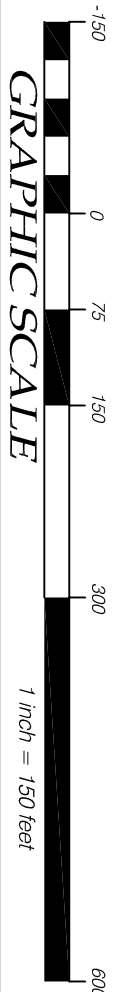


Plan References and Survey Notes

1. This Boundary Retracement Plat has been compiled from field surveys and record evidence including the following plots, all recorded in the Town of Richmond Land Records & the Town of Huntington Land Records:
 - a. An Accurate Plat of Survey for George I. Hart, ET-AL, Happy Hollow Road, Huntington, VT, prepared by James T. Hart, dated October 26, 1987, and recorded in the Town of Richmond in Slide #83, and in the Town of Huntington in Slide #228.
 - b. "Sketch Plan of Portions of Town Lots #46, #62, #63, The Feal Group, Inc., prepared by Donald L. Hornlin, Consulting Engineers, Inc., dated 2/10/1987, and recorded in the Town of Richmond in Slide #63, and in the Town of Huntington in Slide #231B.
 - c. "An Accurate Plat of Survey for George I. Hart, ET-AL, Happy Hollow Road, Huntington, VT," prepared by James T. Hart, dated October 26, 1987, in the Town of Huntington in Slide #228B, last raised 5/08/2000, and recorded in the Town of Huntington on Slide #324.
 - d. "An Accurate Plat of Survey for James T. Hart, Revocable Trust, 3-Lot Subdivision, 629 Happy Hollow Road, Huntington, VT, dated October 26, 1987, in the Town of Huntington in Slide #228B, last raised 5/08/2000, and recorded in the Town of Huntington on Slide #324.
 - e. "VT C&D Survey of the Town of Huntington on Slide #228B, prepared by Paul Hornington, LS, dated December 1983, and recorded in the Town of Huntington on Slide #228B.
 - f. "The Vermont State Survey of the Town of Huntington, LS, dated December 1983, and recorded in the Town of Huntington on Slide #228B.
 2. North orientation is based on survey grade STATION GPS observations made on November 15, and November 20 2018, post processed using Trimble STATION GPS observations made on November 14, November 15, and November 20 2018, post processed using Trimble Business Center, and survey grade RTK (Real Time Kinematic) GPS observations made on November 19, 2018. The transmitting base station used was the Vermont Capital (VCA) CORS (Continuously Operating Reference Station) station. The resultant horizontal datum is NAD 83. This realization is called NAD 83(2011) epoch 2010.0. The resulting orthometric height is NAD 88 (geoid12a).
 3. Button Professional Land Surveyors, PC verified the previously recorded plat referred to in note 1a, and 1b, & 1c by starting a ground survey on November 14 to November 20 and record research in the Town of Richmond and the Town of Huntington Land Records.
 4. Survey methods employed meet or exceed the minimum precision requirements for rural surveys as outlined in "Standards for the Practice of Land Surveying" adopted by the Vermont Board of Land Surveyors effective 1/7/2013. A ground traverse control loop was established using a Trimble S6 Robotic Total Station in conjunction with a Trimble R10 (Trimble) total station.
 5. The measurements and information produced by this survey and shown hereon may contrast from recorded survey information due to differences in orientation, declination or methods of measurement.
 6. The premises 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 or restriction of record or evidence of easements and structures, which are readily apparent from a casual aboveground view, are delineated hereon. Only deeds, plats and plans, of public record, which are properly indexed in the Town of Richmond and the Town of Huntington 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 use of the property, which are not shown or recorded in the public records.
 7. This survey revealed boundary inconsistencies between recorded and physical boundary evidence pertinent to this property. These inconsistencies are shown hereon.
 8. This parcel has no observed outbuildings or road access.
 9. The diameters of existing monumentation shown on this plan reflect outside diameter dimensions.
 10. Iron 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.
 11. Reproductions of this sketch are not valid unless sealed with a red-inked surveyor's seal and signed by the Licensed Land Surveyor.
 12. 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.
 13. This survey is certified to Delia Jackson and the Richmond Land Trust for the purpose of conveying lands of Delia Jackson associated with the use of this survey. No liability is assumed by the undersigned for any loss that may result from the use of this survey. The undersigned assumes no liability for any loss of title or interest in the property.
 14. This survey was conducted with the use of a total station. The undersigned assumes no liability for any loss of title or interest in the property.
 15. 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.
 16. The attention 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 it's entirety, to be null and void.
 17. This is an Original MYLAR.

List of Symbols & Abbreviations

	SURVEYED property line (Certified)
	Property line from deeds or plans of record
	Approximate property line (NOT certified)
	Sideline of existing easement
	Geometric tie line (not a boundary)
	Edge of gravel
	20' DEM Contour (Source:VCOI)
	Approximate Town Line (See Plan)
	Approximate Original Lotting Lines (See Plan)
	Iron pipe / rebar found (see plan)
	5/8" Rebar with aluminum cap "VT LS 741"
	Survey control points
	Deciduous tree
	Coniferous tree
	Original Lot Number
	Dimension determined by this survey
	Dimension determined by this survey



Information shown on this property plat is a faithful portrayal of circumstances existing at the time of the survey. It is not intended to be a record of the survey. This property plat complies with the requirements of Vermont Statute Title 27, Section 1403 (A) through (E), to the best of my knowledge and belief.

Christopher A. Haggerty, VT LS#741

Dated 12/23/18



Town of Richmond, Vermont
Received for Record
at _____ o'clock _____ minutes _____ M
and recorded in _____
attest: _____ Clerk

DATE	REVISION	BY
1/11/4/2018	<input checked="" type="checkbox"/> RECORD DRAWING	DATE OF PLAT 1/11/6/2018
CH/OK	<input type="checkbox"/> SKETCH/CONCEPT	JOB# RICHMOND208
DE/AM		FILE/QULETT RICHMOND208
GK		PLAN SHEET # 1 of 1
CHECKED Gause		
SCALE 1"=150'		
Button Professional Land Surveyors, PC 20 Kinnel Ave. Suite 102 South Burlington VT 05478 802-683-1112 www.bpsv.com		
PLAT OF BOUNDARY RETRACEMENT SHOWING A PORTION OF LANDS OF DELLIA JACKSON 3003 WEST WHITE ROAD, RICHMOND, VERMONT		