

District 5
Certcode 0406-0

**CERTIFICATE OF HIGHWAY MILEAGE
YEAR ENDING FEBRUARY 10, 2020**

Fill out form, make and file copy with the Town Clerk, and mail ORIGINAL, before February 20, 2020 to:
Vermont Agency of Transportation, Division of Policy, Planning and Intermodal Development, Mapping Section
219 N. Main Street, Barre, VT 05641.

We, the members of the legislative body of **ESSEX** in **CHITTENDEN** 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...

Town Highways	Previous Mileage	Added Mileage	Subtracted Mileage	Total	Scenic Highways
Class 1	0.000			0.000	0.000
Class 2	10.830			10.830	0.000
Class 3	65.30	0.7868		66.087	0.000
State Highway	22.312			22.312	0.000
Total	98.442			99.229	0.000
* Class 1 Lane	0.000			0.000	
* Class 4	3.40		0.027	3.373	0.000
* Legal Trail	0.50			0.50	

* 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.

- NEW HIGHWAYS:** Please attach Selectmen's "Certificate of Completion and Opening".
Corporate drive (Sta. 23+50 to Sta. 33+40) Evergreen Drive (Sta. 10+15 to Sta. 15+65)
Red Pine Circle (Sta. 10+15 to Sta. 7+32.63) Stonebrook Circle (Sta. 26+33 to Sta. 31+65)
Thompson Drive (Sta. 25+06.20 to Sta. 37+27.81)

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

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

West Sleepy Hollow Road (Sta. 0+00 to Sta. 1+41.4)

- 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:

Elaine Haney
Miss S. Smith
Patricia Murray

T/C/V Clerk Signature:

Date Filed:

Please sign ORIGINAL and return it for Transportation signature.

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

APPROVED:

DATE:

Representative, Agency of Transportation

Received
FEB 20 2020
Policy, Planning & Intermodal
Development Division



TOWN OF ESSEX
VERMONT

81 MAIN STREET, ESSEX JUNCTION, VERMONT 05452
Fax: 878-1353 • E-mail: manager@essex.org • Website: www.essex.org

February 19, 2020

Vermont Agency of Transportation
Attn: Kerry Alley, Mileage Certificate Specialist
Division of Policy, Planning and Intermodal Development
Mapping Section
1 National Life Drive
Montpelier, Vermont 05633-5001

Re: 2020 Highway Acceptance

Dear Ms. Alley,

The Town of Essex has enclosed the 2020 Certificate of Highway Mileage, and the Certificates of Completion and Opening with additional documentation describing the following new road segments;

Corporate Drive
Evergreen Drive
Thompson Drive

Stonebrook Circle
Red Pine Circle

All the road segments listed above will be new Class III Town Highways, and been accepted by the Town of Essex. Also included with this year's Highway Certificate of Mileage is the reclassification of a 0.027 Mile section of West Sleepy Hollow Road, a Class 4 Road, to a Class 3 road.

Please feel free to contact the Town Clerks office if you have any questions or comments after review of the information submitted.

Sincerely,

Susan McNamara – Hill
Town Clerk

Aaron Martin, P.E.,
Utilities Director / Town Engineer

CC: Evan Teich, Unified Manager
Dennis Lutz, P.E., Public Works Director
Rick Jones, Village Highway Superintendent
Aaron Martin, P.E., Utilities Director / Town Engineer
Shannon Lunderville, GIS Coordinator
File

Attachments

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

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

SUSAN McNAMARA-HILL, TOWN Clerk of the TOWN of
(Clerk's Name) (City/Town/Village) (City/Town/Village)
ESSEX; 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 _____
 Highway in the TOWN of ESSEX was COMPLETED AND OPENED (1,2,3 or 4)
(City/Town/Village) (City/Town/Village Name)
 FOR PUBLIC TRAVEL on APRIL 24, 2019.
(Month - Day) (Year)

DESCRIPTION OF RIGHT OF WAY: Stonebrook Circle
 (Include road name and intersecting town highway numbers) (Sta. 26+33 to 31+65)

Beginning at the dead end portion of Stonebrook Circle, (TH# 803), extending from the terminus of the existing road, for a distance of approximately 532.0' (0.101 miles). See attached deed for further description.

and as shown on a Highway Map of the TOWN of ESSEX,
(City/Town/Village) (City/Town/Village Name)
 dated _____, _____, and filed in Book _____ on page _____ of the Records of
(Month - Day) (Year) (Book #) (Page #)
 the TOWN of ESSEX by the TOWN Clerk of said ESSEX
(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 TOWN OF ESSEX, County of CHITTENDEN and State of Vermont,
(City/Town/Village Name) (County Name)
 this _____ day of _____, A.D.,
(Date - Day) (Date - Month) (Date - Year)

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

(Manager/Mayor Signature)
 and the Manager/Mayor of the City/Town/Village of _____
(City/Town/Village Name)

_____, VERMONT
(City/Town/Village Name) (Month - Day) (Year)

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

ATTEST: _____
(Clerk's Name)
 CLERK OF _____, 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:	_____

Susan McNamara - Hill, Town Clerk of the Town of
(Clerk's Name) (City/Town/Village) (City/Town/Village)
ESSEX, 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 _____
 Highway in the Town of ESSEX was COMPLETED AND OPENED (1,2,3 or 4)
(City/Town/Village) (City/Town/Village Name)
 FOR PUBLIC TRAVEL on APRIL 24, 2019.
(Month - Day) (Year)

DESCRIPTION OF RIGHT OF WAY: Evergreen Drive
 (Include road name and intersecting town highway numbers) (Sta. 10+15 to 15+65)

Beginning at the intersection of Stonebrook Circle, (TH# 803), extending from the intersection of Stonebrook Circle, (TH#803), for a distance of approximately 550' (0.104 miles). See attached deed for further description.

and as shown on a Highway Map of the Town of ESSEX,
(City/Town/Village) (City/Town/Village Name)
 dated _____, and filed in Book _____ on page _____ of the Records of
(Month - Day) (Year) (Book #) (Page #)
 the Town of ESSEX by the Town Clerk of said ESSEX
(City/Town/Village) (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 Town of Essex, County of CHITTENDEN and State of Vermont,
(City/Town/Village Name) (County Name)
 this _____ day of _____, A.D.,
(Date - Day) (Date - Month) (Date - Year)

Gleason Hoxney
(Selectman/Alderman/Trustee Signature)
Patricia L. Luff
(Selectman/Alderman/Trustee Signature)
Pat Mery
(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

(Manager/Mayor Signature)
 and the Manager/Mayor of the City/Town/Village of _____
(City/Town/Village Name)

_____, VERMONT
(City/Town/Village Name) _____
(Month - Day) (Year)

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

ATTEST: _____
(Clerk's Name)
 CLERK OF _____, VERMONT
(City/Town/Village) (City/Town/Village Name)

IRREVOCABLE OFFER OF DEDICATION

Offer made this 18th day of December, 2018 by Pinewood Development, LLC with its office and principal place of business in the Town of Essex, County of Chittenden and State of Vermont (the "Owner") to the Town of Essex, a Vermont municipality located in the County of Chittenden and State of Vermont (the "Town").

