

District 1  
Certcode 0209-0

**CERTIFICATE OF HIGHWAY MILEAGE  
YEAR ENDING FEBRUARY 10, 2019**

Fill out form, make and file copy with the Town Clerk, and mail ORIGINAL, before February 20, 2019 to:  
Vermont Agency of Transportation, Division of Policy, Planning and Intermodal Development, Mapping Section  
One National Life Drive, Montpelier, VT 05633.

We, the members of the legislative body of READSBORO in BENNINGTON 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	0.529				0.000
Class 2	1.970				0.000
Class 3	33.16	0.23		33.39	0.000
State Highway	10.016				0.000
<b>Total</b>	<b>45.675</b>			<b>45.905</b>	<b>0.000</b>
* Class 1 Lane	0.000				
* Class 4	7.42		0.23	7.19	0.000
* Legal Trail	7.21				

\* 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.**

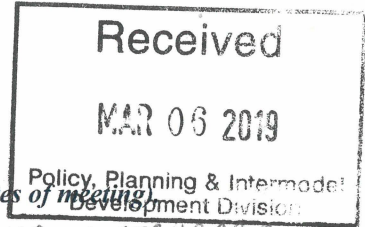
Notes by  
S. Moulton  
2019-2-28

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

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

3. RECLASSIFIED/REMEASURED: Please attach SIGNED copy of proceedings (minutes of meeting)  
- 0.23 mi CL4 TH-4 remeasured and reclassified from NOT UP TO STANDARD CL4 to standard CL4

+ 0.23 mi CL3 due to remeasurement and reclassification of CL4 TH-4  
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: Helen Sjogren Henriksen  
Joseph [unclear]  
David Marcheziani

T/C/V Clerk Signature: Colin J. Moulton Date Filed: 2/20/19

Please sign ORIGINAL and return it for Transportation signature.

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

APPROVED: [Signature]  
Representative, Agency of Transportation

DATE: 4/18/2019



State of Vermont  
Division of Policy and Planning - Mapping Section  
1 National Life Drive  
Montpelier, VT 05633-5001  
<http://vtrans.vermont.gov>

*Agency of Transportation*

Email: [sara.moulton@vermont.gov](mailto:sara.moulton@vermont.gov)

February 28, 2019

Chair, Selectboard  
Readsboro  
c/o Town Clerk  
PO Box 187  
Readsboro, VT 05350-0187

To Town Clerk and Selectboard:

Thank you for sending your 2019 Certificate of Highway Mileage. Unfortunately, I need to return it because I need to have the town clerk sign it.

If you have any questions, please let me know.

Sincerely,

*Sara Moulton*

Sara Moulton  
AOT GIS Professional III

Enclosure

District 1  
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State Highway	10.016				0.000
<b>Total</b>	<b>45.675</b>			<b>45.905</b>	<b>0.000</b>
* Class 1 Lane	0.000				
* Class 4	7.42		0.23	7.19	0.000
* Legal Trail	7.21				

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

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Notes by  
S. Moulton  
2019-2-28

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Selectmen/ Aldermen/ Trustees Signatures: John Simon Henriksen  
David Marchegiani

T/C/V Clerk Signature: \_\_\_\_\_ Date Filed: 2/20/19

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

District 1  
Certcode 0209-0

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YEAR ENDING FEBRUARY 10, 2019**

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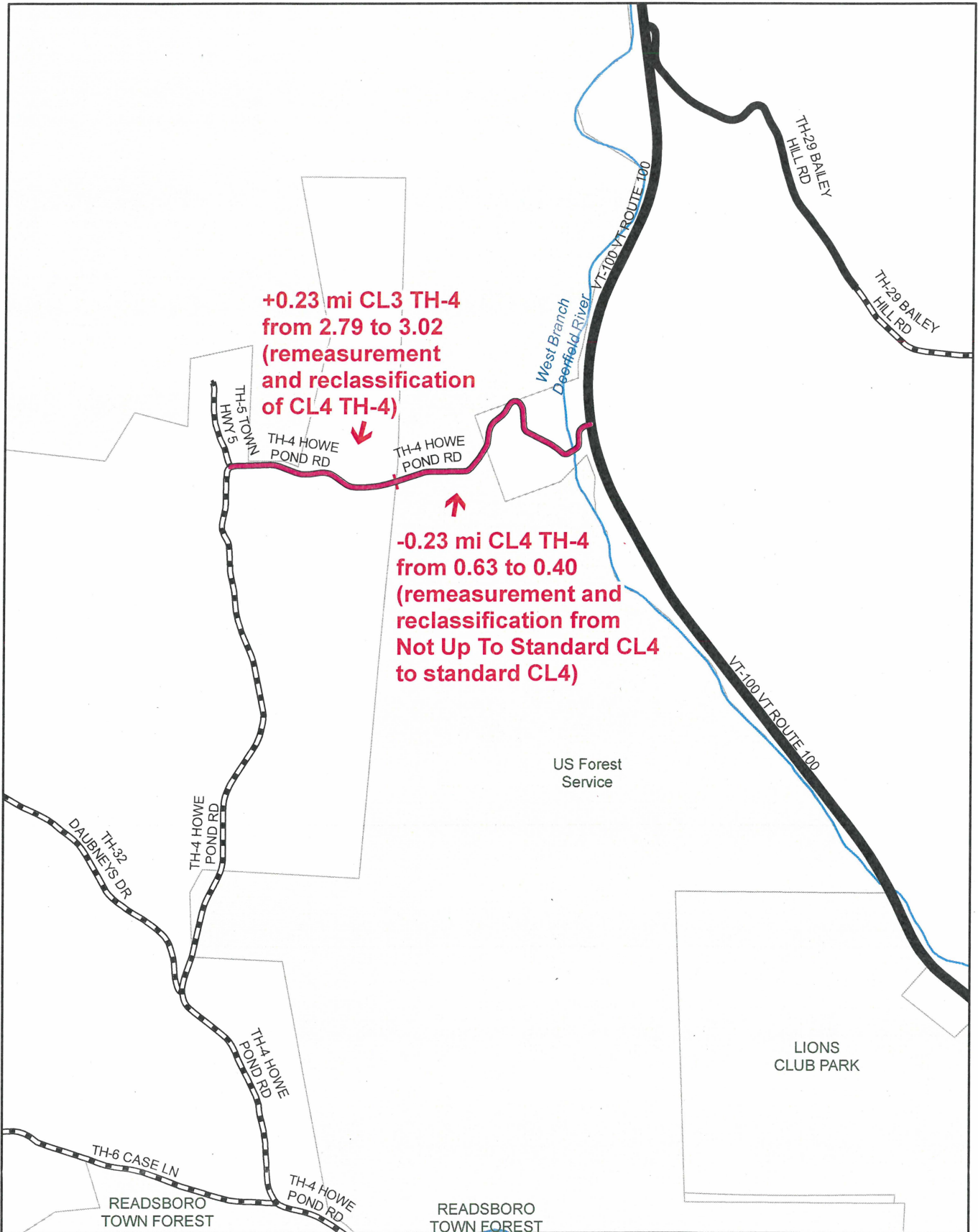
Selectmen/ Aldermen/ Trustees Signatures: John Sigism Henriksen  
Josh Bond  
David Marchegiani

