

List of Symbols & Abbreviations

	Surveyed Property Line (Certified)
	Subdivision Property Line (Certified)
	Apparent Property Line (NOT Certified)
	Stipule of Easement
	1' Existing Grade Contours (VCD)
	Area of 2% Annual Chance Flood Hazard Zone (FEHA)
	Watercourse
	Faceline
	Iron Pipe/Rebar Found
	Rebar SET or to be SET
	Utility Pole w/Overhead Wires
	Calculated Point
	Survey Control Points
	Outside Diameter
	Now or Formerly
	Land Records Volume / Page
	n/f
	53/291

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 Lamouroux, Stone, & O'Leary, dated 3/29/1995 and last revised on 5/25/1995. Recorded in the Town of Richmond Land Records on Slide #76.
 - b. Boundary Line Adjustment for Daniel & Lolo 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 Surveys, 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 Lots of Daniel N. Peet, Frederick P. Peet, Melissa J. Anderson, & Jennie L. Erskan, prepared by Button Professional Land Surveys, P.C., 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 TBass Surveys, Inc., dated April 2002, and recorded in the Town 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, Frederick Peet, Melissa Anderson, and Jennie Erskan, prepared by Button Professional Land Surveys, P.C., dated April, 24 2019, and recorded in the Town of Richmond Land Records on Slide #122.
 - g. 5-Lot Subdivision, Noyes Properties, LLC, prepared by Button Professional Land Surveys, P.C., dated 1/5/2020, last revised 5/25/2020, and recorded in Slide 159 in the Town of Richmond Land Records.
 - h. 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) and recorded on the ground completed September 22, 2015.
 - i. The improvements shown hereon were located by a survey on the ground completed September 22, 2015.
 - j. 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.
 - k. 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.
 - l. The permits shown herein, including but not limited to, are subject to exacting buried utilities, easements, rights-of-way, restrictions, or restrictions of record or evidence of assessments and structures which are readily apparent from a casual above-ground view, one delineated hereon. No liability is assumed by the undersigned for the existence of any undisclosed 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.
 - m. This survey revealed boundary inconsistencies between recorded and physical boundary evidence pertinent to this property. These inconsistencies are shown hereon.
 - n. The dimensions of existing monumentation shown on this plan reflect outside monumentation dimensions.
 - o. Iron pin boundary markers shown hereon are "SET" or "to the SET" are 5/8" diameter reinforcing steel, 40-inch long, crowned with an aluminum cap set by a Vermont licensed land surveyor at the direction 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.
 - p. Reproductions of this sketch are not valid unless sealed with a red-inked surveyor's seal and signed by the Licensed Land Surveyor.
 - q. 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.
 - r. This survey is certified to Noyes Properties, LLC for the singular purpose of creating a boundary adjustment with lands of All Five Services, LLC. 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.
 - s. This is an Original MYLAR.

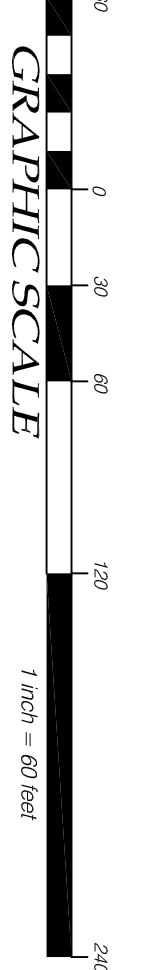
RECORD OWNER
LOTS 1-5
 Noyes Properties, LLC
 Vol. 248, Pg. 277
 Vol. 188, Pg. 620

LINE TABLE

LINE	LENGTH	BEARING
L1	30.14	S192°20'5"W
L2	171.54	S78°06'26"E
L3	66.77	S14°07'35"W
L4	110.47	S11°45'59"W
L5	18.11	S09°34'09"W
L6	16.89	S81°16'23"E
L7	82.99	N27°14'50"E

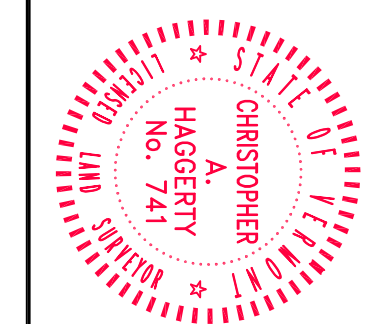
CURVE TABLE

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 _____, 2015.
 Subject to all Requirements and Conditions of Permit
 Number: _____
 Signed this _____ day of _____, 2015.
 By: _____
 Richmond Zoning Administrator

Information shown on this property plat is a faithful portrayal of circumstances pertinent to the subject property. A collaboration of field, para and pertinent information has been used in the preparation of this plat. 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 LSP741
 Dated 9/23/21



DATE	REVISION
9/22/2021	Revised water valves, removed parking, revised pavement, and revised catch basin layout.
9/2015 & 4/2019	Revised electric, water, sewer, and stormwater areas & associated easements. Added proposed improvements to adjacent lots 5.

APPROVED FOR RECORDING IN THE TOWN OF RICHMOND LAND RECORDS BY DECISION OF THE RICHMOND DEVELOPMENT REVIEW BOARD, ON THE xxx day of xxx, xxxx, with permit number, xxxxxx Signed this _____ day of _____ by _____

CHADPETERSON

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: 50%
 Total Impervious: 35 Feet
 Maximum Building Height: 35 Feet

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

BUTTON
 PROFESSIONAL LAND SURVEYORS, PC
 20 Kimball Avenue Suite 201
 South Burlington, VT 05403
 802-983-1812 • 800-570-0685

DATE OF SURVEY: 9/2015 & 4/2019
 SURVEYORS: CHADPETERSON
 DRAWN: CHADPETERSON
 CHECKED: CHADPETERSON
 SCALE: 1"=60'

FILE: RICH0212
 PLAN SHEET # 1 OF 1

