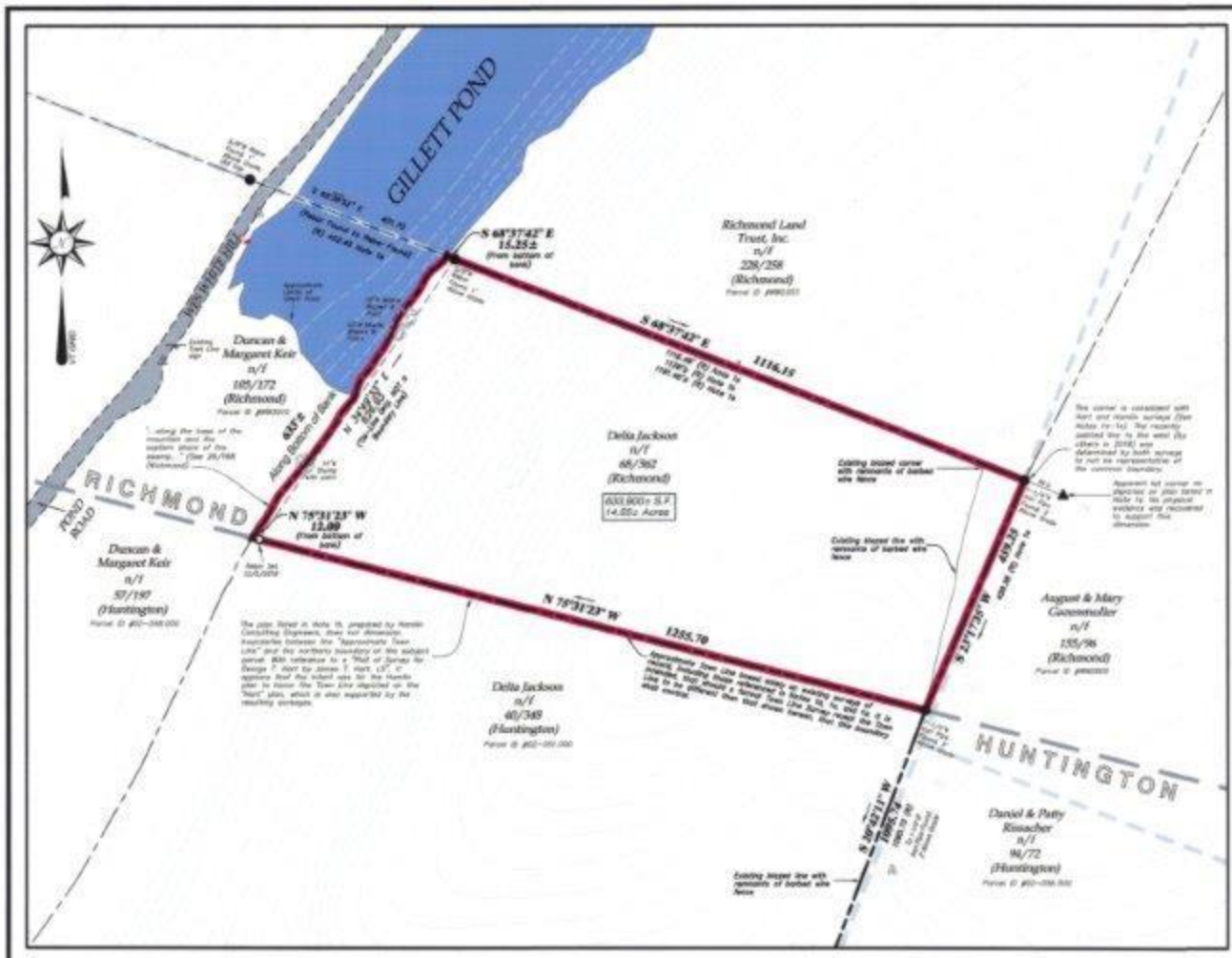


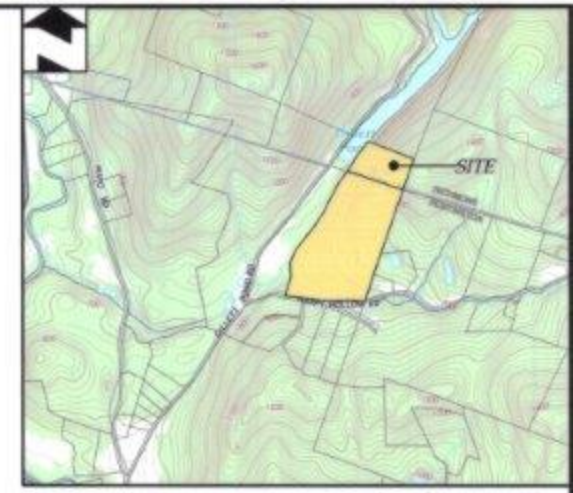


Location Plan
NOT TO SCALE

## Plan References and Survey Notes

1. This Boundary Retracement Plat has been compiled from field surveys and record evidence including the following plats, all recorded in the Town of Richmond Land Records & The Town of Huntington Land Records:
a. "An Accurate Plat of Survey for George T. 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 #2220.
b. "Sketch Plan of Portions of Town Lots, #46, #62, #63, The Ibid Group, Inc." prepared by Donald L. Hanlin, Consulting Engineers, Inc., dated 2/10/1987, and recorded in the Town of Richmond in Slide #83, and in the Town of Huntington in Slide #2218
c. "An Accurate Plat of Survey for George T. Hart, ET—AL, Happy Hollow Road, Huntington, VT," prepared by James T. Hart, dated October 26, 1987, in the Town of Huntington in Slide #2220, last revised 5/09/2000, and recorded in the Town of Huntington on Slide #304.
d. "An Accurate Plat of Survey for James T. Hart Revocable Trust, 3-Lot Subdivision, 629 Happy Hollow Road, Huntington, VT," prepared by James T. Hart, dated October 26, 1987, in the Town of Huntington in Slide #2220, last revised 5/09/2005, and recorded in the Town of Huntington on Slide #439.
e. "VT Ski Resort Council, Inc., Twin Hills", prepared by Paul Harrington, LS, dated December 1983, and recorded in Slide #40 of the Town of Richmond Land Records.
2. North orientation is based on survey grade STATIC 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 Capitol (VCAP) 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 NAVD 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 1/1/2013. A random traverse control loop was established using a Trimble S8 Robotic Total Station in conjunction with a Trimble R8 Dual Frequency GPS Receiver.
5. The measurements and information produced by this survey and shown hereon may contrast from recorded survey information due to differences in orientation, elucidation or methods of measurement.
6. The premises shown and described hereon maybe 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 existence of any undiscovered easements or restrictions on the use of the property, which are not shown of record or are not readily apparent.