T/C/V Clerk Signature: \_\_\_\_\_ Date Filed: 2/20/19

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APPROVED: \_\_\_\_\_ DATE: \_\_\_\_\_  
Representative, Agency of Transportation



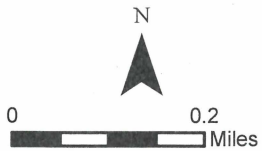
**+0.23 mi CL3 TH-4  
from 2.79 to 3.02  
(remeasurement  
and reclassification  
of CL4 TH-4)**

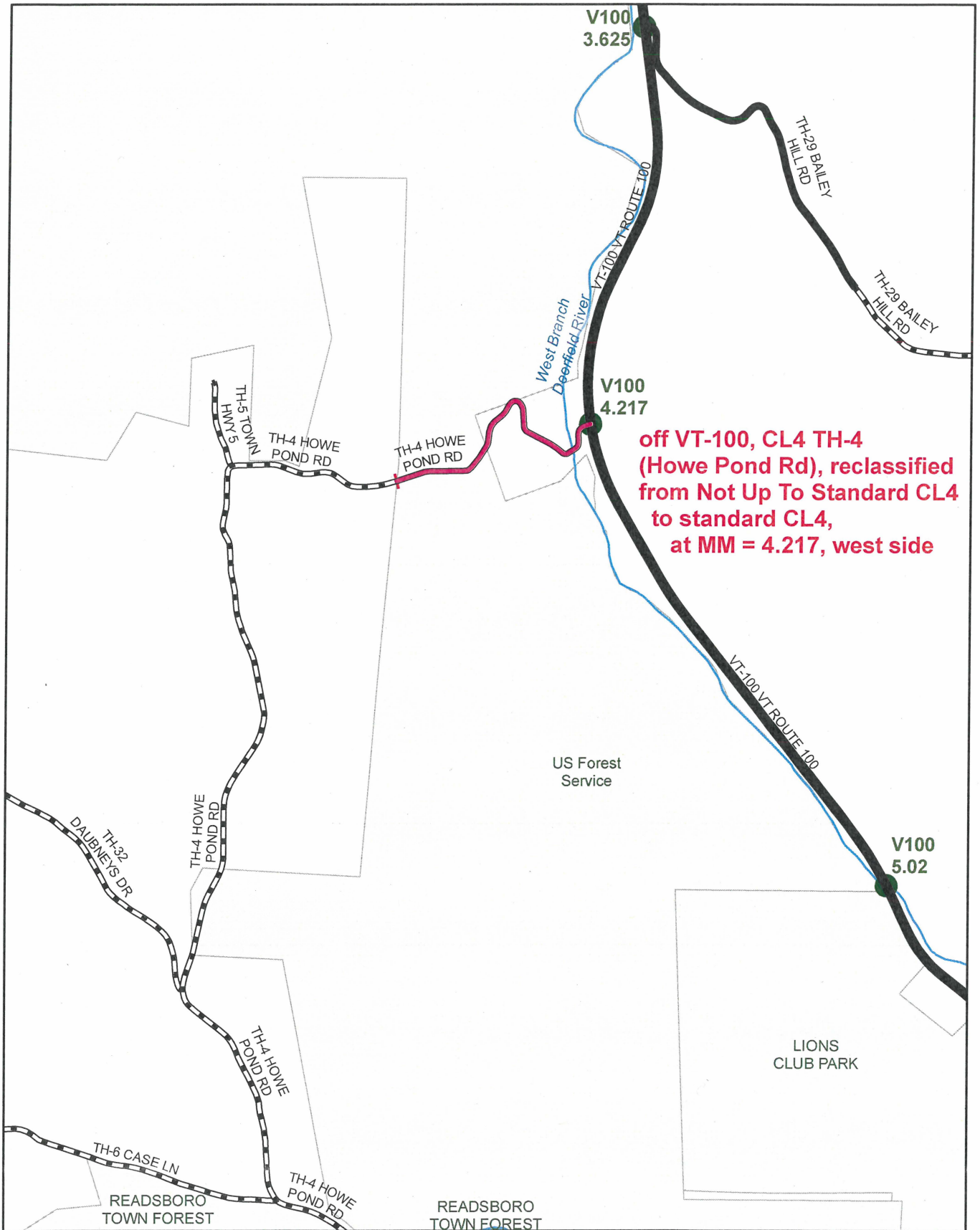
**-0.23 mi CL4 TH-4  
from 0.63 to 0.40  
(remeasurement and  
reclassification from  
Not Up To Standard CL4  
to standard CL4)**

