

CERTIFICATE OF HIGHWAY MILEAGE
YEAR ENDING FEBRUARY 10, 2014

Fill out form, make and file copy with the Town Clerk, and mail ORIGINAL, before February 20, 2014 to: Vermont Agency of Transportation, Division of Policy, Planning and Intermodal Development, One National Life Drive, Montpelier, VT 05633.

We, the members of the legislative body of WILLISTON 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.

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, Legal Trail, Unidentified Corridor.

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

PART II - INFORMATION AND DESCRIPTION OF CHANGES SHOWN ABOVE.

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

Michael Lane 0.31 miles Coyote Lane 0.31 miles
Raven Circle 0.28 miles

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

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

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/trustees.

T/C/V Clerk Signature:

Handwritten signature of T/C/V Clerk.

Date Filed:

2/4/14

Please sign ORIGINAL and return it for Transportation signature.

AGENCY OF TRANSPORTATION APPROVAL:

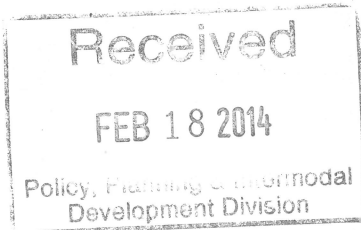
Signed copy will be returned to T/C/V Clerk.

APPROVED:

Handwritten signature of Johnathan Croft, Representative, Agency of Transportation.

DATE:

6/3/2014



## 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.

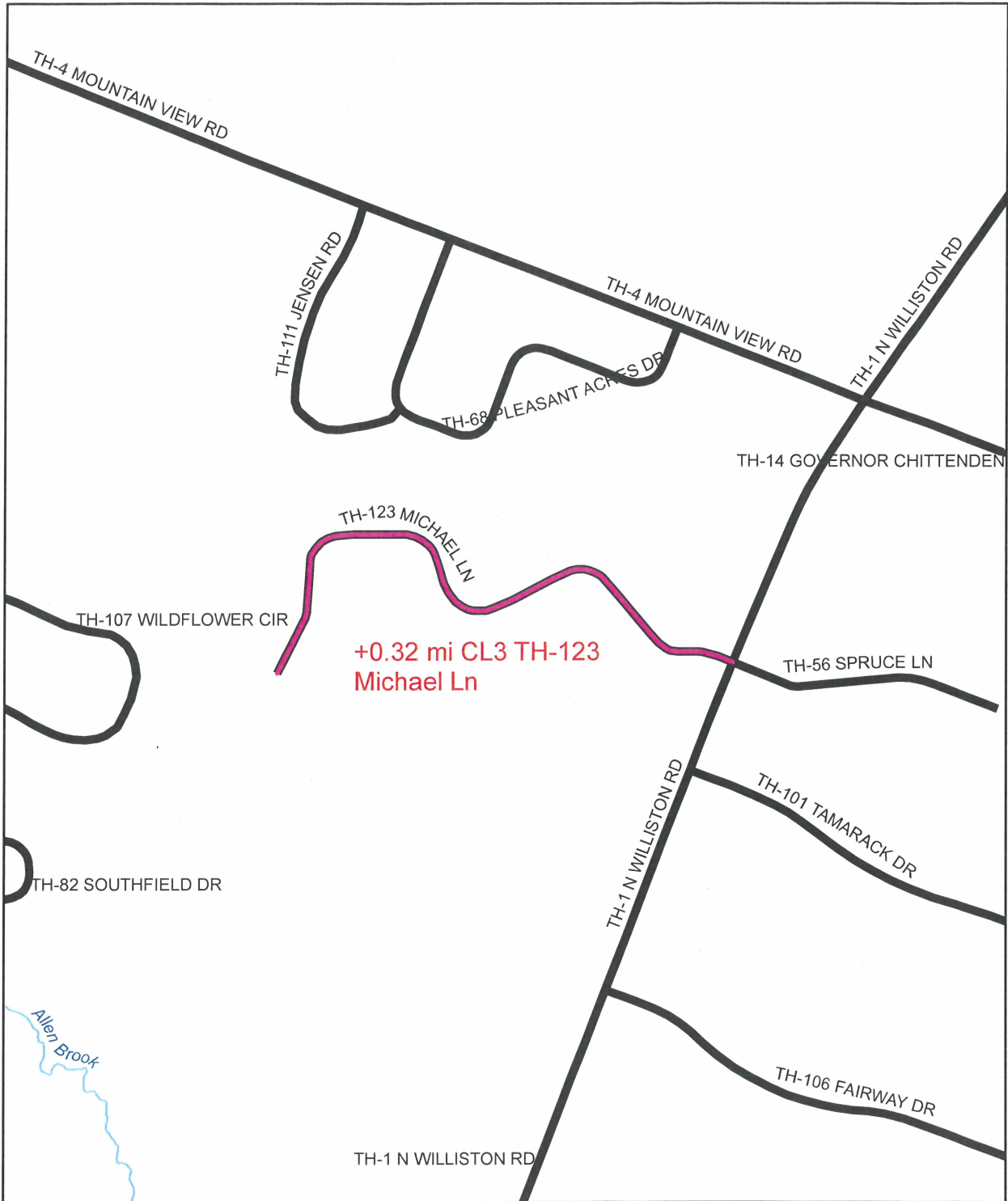
(f) The selectboard of any town who are aggrieved by a finding of the agency concerning the measurement, description, or classification of a town highway may appeal to the transportation board by filing a notice of appeal with the executive secretary of the transportation board.

(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://www.leg.state.vt.us/statutes/fullsection.cfm?Title=19&Chapter=003&Section=00305>

