

This report includes the following information:

- ◆ Signature
- ◆ Introduction/ Purpose for protection of property
- ◆ Description of current use of property
- ◆ Permitted and restricted uses of Protected Property
- ◆ References
- ◆ Location map with directions to property
- ◆ Orthophoto map
- ◆ Map depicting agricultural management plan
- ◆ Survey map
- ◆ Description of photographs
- ◆ Photopoint map
- ◆ Photographs of Protected Property

Bressor Parcel
Richmond, VT

Prepared By:
Richmond Land Trust
P.O. Box 605
Richmond, VT 05477

Note:

The Property was sold by
the Bressors to
Michael Hampton
‡
James Garris
in 2000

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Richmond, Vermont

Introduction

The purpose of the enclosed information is to describe the physical features and current land uses of the 7.3 acres of protected land (hereinafter "Protected Property") on the Bressor property on which the development rights and a perpetual scenic conservation easement with restrictions were conveyed to the Richmond Land Trust, Inc. on _____, 1999 and recorded in the Richmond Land Records.

The report is based, in part, on a documentation visit by Christopher Gordon and Walter Poleman for the Richmond Land Trust on November 11, 1999.

Purpose for Protection of Property

The Richmond Land Trust (Grantee) received a transportation system enhancement grant from the Vermont Agency of Transportation through the Agency's administration of the federal Intermodal Surface Transportation Efficiency Act of 1991 (ISTEA). The Richmond Land Trust used the funding to acquire a scenic easement on 7.3 acres of land adjacent to Interstate 89 and directly visible from U.S. Route 2 in Richmond, Vermont.

- The primary objective of the grant is to protect significant aesthetic, natural, visual, and open space values, including agricultural land.
- It is also a primary purpose of the grant to conserve productive agricultural and forestry lands in order to facilitate active and economically viable farm use of the Protected Property now and in the future.
- A secondary objective is to conserve scenic, recreational and natural resources associated with the Protected Property, to improve the quality of life for Vermonters, and to maintain for the benefit of future generations the essential characteristics of the Vermont countryside.

Description and Current Use

The Bressor Property, owned by Jean Huntoon Bressor and Gary Bressor (Grantors), is comprised of three contiguous lots, Lot 1 being the 7.3 acres of

undeveloped Protected Property. Lot 2 (1 acre) and Lot 3 (1.1 acre) lie to the east and southwest of the Protected Property, respectively (see attached Land Survey). The land was conveyed to the Bressors by Warranty Deed of Everett B. Andrews and Mary Josephine Andrews, Trustees of the Andrews Family Trust, on October 23, 1996. The information within this report refers to Lot 1, the Protected Property, only.

The Protected Property is divided by a "Limit of No-Build Zone" line which runs N/S through Lot 1. No building is to take place on the western side of this line, as it is highly visible from Route 2. Grantors have the right to construct, utilize, and maintain an agricultural barn with a footprint no larger than 30 feet by 40 feet on the eastern side of the "Limit of No-Build Zone" line. A proposed right of way also exists across the Protected Property, leading from the existing driveway to Lot 2.

Two rocky ledge outcrops fall within the boundaries of Lot 1. These areas of bedrock have thin, eroded soils, possibly due to past overgrazing. Black Cherry, Sumac, Butternut, Basswood, and Red Oak are represented on the ledges. A small pile of stones taken from former agricultural fields lies on top of the central outcrop.

All of Lot 1 is tillable with the exception of the rocky outcrops and the "Non-tillable Area" delineated on the Bressor Parcel Agricultural Management Plan. The Protected Property currently consists of mowed fields.

Land and Scenic Resources

- ◆ 4.6 acres of prime and statewide agricultural soils (Stetson gravelly fine sandy loam, 5 to 12 percent slopes).
- ◆ Approximately 434 feet of frontage on U.S. Route 2 and 210 feet of frontage on U.S. Interstate 89, affording the travelling public with pastoral views of the property.
- ◆ Adjacent to the Andrews Family Trust property, conserved by the Richmond Land Trust (Grantee).

