

Legend

- Project Boundary Line
- - - Adjoiner Boundary Line
- Iron Pipe/Rebar Found
- Rebar Set
- △ Calculated Point
- ± More or Less
- "1" Corner Number
- Utility Pole
- x-x-x-x- Wire Fence
- ~ Treeline
- Stonewall
- Blazed Line

Approved by Resolution of the Richmond Development Review Board on _____, 20____. Subject to all requirements and conditions of said Resolution. Signed this ___ day of _____, 20____.

BY: _____

Corner Table:

The symbol "Ø" denotes outside diameter of applicable monumentation.

- Corner 1:** 1"Ø galvanized pipe found 8" above ground with yellow cap inscribed PALCO, consistent with survey in Survey Note 1a.
- Corner 1A:** 5/8"Ø rebar found 1" above ground with yellow cap.
- Corner 2:** Calculated point consistent with survey in Survey Note 1a.
- Corner 3:** Calculated point consistent with survey in Survey Note 1a.
- Corner 4:** 1"Ø iron pipe found 8" above ground with yellow cap inscribed PALCO, consistent with survey in Survey Note 1a.
- Corner 5:** 5/8"Ø rebar found 10" above ground with a red cap inscribed, "LS272", and consistent with survey in Survey Note 1b.
- Corner 5A:** 3/4"Ø iron pipe found 18" above ground with a crimped top and painted red, located at base and consistent with survey in Survey Note 1b.
- Corner 6-11:** Calculated points along meandering red blazed line.
- Corner 12:** Calculated point along fence line.
- Corner 13:** 5/8"Ø rebar found 20" above ground, located at base, and consistent with survey in Survey Note 1c.
- Corner 14:** 5/8"Ø rebar found 5" above ground and consistent with survey in Survey Note 1c.
- Corner 15:** Calculated point consistent with survey in Survey Note 1c.
- Corner 16:** Calculated point in centerline of stream.
- Corner 17:** Calculated point in centerline of stream.
- Corner 18:** 2"Ø iron pipe found 24" above ground.
- Corner 19:** 5/8"Ø iron pipe found 8" above ground.
- Corner 20:** 5/8"Ø rebar found 5" above ground with a red cap inscribed, "LS272" and in a stone circle found near the end of a barbed wire fence line.
- Corner 21:** Calculated point at corner of fence in tree.
- Corner 22:** 1 1/4"Ø galvanized pipe found 19" above ground.
- Corner 22A:** 1 1/4"Ø galvanized pipe found 23" above ground.
- Corner 23:** 5/8"Ø rebar set XX" above ground.
- Corner 24:** 5/8"Ø rebar set XX" above ground.
- Corner 25:** 5/8"Ø rebar set XX" above ground.
- Corner 26:** 5/8"Ø rebar set XX" above ground.
- Corner 27:** 5/8"Ø rebar set XX" above ground.
- Corner 28:** 5/8"Ø rebar set XX" above ground.
- Corner 29:** 5/8"Ø rebar set XX" above ground.
- Corner 30:** 5/8"Ø rebar set XX" above ground.
- Corner 31:** 5/8"Ø rebar set XX" above ground.
- Corner 32:** 5/8"Ø rebar set XX" above ground.
- Corner 33:** 5/8"Ø rebar set XX" above ground.
- Corner 34:** 5/8"Ø rebar set XX" above ground.
- Corner 35:** 5/8"Ø rebar set XX" above ground.
- Corner 36:** 5/8"Ø rebar set XX" above ground.
- Corner 37:** 5/8"Ø rebar set XX" above ground.
- Corner 38:** 5/8"Ø rebar set XX" above ground.
- Corner 39:** 5/8"Ø rebar set XX" above ground.
- Corner 40:** 5/8"Ø rebar set XX" above ground.
- Corner 41:** 5/8"Ø rebar set XX" above ground.
- Corner 42:** 5/8"Ø rebar set XX" above ground.
- Corner 43:** 5/8"Ø rebar set XX" above ground.

NOTE: All monuments were consistent with surveys of record.

NOTE: Metes and bounds between Corners 18 and 22 are based on existing physical evidence and best fit per Survey Note 1h. There are discrepancies between some of the common lines between this survey and that in Note 1h. The physical evidence was compared to surveys of record, and the boundary shown is trying to show a boundary that represents the original intent. Where there are substantial conflicts, deeds should be executed to eliminate any conflict or color of title.

Town of Richmond
Received for Record
_____ A.D. _____
at _____ o'clock _____ minutes _____ M
and recorded in _____
attest: _____
Town Clerk

Deed Reference: 255:417
Total Area = 87.4 acres ±
Zoning District: Agricultural/Residential
Parcel ID# HV2427
SPAN # 519-163-10059

TO THE BEST OF MY KNOWLEDGE AND BELIEF THE INFORMATION SHOWN ON THIS PLAT IS A FAITHFUL PORTRAYAL OF CIRCUMSTANCES PERTINENT TO SUBJECT PROPERTY. A COLLABORATION OF FIELD, PAROL AND PERTINENT RECORD EVIDENCE WAS USED IN THE ANALYSIS OF BOUNDARY CONCLUSIONS SHOWN HEREON. THIS PLAT WAS PREPARED IN ACCORDANCE WITH 27 VSA 1403.

