

ACCESS EASEMENT LINE TABLE					
LINE	BEARING	LENGTH	LINE	BEARING	LENGTH
L1	N16°53'06"E	79.65'	L8	S21°07'18"W	125.76'
L2	N11°48'11"E	7.53'	L9	S352°39'45"E	97.10'
L3	N11°50'34"E	43.32'	L10	S6°23'47"W	45.49'
L4	N6°23'47"E	40.45'	L11	S11°50'34"W	44.72'
L5	N352°39'45"W	101.09'	L12	S11°48'11"E	8.86'
L6	N21°07'18"E	133.32'	L13	S16°53'06"E	30.95'
L7	S68°22'19"E	30.0'	L14	N68°22'19"W	88.61'

WASTEWATER EASEMENT LINE TABLE		
LINE	BEARING	LENGTH
L15	N16°37'48"E	39.91'
L16	N29°42'14"E	86.69'
L17	N23°28'51"E	20.62'
L18	N69°34'26"W	14.65'
L19	N20°25'34"E	39.06'
L20	S69°34'26"E	45.39'
L21	S20°25'34"W	11.00'
L22	S43°51'26"E	73.82'
L23	S46°08'34"W	30.05'
L24	N43°51'26"W	71.53'
L25	N69°34'26"W	4.74'
L26	S23°28'51"W	22.24'
L27	S29°42'14"W	85.78'
L28	S16°37'48"W	9.39'
L29	S16°37'48"W	30.12'
L30	N68°22'19"W	15.06'

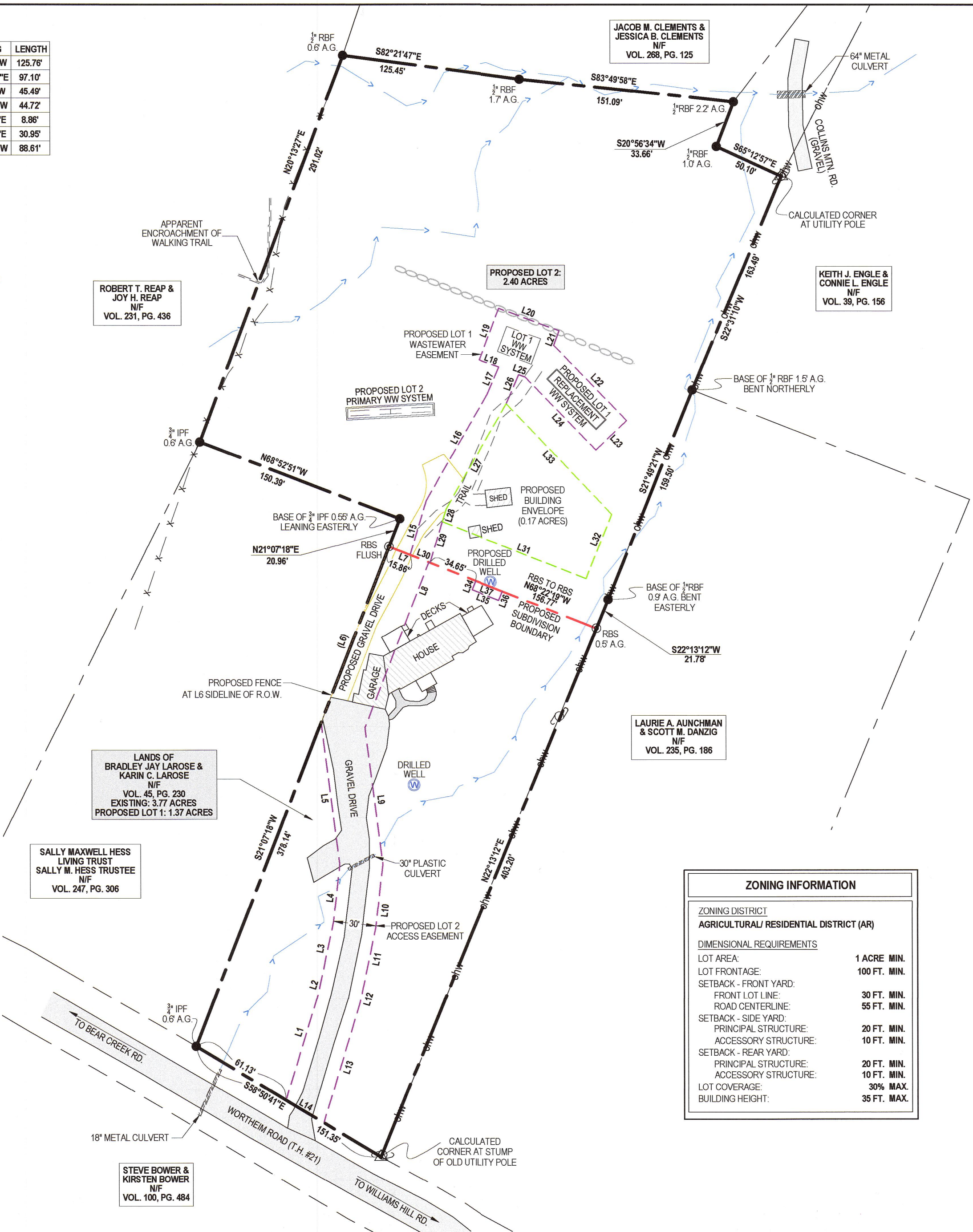
BUILDING ENVELOPE LINE TABLE		
LINE	BEARING	LENGTH
L31	S68°22'19"E	108.72'
L32	N21°49'21"E	48.86'
L33	N43°25'39"W	107.71'
L27	S29°42'14"W	85.78'
L28	S16°37'48"W	9.39'

