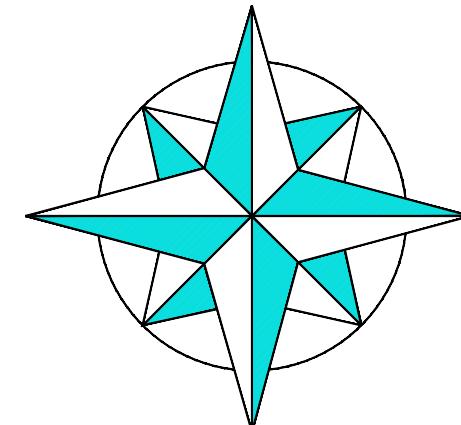


Approved by the Zoning Administrator Officer, Town of Richmond.
 Vermont issued on _____ day of _____, subject to all
 requirements and conditions of subdivision and plat approval.
 Signed this _____ day of _____, 20____, by
 Zoning Administrator Officer

N 696600.76
 E 1511602.34
 Found 3" Iron pipe, 1'
 reveal, 584 cap.
 N 16° 54' W
 E 141° 38' to a found
 3" Iron pipe,
 1' reveal, w/ 584 cap.

Vermont Grid North

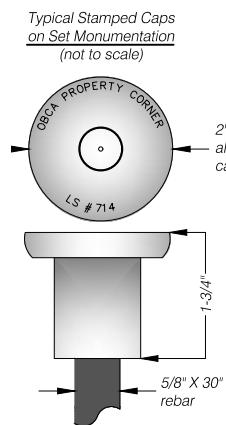


Town of Richmond
 Browns Court Athletic Field
 Book 16 Pages 94,96,121,123,314
 Parcel BC0058
 See Map Ref. 1c

Found 3" Iron pipe,
 flush, 584 cap.

N 89° 30' 52" E
 94.91

Elizabeth Hardy
 Book 206 Page 229
 Recorded August 30, 2011
 Parcel JR0341
 See Map Ref. 1a

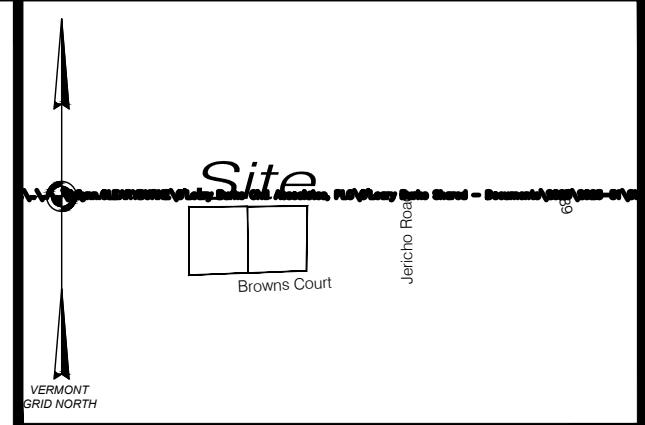


Legend

- Found Iron Pipe/ Rebar
- Set Rebar
- Found Concrete Monument



- Boundary Line
- Abutter Line
- New Property Line
- Easement Line
- Overhead Utility Line



Location Plan-n.t.s.

