



FILE

Planning & Zoning Office  
Town of Richmond  
P.O. Box 285  
Richmond, VT 05477  
(802) 434-2430 phone  
koborne@richmondvt.gov  
www.richmondvt.gov

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DATE: August 31, 2021  
TO: Cheryl and Brian Dowd  
From: Keith Osborne, Zoning Administrator  
RE: Application Sub 2021-05

Please find enclosed a copy of the Richmond Development Review Board's Decision for the above referenced application.

If you do not agree with this Decision, an appeal must be filed within 30 days of the date of this Decision to the Vermont Superior Court – Environmental Division, as per 24 V.S.A. section 4471.

This decision shall be recorded in the Town of Richmond Land Records, as per 24 V.S.A. section 4464 (b)(3).

In order to receive any future permits associated with this approval, please submit a final Subdivision Plat within 180 days of this approval.

FILE

**Development Review Board  
Final Subdivision Decision  
Dowd Subdivision  
July 28, 2021**

**IN RE: Dowd Subdivision- Application Final Subdivision 2021-05.** Final Subdivision Review for a 2-lot subdivision (creation of 1 new lot) at 2540 Hinesburg Road, Parcel ID HI2540, in the Agricultural/Residential (A/R1A) Zoning District.

**SUBMITTALS:**

- Pre and Final Subdivision Applications
- Narrative
- Subdivision Plat
- Draft Warranty Deed and Conveyance-Updated
- KAS Site Plan Final 1
- KAS Site Plan Final 2
- List of abutters
- Wastewater 1
- Wastewater 2
- Vermont Wetlands General Permit 3-9025
- Wastewater System and Potable Water Supply Permit WW-4-5571
- Master Development Plan Map and Description

**FINDINGS OF FACT:**

Based upon the application, testimony, submission materials and other evidence the DRB makes the following findings:

1. Applicant proposes subdivision of a 207 acre parcel into 2 new lots of 1.1 and 205.9 acres respectively.
2. Lot located at 2540 Hinesburg Road, Town of Richmond Vermont
3. Preliminary Approval Conditions from June 9, 2021 below.
4. Preliminary Decision sent to applicant by certified mail on June 28, 2021
5. Noticing accomplished on May 20, 2021 with announcement posted in three (3) locations in the Town of Richmond as well as placed on the Town's website.
6. Abutters Noticed on May 26, 2021. See list in project file.
7. Agenda for final review placed in the August 4, 2021 addition of Seven Days Legal page.
8. Agenda posted on the Richmond Front Porch Forum August 2.
9. Lot coverage, setback requirements and building height will be reviewed when the applicant applies for zoning permits on the proposed lot.

**DECISION:**

**The Richmond Development Review Board approves Application SUB 2021-05, Dowd Subdivision as conditioned under Findings of Fact above.**

In accordance with the ACT (§4464), all decisions of the DRB shall be issued within 45 days after the date of the hearing adjournment. Failure to issue a decision within this period shall be deemed approval and shall be effective on the 46th day, provided, however, that for a "deemed approval" to be effective, the SUBDIVIDER must seek court affirmation of the applicability of this remedy by direct appeal of the DRB's decision or lack Richmond Subdivision Regulations Effective Date: April 27, 2009 thereof to the Environmental Court.

Any other applicable zoning regulations not expressly waived in this decision must be complied with.

This decision shall not relieve the applicant from any obligation to obtain all other applicable required federal, state and local permits, including wastewater permits.

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**The application as approved shall be in conformance with the decision, referenced items, the findings of facts, and conditions. The applicants and interested parties are hereby notified that if they disagree with this decision, they have the right, under 24 V.S.A. 4471, to appeal to the Vermont Superior Court – Environmental Division.**


The appeal must be filed within thirty days of the date of this decision, and be in accordance with the governing rules of procedure and rules of the Vermont Superior Court - Environmental Division. Title 24 Vermont Statutes Annotated, Section 4471 provides that "An interested person who has participated in a municipal regulatory proceeding authorized under this title may appeal a decision rendered in that proceeding by an appropriate municipal panel to the environmental court. Participation in a local regulatory proceeding shall consist of offering, through oral or written testimony, evidence or a statement of concern related to the subject of the proceeding."