WITNESSETH:

WHEREAS, the Town of Essex Planning Commission, by written decision dated May 25, 2006, granted final approval of a 39 lot subdivision north of the existing development with entrance on Windridge Road (Phase H) based on the Findings and Stipulations documented in Planning Commission Approval PC-2001-40;

WHEREAS, the final approval obligates Owner to dedicate to the Town certain roads within the development identified as "Stonebrook Circle" and "Evergreen Drive" on a Plat recorded in Slide #431 of the Town of Essex Land Records, said roads to be constructed in segments, and offered in a series of deeds, and;

WHEREAS, Stonebrook Circle and Evergreen Drive are to be dedicated to the Town free and clear of all encumbrances pursuant to final approval and as depicted on the aforementioned Plat, and;

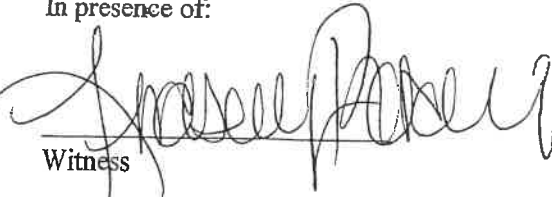
WHEREAS, the Owner has a Warranty Deed of conveyance to the Town for a further portion of Stonebrook Circle and a portion of Evergreen Drive;

NOW THEREFORE, in consideration of the Town of Essex Planning Commission Final Approval, and in further consideration of TEN AND MORE DOLLARS paid by the Town to the Owner, and for other good and valuable consideration, Owner hereby grants and conveys to the Town the following:


1. The Owner herewith delivers to the Town a Warranty Deed, a copy of which is set forth as Exhibit "A" attached hereto, said delivery being a formal offer of dedication to the Town, to be held by the Town until the acceptance or rejection of such offer of dedication by the Town;
2. The Owner agrees that said formal offer of dedication is irrevocable and can be accepted by the Town at any time;
3. Owner or its successors and assigns shall construct the roads in accordance with the final approval of the Town;
4. Owner agrees that maintenance of the improvements, including landscaping, shall be its sole responsibility prior to acceptance of ownership by the Town;
5. This irrevocable offer of dedication shall run with the land and be binding upon the Owner and its successors and assigns;

IN WITNESS WHEREOF the Owner hereby executes this Irrevocable Offer of Dedication as of the date first written above.

In presence of:



Witness

PINEWOOD DEVELOPMENT, LLC


By Brian J. Marcotte, Manager and Duly
Authorized Agent of Pinewood Development,
LLC

STATE OF VERMONT
CHITTENDEN COUNTY, SS

At TD Bank on this 18th day of December, 2018 personally
appeared Brian J. Marcotte individually and as Manager and duly authorized agent of Pinewood
Development, LLC and he acknowledged this instrument by him sealed and subscribed to be his free act
and deed and the free act and deed of Pinewood Development, LLC.

Before me: 
Rhonda Dee Russin
(Print name)

My commission expires: 2/10/2019

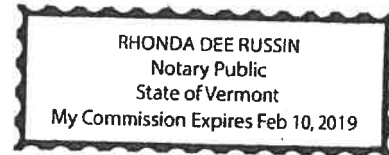


Exhibit "A"

WARRANTY DEED

KNOW ALL PERSONS BY THESE PRESENTS, That PINWOOD DEVELOPMENT, LLC a Vermont Limited Liability Company with its principal place of business in the Town of ESSEX, in the County of CHITTENDEN and State of VERMONT, GRANTOR, in the consideration of TEN AND MORE DOLLARS paid to its full satisfaction by the TOWN OF ESSEX, a Vermont municipality in the County of Chittenden, GRANTEE, by these present, does freely GIVE, GRANT, SELL, CONVEY AND CONFIRM unto the said GRANTEE, TOWN OF ESSEX and its successors and assigns forever, a certain piece of land in the Town of Essex, County of Chittenden and State of VERMONT, described as follows, viz:

Commencing at a concrete monument at the intersection of Stonebrook Circle and Evergreen Drive and being the northern most corner of Lot H35 marked on sketch (portion of property plat) as POC (Point of Commencement), heading along a bearing S15°38'35"E a distance of 24.48' along the frontage of Lot H35 to a monument, thence continuing along an arc to the left with a radius of 330.00' a distance of 52.33' to a monument, thence continuing along the frontage of Lot H35 with a line S24°43'45"E a distance of 51.02' to a rebar, then continuing along Evergreen Drive and frontage of Lot H34 heading S24°43'45"E a distance of 130.60' to a rebar, thence continuing along the frontage of Lot H33 heading S24°43'45"E a distance of 128.10' to a monument, thence turning to the right along an arc with a radius of 170.00' a distance of 2.50' (corrected) to a rebar, thence continuing along same arc with a radius of 170.00' a distance of 23.40' to a monument, thence continuing along the frontage of Lot H32 heading S16°09'05"E a distance of 72.64' to a monument, thence turning to the left along an arc with a radius of 230.00' a distance of 49.63' more or less to a temporary unmarked point of Evergreen Drive southerly portion previously conveyed for last phase of construction, thence turning to the left and proceeding 60' across with a bearing of N61°29'10"E and more or less perpendicular to Evergreen Drive to the other side of the Right of Way to a temporary unmarked point, thence turning to the left and heading along an arc turning to the right with a radius of 170.00' a distance of 36.68' (a portion of the total arc heading southerly was formerly conveyed) more or less to a monument marking the right of way along the frontage of Lot H19, thence proceeding N16°09'05"W a distance of 72.64' to a monument, thence turning to the left along an arc with a radius of 230.00' a distance of 34.43' to a monument, thence continuing along the frontage of H19 heading N24°43'45"W a distance of 55.77' to a rebar, thence continuing along the frontage of Lot H18 heading N24°43'45"W a

distance of 162.03' to a rebar, thence continuing along the frontage of Lot H17 heading N24°43'45"W a distance of 92.36' to a monument, thence continuing along an arc turning to the right with a radius of 270.00' a distance of 42.82' to a monument, thence continuing N15°38'35"W a distance of 26.16' to a monument (said monument marking the southeast intersection of Evergreen Drive & Stonebrook Circle), thence turning to the right and heading N74°21'25"E along the northerly frontage of Lot H17 to a rebar, thence turning to the left and proceeding N15°38'35"W a distance of 60' across the end of the phase of Stonebrook Circle to a unmarked point, thence turning to the left along remaining lands of Pinewood Manor proceeding S74°21'25"W a distance of 156.45' to a rebar, thence continuing S74°21'25"W a distance of 43.20' along the frontage of lot H16 to a monument, thence turning to the left along an arc with a radius of 330.00' a distance of 32.40' to a monument, thence continuing on a line heading S68°43'51"W a distance of 44.38' to a rebar, thence continuing S68°43'51"W a distance of 119.71' along the frontage of Lot H15 to a rebar, thence continuing S68°43'51"W a distance of 58.38' along the frontage of Lot H14 to a rebar, thence turning to the right along an arc with a radius of 970.00' a distance of 47.88' to a rebar, thence continuing along the same arc with a radius of 970.00' a distance 61.66' to a monument along the frontage of Lot H13, thence continuing on a line heading S75°12'04"W a distance of 38.36' to a rebar, thence continuing S75°12'04"W a distance of 57.03' along the frontage of Lot H12 to a monument, thence turning to the left along an arc with a radius of 180.00' a distance of 42.97' to a rebar, thence continuing along same arc with a radius of 180.00' a distance of 100.00' along the frontage of Lot H11 to a rebar, thence continuing along the same arc with a radius of 180.00' a distance of 22.08' along the frontage of Lot H10 to a monument (said point being the approximate connection to a previous conveyance of Stonebrook Circle), thence turning to the left across the road heading S67°20'10"E a distance of 60.00' to a monument, thence turning to the left and proceeding along an arc turning to the right with a radius of 120.00' a distance of 110.03' along the frontage of Lot H36 to a monument, thence proceeding N75°12'04"E a distance of 76.82' to a rebar, thence continuing N75°12'04"E a distance of 18.58' along the frontage of Lot H35 to a monument, thence turning to the left along an arc with a radius of 1030.00' a distance of 116.32' to a monument, thence proceeding N68°43'51"E a distance of 218.57' to a monument, said point being the point of commencement (POC) referenced above.