Survey Notes

- The survey is based upon research performed in the Richmond Town Land Records and the following plats and plans:
 - "Plat of Subdivision, Lands of Kenneth Beattie", prepared by Albert Harris, L.S., last revised October 30, 2022, and filed in slide 96 of the Town of Richmond Land Records.
 - "Boundary Survey for Justin & Barbara Willis", prepared by Bradford Holden, L.S., dated May 28, 2019, and filed in slide 151.
 - "Boundary Refinement Survey for Browns Court Athletic Field", prepared by Button Professional Land Surveyors, PC, dated January 30, 2024, and filed in the Planning files of the Town of Richmond Zoning Department.
- Bearings are based on Vermont Grid Zone 4400, computed from RTK GPS observations made on June 17, 2025 from a Trimble R10 Unit with differential corrections from CORS VRS Station. Datum utilized is NAD 83(2011) epoch 2010.0, NAVD 88 (geoid12b).
- Survey methods employed (total station) and the resulting error of closure/precision ratio, meet or exceed minimum precision requirements for Urban Surveys as outlined in, "Standards for the Practice of Land Surveying", adopted by the Vermont Board of Land Surveyors, effective 01/07/2013.
- There may be additional easements, restrictions, and/or reservations not shown hereon that may or may not be found in the Town of Richmond Land Records.
- This plat is for the depiction of boundaries based upon V.S.A. Title 26 Chapter 45 Section 2502 (3) and (4). Any information identified graphically or noted on this plat which is outside the scope and expertise of a Vermont Licensed Land Surveyor as outlined in the statutes herein referenced to, is not warranted to be correct and is not covered by the certification contained hereon.
- This plat is for the identification of boundary lines of Trunk Beach, LLC. Other information is shown for both illustrative purposes and to offer assistance in the conclusions reached by this survey. Only the Boundary lines of Trunk Beach, LLC are certified to, all others not warranted to be correct and are subject to revisions. This survey depicts the property lines of Trunk Beach, LLC based upon record research conducted by Joseph R. Flynn, L.S.
- Right of Way width of 40' for Browns Court is based on existing field evidence and a plan filed in book 22 page 274. See map reference 1b.
- Valid for recording only if stamped in the left margin with "This is an Original Mylar", signed, dated and stamped with blue ink containing the Licensed Land Surveyors Seal.

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

Found 3" Rebar,
 flush, 741 cap.
 S 87° 59' 33" W
 55.06

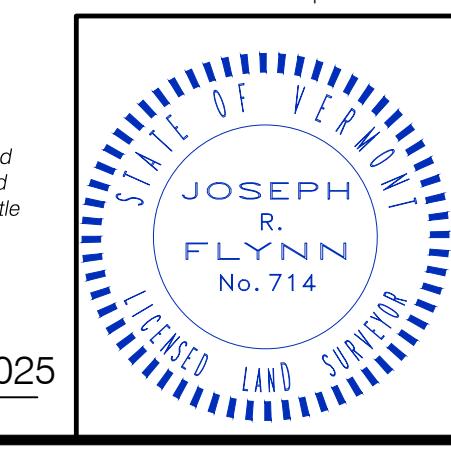
Found 3" Rebar,
 flush, 741 cap.
 S 87° 57' 48" W
 95.76

Lot 1
 Area = 0.23 Acres

Lot 2
 Area = 0.24 Acres

Brown Court/TH-42
 40' Wide, see Note #7

Mary Anne Barnes & Martha Nye
 Book 248 Page 322
 Recorded June 10, 2016
 Parcel BC0029
 See map Ref. 1b



DATE	REVISION	
OBCA	RECORD DRAWING	PRELIMINARY
JOSEPH R. FLYNN No. 714	FINAL	SKETCH/CONCEPT
DRAWN JRF		
CHECKED BWC		
SCALE 1"=20'		

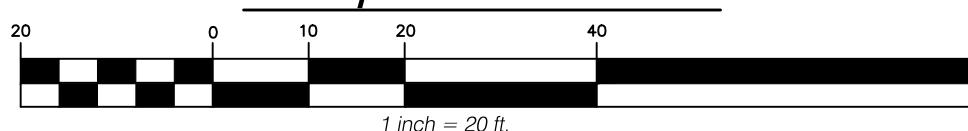
Subdivision Plat
 of
 Trunk Beach
 LLC.

30 Browns Court - Richmond, Vermont

BY
 DATE 1/21/2025
 JOB# 2025-51
 FILE 2025-51
 PLAT
 PLAN SHEET #

PL1

Graphic Scale



Joseph R. Flynn, L.S. 714

November 21, 2025

Dated