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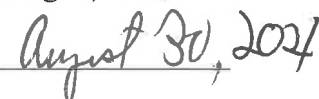
**DRB VOTING ON THIS MATTER (circle one for each member):**

David Sunshine, Chair	in <b>FAVOR</b>	AGAINST	ABSTAINING	RECUSED	ABSENT
Mathew Dyer, Vice-Chair	in <b>FAVOR</b>	AGAINST	ABSTAINING	RECUSED	ABSENT
Padraic Monks, Member	in FAVOR	AGAINST	ABSTAINING	RECUSED	<b>ABSENT</b>
Roger Pedersen, Member	in <b>FAVOR</b>	AGAINST	ABSTAINING	RECUSED	<b>ABSENT</b>
David Schnackenberg, Member	in <b>FAVOR</b>	AGAINST	ABSTAINING	RECUSED	ABSENT

The above votes occurred at a DRB meeting on the 11th day of August, 2021.

  
David Sunshine  
Richmond Development Review Board Chair

DATED





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Planning & Zoning Office  
Town of Richmond P.O. Box 285  
Richmond, VT 05477  
(802) 434-2430  
koborne@richmondvt.gov  
www.richmondvt.gov

APPLICATION: Dowd Subdivision 2021-05 Final Stage

APPLICANT: Cheryl and Brian Dowd

REQUESTED ACTION: Final Subdivision Review

LOCATION: 2540 Hinesburg Road

EXISTING ZONING: Agricultural / Residential District-AR-1A  
Special Flood Hazard Overlay-SFHO

Act 250 STATUS: Not Applicable

PARCEL HISTORY: Subdivision 1980 (Lands of O'Brien and Frantz)  
Current Single family dwelling on Parent Lot  
Current Use - Silviculture and Sugaring

PROJECT DESCRIPTION: Applicant proposes subdivision of a 207 acre parcel into 2 new lots of 1.1 and 205.9 acres respectively.

LIST OF SUBMISSIONS:

- Pre and Final Subdivision Applications
- Narrative
- Subdivision Plat
- Draft Warranty Deed and Conveyance-Updated
- KAS Site Plan Final 1
- KAS Site Plan Final 2
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STAFF COMMENTS AND STATEMENTS OF FACTS

Wastewater

Soil testing and engineering for a wastewater mound systems have been submitted. The system is to potentially service both lots with a common sewage easement. The plan has a wastewater easement for Lot 2 on Lot 1 to utilize appropriate soils for the proposed mound systems and to meet required setbacks. Lot 2 will have a force main associated with affluent delivery to the designed wastewater system (see narrative and WW-1 and WW-2 for additional information).

## PRELIMINARY APPROVAL CONDITIONS FROM JUNE 9, 2021

SUB 2021-05

Dowd Subdivision

7:07-7:25

Preliminary Subdivision Review for a 2-lot subdivision (creation of 1 new lot) at 2540 Hinesburg Road, Parcel ID HI2540, in the Agricultural/Residential (A/R1A) Zoning District. Sketch Plan Review August 12, 2020.

**Motion to approve preliminary subdivision**

**Introduced by Matt Dyer, seconded by Padraic Monks**

**Approved: 5-0 with the following conditions:**

1. The following Deed issues require clarity:
  - Proportional Shares concerning road maintenance for Lots 1 and 2 *COMPLETE*
  - Proportional Shares concerning wastewater expansion for Lots 1 and 2 *COMPLETE*
2. Separate plan page with statement of intended use for remaining lands included with Final Subdivision submittal. *COMPLETE*
3. Placement of Large Animal Habitat on plat *COMPLETE*
4. Submittal of ANR Wetlands Permit #2018-302 *SUBMITTED*
5. Submittal of Wastewater permit #WW-4-5571 *SUBMITTED*
6. Request for combined (Prelim. and Final) subdivision review denied



FINAL SUBDIVISION APPLICATION

Permit # SUB2021-05
Parcel ID: H1-2713

Please review the Richmond Zoning & Subdivision Regulations and provide all the information requested in this application. For information contact the Zoning Administrative Officer at 802-434-2430. Other federal, state and local permits or approvals may additionally be required, it is the duty of the applicant to obtain all relevant and applicable approvals. To inquire about State permits contact the State Permit Specialist at 802-477-2241.

