

CERTIFICATE OF HIGHWAY MILEAGE
YEAR ENDING FEBRUARY 10, 2016

Fill out form, make and file copy with the Town Clerk, and mail ORIGINAL, before February 20, 2016 to:
Vermont Agency of Transportation, Division of Policy, Planning and Intermodal Development, Mapping Section
One National Life Drive, Montpelier, VT 05633.

We, the members of the legislative body of BLOOMFIELD in ESSEX County
on an oath state that the mileage of highways, according to Vermont Statutes Annotated, Title 19, Section 305,
added 1985, is as follows:

PART I - CHANGES TOTALS - Please fill in and calculate totals.

Table with 6 columns: Town Highways, Previous Mileage, Added Mileage, Subtracted Mileage, Total, Scenic Highways. Rows include Class 1, Class 2, Class 3, State Highway, Total, Class 1 Lane, Class 4, and Legal Trail.

* Mileage for Class 1 Lane, Class 4, and Legal Trail classifications are NOT included in total.

PART II - INFORMATION AND DESCRIPTION OF CHANGES SHOWN ABOVE.

Totals by K. Alley 3/21/2016

1. NEW HIGHWAYS: Please attach Selectmen's "Certificate of Completion and Opening".

Handwritten note: +0.56 mi CL3 TH-1 new road (Graham Rd extended into Brunswick and Bloomfield)

2. DISCONTINUED: Please attach SIGNED copy of proceedings (minutes of meeting).

3. RECLASSIFIED/REMEASURED: Please attach SIGNED copy of proceedings (minutes of meeting).

Handwritten note: 0.18 mi CL3 TH-13 reclassified as CL4 Not up to Standards (NUTS) pursuant to 19 V.S.A. 305ca)

4. SCENIC HIGHWAYS: Please attach a copy of order designating/discontinuing Scenic Highways.

IF THERE ARE NO CHANGES IN MILEAGE: Check box and sign below. []

PART III - SIGNATURES - PLEASE SIGN.

Selectmen/ Aldermen/ Trustees Signatures:

Handwritten signatures of selectmen/aldermen/trustees.

T/C/V Clerk Signature:

Handwritten signature of Wendy L. Corvill

Date Filed:

Handwritten date: 3-1-2016

Please sign ORIGINAL and return it for Transportation signature.

AGENCY OF TRANSPORTATION APPROVAL: Signed copy will be returned to T/C/V Clerk.

APPROVED:

Representative, Agency of Transportation

DATE:

Handwritten date: 5/12/2014



Vermont Statutes Annotated



19 V.S.A. § 305. Measurement and inspection

§ 305. Measurement and inspection

(a) After reasonable notice to the selectboard, a representative of the agency may measure and inspect the class 1, 2, and 3 town highways in each town to verify the accuracy of the records on file with the agency. Upon request, the selectboard or their designee shall be permitted to accompany the representative of the agency during the measurement and inspection. The agency shall notify the town when any highway, or portion of a highway, does not meet the standards for its assigned class. If the town fails, within one year, to restore the highway or portion of the highway to the accepted standard, or to reclassify, or to discontinue, or develop an acceptable schedule for restoring to the accepted standards, the agency for purposes of apportionment under section 306 of this title shall deduct the affected mileage from that assigned to the town for the particular class of the road in question.

(b) Annually, on or before February 10, the selectboard shall file with the town clerk a sworn statement of the description and measurements of all class 1, 2, 3, and 4 town highways and trails then in existence, including any special designation such as a throughway or scenic highway. When class 1, 2, 3, or 4 town highways, trails, or unidentified corridors are accepted, discontinued, or reclassified, a copy of the proceedings shall be filed in the town clerk's office and a copy shall be forwarded to the agency.

(c) All class 1, 2, 3, and 4 town highways and trails shall appear on the town highway maps by July 1, 2015.

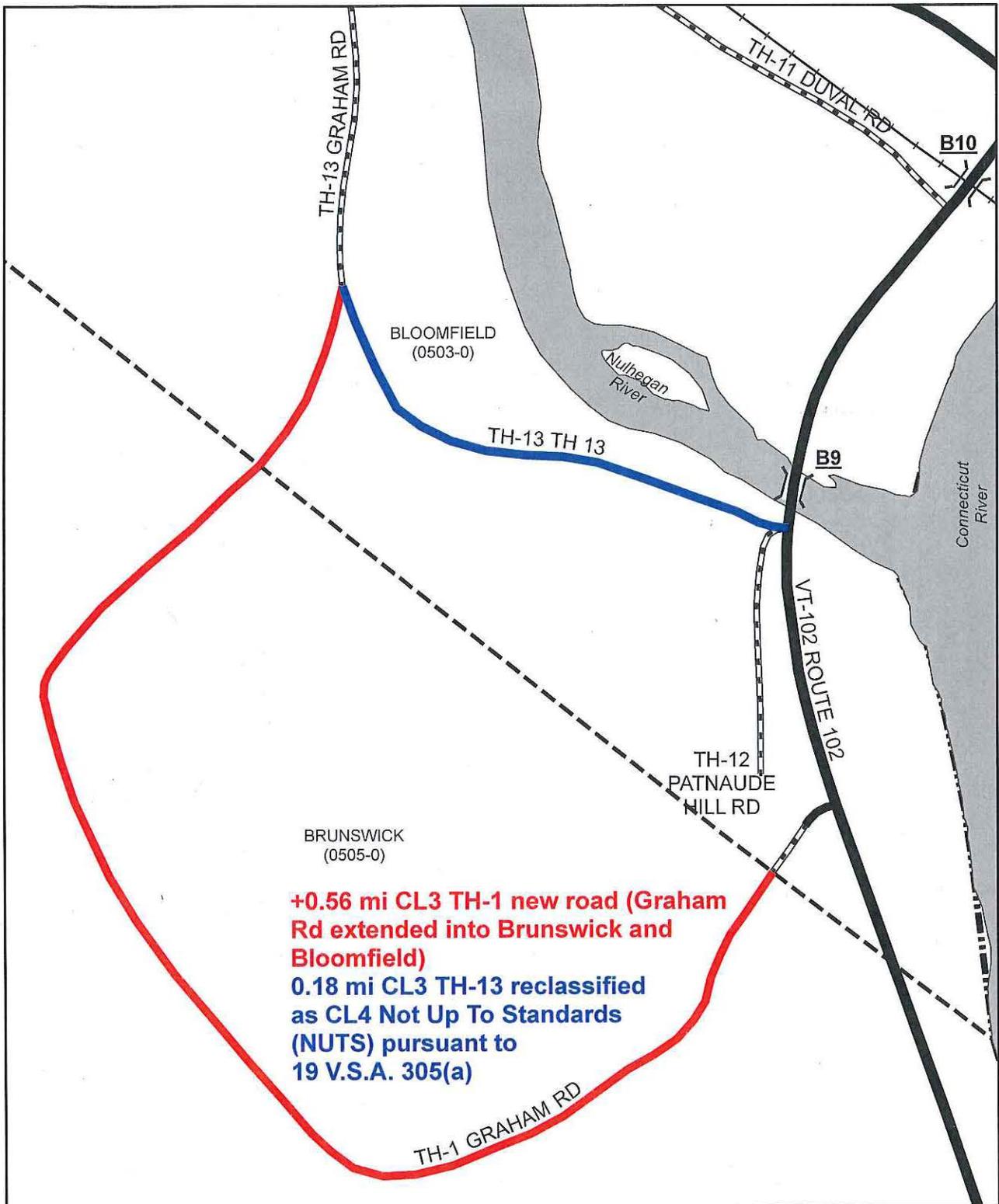
(d) At least 45 days prior to first including a town highway or trail that is not clearly observable by physical evidence of its use as a highway or trail and that is legally established prior to February 10, 2006 in the sworn statement required under subsection (b) of this section, the legislative body of the municipality shall provide written notice and an opportunity to be heard at a duly warned meeting of the legislative body to persons owning lands through which a highway or trail passes or abuts.

(e) The agency shall not accept any change in mileage until the records required to be filed in the town clerk's office by this section are received by the agency. A request by a municipality to the agency for a change in mileage shall include a description of the affected highway or trail, a copy of any surveys of the affected highway or trail, minutes of meetings at which the legislative body took action with respect to the changes, and a current town highway map with the requested deletions and additions sketched on it. A survey shall not be required for class 4 town highways that are legally established prior to February 10, 2006. All records filed with the agency are subject to verification in accordance with subsection (a) of this section.

(f) The selectboard of any town who are aggrieved by a finding of the agency concerning the measurement, description, or classification of a town highway may appeal to the transportation board by filing a notice of appeal with the executive secretary of the transportation board.

(g) The agency shall provide each town with a map of all of the highways in that town together with the mileage of each class 1, 2, 3, and 4 highway, as well as each trail, and such other information as the agency deems appropriate

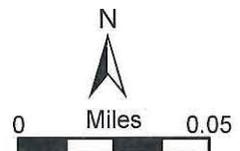
Excerpt of 19 V.S.A. § 305 - *Measurement and inspection* from Vermont Statutes Online located at – <http://legislature.vermont.gov/statutes/section/19/003/00305>



+0.56 mi CL3 TH-1 new road (Graham Rd extended into Brunswick and Bloomfield)
0.18 mi CL3 TH-13 reclassified as CL4 Not Up To Standards (NUTS) pursuant to 19 V.S.A. 305(a)

**Mileage Certificate Changes 2016
 BLOOMFIELD (0503-0)**

Mapping Section
 Division of Policy and Planning
 Vermont Agency of Transportation -- March 16, 2016



Town Highway/Legal Trails Addition/Reclassification/Discontinuance Checklist

The following includes a checklist of the documentation to be supplied to VTrans when adding / reclassifying / discontinuing highways and trails. The documentation is subject to verification by VTrans.

