



LINE	BEARING	LENGTH
L11	N43°57'50"W	107.41'
L12	S29°42'14"W	84.73'
L13	S16°37'48"W	9.39'
L24	S68°22'19"E	108.72'
L25	N21°49'21"E	48.87'

LINE	BEARING	LENGTH
L1	N16°37'48"E	39.91'
L2	N29°42'14"E	86.69'
L3	N23°28'51"E	20.62'
L4	N69°34'26"W	14.65'
L5	N20°25'34"E	39.06'
L6	S69°34'26"E	83.68'
L7	S20°25'34"W	11.00'
L8	S43°51'28"E	73.82'
L9	S46°08'34"W	30.05'
L10	N43°51'26"W	71.53'
L11	N69°34'26"W	4.74'
L12	S23°28'51"W	22.24'
L13	S29°42'14"W	85.78'
L14	S16°37'48"W	39.51'
L15	N68°22'19"W	15.06'

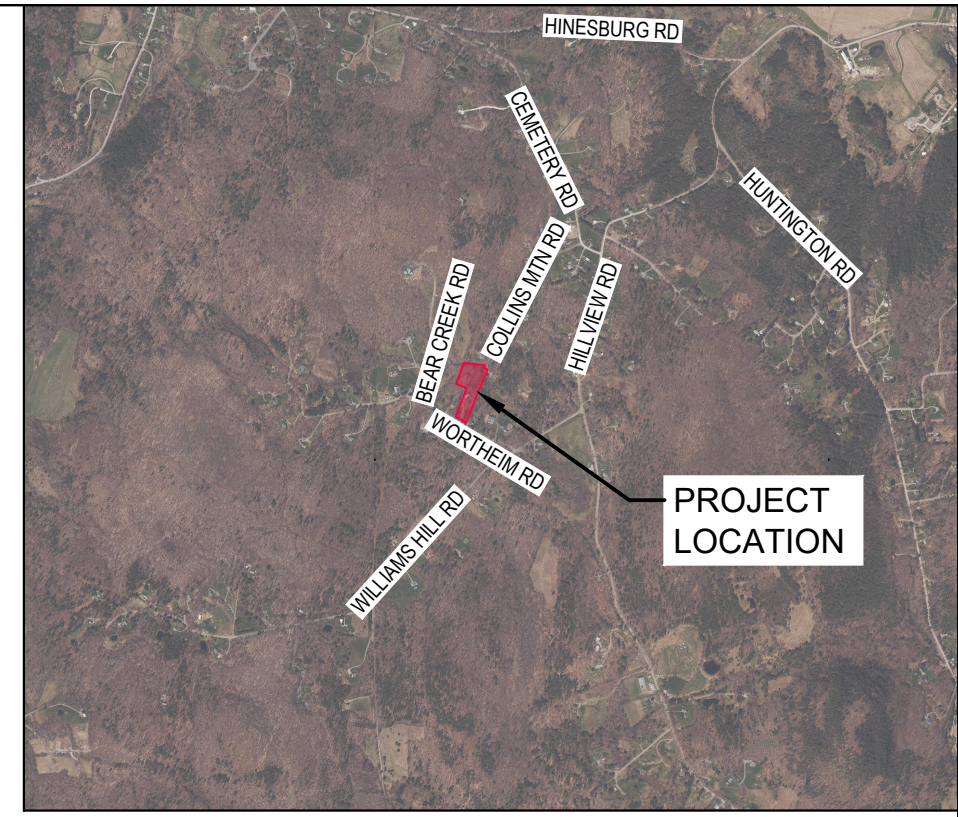
