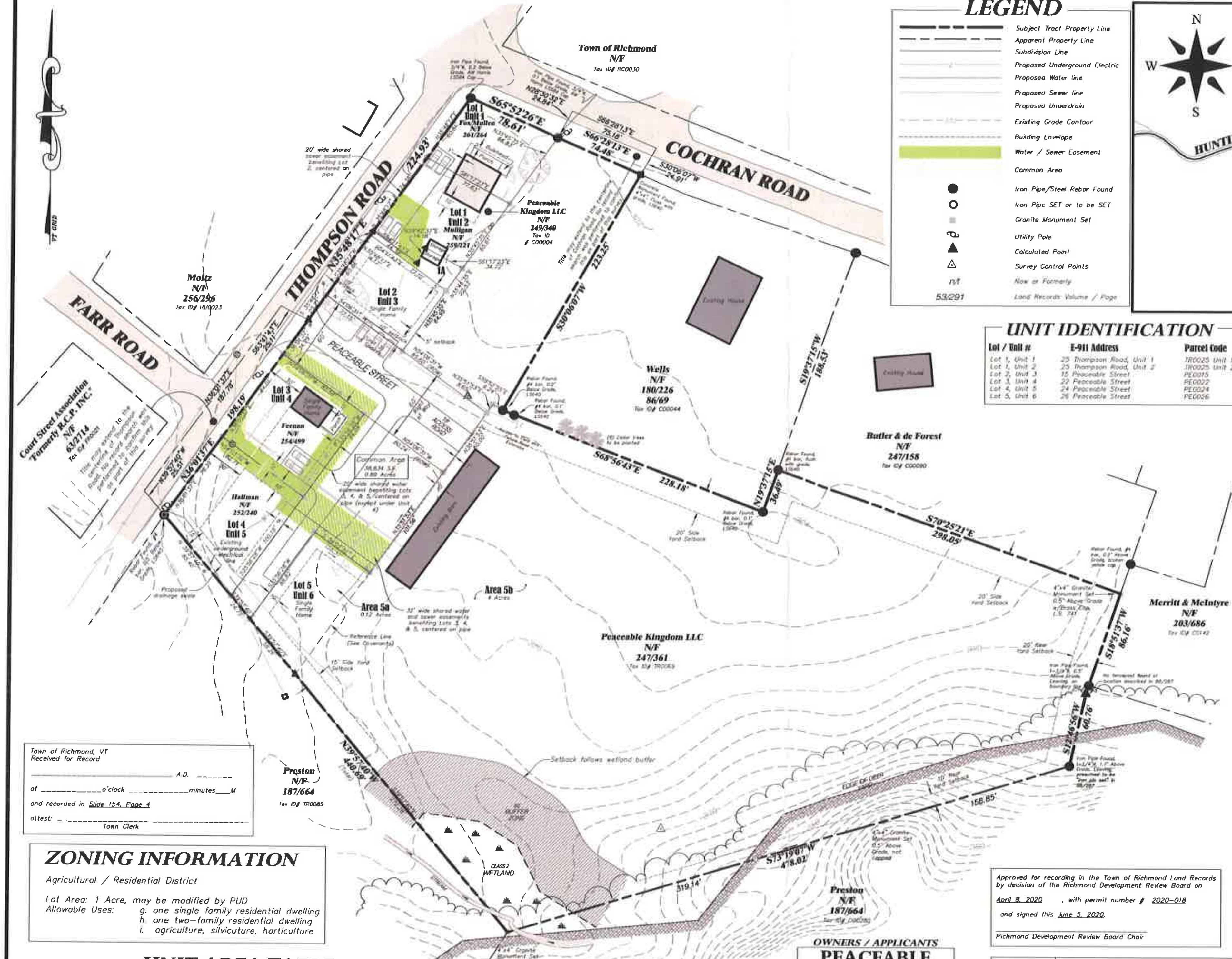
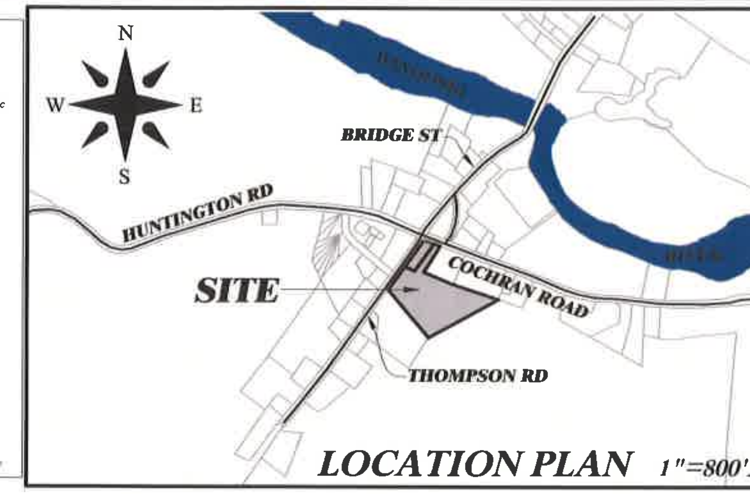


LEGEND

Subject Tract Property Line	
Apparent Property Line	
Subdivision Line	
Proposed Underground Electric	
Proposed Water line	
Proposed Sewer line	
Proposed Underdrain	
Existing Grade Contour	
Building Envelope	
Water / Sewer Easement	
Common Area	
●	Iron Pipe/Steel Rebar Found
○	Iron Pipe SET or to be SET
■	Granite Monument Set
	Utility Pole
▲	Calculated Point
△	Survey Control Points
n/f	Now or Formerly
53/291	Land Records Volume / Page