FILE

Application Date: 5/3/21 Physical Address of Property: 2540 Hinesburg Road
Total acreage of Subdivision: 207 Subdivision Name: Dowd 2-Lot Subdivision
Number of lots: New 1 Existing 1 Total lots 2
Advisor Name (if applicable): Willis Design Assoc., Inc. Property Owner Name: Cheryl Dowd & Brian Dowd
Advisor Mailing Address: PO Box 1001 Jericho, VT 05465 Owner Mailing Address: 2713 Hinesburg Road Richmond, VT 05477
Phone: (802) 858-9228 Email: willisdesignvt@gmail.com
Phone: (802) 434-3678 Email: kdwd40@yahoo.com

The final subdivision plat shall be consistent in all respects to the layout as approved by the DRB for Preliminary Subdivision. The final plat shall be drawn to a scale of not more than two-hundred (200) feet to the inch, and shall show:

- SUBDIVISION name or identifying title, the name of the municipality, the name and address of the owner of record of the property, and of the SUBDIVIDER (if different), the name, registration number and seal of the registered land surveyor, the boundaries of the SUBDIVISION and its general location in relation to existing roads or other landmarks, scale, date, magnetic north, with true north declination and legend;
Road names and lines, pedestrian ways, recreational trails, LOTS, reservations, easements and areas to be dedicated to public use, if any;
The location, bearing length of every road line, LOT line and boundary line. All locations should be tied to known reference points such as road intersections;
The length of all straight lines, the deflection angles, radii, length of curves, tangent distances and bearings for each road;
All public open space for which offers of dedication are made by the SUBDIVIDER, and those spaces for which title is reserved by the SUBDIVIDER;
LOTS within the SUBDIVISION numbered sequentially (any reserved land shall have the highest number). Below each LOT number, with the LOT boundaries, the following shall be listed: the acreage, new parcel ID number, and building envelope to contain all proposed primary structures.
The location of any zoning overlay district(s) applicable to the proposed SUBDIVISION;
Location of well shields on all LOTS;
Location of all improvements referred to in ARTICLE VI, landscaping, utility poles, and rough grading and other devices for draining the area within the SUBDIVISION;
Locations of proposed MONUMENTS at all right-of-way intersections and at all points of curvature (P.C) and points of tangency (PT) on both sides of any road lines, and at any other critical points in the road lines as will enable a land surveyor to correctly stake out any LOT in the SUBDIVISION;
Names of all SUBDIVISIONS immediately adjacent and the names of ADJOINING PROPERTY OWNERS; and
SUBDIVISION location map.

**WASTEWATER SYSTEM AND POTABLE WATER SUPPLY PERMIT****LAWS/REGULATIONS INVOLVED**10 V.S.A. Chapter 64, Potable Water Supply and Wastewater System Permit  
Wastewater System and Potable Water Supply Rules, Effective April 12, 2019**Permittee(s): Cheryl L. Dowd**                                      **Permit Number: WW-4-5571**  
**2713 Hinesburg Road**  
**Richmond, VT 05477****Brian B. Dowd**  
**2713 Hinesburg Road**  
**Richmond, VT 05477**

This permit affects the following properties in the Town of Richmond, Vermont:

<b>Lot</b>	<b>Parcel</b>	<b>SPAN</b>	<b>Acres</b>	<b>Book(s)/Page(s)#</b>
<b>None</b>	H12713a	519-163-10450	207.00	Book:209 Page(s):542-544