Check the box if the information is included as part of the documentation submitted.

- A description of the affected highway or trail
Vt. Stat. Ann. tit. 19, § 305(e)
- Minutes of meetings at which the legislative body took action with respect to the changes
(include copies of the meeting minutes) Vt. Stat. Ann. tit. 19, § 305(e)
** can not find any*
- A current town highway map with the requested deletions and additions sketched on it
Vt. Stat. Ann. tit. 19, § 305(e)
- Evidence of written notice to adjoining landowners
(include a copy of the newspaper notice and a copy of the letter sent to adjoining landowners)
Vt. Stat. Ann. tit. 19, § 709
- A copy of any surveys of the affected highway or trail*
Vt. Stat. Ann. tit. 19, § 305(e) Vt. Stat. Ann. tit. 19, § 704

*Note: A survey shall not be required for class 4 town highways that are legally established prior to February 10, 2006 // and a survey is not needed for Discontinuances.

For Class 3 or Class 4 town highway additions

- A Certificate of Completion and Opening
While not required by statute, a Certificate of Completion and Opening form is a helpful document for the record.

All records filed with the agency are subject to verification in accordance with 19 V.S.A. § 305 (a) and 19 V.S.A. § 305 (e).

CERTIFICATE of COMPLETION and OPENING
of a HIGHWAY for PUBLIC TRAVEL

VTrans Use Only
Certificate Year: 2016
Highway Class: 3
Town Highway #: 1
Mileage: 0.56

Wendy Covill, Town Clerk of the Town of
(Clerk's Name) (illage) (City/Town/Village)
Bloomfield, Vermont.
(City/Town/Village Name)

Pursuant to Title 19, V.S.A., Chapter 7, this is to certify that the following described section of Class
(1,2,3 or 4)
Highway in the Town of Bloomfield was COMPLETED AND OPENED
(City/Town/Village) (City/Town/Village Name)
FOR PUBLIC TRAVEL on 2-29, 2016.
(Month - Day) (Year)

DESCRIPTION OF RIGHT OF WAY:
(Include road name and intersecting town highway numbers)

and as shown on a Highway Map of the Town of Bloomfield,
(City/Town/Village) (City/Town/Village Name)
dated Feb 29, 2016, and filed in Book 30 on page 363 of the Records of
(Month - Day) (Year) (Book #) (Page #)
the Town of Bloomfield by the Town Clerk of said Town
(City/Town/Village) (City/Town/Village Name) (City/Town/Village) (City/Town/Village)
incorporated herein by reference and attested to on said map by said Town Clerk.
(City/Town/Village)

Dated at Bloomfield, County of Essex and State of Vermont,
(City/Town/Village Name) (County Name)
this 29 day of February, A.D., 2016.
(Date - Day) (Date - Month) (Date - Year)

(Selectman/Alderman/Trustee Signature)

(Selectman/Alderman/Trustee Signature)

(Selectman/Alderman/Trustee Signature)

[Signature]
(Selectman/Alderman/Trustee Signature)
[Signature]
(Selectman/Alderman/Trustee Signature)
[Signature]
(Selectman/Alderman/Trustee Signature)

BOARD
OF
SELECTMEN,
ALDERMAN,
or TRUSTEES

Wendy R Covill
(Manager/Mayor Signature)
and the Manager/Mayor of the City/Town/Village of Bloomfield.
(City/Town/Village Name)

Bloomfield, VERMONT Feb 29, 2016
(City/Town/Village Name) (Month - Day) (Year)

THE ABOVE IS A TRUE COPY OF THE DESCRIPTION OF CLASS 3.4 HIGHWAY COMPLETED AND OPENED
(1,2,3 or 4)
FOR PUBLIC TRAVEL, RECORDED IN BOOK 30 ON PAGE 363 OF THE Town RECORDS
(Book #) (Page #)
OF THE Town OF Bloomfield ON THE 1 DAY OF March,
(City/Town/Village) (City/Town/Village Name) (Date - Day) (Date - Month)
2016, AT 1:00 O'CLOCK, P.M.
(Date - Year) (Time) (A or P)

ATTEST: Wendy R Covill
(Clerk's Name)
Town CLERK OF Bloomfield, VERMONT
(City/Town/Village) (City/Town/Village Name)

**CERTIFICATE of COMPLETION and OPENING
of a HIGHWAY for PUBLIC TRAVEL**

VTrans Use Only
Certificate Year: _____
Highway Class: _____
Town Highway #: _____
Mileage: _____

Wendy Covill, Town Clerk of the Town of
(Clerk's Name) (illage) (City/Town/Village)
Bloomfield, Vermont.
(City/Town/Village Name)

Pursuant to Title 19, V.S.A., Chapter 7, this is to certify that the following described section of Class _____
(1,2,3 or 4)
Highway in the Town of Bloomfield was COMPLETED AND OPENED
(City/Town/Village) (City/Town/Village Name)
FOR PUBLIC TRAVEL on 2-29, 2016.
(Month - Day) (Year)

DESCRIPTION OF RIGHT OF WAY:
(Include road name and intersecting town highway numbers)

and as shown on a Highway Map of the Town of Bloomfield,
(City/Town/Village) (City/Town/Village Name)
dated Feb 29, 2016, and filed in Book 30 on page 363 of the Records of
(Month - Day) (Year) (Book #) (Page #)
the Town of Bloomfield by the Town Clerk of said Town
(City/Town/Village) (City/Town/Village Name) (City/Town/Village) (City/Town/Village)
incorporated herein by reference and attested to on said map by said Town Clerk.
(City/Town/Village)

Dated at Bloomfield, County of Essex and State of Vermont,
(City/Town/Village Name) (County Name)
this 29 day of February, A.D., 2016.
(Date - Day) (Date - Month) (Date - Year)

(Selectman/Alderman/Trustee Signature) Samuel Beaulieu
(Selectman/Alderman/Trustee Signature) (Selectman/Alderman/Trustee Signature) BOARD

(Selectman/Alderman/Trustee Signature) (Selectman/Alderman/Trustee Signature) OF

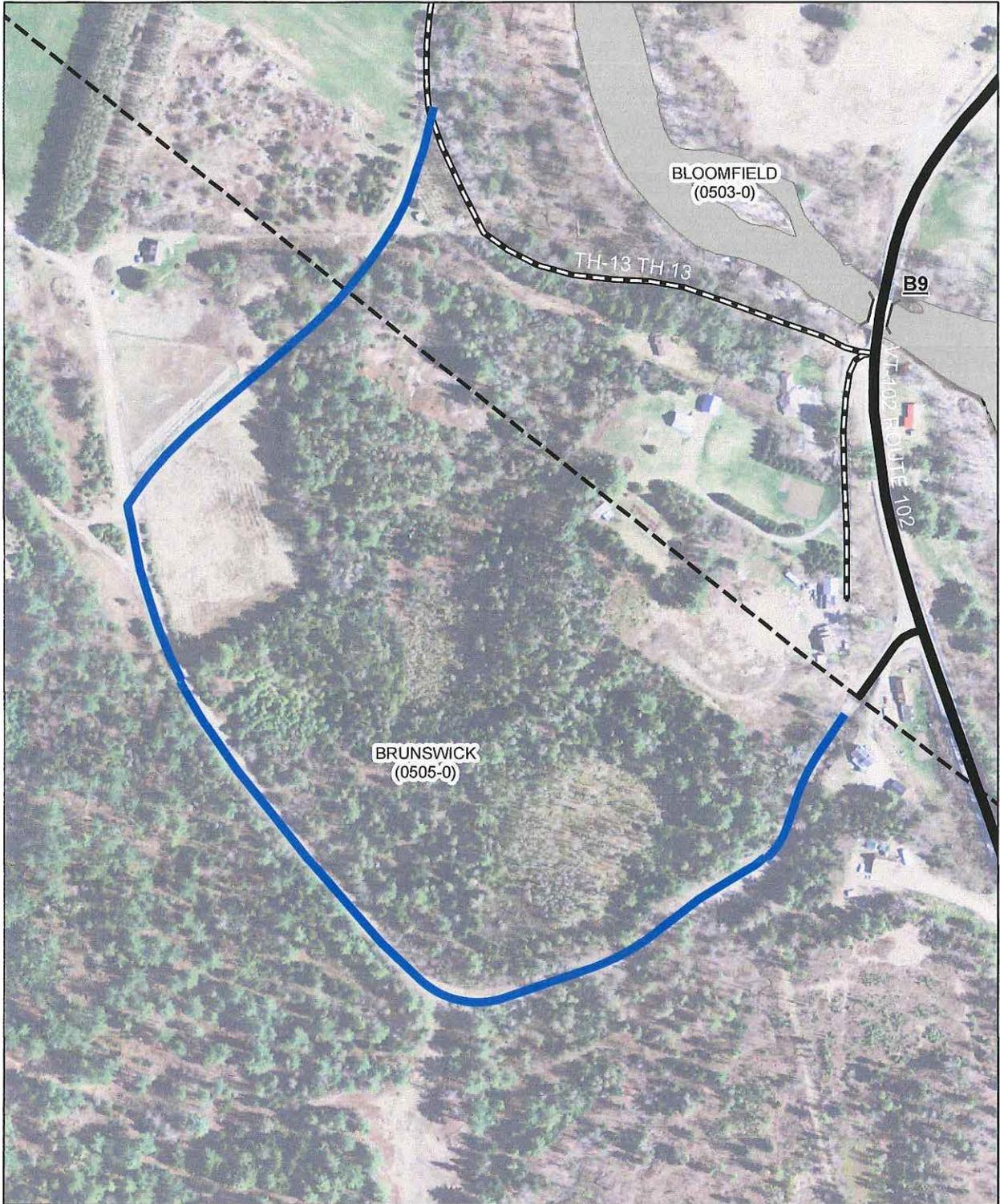
(Selectman/Alderman/Trustee Signature) (Selectman/Alderman/Trustee Signature) SELECTMEN,
ALDERMAN,
or TRUSTEES

