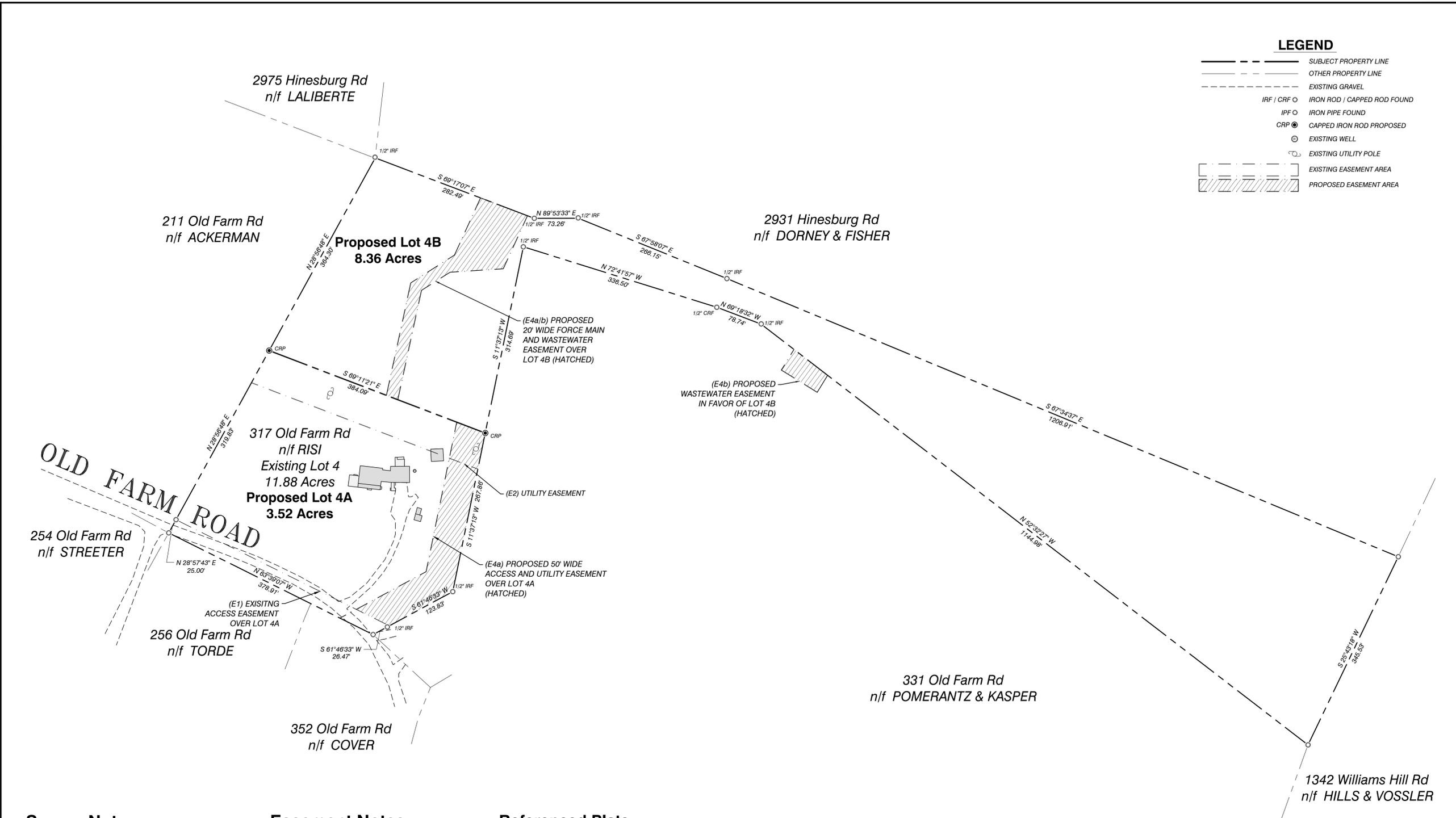


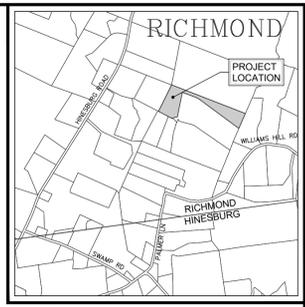
P:\AutoCAD Projects\2022\22123 - Old Farm Rd Richmond\1-CADD Files\22123\dwg\22123 - Plat.dwg, 4/20/2022 2:27:57 PM, jlarose