WELL EASEMENT LINE TABLE		
LINE	BEARING	LENGTH
L34	S21°37'41"W	6.98'
L35	S68°22'19"E	20.00'
L36	N21°37'41"E	6.98'
L37	N68°22'19"W	20.00'

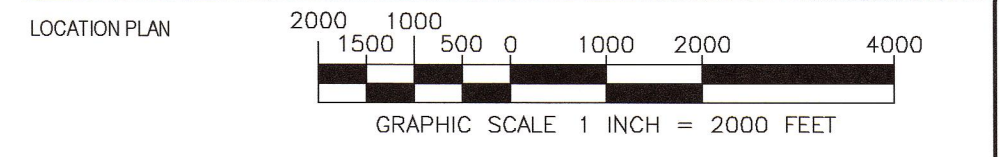
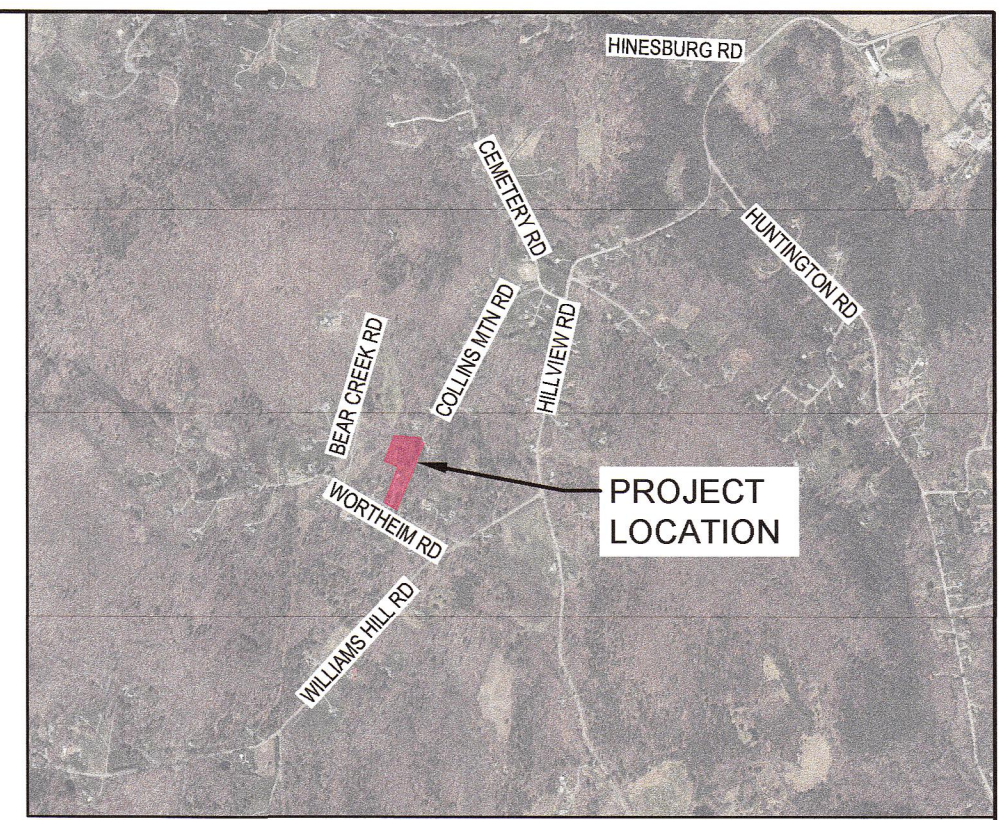
THIS FINAL PLAT HAS BEEN APPROVED BY RESOLUTION OF THE DEVELOPMENT REVIEW BOARD OF THE TOWN OF RICHMOND, VERMONT, THIS ___ DAY OF _____, 20___ SUBJECT TO THE REQUIREMENTS AND CONDITIONS OF SAID RESOLUTION. SIGNED THIS ___ DAY OF _____, 20___ BY _____ CHAIR