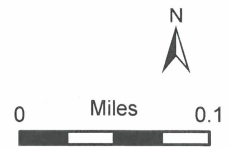
1/2/2014

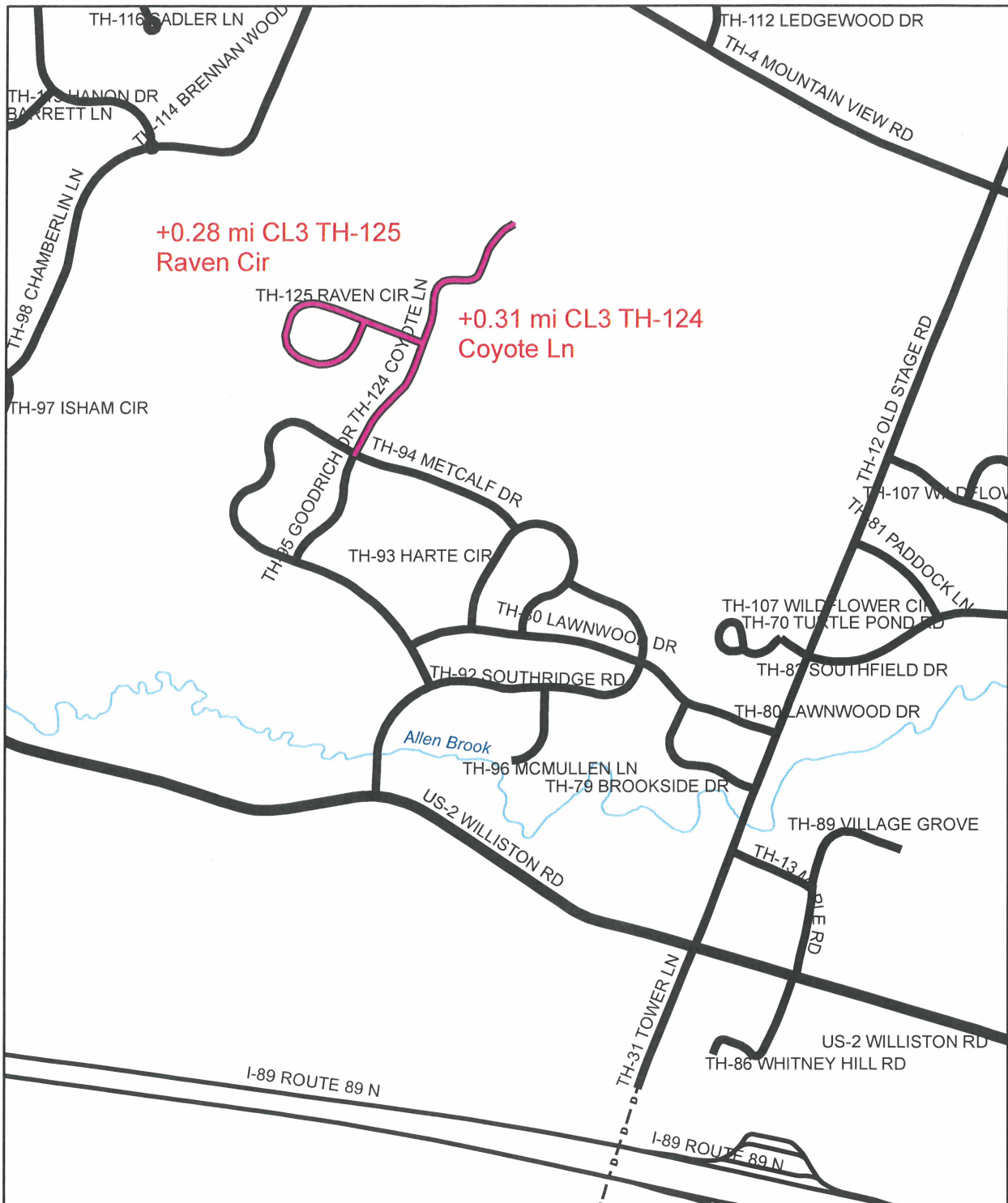




**Mileage Certificate Change 2014  
WILLISTON**

Mapping Unit  
 Division of Policy and Planning  
 Vermont Agency of Transportation - November 2014





**Mileage Certificate Change 2014  
WILLISTON**

Mapping Unit  
 Division of Policy and Planning  
 Vermont Agency of Transportation - November 2014



TH-	Mileage	GIS Miles	Comment
123 Michael Lane	0.408	0.410	1) Ian Place? 2. END in construction

455 299.763      216607.493

Williston

TH- 124 Coyote Lane	0.159	0.17
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COYOTE      0.16989      .38  
                          214326  
                          384276

TH- (125) Raven Circle	0.359	0.365
	<u>926</u>	<u>922</u>
	926	945

Raven      0.822      .36  
                          2785  
                          3607

Need TH#

Ian Place Not a  
 Town Road

Michael      0.1942      .43  
                          2217  
                          4259

Total      117

123  
 124  
 125

.41  
 .37  
 +.36  
 4

Williston



## Smith, Gary S.

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**From:** Smith, Gary S.  
**Sent:** Tuesday, March 11, 2014 2:05 PM  
**To:** 'Bruce Hoar'  
**Cc:** Croft, Johnathan; Moulton, Sara  
**Subject:** RE: 2014 Mileage Certificate  
**Attachments:** Williston\_MichaelLane.pdf; WillistonCoyoteLnRavenCir.pdf

Hi Bruce,

In an effort to try and expedite the processing of the Williston 2014 Mileage Certificate, I went ahead and created a new GIS layer that has the three new roads. I used the 2013 orthophoto as the base. I needed this layer for new mileage verification and to keep our total road network up-to-date for E911. I am including two small maps with this note so that you can see what I have done. I have calculated a mileage for each road. Those 3 values are shown on the 2 included maps. The total distance I have derived comes to 1.17 miles. Your summary, on the Mileage Certificate you submitted is 0.905 miles. This suggests to me that possibly one road is incorrect. If you could send me the individual mileage for each road, I think we could solve this possible discrepancy.

Thank you for your help and input.

Gary Smith  
VTrans

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**From:** Bruce Hoar [<mailto:bhoar@willistonvt.org>]  
**Sent:** Monday, March 10, 2014 2:24 PM  
**To:** Smith, Gary S.  
**Subject:** RE: 2014 Mileage Certificate

Hi Gary,

Ian Place is not going to be a town road. As far as the other information for the Coyote and Raven I will have to look for it. These are roads that were built before my time and should have been dealt with years ago but had a minor issue or two.

Bruce

Bruce K. Hoar  
Public Works Director  
7900 Williston Road  
Williston Vt. 05495  
(802)-878-1239  
[bhoar@willistontown.com](mailto:bhoar@willistontown.com)

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**From:** Smith, Gary S. [<mailto:Gary.S.Smith@state.vt.us>]  
**Sent:** Monday, March 10, 2014 2:13 PM  
**To:** Bruce Hoar  
**Subject:** 2014 Mileage Certificate

Hi Bruce,

I am the person processing your 2014 Mileage Certificate. Your submission includes Michael Lane, Coyote Lane, and Raven Circle. In reviewing these three new roads using the new color orthophotography I could see a new short spur road extending from Michael Lane. Do you want to include this additional road (Ian Place)? If you do, can you get me a copy of the Certificate of Acceptance by the town and the traverse information that will let me verify the length.

The Warranty Deed for Michael Place included the surveyor's road traverse information. It would be very helpful if I could also have the traverse information for Raven Circle and Coyote Place. In addition to deriving the individual mileage, the traverse data also allows us to very accurately display the transportation infrastructure.

The two attached images show the 3 and possible 4 new roads using the new orthophotography that I am using.

Thank you for your help.

Gary Smith  
VTrans Mapping





**COYOTE LANE (red) & RAVEN CIRCLE (purple) in Williston, VT  
Class 3**

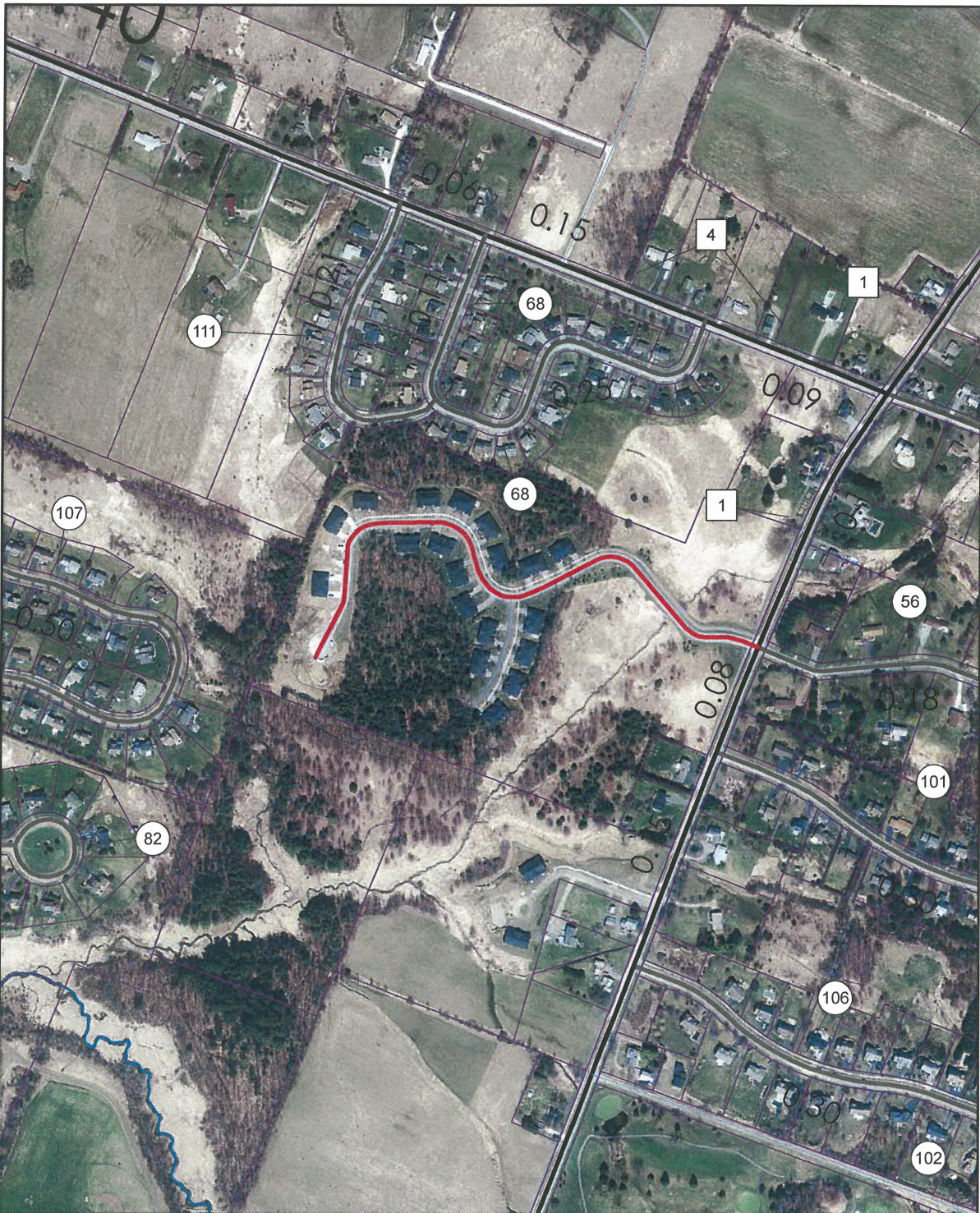
**Mileage calculated using GIS measurement from 2013 orthophotos  
Coyote Lane - 0.38 miles long Raven Circle - 0.36 miles long**