ORIGINAL - INK on MYLAR - REDUCED for RECORDING



LEGEND

- SUBJECT PROPERTY LINE
- - - OTHER PROPERTY LINE
- - - EXISTING GRAVEL
- IRF / CRF ○ IRON ROD / CAPPED ROD FOUND
- IPF ○ IRON PIPE FOUND
- CRP ○ CAPPED IRON ROD PROPOSED
- EXISTING WELL
- EXISTING UTILITY POLE
- ▭ EXISTING EASEMENT AREA
- ▨ PROPOSED EASEMENT AREA



LOCATION MAP
NOT TO SCALE



- Survey Notes -

1. Purpose of this survey is to subdivide the lands owned by Eric and Jennifer Risi, of existing Lot 4 of the Richmond Estates Subdivision further into 2 Lots, 4A and 4B. Other neighboring property lines and buildings shown MAY be approximate only, and are shown for information purposes only.
2. Field survey was conducted during March 2022 utilizing a robotic total station instrument. Bearings shown are from Grid North, Vermont Coordinate System of 1983, based upon our GPS observations on or adjacent to the site (Reference Frame NAD83 (2011, Epoch 2010)).
3. Iron pipes shown as "found" are typically labeled with inside diameter, rods with outside diameter, unless otherwise indicated. Condition of pipes, rods and markers found are "good" unless otherwise noted. Corners denoted "SET" typically consist of 5/8" diameter rebar capped with aluminum disks stamped "Civil Engineering Assocs. - VT LS 597", typically set flush with existing grade.
4. Not being within the scope of this survey, Civil Engineering Associates, Inc. has conducted no investigation whatsoever respecting whether or not the property and each component thereof is in compliance with state or local permits.
5. Utilities shown do not purport to constitute or represent all utilities located upon or adjacent to the surveyed premises. Existing utility locations are approximate only. Buried utilities shown are depicted based solely on surface indications. Actual locations may vary. Contact Dig Safe (888-344-7233) prior to any construction.

- Easement Notes -

- E1. Existing Access easement for Old Farm Rd.
- E2. Existing Lot 4 & New Lot 4A subject to existing utility easement(s) conveyed for poles, wires and equipment.
- E3. New Lot 4A will be benefited by the following easements (labeled and hatched hereon) generally as follows:
 - a.) 20-foot wide force main easement over portion of Lot 4B, to be centered on force main as constructed;
 - b.) Easement(s) for wastewater treatment area over portion of new Lot 4B;
- E4. New Lot 4B will be benefited by the following easements (labeled and hatched hereon) generally as follows:
 - a.) 50-foot wide access and utility easement over portion of new Lot 4A;
 - b.) Easement(s) for wastewater treatment area, to be centered on utilities as constructed, over portion of neighboring lot owned by Pomerantz and Kasper.

- Referenced Plats -

- A. "E.D.M. and Theodolite Survey - Lot #4 Richmond Estates Subdivision", dated June 4th, 1986 by Carrol A. Peters. Map Slide 6-5.

RECEIVED FOR RECORDING IN THE LAND RECORDS OF RICHMOND, VERMONT, AT _____ O'CLOCK ON THE _____ DAY OF _____, 20____.

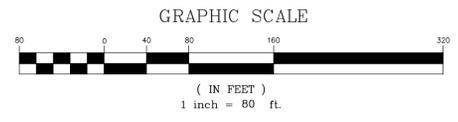
ATTEST: _____, TOWN CLERK

APPROVED BY RESOLUTION OF THE DEVELOPMENT REVIEW BOARD OF RICHMOND, VERMONT, ON THE _____ DAY OF _____, 20____, SUBJECT TO THE REQUIREMENTS AND CONDITIONS OF SAID RESOLUTION. SIGNED THIS _____ DAY OF _____, 20____.

BY _____, CHAIRPERSON

To the best of my knowledge and belief this plat depicts the results of a survey conducted by me as described in "Survey Notes" above, based upon our analysis of land records and evidence found in the field. Existing boundaries shown are in substantial conformance with the records, except as noted. This plat is in substantial compliance with 27 VSA 1403, "Recording of Land Plats". This statement valid only when accompanied by my original signature and seal.

DRAFT
for Review



Timothy R. Cowan VT LS 597

SURVEYORS:

CIVIL ENGINEERING ASSOCIATES, INC.
10 MANSFIELD VIEW LANE, SOUTH BURLINGTON, VT 05403
802-864-2323 FAX: 802-864-2271 web: www.cea-vt.com

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DRAWN	JDL/TRC
CHECKED	JLM
APPROVED	TRC

DATE	CHECKED	REVISION

Preliminary Plat of Survey
2 Lot Subdivision of Ex. Lot 4
Tax Map # 0F0317

Eric & Jennifer Risi

317 Old Farm Road
Richmond, Vermont

DATE	APR. 20, 2022	DRAWING NUMBER	P1
SCALE	1" = 80'	PROJ. NO.	22123
SHEET 1 of 1			