LOCATION PLAN 1"=800'±

UNIT IDENTIFICATION

Lot / Unit #	E-911 Address	Parcel Code
Lot 1, Unit 1	25 Thompson Road, Unit 1	TR0025 Unit 1
Lot 1, Unit 2	25 Thompson Road, Unit 2	TR0025 Unit 2
Lot 2, Unit 3	15 Peaceable Street	PE0015
Lot 3, Unit 4	22 Peaceable Street	PE0022
Lot 4, Unit 5	24 Peaceable Street	PE0024
Lot 5, Unit 6	26 Peaceable Street	PE0026

SURVEY NOTES

1. This 7-Unit Planned Residential Survey has been compiled from field surveys and record evidence and the following plats recorded in the Town of Richmond Land Records:

a. "Plat of Survey, Lands of Marvin D. & Tina-Marie Carpenter," prepared by Albert W. Harris, LS, dated 10/10/89 and recorded in Slide #63.

b. "Boundary Line Adjustment between Edmund & Susan Wells and Betty Preston," prepared by T.Bass Land Surveys, Ltd., dated May 2007, and recorded in Slide #115.

c. "Survey for Betty Preston," prepared by T. Bass Land Surveys, dated April 1998, and recorded in Slide #92.

2. North orientation (basis of bearings) is based on survey grade RTK (Real Time Kinematic) GPS observations made on 12/15/11 utilizing a Trimble R8 GNSS receiver. The transmitting base station used was the Richmond CORS (Continuously Operating Reference Station) station. The resultant horizontal datum is NAD 83 (CORS). The vertical datum is based on NAVD 88 using the geoid model G03U09.

3. The improvements shown hereon were located by a survey on the ground completed on 12/15/11 and 5/8/12.

4. Survey methods employed and the resulting error of closure/precision ratio, 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 1/7/13.

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. 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. 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. 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. The public right of way of Thompson Road and Cochran Road is assumed 3 rods (49.5 ft) as provided under Vermont Statue 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." Right of Way limits shown hereon are based on recovered monumentation and the center of the existing traveled way.

8. The diameters of existing monumentation shown on this plan reflect outside diameter dimensions.

9. This survey is certified to Gary & Jean Bressor and Peaceable Kingdom LLC for the purposes of creating a planned residential development 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.

10. Reproductions of this sketch are not valid unless sealed with a red-inked Licensed Surveyor's seal.

11. This plan may not be modified in any way without consent of the preparer.

12. This is an Original MYLAR.

Town of Richmond, VT
Received for Record

________________ A.D. _______

at ____________o'clock ____________minutes____M

and recorded in Slide 154, Page 4

attest: ______________________________
Town Clerk

ZONING INFORMATION

Agricultural / Residential District

Lot Area: 1 Acre, may be modified by PUD

Allowable Uses:
g. one single family residential dwelling
h. one two-family residential dwelling
i. agriculture, silvicuture, horticulture

UNIT AREA TABLE

LOT	UNIT	LOT AREA	LIMITED COMMON ELEMENT	FOOTPRINT LOT
1	TOTAL	11,326 SF (0.26 Acres)		
	1	5,771 SF	4,747 SF	1,024 SF
	2	5,555 SF	4,586 SF	969 SF
2	3	4,683 SF (0.11 Acres)		
3	4	6,946 SF (0.16 Acres)		
4	5	7,432 SF (0.17 Acres)		
5	6	179,830 SF (4.13 Acres)		
Common Area		38,834 SF (0.89 Acres)		
TOTAL AREA		249,050 SF (5.72 Acres)		

60 0 30 60 120 240

(IN FEET)
1 inch = 60 ft.

TOTAL ACREAGE

Bressor Area (TR0069)	228,364 SF (5.24 Acres)
Peaceable Kingdom LLC Area (C00004)	20,688 SF (0.48 Acres)
Total Area	249,052 SF (5.72 Acres)

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 — 3/22/2023 Dated

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

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OWNERS / APPLICANTS

PEACEABLE KINGDOM LLC
(Volume 247, Pages 361-363)
— AND —
PEACEABLE KINGDOM LLC
(Volume 249, Pages 340-341)

Approved for recording in the Town of Richmond Land Records by decision of the Richmond Development Review Board on April 8, 2020, with permit number # 2020-018 and signed this June 5, 2020.

Richmond Development Review Board Chair

DATE	REVISION	BY
3/21/23	Minor revisions to sewer/water easements; Lot 2 setbacks; Peaceable St orientation; update abutters	CAH
6/3/20	Minor revisions to sewer/water per design plans; add Unit Identification block	CAH
3/10/20	Revised Unit 1 and Unit 2 parking; move driveway for Units 4/5/6; revise common area	CAH
11/14/19	Revisions per final DRB Review	CAH
10/17/19	Revisions per preliminary DRB Review	CAH
9/23/19	Add subdivision lines; remove lot 8, revise notes	CAH
6/4/19	Revise survey notes; add 2-109 Note; label building dimensions; add Lot 8 area	CAH
3/27/19	Revise Unit 1 LCE over Unit 3, revise table	CAH
2/11/19	Revise lots, areas, labels	CAH
10/12/18	Revisions per Preliminary DRB Review	CAH

Date of SURVEY: 12/15/2012
SURVEYORS: GK,JT,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 102
South Burlington, VT 05403
802-863-1812 · 800-570-0685

PLAT OF SURVEY SHOWING 6-UNIT PLANNED RESIDENTIAL DEVELOPMENT

PEACEABLE KINGDOM

CORNER OF COCHRAN AND THOMPSON ROADS, RICHMOND, VERMONT

Date of Plat: 7/31/18
JOB#: RICM131
FILE: THOMPSON ROAD.dwg
PLAN SHEET #: 1 of 1