Wendy R Covill
(Manager/Mayor Signature)
and the Manager/Mayor of the City/Town/Village of Bloomfield.
(City/Town/Village Name)

Bloomfield, VERMONT Feb 29, 2016
(City/Town/Village Name) (Month - Day) (Year)

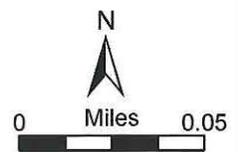
THE ABOVE IS A TRUE COPY OF THE DESCRIPTION OF CLASS 3.4 HIGHWAY COMPLETED AND OPENED
(1,2,3 or 4)
FOR PUBLIC TRAVEL, RECORDED IN BOOK 30 ON PAGE 363 OF THE Town RECORDS
(Book #) (Page #)
OF THE Town OF Bloomfield ON THE 1 DAY OF March,
(City/Town/Village) (City/Town/Village Name) (Date - Day) (Date - Month)
2016, AT 1:00 O'CLOCK, P.M.
(Date - Year) (Time) (A or P)

ATTEST: Wendy R Covill
(Clerk's Name)
Town CLERK OF Bloomfield, VERMONT
(City/Town/Village) (City/Town/Village Name)



**Graham Rd Deeds Received
BLOOMFIELD**

Mapping Section
Division of Policy and Planning
Vermont Agency of Transportation -- February 18, 2016





Susan Irwin <maidstonetownclerk@gmail.com>

Maidstone Lake Rd

bruns321@sover.net <bruns321@sover.net> ← Brunswick
To: Susan Irwin <maidstonetownclerk@gmail.com> ← Maidstone

Thu, Jan 14, 2016 at 4:57 PM

> Hi Suzy,

I have a recorded warranty deed here that is dated March, 1994, stating that the Town of Brunswick sold Bloomfield that road for the sum of \$1. There is also a survey map on file. If anyone would like the info I have a copy of it but Bloomfield must already have it. Don't know if this would be more helpful than what we did with Maidstone. Will check with the SB on whether or not we have a letter.

Give me a call at home, 962-5283, if you need any more info.

Happy New Year!

Sharon

[Quoted text hidden]

Addition from Fuller Rd as well



Know all Persons by These Presents

That the TOWN OF BRUNSWICK, a municipal entity with situs

of *and State of* Vermont in the County of Essex Grantor, in the consideration of One Dollar and other good and valuable consideration-----Dollars paid to its full satisfaction by

the TOWN OF BLOOMFIELD, a municipal entity with situs

of *and State of* Vermont in the County of Essex Grantee, by these presents, do freely Give, Grant, Sell, Convey And Confirm unto the said Grantee

the TOWN OF BLOOMFIELD

and its successors ~~here~~ and assigns forever, a certain piece of land in Brunswick in the County of Essex and State of Vermont, described as follows, viz:

Being a parcel of land 50 feet in width centered on a rebuilt roadway leading from Vermont Route 102 about 500 feet southerly of the Nulhegan River Bridge to the homestead premises of Thomas Graham in Bloomfield and more particularly described as follows:

Beginning at a point in the center of the rebuilt roadway at a point where the centerline of the roadway intersects the Bloomfield-Brunswick Town Line, said point being approximately 220 feet southwesterly along the centerline of the roadway from the centerline of Vermont Route 102, and said point being S 37° 01' 26" E a distance of 13.84 feet from a cement monument marking the Bloomfield-Brunswick Town Line; thence along the centerline of the reconstructed roadway center of the 50 foot wide parcel hereby conveyed S 49° 01' 30" W for a distance of 77.37 feet, to a point; thence along the said centerline on a curve to the left with a Radius of 367.10 feet, an Arc length of 99.84 feet, on a Chord Bearing of S 42° 41' 12" W for a Chord distance of 99.53 feet, to a point; thence along the said centerline S 33° 23' 14" W for a distance of 49.73 feet, to a point; thence along the centerline of the reconstructed roadway on a curve to the Right with a Radius of 122.37 feet, an Arc length of 62.46 feet, on a Chord Bearing of S 47° 11' 39" W for a distance of 61.78 feet, to a point in the centerline of the newly reconstructed roadway where it intersects with the westerly sideline of the old state highway leading from Bloomfield Village to Guildhall, said point being on the property line of Boise Cascade and being N 13° 01' 00" E a distance of 200.92 feet from an iron pipe and wood post marking corner of land between Boise Cascade and Roger Case on the westerly bound of the old state highway, now property of the Town of Brunswick.

The total length of the 50 foot wide parcel as described above, and as measured along the centerline to the reconstructed roadway is 289.40 feet. It occupies part of the same state highway relinquished to the Town of Brunswick on February 13, 1959.

All as shown on a plan entitled, "Plan of Centerline Survey of Town Highway No. 1; Bloomfield, Essex County, VT." Plan and Survey by: F. W. Cowan & Sons, Canaan, VT.

RECEIVED
FEB - 7 2016
TOWN OF BLOOMFIELD

Vermont Property Transfer Tax
32 V.S.A. Chap. 231
ACKNOWLEDGMENT
Return Rec'd - Tax Paid - Board of Health, Cert. R
St. Land, Use & Development, Phone: 848-5444
Return No. 34
Signed Shawn B. Anderson
Date March 25, 1994

To Have And To Hold *said granted premises, with all the privileges and appurtenances thereof, to the said Grantee*

the TOWN OF BLOOMFIELD, its successors

And *the said Grantor* *hereby and assigns, to their own use and behoof forever;*

the TOWN OF BRUNSWICK

successors and assigns *for itself and its* ~~heirs~~
~~executors and administrators~~ *does covenant with the said Grantee*

the TOWN OF BLOOMFIELD, its successors

hereby and assigns, that until the ensembling of these presents it is
the sole owner of the premises, and have good right and title to convey the same in manner aforesaid,
that they are Free From Every Encumbrance:

and it hereby engages to **Warrant And Defend** *the same against all lawful claims whatever,*

In Witness Whereof, this Twenty-Sixth day of June I hereunto set my hand and seal A.D. 19 92
~~June~~

In Presence of

Dana Graham
Witness

Wayne Graham
Witness

TOWN OF BRUNSWICK
By: Brendan Whittaker L.S.
Its duly authorized agent

L.S.

L.S.

L.S.

State Of Vermont
County of Essex

Brendan Whittaker

At Brunswick, Vt this 26th day of September A.D. 19 92
~~June~~

personally appeared, and *acknowledged this instrument, by*
his Brendan Whittaker *sealed and subscribed, to be his* *free act and deed, and the*
free act and deed of said Town.
Before me Sharon B. Graham

NOTARY PUBLIC
(Title)

My commission expires: (Town Clerk of Brunswick)

Received for record March 25, 1994 at 4:05 P.M. + duly recorded
in Brunswick Land Records, Bk. 14, pgs: 37+38. A true copy.

Attest: Sharon B. Graham
Town Clerk

DEED
WARRANTY

TOWN OF BRUNSWICK

TO

TOWN OF BLOOMFIELD

Dated, June 19 92

Brunswick CLERK'S OFFICE

RECEIVED FOR RECORD

March 25 A.D. 19 94

AT 4 O'CLOCK 05 MINUTES P.M.

AND RECORDED IN Brunswick

BOOK 14 PAGES 37-38 OF LAND RECORDS

ATTEST Sharon B. Graham
CLERK

RECORDERS FEE \$

MOORE & DONNELLAN
ATTORNEYS AT LAW
MAIN STREET
DERBY, VT 05829

&
ISLAND POND, VT 05846

Know all Persons by These Presents

That

I, LLOYD GIERKE

Vermont Property Transfer Tax
32 V.S.A. Chap. 231
-ACKNOWLEDGMENT-
Return Rec'd. - Tax Paid - Board of Health Cert. Rec'd. -
Vt. Land Use & Development Plans Act Cert. Rec'd.
Return No.
Laurette R. Thayer

1 VSA § 317 (c) (6)

of Brunswick in the County of Essex
and State of Vermont Grantor, in the consideration of
One Dollar and other good and valuable consideration-----Dollars
paid to my full satisfaction by

the TOWN OF BLOOMFIELD, a municipal entity with situs

~~of~~ in the County of Essex
and State of Vermont Grantee, by these presents, do
freely Give, Grant, Sell, Convey and Confirm unto the said Grantee

the TOWN OF BLOOMFIELD, and its successors

and ~~holds~~ and assigns forever, a
certain piece of land in the Towns of Bloomfield and Brunswick in the
County of Essex and State of Vermont, described as
follows, viz:

Being a parcel of land 50 feet in width centered on a rebuilt roadway leading from Vermont Route 102 about 500 feet southerly of the Nulhegan River Bridge to the homestead premises of Thomas Graham in Bloomfield and more particularly described as follows:

Beginning at a point in the centerline of the 50 foot wide Right of Way at the center of the reconstructed roadway, said point being on the property line of Boise-Cascade and being S72°15'14"W a distance of 66.92 feet from a blue painted scribed line post on the fence line between land of Lloyd Gierke and Boise-Cascade; thence along the centerline of the 50 foot wide Right of Way and reconstructed roadway on a curve to the right with a Radius of 1124.67 feet, for an arc length of 112.06 feet, on a Chord Bearing of N07°43'34"W, for chord distance of 112.01 feet to a point; thence N01°13'10"W along said centerline for 99.95 feet to a point; thence N05°07'33"E along said centerline for 115.41 feet to a point, said point being S34°25'52"W and 469.19 feet from a concrete monument located on the easterly bound of land of Mary Lizzie, said monument marking the Bloomfield-Brunswick Town Line; thence turning a sharp corner and continuing along the said centerline on a curve to the right with a Radius of 673.84 feet, an arc length of 187.95 feet, on a chord bearing of N56°40'36"E, for a chord distance of 187.35 feet to a point; thence continuing on said centerline N65°30'15"E a distance of 264.16 feet to a point, said point being on the Brunswick-Bloomfield Town Line and being S37°01'26"E and 218.62 feet from the afore mentioned Concrete Monument located on the Lizzie east bound, said monument marking the Brunswick-Bloomfield Town Line; thence continuing along said centerline of the 50 foot wide Right of Way on a curve to the left with a Radius of 753.40 feet, an arc length of 285.28 feet, on a chord bearing of N53°29'47"E, for a chord distance of 283.58 feet to a point; thence continuing along said centerline N34°45'34"E a distance of 99.53 feet to a point; thence continuing along said centerline on a bearing of N29°29'34"E, for a distance of 77.87 feet to a point which is 476.84 feet N72°27'36"E from the aforementioned concrete monument on the Town Line and Lizzie line, the said point being the northerly end of the centerline of the 50 foot wide Right of Way of Town Highway No. 1 and the point of intersection with the centerline of the one rod (16.6 feet) wide strip of land which was conveyed to the Town of Bloomfield by Warranty Deed of Watson Taylor under date of Oct. 5, 1953 and recorded in Bk. 15, Page 8 of Bloomfield Land Records.

The total length of the 50 foot wide Right of Way as described above and as measured along the centerline of the highway is 1242.21 feet.

All as shown on a plan entitled "PLAN OF CENTERLINE SURVEY of TOWN HIGHWAY NO. 1; BLOOMFIELD, ESSEX COUNTY, VT", Plan and Survey by: F. W. Cowan & Sons, Canaan, Vt., dated Dec. 10, 1991, as revised on Aug. 19, 1992.

Being a portion of those lands and premises conveyed to Lloyd Gierke by Warranty Deed of Charles Champagne and Margaret Champagne, dated November 23, 1979, recorded in Book 17, Page 263-266, Bloomfield Land Records, and Book

Alley, Kerry

From: Alley, Kerry
Sent: Friday, December 11, 2015 9:10 AM
To: 'townofbloomfieldselect@gmail.com'
Cc: 'townofbloomfieldvt@gmail.com'; 'bruns321@sover.net'; Croft, Johnathan; Moulton, Sara
Subject: Questions regarding Bloomfield TH-13 and Graham Rd (Bloomfield and Brunswick)
Attachments: Bloomfield_TH13_GrahamRd.pdf; Bloomfield_TH13_GrahamRd_Intersection.pdf; Bloomfield_TH13_GrahamRd_Intersection_1994.pdf

Selectboard Chair Boudle,

It has come to the attention of the VTrans Mapping Section that a portion of TH-13 is no longer being maintained as a class 3 town highway, while the segment coinciding with Graham Rd is still being maintained. Haven spoken with Michael Belknap, the Bloomfield Road Agent, we are also aware that Bloomfield is currently maintaining the private portions of Graham Rd in both Brunswick and Bloomfield. Please refer to the attached map **Bloomfield_TH13_GrahamRd.pdf** for clarification.

Unless Bloomfield has plans to reclassify the untraveled portion of TH-13 in the coming year, we recommend that it be included on the 2016 Certificate for Highway Mileage as "Not Up To Standards" (NUTS) so that so that state aid funding is not applied to unmaintained roadway. Unless I hear otherwise from you, I will assume that there are no immediate plans to reclassify this segment, and I will preload the change onto the 2016 Certificate based on the alignments shown on the map **Bloomfield_TH13_GrahamRd.pdf**.

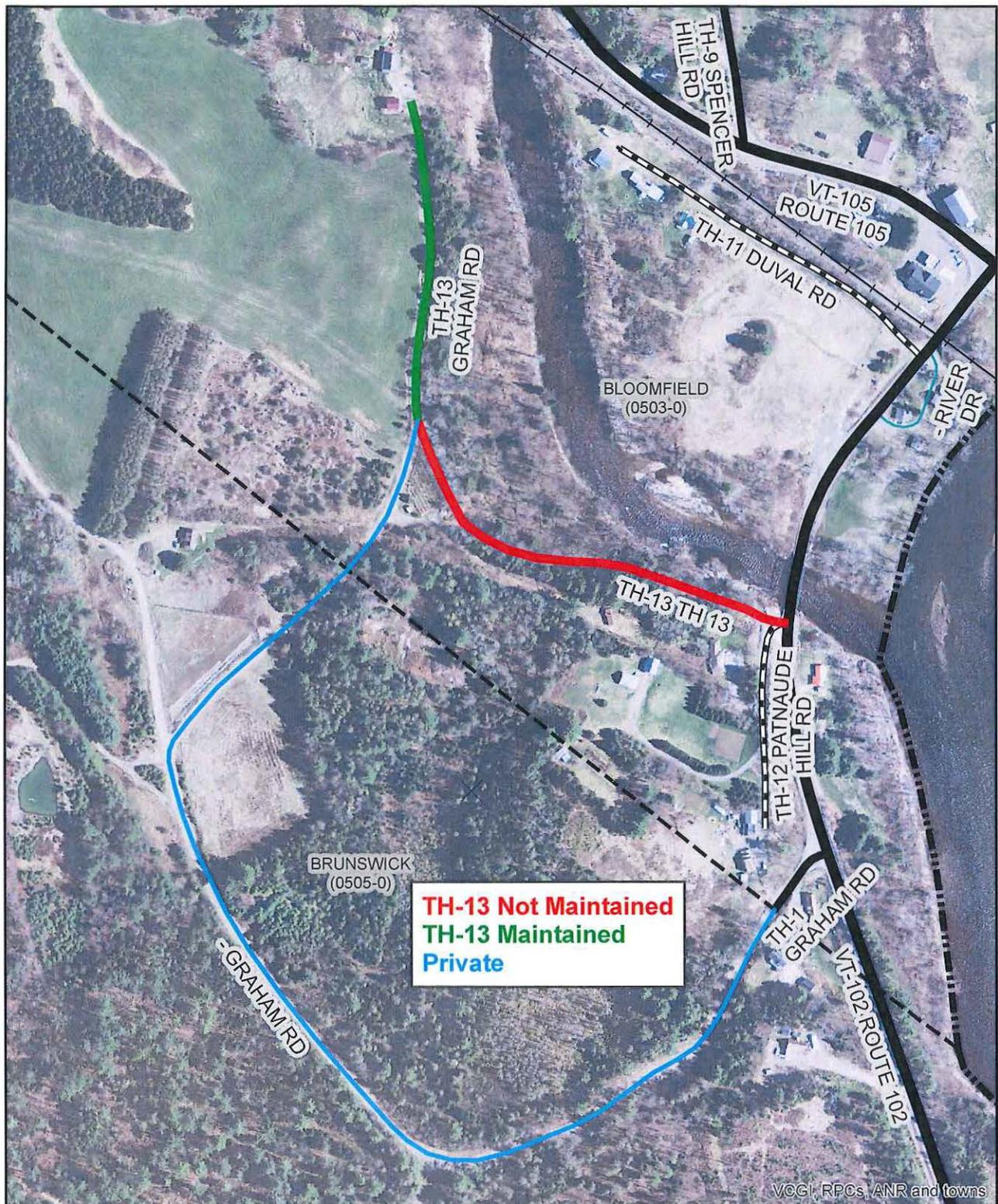
In order to most accurately map TH-13 and determine its measures, could you clarify for me whether TH-13 follows the alignment shown on the map **Bloomfield_TH13_GrahamRd.pdf**, or on the second map **Bloomfield_TH13_GrahamRd_Intersection.pdf** (also attached)? If the second map is correct, has TH-13 always followed that alignment? If there was a realignment at some point, is there any documentation regarding the change in the town records, and could you provide copies of those documents? I've also provided a copy of the second map with black and white imagery from 1994 that more clearly shows both alignments.

Last but not least, if Bloomfield is maintaining all of Graham Rd, including the portion in Brunswick, then I would recommend that you look into the possibility of making it a Bloomfield town highway. I do not know how you would go about this, except that it would involve working with Brunswick (cc'd).

If you have any questions, please don't hesitate to contact me.