**Mileage Certificate Change 2019  
READSBORO**

(CTUA: 0209-0)

Mapping Section  
Division of Policy, Planning and Intermodal Development  
Vermont Agency of Transportation - February 2019

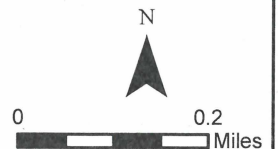




**Mileage Certificate Change 2019  
READSBORO**

(CTUA: 0209-0)

Mapping Section  
Division of Policy, Planning and Intermodal Development  
Vermont Agency of Transportation - February 2019



## Certificate of Highway Mileage Instructions

Towns use this certificate to update mileage of town highways and trails, incorporating any changes made before February 10, 2019. Changes in highway classification, additions of new highways or trails, alterations, or discontinuances must include documentation of Selectboard action, such as minutes of meetings when action was taken.

### PART I

*Previous Mileage* – This shows mileage as of completion of last year's certificate.

*Added Mileage* – Enter the total mileage of any new legally accepted Class 3 or 4 highways or trails, and any highways reclassified from Class 3 to 4 or vice versa, or highways reclassified to or from trails.

*Subtracted Mileage* – Enter the total mileage of discontinued highways or trails, and the total mileage of any highways reclassified from Class 3 to 4 or vice versa, or highways reclassified to or from trails.

*Total* – Enter total, same as last year if no changes were reported, or if changes were reported.

*Scenic Highways* – Use this only in accordance with 19 V.S.A. § 242, "Scenic Highways".

### PART II

Enter details needed for identification of Town Highways.

If there are no changes in Town Highway line in PART II.

### PART III

Board members and Town Clerk sign here.

A sample certificate with an example on how to fill it out is available online at: [http://vtransmaps.vermont.gov/Maps/Publications/MileageCertificates/Cert\\_Sample.pdf](http://vtransmaps.vermont.gov/Maps/Publications/MileageCertificates/Cert_Sample.pdf)

Additional guidance is provided in the enclosed document "Vermont Agency of Transportation Guidelines - Certificate of Highway Mileage".

Return completed certificate, using enclosed envelope. If needed, use a larger envelope with same address as on the enclosed envelope.

**Certificates must be postmarked on or before February 20, 2019. Certificates that are postmarked after February 20, 2019 may not be processed.**

haven.  
This needs to be  
back to the state  
before 2/20/19  
but not before  
the changes to  
the highways is  
decided AJ  
copy 2  
needed

I am recommending the reclassification of the following class III road.

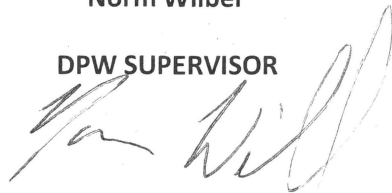
TH # 4     Howe Pond Road = .55 miles

The Howe Pond Road is 3.42 miles long, the section that I'm recommending for reclassification to a class IV is the end of the road that used to intersect RT 100. This section of road is currently (NUTS) not up to state standard, the bridge at the bottom of the hill is condemned and there is no future plan on ever replacing this bridge, there are no residents on this end of the road. The .55 mile reclassification will begin at the access point of lot #39 (Franconi property) and continue to RT 100. In order to bring this road up to the state standard it would require extensive excavation, tree cutting, manhours, and materials, it is not within the best interests of the town to forgo any expense on the improvement of this section of road.

Thank you,

Norm Wilber

DPW SUPERVISOR

A handwritten signature in black ink, appearing to read "Norm Wilber", is written over the typed name and title.



# SUMMARY OF ROAD VIEWING

Site visit TH#4 Howe Pond Road December 8, 2018

Call to order: 9am

Present: Helyn Strom-Henriksen, Joseph Berard and Norman Wilber. Ted Hopkins and James Damato were on the bottom route 100 side.

Two of the Selectboard members along with the DPW Superintendent, Norman Wilber viewed the section of TH#4 approximately 6/10 of a mile at the end of Howe Pond Road that the State of Vermont has determined not up to standards (NUTS). The three of them discussed the amount of work that the section of road in question would require to meet the state standards adopted by the Town and discussed that it is within the best interests of the Town to reclassify this section from a Class III to Class IV road.

Adjourned: 9:30am

Submitted by Norman Wilber, DPW Superintendent

## Howe Pond Road Hearing December 8, 2018

Call to Order at 10:00am

Present: Helyn Strom-Henriksen, Joseph Berard, Norman Wilber, Karen Boisvert, James Damato, Ted Hopkins, Anna Bolognani

Selectboard Chair Helyn Strom- Henriksen gave a brief history of why we are present here today. The State of Vermont sent a letter to the town stating that the road was not up to State Standards and to either bring it up to the standards or reclassify. A site visit was performed at 9am on December 8, 2018.