TO HAVE AND TO HOLD all said granted premises, with all the privileges and appurtenances thereof, to the said GRANTEE, TOWN OF ESSEX and its successors and assigns forever to their own use and behoof forever;

And the said PINEWOOD DEVELOPMENT, LLC for itself and its successors and assigns, does covenant with the said GRANTEE, TOWN OF ESSEX and its successors and

the sole owner of the premises, and has good right and title to convey the same in manner aforesaid, that they are **FREE FROM EVERY ENCUMBRANCE**, except as aforesaid, and except for all easements, rights of way and other rights as may appear of record, provided that such exception shall not reinstate any such rights or encumbrances previously extinguished by Title 27, Vermont Statutes Annotated, Chapter 5, Subchapter 7; and Grantor hereby engages to **WARRANT AND DEFEND** the same against all lawful claims whatever, except as aforesaid.

IN WITNESS WHEREOF, we hereunto set our hand and seal this _____ day of

_____, 2017.

IN THE PRESENCE OF

Pinewood Development, LLC, by
Brian J. Marcotte, its manager and duly
authorized agent

STATE OF VERMONT
CHITTENDEN COUNTY, SS

At _____ this _____ day of _____, 2017, Brian J. Marcotte, manager and duly authorized agent of Pinewood Development, LLC personally appeared and acknowledged this instrument, by him sealed and subscribed to be his free act and deed and the free act and deed of Pinewood Development, LLC.

Notary Public
My commission expires 2/10/2019

WARRANTY DEED

KNOW ALL PERSONS BY THESE PRESENTS, That **PINEWOOD DEVELOPMENT, LLC** a Vermont Limited Liability Company with its principal place of business in the Town of **ESSEX**, in the County of **CHITTENDEN** and State of **VERMONT**, **GRANTOR**, in the consideration of **TEN AND MORE DOLLARS** paid to its full satisfaction by the **TOWN OF ESSEX**, a Vermont municipality in the County of Chittenden, **GRANTEE**, by these present, does freely **GIVE, GRANT, SELL, CONVEY AND CONFIRM** unto the said **GRANTEE, TOWN OF ESSEX** and its successors and assigns forever, a certain piece of land in the Town of Essex, County of Chittenden and State of **VERMONT**, described as follows, viz:

Commencing at a concrete monument at the intersection of Stonebrook Circle and Evergreen Drive and being the northern most corner of Lot H35 marked on sketch (portion of property plat) as POC (Point of Commencement), heading along a bearing S15°38'35"E a distance of 24.48' along the frontage of Lot H35 to a monument, thence continuing along an arc to the left with a radius of 330.00' a distance of 52.33' to a monument, thence continuing along the frontage of Lot H35 with a line S24°43'45"E a distance of 51.02' to a rebar, then continuing along Evergreen Drive and frontage of Lot H34 heading S24°43'45"E a distance of 130.60' to a rebar, thence continuing along the frontage of Lot H33 heading S24°43'45"E a distance of 128.10' to a monument, thence turning to the right along an arc with a radius of 170.00' a distance of 2.50' (corrected) to a rebar, thence continuing along same arc with a radius of 170.00' a distance of 23.40' to a monument, thence continuing along the frontage of Lot H32 heading S16°09'05"E a distance of 72.64' to a monument, thence turning to the left along an arc with a radius of 230.00' a distance of 49.63' more or less to a temporary unmarked point of Evergreen Drive southerly portion previously conveyed for last phase of construction, thence turning to the left and proceeding 60' across with a bearing of N61°29'10"E and more or less perpendicular to Evergreen Drive to the other side of the Right of Way to a temporary unmarked point, thence turning to the left and heading along an arc turning to the right with a radius of 170.00' a distance of 36.68' (a portion of the total arc heading southerly was formerly conveyed) more or less to a monument marking the right of way along the frontage of Lot H19, thence proceeding N16°09'05"W a distance of 72.64' to a monument, thence turning to the left along an arc with a radius of 230.00' a distance of 34.43' to a monument, thence continuing along the frontage of H19 heading N24°43'45"W a distance of 55.77' to a rebar, thence continuing along the frontage of Lot H18 heading N24°43'45"W a

distance of 162.03' to a rebar, thence continuing along the frontage of Lot H17 heading N24°43'45"W a distance of 92.36' to a monument, thence continuing along an arc turning to the right with a radius of 270.00' a distance of 42.82' to a monument, thence continuing N15°38'35"W a distance of 26.16' to a monument (said monument marking the southeast intersection of Evergreen Drive & Stonebrook Circle), thence turning to the right and heading N74°21'25"E along the northerly frontage of Lot H17 to a rebar, thence turning to the left and proceeding N15°38'35"W a distance of 60' across the end of the phase of Stonebrook Circle to a unmarked point, thence turning to the left along remaining lands of Pinewood Manor proceeding S74°21'25"W a distance of 156.45' to a rebar, thence continuing S74°21'25"W a distance of 43.20' along the frontage of lot H16 to a monument, thence turning to the left along an arc with a radius of 330.00' a distance of 32.40' to a monument, thence continuing on a line heading S68°43'51"W a distance of 44.38' to a rebar, thence continuing S68°43'51"W a distance of 119.71' along the frontage of Lot H15 to a rebar, thence continuing S68°43'51"W a distance of 58.38' along the frontage of Lot H14 to a rebar, thence turning to the right along an arc with a radius of 970.00' a distance of 47.88' to a rebar, thence continuing along the same arc with a radius of 970.00' a distance 61.66' to a monument along the frontage of Lot H13, thence continuing on a line heading S75°12'04"W a distance of 38.36' to a rebar, thence continuing S75°12'04"W a distance of 57.03' along the frontage of Lot H12 to a monument, thence turning to the left along an arc with a radius of 180.00' a distance of 42.97' to a rebar, thence continuing along same arc with a radius of 180.00' a distance of 100.00' along the frontage of Lot H11 to a rebar, thence continuing along the same arc with a radius of 180.00' a distance of 22.08' along the frontage of Lot H10 to a monument (said point being the approximate connection to a previous conveyance of Stonebrook Circle), thence turning to the left across the road heading S67°20'10"E a distance of 60.00' to a monument, thence turning to the left and proceeding along an arc turning to the right with a radius of 120.00' a distance of 110.03' along the frontage of Lot H36 to a monument, thence proceeding N75°12'04"E a distance of 76.82' to a rebar, thence continuing N75°12'04"E a distance of 18.58' along the frontage of Lot H35 to a monument, thence turning to the left along an arc with a radius of 1030.00' a distance of 116.32' to a monument, thence proceeding N68°43'51"E a distance of 218.57' to a monument, said point being the point of commencement (POC) referenced above.

TO HAVE AND TO HOLD all said granted premises, with all the privileges and appurtenances thereof, to the said GRANTEE, TOWN OF ESSEX and its successors and assigns forever to their own use and behoof forever;

And the said PINEWOOD DEVELOPMENT, LLC for itself and its successors and assigns, does covenant with the said GRANTEE, TOWN OF ESSEX and its successors and

the sole owner of the premises, and has good right and title to convey the same in manner aforesaid, that they are **FREE FROM EVERY ENCUMBRANCE**, except as aforesaid, and except for all easements, rights of way and other rights as may appear of record, provided that such exception shall not reinstate any such rights or encumbrances previously extinguished by Title 27, Vermont Statutes Annotated, Chapter 5, Subchapter 7; and Grantor hereby engages to **WARRANT AND DEFEND** the same against all lawful claims whatever, except as aforesaid.

IN WITNESS WHEREOF, we hereunto set our hand and seal this 18th day of December, 2017.

IN THE PRESENCE OF

Zlata Cavka
4 Main St, TD BANK
Essex Junction, VT 05452

Brian J. Marcotte
Pinewood Development, LLC, by
Brian J. Marcotte, its manager and duly
authorized agent

STATE OF VERMONT
CHITTENDEN COUNTY, SS

At Essex Junction this 18th day of December, 2017, Brian J. Marcotte, manager and duly authorized agent of Pinewood Development, LLC personally appeared and acknowledged this instrument, by him sealed and subscribed to be his free act and deed and the free act and deed of Pinewood Development, LLC.