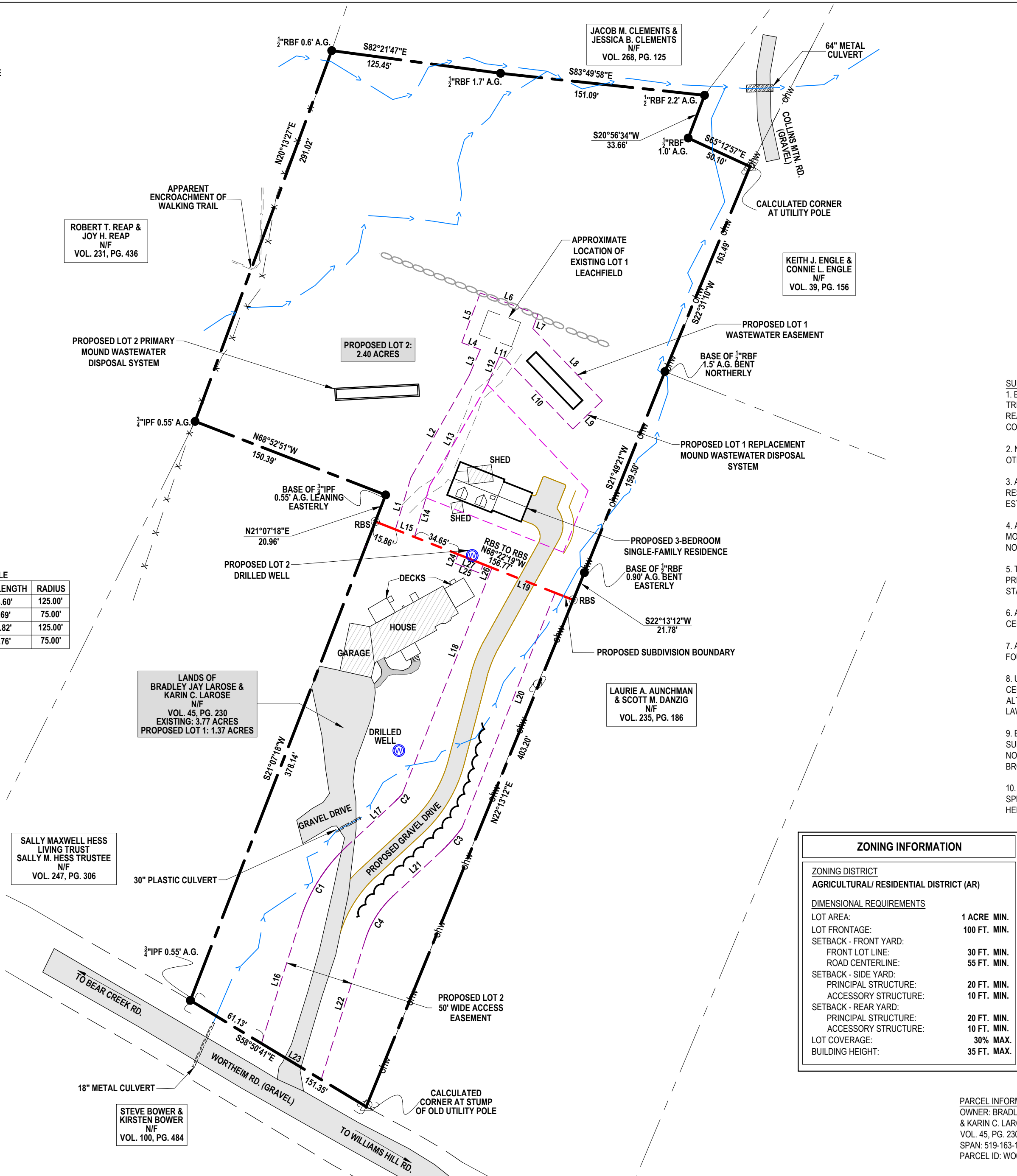
LINE	BEARING	LENGTH
L16	N17°30'51"E	95.57'
L17	N47°07'29"E	47.64'
L18	N21°37'41"E	179.11'
L19	S68°22'19"E	50.00'
L20	S21°37'41"W	186.33'
L21	S47°07'29"W	47.64'
L22	S17°30'51"W	107.70'
L23	N58°50'41"W	51.45'

CURVE	CHORD BEARING	CHORD LENGTH	ARC LENGTH	RADIUS
C1	N32°19'10"E	63.88'	64.60'	125.00'
C2	N43°48'17"E	8.69'	8.69'	75.00'
C3	S41°39'58"W	23.78'	23.82'	125.00'
C4	S32°19'10"W	38.33'	38.76'	75.00'

LINE	BEARING	LENGTH
L24	S21°37'41"W	6.98'
L25	S68°22'19"E	20.00'
L26	N21°37'41"E	6.98'
L27	N68°22'19"W	20.00'

