

**CERTIFICATE OF HIGHWAY MILEAGE
YEAR ENDING FEBRUARY 10, 2017**

Fill out form, make and file copy with the Town Clerk, and mail ORIGINAL, before February 20, 2017 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 COLCHESTER 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
Class 2	21.870			21.870	0.000
Class 3	70.04	+0.27	-0.18	70.13	0.000
State Highway	22.864			22.864	0.000
Total	114.774			114.864	0.000
* Class 1 Lane	0.000			-	
* Class 4	0.59			0.59	0.000
* Legal Trail	0.68			0.68	

* 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".
 +0.06 mi CL3 TH-162 (Carriage Wy) extended (on Abigail Dr Deed & Cert of Opening 1996)
 +0.21 mi CL3 TH-214 (Waterlefe Wy) new road
- DISCONTINUED:** Please attach SIGNED copy of proceedings (minutes of meeting).
 -0.13 mi CL3 TH-24 (Munson Rd) discontinued
 -0.05 mi CL3 TH-156 (S Park Dr) discontinued
- RECLASSIFIED/REMEASURED:** Please attach SIGNED copy of proceedings (minutes of meeting).
- 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: [Signatures]

T/C/V Clerk Signature: [Signature] Date Filed: 1/25/17

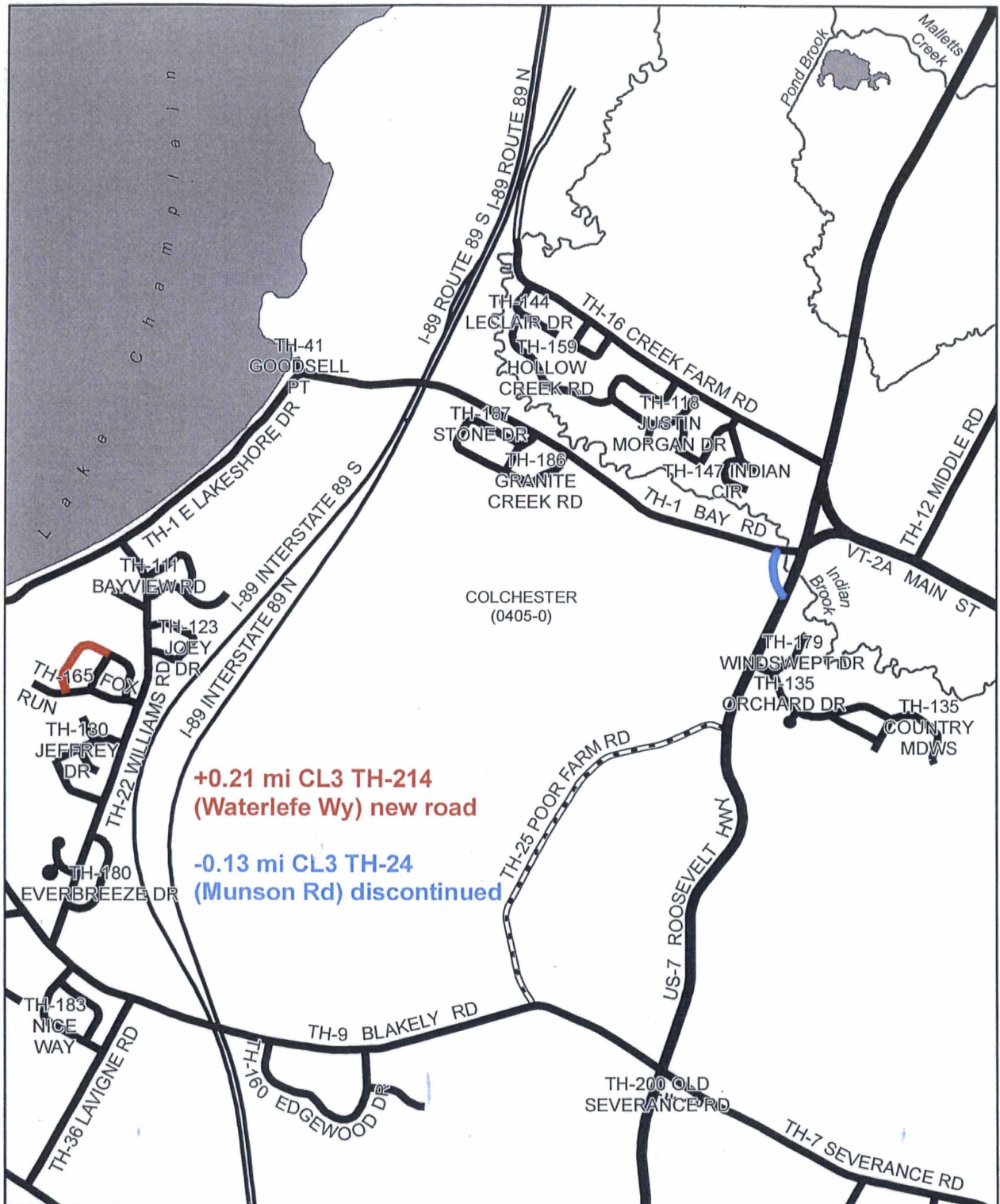
Please sign ORIGINAL and return it for Transportation signature.

AGENCY OF TRANSPORTATION APPROVAL: Signed copy will be returned to T/C/V Clerk.
 APPROVED: [Signature] DATE: 2/5/2017
 Representative, Agency of Transportation

Received

JAN 31 2017

**Policy, Planning & Intermodal
Development Division**



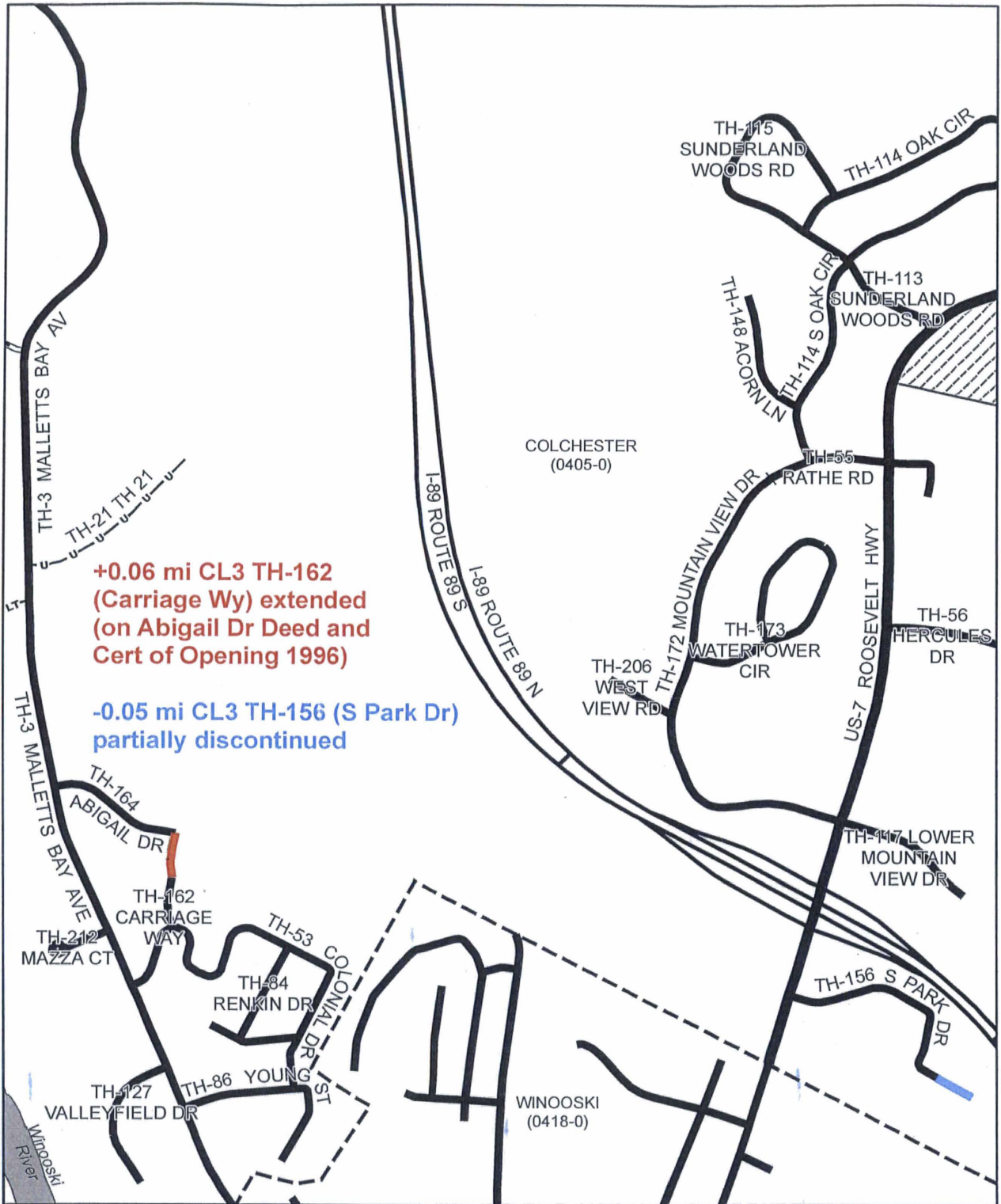
**+0.21 mi CL3 TH-214
(Waterlefe Wy) new road**

**-0.13 mi CL3 TH-24
(Munson Rd) discontinued**

**Mileage Certificate Changes 2017
COLCHESTER (0405-0)**

Mapping Section
Division of Policy and Planning
Vermont Agency of Transportation -- April 5, 2017





**Mileage Certificate Changes 2017
COLCHESTER (0405-0)**

Mapping Section
Division of Policy and Planning
Vermont Agency of Transportation -- April 5, 2017



Alley, Kerry

From: Warner Rackley <WRackley@colchestervt.gov>
Sent: Friday, December 16, 2016 4:05 PM
To: Alley, Kerry
Subject: RE: Parkwood and Woodrose (Colchester)

Kerry,

Sorry I missed your call earlier and thanks for the feedback. That's sort of what I was expecting on Hidden Oaks. Based on the time of year, I'm probably not going to have that Certificate of Opening before the Board in time to include for this year's Highway Cert. Aside from the unrecorded copy, I haven't found a dedication, so I will probably run that one past our Attorney first. I will drop Parkwood and Woodrose and forward a copy of the Hwy Cert so you can review ahead of time. I'll be taking off from 12/23 until 01/03 so it will probably be after that. Have a nice weekend and holiday if I don't talk to you before.

