Legend

- Project Boundary
- Abutter Property Line
- New Property Line
- Easement Side Line
- Barbed Wire Fence
- Overhead Power Line
- Setback Line
- Existing Iron Pipe
- Set 5/8" Rebar
- Existing Concrete Monument
- Existing Utility Pole
- Well
- Calculated Point

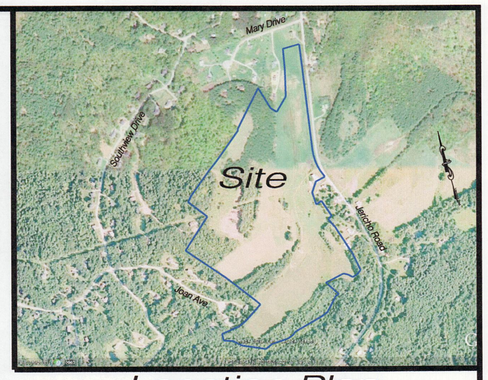
Vermont Grid North

Curve Table				
Curve	Length	Radius	Chord Direction	Chord
C1	130.92	650.00	S32°23'49"E	130.70
C2	60.02	650.00	S23°58'53"E	60.00
C3	176.73	650.00	S13°32'49"E	176.19
C4	422.72	330.00	S29°38'49"W	394.41
C5	435.75	280.00	S21°45'37"W	393.09
C6	141.89	120.00	N11°03'05"E	133.77
C7	53.10	180.00	S36°28'30"W	52.91
C8	139.74	180.00	S05°47'00"W	136.26
C9	59.24	120.00	S13°52'52"W	58.64
C10	35.40	120.00	S36°28'30"W	35.27
C11	212.84	180.00	N11°03'05"E	200.66
C12	342.38	220.00	S21°45'37"W	308.86

Line Table		
Line	Length	Bearing
L1	1317.14	S05°45'28"E
L2	209.92	N75°18'54"E
L3	265.04	S03°34'10"E
L4	340.02	S00°44'37"E
L5	220.00	S31°59'00"W
L6	89.99	N58°01'22"W
L7	293.39	S30°45'46"E
L8	175.50	S28°01'26"W
L9	61.61	S27°58'14"W
L10	62.08	S28°11'28"W
L11	268.75	S28°00'15"W
L12	16.45	S13°48'21"E
L13	77.95'	S36°35'41"W
L14	111.14	S39°22'30"W
L15	428.86	S36°22'14"W
L16	75.73	S26°19'32"W
L17	5.75	S49°29'03"W
L18	300.00	N52°05'34"W
L19	501.73	N34°06'22"E
L20	98.48	S54°35'18"E
L21	287.58	S54°37'44"E
L22	226.33	S54°29'53"E
L23	50.05	S50°54'30"E
L24	71.58	S50°36'24"E
L25	265.44	S50°53'37"E
L26	220.95	S68°21'23"W
L27	79.20	S11°53'22"E
L28	4.10	S12°57'31"E
L29	115.50	S85°09'45"E
L30	130.51	S63°22'34"E
L31	300.20	S80°43'24"E
L32	103.18	N52°26'17"E

Line Table		
Line	Length	Bearing
L33	206.56	N72°40'43"E
L34	76.36	N54°33'55"E
L35	49.50	N39°27'17"E
L36	375.42	N61°23'27"E
L37	89.22	N55°27'44"E
L38	223.54	N28°45'22"E
L39	47.49	N60°03'58"E
L40	216.66	N47°15'07"W
L41	250.81	N63°50'54"E
L42	52.91	S76°58'43"E
L43	71.08	S60°21'59"E
L44	66.23	N57°33'20"E
L45	67.16	N41°44'41"E
L46	231.19	S24°13'32"E
L47	392.83	S32°07'44"E
L48	131.74	S41°45'15"E
L49	62.05	S46°09'12"W
L50	225.15	S33°44'39"E
L51	76.35	N53°25'16"E
L52	159.69	S18°09'06"E
L53	149.46	S19°32'05"W
L54	126.53	S63°17'09"W
L55	20.25	N38°10'01"W
L56	130.95	S66°20'39"W
L57	319.65	S22°49'24"E
L58	54.09	S44°55'34"W
L59	60.75	S28°01'26"W
L60	60.75	S28°01'26"W
L61	54.09	S44°55'34"W
L62	319.65	S22°49'24"E
L63	131.29	S66°20'39"W

This Survey is one of two sheets. Both sheets are required therefore, no sheet can stand alone.