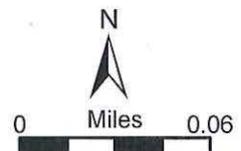
Kerry

Kerry Alley
AOT Mapping & GIS Specialist
Vermont Agency of Transportation (VTrans)
Kerry.Alley@vermont.gov – Please note new email address
(802) 828-3666

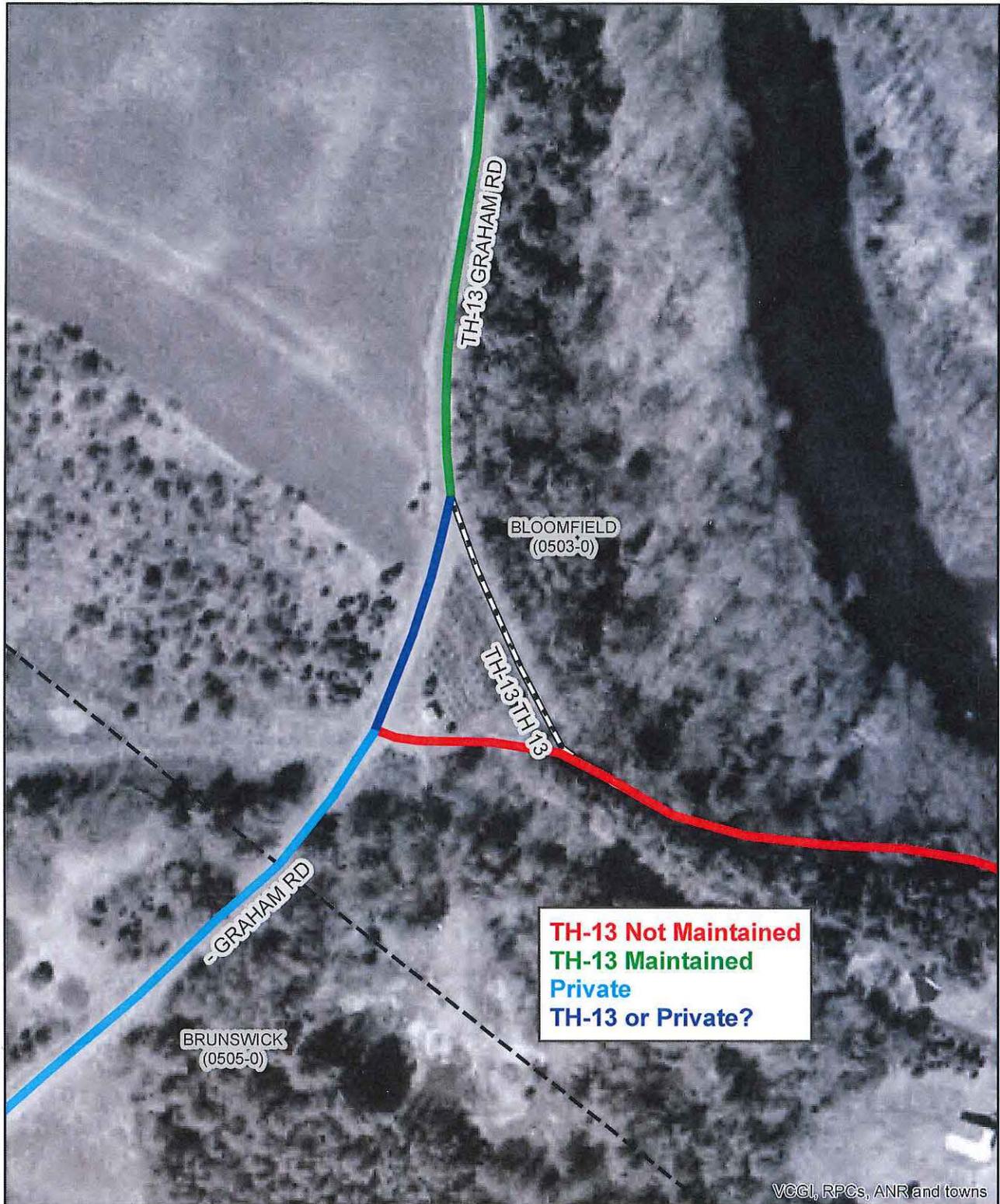


**TH-13 and Graham Rd
BLOOMFIELD**

Mapping Section
 Division of Policy and Planning
 Vermont Agency of Transportation -- December 11, 2015

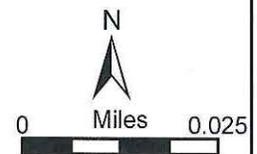


Bloomfield-TH13-GrahamRd.pdf



**TH-13 and Graham Rd (intersection)
 BLOOMFIELD**

Mapping Section
 Division of Policy and Planning
 Vermont Agency of Transportation -- December 11, 2015



Bloomfield_TH13-GrahamRd_Intersection_1994.pdf

Alley, Kerry

From: Alley, Kerry
Sent: Friday, January 08, 2016 9:11 AM
To: 'townofbloomfieldvt@gmail.com'; 'townofbloomfieldselect@gmail.com'
Cc: Croft, Johnathan; Moulton, Sara
Subject: FW: Bloomfield TH-13 (Graham Rd)
Attachments: Bloomfield_TH13_GrahamRd_Intersection_Resolved.pdf

Hello Wendy,

Now that we've had a chance to talk on the phone, I'll outline our recommendations and clarifications for the Bloomfield Selectboard:

1. Bloomfield is currently only receiving class 3 town highway funding for the class 3 town highways shown on the current Town Highway Map. However, any class 3 town highways that are not being maintained to class 3 standards should not receive funding (such as the unmaintained portion of TH-13), and should therefore be designated as "class 4 – Not Up To Standards" (NUTS) unless the town has plans to formally reclassify or discontinue such roads in the near future.
2. We recommend that the unmaintained portion of TH-13 be designated "NUTS" on the 2016 Certificate (see below for details, from Wednesday's email).
3. We also recommend that the town of Bloomfield contact the Brunswick Selectboard to see about making a formal (legal) agreement regarding Bloomfield's right to establish and maintain a town highway in Brunswick. Because the Brunswick Selectboard has the legal statutory authority to establish highways within Brunswick, they need to be involved in the process. The town lawyers should be able to handle this kind of agreement, which could be worked into the process of establishing a public highway. Town highways are ideally established via the statutory process (notification, hearing, formal laying out, and opening, etc.), and occasionally by dedication and acceptance (sometimes when dealing with a single landowner). As this is a somewhat unusual scenario, and I'm not an expert on legal issues, I don't have much useful information.
4. The private portion of Graham Rd in Bloomfield can be established as a town highway by the Selectboard following the process outlined in state statutes. Some information regarding this process was included with the Mileage Certificate mailed to you recently. It might be easiest to handle this at the same time as the establishing the portion in Brunswick, assuming some sort of formal agreement is reached.

Let me know if you have additional questions,

Kerry

Kerry Alley
AOT Mapping & GIS Specialist
Vermont Agency of Transportation (VTrans)
Kerry.Alley@vermont.gov – Please note new email address
(802) 828-3666

From: Alley, Kerry
Sent: Wednesday, January 06, 2016 3:17 PM
To: 'townofbloomfieldvt@gmail.com' <townofbloomfieldvt@gmail.com>

Cc: 'townofbloomfieldselect@gmail.com' <townofbloomfieldselect@gmail.com>; Croft, Johnathan <Johnathan.Croft@vermont.gov>; Moulton, Sara <Sara.Moulton@vermont.gov>
Subject: Bloomfield TH-13 (Graham Rd)

Hello Wendy,

I'm sorry I missed your call on Tuesday. I will be in the office tomorrow (Thursday) if you would still like to talk. None of the discussed changes to Graham Rd (TH-13) have been taken into account on the 2016 Mileage Certificate we just sent to you. I was waiting for some clarification from the Selectboard before determining the mileage values for the changes.

However, the good news is that I just found the clarification I needed in our records. The Selectboard can therefore disregard my questions about the alignment of the intersection between TH-13 and the private road in my email to them on 12/11/2015. The archived Town Highway Maps ([notably the map from 1960](#)) indicate that the original alignment of the unmaintained portion of TH-13 was as shown by the black-white dashed line on the attached map "Bloomfield_TH-13_GrahamRd_Intersection_Resolved.pdf," and that in 1960 the private road (P2 on the 1960 map and in pink on the attached map) intersected TH-13 at its 0.13 mile point. The current private portion of Graham Rd (shown in red on the attached map) intersects TH-13 at its 0.18 mile point.

Therefore, if there are no plans to reclassify the unmaintained portion of TH-13 sometime this year (to class 4 or legal trail), I would ask that you add the following text to the "Reclassified/Remeasured" section on the mileage certificate:
0.18 mi CL3 TH-13 Reclassified as CL4 Not Up To Standards (NUTS) pursuant to 19 V.S.A. 305(a)

This change on the Certificate would make the unmaintained portion of TH-13 functionally a class 4 town highway so that it will not receive state funding, as opposed to it being formally reclassified as a class 4 town highway by the Selectboard.

My comments regarding the rest of Graham Rd (private, and partially in Brunswick) from my email to the Selectboard on 12/11/2015 still hold.

If you or the Selectboard have any questions, please don't hesitate to contact me.

Thanks,

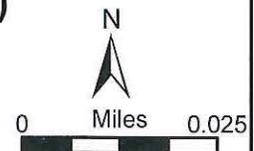
Kerry

Kerry Alley
AOT Mapping & GIS Specialist
Vermont Agency of Transportation (VTrans)
Kerry.Alley@vermont.gov – Please note new email address
(802) 828-3666



**TH-13 and Graham Rd (intersection resolved)
BLOOMFIELD**

Mapping Section
 Division of Policy and Planning
 Vermont Agency of Transportation -- January 6, 2016



Alley, Kerry

From: Townof Bloomfield <townofbloomfieldvt@gmail.com>
Sent: Tuesday, February 02, 2016 9:08 AM
To: Alley, Kerry
Subject: Graham Road
Attachments: Deed Graham Rd.pdf; Gierke Deed.pdf

I received this deed from Brunswick in the mail today also the deed from a property owner selling his portion of the road to the town.

