

**Location Plan**  
scale: NOT TO SCALE

**Plan references and Survey Notes:**

- This BOUNDARY RETRACEMENT Plan has been compiled from field surveys and record evidence including the following plats, all recorded in the Town of Richmond Land Records:
  - "Boundary Survey & Boundary Line Adjustment, Plan of Lands of Gene R. McCarthy Revocable Trust & Linda G. McCarthy Revocable Trust", prepared by Lamoureux & Robinson, dated 3/24/2006, and recorded in Slide 111.
  - "The Brown Development", prepared by R.J. Buley, dated May 12, 1947, and recorded in Volume 22, Page 275.
  - "Trat of Subdivision, Lands of Kenneth Beattie", prepared by Harris Surveying & Land Dispute Resolution, dated May 23, 2002m and recorded in Slide 35.
  - "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.
- 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 called NAD 83(2011) epoch 2010.0. The resulting orthometric height is NAVD 88 (Geoid18). All distances shown on this plan are at grid level. A ground scale factor of XXXXXXXXXX should be used to convert to ground level distances.
- Buton Professional Land Surveyors, PC completed a ground survey during January 2024 and 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 herein may contrast from recorded survey information due to differences in orientation, declination or methods of measurement.
- The premises shown and described herein 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 aboveground view, are delineated herein. 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 herein.
- A survey call for 40' ROW section of Browns Court was not recovered in the Town of Richmond. 40' ROW as shown herein is based on the plan recorded in Volume 22, Page 275, 17/147 and evidence recovered pertinent to survey note 1d.
- The 45' ROW section of Browns Court is documented to be 45' as shown on volume 22 page 275 of the Town of Richmond land records and as described in a deed to the Village of Richmond recorded in Volume 23, Page 235. The 45' right of way limits shown herein are centered on the present traveled way.
- The diameters of existing monumentation shown on this plan reflect outside diameter dimensions.
- Iron pin boundary markers shown herein 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.
- Representations 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 plot 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 fee charged.
- This survey is certified to the Town of Richmond for the purpose of retracing the boundaries of Browns Court Athletic field as shown herein. 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 plan shall not be altered or added to by any person(s) in any way without authorization by Buton Professional Land Surveyors, PC. Unauthorized alterations and/or modifications to this plan shall invalidate any and all certifications made herein by Buton Professional Land Surveyors, PC and shall cause this plan, in it's entirety, to be null and void.
- This is an Original M/LAR.

**List of Symbols & Abbreviations**

	SURVEYED property line (Certified)		Iron pipe / rebar found (see plan)
	SURVEYED AGREEMENT BOUNDARY line (Certified)		5/8" Rebar with aluminum cap "V1 LS 695" SET or TO BE SET
	Approximate property line (NOT certified)		Survey control points
	Property line from deeds or plans of record		Deciduous tree
	Sideline of existing easement		Coniferous tree
	Edge of gravel		Dimension determined by this survey
	Guy wire / pole		
	Utility pole with overhead wires		
	Tree line		
	Water sewer		
	Sanitary sewer manhole / pump station		

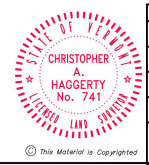
**GRAPHIC SCALE**  
1 inch = 50 feet

Town of Richmond, Vermont  
Recorded for Record

on \_\_\_\_\_ of \_\_\_\_\_ A.D. \_\_\_\_\_  
and recorded in \_\_\_\_\_ minutes \_\_\_\_\_ M  
of \_\_\_\_\_ and \_\_\_\_\_  
of \_\_\_\_\_  
at \_\_\_\_\_ Clerk

Information shown on this property plat is a faithful portrayal of circumstances pertinent to the subject property. A collaboration of field, para and pertinent record evidence was used in the analysis of boundary conditions shown herein. This property plat complies with the requirements of Vermont Statute Title 27, Section 1434 (A) through (E), to the best of my knowledge and belief.

*Christopher A. Haggerty*  
1/30/2024  
Dated



DATE	REVISION
Date of SURVEY	<input type="checkbox"/> RECORD DRAWING <input checked="" type="checkbox"/> PRELIMINARY
1/30/2024	<input type="checkbox"/> FINAL <input checked="" type="checkbox"/> SKETCH/CONCEPT
SURVEYORS	
BR/SL	
BR/SL	
BR/SL	
BR/SL	
CHECKED/Close	
SCALE	
1"=50'	

**BOUNDARY RETRACEMENT SURVEY**  
Brown's Court Athletic Field  
Lands of  
**TOWN OF RICHMOND**  
Richmond, VT

Buton Professional Land Surveyors, PC  
20 Kimball Avenue Suite 102  
South Burlington, VT 05403  
802-865-1812 - 800-370-0685

BY \_\_\_\_\_  
Date of Plat  
1/30/2024  
NSR  
R/C/M/263  
FILE  
1WS.dwg  
PLAN SHEET #  
1 of 1