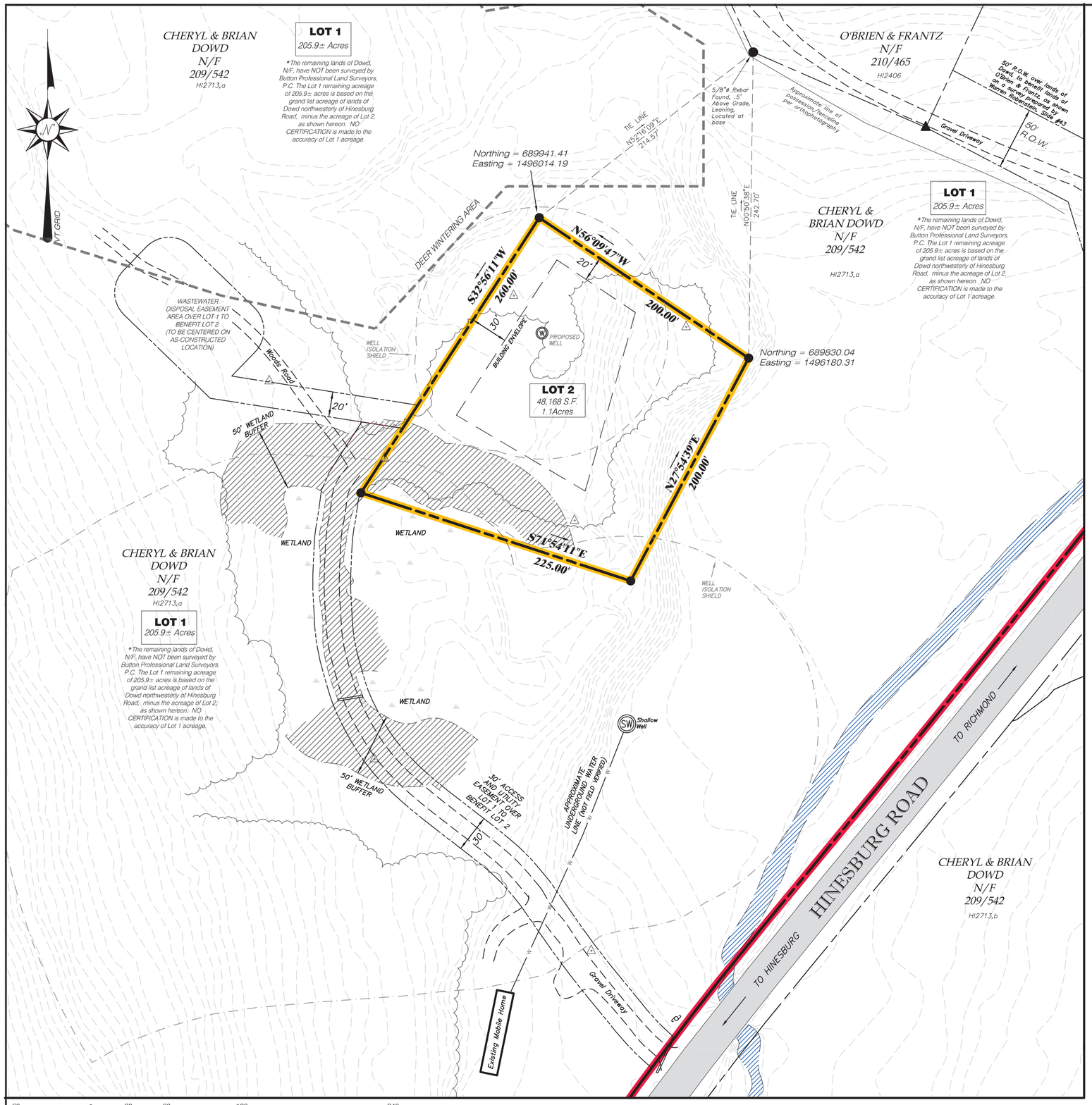

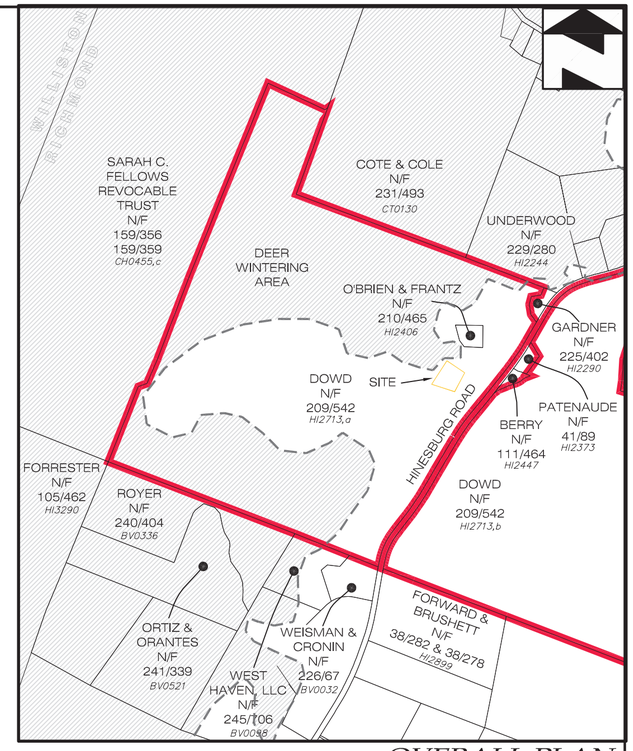

OVERALL PLAN
scale: 1" = 1000 feet ±

Plan References and Survey Notes

1. This 2-Lot Subdivision Plat has been compiled from field surveys and record evidence including the following plats, all recorded in the Town of Richmond Land Records:
a. "Plat of Survey, Portion of Leon P. & Blance B Dowd Property, 1.0 Ac.", prepared by Warren A. Robenstien, dated February 1985, and recorded on Slide #43.
2. North orientation is based on survey grade RTK observations made on 11/8/2018, post processed using Trimble Business Center. 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. Button Professional Land Surveyors, PC completed a ground survey on November 8, 2018 in conjunction with record research in the Town of Richmond Land Records.
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 aboveground view, are delineated hereon. Only 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. 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.
7. This survey revealed boundary inconsistencies between recorded and physical boundary evidence pertinent to this property. These inconsistencies are shown hereon.
8. A survey bill for Hinesburg Road is assumed 3 rods (49.5 ft) as provided under Vermont Statute Title 19, Chapter 1, and Section 32. "A roadway width of one and one half rods on each side of the center of the existing traveled way can be assumed and controlled for highway purposes whenever the original survey was not properly recorded, or the records preserved, or if the terminations and boundaries cannot be determined".
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, stamped LS 741, set by a Vermont licensed land surveyor at the discretion of the property owner / developer.
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 Cheryl Dowd, Brian Dowd, & Blance Dowd Life Estate, for the purpose of creating a 2-Lot subdivision 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 above stated purpose.
14. This survey was prepared without benefit of an abstract of title. No liability is assumed by the undersigned for loss relating to any matter that might be discovered by an abstract or title search of the property.
15. All archival information of the surveyor's survey maps, records, files, and data used or generated in the course of preparing a survey shall remain the property of the surveyor or his successors or assigns.