Anna Bolognani:

Anna came to ask questions early due to another commitment. She questioned where the road was going to be designated as Class IV. Norman explained it would remain a Class III down past her property and end after the next lot owned by Mr. Franconi.

James Damato:

Mr. Damato was concerned with who would be responsible for the bridge at the end of the road. He stated he did not want the responsibility of the bridge for liability/ insurance reasons. He was assured that the bridge would still be the responsibility of the town. He also asked how far in the .5 miles was from Vermont Route 100. He was told the Franconi property. Mr. Damato expressed concern for the future stating that the 10 acre block of property on the other side of the river might be hard to develop for his children if they choose to do so at a later date. He asked for a 30 day continuance for his lawyer to contact the Towns attorney.

Ted Hopkins:

Mr. Hopkins voiced concern over the timeline saying he would like for the hearing and site visit to be postponed until spring. He also asked if various entities were notified. Of his list of entities all have been notified with the exception of the power company and Mr. Damatos Mortgagor. Karen will look into the legalities/ necessity of this. Mr. Hopkins asked if land owners would be financially compensated and if the road budget was going to be reduced. He also thinks the town should contact the State about the bridge. Mr. Hopkins asked if the road had been surveyed and was told that it would be. . Mr. Hopkins presented the board with a packet laying out concerns for all roads under discussion. Specific to Howe Pond Road he states "Thoughts on Billy Goat Hill to route 100: Although not clearly stated on the legal notice I think the notice is legally flawed by not giving interested parties an idea of what the Selectboard wishes to do.

This is what the notice is for. No action should be taken at this location due to no game plan in place.”

Karen Boisvert read a letter sent by the Vermont Department of Forest, Parks & Recreation .



State of Vermont  
Department of Forests, Parks & Recreation  
Lands Administration and Recreation Division  
1 National Life Drive, Davis 2  
Montpelier, VT 05620-3801  
<http://fpr.vermont.gov>

*Agency of Natural Resources*

December 5, 2018

Town of Readsboro Selectboard  
c/o Amber Holland, Town Clerk  
Town Office  
P.O. Box 187  
Readsboro, VT 05350

**RE: Proposed discontinuance of portions of Town Highway #4 (Howe Pond Road)**

Dear Board Members,

On November 19, 2018, the Department of Forests, Parks & Recreation (FPR) received the petition to reclassify portions of Town Highway #4 (Howe Pond Road) in the Town of Readsboro. Per 19 V.S.A. §775, municipalities must notify the Commissioner of FPR when a petition to discontinue a highway is filed. It is the policy of FPR to encourage municipalities to keep highways as public rights-of-way for emergency, recreational, forestry, agricultural, and other purposes. These roads provide numerous benefits, including:

- Access to year-round and part-time residence and camps;
- Access to agricultural fields, forests, and sugaring operations;
- Access to state-owned parcels for recreational opportunities, for hunting and fishing, forest management and other forest products;
- Recreational access for activities like hiking, mountain biking, cross country skiing, horseback riding, and ATV and 4-wheel use

FPR's Lands Administration staff and District staff in our Rutland office have reviewed the petition and are not opposed to the proposed road discontinuance. FPR staff will not be participating in the public hearing and site visit occurring on December 8, 2018. We respectfully ask that this letter be recorded as part of the official proceedings on this matter. Thank you for the opportunity to comment.

Sincerely,

A handwritten signature in black ink, appearing to read "Rebecca Washburn".

Rebecca Washburn  
*Director, Lands Administration and Recreation Division*



Motion to close hearing at 10:20am by Helyn Strom-Henriksen, seconded by Joseph Berard. So voted.

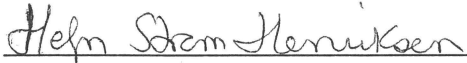
**DECISION OF RECLASSIFICATION OF THE .55 MILE BOTTOM PORTION OF HOWE POND ROAD,  
HIGHWAY # 4**

On motion duly made and seconded and unanimously passed, the Selectboard of the Town of Readsboro found: That all notice requirements required by 19 VSA 709, including publication in the local newspaper. All interested parties present, desiring to be heard, have been heard.

On motion duly made and seconded and unanimously passed, the Selectboard of the Town of Readsboro decided: Having found that public good, necessity and convenience of the inhabitants of the municipality require that the portion of highway # 4 be reclassified, The Selectboard hereby reclassifies Town Highway #4 for the distance of .55 miles. A survey is being done and will be filed at the Readsboro Town Office upon completion. This decision shall be recorded in the Records of the Town of Readsboro and properly indexed. This decision, when faithfully transcribed, shall be executed by all members of the Selectboard and bare the date of the decision, that is, January 23, 2019.

Executed this January 23, 2019,

Members of the Readsboro Selectboard:

  
\_\_\_\_\_

Helyn Strom-Henriksen- Chair

  
\_\_\_\_\_

Joseph Berard

\_\_\_\_\_

David Marchegiani

Notice of Initiation of Reclassification and

Notice of Visitation and Hearing before the Readsboro, Vermont Selectboard

Concerning the Discontinuance of that portion of Town Highway #4 (Howe Pond Road) as it accesses Vermont Route 100

**19 VSA 709**

Viewing at site: **December 8, 2018- 9am**

Hearing in the school gymnasium at Readsboro Central School: **December 8, 2018- 10am**

As permitted by Title 19 Vermont Statutes Annotated Section **708 (19VSA 708)** on **November 7, 2018** the Selectboard of the Town of Readsboro, Vermont initiated the process to reclassify a portion of Town Highway #4, as stated below. On **December 8, 2018 at 9AM** the Selectboard of the Town of Readsboro, Vermont, will view the layout of the existing public right-of-way know as Town Highway #4 off Vermont Route 100 in Readsboro Vermont for the purpose of reclassifying that portion of TH#4 accessing Vermont Route 100, which is mapped as a public right-of-way. Length of the portion subject to this reclassification is approximately fifty five hundredths (0.55) of a mile. The hearing on this matter will be on the same date at **10am** in the school gymnasium at Readsboro Central School, 301 Phelps Lane, in Readsboro Vermont. For more information contact Karen Boisvert, Readsboro Administrative Assistant at [admin@readsborovt.org](mailto:admin@readsborovt.org) or (802) 423-5652.