Zlata Cavka
ZLATA CAVKA
Notary Public
State of Vermont
Notary Public
My commission expires 2/10/2019

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

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

Susan McNamara-Hill, TOWN Clerk of the TOWN of
(Clerk's Name) (City/Town/Village) (City/Town/Village)
ESSEX, Vermont.
(City/Town/Village Name)

TH-801
0.19

Pursuant to Title 19, V.S.A., Chapter 7, this is to certify that the following described section of Class
 Highway in the TOWN of ESSEX was COMPLETED AND OPENED
(City/Town/Village) (City/Town/Village Name)
 FOR PUBLIC TRAVEL on SEPTEMBER 17, 2015.
(Month - Day) (Year)

DESCRIPTION OF RIGHT OF WAY: Corporate Drive
 (Include road name and intersecting town highway numbers) (Sta. 23+50 to 33+40)

Beginning at the end of Corporate drive, (TH #802), extending from the terminus of the existing road, for a distance of approximately 990' (0.1875 miles), terminating at a cul de sac. See attached deed for further description.

and as shown on a Highway Map of the TOWN of ESSEX,
(City/Town/Village) (City/Town/Village Name)
 dated _____, and filed in Book _____ on page _____ of the Records of
(Month - Day) (Year) (Book #) (Page #)
 the TOWN of ESSEX by the TOWN Clerk of said ESSEX
(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 TOWN OF ESSEX, County of CHITTENDEN and State of Vermont,
(City/Town/Village Name) (County Name)
 this _____ day of _____, A.D.,
(Date - Day) (Date - Month) (Date - Year)

Eleanor Haney
(Selectman/Alderman/Trustee Signature)
Miss [Signature]
(Selectman/Alderman/Trustee Signature)
Fate May
(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

(Manager/Mayor Signature)
 and the Manager/Mayor of the City/Town/Village of _____
(City/Town/Village Name)

_____, VERMONT
(City/Town/Village Name) (Month - Day) (Year)

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

ATTEST: _____
(Clerk's Name)
 CLERK OF _____, VERMONT
(City/Town/Village) (City/Town/Village Name)

IRREVOCABLE OFFER OF DEDICATION

THIS AGREEMENT is made this 30 day of August, 2004, by and between

Forestdale Heights, Inc.
164 North Willard Street
Burlington, VT 05401

a Vermont corporation (the "Owner"); and

Town of Essex
81 Main Street
Essex Jct., VT 05452

a Vermont municipality situated in Chittenden County, Vermont (the "Town").

Recitals

A. The Owner is the owner of lands and premises conveyed to it pursuant to a warranty deed, dated August 15, 1978, from the Village of Essex Junction, recorded in Volume 141, Page 68-- of the Land Records of the Town of Essex.

B. The Owner has received final subdivision approval from the Town's Planning Commission for the subdivision and development of a portion of the Saxon Hill Industrial Park known as Parcel "C."

C. In connection with its approval, the Town has requested a deed to a portion of a roadway to serve certain lots in Parcel "C."

D. The Owner is willing to convey ownership of the requested portion of the roadway.

E. The portion of the roadway to be dedicated to the Town shall be free and clear of all encumbrances.

F. The Owner has, with delivery of this Agreement, delivered a warranty deed to the Town for the portion of the roadway.

Promises and Covenants

NOW, THEREFORE, in consideration of the sum of One Dollar in lawful money paid by the Town to the Owner and other good and valuable consideration, it is covenanted and agreed as follows:

1. The Owner herewith delivers to the Town a warranty deed for the portion of the roadway depicted on Exhibit A, the delivery being a formal offer of dedication to the Town to be held by the Town until the acceptance or rejection of such offer of dedication by the Selectmen of the Town.

2. The Owner agrees that said formal offer of dedication is irrevocable and can be accepted in whole or in part by the Town at any time.

3. This irrevocable offer of dedication shall run with the land and shall be binding upon all assignees, grantees, successors and/or heirs of the Owner.

IN THE PRESENCE OF:

FORESTDALE HEIGHTS, INC.

[Signature]

BY [Signature]
Duly Authorized Agent

TOWN OF ESSEX

[Signature]

BY [Signature]
Town Manager and Its Duly Authorized Agent

STATE OF VERMONT
CHITTENDEN COUNTY, SS.

At Burlington in said County and State on this 30 day of August, 2004, personally appeared Hector LeClair, duly authorized agent of FORESTDALE HEIGHTS, INC., and he acknowledged this instrument by him signed and sealed to be his free act and deed and the free act and deed of FORESTDALE HEIGHTS, INC.

Before me [Signature]
Notary Public

STATE OF VERMONT
CHITTENDEN COUNTY, SS.

At Essex in said County and State on this 13 th day of Sept. ~~August~~, 2004, personally appeared Patrick C. Scheidel, being the Town Manager and duly authorized agent of the Town of Essex, and he acknowledged this instrument by him signed and sealed to be his free act and deed and the free act and deed of the Town of Essex.

Before me [Signature]
Notary Public

com. Exp. 2-10-07

s:\23549\001\Legal\offer of dedication

Exhibit A
Attachment to Offer of Dedication, Dated August 30, 2004
from Forestdale Heights, Inc.
to Town of Essex

Being a portion only of the lands and premises conveyed to Forestdale Heights, Inc. pursuant to a warranty deed, dated August 15, 1978, from the Village of Essex Junction, recorded in Volume 141, Page 68-- of the Land Records of the Town of Essex, more particularly described as follows:

Being a parcel of land, having a uniform width of 60 feet, and bounded on the east by the westerly sideline of Allen Martin Drive and on the west at station 23+50 as depicted on the plat hereinafter referred to.

The lands and premises are depicted on a plan entitled

Saxon Hill
Industrial Park
Allen Martin Drive Essex, VT
13 Lot Subdivision
Property Plat

^{2000 RB}
dated October 04, ~~200~~, prepared by O'Leary-Burke Civil Associates, PLC, recorded in Map Slide 367 of the Land Records of the Town of Essex (the Plat").

WARRANTY DEED

KNOW ALL BY THESE PRESENTS: That **Forestdale Heights, Inc.**, a Vermont corporation having a place of business in Essex, in the County of Chittenden, and State of Vermont (the "Grantor"), in consideration of TEN AND MORE DOLLARS paid to the Grantor's full satisfaction by the **Town of Essex**, a Vermont municipality having a place of business in Essex in the County of Chittenden, and State of Vermont (the "Grantee"), by these presents, does freely GIVE, GRANT, SELL, CONVEY AND CONFIRM unto the Grantee, and its successors and assigns, forever, a certain piece of land in Essex, in the County of Chittenden, and State of Vermont, described as follows, viz:

Being a portion of the lands and premises conveyed to the Grantor pursuant to a warranty deed, dated August 15, 1978, from the Village of Essex Junction, recorded in Volume 141, Page 68 of the Land Records of the Town of Essex.

Being all of Corporate Drive, so-called, not previously conveyed to the Grantee, as shown and depicted on a plan entitled

Saxon Hill
Industrial Park
Lot C Subdivision - Phase II
Corporate Drive
Essex, VT

by O'Leary-Burke Civil Associates, PLC, dated August 1, 2006, last revised February 3, 2008, recorded in Map Slide 443 of the Land Records of the Town of Essex.

By this deed, the Grantor hereby conveys to the Grantee, and its successors and assigns, ownership of and title to all water, stormwater and wastewater lines, pipes and appurtenances located within the right of way of Corporate Drive and so much of the hydrant that lies outside the western sideline of the cul-de-sac portion of Corporate Drive.

Reference is hereby made to the above-mentioned instruments, the record thereof, the references therein made, and their respective records and references, in further aid of this description.

