

List of Symbols & Abbreviations

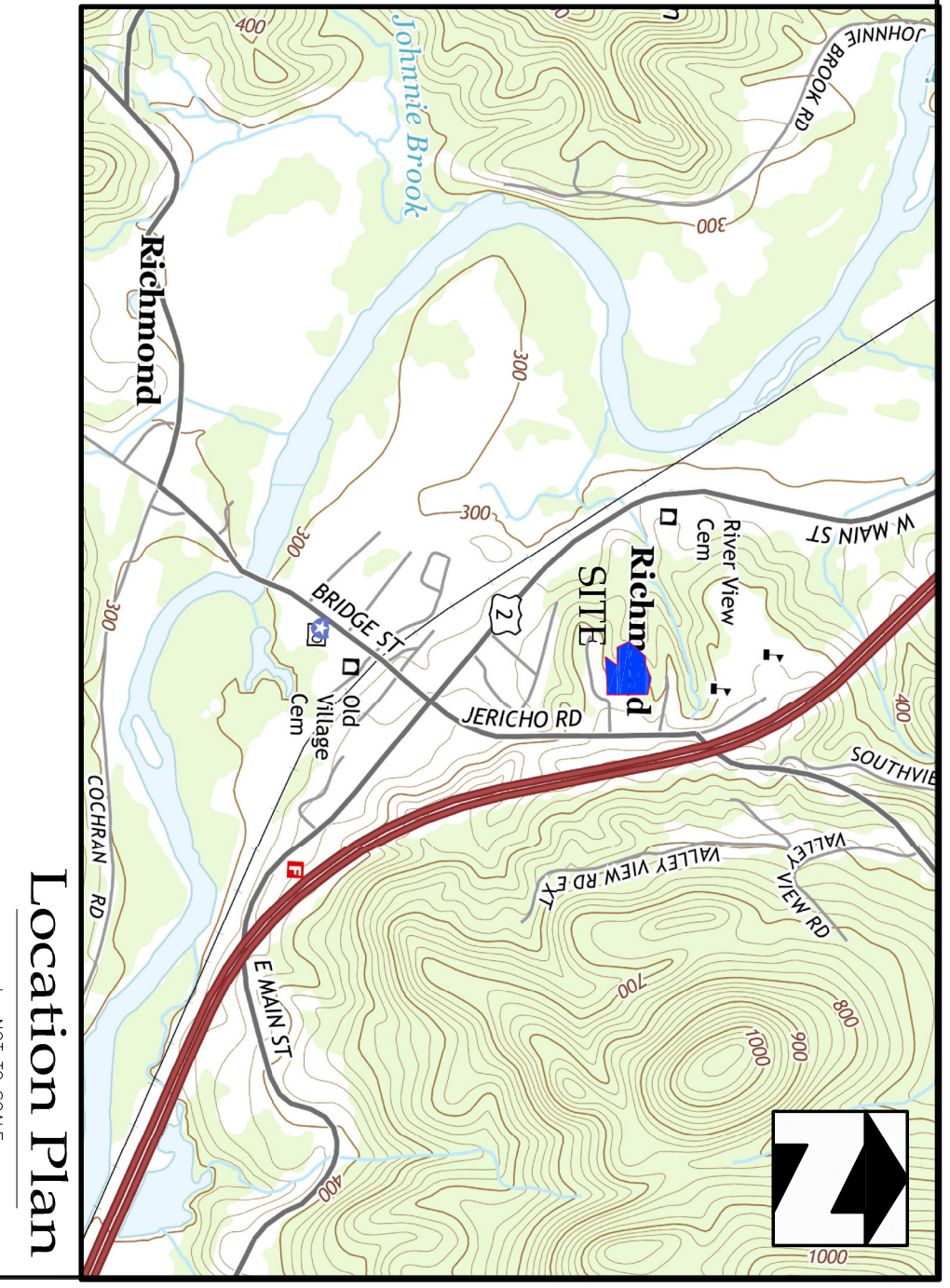
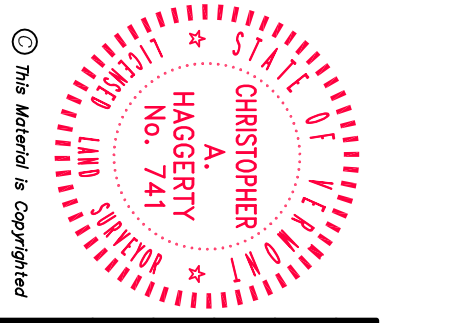
- SURVEYED property line (Certified)
- SURVEYED AGREEMENT BOUNDARY line (Certified)
- Approximate property line (NOT certified)
- Property line from deeds or plans of record
- Sideline of existing easement
- Edge of gravel
- Utility pole / pole
- Tree line
- Water valve
- Sanitary sewer manhole / pump station
- Iron pipe / rebar found (see plan)
- 5/8" Rebar with aluminum cap "VT LS 695" SET or TO BE SET
- Survey control points
- Deciduous tree
- Coniferous tree
- Dimension determined by this survey