Thanks,
Warner

From: Alley, Kerry [mailto:Kerry.Alley@vermont.gov]
Sent: Friday, December 16, 2016 3:52 PM
To: Warner Rackley
Cc: Croft, Johnathan; Moulton, Sara; Grimaldi, Kevan
Subject: RE: Parkwood and Woodrose (Colchester)

Hi Warner,

I tried reaching you by phone without success, so I'll outline what I found while reviewing the mileage change documentation for Colchester that you sent to me.

I was able to pull the complete documentation together for the gap in Carriage Way (TH-162). You were right. Although the description was included in the Abigail Ln Certificate of opening and the associated warrantee deed, it simply wasn't mentioned by name. Because the mileage wasn't added to the mileage certificate at that time either, it will be added now. A small portion of the gap was also due to the existing portion of TH-162 not being mapped to its full length, but that only requires a mapping correction, not a mileage change.

Regarding the missing portions in Hidden Oaks, it appears that the 1993 change submitted to us reflected only what was originally Strawberry Ln, (Later Hidden Oaks Dr, and then Hidden Oaks Dr and Parkwood Dr). So, technically Parkwood Dr. was submitted in 1993, and incorrectly mapped as the remaining portion of Hidden Oaks Dr. So, it appears that the roads conveyed with the Hidden Oaks Extension deed (Woodrose Ln, and the portion of Hidden Oaks Dr extending from Parkwood Dr to Kellogg Rd) were never formally accepted by Colchester, or at least there is no documentation of it. For me to add this to the Town Highway map, I would need documentation of acceptance by the Town/Selectboard.

All of the other changes submitted to me were straight forward and have already been pre-loaded onto the 2017 Certificate of Highway Mileage. If I receive documentation indicating that the roads in Hidden Oaks Extension have been accepted by the town/selectboard next week (or possibly by Wednesday the following week) I can preload those changes onto the Certificate as well. If not preloaded, it is still possible to get this worked out before you return the certificate to us by Feb. 20.

Please let me know if you have any questions,

Kerry

Kerry Alley
AOT Mapping & GIS Specialist
Vermont Agency of Transportation (VTrans)
Kerry.Alley@vermont.gov
(802) 828-3666

Original Attachments of message below: <<image001.png>> <<Hidden_Oaks_Plat_Slide-262.pdf>>
<<HiddenOaks_Cert_Opening.pdf>> <<HiddenOaks_Ext_Offer_Dedication.pdf>> <<Hidden_Oaks_Ext_Plat_Slide-271.pdf>> <<Hidden_Oaks_Plat_Slide-223.pdf>>

From: Warner Rackley [<mailto:WRackley@colchestervt.gov>]
Sent: Tuesday, November 15, 2016 8:54 AM
To: Alley, Kerry <Kerry.Alley@vermont.gov>
Subject: Parkwood and Woodrose

Kerry,

Attached to this email are documents that I have found in support of Parkwood Dr and Woodrose Ln. As noted previously, the initial subdivision as shown on Slide 223 was for a "loop" development with two named streets with only one access point off of Severance Rd (formerly Kellogg.) As shown the streets were originally called Liberty Ln and Strawberry Ct. Prior to the certificate of opening being signed, the name Strawberry was dropped and replaced with Hidden Oaks Dr. When the second phase or "Hidden Oaks Extended" came in, a portion of Hidden Oaks was renamed to Parkwood Dr, Hidden Oaks extended to a second access on then Kellogg, and a fourth street called Woodrose Ln added. I have discussed with one of the Developers, Tom Sheppard, and he referred me to his Attorney, Guy Babb, and neither were aware of any issues with the transfer or able to provide additional documentation. I went through files for P&Z and found the attached signed Offer of Dedication but have not been able to find a recorded version. Let me know if you have questions or would like to discuss.

Thanks,



Warner C. Rackley, PE
Asst. Public Works Dir./Town Engineer

Town of Colchester
781 Blakely Rd. | P.O. Box 55
Colchester, Vermont 05446
P: 802.264.5635 | F: 802.264.5503

colchestervt.gov

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Alley, Kerry

From: Warner Rackley <WRackley@colchestervt.gov>
Sent: Wednesday, November 02, 2016 1:48 PM
To: Alley, Kerry
Subject: Upcoming map changes for Highway Cert
Attachments: COLCHESTER_MILEAGE_2016.pdf

Kerry,

Looking at a few changes for this year including the following:

- One new Class 3
- One gravel Class 3 discontinued TH-24
- One paved Class 3 partially discontinued TH-156
- One correction for missing segment
- One correction for road surface type TH-51
- Two missing streets with limited documentation

Attached is an overview of the anticipated changes for this year. Let me know how you would prefer to receive the supporting documentation. I can forward by email or can burn on a CD and forward by regular mail.

Most of the items will probably be self-explanatory, but the last item regarding two streets in the Hidden Oaks Subdivision may be a little confusing (streets are surrounded by THs 7, 151, and 152.) The roads have been constructed for some time as the plats date from the late 80s and early 90s. Both the initial subdivision and extended subdivision have recorded plats. There have been homes on this street and the Town has been maintaining for more than 25 years. There were certs for opening of the first two streets, which is not exactly what's shown on your map. What you have is sort of a merge between the two phases. Somehow the docs for the second phase did not get recorded. I've talked with one of the developers, Tom Sheppard, as well as his Attorney, Guy Babb, and neither could shed any light on the issue. I've also gone through Planning & Zoning's files and did find a draft offer of dedication that apparently never got filed. Couldn't find a signed copy. Sometimes we do find signed copies that just never got recorded from this time period. Not sure how you would like to approach this. If I provide you with the documentation that I've found and it's included with the annual certification approved by the Board, will that be sufficient to update the map, or will you require something more formal regarding these two streets.

Thanks,



Warner C. Rackley, PE
Asst. Public Works Dir./Town Engineer

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TOWN HWY. No.	CLASS	LENGTH IN MILES
9	0.85	0.85
10	1.03	1.03
11	0.80	0.80
12	3.05	3.05
13	0.80	0.80
14	1.35	1.35
15	0.40	0.40
16	1.31	1.31
17	0.90	0.90
18	0.83	0.83
19	0.11	0.11
20	1.37	1.37
21	0.42	0.42
22	1.10	1.10
23	0.13	0.13
24	0.05	0.05
25	0.38	0.38
27	1.80	1.80
28	0.31	0.31
29	1.85	1.85
31	2.59	2.59
34	0.80	0.80
35	1.08	1.08
36	0.37	0.37
37	0.88	0.88
40	0.50	0.50
41	0.05	0.05
42	0.77	0.77
43	0.55	0.55
44	0.14	0.14
45	0.26	0.26
46	0.38	0.38
47	0.22	0.22
48	0.93	0.93
49	0.05	0.05
50	0.05	0.05
51	0.39	0.39
52	0.58	0.58
53	0.57	0.57
54	0.26	0.26
55	0.19	0.19
56	0.90	0.90
57	1.40	1.40
58	1.82	1.82
59	0.34	0.34
60	0.14	0.14
61	0.86	0.86
62	0.05	0.05
63	0.36	0.36
64	0.35	0.35
65	0.21	0.21
66	0.19	0.19
67	0.44	0.44
68	0.30	0.30
69	0.18	0.18
70	0.25	0.25
71	0.37	0.37
72	0.14	0.14
73	0.46	0.46
74	0.50	0.50
75	0.12	0.12
76	0.42	0.42
77	0.28	0.28
78	0.04	0.04
79	0.19	0.19
80	0.27	0.27
81	0.58	0.58
82	0.06	0.06
83	0.26	0.26
84	0.13	0.13
85	0.12	0.12
86	0.28	0.28
87	0.77	0.77
88	0.10	0.10
89	0.10	0.10
90	0.36	0.36
91	0.45	0.45
92	0.12	0.12
93	0.11	0.11
94	0.42	0.42
95	0.87	0.87
96	0.11	0.11
97	0.36	0.36
98	0.10	0.10
99	0.43	0.43
100	0.19	0.19
101	0.10	0.10
102	1.16	1.16
103	1.31	1.31
104	0.31	0.31
105	0.15	0.15
106	0.17	0.17
107	0.21	0.21
108	0.24	0.24
109	0.06	0.06
110	0.17	0.17
111	0.23	0.23
112	0.12	0.12
113	0.21	0.21
TOTAL	79.04	6.47