This application, consisting of a two lot residential subdivision; Lot 1 (205.90 acres) with an existing two (2) bedroom single family residence utilizing an existing on-site wastewater disposal system and an existing on-site shallow water supply and Lot 2 (1.10 acres) with a proposed three (3) bedroom single family residence utilizing a proposed off-site wastewater disposal system and an on-site drilled well water supply located at 2540 Hinesburg Road in the Town of Richmond, Vermont, is hereby approved under the requirements of the regulations named above subject to the following conditions. Any person aggrieved by this permit may appeal to the Environmental Court within 30 days of the date of issuance of this permit in accordance with 10 V.S.A. Chapter 220 and the Vermont Rules of Environmental Court Proceedings.

**1. GENERAL**

- 1.1 The permittee is responsible to record this permit in the Town of Richmond Land Records within 30 days of issuance of this permit and prior to the conveyance of any lot subject to the jurisdiction of this permit.
- 1.2 The permittee is responsible to record the design and installation certifications and other documents that are required to be filed under these Rules or under a permit condition in the Town of Richmond Land Records.
- 1.3 Each assign or successor in interest shall be shown a copy of the Wastewater System and Potable Water Supply Permit and the stamped plan(s) prior to the conveyance of a lot.
- 1.4 The wastewater system to serve Lot 2 is located on Lot 1. The land deeds that establish and transfer ownership of these lots shall contain permanent legal access which grants future owner(s) of Lot 2 the right to enter upon Lot 1 for the construction, repair, maintenance, and other such reasonable purposes as may arise regarding the wastewater system. Failure to properly execute the permanent legal access renders this permit null and void for the purpose of constructing the leachfield. It is recommended that a copy of the executed easement be sent to the Drinking Water and Groundwater Protection Division.
- 1.5 By acceptance of this permit, the permittee agrees to allow representatives of the State of Vermont access to the property covered by the permit, at reasonable times, for the purpose of ascertaining compliance with the Vermont environmental and health statutes and regulations, and permit conditions.
- 1.6 This permit does not relieve the landowner from obtaining all other approvals and permits from other State Agencies or Departments, or local officials prior to construction.





**2. SUBDIVISION AND CONSTRUCTION**

2.1 Subdivision and construction shall be completed as shown on the plans and/or documents prepared by Willis Design Associates, Inc. (Justin Willis, Licensed Designer) and Button Professional Land Surveyors, PC (Christopher A. Haggerty, Licensed Land Surveyor) with the stamped plans listed as follows:

Title	Sheet #	Plan Date	Revision
<i>Details, 2 Lot Subdivision</i>	1	10/3/20	N/A
<i>Site Plan, 2 Lot Subdivision</i>	1	10/3/20	N/A
<i>Plat of 2-Lot Subdivision</i>	1	11/17/2020	N/A

2.2 Construction of wastewater systems or potable water supplies, or buildings or structures (as defined by the Wastewater System and Potable Water Supply Rules), or campgrounds, not depicted on the stamped plans, or identified in this permit, is not allowed without prior approval by the Drinking Water and Groundwater Protection Division.

2.3 No buildings, roads, water pipes, sewer services, earthwork, re-grading, excavation, or other construction that might interfere with the operation of a wastewater system or a potable water supply are allowed on or near the site-specific wastewater system, wastewater replacement area, or potable water supply depicted on the stamped plans. Adherence to all isolation distances that are set forth in the Wastewater System and Potable Water Supply Rules is required.

**3. INSPECTIONS**

3.1 No permit issued by the Secretary shall be valid for a substantially completed potable water supply and wastewater system until the Secretary receives a signed and dated certification from a qualified Vermont Licensed Designer (or where allowed, the installer) on a Secretary-approved form that states:

*"I hereby certify that, in the exercise of my reasonable professional judgment, the installation-related information submitted is true and correct and the potable water supply and wastewater system were installed in accordance with the permitted design and all permit conditions, were inspected, were properly tested, and have successfully met those performance tests"*

or which satisfies the requirements of §1-311 of the referenced rules.