Thank You,
Wendy Covill

Gierke Deed.pdf

93

Know all Persons by These Presents

That

I, LLOYD GIERKE

Vermont Property Transfer Tax
32 V.S.A. Chap. 231
-ACKNOWLEDGMENT-
Return Rec'd. - Tax Paid - Board of Health Cert. Rec'd. -
Vt. Land Use & Development Plans Act Cert. Rec'd.
Return No.
Lautt

1 VSA § 317 (c) (6)

of Brunswick in the County of Essex
and State of Vermont Grantor, in the consideration of
One Dollar and other good and valuable consideration-----Dollars
paid to my full satisfaction by

the TOWN OF BLOOMFIELD, a municipal entity with situs

~~of~~ and State of Vermont in the County of Essex
freely Give, Grant, Sell, Convey and Confirm unto the said Grantee

the TOWN OF BLOOMFIELD, and its successors

~~and~~ ~~owns~~ and assigns forever, a
certain piece of land in the Towns of Bloomfield and Brunswick in the
County of Essex and State of Vermont, described as
follows, viz:

Being a parcel of land 50 feet in width centered on a rebuilt roadway leading from Vermont Route 102 about 500 feet southerly of the Nulhegan River Bridge to the homestead premises of Thomas Graham in Bloomfield and more particularly described as follows:

Beginning at a point in the centerline of the 50 foot wide Right of Way at the center of the reconstructed roadway, said point being on the property line of Boise-Cascade and being S72°15'14"W a distance of 66.92 feet from a blue painted scribed line post on the fence line between land of Lloyd Gierke and Boise-Cascade; thence along the centerline of the 50 foot wide Right of Way and reconstructed roadway on a curve to the right with a Radius of 1124.67 feet, for an arc length of 112.06 feet, on a Chord Bearing of N07°43'34"W, for chord distance of 112.01 feet to a point; thence N01°13'10"W along said centerline for 99.95 feet to a point; thence N05°07'33"E along said centerline for 115.41 feet to a point, said point being S34°25'52"W and 469.19 feet from a concrete monument located on the easterly bound of land of Mary Lizzie, said monument marking the Bloomfield-Brunswick Town Line; thence turning a sharp corner and continuing along the said centerline on a curve to the right with a Radius of 673.84 feet, an arc length of 187.95 feet, on a chord bearing of N56°40'36"E, for a chord distance of 187.35 feet to a point; thence continuing on said centerline N65°30'15"E a distance of 264.16 feet to a point, said point being on the Brunswick-Bloomfield Town Line and being S37°01'26"E and 218.62 feet from the afore mentioned Concrete Monument located on the Lizzie east bound, said monument marking the Brunswick-Bloomfield Town Line; thence continuing along said centerline of the 50 foot wide Right of Way on a curve to the left with a Radius of 753.40 feet, an arc length of 285.28 feet, on a chord bearing of N53°29'47"E, for a chord distance of 283.58 feet to a point; thence continuing along said centerline N34°45'34"E a distance of 99.53 feet to a point; thence continuing along said centerline on a bearing of N29°29'34"E, for a distance of 77.87 feet to a point which is 476.84 feet N72°27'36"E from the aforementioned concrete monument on the Town line and Lizzie's land.

To Have And To Hold said granted premises, with all the privileges and appurtenances thereof, to the said Grantee the TOWN OF BLOOMFIELD, its successors

And the said Grantor the TOWN OF BRUNSWICK

successors and assigns for itself and its assigns, does covenant with the said Grantee the TOWN OF BLOOMFIELD, its successors

heirs and assigns, that until the ensembling of these presents it is the sole owner of the premises, and have good right and title to convey the same in manner aforesaid, that they are Free From Every Encumbrance.

and it hereby engage to Warrant And Defend the same against all lawful claims whatever,

In Witness Whereof, this Twenty-Sixth day of June September A.D. 19 92 hereunto set my hand and seal

In Presence of Dana Graham Witness Warren Graham Witness By: Brendan J. Whittaker L.S. Its duly authorized agent

State Of Vermont County of Essex } ss. 26th At Brunswick, Vt day of September this A.D. 19 92

Brendan Whittaker personally appeared, and acknowledged this instrument, by his free act and deed, and the free act and deed of said Town. Before me Sharon B. Graham

NOTARY PUBLIC (Title) My commission expires: (Town Clerk of Brunswick)

Received for record March 25, 1994 at 4:05 P.M. + duly recorded in Brunswick Land Records, Bk. 14, pgs 37+38. A true copy. Attest: Sharon B. Graham Town Clerk

HEED WARRANTY

TOWN OF BRUNSWICK TO TOWN OF BLOOMFIELD Dated, June 19 92 Brunswick CLERK'S OFFICE

RECEIVED FOR RECORD March 25 A.D. 19 94 AT 4 O'CLOCK 05 MINUTES P.M. AND RECORDED IN BRUNSWICK BOOK 14 PAGES 37+38 OF LAND RECORDS ATTEST Sharon B. Graham CLERK RECORDERS FEE \$

MOORE & DONNELLAN ATTORNEYS AT LAW MAIN STREET DERBY, VT 05828 & ISLAND POND, VT 05848

Alley, Kerry

From: Alley, Kerry
Sent: Thursday, February 18, 2016 10:34 AM
To: 'Townof Bloomfield'
Subject: RE: who do I contact
Attachments: Bloomfield_GrahamRd_3DeedsReceived.pdf

Attached: Bloomfield_GrahamRd_3DeedsReceived.pdf;

BINGO! That was it. ☺

Now pat yourself on the back...that was the hard part!

I've attached a map showing the 3 layouts from the deeds you found.

Assuming you pull together the other memos/documentation (in previous email below), this is some text for the "NEW HIGHWAYS" section of the Certificate:

+0.56 mi CL3 TH-1 new road (Graham Rd extended into Brunswick and Bloomfield

If there are no plans to reclassify the unmaintained portion of TH-13 sometime this year (to class 4 or legal trail), then I ask that you add the following text to the "Reclassified/Remeasured" section of the Certificate:

0.18 mi CL3 TH-13 reclassified as CL4 Not Up To Standards (NUTS) pursuant to 19 V.S.A. 305(a)

Let me know if you have other questions!

Kerry

Original Attachments of message below: <<Scan0002.pdf>>

From: Townof Bloomfield [mailto:townofbloomfieldvt@gmail.com]
Sent: Thursday, February 18, 2016 8:52 AM
To: Alley, Kerry <Kerry.Alley@vermont.gov>
Subject: Re: who do I contact

How is this for documentation?

On Tue, Feb 16, 2016 at 12:21 PM, Alley, Kerry <Kerry.Alley@vermont.gov> wrote:

Hi Wendy,

I will process the addition of rest of Graham Rd in our records with a deed associated with the parcel mentioned in the application you sent me earlier, any documentation/memo indicating that Brunswick is ok with Bloomfield having a town highway in Brunswick, and something (ideally minutes or an order) acknowledging that Bloomfield accepted Graham Rd as a town highway.

If you are looking for clarification on the robustness of Graham Rd's legal establishment as a town highway, the town lawyer would be more qualified to do that.

Kerry

From: Townof Bloomfield [mailto:townofbloomfieldvt@gmail.com]

Sent: Tuesday, February 16, 2016 11:49 AM

To: Alley, Kerry <Kerry.Alley@vermont.gov>

Subject: Re: who do I contact

Where do I go from here as far as getting the road onto our highway certification?

Thank You,

Wendy

On Tue, Feb 16, 2016 at 11:39 AM, Alley, Kerry <Kerry.Alley@vermont.gov> wrote:

Yes, I know what you mean! It's a pity that these records weren't kept in an obvious way in Bloomfield, but it's a common issue even with roads that are within the town boundaries. At least Bloomfield doesn't have to start from scratch. Future town officials will appreciate some clarity with this too, I hope!!

Kerry

From: Townof Bloomfield [mailto:townofbloomfieldvt@gmail.com]

Sent: Tuesday, February 16, 2016 11:29 AM

To: Alley, Kerry <Kerry.Alley@vermont.gov>

Subject: Re: who do I contact

This is so dang stressful. I think my hair is more gray from this than anything. Thank you.

On Tue, Feb 16, 2016 at 10:46 AM, Alley, Kerry <Kerry.Alley@vermont.gov> wrote:

Hi Wendy,

I think you nailed it with this discovery! The measure referred to on that Application matches the remaining portion of Graham Rd in Brunswick. :-)

I don't know how Brunswick manages their records, but they should be able to track down any property transfers, especially now that the approximate date and both parties are known. Unfortunately the Book and page mentioned on the application are for the land *before* part was sold to Bloomfield. At least now you know exactly what you're looking for!