Restricted Uses of Protected Property

The following activities are restricted on the Protected Property, except as specifically permitted in Grant of Development Rights and Conservation Restrictions. **This is only a summary; for a complete description of these restrictions, refer to the Grant of Development Rights, and Conservation Restrictions.**

- 1) Residential, commercial, industrial, or mining activities;
- 2) Construction, development, or maintenance of rights-of-way, easements of ingress or regress, driveways, roads, or utility lines or easements without prior written permission of the Grantee;
- 3) Erection of signs, billboards, or outdoor advertising;
- 4) Placement, storage, or collection of trash, human waste, or any other unsightly or offensive material;
- 5) Disturbance of the surface, including but not limited to filling, excavation, removal of topsoil, sand, gravel, rocks or minerals, or change of the topography of the land in any manner, except as may be reasonably necessary to carry out the uses permitted on the Protected Property;
- 6) Subdivision of Protected Property into more than two parcels without prior permission of the Grantee.

Note: In the event that the open agricultural land on the Protected Property lies fallow for more than two years, the Grantee, in cooperation with the Grantor, retains the right to ensure that the land remains in open condition and in agricultural use by way of mowing, cropping, or brush-hogging.

Permitted Uses of Protected Property

The following activities are permitted on the Protected Property. **This is only a summary; for a complete description of permitted uses, refer to the Grant of Development Rights, and Conservation Restrictions.**

- 1) Establishment, reestablishment, maintenance, and use of cultivated fields, orchards, and pastures;
- 2) Maple sugaring operations;
- 3) Harvesting of firewood;
- 4) Utilization, maintenance, establishment, construction, and improvement of water sources, courses, and bodies within the Protected Property for uses otherwise permitted in the Grant;
- 5) Right to clear, construct, and maintain trails for walking, horseback riding, skiing, and other non-motorized recreational activities; snowmobiling may be

permitted at the discretion of the Grantor;

- 6) Construction, utilization, and maintenance of a barn with a footprint no larger than 30 feet by 40 feet within the "Buildable Zone" of the Protected Property;
- 7) Construction, utilization, and maintenance of a road across the Protected Property to Lots 2 and 3 within the area delineated on the Survey Map;
- 8) Right-of-way for underground utilities to Lots 2 and 3.

References

- ◆ Grant of Development Rights, and Conservation Restrictions
- ◆ Bressor Property Agricultural Management Plan
- ◆ Survey for Gary Bressor and Jean Huntoon Bressor

Directions to Bressor Property Richmond, VT

Vermont Atlas and Gazetteer
9th Edition, 1996
Map 45

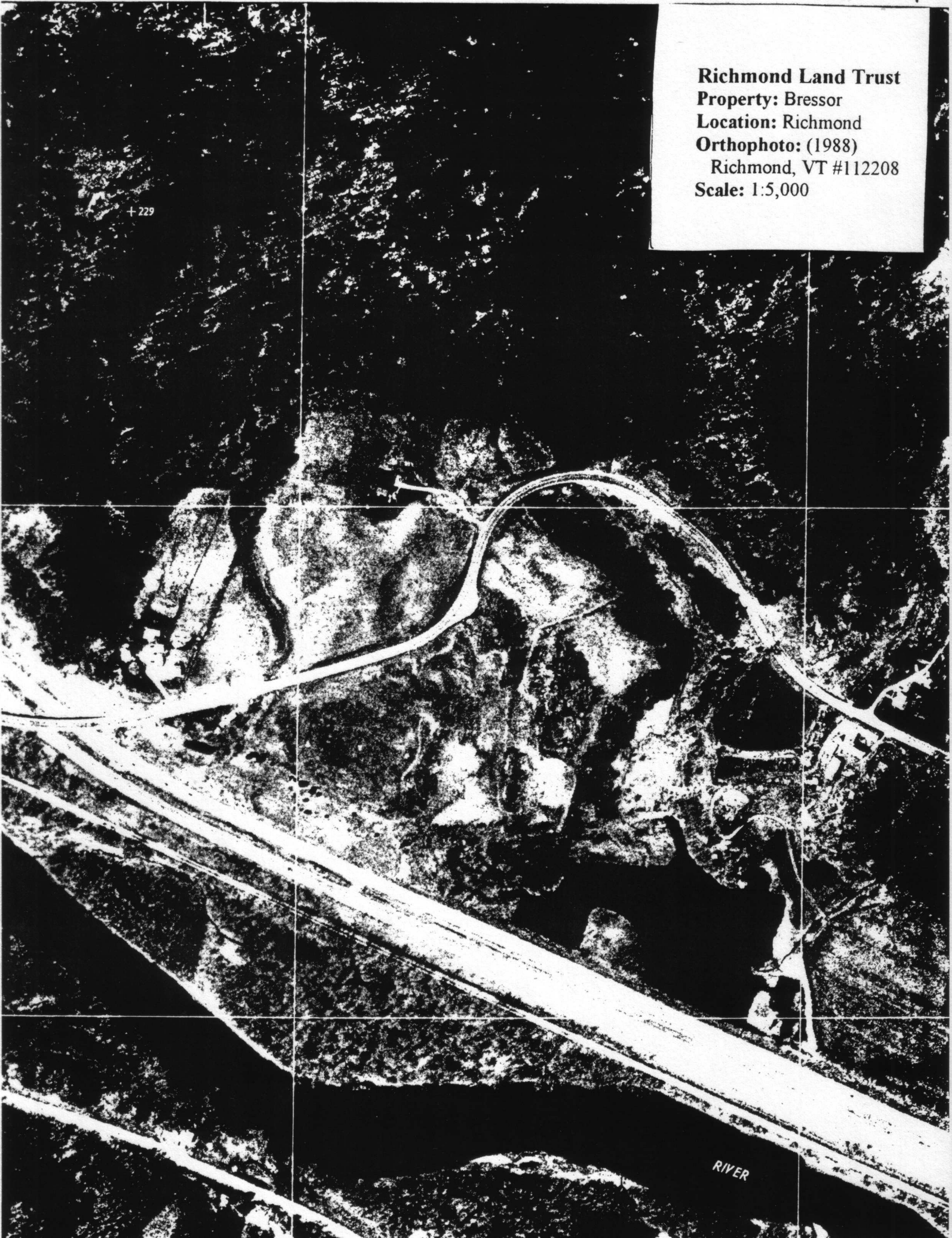
From Richmond: Take Route 2 East over Interstate 89. It is the first driveway on your right after passing over the Interstate.