Location Plan

Town of Richmond
Book 85 Page 234
Recorded July 13, 1993

Town of Richmond
Book 83 Page 24
Recorded February 11, 1993

N 699945.49
E 1513083.23

N 700059.46
E 1513454.58

N 701050.51
E 1513105.76

N 701778.93
E 1513108.08

N 703374.35
E 1514592.71

N 703956.94
E 1514475.95

Remnants of Old Dam. See Survey Note #10 on Pt.2.

Existing 60' Wide Access Easement to Town of Richmond

See Note #12 for Boundary Line determination between the former lands of Westall and Peet.

Lot 12
Area = 5.88 Acres
MR0385
(Not an Approved Building Lot)

Limits of Building Envelope

30' Wide Access Easement & 20' Utility Easement to BJW Development Company
Book 182 Page 195
Recorded February 26, 2008
Also subject to a conditional Access easement benefiting Daniel Peet.

Proposed 10' Wide Easement to the Town of Richmond

Lot 13
Area = 70.48 Acres
(Approved for Agricultural Purposes Only)

New Right of Way
Area = 3.49 Acres

Right of Way for Well Access to Daniel Peet
Book 63 Page 104
Recorded July 11, 1988.
(No width stated)

Utility Easement to Vermont Electric Cooperative
Book 25 Page 24
Recorded July 22, 1922.
(No width stated)

Proposed Stormwater Easement to Homeowners Association

Private Road to Homeowners Association

Typical Limited Common Element for Unit B's

Typical Limited Common Element for Unit A's

Typical Footprint Unit

Right of Way for Well Access to Carpenter
Book 22 Page 128
Recorded July 27, 1946
(No width stated)

See Survey Note #13 for Water Rights.

Road area conveyed to the Town of Richmond.
Highways Book 2 Page 103B
Recorded October 24, 1960

Parcel Title held by:
Godbout Design Build, Inc.
Book 221 Pages 1-3
Recorded August 26, 2013
Overall Area = 93.18 Acres
Tax Map 3 & 4 Parcel JR1925
Zoned: High Density Residential

