthometric height is NAVD 88 (geoid12a).
**3.** The improvements shown hereon were located by a survey on the ground completed September 22, 2015.
**4.** Survey methods employed meet or exceed the minimum precision requirements for suburban surveys as outlined in "Standards for the Practice of Land Surveying" adopted by the Vermont Board of Land Surveyors effective 1/7/2013. A random traverse control loop was established using a Trimble S6 Robotic Total Station in conjunction with a Trimble R8 Dual Frequency GPS Receiver.
**5.** 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.
**6.** The premises shown and described hereon maybe 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.
**7.** This survey revealed boundary inconsistencies between recorded and physical boundary evidence pertinent to this property. These inconsistencies are shown hereon.
**8.** The private right of way of Railroad Street is 24' in width as shown on the plan listed in note 1b and as documented in 226/180.
**9.** The diameters of existing monumentation shown on this plan reflect outside diameter dimensions.
**10.** Iron pin boundary markers shown hereon as "SET" or "to be SET" are 5/8" diameter reinforcing steel, 40-inch long, crowned with an aluminum 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.
**11.** Reproductions of this sketch are not valid unless sealed with a red-inked surveyor's seal and signed by the Licensed Land Surveyor.
**12.** 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.
**13.** This survey is certified to Noyes Properties, LLC for the singular purpose of creating a boundary adjustment with lands of All Five Services 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.
**14.** This is an Original MYLAR.

| PROPOSED SEWER EASEMENTS TO BE CENTERED ON AS-BUILT LOCATION | |
|---|---|
| S1 | 10' PROPOSED SEWER EASEMENT OVER LOT 5 TO BENEFIT RICHMOND WATER RESOURCES & LOTS 1-3. |

| PROPOSED WATER EASEMENTS TO BE CENTERED ON AS-BUILT LOCATION | |
|---|---|
| W1 | 10' PROPOSED WATER EASEMENT OVER LOT 5 TO BENEFIT RICHMOND WATER RESOURCES & LOTS 1-4. |
| W5 | PROPOSED 10' WATER EASEMENT OVER LOT 5 TO BENEFIT RICHMOND WATER RESOURCES. |

## ZONING INFORMATION

Zoning District: Village Commercial (VC)

Lot Size:
Minimum 1/3 Acre

Lot Frontage:
Required: 75 Feet

Required Minimum Building Setbacks:
Front: 20 Feet from front lot line
Side: 10 Feet; 5 Feet Accessory
Rear: 15 Feet; 10 Feet Accessory

Maximum Site Coverage:

Total Impervious: 50%

Maximum Building Height: 35 Feet

Approved for recording in the Town of Richmond Land Records by decision of the Richmond Development Review Board, on the xxx day of _____, _____, with permit number, _____ Signed this _____ day of _____, _____, by

_____,
Chairperson.

**RECORD OWNER**
**LOTS 1-5**
Noyes Properties, LLC
Vol. 248, Pg. 277
Vol. 188, Pg. 620

| LINE TABLE | | |
|---|---|---|
| LINE | LENGTH | BEARING |
| L1 | 30.14 | S19°22'05"W |
| L2 | 171.54 | S76°06'26"E |
| L3 | 66.77 | S14°07'35"W |
| L4 | 110.47 | S11°45'59"W |
| L5 | 18.11 | S09°34'08"W |
| L6 | 16.89 | S61°16'23"E |
| L7 | 82.98 | N27°14'50"E |

| CURVE TABLE | | | | |
|---|---|---|---|---|
| CURVE | LENGTH | RADIUS | CHORD DIR. | CHORD |
| C1 | 157.59 | 125.00 | N25°09'23"W | 147.36 |

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

Town of Richmond, Vermont
Received for Record
_____ A.D. _____
at _____o'clock _____minutes____M
and recorded in _____
attest: _____
Clerk

Information shown on this property plat is a faithful portrayal of circumstances pertinent to the subject property. A collaboration of field, parol 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 (E), to the best of my knowledge and belief.

12/2/21
Christopher A. Haggerty, VT LS#741 — Dated

STATE OF VERMONT
CHRISTOPHER A. HAGGERTY
No. 741
LICENSED LAND SURVEYOR

-60 0 30 60 120 240
GRAPHIC SCALE — 1 inch = 60 feet

| | | |
|---|---|---|
| DATE 12/2/21 | REVISION Revised water main and associated easements, water service, and hydrant locations. | BY GK |
| DATE 9/22/2021 | REVISION Revised water valves, removed parking, revised pavement, and revised catch basin layout. | BY GK |
| DATE 3/1/2021 | REVISION Revised electric, water, sewer, and stormwater areas & assocated easements. Added proposed improvements to adjusted Lot 5. | BY GK |

Date of SURVEY 9/2015 & 4/2019
SURVEYORS gk,jp,ch
DRAWN gk,ch
CHECKED Closure gk
SCALE 1"=60'

☐ RECORD DRAWING ☐ PRELIMINARY
■ FINAL ☐ SKETCH/CONCEPT

BUTTON
PROFESSIONAL LAND SURVEYORS, PC
bapls.com • info@bapls.com
20 Kimball Avenue Suite 201
South Burlington, VT 05403
802-863-1812 • 800-570-0685

# BOUNDARY LINE ADJUSTMENT PLAT
BETWEEN LANDS OF
# NOYES PROPERTIES, LLC
AND LANDS OF
# ALL FIVE SERVICES, INC.
RAILROAD STREET, RICHMOND, VERMONT

Date of Plat 1/10/2021
JOB# RICM0212
FILE REV LOT 5 BLA-WS.dwg
PLAN SHEET # 1 of 1