Richmond Land Trust
Property: Bressor
Location: Richmond
Orthophoto: (1988)
Richmond, VT #112208
Scale: 1:5,000

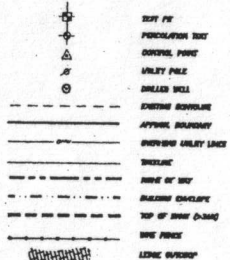
+ 229

RIVER



SCHEDULE C

LEGEND

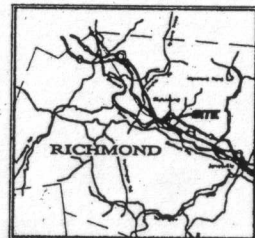
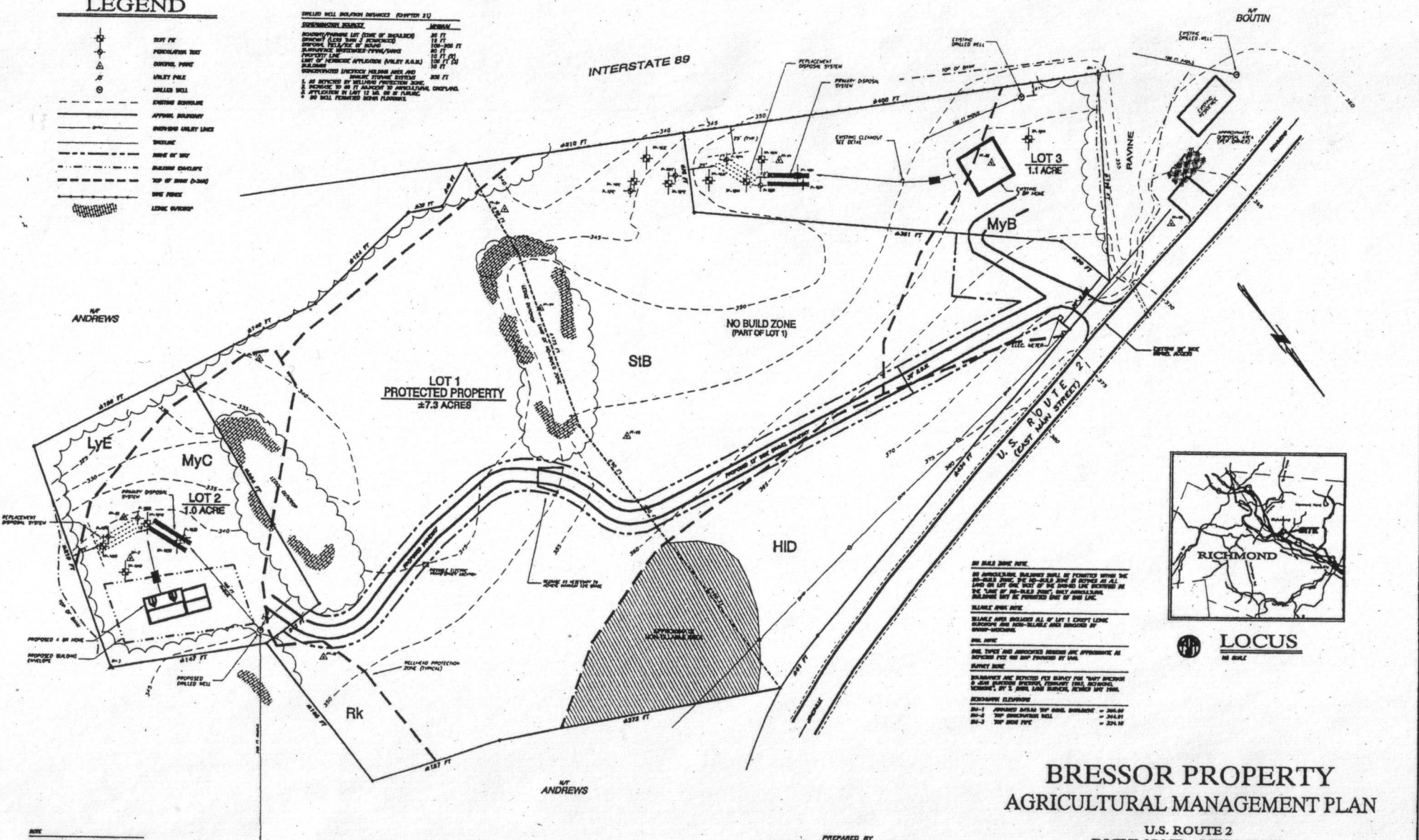