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 monumenta 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 to the Richmond Land Trust as shown hereon. 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.
14. 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.
15. All graphical 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 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 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)
Stateline or existing easement
Geometric tie line (not a boundary)
Edge of gravel
25' ROW Contour Clearance (CC)
Approximate Town Line (See Plan)
Approximate Original Lotting Lines (See Plan)
N36°24'36"E 157.49' Dimension determined by this survey
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

Town of Richmond, Vermont
Received for Record
December 21 A.D. 2018
at 4 o'clock 35 minutes P.M.
and recorded in SLIDE 140 PAGE 5
of the Records
Attest: Clerk

Information shown on this property plat is a faithful portrayal of circumstances pertinent to the subject property. A collaboration of field data and pertinent record evidence was used in the analysis of boundary conclusions shown hereon. This property plat complies with the requirements of Vermont Statute Title 27, Section 1403, (A) through (C), to the best of my knowledge and belief.

Christopher A. Haggerty, VT LS#741 — 12/5/18 — Dated

CHRISTOPHER A. HAGGERTY No. 741 LAND SURVEYOR

GRAPHIC SCALE 1 inch = 150 feet

Rayne Wisowski, VT hereby certifies this map was reproduced according to state specifications.

DATE: Date of SURVEY 11/1-9/2018
SURVEYORS: CH,GR
DRAWN: GR
CHECKED: Closure GR
SCALE: 1"=150'

REVISION
RECORD DRAWING — FINAL
PRELIMINARY — SKETCH/CONCEPT

Button Professional Land Surveyors, PC
20 Kimball Ave. Suite 110 South Burlington VT 05403 802-863-1912
1 Lake Street St. Albans, VT 05478 434-5055
1-800-272-0660 www.vtpls.com
This Material is Copyrighted

PLAT OF BOUNDARY RETRACEMENT SHOWING
A PORTION OF LANDS OF
# DELIA JACKSON
3068 WEST WHITE ROAD, RICHMOND, VERMONT

BY: Date of Plat 11/09/2018
JOB # 18CM5208
FILE: 18T-JACKSON-RSD-RETRACE
PLAN SHEET # 1 of 1