- LEGEND**
- PROJECT BOUNDARY LINES
 - PROPOSED BOUNDARY LINES
 - ABUTTING BOUNDARY LINES
 - EXISTING EASEMENT / RIGHT-OF-WAY
 - PROPOSED RIGHT-OF-WAY
 - PROPOSED BUILDING ENVELOPE
 - REBAR FOUND
 - IRON PIPE FOUND
 - REBAR SET
 - CALCULATED CORNER
 - ABOVE GRADE
 - BELOW GRADE
 - NOW OR FORMERLY
 - UTILITY POLE & OVERHEAD WIRES
 - BARBED WIRE FENCE
 - STONE WALL
 - BROOK

SURVEY REFERENCES:
 1. "A PORTION OF THE FORMER ASA RANDALL FARM FOR SUMNER FARR RICHMOND, VT." DATED 2/9/79 BY NEWTON SURVEYORS, INC. AND RECORDED IN THE TOWN OF RICHMOND MAP RECORDS MAP SLIDE #31.5.
 2. "PART OF 2-LOT SUBDIVISION SHOWING LANDS OF ROBERT & JOY REAP 258 WORTHEIM ROAD RICHMOND, VERMONT" DATED JANUARY 7, 2019 BY BUTTON PROFESSIONAL LAND SURVEYORS, PC AND RECORDED IN THE TOWN OF RICHMOND MAP RECORDS MAP SLIDE #151 MAP #3.



LOCATION PLAN
N.T.S.

- SURVEY NOTES:**
- BEARINGS SHOWN HEREON WERE GENERATED FROM SURVEY GRADE GPS READINGS COLLECTED WITH A TRIMBLE R12I GPS RECEIVER ON RANDOM CONTROL POINTS AND ADJUSTED TO VT GRID NAD83(2011) USING REAL TIME KINEMATIC CORRECTIONS FROM A VIRTUAL REFERENCE STATION GENERATED BY THE VERMONT CORS NETWORK.
 - NO ATTEMPT HAS BEEN MADE TO LOCATE OR IDENTIFY ANY EASEMENTS OR RIGHTS OF WAYS UNLESS OTHERWISE SHOWN ON THIS PLAN.
 - A CLOSED TRAVERSE SURVEY WAS COMPLETED IN MARCH, 2023 USING A LEICA TOTAL STATION. THE RESULTING ERROR MEETS OR EXCEEDS THE MINIMUM REQUIRED STANDARDS FOR A SUBURBAN SURVEY AS ESTABLISHED BY THE VERMONT BOARD OF LAND SURVEYORS.
 - ALL EVIDENCE OF MONUMENTATION FOUND ON THE SURVEYED PREMISES IS SHOWN HEREON. MONUMENTATION FOUND IS CONSIDERED TO BE IN GOOD AND STABLE CONDITION UNLESS OTHERWISE NOTED. ALL IRON PIPE DIMENSIONS PERTAIN TO INSIDE DIAMETER UNLESS OTHERWISE NOTED.
 - THE RIGHT OF WAY WIDTH FOR WORTHEIM ROAD, TOWN HIGHWAY #21, OF 3 RDS (49.5') IS BASED ON PREVIOUS SURVEYS OF RECORD, MONUMENTATION FOUND, THE TRAVELED WAY AND VERMONT STATE STATUTE.
 - ALL AREA CALCULATIONS ARE BASED ON THE EDGE OF THE RIGHTS OF WAY OF SAID ROAD AND NOT THE CENTERLINE THEREOF.
 - ALL REBARS SET ARE 5/8" WITH A CAP STAMPED M.C. GAINES VTLS 024.0132673 AND ALL MONUMENTATION FOUND IS AS NOTED.
 - UNAUTHORIZED ALTERATIONS AND/OR MODIFICATIONS TO THIS PLAN SHALL INVALIDATE ANY AND ALL CERTIFICATIONS MADE BY BARNARD & GERVAIS, LLC AND FURTHER ANY PARTIES INVOLVED IN SAID ALTERATIONS AND/OR MODIFICATIONS SHALL BE HELD LIABLE AND MAY BE PROSECUTED IN A COURT OF LAW.
 - BARNARD AND GERVAIS, LLC MAKES NO WARRANTIES THAT ALL ENCUMBRANCES THAT EXIST FOR THE SUBJECT PARCEL ARE SHOWN HEREON. ADDITIONAL ENCUMBRANCES THAT MAY EXIST INCLUDE, BUT ARE NOT LIMITED TO, WETLANDS, WELL AND SEPTIC ISOLATION ZONES, HAZARDOUS WASTE SITES AND/OR BROWNFIELDS WITH ASSOCIATED ISOLATION ZONES.
 - THIS SUBDIVISION PLAN IS NOT INTENDING TO CREATE ANY EASEMENTS OTHER THAN THOSE SPECIFICALLY LISTED AND DESCRIBED HEREON. ANY DRIVES, PATHS, TRAILS OR OTHER AMENITIES SHOWN HEREON ARE CONSIDERED PRIVATE UNLESS OTHERWISE NOTED.