MILEAGE SUMMARY

CLASS	LENGTH IN MILES
CLASS 2	21.870
CLASS 3	70.04
TOTAL CLASS 3	91.910
STATE HIGHWAY	2.431
VT-2A	1.361
VT-15	1.070
VT-127	0.142
TOTAL STATE HIGHWAY	3.934
US HIGHWAY	2.196
US-2	0.960
US-7	1.236
TOTAL US HIGHWAY	4.386
TOTAL STATE	8.320
INTERSTATE	7.568
I-89	7.568
TOTAL INTERSTATE	7.568
INTERSTATE - Ramps	2.206
I-89	2.206
TOTAL INTERSTATE - Ramps	2.206
TOTAL INTERSTATE	9.774
TOTAL TRAVELED HIGHWAYS, FEB. 10, 2016:	114.774

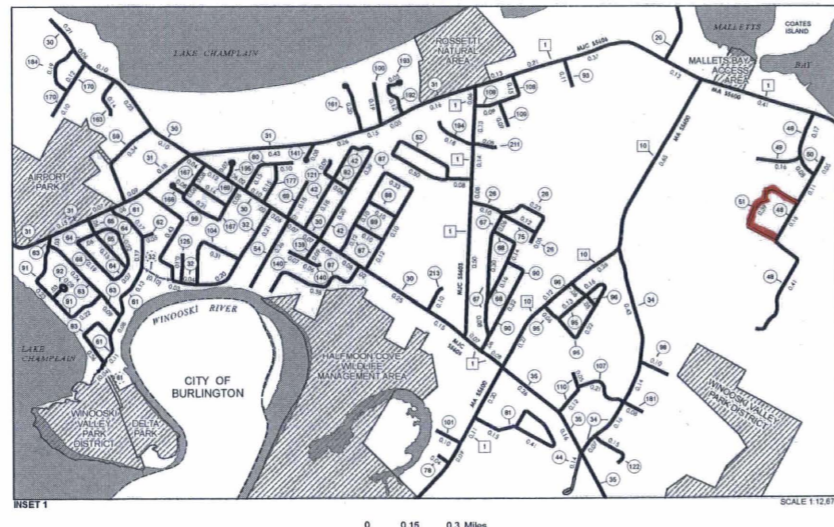
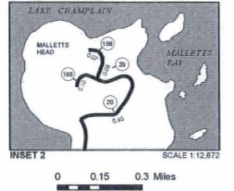
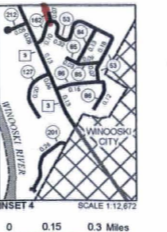
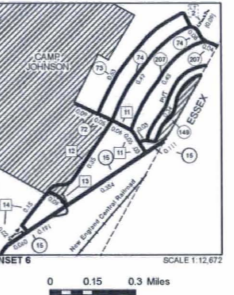
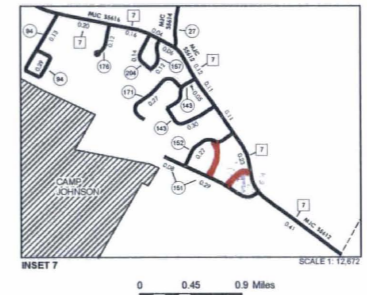
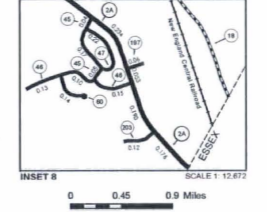
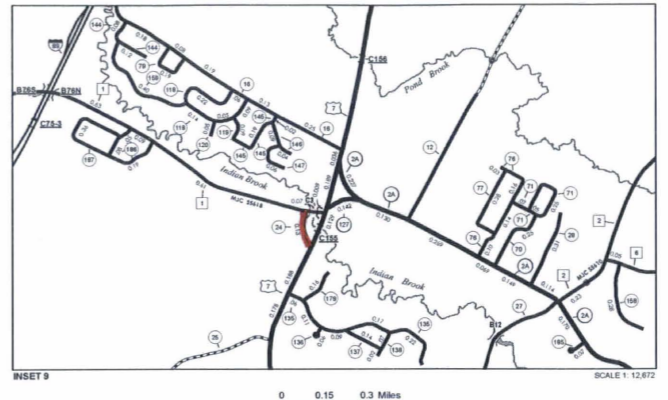
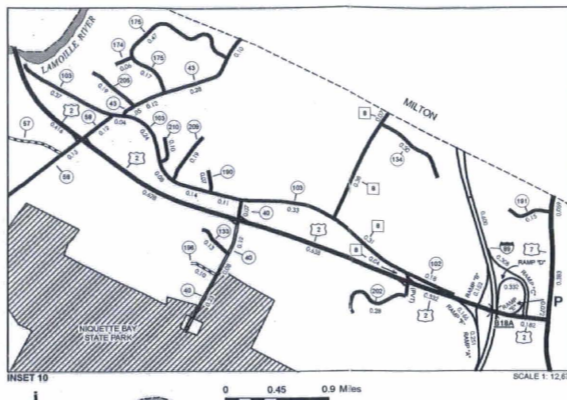
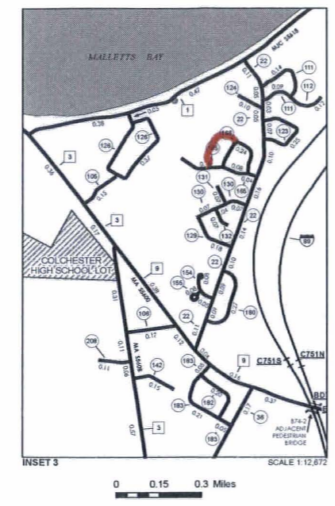
TOWN LENGTH IN MILES "NOT UP TO STANDARD"

TOWN HWY. No.	LENGTH IN MILES
16	(0.08)
61	(0.04)
TOTAL	0.12

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

LEGAL TRAIL LENGTH IN MILES

No.	LEGAL TRAIL
1	(0.30)
2	(0.09)
3	(0.20)
TOTAL	0.59



- HIGHWAYS**
- INTERSTATE
 - U.S. ROUTE
 - STATE ROUTE
 - CLASS 1
 - CLASS 2
 - CLASS 3
 - CLASS 4
 - LEGAL TRAIL
- GRAVEL**
- GRAVEL
 - SOIL OR GRADED AND DRAINED EARTH
 - UNIMPROVED OR PRIMITIVE
 - IMPASSABLE OR UNTRAVELED
- LEGAL TRAIL**
- LEGAL TRAIL
 - DISCONTINUED
 - HIGHWAY CLASS CHANGE
- RAILROAD**
- RAILROAD
 - ACTIVE RAILROAD
- PUBLIC LAND - GREEN MOUNTAIN NATIONAL FOREST**
- PUBLIC LAND - STATE/MUNICIPAL
- POLITICAL SUBDIVISIONS**
- STATE BOUNDARY
 - COUNTY BOUNDARY
 - TOWN BOUNDARY
 - VILLAGE BOUNDARY
 - URBAN CONCEPT BOUNDARY
- WATER BODY**
- STREAM OR BROOK
 - BRIDGE OR CULVERT
 - BRIDGE OR CULVERT - 20'
 - BRIDGE OR CULVERT - 20'
 - VORBIT BRIDGE
 - VORBIT CULVERT - 4'
- STATE BRIDGE OR CULVERT IDENTIFIER**
- 884/124 STATE BRIDGE OR CULVERT IDENTIFIER
 - 884/124 TOWN BRIDGE OR CULVERT IDENTIFIER
- NFR NATIONAL FOREST ROAD**
- NFR NATIONAL FOREST ROAD
 - SRH STATE FOREST HIGHWAY
- PARK AND RICE**
- PARK AND RICE
- FEDERAL CLASSIFICATION IDENTIFIER**
- FAU URBAN ARTERIAL OR COLLECTOR
 - MA MAJOR ARTERIAL
 - MC MAJOR COLLECTOR
 - MIC MINOR COLLECTOR
 - PA PRINCIPAL ARTERIAL

DISCLAIMER
The untraveled highways (laid-out town highways), discontinued highways, and legal trails herein are those which the Agency of Transportation has record, others may exist.

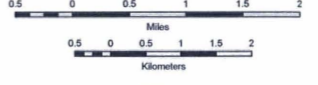
Highway and bridge data by the Agency of Transportation. Town street structures are drawn from the Vermont Online Bridge & Culvert Inventory Tool (VOCIT) database. All other data from the Vermont Center for Geographic Information. Only named streams are shown.