Mapping Unit  
Division of Policy and Planning  
Vermont Agency of Transportation -- March, 2014

0 Miles 0.05








**MICHAEL LANE in Williston, VT  
Class 3**

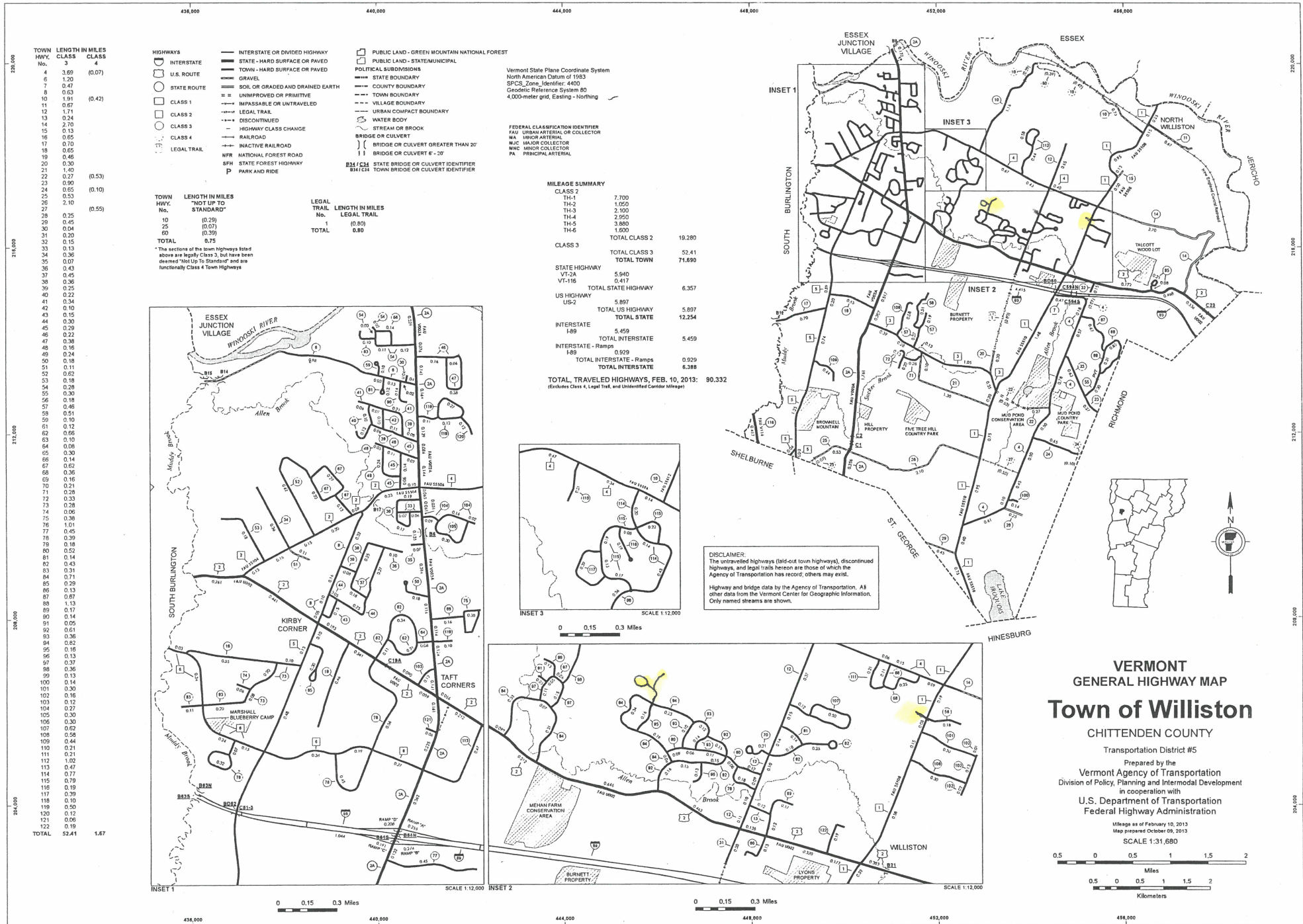
**0.43 miles long, using GIS measurement from 2013 orthophotos**

Mapping Unit  
Division of Policy and Planning  
Vermont Agency of Transportation -- March, 2014

0 Miles 0.05  








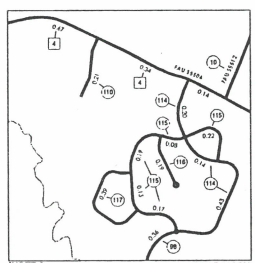
TOWN HWY. No.	LENGTH IN MILES CLASS 3	CLASS 4
4	3.69	(0.07)
6	1.20	
7	0.47	
8	0.53	
10	1.91	(0.42)
11	0.67	
12	1.71	
13	0.24	
14	2.70	
15	0.13	
16	0.85	
17	0.70	
18	0.65	
19	0.46	
20	0.30	
21	1.40	
22	0.27	(0.53)
23	0.90	
25	0.85	(0.10)
26	0.53	
27	2.10	(0.55)
28	0.25	
29	0.45	
30	0.04	
31	0.20	
32	0.15	
33	0.13	
34	0.36	
35	0.07	
36	0.43	
37	0.45	
38	0.36	
39	0.25	
40	0.22	
41	0.34	
42	0.10	
43	0.15	
44	0.30	
45	0.29	
46	0.22	
47	0.38	
48	0.16	
49	0.24	
50	0.18	
51	0.11	
52	0.62	
53	0.18	
54	0.28	
55	0.30	
56	0.18	
57	0.46	
58	0.51	
59	0.10	
61	0.12	
62	0.66	
63	0.10	
64	0.08	
65	0.30	
66	0.14	
67	0.02	
68	0.36	
69	0.16	
70	0.21	
71	0.28	
72	0.33	
73	0.28	
74	0.06	
75	0.38	
76	1.01	
77	0.45	
78	0.39	
79	0.18	
80	0.52	
81	0.14	
82	0.43	
83	0.31	
84	0.71	
85	0.29	
86	0.13	
87	0.67	
88	0.13	
89	0.17	
90	0.14	
91	0.05	
92	0.61	
93	0.36	
94	0.82	
95	0.16	
96	0.33	
97	0.37	
98	0.36	
99	0.13	
100	0.14	
101	0.30	
102	0.16	
103	0.12	
104	0.27	
105	0.30	
106	0.30	
107	0.67	
108	0.58	
109	0.44	
110	0.21	
111	0.21	
112	1.02	
113	0.47	
114	0.77	
115	0.78	
116	0.19	
117	0.39	
118	0.39	
119	0.50	
120	0.12	
121	0.06	
122	0.19	
TOTAL	52.41	1.67