- LEGEND**
- PROJECT BOUNDARY LINES
 - - - PROPOSED BOUNDARY LINES
 - - - ABUTTING BOUNDARY LINES
 - - - EXISTING EASEMENT / RIGHT-OF-WAY
 - - - PROPOSED RIGHT-OF-WAY
 - - - PROPOSED BUILDING ENVELOPE
 - RBF REBAR FOUND
 - IPF IRON PIPE FOUND
 - ⊙ RBS REBAR SET
 - △ CALCULATED CORNER
 - A.G. ABOVE GRADE
 - B.G. BELOW GRADE
 - NF NOW OR FORMERLY
 - ohw — ohw UTILITY POLE & OVERHEAD WIRES
 - x - x - x BARBED WIRE FENCE
 - ○ ○ ○ ○ STONE WALL
 - BROOK
 - - - TRAIL

SURVEY REFERENCES:
 1. "A PORTION OF THE FORMER ASA RANDALL FARM FOR SUMNER FARR RICHMOND, VT. DATED 2/9/79 BY NEWTON SURVEYORS, INC. AND RECORDED IN THE TOWN OF RICHMOND MAP RECORDS MAP SLIDE #31.5.
 2. "PART OF 2-LOT SUBDIVISION SHOWING LANDS OF ROBERT & JOY REAP 258 WORTHEIM ROAD RICHMOND, VERMONT" DATED JANUARY 7, 2019 BY BUTTON PROFESSIONAL LAND SURVEYORS, PC AND RECORDED IN THE TOWN OF RICHMOND MAP RECORDS MAP SLIDE #151 MAP #3.



ZONING INFORMATION	
ZONING DISTRICT AGRICULTURAL/ RESIDENTIAL DISTRICT (AR)	
DIMENSIONAL REQUIREMENTS	
LOT AREA:	1 ACRE MIN.
LOT FRONTAGE:	100 FT. MIN.
SETBACK - FRONT YARD:	
FRONT LOT LINE:	30 FT. MIN.
ROAD CENTERLINE:	55 FT. MIN.
SETBACK - SIDE YARD:	
PRINCIPAL STRUCTURE:	20 FT. MIN.
ACCESSORY STRUCTURE:	10 FT. MIN.
SETBACK - REAR YARD:	
PRINCIPAL STRUCTURE:	20 FT. MIN.
ACCESSORY STRUCTURE:	10 FT. MIN.
LOT COVERAGE:	30% MAX.
BUILDING HEIGHT:	35 FT. MAX.