Vermont State Plane Coordinate System
North American Datum of 1983
SPCS Zone Identifier: 4600
Geoid Reference System: 10
4,000-meter grid, Easting - Northing

VERMONT GENERAL HIGHWAY MAP
Town of Colchester
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, 2016
Map prepared July 21, 2016
SCALE 1:31,680



Alley, Kerry

From: Warner Rackley <WRackley@colchestervt.gov>
Sent: Tuesday, November 15, 2016 8:54 AM
To: Alley, Kerry
Subject: Parkwood and Woodrose
Attachments: Hidden_Oaks_Plat_Slide-262.pdf; HiddenOaks_Cert_Opening.pdf;
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Kerry,

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Thanks,



Colchester
VERMONT



Warner C. Rackley, PE
Asst. Public Works Dir./Town Engineer

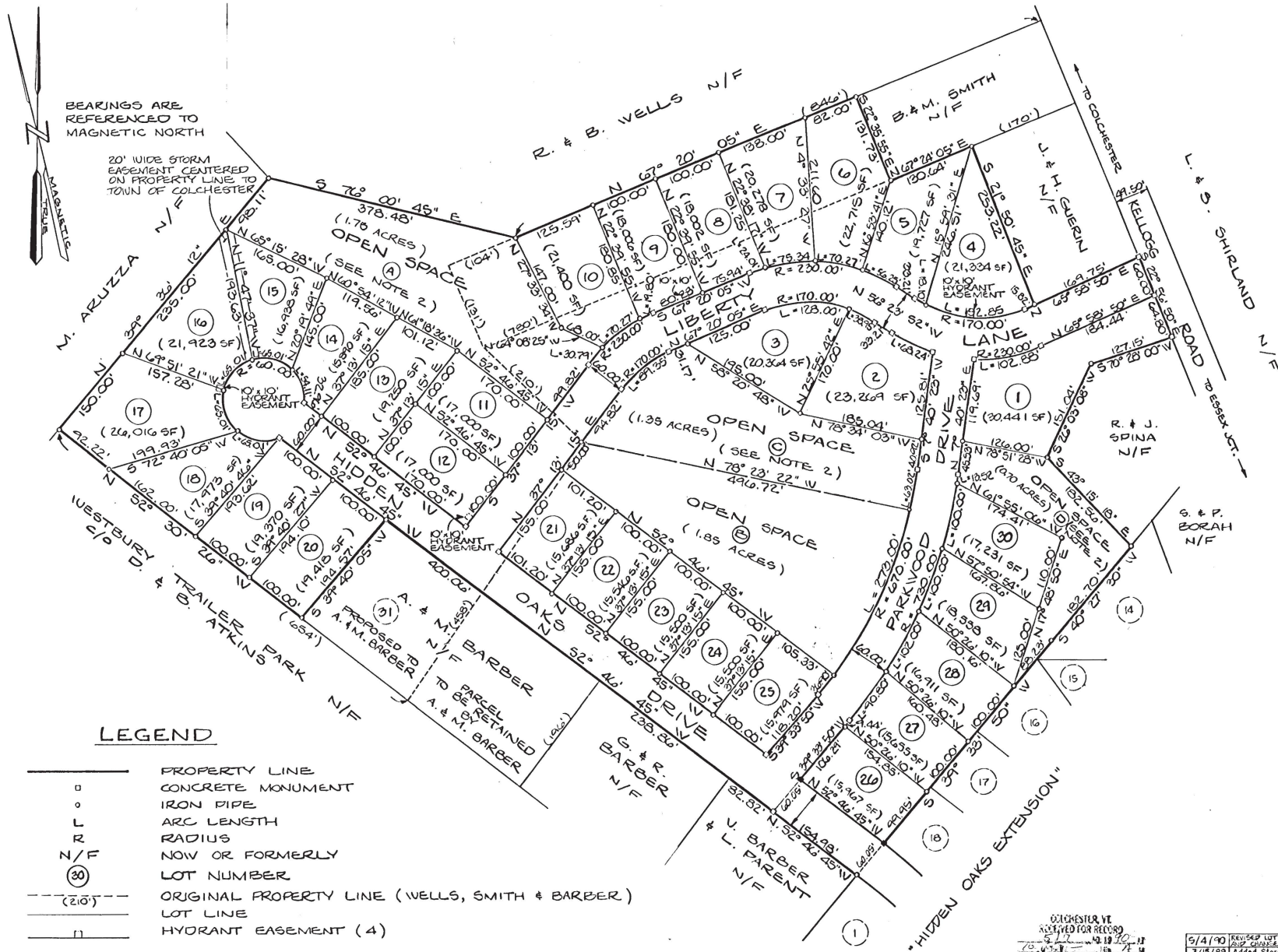
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BEARINGS ARE REFERENCED TO MAGNETIC NORTH

20' WIDE STORM EASEMENT CENTERED ON PROPERTY LINE TO TOWN OF COLCHESTER



LEGEND

- PROPERTY LINE
- o CONCRETE MONUMENT
- o IRON PIPE
- L ARC LENGTH
- R RADIUS
- N/F NOW OR FORMERLY
- (30) LOT NUMBER
- ORIGINAL PROPERTY LINE (WELLS, SMITH & BARBER)
- LOT LINE
- HYDRANT EASEMENT (4)

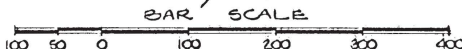
NOTES:

1. FOLLOWING COMPLETION OF CONSTRUCTION, IRON PIPES AND CONCRETE MONUMENTS WILL BE SET AS INDICATED
2. OPEN SPACE - PRESERVED IN UNDISTURBED AND NATURAL STATE.
3. SEE PROPERTY PLAT ENTITLED "HIDDEN OAKS EXTENSION" BY LAMOUREUX AND STONE CONSULTING ENGINEERS, INC., DATED 3/5/90 AND RECORDED IN THE TOWN OF COLCHESTER LAND RECORDS.

MaryAnn Vaitelli

THIS SURVEY WAS BASED ON INFORMATION ABSTRACTED FROM PERTINENT DEEDS OR OTHER OFFICIAL RECORDS AND MARKERS EVIDENT ON THE PROPERTY. DATED THIS 5th DAY OF AUGUST 1986

Leonard A. Lamoureux L.S.



COLCHESTER, VT
ACCEPTED FOR RECORD
5/19/86
Slide 202



5/4/90	REVISED LOT 25, ADD NOTE #3	HLG
3/15/89	Added Storm Easement Lot 15/16	DWB
1-20-88	CHANGED STREET NAMES	LAL
1-9-87	CHANGED STREET NAMES	HLG
8-9-86	ADDED HYDRANT EASEMENT	LAL

HIDDEN OAKS
Kellogg Road
Colchester, Vermont

PROPERTY PLAT

LAMOUREUX
14 Morse Drive
Essex Junction Vermont 05458
(802) 878-4450
Consulting Engineer and Land Surveyor

5

TOWN OF COLCHESTER

P.O. Box 55
Colchester, Vermont 05446
802-655-0811

CERTIFICATE FOR OPENING A TOWN HIGHWAY KNOWN AS

HIDDEN OAK DRIVE

LIBERTY LANE

FOR PUBLIC TRAVEL IN THE TOWN OF COLCHESTER

This is to certify that pursuant to Title 19, Chapter 7, Section 349 V.S.A., the Board of Selectmen of the Town of Colchester at a public meeting held at 7:30 p.m. on the 9th day of February 1993, accepted as a Town Highway that parcel of land conveyed to the Town by the Warranty Deed of Thomas A. Sheppard and Paul B. Carrier dated April 8th, 1988, recorded in Volume 211, pages 156 and 157 of the Warranty Deed Records of Colchester.

Description of Right-of-Way:

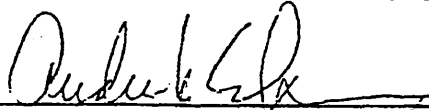
A continuous parcel or strip of land with a uniform width of 60 feet from Kellogg Road and a cul-de-sac with a radius of 60.00 feet, said strip of land being known and designated as Liberty Lane and Hidden Oak Drive (including cul-de-sac) on a plan of lands entitled "Hidden Oaks Kellogg Road, Colchester, Vermont" prepared by Lamoureux Consulting Engineer and Land Surveyor, project No. 86-13 dated 7/30/86, revised 9-9-86 and 1-20-88 and of record in Plat Book 9 on page 3 of the Town of Colchester Land Records.


Said lands hereinabove described are improved with asphalt pavement, curbs and sidewalks and are conveyed to the municipality as city streets for public use.

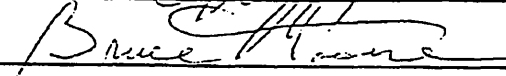
Said lands may be subject to a water line easement to Colchester Fire District No. 3 for maintenance, repair, or replacement of the water line installed therein.

Being a portion of the lands and premises conveyed to Thomas A. Sheppard and Paul B. Carrier by Warranty Deed of Bernice Wells dated August 8, 1986, of record in Volume 123 at Page 38 of the Town of Colchester Land Records; by Warranty Deed of Bernard C. Smith, Jr. and Mary E. Smith dated October 21, 1986, of record in Volume 123 at Pages 53-54 of said Land Records; by Warranty Deed of Albert V. Barber and Martha M. Barber dated August 18, 1986, of record in Volume 123 at Pages 41-43 of said Land Records, except for a parcel of land conveyed to Albert V. Barber and Martha M. Barber by Warranty Deed of Thomas A. Sheppard and Paul B. Carrier dated August 19, 1986, of record in Volume 123 at Pages 183-184 of said Land Records.

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







Board of Selectmen

WARRANTY DEED

FILE COPY

KNOW ALL PERSONS BY THESE PRESENTS:

That Hidden Oaks Development Corp., a Vermont corporation having a place of business in Colchester 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 Colchester, a municipal corporation having a place of business in Colchester 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 heirs, successors and assigns of the Grantee forever, a certain piece of land in Colchester in the County of Chittenden and State of Vermont, described as follows:

Being the following pieces or parcels of land, with all improvements thereon and therein, and being all of Woodrose Lane and all of that portion of Hidden Oaks Drive as each is depicted on a plan of land entitled:

Hidden Oaks Extension
A Residential Development
Kellogg Road - Colchester, Vermont
Property Plat

dated March 5, 1990, prepared by Lamoureux & Stone, and recorded in Map Volume ____, Page ____ of the land records of the Town of Colchester.