3.2 Prior to the use of the potable water supply on Lot 2, the permittee shall test the water for Arsenic, Escherichia coli (E. coli), Fluoride, Lead, Manganese, Nitrate as N, Nitrite as N, Total Coliform Bacteria, Uranium, Adjusted Gross Alpha Particle Activity, Chloride, Sodium, Iron, Odor and pH. All water quality tests shall be conducted at a laboratory certified by the Vermont Department of Health (a list of which can be found on the VDH website). Results of the water tests shall be submitted to the Vermont Department of Health prior to use.

**4. DESIGN FLOW**

4.1 Lot use and design flows (gpd) shall correspond to the following:

Lot	Building	Building Use / Design Flow Basis	Wastewater	Water
1	Existing	2-Bedroom Single Family Residence	280	280
2	Proposed	3-Bedroom Single Family Residence	420	420

**5. WASTEWATER SYSTEM**

5.1 Lot 1 is approved with an existing wastewater system. No changes shall be made to the existing wastewater system unless otherwise exempt without prior approval from the Drinking Water and Groundwater Protection Division.

5.2 A future replacement wastewater system for Lot 1 is identified on the stamped plan(s). There shall be no construction or other activities that will affect the suitability of this area for the design and construction of a wastewater system.



- 5.3 Prior to connection to the replacement wastewater system for Lot 1, the landowner shall file an application with the Drinking Water and Groundwater Protection Division pursuant to the Wastewater System and Potable Water Supply Rules.
- 5.4 Prior to construction or site work on Lot 2, a designer shall flag the proposed leachfield, and the owner shall maintain the flags until commencement of construction of the system.
- 5.5 Should a wastewater system fail and not qualify as a minor repair or for an exemption, the landowner shall engage a qualified Licensed Designer to evaluate the cause of the failure and submit an application to the Drinking Water and Groundwater Protection Division, and obtain approval thereof, prior to correcting the failure.
- 5.6 This permit does not relieve the permittee of the obligations of Title 10, Chapter 48, Subchapter 4, for the protection of groundwater.

**6. POTABLE WATER SUPPLY**

- 6.1 Lot 1 is authorized to utilize the existing on-site, shallow water supply system provided the potable water supply is operated at all times in a manner that keeps the supply free from contamination. No changes shall be made to the existing water system, and no other means of obtaining potable water shall be allowed, without prior review and approval by the Drinking Water and Groundwater Protection Division unless otherwise exempt. The landowner shall immediately notify the Division if the water supply system fails to function properly and becomes a "failed supply".
- 6.2 Prior to construction or site work on Lot 2, a designer shall flag the center of the proposed potable water source and the owner shall maintain the flag until commencement of construction of the source.
- 6.3 Should a potable water supply fail and not qualify as a minor repair or for an exemption, the landowner shall engage a qualified Licensed Designer to evaluate the cause of the failure and submit an application to the Drinking Water and Groundwater Protection Division, and obtain approval thereof, prior to correcting the failure.