Kerry

Kerry Alley

AOT Mapping & GIS Specialist

Vermont Agency of Transportation (VTrans)

Kerry.Alley@vermont.gov – Please note new email address

[\(802\) 828-3666](tel:(802)828-3666)

Original Attachments of message below: <<[Scan0012.pdf](#)>>

From: Townof Bloomfield [mailto:townofbloomfieldvt@gmail.com]

Sent: Tuesday, February 16, 2016 10:15 AM

To: Alley, Kerry <Kerry.Alley@vermont.gov>

Subject: who do I contact

To help me figure this Graham Rd. mess out? I have been digging and found this document:

Thank You,

Wendy Covill

AGENCY OF NATURAL RESOURCES
DEPARTMENT OF ENVIRONMENTAL CONSERVATION
PERMITS, COMPLIANCE & PROTECTION DIVISION

Scan0012.pdf

FOR OFFICE USE ONLY
Permit # _____
Date Application _____
Received _____

APPLICATION FOR DEFERRAL OF PERMIT

(Pursuant to Chapter 3 of the Environmental Protection Rules)

SELLER:

BUYER:

Name: Mead Oxford Corporation
(As shown on Deed for Property)
Address: Mead Paper Div., Rumford Mill
35 Hartford Street
Rumford ME 04276
(town) (state) (zip)
Tel. No. 207 369 2543

Name: Town of Bloomfield
Address: P. O. Box 336
No. Stratford NH 03590
(town) (state) (zip)
Tel. No. 802 962 5191

FEE: \$ 50.00 (A fee of \$50.00 must accompany each application)

A. Parcel to be Conveyed: (Pursuant to § 3-06 . A . of the Environmental Protection Rules)

Location: Town: Brunswick Road/Highway: Town Highway No. 1, Bloomfield

Deed reference of land being subdivided: Book: 14 Page (s) 172

Description of Subdivision [acres or sq. ft. & dimensions (enclose plot plan)] : 50' x 1,375.74' or approx.
1.6 acres

Is this parcel improved ? No Yes ; if yes , with what ? _____
(See "C" below)

Is there plumbing and / or sewage disposal facilities on the parcel ? No Yes ; if yes ; describe : _____

Is the land contiguous to other lands of the buyer ? Yes

B. Remaining Parcel : (Pursuant to § 3-06 . B . of the Environmental Protection Rules)

How many acres is the remaining parcel after the parcel described in "A" is conveyed ? 889 & 12.4 acres .
(Do not include land across a public highway from the lot or land under a separate deed

If the parcel is more than ten (10) acres , do not complete this section .

Is this parcel improved ? No Yes ; if yes , with what ? _____

If the parcel is not improved and is less than 10 acres you must also complete a " Retained " Deferral of Permit application .

C. If any parcel is improved with a structure , the useful occupancy of which requires plumbing and sewage disposal facilities , it can not be subdivided with a Deferral of Permit .

1 . If either parcel is improved with a structure built or under construction on March 5 , 1973 , you must comply with § 3 - 04 of the Environmental Protection Rules in order to be considered exempt .

LAW OFFICE OF
ZUCCARO, WILLIS & BENT
A PROFESSIONAL CORPORATION

1330 Main Street
P. O. Box 97
ST. JOHNSBURY, VT 05819-0097

Scan0002.pdf

EDWARD R. ZUCCARO
DAVID L. WILLIS
ROBERT R. BENT

Sender's E-Mail Address
dlw@together.net

TELEPHONE
802-748-8938

TELECOPIER
802-748-1118

October 28, 1999

Steven A. Adler, Esq.
P. O. Box 189
St. Johnsbury, VT 05819

Re: Mead Oxford Corporation - Town of Bloomfield - WELOG, Inc.

Dear Steve:

Enclosed please find the following documents for recording and/or filing:

1. Release of Land Use Lien
2. Certificate of Mad Oxford Corporation
3. Quit-Claim Deed from Mead Oxford Corporation to the Town of Bloomfield
4. Vermont Property Transfer Tax Return
5. Vermont Withholding Tax Return for Transfer of Real Property
6. Vermont Real Estate Withholding Tax Certificate of Commissioner #17179
7. Deferral of Permit #DE-7-2864
8. Mylar

I also check in the amount of \$59.00 payable to the Brunswick Town Clerk for recording fees which are chargeable to Mead Oxford Corporation.

I also enclose a Real Estate Closing Statement and a 1099S form prepared by Mead Oxford Corporation.

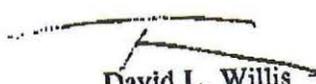
Steven Adler, Esq.

-2-

October 28, 1999

I believe that this now concludes this transaction.

Sincerely,



David L. Willis

DLW/dmh

enc.

Mr. Leon E. Bucher, Land Agent
Mead Publishing Paper Division
35 Hartford Street
Rumford, ME 04276

Jonathan Frizzell, Esq.
Waystack & King
No. Main Street
Colebrook, NH 03576

H:\wp7\mead\adleretal.101999

QUIT-CLAIM DEED

KNOW ALL PERSONS BY THESE PRESENTS that MEAD OXFORD CORPORATION, a corporation organized and existing under the laws of the State of Delaware, having an office at Rumford, in the County of Oxford, and State of Maine, Grantor, in consideration of ONE DOLLAR (\$1.00) AND OTHER GOOD AND VALUABLE CONSIDERATION paid to its full satisfaction by the TOWN OF BLOOMFIELD, a municipal entity with situs, in the County of Essex, and State of Vermont, Grantee, has REMISED, RELEASED, AND FOREVER QUIT-CLAIMED unto the said TOWN OF BLOOMFIELD, and its successors and assigns, all right and title which it, the said MEAD OXFORD CORPORATION, or its successors or assigns have in, and to a certain parcel of land centered on a certain rebuilt roadway (hereinafter "Road") in the Town of Brunswick, County of Essex, and State of Vermont (hereinafter "Parcel"), described as follows, viz:

The Parcel, situated in Lot 56 of the Second Division of the Lots of Brunswick, is located along the Road which is a portion of the Town Highway No. 1, Bloomfield, as depicted on a certain plan to be filed entitled "PLAN OF CENTERLINE SURVEY of TOWN HIGHWAY NO. 1, BLOOMFIELD, ESSEX COUNTY, VT." dated December 10, 1991, revised August, 1992, and further revised November 16, 1998, as surveyed and prepared by F. W. Cowan & Sons, Canaan, VT. Town Highway No. 1, Bloomfield, leads from Vermont Route 102, beginning approximately 500 feet southerly of the south end of the Nulhegan River Bridge on Vermont Route 102, and ending near the homestead premises now or formerly of Thomas Graham.

The Parcel is fifty (50) feet in width; the sidelines of the Parcel shall be parallel with the centerline of the Road, as hereinafter described, and shall be located twenty-five (25) feet each side thereof. The centerline of the Road is more particularly described as follows:

Starting at a point, the centerline starting point, being the unmonumented point of

intersection of the centerline of the Road and the west sideline of the former State Highway (relinquished in 1959) leading from Bloomfield Village to Guildhall. The centerline starting point is further described as located North thirteen degrees one minute zero seconds East (N $13^{\circ} 01' 00''$ E) a distance of two hundred and ninety-two hundredths (200.92) feet from an iron pipe at a scribed wood post found marking the intersection of the common boundary line of land of Grantor and land now or formerly of Roger Case, and the west sideline of the former State Highway.

The centerline of the Road follows the centerline of the rebuilt roadway by the following magnetic courses (1991) and distances:

Thence from the centerline starting point on a curve to the right with a radius length of one hundred twenty-two and thirty-seven hundredths (122.37) feet, an arc length of thirty-eight and sixty-seven hundredths (38.67) feet, a chord length of thirty-eight and fifty hundredths (38.50) feet, and a chord bearing of South seventy degrees fifty-two minutes six seconds West (S $70^{\circ} 52' 06''$ W), to an angle point;

Thence South seventy-six degrees twenty-five minutes four seconds West (S $76^{\circ} 25' 04''$ W) a distance of one hundred and six hundredths (100.06) feet, to an angle point;

Thence South sixty-nine degrees twenty-seven minutes forty-one seconds West (S $69^{\circ} 27' 41''$ W) a distance of ninety-nine and ninety-two hundredths (99.92) feet, to an angle point;

Thence on a curve to the right with a radius length of four hundred seventeen and ninety-two hundredths (417.92) feet, an arc length of one hundred forty-nine and ninety-nine hundredths (149.99) feet, a chord length of one hundred forty-nine and nineteen hundredths (149.19) feet, and a chord bearing of South seventy-nine degrees fifty-nine minutes two seconds West (S $79^{\circ} 59' 02''$ W), to an angle point;

Thence South eighty-eight degrees twenty-nine minutes nine seconds West (S 88° 29' 09" W) a distance of one hundred fifty and five hundredths (150.05) feet, to an angle point;

Thence on a curve to the right with a radius length of one hundred forty-eight and forty-three hundredths (148.43) feet, an arc length of one hundred fifty and seven hundredths (150.07) feet, a chord length of one hundred forty-three and seventy-six hundredths (143.76) feet, and a chord bearing of North sixty degrees three minutes sixteen seconds West (N 60° 03' 16" W), to an angle point;

Thence North twenty-eight degrees forty minutes forty seconds West (N 28° 40' 40" W) a distance of one hundred and eight hundredths (100.08) feet, to an angle point;

Thence North twenty-three degrees forty-two minutes thirty-two seconds West (N 23° 42' 32" W) a distance of two hundred and two hundredths (200.02) feet, to an angle point;

Thence North twenty-one degrees sixteen minutes thirteen seconds West (N 21° 16' 13" W) a distance of one hundred ninety-nine and thirty-eight hundredths (199.38) feet, to an angle point;

Thence North seventeen degrees fifty-one minutes twenty-one seconds West (N 17° 51' 21" W) a distance of ninety-nine and seventy hundredths (99.70) feet, to an angle point;

Thence on a curve to the right with a radius length of one thousand one hundred twenty-four and sixty-seven hundredths (1,124.67) feet, an arc length of eighty-seven and eighty hundredths (87.80) feet, a chord length of eighty-seven and seventy-seven hundredths (87.77) feet, and a chord bearing of North twelve degrees forty-nine minutes two seconds West (N 12° 49' 02" W), to the ending point, the centerline ending point.