**U.S. Postal Service™  
CERTIFIED MAIL® RECEIPT**  
Domestic Mail Only

For delivery information, visit our website at [www.usps.com](http://www.usps.com)®

**OFFICIAL USE**

Certified Mail Fee  
\$ 3.45

Extra Services & Fees (check box, add fee as appropriate)

Return Receipt (hardcopy) \$ 2.70

Return Receipt (electronic) \$ \_\_\_\_\_

Certified Mail Restricted Delivery \$ \_\_\_\_\_

Adult Signature Required \$ \_\_\_\_\_

Adult Signature Restricted Delivery \$ \_\_\_\_\_

Postage  
\$ 6.15

Total Postage and Fees  
\$ \_\_\_\_\_

Sent To  
Jim Damato

Street and Apt. No., or PO Box No.  
\_\_\_\_\_

City, State, ZIP+4®  
\_\_\_\_\_

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instru

**U.S. Postal Service™  
CERTIFIED MAIL® RECEIPT**  
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For delivery information, visit our website at [www.usps.com](http://www.usps.com)®

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Adult Signature Required \$ \_\_\_\_\_

Adult Signature Restricted Delivery \$ \_\_\_\_\_

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Total Postage and Fees  
\$ \_\_\_\_\_

Sent To  
USDA

Street and Apt. No., or PO Box No.  
\_\_\_\_\_

City, State, ZIP+4®  
\_\_\_\_\_

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instruction

PS Form 3811, April 2015 PSN 7530-02-000-9053

Domestic Return Receipt

**U.S. Postal Service™  
CERTIFIED MAIL® RECEIPT**  
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**OFFICIAL USE**

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Return Receipt (electronic) \$ \_\_\_\_\_

Certified Mail Restricted Delivery \$ \_\_\_\_\_

Adult Signature Required \$ \_\_\_\_\_

Adult Signature Restricted Delivery \$ \_\_\_\_\_

Postage  
\$ \_\_\_\_\_

Total Postage and Fees  
\$ \_\_\_\_\_

Sent To  
VI Dept. of Forest Parks Rec

Street and Apt. No., or PO Box No.  
\_\_\_\_\_

City, State, ZIP+4®  
\_\_\_\_\_

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions  
(over \$500)

**SECTION ON DELIVERY**

Agent  
 Addressee

Printed Name) ARL J SCHRAUT C. Date of Deliver  
NOV 15 2018

Address different from item 1?  Yes  
delivery address below:  No

Priority Mail Express®  
 Registered Mail™  
 Registered Mail Restrict  
Delivery  
 Return Receipt for  
Merchandise  
 Signature Confirmation™  
 Signature Confirmation,  
Restricted Delivery

PS Form 3811, April 2015 PSN 7530-02-000-9053

Domestic Return Receipt

**U.S. Postal Service™  
CERTIFIED MAIL® RECEIPT**  
Domestic Mail Only

For delivery information, visit our website at [www.usps.com](http://www.usps.com)®

**OFFICIAL USE**

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\$ 3.45

Extra Services & Fees (check box, add fee as appropriate)

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Return Receipt (electronic) \$ \_\_\_\_\_

Certified Mail Restricted Delivery \$ \_\_\_\_\_

Adult Signature Required \$ \_\_\_\_\_

Adult Signature Restricted Delivery \$ \_\_\_\_\_

Postage  
\$ 6.15

Total Postage and Fees  
\$ \_\_\_\_\_

Sent To  
Readsboro Planning Comm.

Street and Apt. No., or PO Box No.  
\_\_\_\_\_

City, State, ZIP+4®  
\_\_\_\_\_

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

**SECTION ON DELIVERY**

Agent  
 Addressee

Printed Name) Jim Bailey C. Date of Deliver  
11/14/18

Address different from item 1?  Yes  
delivery address below:  No

Priority Mail Express®  
 Registered Mail™  
 Registered Mail Restrict  
Delivery  
 Return Receipt for  
Merchandise  
 Signature Confirmation™  
 Signature Confirmation,  
Restricted Delivery