TOWN HWY. No.	LENGTH IN MILES "NOT UP TO STANDARD"	LEGAL TRAIL No.	LENGTH IN MILES LEGAL TRAIL
10	(0.29)	1	(0.89)
25	(0.07)	1	(0.89)
60	(0.39)	1	(0.89)
TOTAL	0.75		

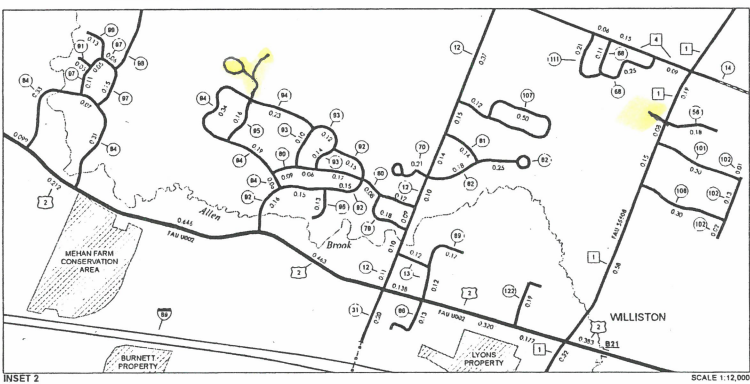
\*The sections of the town highways listed above are legally Class 3, but have been deemed "Not Up To Standard" and are functionally Class 4 Town Highways

TOTAL	LENGTH IN MILES	LEGAL TRAIL No.	LENGTH IN MILES LEGAL TRAIL
TOTAL	52.41	1	0.89

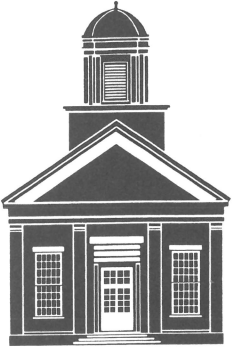
MILEAGE SUMMARY	
CLASS 2	
TH-1	7.700
TH-2	1.050
TH-3	2.100
TH-4	2.950
TH-5	3.800
TH-6	4.900
TOTAL CLASS 2	19.280
CLASS 3	
TOTAL CLASS 3	52.41
TOTAL TOWN	71.690
STATE HIGHWAY	
VT-2A	5.940
VT-116	0.417
TOTAL STATE HIGHWAY	6.357
US HIGHWAY	
US-2	5.897
TOTAL US HIGHWAY	5.897
TOTAL STATE	12.254
INTERSTATE	
I-89	5.459
TOTAL INTERSTATE	5.459
INTERSTATE - Ramps	
I-89	0.929
TOTAL INTERSTATE - Ramps	0.929
TOTAL INTERSTATE	6.388
TOTAL TRAVELED HIGHWAYS, FEB. 10, 2013:	90.332
(Excludes Class 4, Legal Trail, and Undesignated Corridor Mileage)	



**DISCLAIMER:**  
The untraveled highways (left-out town highways), discontinued highways, and legal trails herein are those of which the Agency of Transportation has record; others may exist.  
Highway and bridge data by the Agency of Transportation. All other data from the Vermont Center for Geographic Information. Only named streams are shown.



**VERMONT**  
GENERAL HIGHWAY MAP  
**Town of Williston**  
CHITTENDEN COUNTY  
Transportation District #5  
Prepared by the  
Vermont Agency of Transportation  
Division of Policy, Planning and Intermodal Development  
in cooperation with  
U.S. Department of Transportation  
Federal Highway Administration  
Mileage as of February 10, 2013  
Map prepared October 09, 2013  
SCALE 1:31,680



**Town of Williston**  
7900 Williston Road  
Williston, VT 05495  
FAX (802) 764-1140

1763

February 11, 2014

Mr. Gary Smith  
Mileage Certificate Specialist  
State of Vermont  
Division of Policy, Planning and Intermodal Development-Mapping Unit  
1 National Life Drive  
Montpelier, VT 05633-5001

RE: Town Highway Mileage

Dear Gary,

Please find enclosed the Certificate of Highway Mileage for the Town of Williston along with Certificates of Completion for three road sections.

Also enclosed is a Town Highway map highlighted in yellow where the new section of roads are located.

As always please feel free to call with any questions or concerns.

Sincerely,

Bruce K. Hoar  
Director of Public Works

Enclosure(s)

Town Manager  
878-0919

Town Clerk / Treasurer  
878-5121

Planning / Zoning  
878-6704

Lister / Assessor  
878-1091

Public Works  
878-1239

Recreation  
878-1239

Police  
878-6611

Fire  
878-5622

Dorothy Alling  
Memorial Library  
878-4918

Williston Central  
School  
878-2762



**Smith, Gary S.**

---

**From:** Smith, Gary S.  
**Sent:** Monday, March 10, 2014 2:13 PM  
**To:** 'bhoar@willistonvt.org'  
**Subject:** 2014 Mileage Certificate  
**Attachments:** CoyoteLN\_RavenCircle.JPG; MichaelLA\_IanPL.JPG

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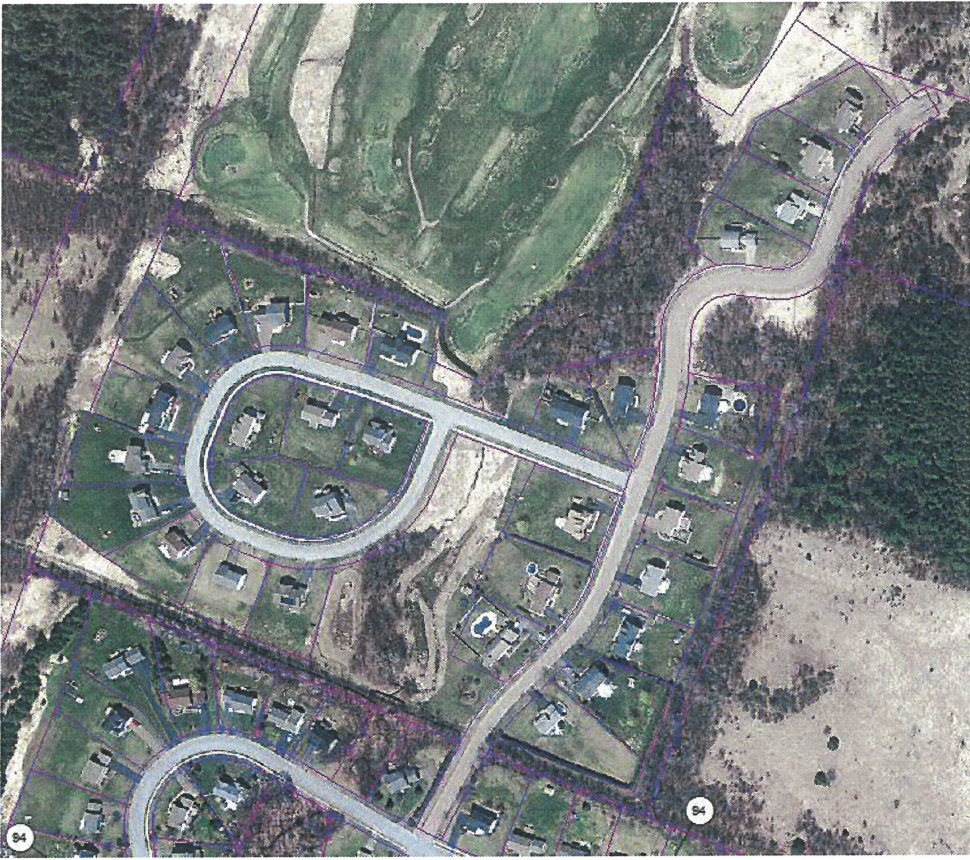
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Thank you for your help.

Gary Smith  
VTrans Mapping

*Ian Place is not  
to become a Town Rd*





## Smith, Gary S.

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Bruce

Bruce K. Hoar  
Public Works Director  
7900 Williston Road  
Williston Vt. 05495  
(802)-878-1239  
[bhoar@willistontown.com](mailto:bhoar@willistontown.com)

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Thank you for your help.

Gary Smith  
VTrans Mapping



CERTIFICATE of COMPLETION and OPENING of a HIGHWAY for PUBLIC TRAVEL

Handwritten signature

Deb Beckett, Town Clerk of the Town of Williston, Vermont.