DRILLED WELL BULKHEAD DISTANCES (CHAPTER 21)

CONSTRUCTION SOURCE	MINIMUM
BOUNDARY/PROPERTY LINE (SIDE OF DRILLAGE)	25 FT
DRILLAGE (LOW TUBE) / EXCAVATION	15 FT
IMPROVED FIELD/POLE OF BOUND	100-200 FT
SLURRY WALL / EXCAVATION / PILE/PIERS	25 FT
PROPERTY LINE	10 FT (MIN)
SEWER / WATER MAIN	15 FT (MIN)
UTILITY POLE	10 FT

CONCENTRIC ZONES (MILITARY ZONE)

NO BUILD ZONE (PART OF LOT 1)	200 FT
1. AS DETECTED BY WELLHEAD PROTECTION ZONE	200 FT
2. INCREASE BY 25 FT INCREASING TO 300 FT (MINIMUM)	
3. APPLICATION BY LOT 12 OR AS OF FUTURE	
4. BY WELL FORMED BOUND FURNISH	



LOCUS
IN SCALE

NO BUILT ZONE NOTE
NO AGRICULTURAL BUILDINGS SHALL BE PERMITTED WITHIN THE BUILT ZONE. THE 100-FOOT BUILT ZONE IS SHOWN ON ALL LOTS ON LOT ONE SIDE OF THE DRIVED LANE SHOWN AS THE SAME MAY BE PERMITTED ONE OF THIS LANE.

WELLHEAD PROTECTION ZONE
WELLHEAD PROTECTION ZONE SHALL BE 200 FEET LONG. BOUNDARY AND NON-BUILDABLE AREA INDICATED BY DASHED-DOTTED LINE.

FILE NOTE
FILE TYPES AND ASSOCIATED SYMBOLS ARE APPROPRIATE AS REFERRED TO IN THE SURVEY PROVIDED BY THE CLIENT.

SURVEY DATA
SURVEY DATA ARE PROVIDED PER SURVEY FOR "AS BUILT" CONDITIONS. A 200-FOOT BUFFER ZONE (MINIMUM) SHALL BE MAINTAINED AROUND ALL EXISTING AND PROPOSED WELLS. DISTANCES SHOWN, BY 2.5 FOOT LANE SURVEY, DATED MAY 1998.

BOUNDARY ELEVATIONS

BM-1	PROPOSED BOUNDARY TOP CORNER BOUNDARY	= 304.69
BM-2	TOP OF EXISTING WELL	= 344.89
BM-3	TOP OF NEW WELL	= 324.19

ALL DIMENSIONS (E.C. BOUNDARY, MEASUREMENT, SCALE, ETC.) SHALL BE IN FEET.

