

BOUNDARY ADJUSTMENT PERMIT APPLICATION

PERMIT # 76-054

TOWN OF RICHMOND, VT  
P.O. Box 285, Richmond, Vt 05477  
(802) 434-2430

Received  
Check 6-14-96  
C.P.P.

Please fill in all requested information and submit to Town Administrator's Office with fee.

Current Landowner	<u>Jeffrey &amp; Tammy Brown</u>	Telephone Day	_____
Mailing Address	<u>RR1 Box 42A</u>	Evening	_____
	<u>Richmond VT 05477</u>	Parcel ID#	_____
Adjoining Landowner	<u>Richmond Land Trust % Gary Bresser</u>	Telephone Day	<u>434-2800</u>
Mailing Address	<u>P.O. Box 605</u>	Evening	_____
	<u>Richmond, Vermont 05477</u>	Parcel ID#	_____

- Describe location of property including nearest public highway and distance to nearest highway intersection:  
Nearest intersection - Huntington River and Cochran Road
- Describe what is being changed such as acreages of land and number of parcels to be transferred:  
Jeff and Tammy Brown are transferring 8.4 acres to the Richmond Land Trust, this land connects to land owned by the land trust which was part of the George Safford farm
- Attach a plot plan which is neat, legible and reasonably accurate, but need not be professionally drawn. Plan must have the following words clearly written on it " (#of acres) acres to be deeded on or about  (date you expect to transfer property) as a boundary adjustment parcel and being such is NOT approved as a separate lot". The plan must also show a dotted line for the existing boundary line(s) and a solid line for the proposed property line(s), if approved.

**CONDITIONS TO APPROVAL** Please read carefully.

A boundary adjustment permit will be approved and authorized by the Town of Richmond upon:

- The Zoning Administrator determining that this action is in conformance with the Richmond Zoning Ordinance and Subdivision Regulations. The applicant must also comply with the State land use regulations. If any such determination can not be made, the applicant will be denied and referred to the appropriate agency or board.
- The Administrator making the determination that an additional lot will not be created.
- The condition that a property deed based on this approval be submitted to the Richmond Town Clerk's Office within 30 days of this approval. The deed MUST INCLUDE a statement that no additional lots are created by this transaction.
- The purchaser hereby understands and confirms that by the granting of this permit, no lot may be created without a separate permit for that purpose being issued by the Town of Richmond.

CURRENT LANDOWNER

Jeffrey W Brown

DATE 6-14-96

ADJOINING LANDOWNER

Gary Bresser for the R.L.T.

DATE 6-3-96

ZONING ADMINISTRATOR PER THE ABOVE CONDITIONS

(As Above) A. Rogenski

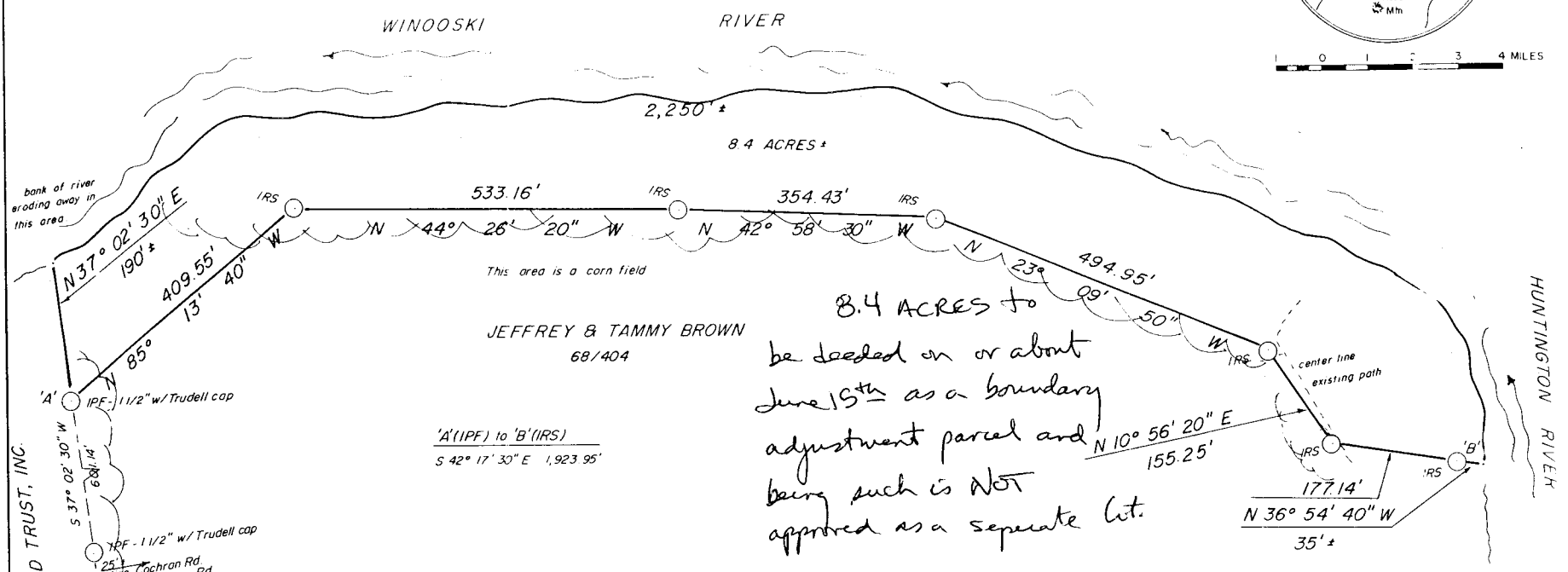
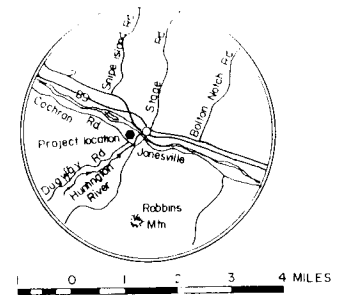
APPROVED ON 6-14-96