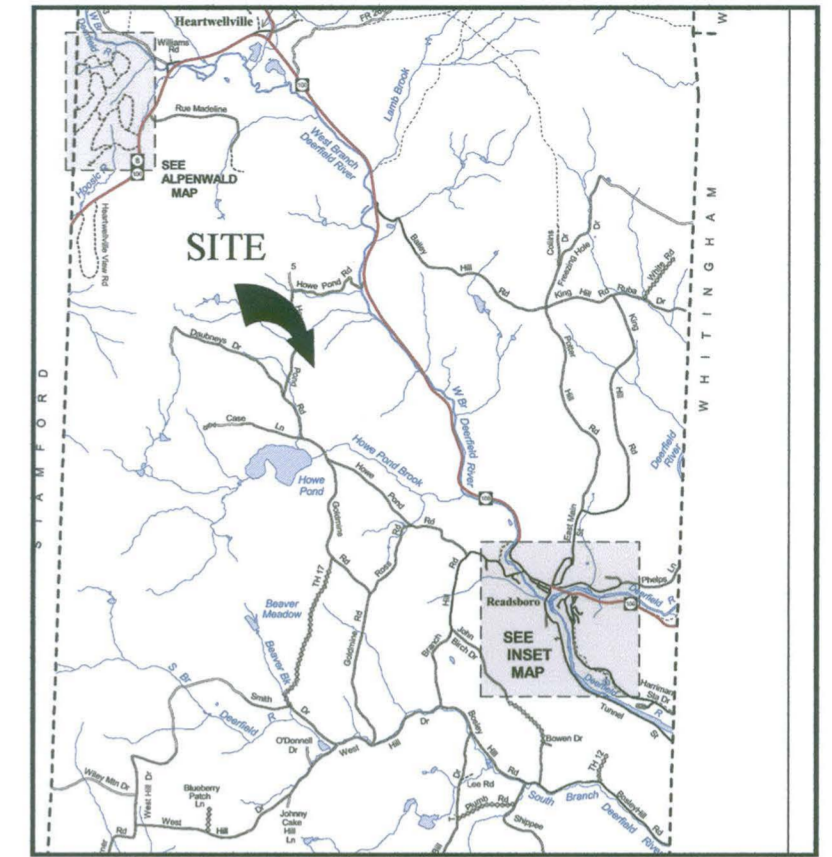
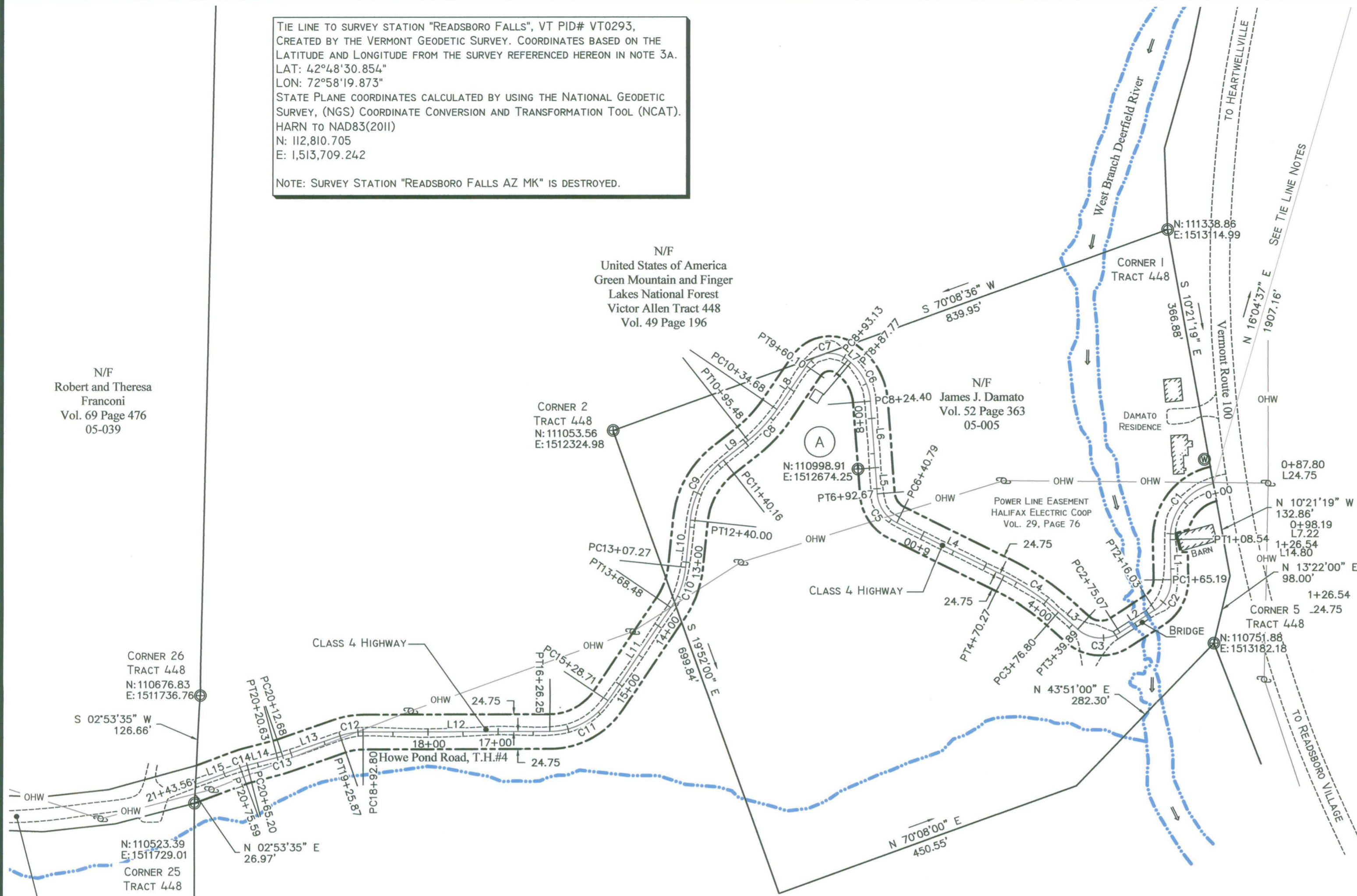
PS Form 3811, April 2015 PSN 7530-02-000-9053