TO HAVE AND TO HOLD said granted premises, with all the privileges and appurtenances thereof, to the Grantee and the successors and assigns of the Grantee, to its and their own use and behoof forever;

And the Grantor, for itself and its successors and assigns, covenants with the Grantee, and its successors and assigns that, until the ensealing of these presents it is sole owner of the premises,

and has good right and title to convey the same in manner aforesaid, that it is FREE FROM EVERY ENCUMBRANCE; and that it hereby engages to WARRANT AND DEFEND the same against all lawful claims whatever, except as aforesaid.

IN WITNESS WHEREOF, the Grantor has caused this deed to be executed this 11 day of ~~December~~, 2019.

Feb 2020

FORESTDALE HEIGHTS, INC.

By *[Signature]*
Duly Authorized Agent

PL
STATE OF VERMONT
~~CHITTENDEN COUNTY~~, SS.

Essex County

This record was acknowledged before me at Essex on ~~December~~ *Feb* 11, ~~2019~~ *2020* by Hector Leclair, duly authorized agent of **Forestdale Heights, Inc.**

Before me, *[Signature]*
Notary Public



23549\001

EASEMENT DEED

That **Forestdale Heights, Inc.**, a Vermont corporation having a place of business in Essex in the County of Chittenden and State of Vermont (the "Grantor"), in consideration of TEN AND MORE DOLLARS paid to the Grantor's full satisfaction by **Town of Essex**, a Vermont municipality having a place of business in Essex in the County of Chittenden and State of Vermont (the "Grantee"), does freely GIVE, GRANT, SELL, CONVEY AND CONFIRM unto the Grantee, and its successors and assigns forever, a certain piece of land in the Town of Essex, County of Chittenden and State of Vermont, described as follows:

Being a portion of the lands and premises conveyed to the Grantor pursuant to a warranty deed, dated August 15, 1978, from the Village of Essex Junction, recorded in Volume 141, Page 68 of the Land Records of the Town of Essex.

Being an easement, 30 feet in width, for the laying, constructing, building, installing, maintaining, repairing, rebuilding, replacing and operating of sewer pipes, mains and conduits on, under and through Lots 21 and 23 in the location as shown and depicted on a plan entitled

Saxon Hill
Industrial Park
Lot C Subdivision - Phase II
Corporate Drive
Essex, VT

by O'Leary-Burke Civil Associates, PLC, dated August 1, 2006, last revised February 3, 2008, recorded in Map Slide 443 of the Land Records of the Town of Essex.

By this deed, the Grantor hereby conveys to the Grantee, and its successors and assigns, ownership of and title to all wastewater lines, pipes and appurtenances located within the area of the easement as so shown and depicted.

Reference is hereby made to the aforementioned instruments, the records thereof and the references therein in further aid of this description.

TO HAVE AND TO HOLD said granted premises, with all the privileges and appurtenances thereof, to the Grantee and the successors and assigns of the Grantee, to its and their own use and behoof forever;

And the Grantor, for itself and its successors and assigns, covenants with the Grantee, and its successors and assigns that, until the ensembling of these presents it is sole owner of the premises, and has good right and title to convey the same in manner aforesaid, that it is FREE FROM EVERY ENCUMBRANCE; and that it hereby engages to WARRANT AND DEFEND the same against all lawful claims whatever, except as aforesaid.

IN WITNESS WHEREOF, the Grantor has caused this deed to be executed this 11 day of ~~December~~, 2019.

Feb 22

FORESTDALE HEIGHTS, INC.

By *[Signature]*
Duly Authorized Agent

PC
STATE OF VERMONT
~~CHITTENDEN~~ COUNTY, SS.

Callie
his record was acknowledged before me at Essex on ~~December~~ *Feb* 11, *22* 2019 by Hector Leclair, duly authorized agent of **Forestdale Heights, Inc.**

Before me, *[Signature]*
Notary Public

23549\001



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

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

SUSAN McNAMARA - Hill, TOWN Clerk of the TOWN of
(Clerk's Name) (City/Town/Village) (City/Town/Village)
ESSEX, Vermont.
(City/Town/Village Name)

Pursuant to Title 19, V.S.A., Chapter 7, this is to certify that the following described section of
 Highway in the TOWN of ESSEX was COMPLETED A
(City/Town/Village) (City/Town/Village Name)
 FOR PUBLIC TRAVEL on July 25, 2019.
(Month - Day) (Year)

TH-777
 and
 TH-809

DESCRIPTION OF RIGHT OF WAY: **Thompson Drive**
 (Include road name and intersecting town highway numbers) **(Sta. 25+06.20 to 37+27.81)**

Beginning at the end of Thompson Drive, (TH #802), extending from the terminus of the
 existing road, for a distance of approximately 1,221.6' (0.231 miles) to a hammer head
 turn around. See attached deed for further description.

and as shown on a Highway Map of the TOWN of ESSEX,
(City/Town/Village) (City/Town/Village Name)
 dated _____, and filed in Book _____ on page _____ of the Records of
(Month - Day) (Year) (Book #) (Page #)
 the TOWN of ESSEX by the TOWN Clerk of said ESSEX
(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 TOWN OF ESSEX, County of CHITTENDEN and State of Vermont,
(City/Town/Village Name) (County Name)
 this _____ day of _____, A.D., _____
(Date - Day) (Date - Month) (Date - Year)

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

(Manager/Mayor Signature)
 and the Manager/Mayor of the City/Town/Village of _____
(City/Town/Village Name)

_____, VERMONT
(City/Town/Village Name) _____, _____
(Month - Day) (Year)

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

ATTEST: _____
(Clerk's Name)
 CLERK OF _____, 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:	_____

SUSAN McNAMARA - Hill, TOWN Clerk of the TOWN of
(Clerk's Name) (City/Town/Village) (City/Town/Village)
ESSEX, 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 ESSEX was COMPLETED AND OPENED
(City/Town/Village) (City/Town/Village Name)
 FOR PUBLIC TRAVEL on July 25, 2019.
(Month - Day) (Year)

DESCRIPTION OF RIGHT OF WAY: Red Pine Circle
 (Include road name and intersecting town highway numbers) (Sta. 0+15 to 7+32.63)

Beginning at the intersection of Thompson Drive, (TH# 777), extending for a distance of approximately 717.63' (0.136 miles) to a cul de sac. See attached deed for further description.

and as shown on a Highway Map of the TOWN of ESSEX,
(City/Town/Village) (City/Town/Village Name)
 dated _____, _____, and filed in Book _____ on page _____ of the Records of
(Month - Day) (Year) (Book #) (Page #)
 the TOWN of ESSEX by the TOWN Clerk of said ESSEX
(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 TOWN OF ESSEX, County of CHITTENDEN and State of Vermont,
(City/Town/Village Name) (County Name)
 this _____ day of _____, A.D.,
(Date - Day) (Date - Month) (Date - Year)

Gloria Haney
(Selectman/Alderman/Trustee Signature)
Mark E. Smith
(Selectman/Alderman/Trustee Signature)
Patricia May
(Selectman/Alderman/Trustee Signature)

Alf Wood
(Selectman/Alderman/Trustee Signature)

(Selectman/Alderman/Trustee Signature)

(Selectman/Alderman/Trustee Signature)

BOARD
 OF
 SELECTMEN,
 ALDERMAN,
 or TRUSTEES

(Manager/Mayor Signature)
 and the Manager/Mayor of the City/Town/Village of _____
(City/Town/Village Name)

_____, VERMONT, _____, _____
(City/Town/Village Name) (Month - Day) (Year)

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

ATTEST: _____
(Clerk's Name)
 CLERK OF _____, VERMONT
(City/Town/Village) (City/Town/Village Name)

IRREVOCABLE OFFER OF DEDICATION

This Irrevocable Offer of Dedication (the "Irrevocable Offer") is by and between ALLEN BROOK DEVELOPMENT INCORPORATED, a Vermont corporation, with an office in the City of South Burlington, Vermont ("Owner") and the TOWN OF ESSEX, a Vermont municipality in the County of Chittenden and State of Vermont (the "Town").