AUTO-COMPUTED "AS BUILT" FROM SURVEY DATA
CONSTRUCTION AT 1-800-344-3000



PREPARED BY
WILLIS DESIGN ASSOC., INC.
P.O. BOX 95
RICHMOND - VERMONT 05477
PH: (802) 434-3100

BRESSOR PROPERTY AGRICULTURAL MANAGEMENT PLAN

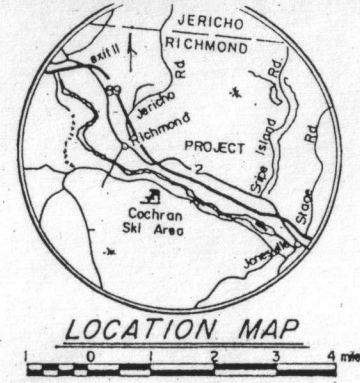
U.S. ROUTE 2
RICHMOND - VERMONT
SCALE: NOTED PROJECT: 86574
DRAWN: JTW DESIGN: JTW DATE: 5/5/99
SHEET 1 OF 1

SURVEY NOTES

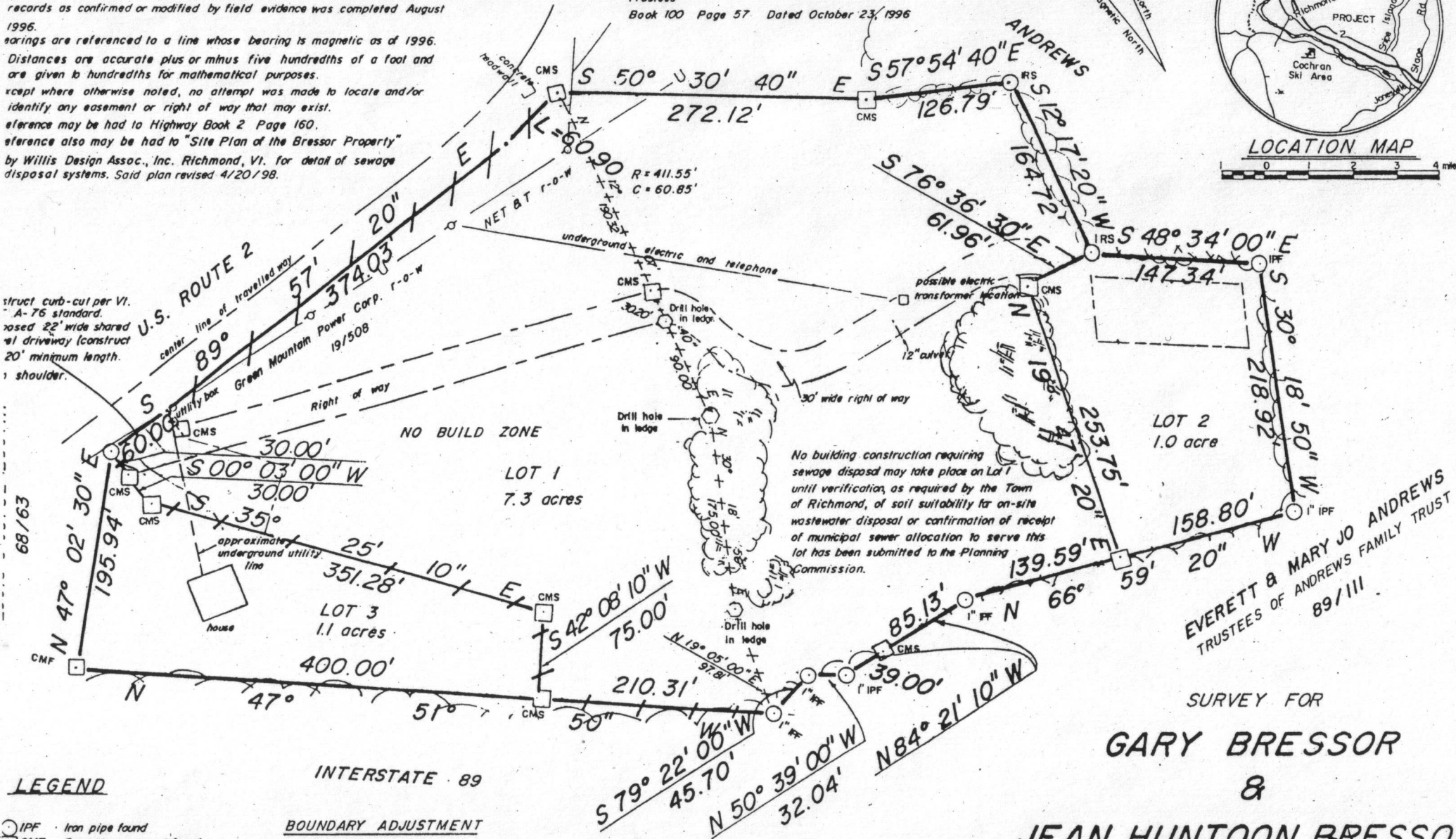
TITLE SOURCE

n-EDM- Theodolite survey by T. Bass Land Surveys conforming to the land records as confirmed or modified by field evidence was completed August 1996.
 bearings are referenced to a line whose bearing is magnetic as of 1996.
 Distances are accurate plus or minus five hundredths of a foot and are given to hundredths for mathematical purposes.
 except where otherwise noted, no attempt was made to locate and/or identify any easement or right of way that may exist.
 reference may be had to Highway Book 2 Page 160.
 reference also may be had to "Site Plan of the Bressor Property" by Willis Design Assoc., Inc. Richmond, Vt. for detail of sewage disposal systems. Said plan revised 4/20/98.

Everett B. Andrews & Jean Huntoon Bressor
 Mary Josephine Andrews, to Gary Bressor
 Trustees
 Book 100 Page 57 Dated October 23, 1996



street curb-cut per Vt. A-76 standard.
 paved 22' wide shared driveway (construct 20' minimum length, 1' shoulder).



No building construction requiring sewage disposal may take place on Lot 1 until verification, as required by the Town of Richmond, of soil suitability for on-site wastewater disposal or confirmation of receipt of municipal sewer allocation to serve this lot has been submitted to the Planning Commission.

LEGEND

- IPF Iron pipe found
- CMF Concrete monument found
- IRS Iron rod set (1/2" x 4" rebar w/cap)
- Utility pole