EFFECTIVE 6-30-96

\*\*\* All permits may be appealed to the Richmond Zoning Board of Adjustment within 15 days of approval.

- Survey line
- Subject boundary line
- Edge of woods
- Water course

Book 68 Page 404 Dated December 15, 1989



RICHMOND LAND TRUST, INC.  
69/1298

SURVEY NOTES

An EDM-Theodolite survey, by T Bass Land Surveys, conforming to the land records as confirmed or modified by field evidence was completed May 1996.  
Bearings are referenced to a line whose bearing is magnetic as of 1990.  
Distances are accurate plus or minus five hundredths of a foot and are given to hundredths for mathematical purposes.  
Ownership between the low water line and the center line of both the Winooski River and the Huntington River is uncertain. This survey assumes ownership by The State of Vermont. There is a question of a public right between the low and high water line. The edge of water as shown hereon, of both rivers, was located on May 2, 1996. The levels of both rivers were above normal.

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

**NOT FOR RECORDING**

T Bass Land Surveys  
P.O. Box 402  
Jonesville, Vermont 05346

LAND TO BE CONVEYED TO  
**RICHMOND LAND TRUST**  
COCHRAN ROAD  
RICHMOND, VERMONT



SCALE 1 inch = 100 feet  
MAY 1996

411-311



State of Vermont

DEFERRAL OF PERMIT

LAWS/REGULATIONS INVOLVED: 18 VSA §1218-1220 and Environmental Protection Rules, Chapter 3-Subdivisions, §3.06 Deferral of Permit

PERMIT NUMBER: DE-4-2161

APPLICANT/SELLER AND ADDRESS:

Jeffrey & Tammy Brown
RR 1, Box 42A
Richmond VT 05477

PURCHASER(S) AND ADDRESS:

Richmond Land Trust
P.O. Box 605
Richmond VT 05477

LOCATION OF SUBDIVISION: (Road and Town)

Cochran Road, Richmond

DESCRIPTION OF SUBDIVISION:

Convey 8.4 acre parcel with 30 acres remaining

CONDITIONS:

(1) The parcel retained under the provisions of this permit may not be resold unless a subdivision permit is obtained, or the waiver of developmental rights is included in the deed or lease and notice of the purchaser's name and address is filed with the Division prior to conveyance.

"WAIVER OF DEVELOPMENTAL RIGHTS"

"In order to comply with the State of Vermont Environmental Protection Rules on the subdivision of lands and disposal of waste including sewage, the grantee shall not construct or erect a structure or building on the parcel of land conveyed herein, the useful occupancy of which will require the installation of plumbing and sewage treatment facilities or convey this land without first complying with said State regulations. The grantee by acceptance of this deed acknowledges that this lot may not qualify for approval for development under the appropriate environmental protection or health regulations and that the State may deny an application to develop the lot."

(2) If the parcel is to be considered for building development at some future date, the applicant(s) understand(s) that the information required by Section 3-08 of the Rules must be submitted for evaluation. If such information does not meet the Environmental Protection Rules, permission to build on the lot will be denied.

(3) The conditions of this permit shall run with the land and will be binding upon and enforceable against the permittee and all assigns and successors in interest. The permittee shall be responsible for recording this permit and the "Notice of Permit Recording" in the Richmond Land Records within 30 days of issuance of this permit and prior to the conveyance of any lot subject to the jurisdiction of this permit.

(4) This permit does not constitute Act 250 approval (10 VSA §151). The permittee is hereby reminded to procure all relevant state and local permits prior to proceeding with this project.

Dated at Essex Junction, Vermont, this 17 day of June, 1996

William C. Brierley, Commissioner
Department of Environmental Conservation

By [Signature]
Irene L. Roberge, Administrative Secretary

cc: Town Planning Commission
Central Office of Wastewater Management Division
Lou Borie