- SURVEY NOTES:**
- BEARINGS SHOWN HEREON WERE GENERATED FROM SURVEY GRADE GPS READINGS COLLECTED WITH A TRIMBLE R12 GPS RECEIVER ON RANDOM CONTROL POINTS AND ADJUSTED TO VT GRID NAD83(2011) USING REAL TIME KINEMATIC CORRECTIONS FROM A VIRTUAL REFERENCE STATION GENERATED BY THE VERMONT CORNS NETWORK.
 - NO ATTEMPT HAS BEEN MADE TO LOCATE OR IDENTIFY ANY EASEMENTS OR RIGHTS OF WAYS UNLESS OTHERWISE SHOWN ON THIS PLAN.
 - A CLOSED TRAVERSE SURVEY WAS COMPLETED IN MARCH, 2023 USING A LEICA TOTAL STATION. THE RESULTING ERROR MEETS OR EXCEEDS THE MINIMUM REQUIRED STANDARDS FOR A SUBURBAN SURVEY AS ESTABLISHED BY THE VERMONT BOARD OF LAND SURVEYORS.
 - ALL EVIDENCE OF MONUMENTATION FOUND ON THE SURVEYED PREMISES IS SHOWN HEREON. MONUMENTATION FOUND IS CONSIDERED TO BE IN GOOD AND STABLE CONDITION UNLESS OTHERWISE NOTED. ALL IRON PIPE DIMENSIONS PERTAIN TO INSIDE DIAMETER UNLESS OTHERWISE NOTED.
 - THE RIGHT OF WAY WIDTH FOR WORTHEIM ROAD, TOWN HIGHWAY #21, OF 3 RODS (49.5') IS BASED ON PREVIOUS SURVEYS OF RECORD, MONUMENTATION FOUND, THE TRAVELED WAY AND VERMONT STATE STATUTE.
 - ALL AREA CALCULATIONS ARE BASED ON THE EDGE OF THE RIGHTS OF WAY OF SAID ROAD AND NOT THE CENTERLINE THEREOF.
 - ALL REBARS SET ARE 5/8" WITH A CAP STAMPED M.C. GAINES VTLS 024.0132673 AND ALL MONUMENTATION FOUND IS AS NOTED.
 - UNAUTHORIZED ALTERATIONS AND/OR MODIFICATIONS TO THIS PLAN SHALL INVALIDATE ANY AND ALL CERTIFICATIONS MADE BY BARNARD & GERVAIS, LLC AND FURTHER ANY PARTIES INVOLVED IN SAID ALTERATIONS AND/OR MODIFICATIONS SHALL BE HELD LIABLE AND MAY BE PROSECUTED IN A COURT OF LAW.
 - BARNARD & GERVAIS, LLC MAKES NO WARRANTIES THAT ALL ENCUMBRANCES THAT EXIST FOR THE SUBJECT PARCEL ARE SHOWN HEREON. ADDITIONAL ENCUMBRANCES THAT MAY EXIST INCLUDE, BUT ARE NOT LIMITED TO, WETLANDS, WELL AND SEPTIC ISOLATION ZONES, HAZARDOUS WASTE SITES AND/OR BROWNFIELDS WITH ASSOCIATED ISOLATION ZONES.
 - THIS SUBDIVISION PLAT IS NOT INTENDING TO CREATE ANY EASEMENTS OTHER THAN THOSE SPECIFICALLY LISTED AND DESCRIBED HEREON. ANY DRIVES, PATHS, TRAILS OR OTHER AMENITIES SHOWN HEREON ARE CONSIDERED PRIVATE UNLESS OTHERWISE NOTED.

RECEIVED FOR RECORD IN THE TOWN OF RICHMOND
 THIS ___ DAY OF _____, 20___
 MAP BOOK# _____ PAGE# _____ SLIDE# _____
 AT _____ O'CLOCK _____ MINUTES _____ M
 AND RECORDED IN RICHMOND, VERMONT
 ATTEST _____ TOWN CLERK

DATE	DESCRIPTION	BY
05-09-2024	ADD PROPOSED FENCE AT L6 SIDELINE OF R.O.W.	SB

BARNARD & GERVAIS, LLC
 Land Surveying
 Water & Wastewater
 Environmental Consulting
 167 Main Street, P.O. Box 820
 Ensbury Falls, VT 05450
 Telephone: (802) 933-5188

10523 VT Route 116, P.O. Box 133
 Hinesburg, VT 05461
 Telephone: (802) 462-2597

PROJECT NO.
22356

DATE:
10-09-2023

SCALE:
1" = 60'

SURVEY:
AW,SR

DRAWN:
AW,SB

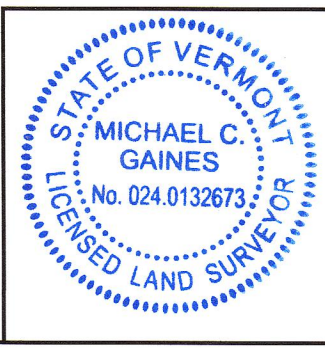
CHECKED:
MCG

DRAWING NO.
PL-1

THESE PLANS WITH LATEST REVISIONS SHOULD ONLY BE USED FOR THE PURPOSE SHOWN BELOW:

SKETCH/CONCEPT PRELIMINARY FINAL LOCAL REVIEW

SHEET 1 OF 1



I CERTIFY THAT, TO THE BEST OF MY KNOWLEDGE, THIS PLAN IS BASED ON INFORMATION ABSTRACTED FROM PERTINENT DEEDS AND/OR OTHER OFFICIAL RECORDS AND CONFORMS TO THE REQUIREMENTS OF 27 VSA § 1403.
 DATED THIS 9th DAY OF May, 2024
 [Signature]
 L.S. 024.0132673