16. The alteration 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 Button Professional Land Surveyors, PC. Unauthorized alterations and/or modifications to this plan shall invalidate any and all certifications made hereon by Button Professional Land Surveyors, PC and shall cause this plan, in it's entirety, to be null and void.
17. This is an Original MYLAR.

DESIGN INFORMATION
All proposed design information as shown hereon is approximate and based on design plans prepared by Willis Design Assoc., Inc., See associated plans for design specifications.

Approved for recording in the Town of Richmond Land Records by decision of the Richmond Development Review Board on _____, 2021, with permit number #_____ and signed this _____, 2021.

_____
Richmond Development Review Board Chair

ZONING INFORMATION
AGRICULTURAL/RESIDENTIAL (AR)

MINIMUM LOT SIZE	1 Acres
MINIMUM FRONTAGE	100'
MINIMUM SETBACKS	
Principal (front/centerline of road/side/rear)	30/55/20/20
Accessory (side/rear)	10/10
MAX LOT COVERAGE	30 %
MAX HEIGHT	35'
PUD	Allowed

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

List of Symbols & Abbreviations

Subject Property (NOT CERTIFIED)	○	Rebar SET or to be SET	
Subdivision Line (CERTIFIED)	⌀	Utility Pole w/Overhead Wire	
Apparent Property Line (NOT CERTIFIED)	▲	Calculated Point	
Sideline of Easement	△	Survey Control Points	
Deer Yard	ø	Outside Diameter	
Watercourse	n/f	Now or Formerly	
Iron Pipe/Rebar Found	53/291	Land Records Volume / Page	

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.

Christopher A. Haggerty, VT LS#741 — 7/13/2021 Dated

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

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DATE 7/13/21	REVISION Added deer yard to detail view and overall view		BY gk
Date of SURVEY NOV. 2018	☐ RECORD DRAWING ■ FINAL	☐ PRELIMINARY ☐ SKETCH/CONCEPT	Date of Plat 11/17/2020
SURVEYORS GK,CH			JOB# RICM0207
DRAWN GK			FILE 2-LOT SUBDIVISION-WS.dwg
CHECKED Closure GK			PLAN SHEET # 1 of 1
SCALE 1"=60'			

BUTTON
PROFESSIONAL LAND SURVEYORS, PC
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20 Kimball Avenue Suite 102
South Burlington, VT 05403
802-863-1812 • 800-570-0685

PLAT OF 2-LOT SUBDIVISION SHOWING LANDS OF
CHERYL & BRIAN DOWD
2540 HINESBURG ROAD, RICHMOND, VERMONT