As depicted on the plan, Woodrose Lane is bounded on the east by its intersection with Kellogg Road and on the west by its intersection with Hidden Oaks Drive; and Hidden Oaks Drive is bounded on the east by its intersection with Kellogg Road and on the west by an extension thereof.

Being a portion of the lands and premises conveyed to the Grantor pursuant to

- (a) A warranty deed, dated _____, 1990, from Everett J. Curavoo and Harriett H. Curavoo, recorded in Volume ____, Page ____ of the land records of the Town of Colchester; and
- (b) A warranty deed, dated _____, 1990, from David A. Atkins and Betty B. Atkins, recorded in Volume ____, Page ____, of the land records of the Town of Colchester.

The Grantor, for itself and its successors and assigns, hereby reserves the right and easement for ingress, egress, installation, replacement, repair and maintenance of utility and service lines and systems including, but not limited to water, sewer, gas, telephone, electricity, television, cable or communication lines and systems, for the benefit of other lands of the Grantor and its successors and assigns.

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

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

And the Grantor, for itself and its successors and assigns, does covenant with the Grantee, and the heirs, successors and assigns of the Grantee, that until the ensealing of these presents it is 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, and that it hereby engages to WARRANT AND DEFEND the same against all lawful claims whatever, all except as aforesaid.

IN WITNESS WHEREOF, the Grantor has caused this deed to be executed this ___ day of _____, 1990.

IN PRESENCE OF: [Signature]

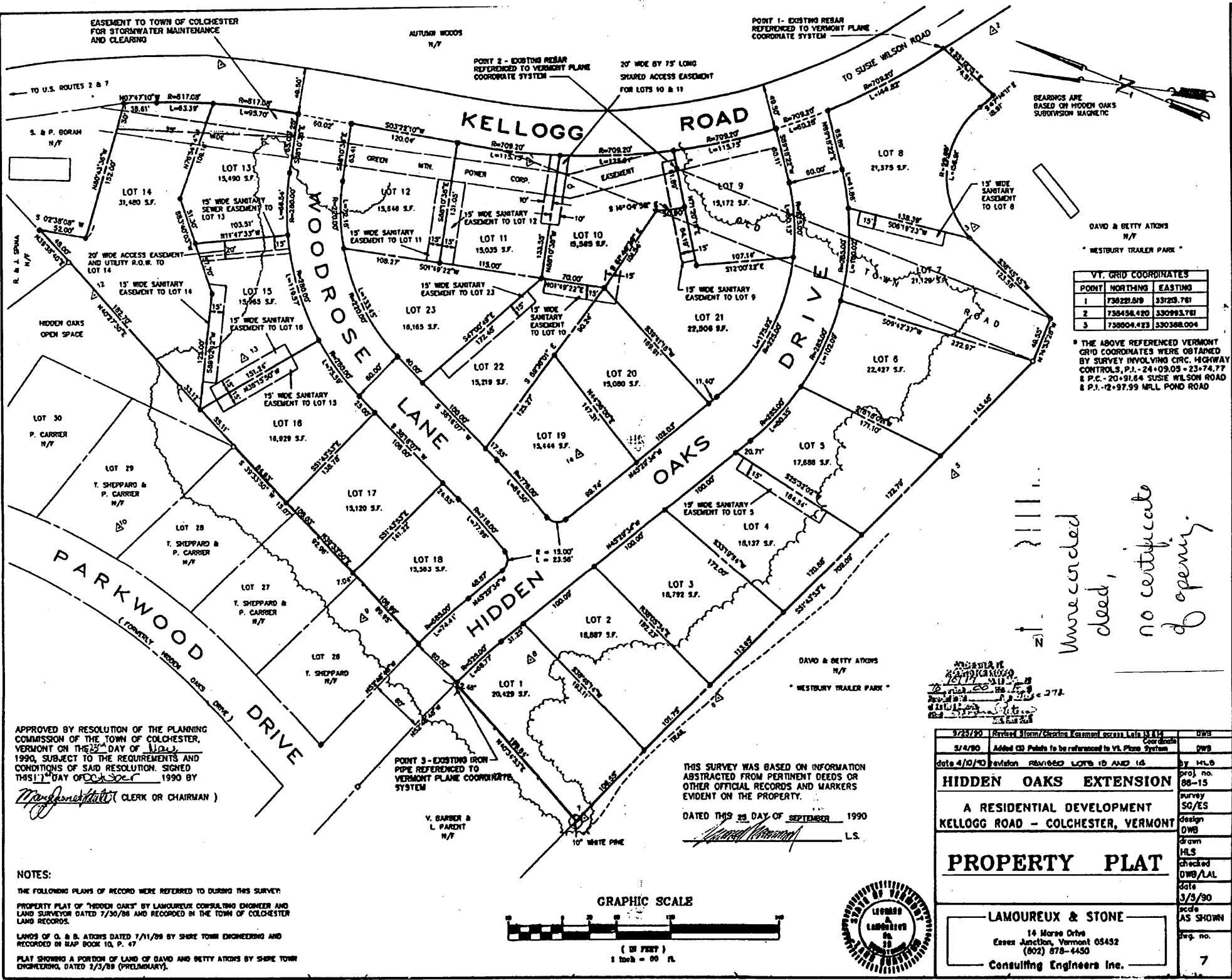
HIDDEN OAKS DEVELOPMENT CORP.
BY [Signature] L.S.

STATE OF VERMONT
CHITTENDEN COUNTY, SS.

At Burlington this 4TH day of APRIL, 1990, personally appeared TOM SHEPPARD of Hidden Oaks Development Corp. and he/she acknowledged this instrument, by him/her sealed and subscribed, to be his/her free act and deed and the free act and deed of Hidden Oaks Development Corp.

Paul B. Carria
Notary Public

Never formally
accepted by Selectboard?
Change not made 2017
KWS



EASEMENT TO TOWN OF COLCHESTER FOR STORMWATER MAINTENANCE AND CLEARING

AUTUMN WOODS N/T

POINT 1 - EXISTING REBAR REFERENCED TO VERMONT PLANE COORDINATE SYSTEM

POINT 2 - EXISTING REBAR REFERENCED TO VERMONT PLANE COORDINATE SYSTEM

20' WIDE BY 75' LONG SHARED ACCESS EASEMENT FOR LOTS 10 & 11

BEARINGS ARE BASED ON HIDDEN OAKS SUBDIVISION MAGNETIC

DAVID & BETTY ATKINS N/T

WESTBURY TRAILER PARK

VT. GRID COORDINATES		
POINT	NORTHING	EASTING
1	736221.619	33225.781
2	736456.420	33093.781
3	736604.423	330368.004

THE ABOVE REFERENCED VERMONT GRID COORDINATES WERE OBTAINED BY SURVEY INVOLVING CIRC. HIGHWAY CONTROLS, P.I. - 24+09.03 - 23+74.77 & P.C. - 20+31.64 SUSIE WILSON ROAD & P.I. - 12+37.99 MILL POND ROAD

Unrecorded deed, no certificate of opening.

APPROVED BY RESOLUTION OF THE PLANNING COMMISSION OF THE TOWN OF COLCHESTER, VERMONT ON THE 22ND DAY OF NOV, 1990, SUBJECT TO THE REQUIREMENTS AND CONDITIONS OF SAID RESOLUTION, SIGNED THIS 1ST DAY OF October, 1990 BY

Mary Ann [Signature] (CLERK OR CHAIRMAN)

POINT 3 - EXISTING IRON PIPE REFERENCED TO VERMONT PLANE COORDINATE SYSTEM

THIS SURVEY WAS BASED ON INFORMATION ABSTRACTED FROM PERTINENT DEEDS OR OTHER OFFICIAL RECORDS AND MARKERS EVIDENT ON THE PROPERTY.

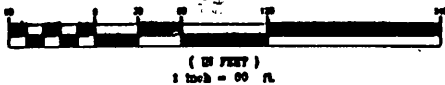
DATED THIS 25 DAY OF SEPTEMBER 1990

[Signature] L.S.

V. BARRIER & L. PARENT N/T

NOTES:
 THE FOLLOWING PLANS OF RECORD WERE REFERRED TO DURING THIS SURVEY:
 PROPERTY PLAT OF "HIDDEN OAKS" BY LAMOUREUX CONSULTING ENGINEER AND LAND SURVEYOR DATED 7/30/88 AND RECORDED IN THE TOWN OF COLCHESTER LAND RECORDS.
 LOTS OF D. & B. ATKINS DATED 7/11/88 BY SHIRE TOWN ENGINEERING AND RECORDED IN MAP BOOK 10, P. 47
 PLAT SHOWING A PORTION OF LAND OF DAVID AND BETTY ATKINS BY SHIRE TOWN ENGINEERING, DATED 2/3/88 (PRELIMINARY).

