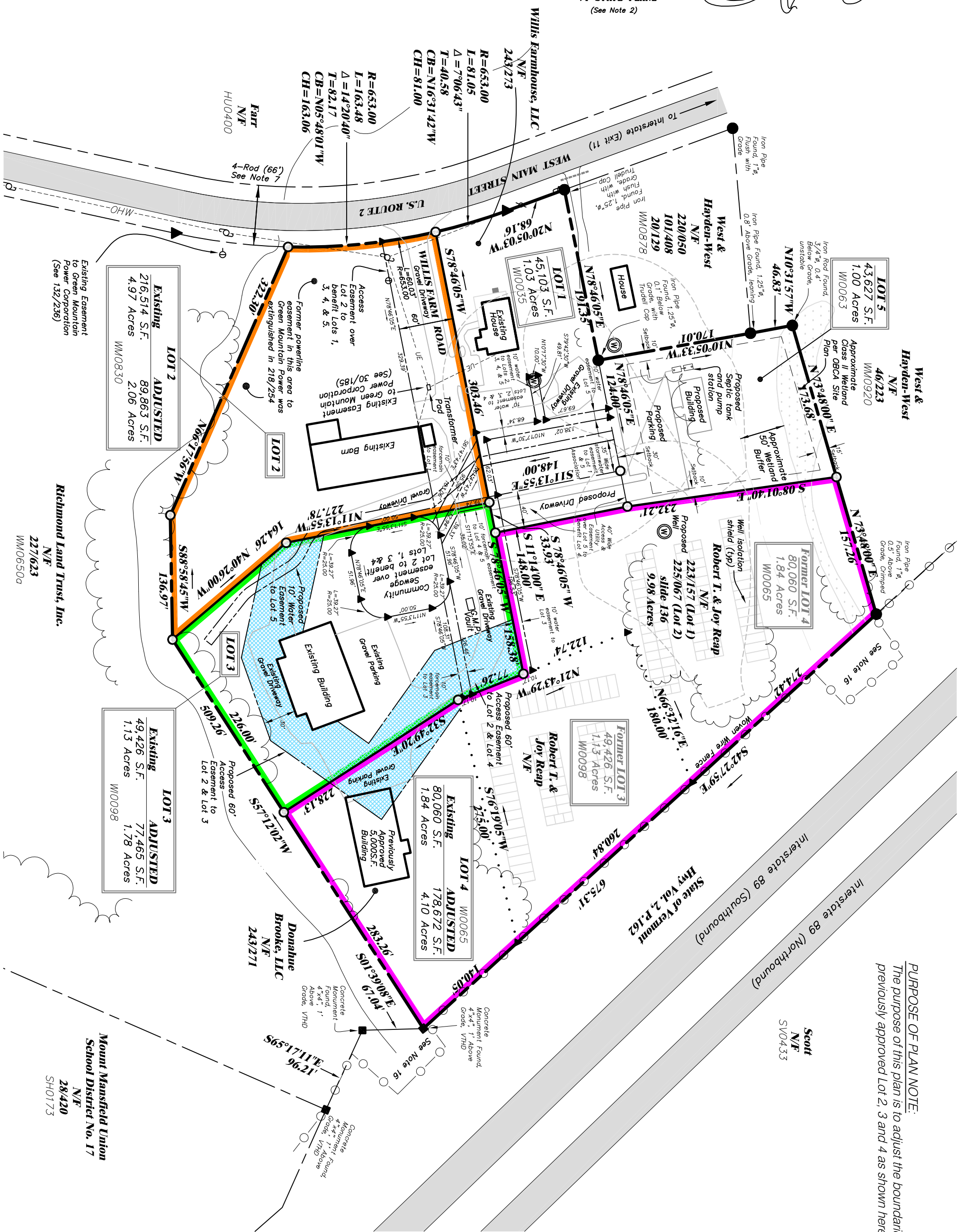


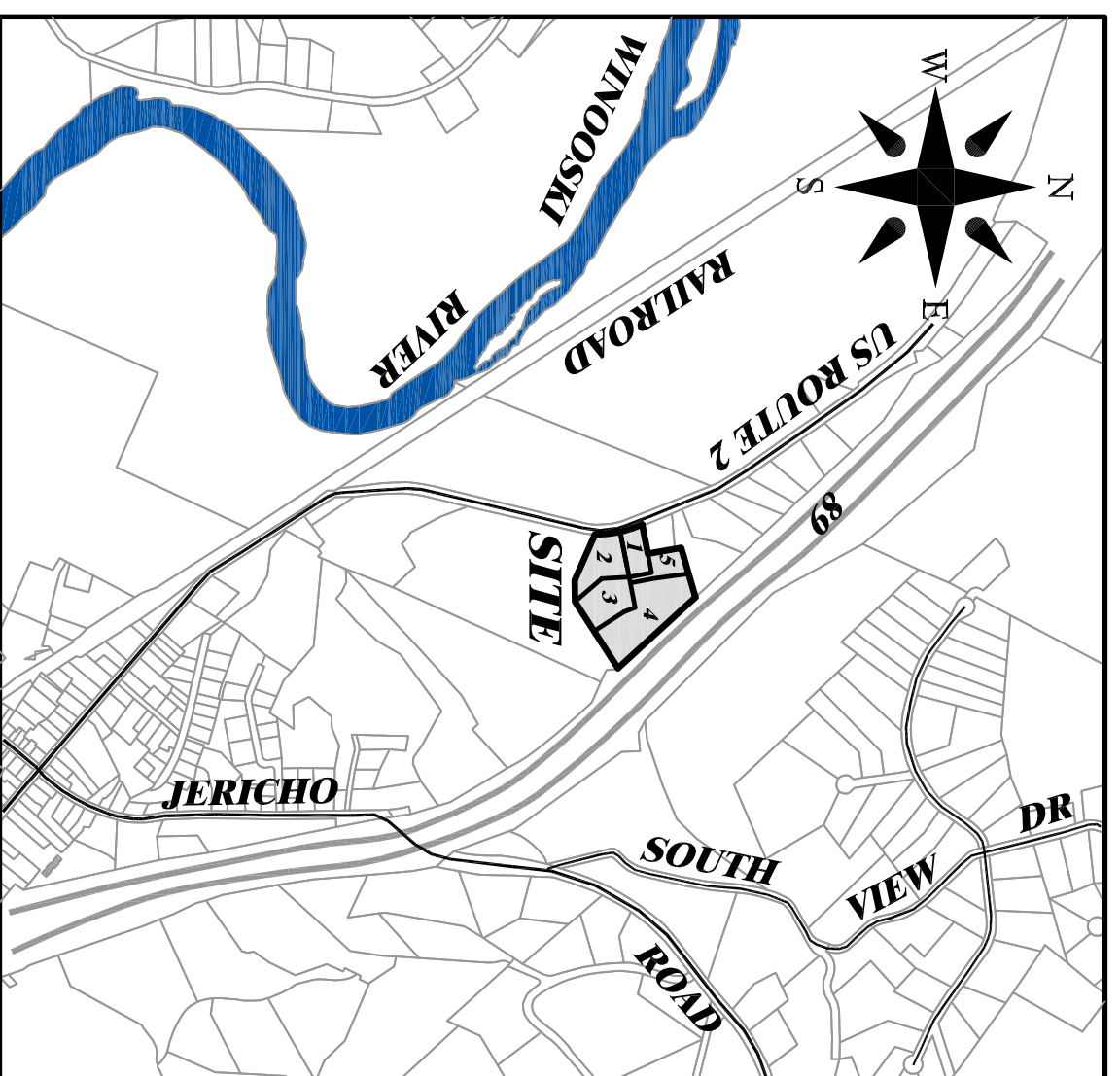
VT STATE PLANE
(See Note 2)



PURPOSE OF PLAN NOTE:
The purpose of this plan is to adjust the boundaries of previously approved Lot 2, 3 and 4 as shown hereon

LOCATION PLAN

± 1" = 1200'