- U- Utility line
- Edge of woods
- Boundary line
- - - Survey tie line
- - - Right of way line
- Ledge outcrop
- CMS Concrete monument set
- No build zone

INTERSTATE 89

BOUNDARY ADJUSTMENT

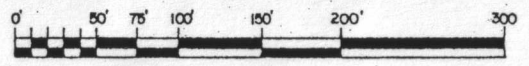
Approved subdivision is modified as shown by a Boundary Adjustment approved by the Town of Richmond Zoning Administrator on 3 February 1999, subject to all requirements and conditions of the Boundary Adjustment Permit "99-004.

Signed this ___ day of ___, 19___ by

 Zoning Administrator

RICHMOND, VT. TOWN CLERK'S OFFICE
 Received for record _____ A.D. 19___
 at _____ o'clock _____ minutes _____ m
 and recorded in _____
 Attest: _____
 Town Clerk

SURVEY FOR
GARY BRESSOR
 &
JEAN HUNTOON BRESSOR
 FEBRUARY 1997
 REVISED LOTS 1, 2 & 3 - JUNE 1998 / MAY 1999
RICHMOND, VERMONT



SCALE: 1 inch = 60 feet

T. Bass Land Surveys
 P.O. Box 402
 Jonesville, Vermont 05466

Description of Photograph Points

Bressor Parcel

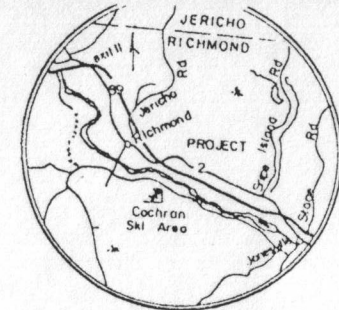
<u>Photo</u>	<u>Direction</u>	<u>Description</u>
1.	SE	Utility box and Right of Way (near driveway).
2.	E/NE	From concrete monument at corner of lot1/lot3 towards wooded, rocky outcrop.
3.	N	"No Build Zone" line from iron pipe at southern end of "NBZ".
4.	S	Top of rock ledge (drill hole in ledge) on "No Build Zone Line"; I-89 visible in middle of photo.
5.	W/NW	Across "No Build Zone" toward house from top of ledge (drill hole in ledge).
6.	E	Curve in Right of Way; from northernmost drill hole on "NBZ" line.
7.	SE	Power lines, I-89 and lot 2 (in distance); Non-tillable area in lower left of photo.
8.	SW	View from Route 2.
9.	W	House, middle ledge outcrop, and Right of Way from top of ledge outcrop abutting lot 2.
10.	N/NW	Toward Route 2; from iron pipe at junction of lot 1/lot 2 along southern property line.