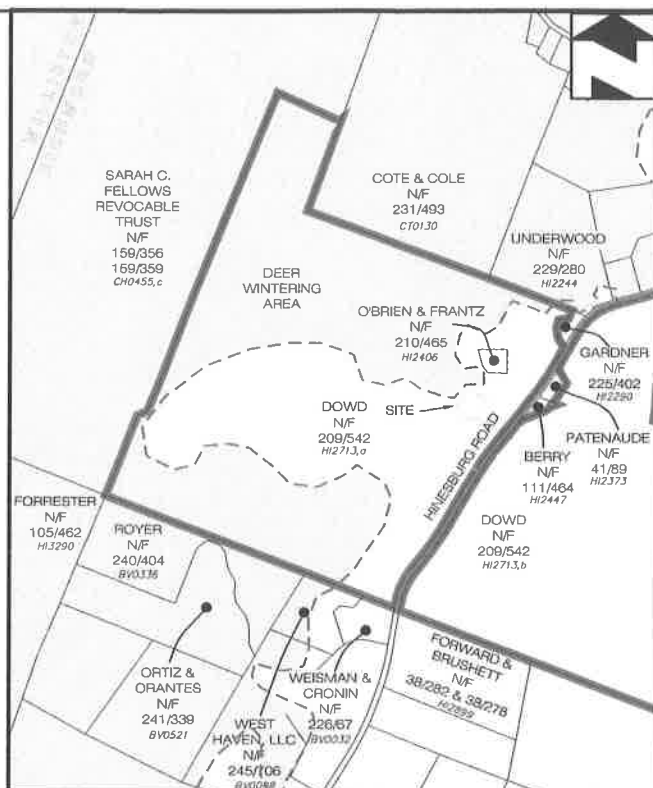
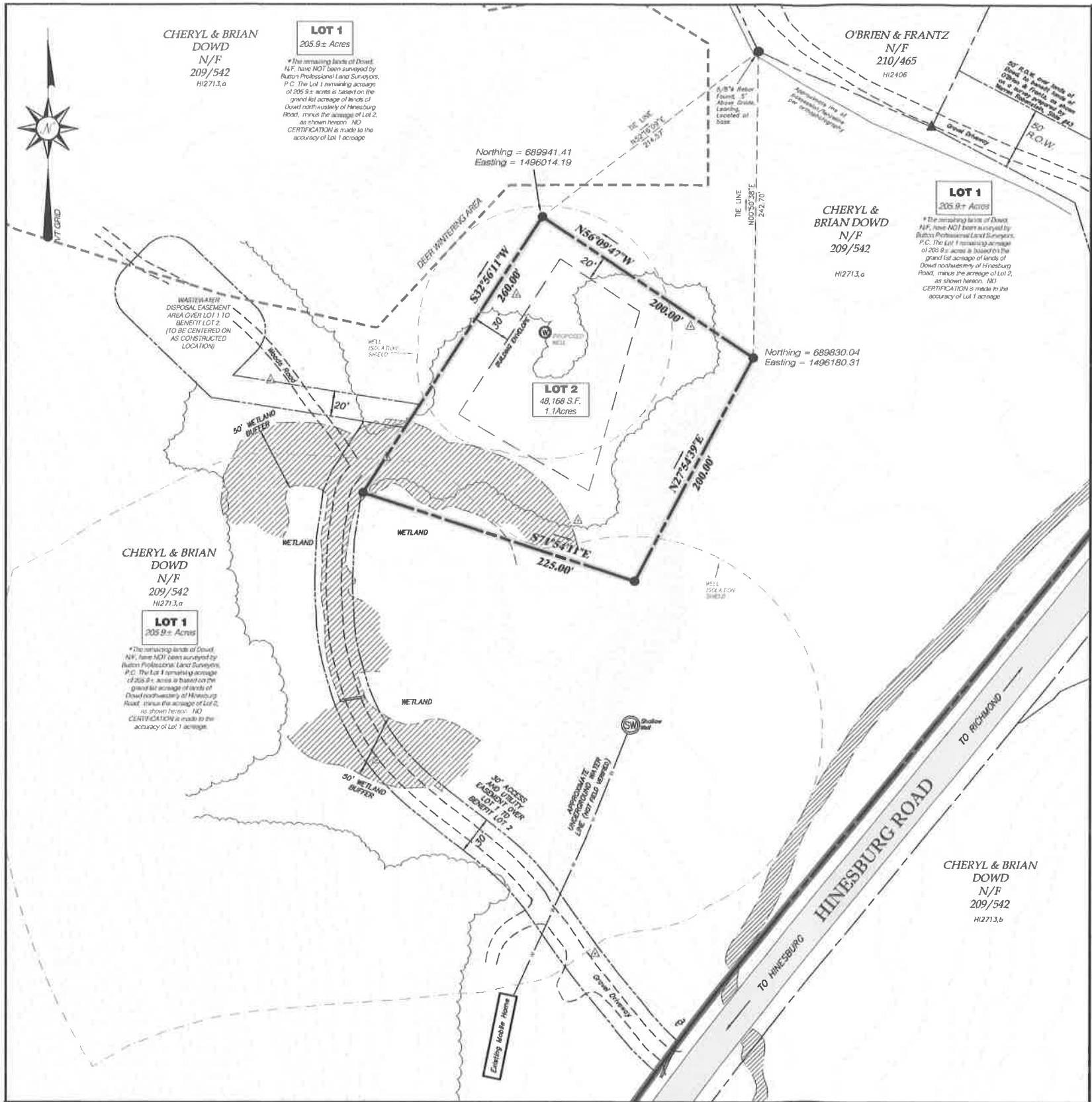
Peter Walke, Commissioner  
Department of Environmental Conservation