Ronald L. LaRose, L.S.



Location Plan n.t.s.

Survey Notes:

1. This survey has been compiled from field surveys and record evidence including the following plats:
 - a. "Two Lot Subdivision for Douglas Dupont, Hillview Road, Richmond, Vermont", prepared by Mark V. Ward, LS 498, dated January 8, 1990, last revised May 20, 1993 and recorded in the Town of Richmond Land Records, Map Slide 72.
 - b. "Three Lot Subdivision, Michael & Jennifer Kelley, Hillview Road, Richmond, Vermont", prepared by Mark V. Ward, LS 498, dated May 10, 2004, and recorded in the Town of Richmond Land Records, Map Slide 103.
 - c. "Plat of 2-Lot Subdivision Showing Lands of the Mike & Sarah Hudson, 2452 Huntington Road, Richmond, Vermont", prepared by Christopher A. Haggerty, LS 741, dated May 24, 2017, and recorded in the Town of Richmond Land Records, Map Slide 146.
 - d. "Property Plan Francis & Shirley Calevro, Huntington Road, Town of Richmond", prepared by William A. Robenstein, LS 60, dated May January 4, 1998, and recorded in the Town of Richmond Land Records, Map Slide 84.
 - e. "Plat of Survey for Francis E. & Shirley A. Calevro, in the Town of Richmond, VT", prepared by John A. Marsh, LS, dated September 9, 1975, and recorded in the Town of Richmond Land Records, Map Slide 8.
 - f. "Plan Prepared for Marc Poulin, D.B.A. - Rus-Tique Brik, Richmond, Vermont", prepared by Robert W. Smith, LS 239, dated March, 1978, and recorded in the Town of Richmond Land Records, Map Slide 21.
 - g. "Lot Division Plan, Property of Dayle J. Allen, Huntington Road, Richmond, Vermont", drawn by Bill Gardner, dated February 28, 1980, and recorded in the Town of Richmond Land Records, Map Slide 28.
 - h. "Bates Farm Survey, Richmond, VT", prepared by Alfred W. Lane, LS 331, dated September 18, 1989, and recorded in the Town of Richmond Land Records, Map Slide 62.
 - i. "Plat showing a survey of a portion of lands of Wesley B. Atwood, 2427 Hillview Road, Richmond, Chittenden County, Vermont", prepared by Ronald L. LaRose, LS 272, dated April 28, 2020, and recorded in the Town of Richmond Land Records, Map Slide XXX.
2. Bearings are oriented to State Plane Coordinates (NAD83, SPC 4400 VT, EPOCH: 2010.0000) as determined by static GPS observations made on site April 8, 2020 and post-processed using National Geodetic Survey OPUS-RS software.
3. The public right-of-way of Hillview Road is assumed to be 3 rods (49.5') as allowed under Vermont Statute Title 19, Chapters 1, § 32. The right-of-way limits shown hereon were determined by the traveled portion of the road.
4. This property may be subject to legal rights of others including aerial, subsurface, or ancient roads, if any, additional easements, restrictions, and/or reservations whether or not shown hereon that may or may not be found in the Town of Richmond Land Records.
5. There may be wells, drilled, shallow or otherwise, that could affect this property.
6. This survey depicts the boundary lines of Hillview Heights, LLC, and abutting owners based on records as of January 2020. This plat relies on the information filed by and found in the Town Clerk's Office.
7. This plat is prepared for the use of Hillview Heights, LLC and no representations are assumed by the undersigned for any other individual or entity.
8. This plat does not certify to marketable title.
9. Reproductions of this sketch are not valid unless signed with a blue inked surveyor's signature.

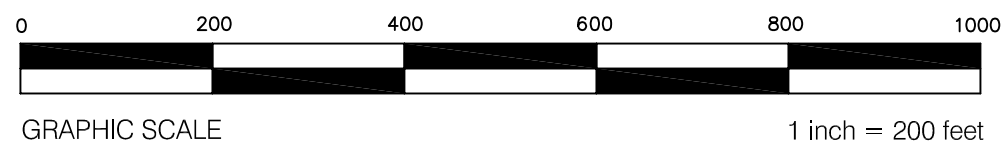
Mailing Address:
PO Box 4251
Burlington, VT 05406

plat showing a subdivision
survey of lands of

HILLVIEW HEIGHTS, LLC

Hillview Road
Richmond, Chittenden County, Vermont

March 7, 2023



compiled & prepared
by
LaRose Surveys, P.C.
Land Surveyors - Boundary Consultants
Water & Septic System Designers
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