SURVEY NOTES

TITLE SOURCE

Photopoint Map

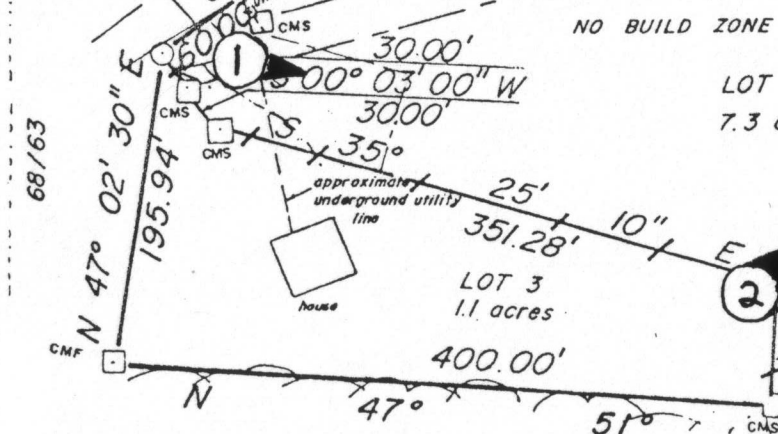
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construct curb-cut per Vt. A-76 standard
 paved 22' wide shared driveway (construct 20' minimum length shoulder).

U.S. ROUTE 2
 center line of travelled way
 Green Mountain Power Corp. r-o-w 19/508



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EVERETT & MARY JO ANDREWS
 TRUSTEES OF ANDREWS FAMILY TRUST
 89/111

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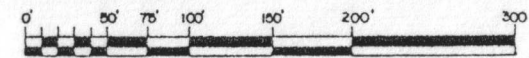
Signed this ___ day of ___, 19__ by

 Zoning Administrator

RICHMOND, VT. TOWN CLERKS OFFICE
 Received for record _____ A.D. 19__
 at _____ o'clock _____ minutes _____ m
 and recorded in _____
 Attest: _____
 Town Clerk

T. Bass Land Surveys
 P.O. Box 402
 Jonesville, Vermont 05466

SURVEY FOR
GARY BRESSOR
 &
JEAN HUNTOON BRESSOR
 FEBRUARY 1997
 REVISED LOTS 1, 2 & 3 - JUNE 1998 / MAY 1999
 RICHMOND, VERMONT