Background

1. Owner owns approximately 162.76 acres of land, more or less, off of Thompson Drive in Essex, Vermont (the "Property") as shown on the plat entitled: "Final Subdivision Plat, Allen Brook Development, 31 Allen Martin Drive, Essex, Vermont," prepared by Trudell Consulting Engineers dated December 20, 2016, last revised November 7, 2017 and recorded in Map Slide 5016 of the Town of Essex Land Records (the "Plat").
2. On February 9, 2017, the Town of Essex Planning Commission issued Final Plan Approval # PC:2017-2 for the approval of a nine-lot subdivision on a portion of the Property (the "Project").
3. As part of the Project, Owner plans to construct and subsequently dedicate to the Town of Essex the roadways and associated improvements over the lands owned and controlled by Owner, consisting of an extension of Thompson Drive and Red Pine Circle as shown on the Plat (the "Public Roadways").
4. Owner now proposes, according to the terms of this Irrevocable Offer, to dedicate to the Town, free and clear of all encumbrances, the Public Roadways in two deeds as more particularly described on Exhibit A and Exhibit B.

NOW, THEREFORE,

In consideration of the final approval of the Planning Commission and for other good and valuable consideration, it is covenanted and agreed as follows:

Section 1. Owner herewith delivers to the Town Warranty Deeds for the Public Roadways, the descriptions of which are set forth as Exhibit A and Exhibit B attached hereto, said delivery constituting a formal irrevocable offer of dedication to the Town of the Public Roadways, to be held by the Town until the acceptance or rejection of such irrevocable offer of dedication by the Town.

Section 2. Owner agrees that this Irrevocable Offer is irrevocable and the Warranty Deeds may be accepted or rejected by the Town in whole or in part at any time.

Section 3. This Irrevocable Offer shall run with the land and be binding upon Owner and its respective successors and assigns.

Section 4. This Irrevocable Offer shall serve as notice to any and all utility companies that the Town has an interest in the Public Roadways, which interest shall be first and superior to any easements granted to said utility companies, and all work within the area of the Public Roadways shall be in accordance with the Town's public works standards as they may be amended from time to time.

IN WITNESS WHEREOF, the parties, as evidenced by the signatures of their Duly Authorized Agents, do hereby execute this Irrevocable Offer as of the 24th day of JANUARY, 2020.

IN PRESENCE OF:

ALLEN BROOK DEVELOPMENT
INCORPORATED

N. Ows
Witness

By: [Signature]
Duly Authorized Agent

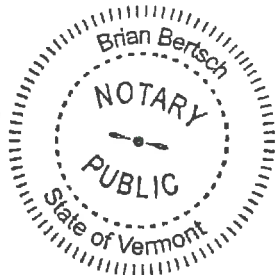
TOWN OF ESSEX

Sharon L. Kelley
Witness

By: [Signature]
Duly Authorized Agent

STATE OF VERMONT
COUNTY OF CHITTENDEN, SS.

On this 24th day of JANUARY, 2020, personally appeared ALFRED SENECAU, Duly Authorized Agent of **ALLEN BROOK DEVELOPMENT INCORPORATED**, to me known to be the person who executed the foregoing instrument, and he acknowledged this instrument, by him signed, to be his free act and deed and the free act and deed of **ALLEN BROOK DEVELOPMENT INCORPORATED**.



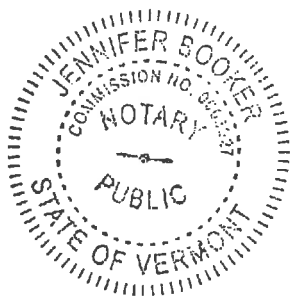
Before me, [Signature]
Notary Public

Printed Name: BRIAN BERTSCH

Notary commission issued in Chittenden County
My commission expires: 1/31/21

STATE OF VERMONT
COUNTY OF CHITTENDEN, SS.

On this 24th day of JANUARY, 2020, personally appeared EVAN TEICH & ALFRED SENECAU, Duly Authorized Agent of the **TOWN OF ESSEX**, to me known to be the person who executed the foregoing instrument, and he/she acknowledged this instrument, by him/her signed, to be his/her free act and deed and the free act and deed of the **TOWN OF ESSEX**.



Before me, [Signature]
Notary Public

Notary commission issued in Chittenden County
My commission expires: 1/31/21

Exhibit A

PROPERTY DESCRIPTION FOR IRREVOCABLE OFFER OF DEDICATION

THOMPSON DRIVE EXTENSION

Being a strip of land for public roadway and related utility purposes over a strip of land, being a sixty-foot wide (60') strip of land depicted as "Thompson Drive" as shown on a plat entitled: "Final Subdivision Plat, Allen Brook Development, 31 Allen Martin Drive, Essex, Vermont," prepared by Trudell Consulting Engineers dated December 20, 2016, last revised November 7, 2017 and recorded in Map Slide 06 of the Town of Essex Land Records (the "Plat"). Said roadway strip extends from the current terminus of the public portion of Thompson Drive at the line labeled "L6" on the Plat, to the line labeled "L3" on the Plat.

The Premises are conveyed to Grantee for use for municipal road, sidewalk, utility and stormwater drainage purposes. This Deed shall act as a bill of sale and does hereby convey all improvements located on, over and under the Premises, including but not limited to all roadway improvements, sidewalks, water mains and/or lines, sewer lines and force mains, stormwater pipes, catch basins, and appurtenances thereto depicted on the Plat.

By acceptance and recording of this Warranty Deed, Grantee acknowledges that it has received the necessary "as-built" certifications and test results, and has performed the investigations it deems necessary to accept the above-mentioned improvements in their "as is - where is" condition.

Said strip of land is a portion of the lands and premises conveyed to Allen Brook Development Incorporated by Warranty Deed of Saxon Hill Corporation dated November 24, 2014 and recorded in Volume 925 at Page 875 of the Town of Essex Land Records.

The Premises are subject to: (a) all rights-of-way, easements, conditions and covenants of record or as depicted on the Plat, not meaning to reinstate any claims barred by operation of the Vermont Marketable Record Title Act, 27 V.S.A. §§ 601-611, both inclusive; and (b) the provisions of municipal ordinances, public laws, and special acts.

Reference is hereby made to the above-mentioned plan and deeds and the records thereof, and the references therein made all in further aid of this description.

Exhibit B

PROPERTY DESCRIPTION FOR IRREVOCABLE OFFER OF DEDICATION

RED PINE CIRCLE

Being a strip of land for public roadway and related utility purposes over a strip of land, being a sixty-foot wide (60') strip with a cul-de-sac depicted as "Red Pine Circle" as shown on a plat entitled: "Final Subdivision Plat, Allen Brook Development, 31 Allen Martin Drive, Essex, Vermont," prepared by Trudell Consulting Engineers dated December 20, 2016, last revised November 7, 2017 and recorded in Map Slide 506 of the Town of Essex Land Records.

The Premises are conveyed to Grantee for use for municipal road, sidewalk, utility and stormwater drainage purposes. This Deed shall act as a bill of sale and does hereby convey all improvements located on, over and under the Premises, including but not limited to all roadway improvements, sidewalks, water mains and/or lines, sewer lines and force mains, stormwater pipes, catch basins, and appurtenances thereto depicted on the Plat.

By acceptance and recording of this Warranty Deed, Grantee acknowledges that it has received the necessary "as-built" certifications and test results, and has performed the investigations it deems necessary to accept the above-mentioned improvements in their "as is - where is" condition.

Said strip of land is a portion of the lands and premises conveyed to Allen Brook Development Incorporated by Warranty Deed of Saxon Hill Corporation dated November 24, 2014 and recorded in Volume 925 at Page 875 of the Town of Essex Land Records.

The Premises are subject to: (a) all rights-of-way, easements, conditions and covenants of record or as depicted on the Plat, not meaning to reinstate any claims barred by operation of the Vermont Marketable Record Title Act, 27 V.S.A. §§ 601-611, both inclusive; and (b) the provisions of municipal ordinances, public laws, and special acts.