A	Real Pother & Gary Berger Book 106 Page 505 Recorded July 17, 1998 Tax Map 3 Parcel JN0282 Map References Ii. (Lot 38 Southfield)
B	John & Phyllis Loud Book 158 Page 446 Recorded September 16, 2004 Tax Map 3 Parcel JN0280 Map References Ii. (Lot 37 Southview)
	N/F Frederick & Stacy Peet
	N/F Daniel Peet
C	Jean-Pierre Barski & Mary Dewey Book 112 Page 399 Recorded September 16, 1998 Tax Map 3 Parcel JN0273 Map References Ii. (Lot 36 Southview)
D	James & Carmel Ewing Book 107 Page 392 Recorded September 22, 1998 Tax Map 3 Parcel 0271 Map References Ii. (Lot 35 Southview)
	N/F Ernest & Louise Spence
E	Town of Richmond Book 85 Page 234 Recorded July 13, 1993 Tax Map 3 Parcel ROW Map References Ii. (ROW Southview)
F	Timothy & Paige Kaleita Book 110 Page 565 Recorded May 3, 1999 Tax Map 3 Parcel JN0193 Map References Ii. (Lot 34 Southview)
G	David Potter & Lisetta Hansen Book 172 Page 456 Recorded July 12, 2006 Tax Map 3 Parcel JN0191 Map References Ii. (Lot 33 Southview)
H	Eric & Margaret Muttilainen Book 102 Page 677 Recorded September 12, 1997 Tax Map 3 Parcel JN0113 Map References Ii. (Lot 332 Southview)
I	Melissa Peet Andersen Book 63 Page 80 Recorded June 24, 1988 Tax Map 3 Parcel BT0205 Map References Id. (Parcel #3)
J	Ashleigh & Kathryn Kreider Book 213 Page 687 Recorded September 12, 2012 Tax Map 3 Parcel MR0252 Map References If. (Mary Drive Lot 5)
K	Town of Richmond Book 83 Page 24 Recorded February 11, 1993 Tax Map 3 Parcel ROW Map References If. (ROW Mary Drive)
L	Steven Forman & Constance Van Eeghen Book 82 Page 92 Recorded December 2, 1992 Tax Map 3 Parcel MR0255 Map References If. (Mary Drive Lot 4)
M	Gerald LeBlanc & Florence Miller Book 79 Page 399 Recorded July 1, 1992 Tax Map 3 Parcel MR0191 Map References If. (Mary Drive Lot 3)
N	Christopher & Laura Howland Book 156 Page 70 Recorded June 9, 2004 Tax Map 4 Parcel PV0136 Map References Ik & l. (Lot 4)
O	Brian Cain Book 178 Page 570 Recorded June 21, 2007 Tax Map 4 Parcel PV0096 Map References Ik & l. (Lot 3)
P	Jeffrey & Kate Guilmette Book 203 Page 403 Recorded March 2, 2011 Tax Map 4 Parcel PV0068 Map References Ik & l. (Lot 2)
Q	David & Jennie Erkson Book 57 Page 136 Recorded April 22, 1987 Tax Map 4 Parcel JR2115 Map References Ik, l & m.
R	Daniel, Mary & Sylvia Peet Book 105 Page 507 Recorded May 20, 1998 Tax Map 4 Parcel JR1781 Map References Ia.
S	Mark & Susanne Parent Book 135 Page 655 Recorded November 19, 2002 Tax Map 4 Parcel JR1475 Map References In.
T	Marvin & Wesley Carpenter Book 165 Page 520 Recorded August 23, 2005 Tax Map 4 Parcel JR1707 Map References Ie. (Retained Lot)
U	Laurence & Miranda Dott Book 212 Page 67 Recorded June 25, 2012 Tax Map 4 Parcel JR1653 Map References Ie. (Lot 1)
V	Ronald & Victoria Roesel Book 112 Page 89 Recorded July 27, 1999 Tax Map 4 Parcel JR1651 Map References Ie. (Lot 2)
W	Gregory & Mary Rosmus Book 87 Page 263 Recorded November 3, 1993 Tax Map 4 Parcel JR1409 Map References Io & p.
X	Earl & Irene Larose Book 51 Page 281 Recorded March 14, 1986 Tax Map 4 Parcel JR1373 Map References Io & p.
Y	David & Julie Leach Book 79 Page 57 Recorded May 6, 1992 Tax Map 4 Parcel JR1337
Z	Kathleen Kavanagh Book 184 Page 142 Recorded June 20, 2008 Tax Map 4 Parcel JR1187 Map References Ir. (Lot 1)
AA	Lionel & Mary Blow Book 84 Page 195 Recorded May 21, 1993 Tax Map 3 Parcel JR1063 Map References Ir. (Lot 2)
AB	BJW Development Company, LLC. Book 162 Page 228 Recorded March 4, 2005 Tax Map 3 Parcel SV0910 Map References Ib,c. (Lot 10 Worthen Development)

Graphic Scale

1 inch = 200 ft.

* Approved for recording in the Town of Richmond Land Records by decision of the Richmond Development Review Board on October 22, 2012 with permit number #12-135 and signed this _____,
_____.

_____
Development Review Board Chair*

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

Valid for recording if stamped in the left margin with "This is an Original Myar", signed, dated and stamped with blue ink containing the Licensed Land Surveyors Seal.

This plat is for the identification of boundary lines of Godbout Design Build, Inc. Other information is shown for both illustrative purposes and to offer assistance in the conclusions reached by this survey. Only the Boundary lines of Godbout Design Build, Inc. are certified to, all others are not warranted to be correct and are subject to revisions.

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).

Seth W. Kittredge, L.S. 060709 — Dated 7/8/2015

STATE OF VERMONT
SETH W KITTREDGE
No. 060709
LICENSED LAND SURVEYOR

DATE	REVISION	BY
9/4/14	Revised Lot 1-4 Typical Footprint Unit	DJH
2/1/13	Revised Per WW Review	PFH
8/6/12	Revised Per Preliminary Town Review Conditions	PFH

SURVEY: JRF
DESIGN: PFH
DRAWN: JRF SWK
CHECKED: DWB
SCALE: 1"=200'

☐ RECORD DRAWING ■ FINAL ☐ PRELIMINARY ☐ SKETCH/CONCEPT

O'LEARY-BURKE
CIVIL ASSOCIATES, PLC
1 CORPORATE DRIVE, SUITE 1
ESSEX JCT., VT
PHONE: 878-9990
FAX: 878-9989
E-MAIL: obca@olearyburke.com

Boundary Plat
A Planned Unit Development
1926 Jericho Road - Richmond, Vermont

Sadlar Meadow
13 Lot Subdivision

DATE 02-03-2012
JOB# 1109
FILE 2011-BOUNDARY
PLAN SHEET # PL1