SCALE: 1 inch = 60 feet

①



②

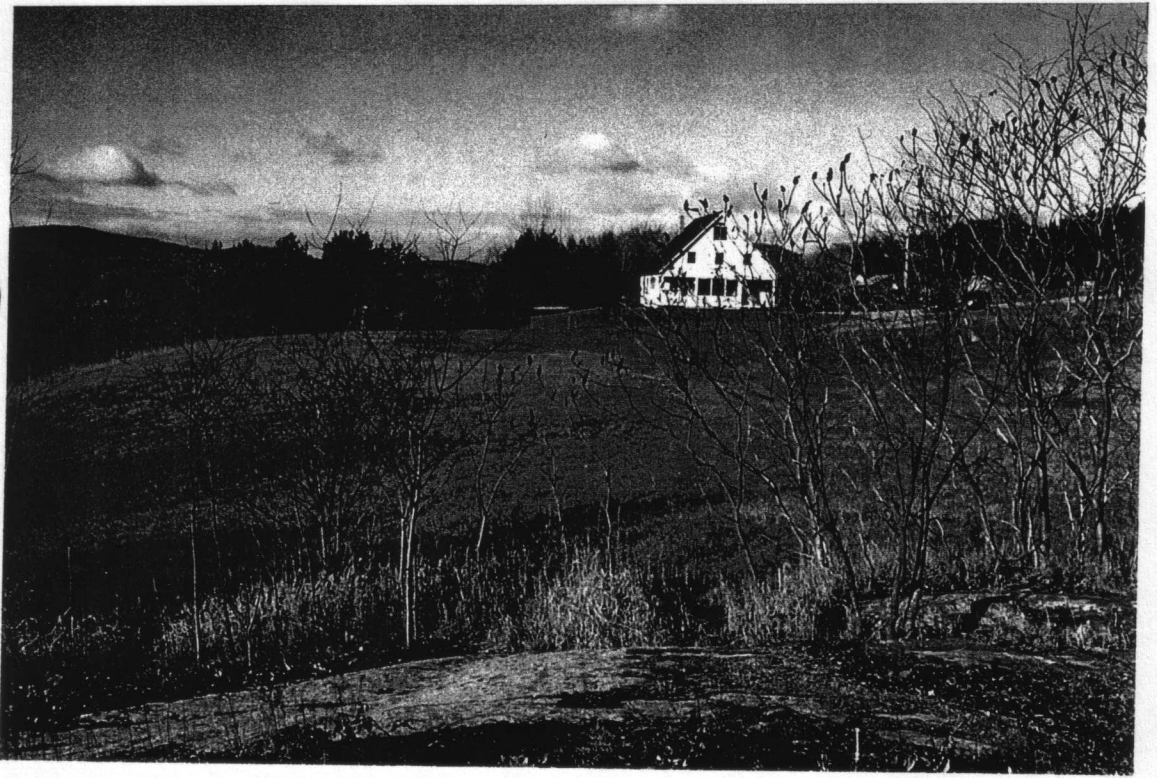


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4

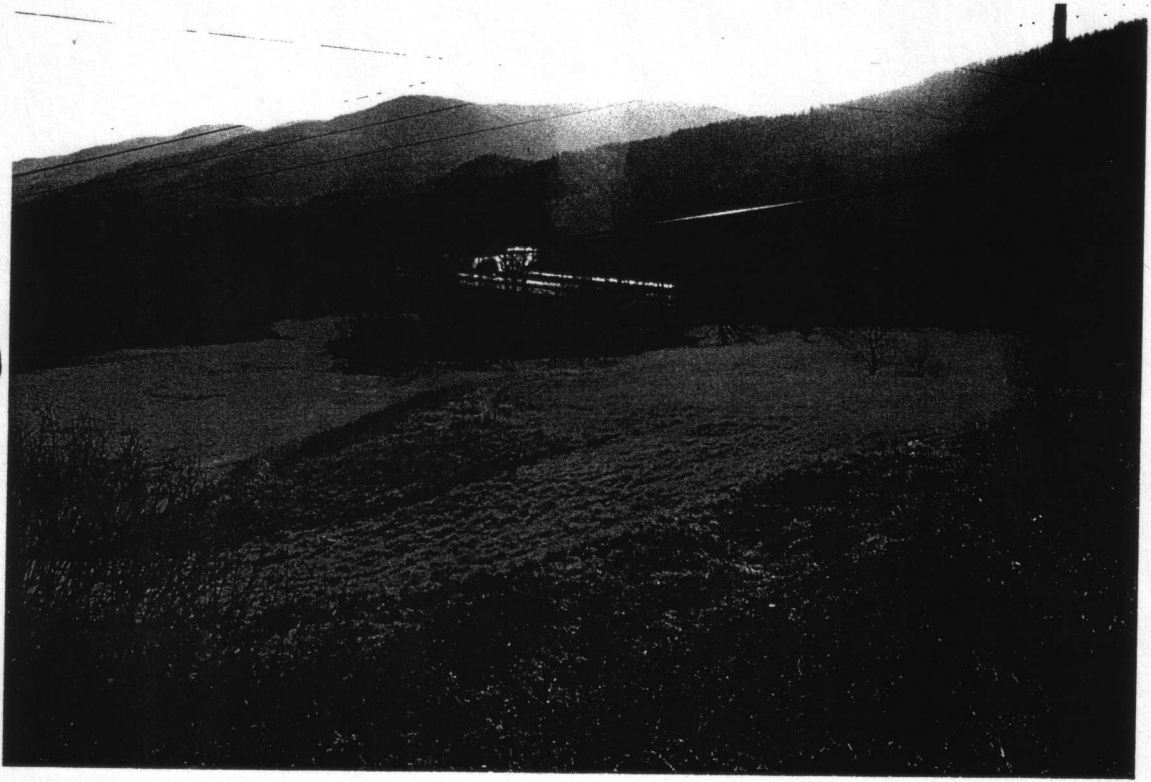
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8



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