Reference is hereby made to the above-mentioned plan and deeds and the records thereof, and the references therein made all in further aid of this description.

WARRANTY DEED

KNOW ALL PERSONS BY THESE PRESENTS, that ALLEN BROOK DEVELOPMENT INCORPORATED, a Vermont corporation, with an office in the City of South Burlington, County of Chittenden and State of Vermont ("Grantor"), in consideration of Ten and More Dollars paid to its full satisfaction by the TOWN OF ESSEX, a Vermont municipality in the County of Chittenden and State of Vermont ("Grantee"), by these presents does freely GIVE, GRANT, SELL, CONVEY, AND CONFIRM unto Grantee, TOWN OF ESSEX, and its successors and assigns forever, a parcel of land for the purpose of using and maintaining a public roadway located in the Town of Essex in the County of Chittenden and State of Vermont described as follows, (hereinafter the "Premises") described as follows, viz:

Being a strip of land for public roadway and related utility purposes over a strip of land, being a sixty-foot wide (60') strip of land depicted as "Thompson Drive" as shown on a plat entitled: "Final Subdivision Plat, Allen Brook Development, 31 Allen Martin Drive, Essex, Vermont," prepared by Trudell Consulting Engineers dated December 20, 2016, last revised November 7, 2017 and recorded in Map Slide ~~56~~ of the Town of Essex Land Records (the "Plat"). Said roadway strip extends from the current terminus of the public portion of Thompson Drive at the line labeled "L6" on the Plat, to the line labeled "L3" on the Plat.

The Premises are conveyed to Grantee for use for municipal road, sidewalk, utility and stormwater drainage purposes. This Deed shall act as a bill of sale and does hereby convey all improvements located on, over and under the Premises, including but not limited to all roadway improvements, sidewalks, water mains and/or lines, sewer lines and force mains, stormwater pipes, catch basins, and appurtenances thereto depicted on the Plat.

By acceptance and recording of this Warranty Deed, Grantee acknowledges that it has received the necessary "as-built" certifications and test results, and has performed the investigations it deems necessary to accept the above-mentioned improvements in their "as is - where is" condition.

Said strip of land is a portion of the lands and premises conveyed to Allen Brook Development Incorporated by Warranty Deed of Saxon Hill Corporation dated November 24, 2014 and recorded in Volume 925 at Page 875 of the Town of Essex Land Records.

The Premises is subject to: (a) all rights-of-way, easements, conditions and covenants of record or as depicted on the Plat, not meaning to reinstate any claims barred by operation of the Vermont Marketable Record Title Act, 27 V.S.A. §§ 601-611, both inclusive; and (b) the provisions of municipal ordinances, public laws, and special acts.

Reference is hereby made to the above-mentioned plan and deeds and the records thereof, and the references therein made all in further aid of this description

TO HAVE AND TO HOLD the said granted Premises, with all the privileges and appurtenances thereto, to Grantee, TOWN OF ESSEX, and its successors and assigns, to their own use and behoof forever; and Grantor, for itself and its successors and assigns, does covenant with Grantee, and its successors and assigns, that until the ensembling of these presents, Grantor is the sole owner of the Premises, and has good right and title to convey the same in the manner aforesaid, that the said Premises are **FREE FROM EVERY ENCUMBRANCE**, except as aforementioned; and it hereby engages to **WARRANT and DEFEND** the same against all lawful claims whatsoever, except as aforementioned.

Thompson Drive Extension

IN WITNESS WHEREOF, ALLEN BROOK DEVELOPMENT INCORPORATED, has set its hand and seal by its Duly Authorized Agent this 24th day of JANUARY, 2020.

ALLEN BROOK DEVELOPMENT
INCORPORATED

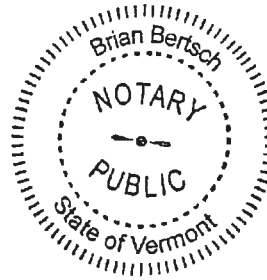
By: Alfred R. Senecal
Duly Authorized Agent

STATE OF VERMONT
COUNTY OF CHITTENDEN, SS.

On this 24th day of JANUARY, 2020, personally appeared ALFRED SENECAL, Duly Authorized Agent of ALLEN BROOK DEVELOPMENT INCORPORATED, to me known to be the person who executed the foregoing instrument, and he acknowledged this instrument, by him signed, to be his free act and deed and the free act and deed of ALLEN BROOK DEVELOPMENT INCORPORATED.

Before me, Brian Bertsch
Notary Public

Notary commission issued in Chittenden County
My commission expires: 1/31/21



WARRANTY DEED

KNOW ALL PERSONS BY THESE PRESENTS, that **ALLEN BROOK DEVELOPMENT INCORPORATED**, a Vermont corporation, with an office in the City of South Burlington, County of Chittenden and State of Vermont ("Grantor"), in consideration of **TEN AND MORE DOLLARS** paid to its full satisfaction by the **TOWN OF ESSEX**, a Vermont municipality in the County of Chittenden and State of Vermont ("Grantee"), by these presents does freely **GIVE, GRANT, SELL, CONVEY, AND CONFIRM** unto Grantee, **TOWN OF ESSEX**, and its successors and assigns forever, a parcel of land for the purpose of using and maintaining a public roadway located in the Town of Essex in the County of Chittenden and State of Vermont described as follows, (hereinafter the "Premises") described as follows, viz:

Being a strip of land for public roadway and related utility purposes over an unimproved strip of land, being a sixty-foot wide (60') strip with wider tapered curbs and a cul-de-sac depicted as "Red Pine Circle" as shown on a plat entitled: "Final Subdivision Plat, Allen Brook Development, 31 Allen Martin Drive, Essex, Vermont," prepared by Trudell Consulting Engineers dated December 20, 2016, last revised November 7, 2017 and recorded in Map Slide 56 of the Town of Essex Land Records.

The Premises are conveyed to Grantee for use for municipal road, sidewalk, utility and stormwater drainage purposes. This Deed shall act as a bill of sale and does hereby convey all improvements located on, over and under the Premises, including but not limited to all roadway improvements, sidewalks, water mains and/or lines, sewer lines and force mains, stormwater pipes, catch basins, and appurtenances thereto depicted on the Plat.

By acceptance and recording of this Warranty Deed, Grantee acknowledges that it has received the necessary "as-built" certifications and test results, and has performed the investigations it deems necessary to accept the above-mentioned improvements in their "as is - where is" condition.

Said strip of land is a portion of the lands and premises conveyed to Allen Brook Development Incorporated by Warranty Deed of Saxon Hill Corporation dated November 24, 2014 and recorded in Volume 925 at Page 875 of the Town of Essex Land Records.

The Premises is subject to: (a) all rights-of-way, easements, conditions and covenants of record or as depicted on the Plat, not meaning to reinstate any claims barred by operation of the Vermont Marketable Record Title Act, 27 V.S.A. §§ 601-611, both inclusive; and (b) the provisions of municipal ordinances, public laws, and special acts.

Reference is hereby made to the above-mentioned plan and deeds and the records thereof, and the references therein made all in further aid of this description

TO HAVE AND TO HOLD the said granted Premises, with all the privileges and appurtenances thereto, to Grantee, **TOWN OF ESSEX**, and its successors and assigns, to their own use and behoof forever; and Grantor, for itself and its successors and assigns, does covenant with Grantee, and its successors and assigns, that until the ensealing of these presents, Grantor is the sole owner of the Premises, and has good right and title to convey the same in the manner aforesaid, that the said Premises are **FREE FROM EVERY ENCUMBRANCE**, except as aforementioned; and it hereby engages to **WARRANT and DEFEND** the same against all lawful claims whatsoever, except as aforementioned.

Red Pine Circle

IN WITNESS WHEREOF, ALLEN BROOK DEVELOPMENT INCORPORATED, has set its hand and seal by its Duly Authorized Agent this 24th day of JANUARY, 2020.