Dated June 9, 2021



By  
Allison Lowry  
Environmental Analyst V  
Essex Junction Regional Office  
Drinking Water and Groundwater Protection Division

cc: Willis Design Associates, Inc.



**Plan References and Survey Notes**

- This 2-Lot Subdivision Plat has been compiled from field surveys and record evidence including the following plat, all recorded in the Town of Richmond Land Records:
  - "Plat of Survey, Portion of Leon P. & Blance B Dowd Property, 1.0 Ac.", prepared by Warren A. Robenslan, dated February 1985, and recorded on Slide #43.
- North orientation is based on survey grade RTK observations made on 11/8/2018, post processed using Trimble Business Center. The resultant horizontal datum is NAD 83. This realization is called NAD 83(2011) epoch 2010.0. The resulting arithmetic height is NAVD 88 (geoid12a).
- Button Professional Land Surveyors, PC completed a ground survey on November 8, 2018 in conjunction with record research in the Town of Richmond Land Records.
- Survey methods employed meet or exceed the minimum precision requirements for suburban surveys as outlined in "Standards for the Practice of Land Surveying" adopted by the Vermont Board of Land Surveyors effective 1/7/2013. A random traverse control loop was established using a Trimble S6 Robotic Total Station in conjunction with a Trimble R8 Dual Frequency GPS Receiver.
- 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.
- The premises shown and described hereon may be subject to existing buried utilities, easements, rights-of-way restrictions, covenants, permits, regulations, and/or setback lines which may not be recorded in the public records. Clear evidence of an easement or restriction of record or evidence of easements and structures, which are readily apparent from a casual observation view, are delineated hereon. Only deeds, plats and plans, of public record, which are properly indexed in the Town of Richmond Land Records have been reviewed, examined and utilized for the purpose of this survey. No liability is assumed by the undersigned for any loss associated with the existence of any undiscovered easements or restrictions on the use of the property, which are not shown of record or are not readily apparent.
- This survey revealed boundary inconsistencies between recorded and physical boundary evidence pertinent to this property. These inconsistencies are shown hereon.
- A survey bill for Hinesburg Road is assumed 3 roads (43.5 ft) as provided under Vermont Statute Title 18, Chapter 1, and Section 32. A roadway width of one and one half rods on each side of the center of the existing traveled way can be assumed and controlled for highway purposes whenever the original survey was not properly recorded, or the records preserved, or if the terminations and boundaries cannot be determined.
- The diameters of existing monumentation shown on this plan reflect outside diameter dimensions.
- Iron pin boundary markers shown hereon as "SET" or "to be SET" are 5/8" diameter reinforcing steel, 40-inch long, crowned with an aluminum cap, stamped LS 741, set by a Vermont licensed land surveyor at the discretion of the property owner / developer.
- Reproductions of this sketch are not valid unless sealed with a red-inked surveyor's seal and signed by the Licensed Land Surveyor.
- Acceptance of this survey plat or use of the corner monuments found or set during the performance of the field survey hereby limit the undersigned liability related to professional negligent acts, errors, omissions or breach of contract to an amount not to exceed the fee charged.
- This survey is certified to Cheryl Dowd, Brian Dowd, & Blance Dowd Life Estate, for the purpose of creating a 2-Lot subdivision as shown hereon. No liability is assumed by the undersigned for any loss that may be associated with the use of this survey other than the above stated purpose.
- This survey was prepared without benefit of an abstract of title. No liability is assumed by the undersigned for loss relating to any matter that might be discovered by an abstract or title search of the property.
- All archival information of the surveyor's survey maps, records, files, and data used or generated in the course of preparing a survey shall remain the property of the surveyor or his successors or assigns.
- The alteration of boundary survey maps by anyone other than the original preparer is misleading, confusing, and not in the general welfare and benefit of the public. This survey map and/or survey plat shall not be altered or added to by any person(s) in any way without authorization by Button Professional Land Surveyors, PC. Unauthorized alterations and/or modifications to this plan shall invalidate any and all certifications made hereon by Button Professional Land Surveyors, PC and shall cause this plan, in its entirety, to be null and void.
- This is an Original MYLAR.