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 Williston was COMPLETED AND OPENED FOR PUBLIC TRAVEL on [Month - Day], [Year].

DESCRIPTION OF RIGHT OF WAY:

see attached

and as shown on a Highway Map of the Town of Williston dated March 21, 2003, and filed in Book 349 on page 263 of the Records of the Town of Williston by the Town Clerk of said Town incorporated herein by reference and attested to on said map by said Town Clerk.

Dated at Williston, County of Chittenden and State of Vermont, this 6 day of February, A.D., 2014.

BOARD OF SELECTMEN, ALDERMAN, or TRUSTEES

(Selectman/Alderman/Trustee Signature)

(Selectman/Alderman/Trustee Signature)

(Selectman/Alderman/Trustee Signature)

(Selectman/Alderman/Trustee Signature)

(Selectman/Alderman/Trustee Signature)

(Selectman/Alderman/Trustee Signature)

Handwritten signature of Manager/Mayor

and the Manager/Mayor of the City/Town/Village of Williston

\*\*\*\*\*

Town of Williston, VERMONT February 6, 2014

THE ABOVE IS A TRUE COPY OF THE DESCRIPTION OF CLASS 3 HIGHWAY COMPLETED AND OPENED FOR PUBLIC TRAVEL, RECORDED IN BOOK TP15 ON PAGE 68 OF THE Land RECORDS OF THE TOWN OF Williston ON THE 10 DAY OF February, 2014, AT 2:05 O'CLOCK, P.M.

ATTEST: Deb Beckett (Clerk's Name)

Town Clerk of Williston, VERMONT

WILLISTON VT TOWN CLERK'S OFFICE  
Received Feb 03, 2014 09:31A  
Recorded in VOL: 15 PG: 54- 58  
Of Williston Land Records  
ATTEST: Deborah Beckett, Town Clerk

WARRANTY DEED

(PTR) Return No. 14-210  
32 V.S.A. Chap 231

KNOW ALL PERSONS BY THESE PRESENTS, that Chatham Woods Holdings, LLC, a Vermont limited liability company with place of business in the City of South Burlington, County of Chittenden and State of Vermont ("Grantor"), in consideration of One and More Dollars paid to its full satisfaction by the Town of Williston, a municipality located in the County of Chittenden and State of Vermont ("Grantee"), by these presents, does freely GIVE, GRANT, SELL, CONVEY and CONFIRM unto the said Grantee, the Town of Williston, and its successors and assigns forever, a certain piece of land in the Town of Williston, County of Chittenden and State of Vermont (hereinafter the "Premises") described as follows, viz:

Being a portion of those lands and premises conveyed to Chatham Woods, LLC by Warranty Deed of Green Mountain Land Development dated March 21, 2003 and of record at Volume 349, Page 263 of the Town of Williston Land Records. Also being phase one of that portion of the public roadway designated as Michael Lane. *Traverse*

Beginning at a point in the westerly sideline of North Williston Road and the northerly sideline of Michael Lane. Said point being marked by a concrete monument; *455297, 216613*

4 DD Thence proceeding on a tangent in a westerly direction in and along the northerly sideline of Michael Lane, said tangent having a bearing of N 59-23-06 W and a distance of 75.47', to a point marked by a concrete monument;

5 TC Thence turning to the left and proceeding along a tangential curve having a radius of 137.00' and a length of 69.45' to a point marked by a concrete monument;

6 DD Thence proceeding N 88-25-42 W on a tangent for a distance of 13.38' to a point marked by a concrete monument;

7 TC Thence turning to the right and proceeding along a tangential curve having a radius of 88.00' and a length of 90.12' to a point marked by a concrete monument;

8 DD Thence proceeding N 29-45-17 W on a tangent for a distance of 251.36' to a point marked by a concrete monument;

9 TC Thence turning to the left and proceeding along a tangential curve having a radius of 157.00' and a length of 218.97' to a point marked by a concrete monument;

10 DD Thence proceeding S 70-20-01 W on a tangent for a distance of 112.75' to a point marked by a concrete monument;

11 TC Thence turning to the right and proceeding along a tangential curve having a radius of 218.00' and a length of 27.78' to a point marked by a concrete monument;

12 DD Thence proceeding S 77-38-02 W on a tangent for a distance of 116.48' to a point marked by a concrete monument;

13 TC Thence turning to the right and proceeding along a tangential curve having a radius of 93.00' and



a length of 113.13' to a point;

14 DO Thence turning to the left and proceeding S 57-19-58 W for a distance of 64.00' to a point (Said course to represent Station 21+33);

15 TC Thence turning to the left and proceeding along a tangential curve having a radius of 157.00' and a length of 190.99' to a point marked by a concrete monument;

16 DO Thence proceeding N 77-38-02 E on a tangent for a distance of 116.48' to a point marked by a concrete monument;

17 TC Thence turning to the left and proceeding along a tangential curve having a radius of 282.00' and a length of 35.93' to point marked by a concrete monument;

18 DO Thence proceeding N 70-20-01 E on a tangent for a distance of 112.75' to a point marked by a concrete monument;

19 TC Thence turning to the right and proceeding along a tangential curve having a radius of 93.00' and a length of 129.71' to a point marked by a concrete monument;

20 DO Thence proceeding S 29-45-17 E on a tangent for a distance of 251.36' to a point marked by a concrete monument;

21 TC Thence turning to the left and proceeding along a tangential curve having a radius of 152.00' and a length of 155.66' to a point marked by a concrete monument;

22 DO Thence proceeding S 88-25-42 E on a tangent for a distance of 13.38' to a point marked by a concrete monument;

23 TC Thence turning to the right and proceeding along a tangential curve having a radius of 73.00' and a length of 37.00' to a point marked by a concrete monument;

24 DO Thence proceeding S 59-23-06 E on a tangent for a distance of 73.38' to a point marked by a concrete monument. Said monument marking the intersection of the southerly sideline of Michael Lane and the westerly sideline of North Williston Road;

25 DO Thence turning to the left and proceeding N 32-29-05 E in and along the westerly sideline of North Williston Road for a distance of 64.03' to a point marked by a concrete monument. Said monument being the point of beginning.

Said Phase One has a general width of 64.00' and a total area of 1.62 acres, and may be subject to and benefitted by the following:

1. The terms and conditions of State of Vermont Land Use Permit 4C1108 dated February 11, 2003 and of record at Volume 346, Page 702 of said Land Records, as the same may be amended from time to time;

2. The terms and conditions of State of Vermont Permit WW-4-1735 dated

Problem with this course is bearing  
S. Monument  
4/11/20





December 31, 2002 and of record at Volume 343, Page 929 of said Land Records. This permit was incorrectly numbered by the State. The correct permit number, WW-4-1732, dated March 17, 2004 and is recorded at Volume 374, Page 108 of said Land Records, as the same may be amended from time to time;

3. The terms and conditions of State of Vermont Final Discharge Permit 1-1517 dated September 9, 2002; as renewed by Permit No. 5274-INDS dated September 21, 2007, notice of which is recorded at Volume 421, Page 552 of said Land Records, and as may be further renewed or amended.;

4. State of Vermont Conditional Use Determination 1998-548 dated April 29, 2002;

5. Public Water System Permit to construct Project E-1362 dated December 18, 2002;

6. The terms and conditions of any other state permits and/or approvals obtained in connection with the development of the property;

7. The terms and conditions of the approvals granted by the Town of Williston;

8. The terms, conditions, restrictions and easements set forth in the Declaration for Chatham Woods, a Planned Community dated June 2, 2003 and recorded at Volume 355, Page 1 of said Land Records, as the same may be amended from time to time; and the AMENDED BYLAWS dated March 9, 2012 and recorded at Volume 480, Page 482 of said Land Records, as the same may be amended from time to time;

10. Easements, rights and restrictions depicted on the above Property Plat, including:

- (a) An alternative transportation path extending westerly from North Williston Road;
- (b) Two primitive path easements, so-called;
- (c) An alternative transportation path extending westerly to Old Stage Road;
- (d) A 30 foot wide stormwater utility easement;
- (e) A 10 foot wide utility easement;
- (f) An easement extending along North Williston Road;

