

"Approved by the Development Review Board of the Town of Richmond, Vermont, on the _____ day of _____, 20____, subject to all requirements and conditions of said approval. Signed this _____ day of _____, 20____ by _____
Chair"

Survey Notes

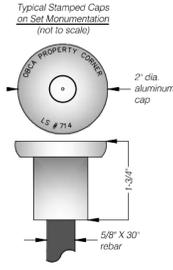
- The survey is based upon research performed in the Richmond Town Land Records and the following plats and plans:
 - "Plat of Subdivision, Lands of Kenneth Beattie", prepared by Albert Harris, L.S., last revised October 30, 2022, and filed in slide 96 of the Town of Richmond Land Records.
 - "Boundary Survey for Justin & Barbara Willis", prepared by Bradford Holden, L.S., dated May 28, 2019, and filed in slide 151.
 - "Boundary Retracement 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.
- The Town of Richmond Subdivision Application requires certain zoning and engineering elements be depicted on the plat for approval. Those elements are not covered or certified to due to being outside the scope and expertise as defined in VSA Title 19, Chapter 45, Section 2502 (4) & (3).

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

N 696500.76
E 1511902.34
Found 3" Iron pipe, 1' reveal, 584 cap.
N 0° 16' 54" W
141.39, 0.2 found
3/4" iron pipe,
1' reveal, w/ 584 cap

Zoning Information

PARCEL ADDRESS: 30 BROWNS COURT, RICHMOND
SPAN: 519-163-11428
PARCEL #: BC0030
EXISTING LOT = 0.44 ACRES (19,325 SF)
VILLAGE RESIDENTIAL NEIGHBORHOOD NORTH DISTRICT
FRONT SETBACK = 10 ft
SIDE SETBACK = 10 ft
REAR SETBACK = 10 ft
MAX COVERAGE = 50%
FRONTAGE = 55 ft
MINIMUM LOT SIZE = 8,712 SF (0.20 ACRES)
MULTI-FAMILY REQUIREMENTS
20% OF THE LOT MUST BE DEDICATED TO OUTDOOR LIVING SPACE.
PROPOSED LOT 1 = 9,577 SF (0.22 ACRES)
SETBACKS = 10 FT MINIMUM
COVERAGE = <50%
FRONTAGE = 96 ft
PROPOSED LOT 2 = 9,748 SF (0.22 ACRES)
SETBACKS = 10 ft min
COVERAGE = 49.3%
FRONTAGE = 95 ft
20% OUTDOOR LIVING SPACE REQUIRED = 1,950 SF
OUTDOOR COMMON AREA PROVIDED = 2,020 SF