ALLEN BROOK DEVELOPMENT
INCORPORATED

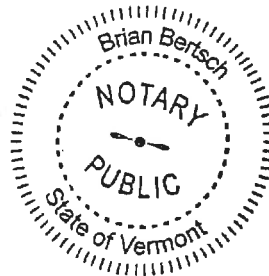
By: *Arthur R. Senecal*
Duly Authorized Agent

STATE OF VERMONT
COUNTY OF CHITTENDEN, SS.

On this 24th day of JANUARY, 2020, personally appeared ARTHUR SENECAL, Duly Authorized Agent of ALLEN BROOK DEVELOPMENT INCORPORATED, to me known to be the person who executed the foregoing instrument, and he acknowledged this instrument, by him signed, to be his free act and deed and the free act and deed of ALLEN BROOK DEVELOPMENT INCORPORATED.

Before me, *Brian Bertsch*
Notary Public

Notary commission issued in Chittenden County
My commission expires: 1/31/21



EASEMENT DEED

KNOW ALL PERSONS BY THESE PRESENTS, that ALLEN BROOK DEVELOPMENT INCORPORATED, a Vermont corporation, with an office in the City of South Burlington, County of Chittenden and State of Vermont ("Grantor"), in consideration of Ten and More Dollars paid to its full satisfaction by the TOWN OF ESSEX, a Vermont municipality in the County of Chittenden and State of Vermont (the "Grantee"), by these presents does freely GIVE, GRANT, SELL, CONVEY, AND CONFIRM unto the Grantee, TOWN OF ESSEX, and its successors and assigns forever, certain perpetual non-exclusive easements over certain lands and premises located in the Town of Essex in the County of Chittenden and State of Vermont (the "Easements") described as follows, viz:

Emergency Access Easement

Being an easement and right of way twenty (20) feet in width for emergency ingress and egress, for the benefit of the Grantee and those given direct permission by the Grantees, over the lands of the Grantor (the "Emergency Access Easement"). The Emergency Access Easement shall be located within the area designated as "20' Emergency Access" as shown on a plat entitled: "Final Subdivision Plat, Allen Brook Development, 31 Allen Martin Drive, Essex, Vermont," prepared by Trudell Consulting Engineers dated December 20, 2016, last revised November 7, 2017 and recorded in Map Slide ~~506~~ of the Town of Essex Land Records (the "Plat").

The Emergency Access Easement is conveyed to Grantee for use for as means of secondary access for emergency vehicles.

Sewer Easement

Being an easement and right of way ten (10) feet in width for the purpose of laying, maintaining, repairing and replacing an underground sewer line (the "Sewer Easement") in multiple locations on the south side of Thompson Drive Extension, on the north side of Thompson Drive Extension and on the south side of Red Pine Circle and depicted as "10' Sewer & Pedestrian Easement" and "10' Sewer Easement" on the Plat.

The Sewer Easement is conveyed to Grantee for municipal sewer line purposes. This Deed shall act as a bill of sale and does hereby convey all improvements located on, over and under the Sewer Easement, including but not limited to all pipes, lines, mains and related appurtenances; provided, however, that Grantor reserves for itself and its successors and assigns, the right to connect to such conveyed lines and mains for the development of its subdivision, as more particularly shown on the Plat.

By acceptance and recording of this Easement Deed, Grantee acknowledges that it has received the necessary "as-built" certifications and test results, and has performed the investigations it deems necessary to accept the above-mentioned improvements in their "as is - where is" condition.

Trail Easement

Being an easement fifteen (15) feet in width for Grantee and its successors and assigns to construct, reconstruct, maintain, replace, patrol, level, fill, and drain, including all necessary bridges, culverts, cuts, and ramps, at its sole cost and expense, a primitive trail which is depicted as the "15' Trail Easement to Town of Essex" on the Plat (the "Trail Easement").

Said Trail Easement shall be used by the public as a passive recreational trail subject to the condition that no motorized traffic, including but not limited to motorcycles, all-terrain vehicles and snowmobiles, shall be allowed to use the trail except motorized vehicles used by Grantee or its agent for purposes of constructing, repairing, maintaining and patrolling the Trail Easement. It is acknowledged by Grantee that Grantor has no obligation to construct any improvements within said Trail Easement.

Pedestrian Easement

Being a ten-foot (10') wide easement for the construction, operation, use, maintenance, repair and replacement of sidewalks (the "Pedestrian Easement" and collectively with the Emergency Access Easement, the Sewer Easement and the Trail Easement, the "Easements") depicted as "10' Pedestrian Easement" and "10' Sewer & Pedestrian Easement" on the Plat.

By its recording of this Deed, Grantee agrees, for itself and its successors and assigns, that any premises of Grantor lying outside the scope of the Easements disturbed or affected by Grantee's exercise of the rights granted it hereunder, shall be restored as near as reasonably practical to their condition prior to such entry at Grantee's own cost and within a reasonable time, and acknowledges that it will indemnify and hold Grantor and its successors and assigns harmless, to the full limits of liability insurance that Grantee customarily maintains, for any injury or damage resulting from the public use of said right of way not attributable to acts of the Grantor. Grantee, by the recording of this Deed, acknowledges that this easement has been donated to the Town of Essex, at no cost to the Town, with the intent that Grantor and its successors and assigns shall receive the full benefit and protection of 19 V.S.A. Section 2309.

Grantor, its successors and assigns, shall have the right to make use of the surface of so much of its property as is encumbered hereby, such as shall not be inconsistent with Grantee's use of said Easements, but specifically shall place no structures, landscaping or other improvements within said Easements which shall prevent or interfere with the Grantee's ability to use said Easements.

The Easements are a portion of the lands and premises conveyed to Allen Brook Development Incorporated by Warranty Deed of Saxon Hill Corporation dated November 24, 2014 and recorded in Volume 925 at Page 875 of the Town of Essex Land Records.

The Easements are subject to: (a) all rights-of-way, easements, conditions and covenants of record or as depicted on the Plat, not meaning to reinstate any claims barred by operation of the Vermont Marketable Record Title Act, 27 V.S.A. §§ 601-611, both inclusive; and (b) the provisions of municipal ordinances, public laws, and special acts.

Reference is hereby made to the above-mentioned plan and deeds and the records thereof, and the references therein made all in further aid of this description

TO HAVE AND TO HOLD the said granted Easements, with all the privileges and appurtenances thereto, to the Grantee, **TOWN OF ESSEX**, and its successors and assigns, to their own use and behoof forever; and Grantor, for itself and its successors and assigns, does covenant with Grantee, and its successors and assigns, that until the ensembling of these presents, Grantor is the sole owner of the Easements, and has good right and title to convey the same in the manner aforesaid, that the said Easements are **FREE FROM EVERY ENCUMBRANCE**, except as aforementioned; and it hereby engages to **WARRANT and DEFEND** the same against all lawful claims whatever, except as aforementioned.

IN WITNESS WHEREOF, ALLEN BROOK DEVELOPMENT INCORPORATED, has set its hand and seal by its Duly Authorized Agent this 24th day of JANUARY, 2020.

ALLEN BROOK DEVELOPMENT
INCORPORATED

By: *Michael R. Senecal*
Duly Authorized Agent

STATE OF VERMONT
COUNTY OF CHITTENDEN, SS.

On this 24th day of JANUARY, 2020, personally appeared MICHAEL SENECAL, Duly Authorized Agent of ALLEN BROOK DEVELOPMENT INCORPORATED, to me known to be the person who executed the foregoing instrument, and he/she acknowledged this instrument, by him/her signed, to be his/her free act and deed and the free act and deed of ALLEN BROOK DEVELOPMENT INCORPORATED.

Before me, *Brian Bertsch*
Notary Public

Printed Name: BRIAN BERTSCH

Notary commission issued in Chittenden County
My commission expires: 1/31/21