**DESIGN INFORMATION**

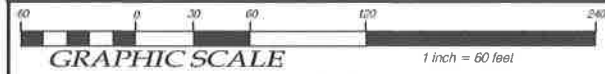
All proposed design information as shown hereon is approximate and based on design plans prepared by Willis Design Assoc., Inc. See associated plans for design specifications.

**ZONING INFORMATION**

AGRICULTURAL/RESIDENTIAL (AR)	
MINIMUM LOT SIZE	1 Acres
MINIMUM FRONTAGE	100'
MINIMUM SETBACKS	
Principal	(front/centerline of road/side/rear) 30/55/20/20
Accessory (side/rear)	10/10
MAX LOT COVERAGE	30%
MAX HEIGHT	35'
PUD	Allowed

Approved for recording in the Town of Richmond Land Records by decision of the Richmond Development Review Board on \_\_\_\_\_, 2021, with permit number # \_\_\_\_\_ and signed this \_\_\_\_\_, 2021.

Richmond Development Review Board Chair



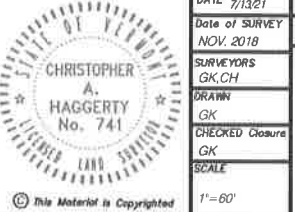
**List of Symbols & Abbreviations**

Subject Property (NOT CERTIFIED)	○	Rebar SET or to be SET	○
Subdivision Line (CERTIFIED)	—	UTILITY Pole w/Overhead Wire	—
Apparent Property Line (NOT CERTIFIED)	- - -	Calculated Point	△
Sideline of Easement	- · - · -	Survey Control Points	●
Deer Yard	⊗	Outside Diameter	⊘
Watercourse	~	Now or Formerly	n/f
Iron Pipe/Rebar Found	●	Land Records Volume / Page	53/291

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

Information shown on this property plat is a faithful portrayal of circumstances pertinent to the subject property. A collaboration of field, parcel and pertinent record evidence was used in the analysis of boundary conclusions shown hereon. This property plat 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 LS7741  
7/13/2021  
Date



DATE 7/13/21 REVISION Added deer yard to detail view and overall view

Date of SURVEY NOV 2018

SURVEYORS GK, CH

DRAWN GK

CHECKED Closure GK

SCALE 1"=60'

**BUTTON**  
PROFESSIONAL LAND SURVEYORS, PC  
bapls.com • info@bapls.com  
20 Kimball Avenue Suite 102  
South Burlington, VT 05403  
802-865-1812 • 800-570-0685

PLAT OF 2-LOT SUBDIVISION SHOWING LANDS OF

**CHERYL & BRIAN DOWD**

2540 HINESBURG ROAD, RICHMOND, VERMONT

BY gh  
Date of Plat 11/17/2020  
JOB# RICM0207  
FILE # 20210117-010  
PLAN SHEET # 1 of 1