GRAPHIC SCALE



Information shown on this property plat is a faithful portrayal of circumstances pertinent to the subject property. A collaboration of field, aerial and pertinent record evidence was used in the analysis of boundary conclusions shown hereon. Section 7403 (A) through (E), to the best of my knowledge and belief.

Christoph A. Haggerty, VT L.S. 741
 Date: 12/23/25



Plan references and Survey Notes:

1. This BOUNDARY RETRACEMENT Plat has been compiled from field surveys and record evidence including the following plats, all recorded in the Town of Richmond Land Records:
 - a. Boundary Survey & Boundary Line Adjustment, Plan of Lands of Gene R. McCarthy Revocable Trust & Linda G. McCarthy Revocable Trust, prepared by Lamoureux & Dickenson, dated 3/24/2006, and recorded in Slide 111.
 - b. The Brown Development, prepared by R.J. Bulje, dated May 12, 1942, and recorded in Volume 22, Page 275.
 - c. Plat of Subdivision, Lands of Kenneth Beattie, prepared by Harris Surveying & Land Dispute Resolution, dated May 23, 2002m and recorded in Slide 583.
 - d. Boundary Survey for Justin & Barbara Willis, prepared by Bradford L. Holden, L.S., dated 5/28/2019, and recorded in the Town of Richmond Land Records.
 - e. North orientation is based on survey-grade RTK (Real Time Kinematic) GPS observations made on 1/4/2024, using the VT CORS (Continuously Operating Reference Station) NETWORK. The resultant horizontal datum is NAD 83, Vermont State Plane. This realization is coded NAD 83(2011) epoch 2010.0, resulting orthometric height is NAD 83 (Geoid09). All distances shown on this plan are of the above ground scale. A set of XXXXXXXXXX should be used to convert to ground level distances.
 - f. Burton Professional Land Surveyors, PC completed a ground survey during January 2024 and record research in the Town of Richmond Land Records.
2. Survey methods employed meet or exceed the minimum precision requirements for subdivision surveys as outlined in "Standards for the Practice of Land Surveying" adopted by the Vermont Board of Land Surveyors effective 1/1/2013. A random traverse control loop was established using a Trimble 560 robotic total station in conjunction with a Trimble R6 dual frequency GPS receiver.
3. The measurements and information produced by this survey, and shown hereon may contrast from recorded survey information due to differences in orientation, definition or methods of measurement.
4. The permits 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 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.
5. This survey revealed boundary inconsistencies between recorded and physical boundary evidence pertinent to this property. These inconsistencies are shown hereon.
6. A survey bill for 40' ROW section of Browns Court was not recovered in the Town of Richmond. 40' ROW as shown hereon is based on the plan recorded in Volume 22, Page 275, 17/147 and evidence recovered pertinent to survey note 1d.
7. The 45' ROW section of Browns Court is documented to be 45' as shown on Volume 22, Page 275, the 45' right of way limits shown hereon are centered on the present traveled way.
8. The diameters of existing monumentation shown on this plan reflect outside diameter dimensions.
9. From 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.
10. Reproductions of this sketch are not valid unless sealed with a red-inked surveyor's seal and signed by the Licensed Land Surveyor.
11. 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.
12. This survey is certified to the Town of Richmond for the purpose of retracing the boundaries of Browns Court Athletic field 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.
13. 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.
14. 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 plan 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.
15. This is an Original MYLAR.

DATE	REVISION
1/30/2024	RECORD DRAWING
	PRELIMINARY
	SKETCH/CONCEPT
	FINAL

DATE OF SURVEY	1/30/2024
SURVEYORS	BA/PLS
DRAWN	BA/PLS
CHECKED	Closure
SCALE	1"=50'

BUTTON PROFESSIONAL LAND SURVEYORS, PC 20 Kimball Avenue Suite 102 South Burlington, VT 05403 802-865-1812 • 800-570-0685 info@button.com		BOUNDARY RETRACEMENT SURVEY Brown's Court Athletic Field Lands of TOWN OF RICHMOND Richmond, VT
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BY	BA/PLS
Date of Plot	1/30/2024
JOB#	RICH02053
FILE	-15S.dwg
PLAN SHEET #	1 of 1