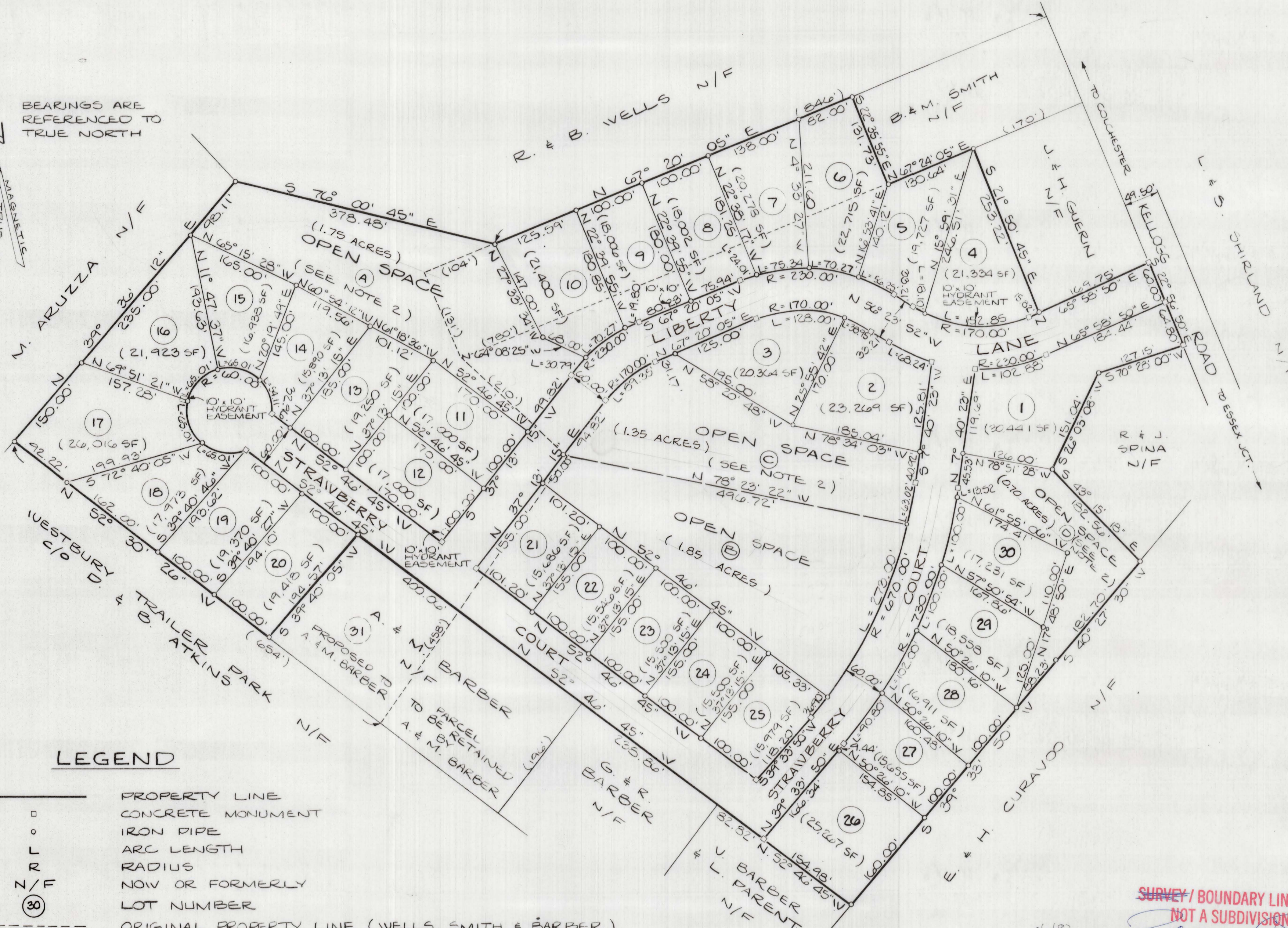
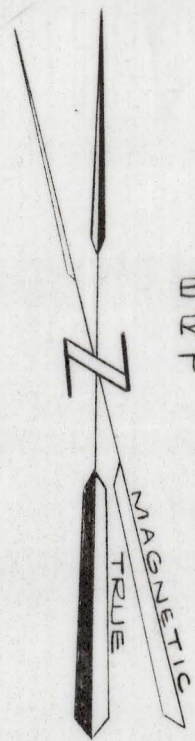
GRAPHIC SCALE



9/25/90	Revised Storm/Chains Easement across Lane 16 & 17	DWB
3/4/90	Added 03 Points to be referenced to VT. Plane System	DWB
date 4/10/90	revision Revised LOTS 10 AND 16	by HLB
HIDDEN OAKS EXTENSION		proj. no. 88-15
A RESIDENTIAL DEVELOPMENT		survey SC/ES
KELLOGG ROAD - COLCHESTER, VERMONT		design DWB
PROPERTY PLAT		drawn DWB
		checked HLB
		checked DWB/LAL
		date 3/3/90
		scale AS SHOWN
LAMOUREUX & STONE		fig. no. 7
14 Horse Drive Essex Junction, Vermont 05452 (802) 878-4450		
Consulting Engineers Inc.		

Hidden-Oaks-Ext-Plat-Slide-271.pdf

BEARINGS ARE REFERENCED TO TRUE NORTH



LEGEND

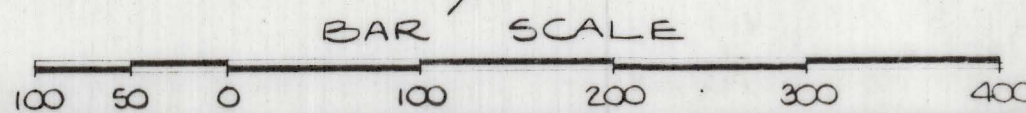
- PROPERTY LINE
CONCRETE MONUMENT
IRON PIPE
ARC LENGTH
RADIUS
NOW OR FORMERLY
LOT NUMBER
ORIGINAL PROPERTY LINE (WELLS, SMITH & BARBER)
LOT LINE
HYDRANT EASEMENT (4)

NOTES:

- 1. FOLLOWING COMPLETION OF CONSTRUCTION...
2. OPEN SPACE - PRESERVED IN UNDISTURBED AND NATURAL STATE

THIS SURVEY WAS BASED ON INFORMATION ABSTRACTED FROM PERTINENT DEEDS OR OTHER OFFICIAL RECORDS AND MARKERS EVIDENT ON THE PROPERTY. DATED THIS 5th DAY OF AUGUST 1986

Signature and L.S. (Licensed Surveyor) title



Received 9/2/87
Vol. IX pg. 3
Sandra Reten
Slide 223 C

SURVEY / BOUNDARY LINE ADJUSTMENT
NOT A SUBDIVISION
Development Administrator
9/11/87
DATE

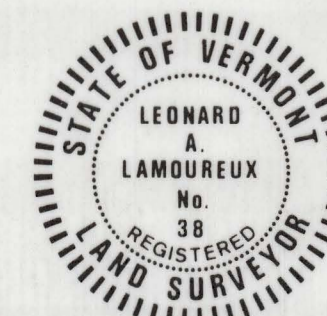


Table with 2 columns: Description and Date/Signature. Includes 'HIDDEN OAKS', 'PROPERTY PLAT', and 'LAMOREUX'.

Alley, Kerry

From: Warner Rackley <WRackley@colchestervt.gov>
Sent: Wednesday, November 02, 2016 4:29 PM
To: Alley, Kerry
Subject: RE: Upcoming map changes for Highway Cert
Attachments: S_Park_Partial_Discontinue.pdf; S_Park_Public_Hearing.pdf; S Park VT HEALTH LAB As-Built.pdf; Carriage_Way_Abigail_Lane_Combined_ROW.pdf; Carriage_Way_WD_V253-P466_111695.pdf; Carriage_Abigail_Cert_of_Opening.pdf

Kerry,

No rush on the review of these. I just wanted to provide them to you before the cert appeared early next year.

Attached are copies of the partial discontinuance of South Park Dr (TH 156) and missing section of Carriage Way (TH 162.)

The Health Lab As-Built for South Park Dr does show the revised property line with overlapping "L-shaped" turnaround. The yellow ROW lines are a little tough to see so you may have to zoom in or turn a few layers off. Although not clearly labeled, there's also a "+" hatch pattern where the ROW has been discontinued.

The issue with the missing portion of TH 162 or Carriage Way appears to be related to the way the Certificate of Highway and other approvals were worded. Not sure if some of the work was phased, but the document refers simply to "Abigail Drive". However, the metes and bounds actually cover the public portions of both Abigail and Carriage Way up to the point where a portion of Carriage Way appears to have already existed as a 0.07 mile stub off of Colonial Dr (also referred to as TH 162 from Malletts Bay Ave (TH 3) to the remainder of Colonial Dr (TH 53.)

As for the road surface type on Cedar Ridge Dr, I don't really have additional documentation on that. I'm not sure when the road would have been paved, but it appears to have been quite a few years ago as it is in need of overlay at this time. The pavement is visible in Google Earth street view. Let me know if you need additional documentation on this. Also, I realize that this is just cosmetic as it really doesn't have an effect on the amount of reimbursement.

I'll wait and forward the remaining files on the other two streets next week. Let me know if you have questions or would like to discuss.

Thanks,
Warner

From: Alley, Kerry [mailto:Kerry.Alley@vermont.gov]
Sent: Wednesday, November 02, 2016 2:09 PM
To: Warner Rackley
Subject: RE: Upcoming map changes for Highway Cert

Hi Warner,

Email is probably easiest for everyone involved. The only issue is making it clear (via filenames, sent in separate emails, or some other way) which document(s) is/are relevant to each change.

It will be easiest for me to answer your questions regarding the streets with limited documentation if you send me those documents. If there is limited documentation, one option is to start the process over and make sure that it is done

Portion of Carriage Way
between White Lilac + end
of 1996 extension was
included in 1995 Cert.
(0.17mi extends to include
previously unmapped portion
of Carriage Way) KMA

thoroughly. This would provide clarity that is ultimately in the town's best interest. The Town Highway Maps are simply our best attempt at maintaining records that reflect highway changes that have been legally made by the town.