ZONING INFORMATION	
ZONING DISTRICT AGRICULTURAL/ RESIDENTIAL DISTRICT (AR)	
DIMENSIONAL REQUIREMENTS	
LOT AREA:	1 ACRE MIN.
LOT FRONTAGE:	100 FT. MIN.
SETBACK - FRONT YARD:	30 FT. MIN.
FRONT LOT LINE:	55 FT. MIN.
ROAD CENTERLINE:	55 FT. MIN.
SETBACK - SIDE YARD:	20 FT. MIN.
PRINCIPAL STRUCTURE:	10 FT. MIN.
ACCESSORY STRUCTURE:	10 FT. MIN.
SETBACK - REAR YARD:	20 FT. MIN.
PRINCIPAL STRUCTURE:	10 FT. MIN.
ACCESSORY STRUCTURE:	10 FT. MIN.
LOT COVERAGE:	30% MAX.
BUILDING HEIGHT:	35 FT. MAX.

RECEIVED FOR RECORD IN THE TOWN OF RICHMOND
 THIS _____ DAY OF _____, 20____
 MAP BOOK # _____ PAGE # _____ SLIDE # _____
 AT _____ O'CLOCK _____ MINUTES _____ M
 AND RECORDED IN RICHMOND, VERMONT
 ATTEST _____ TOWN CLERK

**THIS IS A PRELIMINARY PLAN
AND SHOULD NOT BE
USED FOR CONVEYANCES**

PARCEL INFORMATION
 OWNER: BRADLEY JAY LAROSE
 & KARIN C. LAROSE
 VOL. 45, PG. 230
 SPAN: 519-163-10861
 PARCEL ID: W00156

DATE	DESCRIPTION	BY
REVISIONS		
 Land Surveying Water & Wastewater Environmental Consulting 167 Main Street, P.O. Box 820 Errol, VT 05450 Telephone: (802) 853-5168 10523 VT Route 116, P.O. Box 133 Hinesburg, VT 05461 Telephone: (802) 482-2597		
LANDS OF BRADLEY JAY LAROSE & KARIN C. LAROSE 156 WORTHEIM ROAD, RICHMOND, VERMONT TWO-LOT SUBDIVISION SURVEY PLAT		PROJECT NO. 22356 DATE: 03-15-2023 SCALE: 1" = 60' SURVEY: AW,SR DRAWN: AW CHECKED: MCG DRAWING NO. PL-1
THESE PLANS WITH LATEST REVISIONS SHOULD ONLY BE USED FOR THE PURPOSE SHOWN BELOW. <input type="checkbox"/> SKETCH/CONCEPT <input checked="" type="checkbox"/> PRELIMINARY <input type="checkbox"/> FINAL LOCAL REVIEW		
SHEET 1 OF 1		

I CERTIFY THAT, TO THE BEST OF MY KNOWLEDGE, THIS PLAN IS BASED ON INFORMATION ABSTRACTED FROM PERTINENT DEEDS AND/OR OTHER OFFICIAL RECORDS AND CONFORMS TO THE REQUIREMENTS OF 27 VSA § 1403.
 DATED THIS _____ DAY OF _____, 20____
 L.S. 024.0132673