11. Said lands and premises may be subject to an easement dated December 15, 1965 and of record at Miscellaneous Volume 2, Page 144 of said Land Records;

12. Easement granted to Green Mountain Power Corporation and Verizon dated September 12, 2003 and of record at Volume 373, Page 541;

13. Easement grants to purchasers of units within Chatham Woods on and over the roadway known as Michael Lane for ingress and egress purposes, until such time as the same is accepted by the Town as a public street;



14. An easement to the Town of Williston dated April 15, 2011 and of record at Volume HY3, Page 745, as corrected by corrective easement dated April 25, 2011 and of record at Volume HY3, Page 751;

15. A 25 foot wide easement to the Town of Williston as set forth in an Easement Deed dated June 2, 2003 and of record at Volume TP 13, Page 308;

16. Easement granted to Vermont Gas Systems, Inc. dated April 25, 2011 and of record at Volume 469, Page 721; and

17. Easements, rights of way, covenants and other restrictions of record, provided that this resonation shall not reinstate any such rights or encumbrances previously extinguished by Title 27 Vermont Statutes Annotated, Chapter 5(7).

Nothing in the aforesaid easements and restrictions prevents that portion of Michael Lane conveyed herein from being used as a town highway.

Also conveyed hereby are the sewer lines, hydrants, water lines and associated appurtenances located within the portion of Michael Lane conveyed herein. This conveyance shall also act as a bill of sale for the sewer lines, hydrants, water lines and associated appurtenances located within the portion of Michael Lane conveyed herein.

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

**TO HAVE AND TO HOLD** the said granted Premises, with all the privileges and appurtenances thereto, to the said Grantee, the **Town of Williston**, and its successors and assigns, its own use and behoof forever; and the sand Grantor, for itself and its successors and assigns, does covenant with the said Grantee, and its successors and assigns, that until the ensealing of these presents, the 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 they hereby engage to **WARRANT and DEFEND** the same against all lawful claims whatever, except as aforementioned.

**IN WITNESS WHEREOF**, Grantor, by and through its duly authorized agent, has hereunto set its hand and seal this 9th day of August, 2013.

IN THE PRESENCE OF:

Chatham Woods Holdings, LLC



Edward D. [Signature]  
Witness

BY: [Signature]  
Duly Authorized Agent

STATE OF VERMONT  
CHITTENDEN COUNTY, SS.

At Essex in said County and State, this 9<sup>th</sup> day of August, 2013 personally appeared Christopher Senesac, duly authorized agent of Chatham Woods Holdings, LLC, and he acknowledged this instrument, by him signed, to be his free act and deed and the free act and deed of Chatham Woods Holdings, LLC.

Before me, Edward D. Fitzgerald  
Notary Public

My Commission Expires: 2/10/15

END OF DOCUMENT





CERTIFICATE of COMPLETION and OPENING  
of a HIGHWAY for PUBLIC TRAVEL

Deb Beckett, Town Clerk of the Town of  
(Clerk's Name) (City/Town/Village) (City/Town/Village)  
Williston, 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 Williston was COMPLETED AND OPENED  
(City/Town/Village) (City/Town/Village Name)  
FOR PUBLIC TRAVEL on       ,         
(Month - Day) (Year)

DESCRIPTION OF RIGHT OF WAY:

see attached

and as shown on a Highway Map of the Town of Williston,  
(City/Town/Village) (City/Town/Village Name)  
dated June 13, 2001, and filed in Book 124 on page 395 of the Records of  
(Month - Day) (Year) (Book #) (Page #)  
the Town of Williston 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 Williston, County of Chittenden and State of Vermont,  
(City/Town/Village Name) (County Name)  
this 6 day of February, A.D., 2014.  
(Date - Day) (Date - Month) (Date - Year)

BOARD  
OF  
SELECTMEN,  
ALDERMAN,  
or TRUSTEES

\_\_\_\_\_  
(Selectman/Alderman/Trustee Signature)  
\_\_\_\_\_  
(Selectman/Alderman/Trustee Signature)  
\_\_\_\_\_  
(Selectman/Alderman/Trustee Signature)

[Signature]  
(Manager/Mayor Signature)  
and the Manager/Mayor of the City/Town/Village of Williston.  
(City/Town/Village Name)

\*\*\*\*\*

Town of Williston, VERMONT February 6, 2014  
(City/Town/Village Name) (Month - Day) (Year)

THE ABOVE IS A TRUE COPY OF THE DESCRIPTION OF CLASS 3 HIGHWAY COMPLETED AND OPENED  
(1,2,3 or 4)  
FOR PUBLIC TRAVEL, RECORDED IN BOOK TP15 ON PAGE 80 OF THE land RECORDS  
(Book #) (Page #)  
OF THE Town OF Williston ON THE 6 DAY OF February,  
(City/Town/Village) (City/Town/Village Name) (Date - Day) (Date - Month)  
2014, AT 2:05 O'CLOCK, P.M.  
(Date - Year) (Time) (A or P)

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

RAVEN CIRCLE

CERTIFICATE of COMPLETION and OPENING  
of a HIGHWAY for PUBLIC TRAVEL

Deb Beckett, Town Clerk of the Town of  
(Clerk's Name) (City/Town/Village) (City/Town/Village)  
Williston, 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 Williston was COMPLETED AND OPENED  
(City/Town/Village) (City/Town/Village Name)  
FOR PUBLIC TRAVEL on \_\_\_\_\_,  
(Month - Day) (Year)

DESCRIPTION OF RIGHT OF WAY:

see attached

and as shown on a Highway Map of the Town of Williston,  
(City/Town/Village) (City/Town/Village Name)  
dated June 13, 2001, and filed in Book 124 on page 395 of the Records of  
(Month - Day) (Year) (Book #) (Page #)  
the Town of Williston 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 Williston, County of Chittenden and State of Vermont,  
(City/Town/Village Name) (County Name)  
this 10 day of February, A.D., 2014.  
(Date - Day) (Date - Month) (Date - Year)

BOARD  
OF

\_\_\_\_\_  
(Selectman/Alderman/Trustee Signature)

\_\_\_\_\_  
(Selectman/Alderman/Trustee Signature)

SELECTMEN,

\_\_\_\_\_  
(Selectman/Alderman/Trustee Signature)

\_\_\_\_\_  
(Selectman/Alderman/Trustee Signature)

ALDERMAN,

\_\_\_\_\_  
(Selectman/Alderman/Trustee Signature)

\_\_\_\_\_  
(Selectman/Alderman/Trustee Signature)

or TRUSTEES

[Signature]  
(Manager/Mayor Signature)

and the Manager/Mayor of the City/Town/Village of Williston.  
(City/Town/Village Name)

\*\*\*\*\*

Town of Williston, VERMONT  
(City/Town/Village Name)

February 10, 2014  
(Month - Day) (Year)

THE ABOVE IS A TRUE COPY OF THE DESCRIPTION OF CLASS 3 HIGHWAY COMPLETED AND OPENED  
(1,2,3 or 4)  
FOR PUBLIC TRAVEL, RECORDED IN BOOK TP15 ON PAGE 67 OF THE Land RECORDS  
(Book #) (Page #)  
OF THE Town OF Williston ON THE 10 DAY OF February,  
(City/Town/Village) (City/Town/Village Name) (Date - Day) (Date - Month)  
2014, AT 2:05 O'CLOCK, P. M.  
(Date - Year) (Time) (A or P)

ATTEST: [Signature]  
(Clerk's Name)

Revision 12/2010

Town CLERK OF Williston, VERMONT  
(City/Town/Village) (City/Town/Village Name)



STATE OF VERMONT  
CHITTENDEN COUNTY, SS.

At Williston this 1 day of August, 2003, Thomas Hergenrother d/b/a Hergenrother Construction personally appeared, and he acknowledged this instrument, by him sealed and subscribed, to be their his act and deed and the free act and deed of Hergenrother Construction.