The centerline ending point is a point on said curve, being the unmonumented point of

intersection of the centerline of the Road and the common boundary line of land of Grantor and land now or formerly of Lloyd Gierke (being the north sideline of land of Grantor in said Lot 56). The centerline ending point is further described as located South seventy-two degrees fifteen minutes fourteen seconds West (S 72° 15' 14" W) a distance of sixty-six and ninety-two hundredths (66.92) feet from a scribed wooden line post found on said common boundary line.

The Parcel is fifty (50) feet in width and is one thousand three hundred seventy-five and seventy-four hundredths (1,375.74) feet in length, as measured along the centerline of the Road, and contains approximately one and six-tenths (1.6) acres.

The Parcel is subject to a previously granted deed of easement from Brown Company to Shirley J. Covill, dated March 14, 1958, therein described as:

“... an easement or right of way to construct, maintain and use an access roadway not to exceed twenty-five (25) feet in width across the most easterly end of the Grantor's portion of lot Fifty-Six (56) in the Second (2nd) Division of the lots of Brunswick, County of Essex, State of Vermont, said roadway to lead from the main highway in a northwesterly direction a distance of approximately one thousand one hundred fifty (1,150) feet across said premises to the land and buildings of the Grantee situated in the northerly portion of said lot fifty-six (56) ...”.

As the Parcel is created from and is located adjacent to a working commercial forest, Grantee, for itself, its successors, assigns, administrators and constituents, acknowledge by the acceptance of this deed that itself, its successors, assigns, administrators and constituents, need to be mindful of the continued use of the adjacent lands and roads for the management, growth, harvest, utilization and transportation of commercial forest products and other natural resources products. In recognition of Grantor's conveyance of the Parcel, Grantee agrees not to impose any unreasonable or unusual restriction(s) upon the use of the Road for the transportation of commercial forest products except for the reasonable and usual springtime weight limit.

For the source of Grantor's title, the Parcel is a part or portion of the land and premises conveyed to Mead Oxford Corporation by Limited Warranty Deed of Oxford Paper Company dated November 1, 1996, recorded in Book 14, Page 172 of the Brunswick Land Records. For further reference see three deeds: (1) a Quit-Claim Deed of Boise Cascade Corporation to Oxford Paper Company dated October 2, 1981, recorded in Book 12, Page 276 of said Land Records; (2) a Quit-Claim Deed of James River Corporation of Virginia to Boise Cascade Corporation dated December 8, 1980, recorded in Book 12, Page 265 of said Land Records; and (3) a deed of Tessier Lumber Company, Inc. to Brown Company dated August 30, 1957, recorded in Book 10, Page 252 of said Land Records.

Waiver of Developmental Rights: In order to comply with 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 any application to develop the lot.

TO HAVE AND TO HOLD all right and title in and to said quit-claimed premises, with the appurtenances thereof, to the said TOWN OF BLOOMFIELD, and its successors and assigns forever.

AND FURTHERMORE, it, the said MEAD OXFORD CORPORATION, does for itself and its successors and assigns, covenant with the said TOWN OF BLOOMFIELD, and its successors and assigns, that from and after the ensembling of these presents, it, the said MEAD OXFORD CORPORATION, will have and claim no right, in, or to the said quit-claim premises.

IN WITNESS WHEREOF, the said MEAD OXFORD CORPORATION, has caused this deed to be signed upon its behalf by E. M. Karter, its President, and by David L. Santez, its Assistant Secretary, thereunto duly authorized, this 16th day of December, 1998.

MEAD OXFORD CORPORATION

Elizabeth J. Milburn
Witness Elizabeth J. Milburn

By: E. M. Karter
E. M. Karter
Its: President

Denise L. Williams
Witness Denise L. Williams

By: David L. Santez
David L. Santez
Its: Assistant Secretary

STATE OF OHIO
MONTGOMERY COUNTY, SS.

At Dayton, Ohio, in said County, this 16th day of December, 1998, personally appeared E. M. Karter, President of Mead Oxford Corporation, and he acknowledged this instrument by his sealed and subscribed, to be his free act and deed and the free act and deed of Mead Oxford Corporation.

Before me: Denise L. Williams
Notary Public

My Commission Expires: May 1, 2002



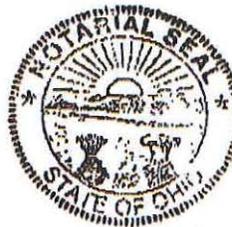
DENISE L. WILLIAMS, Notary Public
In and for the State of Ohio
My Commission Expires May 1, 2002

STATE OF OHIO
MONTGOMERY COUNTY, SS.

At Dayton, Ohio, in said County, this 16th day of December, 1998,
personally appeared David L. Santez, Assistant Secretary of Mead Oxford Corporation, and he
acknowledged this instrument by his sealed and subscribed, to be his free act and deed and
the free act and deed of Mead Oxford Corporation.

Before me: Denise L. Williams
Notary Public

My Commission Expires: May 1, 2002



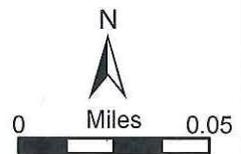
DENISE L. WILLIAMS, Notary Public
In and for the State of Ohio
My Commission Expires May 1, 2002

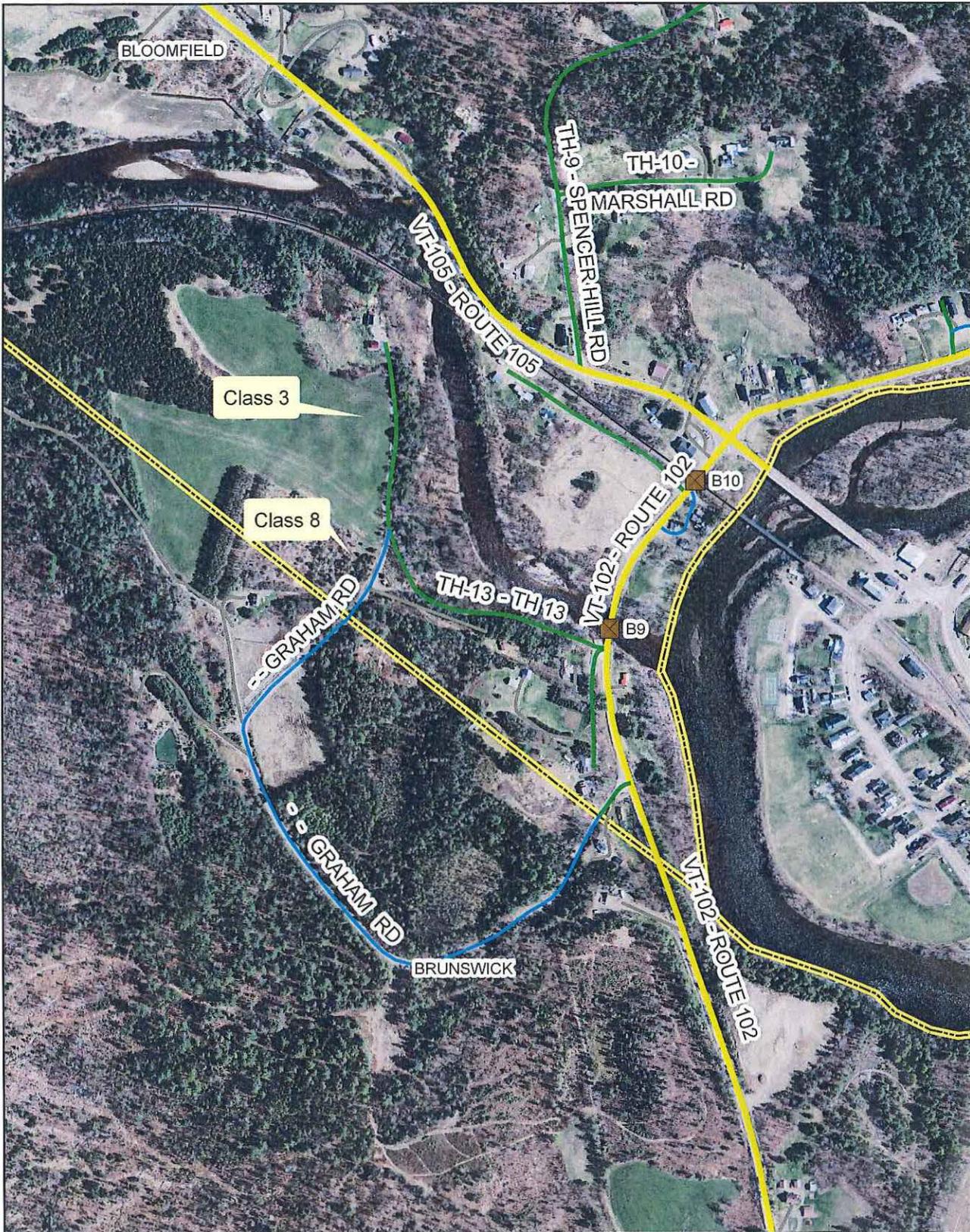
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**Graham Rd Deeds Received
BLOOMFIELD**

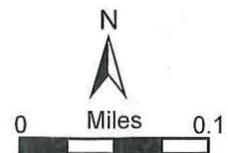
Mapping Section
Division of Policy and Planning
Vermont Agency of Transportation -- February 18, 2016





**TH-13 NUTS from VT-102 to Graham Rd.
BLOOMFIELD**

Mapping Section
 Division of Policy and Planning
 Vermont Agency of Transportation -- November 18, 2015





TH-13 Bloomfield looking west from VT-102