Legend

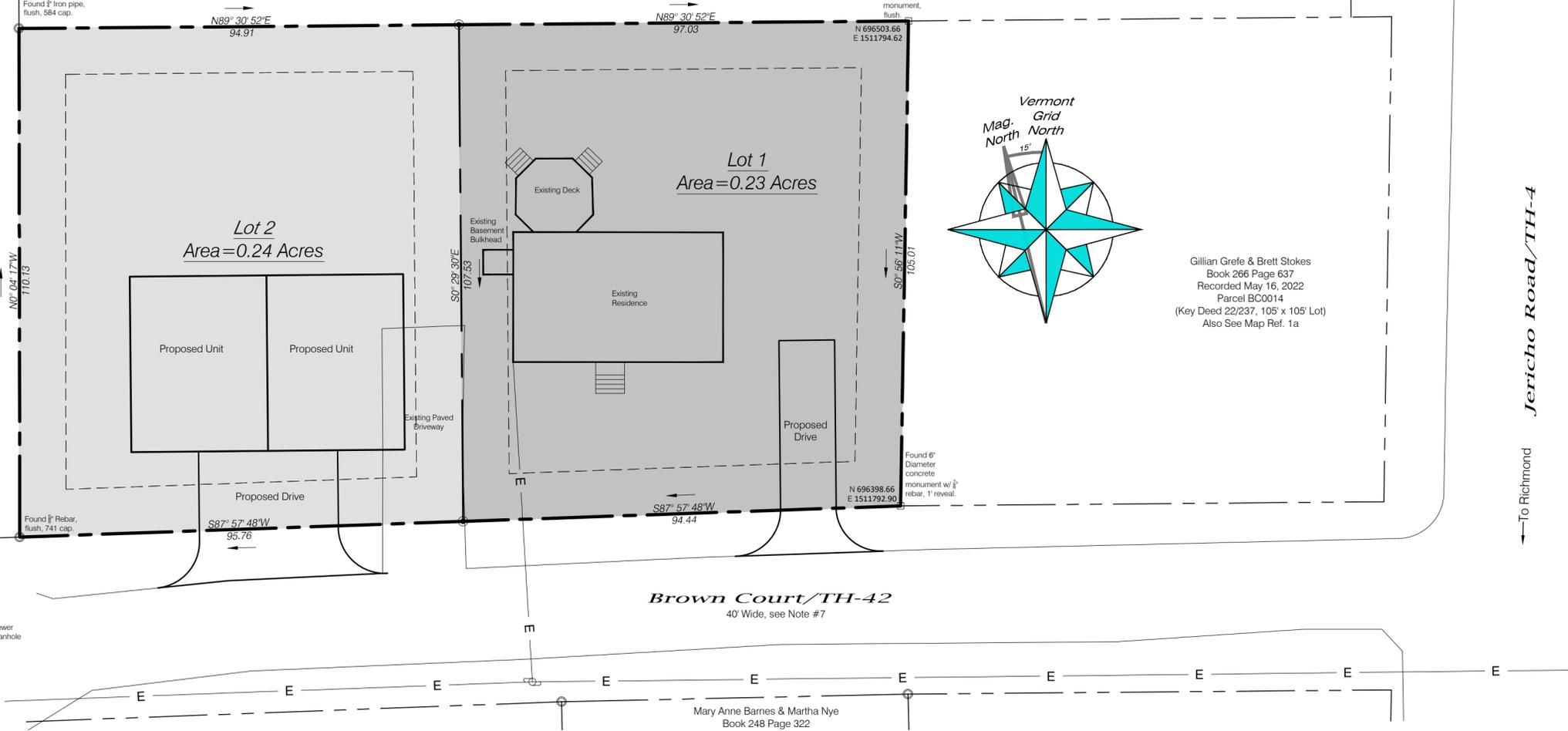
- Found Iron Pipe/ Rebar
- Set Rebar
- Found Concrete Monument
- Utility /Guywire
- Boundary Line
- - - Abutter Line
- New Property Line
- - - Easement Line
- Overhead Utility Line

Elizabeth Hardy
Book 206 Page 229
Recorded August 30, 2011
Parcel JRO341
See Map Ref. 1a

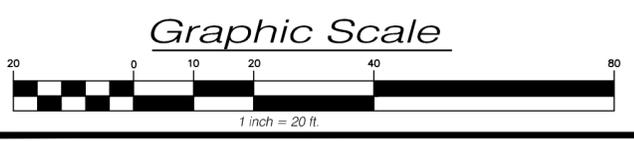


Gillian Greffe & Brett Stokes
Book 266 Page 637
Recorded May 16, 2022
Parcel BC0014
(Key Deed 22/237, 105' x 105' Lot)
Also See Map Ref. 1a

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



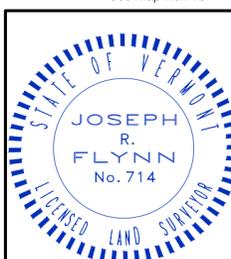
Subject Parcel
Trunk Beach, LLC
Book 277 Page 88
Recorded May 30, 2025
Parcel BC0030
Total Area = 0.47 Acres
(Key Deed 24/332, 105' x 190' Lot)



I hereby certify that the information shown hereon is correct to the best of my knowledge and belief and is based upon a collaboration of pertinent deeds, plats, parol, and other recorded evidence. This plat was prepared in accordance with and complies with Vermont Statute Title 27, § 1403, (a) through (e).

Joseph R. Flynn
Joseph R. Flynn, L.S. 714

November 21, 2025



DATE	REVISION
SURVEY OBCA	<input type="checkbox"/> RECORD DRAWING <input type="checkbox"/> PRELIMINARY
DESIGN OBCA	<input checked="" type="checkbox"/> FINAL <input type="checkbox"/> SKETCH/CONCEPT
DRAWN JRF	O'LEARY-BURKE CIVIL ASSOCIATES, PLC 13 Corporate Drive Essex Jct., VT Phone: 878-9990 FAX: 878-9989 E-MAIL: obca@olearyburke.com
CHECKED BWC	
SCALE 1" = 20'	

Subdivision Plat		BY
of Trunk Beach LLC.		DATE 11/21/2025
		JOB# 2025-51
30 Browns Court - Richmond, Vermont		FILE 2025-51
		PLAN SHEET # PL1

This is an Original Mylar



Location
Plan-1" = 2000'

Jericho Road/TH-4
To Richmond
To Jericho