Before me, Shirley A. Richman  
Notary Public

END OF DOCUMENT

SA15669\002\Legal\WDeasement.wpd

WILLISTON VT TOWN CLERK'S OFFICE  
Received Feb 10, 2014 09:24A  
Recorded in VOL: 15 PG: 71- 73  
Of Williston Land Records  
ATTEST: Deborah Beckett, Town Clerk

WARRANTY DEED

(PTR) Return No. 14-214  
32 V.S.A. Chap 231

KNOW ALL MEN BY THESE PRESENTS: That Andre J. Martel, Trustee of the Andre J. Martel Revocable Trust u/t/a dated May 11, 2001 and Patricia L. Martel, Trustee of the Patricia L. Martel Revocable Trust u/t/a dated May 11, 2001, of Williston, in the County of Chittenden, and State of Vermont and Thomas Hergenrother d/b/a Hergenrother Construction, of Colchester, in the County of Chittenden, and State of Vermont (the "Grantors"), in consideration of TEN AND MORE DOLLARS paid to the Grantors' full satisfaction by TOWN OF WILLISTON, a municipality located in the County of Chittenden, and State of Vermont (the "Grantee"), by these presents, do freely GIVE, GRANT, SELL, CONVEY AND CONFIRM unto the Grantee, and the successors and assigns of the Grantee forever, a certain piece of land in Williston, in the County of Chittenden, and State of Vermont, described as follows, viz:

All that certain piece, parcel or tract of land, approximately 64 feet in width and containing streets known as Coyote Lane and Raven Circle, shown and designated as such on that certain plat entitled "Final Plat: Coyote Run - Phase 3, Mountain View Road, Williston, Vermont" by Krebs & Lansing, Project No. 96156, Sheets 1 and 1A, dated March 5, 2001, and to be recorded in the Map Slides section of the Land Records of the Town of Williston. The exact boundaries of the herein-conveyed parcel are established by the corners and front boundary lines of the various lots fronting thereon, all as more particularly shown on said subdivision plat.

The lands and premises are conveyed for a nominal consideration for the use of the public as a road, sidewalk, utility corridor and related uses.

Notice of permit requirements. In order to comply with applicable state rules concerning potable water supplies and wastewater systems, a person shall not construct or erect any structure or building on the lot of land described in this deed if the use or useful occupancy of that structure or building will require the installation of or connection to a potable water supply or wastewater system, without first complying with the applicable rules and obtaining any required permit. Any person who owns this property acknowledges that this lot may not be able to meet state standards for a potable water supply or wastewater system and therefore this lot may not be able to be improved.

Being a portion only of all and the same lands and premises conveyed to Andre and Patricia Martel by Quit Claim Deed of Jerome Martel and Andre Martel, dated October 11, 1990 and recorded in Volume 90, Pages 214-215 of the Williston Land Records. Reference is also made to a deed of Andre Martel and Patricia Martel to Andre and Patricia Martel (in their present capacity as trustees) dated July 13, 2001 and recorded in Volume 124, Page 395 of the Williston Land Records. Reference is also made to a Warranty Deed from Andre Martel, Trustee and Patricia Martel, Trustee, to Thomas Hergenrother d/b/a Hergenrother Construction, dated June 5, 2003 and to be recorded prior hereto in the Williston Land Records.

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 said Grantee, TOWN OF WILLISTON, and the successors and assigns of the Grantee, to its and their own use and behoof forever;

And the Grantors, for themselves and their successors and assigns, do covenant with the Grantee, and the successors and assigns of the Grantee, that until the ensembling of these presents they are the sole owners of the premises, and have good right and title to convey the same in manner aforesaid, that it is FREE FROM EVERY ENCUMBRANCE; and that they hereby engage to WARRANT AND DEFEND the same against all lawful claims whatever, except as aforesaid.

IN WITNESS WHEREOF, the Grantors have executed this deed this 1 day of August, 2003.

IN PRESENCE OF:

[Signature]

[Signature] LS  
Andre Martel, Trustee u/t/a dated May 11, 2001

\_\_\_\_\_

[Signature] LS  
Patricia Martel, Trustee u/t/a dated May 11, 2001

\_\_\_\_\_

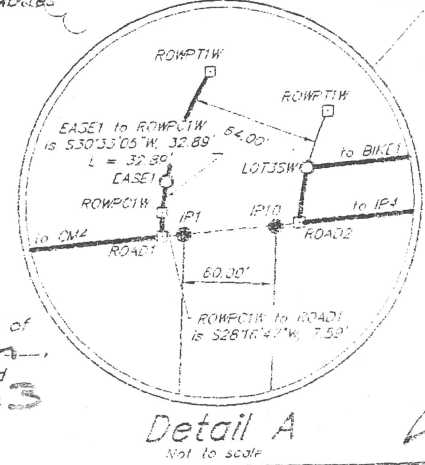
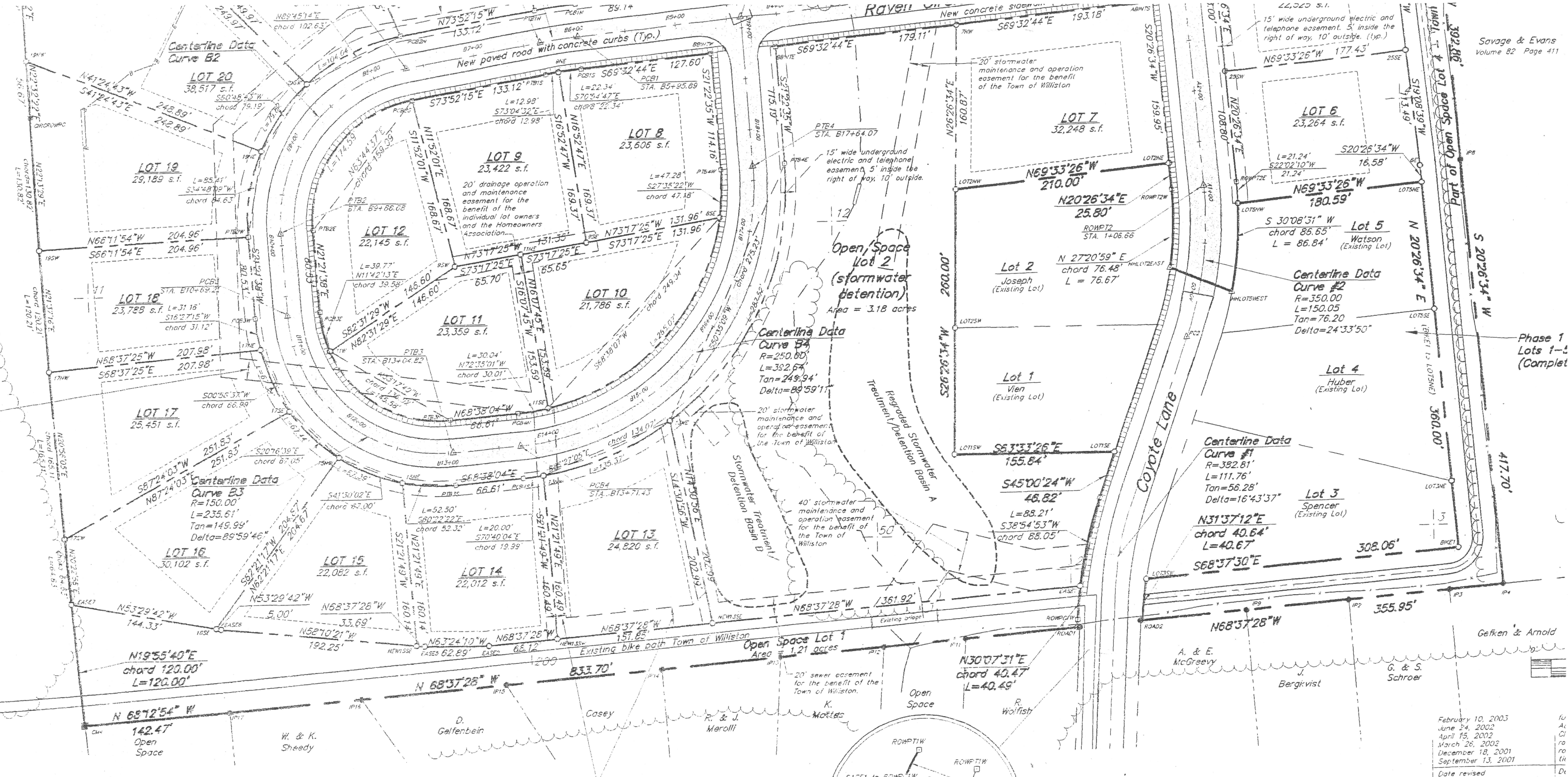
[Signature] LS  
Thomas Hergenrother d/b/a Hergenrother Construction

STATE OF VERMONT  
CHITTENDEN COUNTY, SS.