Domestic Return Receipt

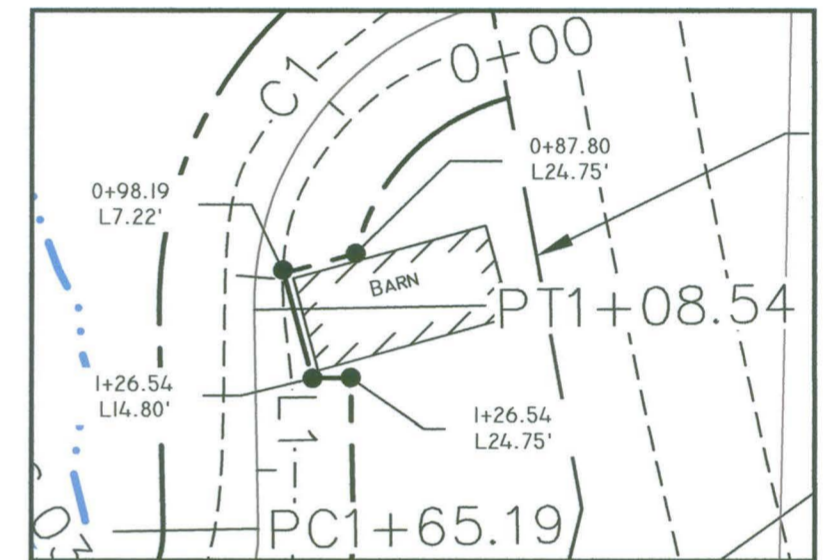
TIE LINE TO SURVEY STATION "READSBORO FALLS", VT PID# VT0293, CREATED BY THE VERMONT GEODETIC SURVEY. COORDINATES BASED ON THE LATITUDE AND LONGITUDE FROM THE SURVEY REFERENCED HEREON IN NOTE 3A.  
 LAT: 42°48'30.854"  
 LON: 72°58'19.873"  
 STATE PLANE COORDINATES CALCULATED BY USING THE NATIONAL GEODETIC SURVEY, (NGS) COORDINATE CONVERSION AND TRANSFORMATION TOOL (NCAT).  
 HARN TO NAD83(2011)  
 N: 112,810.705  
 E: 1,513,709.242

NOTE: SURVEY STATION "READSBORO FALLS AZ MK" IS DESTROYED.

N/F  
 Robert and Theresa  
 Franconi  
 Vol. 69 Page 476  
 05-039



LOCUS ~ NOT TO SCALE



BARN R.O.W. DETAIL ~ 1"=50'

GENERAL NOTES

- THIS SURVEY IS BASED ON RECORDED DEED DESCRIPTIONS, PHYSICAL EVIDENCE, RECORDED AND UNRECORDED PLATS.  
 FOR THE PURPOSE OF THIS SURVEY IT IS PRESUMED THAT NO PREVIOUS SURVEY HAS BEEN PROPERLY RECORDED OR THE RECORD OF A PREVIOUS SURVEY NOT BEEN PRESERVED. FEE TITLE TO SAID PORTION OF HOWE POND ROAD IS BELIEVED TO BE HELD BY THE CURRENT PROPERTY OWNERS, WITH THE TOWN OF READSBORO CONTROLLING A THREE ROAD WIDE EASEMENT FOR HIGHWAY PURPOSES.
- THE ORIGINAL LAYOUT AND/OR FEE OWNERSHIP OF "HOWE POND ROAD", WAS NOT THOROUGHLY RESEARCHED FOR THIS SURVEY. THE RIGHT OF WAY LIMITS OF SAID TOWN HIGHWAY IS BASED ON THE PRESUMPTION THAT THIS ROAD IS THREE RODS WIDE (49.50 FEET). ONE AND A HALF RODS (24.75 FEET) EACH SIDE OF THE CENTERLINE OF THE PRESENT TRAVELED WAYS. (19 VSA 32 AND 19 VSA 702).
- MAPS REFERENCED FOR THIS SURVEY AND FOUND CONSISTENT UNLESS OTHERWISE NOTED:  
 A. "UNITED STATE OF AMERICA, GREEN MOUNTAIN NATIONAL FOREST, VICTOR ALLEN TRACT 448A, READSBORO TWP., BENNINGTON CO., VT.", DATED 13 FEBRUARY 1995. BY ALLAN T. HOPKINS. THREE SHEETS RECORDED IN SLIDES 72, 73 & 74 OF THE READSBORO LAND RECORDS.

I CERTIFY THAT THIS SURVEY IS IN COMPLIANCE WITH VSA 2596. I CERTIFY THAT THIS SURVEY WAS PERFORMED ON THE GROUND USING AN ELECTRONIC DISTANCE METER. ALL BEARINGS, DISTANCES AND COORDINATES SHOWN HEREON ARE BASED ON VERMONT NAD83(2011) GRID NORTH WITH AN AVERAGE ELEVATION OF 1830 FEET USED FOR GRID DISTANCE COMPUTATIONS. I CERTIFY THAT THE RANDOM OPEN TRAVERSE UPON WHICH THIS PLAT IS BASED ON MEETS OR EXCEEDS THE POSITIONAL VERMONT STANDARDS OF AN URBAN SURVEY OF .05 FEET PLUS 1:10,000 BY LEAST SQUARE ADJUSTMENT. THE RANDOM OPEN TRAVERSE BEGINS AT SURVEY STATION "READSBORO FALLS", AND IS TIED INTO TWO RANDOM GPS CONTROL POINTS, ON EACH END OF THE PORTION OF HOWE POND ROAD SURVEYED, POSITION ADJUSTED AND VERIFIED BY A NATIONAL GEODETIC SURVEY OPUS-RS SOLUTION REPORT.