SURVEY NOTES

- 1. This Boundary Line Adjustment Plat has been compiled from field surveys and record evidence...
2. The survey was conducted on 12/27/21...
3. The improvements shown hereon were located by a survey on the ground completed on 12/27/21 and 6/23/21.
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 in Vermont" (2018).
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, these shown and described hereon, are subject to existing buried utilities, easements, rights-of-way, restrictions, covenants, permits, regulations, and/or setbacks lines which, may not be recorded in the public records. Only deeds, plats, and plans of public record, which are properly indexed in the public records of the State of Vermont, are to be relied upon for the purpose of this survey.
6. The survey was conducted on 12/27/21 and 6/23/21.
7. The survey was conducted on 12/27/21 and 6/23/21.
8. The survey was conducted on 12/27/21 and 6/23/21.
9. Boundary markers shown hereon as "SET" or "to be SET" are 5/8" diameter reinforcing steel, 40' long, crowned with an aluminum surveyor's cap set by a Vermont licensed land surveyor at the 10' center of the property owner's easement/encroachment and physical boundary evidence pertinent to this property. These inconsistencies are shown hereon.
10. This survey is certified to Robert T. & Joy Reap for the purpose of creating a boundary line adjustment plat. The survey was conducted on 12/27/21 and 6/23/21.
11. This survey is certified to Robert T. & Joy Reap for the purpose of creating a boundary line adjustment plat. The survey was conducted on 12/27/21 and 6/23/21.
12. Reproductions of this sketch are not valid unless sealed with a red-lined Licensed Surveyor's seal.
13. Acceptance of this survey plat or use of the corner monuments found or set during the survey, shall constitute acceptance of the accuracy of the survey and the surveyor's negligence, errors, omissions, or breaches of contract to an amount not to exceed the fee charged. This plan may not be modified in any way without consent of the parties.
14. This plan may not be modified in any way without consent of the parties.
15. This plan may not be modified in any way without consent of the parties.
16. This plan may not be modified in any way without consent of the parties.
17. This plan may not be modified in any way without consent of the parties.
18. This plan may not be modified in any way without consent of the parties.
19. This plan may not be modified in any way without consent of the parties.
20. This plan may not be modified in any way without consent of the parties.

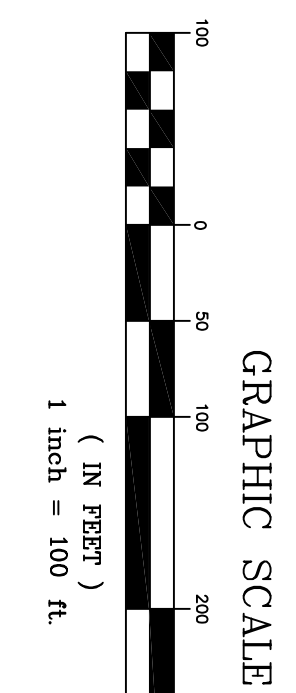
Approved for recording in the Town of Richmond Land Records by decision of the Richmond Development Review Board on 2019, with permit number and signed 2020.

Town of Richmond, VT
Received for Record
of A.D. minutes, M
and recorded in
at: Town Clerk

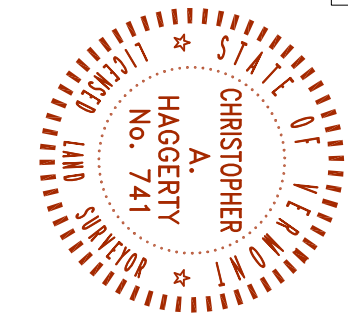
LEGEND
Subject Tract Property Line
Proposed Lot Line
Apparent Property Line
Existing Lot Line to be dissolved
Stairline of Easement
Watercourse
Tie-line
Overhead Wires and Utility Pole
Guy Wire Anchor
Iron Pipe or Rebar Found
Stone Monument Found
Rebar SET or to be SET
Calculated Point
Survey Control Points
Outside Diameter
Now or Formerly
Land Records Volume / Page

OWNER/APPLICANT:
Robert T. & Joy Reap
P.O. Box 442
Richmond, VT 05477
Volume 223, Page 157 (Parcel ID WM0830)
1.07 Acres
Volume 225, Page 67 (Parcel ID WM0840)
8.91 Acres
Total Area: 9.98 Acres ±
Donahue Brook, LLC

Table with columns: DATE, REVISION, PRELIMINARY, RECORD DRAWING, SKETCH/CONCEPT. Includes dates 12/27/21 and 12/08/2023.



Information shown on this property plat is a faithful portrayal of circumstances pertinent to the subject property. A certification of field, parcel and pertinent information is provided and the survey 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 LSA741
12/08/2023
Dated



BOUNDARY LINE ADJUSTMENT PLAT
WILLIS FARM
830 WEST MAIN STREET, RICHMOND, VERMONT
JOB# 1208/2023
FILE RICH0130
DATE 12/08/2023
PLAN SHEET # 1 of 1