Kerry

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

From: Warner Rackley [<mailto:WRackley@colchestervt.gov>]
Sent: Wednesday, November 02, 2016 1:48 PM
To: Alley, Kerry <Kerry.Alley@vermont.gov>
Subject: Upcoming map changes for Highway Cert

Kerry,

Looking at a few changes for this year including the following:

- One new Class 3
- One gravel Class 3 discontinued
- One paved Class 3 partially discontinued
- One correction for missing segment
- One correction for road surface type
- Two missing streets with limited documentation

Attached is an overview of the anticipated changes for this year. Let me know how you would prefer to receive the supporting documentation. I can forward by email or can burn on a CD and forward by regular mail.

Most of the items will probably be self-explanatory, but the last item regarding two streets in the Hidden Oaks Subdivision may be a little confusing (streets are surrounded by THs 7, 151, and 152.) The roads have been constructed for some time as the plats date from the late 80s and early 90s. Both the initial subdivision and extended subdivision have recorded plats. There have been homes on this street and the Town has been maintaining for more than 25 years. There were certs for opening of the first two streets, which is not exactly what's shown on your map. What you have is sort of a merge between the two phases. Somehow the docs for the second phase did not get recorded. I've talked with one of the developers, Tom Sheppard, as well as his Attorney, Guy Babb, and neither could shed any light on the issue. I've also gone through Planning & Zoning's files and did find a draft offer of dedication that apparently never got filed. Couldn't find a signed copy. Sometimes we do find signed copies that just never got recorded from this time period. Not sure how you would like to approach this. If I provide you with the documentation that I've found and it's included with the annual certification approved by the Board, will that be sufficient to update the map, or will you require something more formal regarding these two streets.

Thanks,



Colchester
VERMONT



Warner C. Rackley, PE
Asst. Public Works Dir./Town Engineer

Town of Colchester
781 Blakely Rd. | P.O. Box 55
Colchester, Vermont 05446
P: 802.264.5635 | F: 802.264.5503

colchestervt.gov

Notice – Under Vermont's Public Records Act, all e-mail, e-mail attachments as well as paper copies of documents received or prepared for use in matters concerning Town business, concerning a Town official or staff, or containing information relating to town business are likely to be regarded as public records which may be inspected by any person upon request, unless otherwise made confidential by law. If you have received this message in error, please notify us immediately by return email. Thank you for your cooperation.

Highway
Book
8

COLCHESTER, VT.
RECEIVED FOR RECORD

Sept 13 AD. 2012 AT

10 O'clock 00 Min. A M

Recorded in Vol. 8 Page 44

of the Land Records

Attest Janda Amorin

Asst. Town Clerk

Decision and Order of the Select Board
Of the Town of Colchester, Vermont
For the Discontinuance of a Portion of Town Highway #156
Known as South Park Drive

The Select Board of Colchester Vermont, by its own motion made and passed at a duly warned meeting of the board on July 24, 2012, provided warning to interested persons owning or interested in lands through which South Park Drive may pass or abut, of a public hearing to be held by the Select Board of the Town of Colchester to consider the discontinuance of a portion of South Park Drive pursuant to Chapter 7, Title 19.

Notice of discontinuance proceedings was given in accordance with Chapter 7 of Title 19 with written notice being given in the following manner to the following individuals and entities:

By certified mail on July 25, 2012 to;

University of Vermont Agricultural College of Burlington, Vermont
State of Vermont Department of Buildings of Montpelier, Vermont

By regular mail on July 25, 2012 to the individuals and/or entities contained on attachment A.

And by timely mailing to the municipal planning commission and posting in the Town Clerk's Office on July 26, 2012, and publication in the Colchester Sun, a local newspaper of general circulation on August 2, 2012.

At 7:30pm on August 28, 2012, the Select Board held a site visit inspection at 208 South Park Drive and at 8:00pm on August 28, 2012 convened a hearing for the purpose of taking testimony of interested persons and others on whether the public good, necessity and convenience of the inhabitants of the municipality require that a portion of South Park Drive be discontinued as shown on a plan by Krebs & Lansing Consulting Engineers, entitled, "Boundary Line Adjustment" on sheet BL-2, last dated April 3, 2012.

During the August 28, 2012 site inspection, the board and Town Manager heard a brief overview by Krebs & Lansing and the Town's Public Works Director. The presentation included a survey/plan illustrating the boundaries of the roadway area to be considered for discontinuance. Also in attendance were representatives from the University of Vermont and the State of Vermont Department of Buildings and General Services.

Based upon the evidence and exhibits presented at the hearing, the Select Board makes the following findings and decision:

1. There are 17,090 square feet, or 0.392 acres of roadway right-of-way to be discontinued. The right-of-way is currently owned by the Town of Colchester.
2. The discontinuance of this portion of South Park Drive will result in the following;

S-Park-Partial-Discontinue.pdf

- The discontinuance will allow the orderly development of a joint campus to be shared by the University of Vermont and the State of Vermont Department of Buildings.
 - The development of this joint campus will provide positive economic and educational benefits to the Exit 16 Commercial District and community at large.
 - The development is consistent with the Town's land use planning efforts.
 - The development is not expected to create significant contributions to traffic within the Exit 16 area.
 - The development and discontinuance accommodates present and future utilities.
 - There are no significant environmental impacts associated with the discontinuance.
3. The public good, necessity and convenience of the inhabitants of the municipality require that the lands described and depicted on the survey/plan ought to be discontinued as a Town Highway.

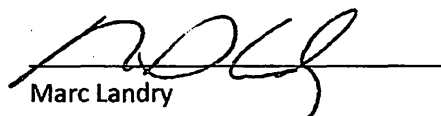
Based upon the preceding findings, and pursuant to 19 V.S.A § 710, the Colchester Select Board orders the discontinuance of a portion of the South Park Drive roadway right-of-way as described on the survey/plan by Krebs & Lansing Consulting Engineers, entitled, "Boundary Line Adjustment" on sheet BL-2, last dated April 3, 2012.

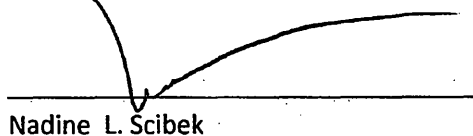
Any person interested in this decision to discontinue a portion of the South Park Drive roadway right-of-way may appeal this decision to the Vermont Superior Court, Chittenden Unit, Civil Division within 30 days of the decision, in writing. V.R.C.P 75; 19 V.S.A § 740.

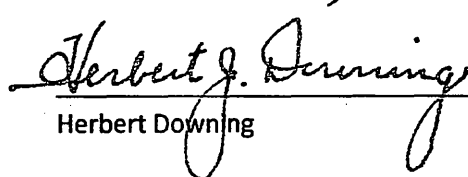
Dated at Colchester, Vermont this 11th day of September, 2012

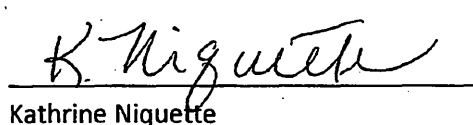
Colchester Select Board

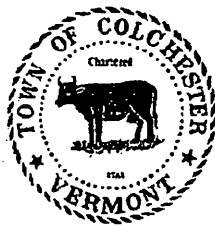

Richard Paquette


Marc Landry


Nadine L. Scibek


Herbert Downing


Kathrine Niquette



TOWN OF COLCHESTER

NOTICE OF PUBLIC HEARING TO CONSIDER THE DISCONTINUANCE OF A PORTION OF SOUTH PARK DRIVE

Interested persons and persons owning or interested in lands through which South Park Drive may pass or abut are hereby warned of a public hearing to be held by the Selectboard of the Town of Colchester to consider the discontinuance of a portion of South Park Drive. Pursuant to 19 V.S.A. § 709, the proceedings will commence with an examination of the premises, convening at 208 South Park Drive promptly at 7:30 p.m. No testimony shall be accepted at the site visit. Immediately following the examination of the premises, the Selectboard of the Town of Colchester will meet at Colchester Rescue Conference Room, 687 Blakely Road, Colchester, Vermont to receive testimony from any interested parties. The Selectboard shall issue a written decision within 60 days of the hearing.

Date of Hearing: August 28, 2012

Time of Hearing: 7:30 p.m.

Location of Hearing: Site visit at 208 South Park Drive; immediately followed by public hearing at Colchester Rescue Conference Room, 687 Blakely Road, Colchester, Vermont.