LINE	BEARING	DISTANCE
L1	S 01°07'47" E	56.65'
L2	S 57°07'31" W	59.03'
L3	N 48°35'41" W	36.91'
L4	N 63°53'49" W	170.52'
L5	N 04°26'18" W	37.31'
L6	N 04°26'18" W	94.42'
L7	N 49°49'46" W	5.35'
L8	S 34°14'39" W	74.58'
L9	S 51°39'45" W	44.68'
L10	S 05°53'42" W	67.27'
L11	S 33°57'01" W	160.23'
L12	S 89°50'18" W	266.55'
L13	S 70°53'21" W	86.80'
L14	S 75°26'48" W	44.57'
L15	S 69°29'52" W	67.97'

MONUMENT LIST

IPF = IRON PIPE FOUND  
 IBF = IRON BAR FOUND  
 MSR = MONUMENT SET REBAR 5/8" REBAR WITH 2" ALUMINUM CAP STAMPED "BENJAMIN A. JOYCE PLS #725".

CORNER 1 TRACT 448, 2"x30" IRON PIPE WITH A BRASS CAP STAMPED "1-448 LSI33 1994", UP 3", STABLE.

CORNER 2 TRACT 448, 2"x30" IRON PIPE WITH A BRASS CAP STAMPED "2-448 LSI33 1994", UP 6", STABLE.

CORNER 5 TRACT 448, 2"x30" IRON PIPE WITH A BRASS CAP STAMPED "5-448 LSI33 1994", UP 4", STABLE.

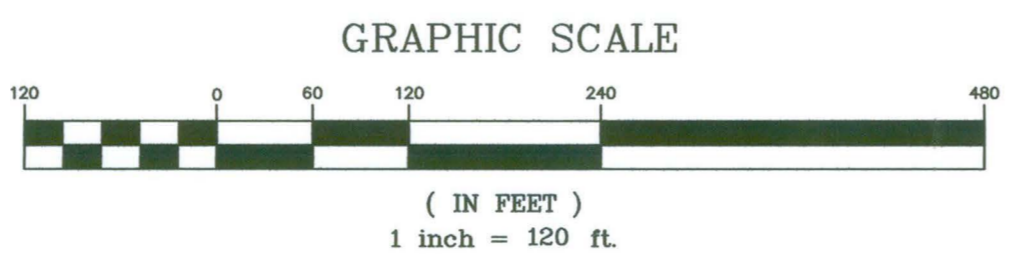
CORNER 25 TRACT 448, 2"x30" IRON PIPE WITH AN ALUMINUM CAP STAMPED "25-448 LS630 2018", UP 1", STABLE.

CORNER 26 TRACT 448, 2"x30" IRON PIPE WITH AN ALUMINUM CAP STAMPED "26-448 LSI33 1994", FLUSH, STABLE.

A. MFIP, 1 1/2"Ø, UP 16", STABLE.

N/F  
 United States of America  
 Green Mountain and Finger  
 Lakes National Forest  
 Victor Allen Tract 448  
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CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	108.54'	80.00'	77°44'10"	S 37°44'18" W	100.40'
C2	50.84'	50.00'	58°15'18"	S 27°59'52" W	48.68'
C3	64.82'	50.00'	74°16'48"	N 85°44'05" W	60.38'
C4	93.48'	350.00'	15°18'08"	N 56°14'45" W	93.20'
C5	51.89'	50.00'	59°27'31"	N 34°10'04" W	49.59'
C6	63.38'	80.00'	45°23'27"	N 27°08'02" W	61.73'
C7	66.97'	40.00'	95°55'36"	S 82°12'27" W	59.42'
C8	60.80'	200.00'	17°25'06"	S 42°57'12" W	60.57'
C9	99.85'	125.00'	45°46'03"	S 28°46'44" W	97.22'
C10	61.21'	125.00'	28°03'19"	S 19°55'22" W	60.60'
C11	97.54'	100.00'	55°53'17"	S 61°53'39" W	93.72'
C12	33.07'	100.00'	18°56'57"	S 80°21'49" W	32.92'
C13	7.95'	100.00'	4°33'27"	S 73°10'04" W	7.95'
C14	10.38'	100.00'	5°56'56"	S 72°28'20" W	10.38'



LEGEND

- IRON PIPE / IRON BAR FOUND
- IRON BAR SET, 5/8" REBAR WITH 2" ALUMINUM CAP STAMPED "BENJAMIN A. JOYCE, PLS#725"
- METAL FENCE POST
- UNMARKED POINT
- STONE WALL
- BARB WIRE FENCE
- EXISTING TRAVELED WAY
- RIGHT OF WAY
- SEWER MANHOLE
- UTILITY POLE
- OVER HEAD WIRES
- WELL
- LANDS NOW OR FORMERLY OF

Highway Lay Out ~ Road Reclassification  
 Section of Howe Pond Road to be reclassified  
 from Class 3 to a Class 4 Highway  
 "Readsboro Falls"  
 Readsboro, Vermont  
 JOYCE LAND SURVEYING CORP.  
 P.O. BOX 115  
 WILMINGTON, VERMONT 05363

PRELIMINARY

DATE: Jan, 31, 2019	DRAWN BY: BAJ	PROJECT: Howe Pond Road
SCALE: 1"=120'	SHEET 1 OF 1	ACAD NAME: Howe Pond Road 2019