At Williston this 1 day of August, 2003, Andre J. Martel, Trustee u/t/a dated May 11, 2001 and Patricia L. Martel, Trustee u/t/a dated May 11, 2001 personally appeared, and they acknowledged this instrument, by them sealed and subscribed, to be their free act and deed.

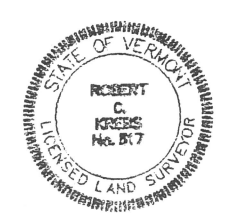
Before me, [Signature]  
Notary Public





**Certification**  
This survey is based on physical evidence found in the field and information abstracted from deeds and other pertinent records and this survey is consistent with that evidence. This plat conforms to 27 V.S.A. section 1403.

*Robert C. Krebs*  
Robert C. Krebs L.L.S. #517



February 10, 2005	lu
June 24, 2002	Ac
April 15, 2002	Cl
March 26, 2002	ro
December 18, 2001	ut
September 13, 2001	De
Date revised	

Design	MJB
Drawn	SWH
Checked	
Scale	1" = 60'
Date	March 5, 2001
Project	96156
KREBS & LANSI 164 Main Street	

elevation of 438.73 at the dry manhole at the intersection of Coyote Lane and Coyote Run.

of existing utilities is not warranted. The Contractor shall locate all existing utilities and easements. The Contractor shall contact Dig Safe for details of any work.

Consulting Engineers for details of any work.

Survey - Andre & Patricia Krebs & Lansing Consulting Engineers

5. The wetland associated buffer zones on Lots 19, 20, 24, 27, 28, 29, 30, 31, 32, and open space shall remain in its currently existing natural state except for construction areas shown on the site plans. No draining, filling, grading, or alterations of the water flow is allowed. No cutting, clearing, or removal of vegetation are permitted within the wetland and buffer zone, with the exception of the proposed construction zones shown on the site plans. Allowed uses within the wetland and buffer zone are to be in conformance with Section 6 of the Vermont Wetland Rules (latest revision, January 1, 2002), as the same may be amended or replaced from time to time. To delineate the wetland buffer, a permanent rail fence or shrubbery shall be installed and maintained along the edge of the wetland buffer.

6. This plat is intended to amend the final plat for Coyote Run - Phase 3, approved by the Williston Planning Board 10/31/01.

Approval by Resolution of the Development Review Board of the Town of Williston, Vermont on the 22 day of Jan, 2003, subject to the requirements and conditions of said Resolution. Signed this 22 day of Feb, 2003

by *[Signature]* Chair

①

Mag Slide  
653

S623L

2 Map Side 623

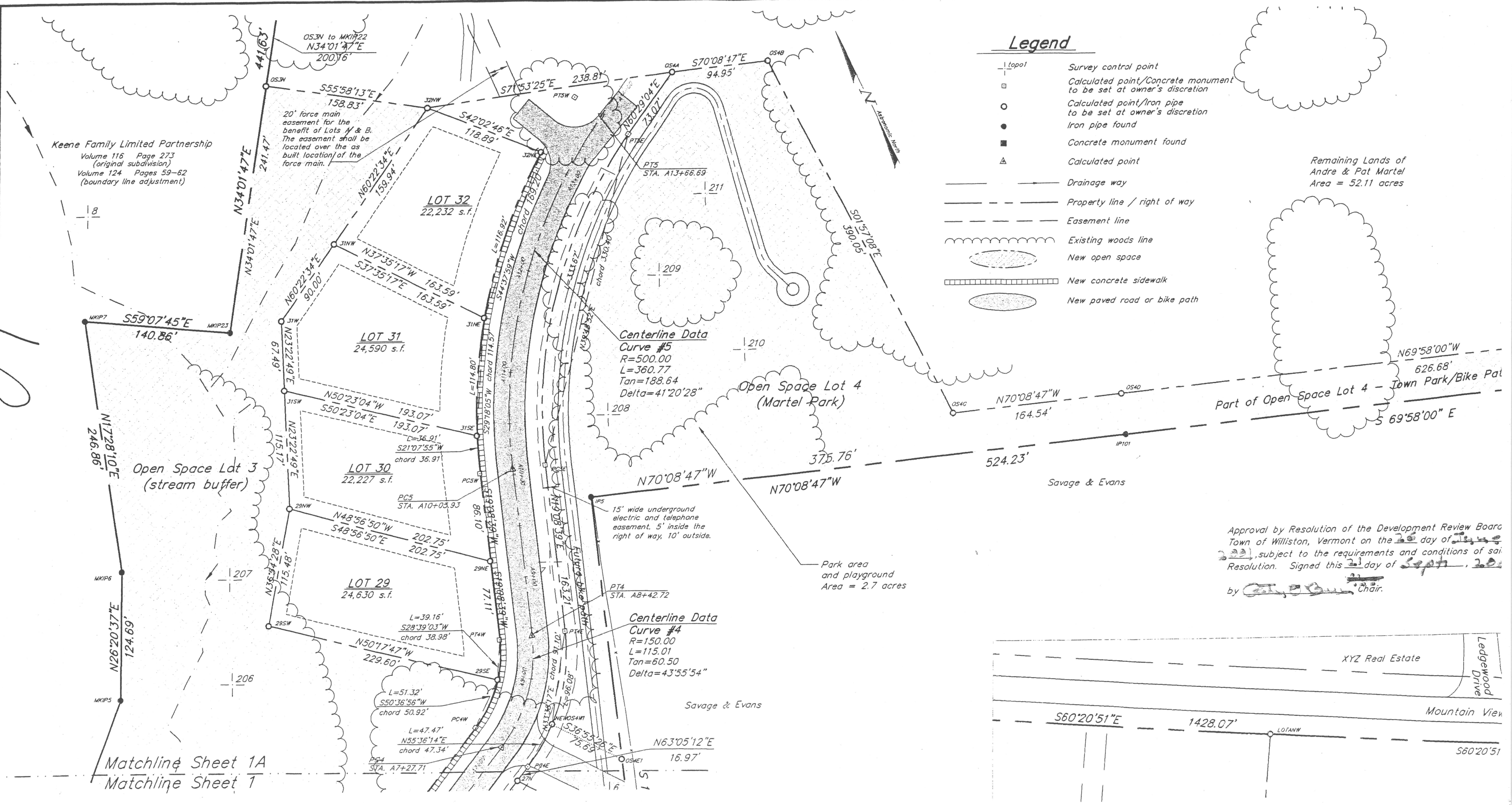
Keene Family Limited Partnership  
 Volume 116 Page 273  
 (original subdivision)  
 Volume 124 Pages 59-62  
 (boundary line adjustment)

CFujed

### Legend

- ⊕ topol Survey control point
- Calculated point/Concrete monument to be set at owner's discretion
- Calculated point/Iron pipe to be set at owner's discretion
- Iron pipe found
- Concrete monument found
- △ Calculated point
- Drainage way
- - - Property line / right of way
- - - Easement line
- Existing woods line
- New open space
- New concrete sidewalk
- New paved road or bike path

Remaining Lands of  
 Andre & Pat Martel  
 Area = 52.11 acres



Approval by Resolution of the Development Review Board  
 Town of Williston, Vermont on the 20 day of June  
 2021, subject to the requirements and conditions of said  
 Resolution. Signed this 21 day of Sept, 2021  
 by                      Chair.