Description of Subject Portion of Highway: As shown in a plan on file at the Town of Colchester Department of Public Works, a portion of South Park Drive described as follows:

Beginning at a concrete monument (SPD5) to be set, located at the southeast corner of Lot 2 also being the southwest corner of Lot 3, said point also being on the northerly limit of the Northerly side of the South Park Drive right-of-way;

thence proceeding S28°20'23"W a distance of 60.00 feet along the easterly right-of-way of South Park Drive to SPD4, a concrete monument to be set;

thence proceeding S61°39'37"E a distance of 215.11 feet across Lot 1 to calculated point R1;

thence proceeding S61°39'37"E a distance of 14.57 feet across Lot 1 to calculated point 1NE;

thence proceeding S61°36'41"E a distance of 44.97 feet across Lot 4 to RRS2 an existing railroad spike in the pavement;

thence proceeding N28°21'21"E a distance of 25.00 feet across Lot 4 to RRS1 an existing railroad spike in the pavement;

thence proceeding N35°52'23"E a distance of 26.26 feet across Lot 4 to calculated point R3;

thence proceeding N28°32'24"E a distance of 29.07 feet across Lot 4 to CM2 an existing concrete monument that divides lots 3 and 4;

thence proceeding N61°51'25"W a distance of 28.13 feet across Lot 3 to CM5 an existing concrete monument that marks the Northwest corner of parcel D;

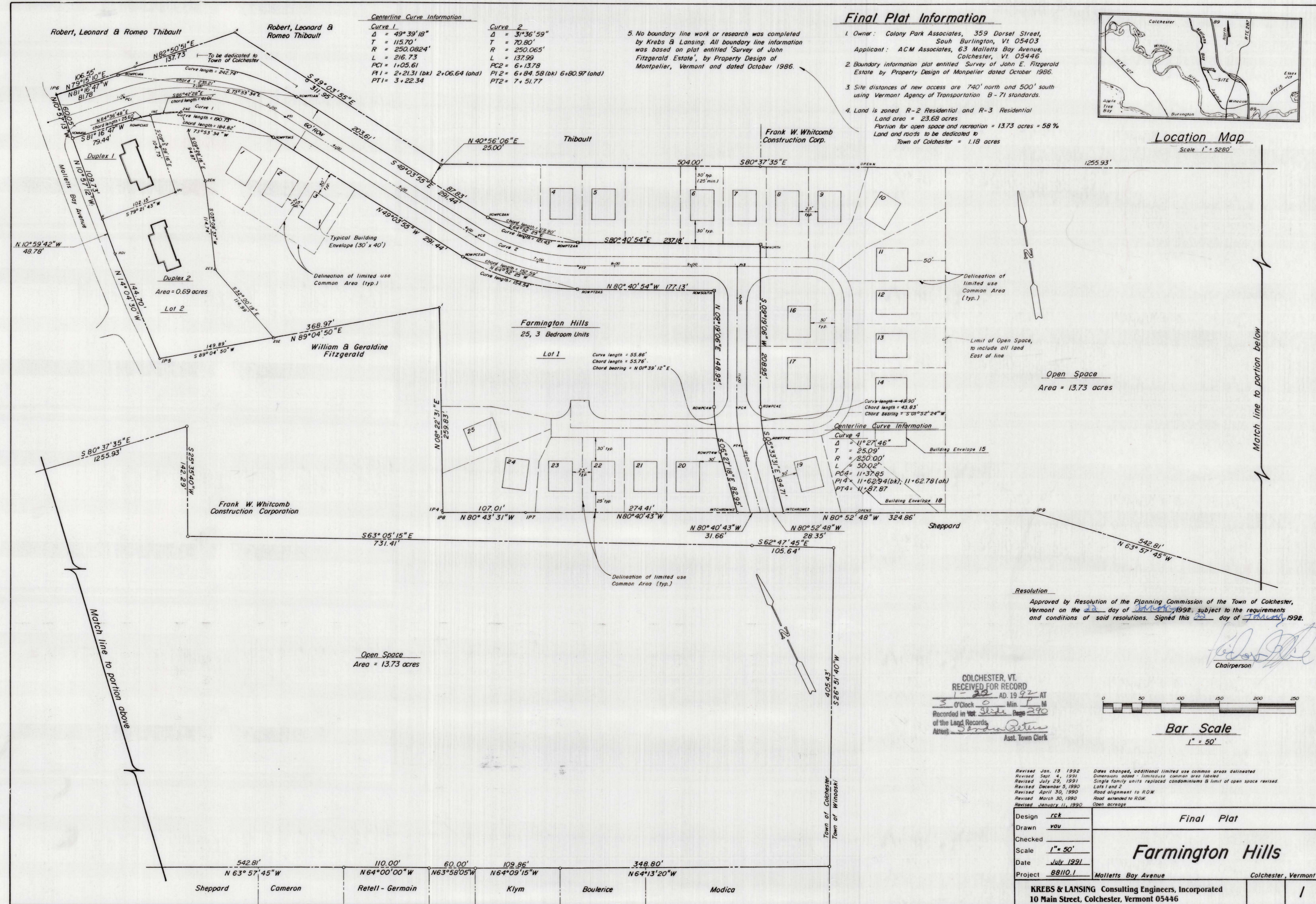
thence proceeding S29°05'00"W a distance of 22.66 feet across Lot 3 to calculated point R4;

thence proceeding along a circular curve to the right a distance of 34.81 feet to an existing concrete monument point CM6; said curve has a radius of 225.00 feet and the long chord between the last two described points being N57°13'42"W a distance of 34.77' feet;

thence proceeding N61°39'37"W a distance of 215.11 feet along the northerly right-of-way of South Park Drive to the point of beginning SPD5;

Total Right of Way Area = 17,090 sf. = 0.392 acres





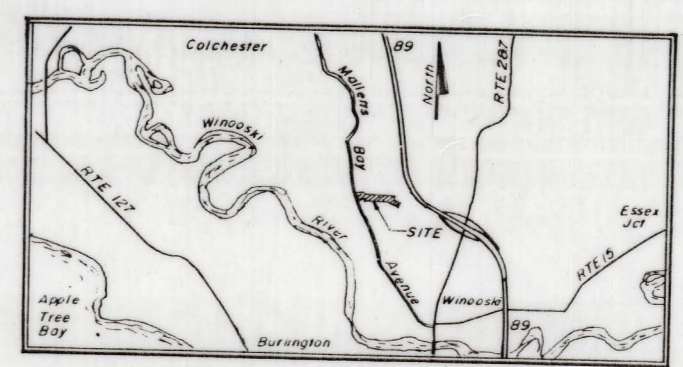
Centerline Curve Information

Curve 1	Curve 2
$\Delta = 49^{\circ}39'18''$	$\Delta = 31^{\circ}36'59''$
$T = 115.70'$	$T = 70.80'$
$R = 250.0824'$	$R = 250.065'$
$L = 216.73'$	$L = 137.99'$
$PCI = 1+05.61$	$PCI = 6+13.78$
$PI1 = 2+21.31$ (bk) $2+06.64$ (ahd)	$PI2 = 6+84.58$ (bk) $6+80.97$ (ahd)
$PT1 = 3+22.34$	$PT2 = 7+51.77$

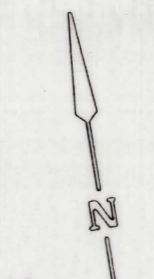
5. No boundary line work or research was completed by Krebs & Lansing. All boundary line information was based on plat entitled 'Survey of John Fitzgerald Estate', by Property Design of Montpelier, Vermont and dated October 1986.

Final Plat Information

- Owner: Colony Park Associates, 359 Dorset Street, South Burlington, VT 05403
- Applicant: ACM Associates, 63 Malletts Bay Avenue, Colchester, VT 05446
- Boundary information plat entitled 'Survey of John E. Fitzgerald Estate' by Property Design of Montpelier dated October 1986.
- Site distances of new access are 740' north and 500' south using Vermont Agency of Transportation B-71 standards.
- Land is zoned R-2 Residential and R-3 Residential
- Land area = 23.69 acres
- Portion for open space and recreation = 13.73 acres = 58%
- Land and roots to be dedicated to Town of Colchester = 1.18 acres



Location Map
Scale: 1" = 5280'

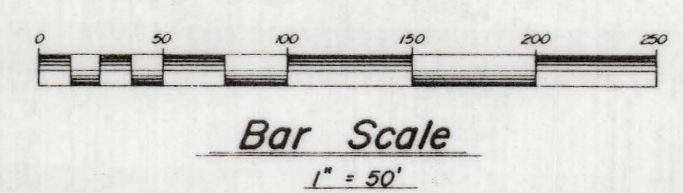


Open Space
Area = 13.73 acres

Resolution
Approved by Resolution of the Planning Commission of the Town of Colchester, Vermont on the 23 day of January, 1992, subject to the requirements and conditions of said resolutions. Signed this 23 day of January, 1992.

[Signature]
Chairperson

COLCHESTER, VT.
RECEIVED FOR RECORD
AD 19 92 AT
3 07 Clock M
Recorded in Map Book 290
of the Land Records
Attest: *[Signature]*
Asst. Town Clerk



Revised Jan. 13, 1992
Revised Jan. 4, 1991
Revised July 25, 1991
Revised December 5, 1990
Revised April 30, 1990
Revised March 30, 1990
Revised January 11, 1990

Design: *[Signature]*
Drawn: *[Signature]*
Checked: *[Signature]*
Scale: 1" = 50'
Date: July 1991
Project: 88110.1

Design	<i>[Signature]</i>	Final Plat
Drawn	<i>[Signature]</i>	
Checked	<i>[Signature]</i>	Farmington Hills
Scale	1" = 50'	
Date	July 1991	Malletts Bay Avenue Colchester, Vermont
Project	88110.1	
KREBS & LANSING Consulting Engineers, Incorporated 10 Main Street, Colchester, Vermont 05446		/

WARRANTY DEED

KNOW ALL PERSONS BY THESE PRESENTS THAT ACM ASSOCIATES, LIMITED, a Vermont Corporation of Colchester, 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 COLCHESTER, a Vermont Municipality of Colchester, County of Chittenden and State of Vermont, GRANTEE, by these presents, do freely GIVE, GRANT, SELL, CONVEY AND CONFIRM unto the said GRANTEE, THE TOWN OF COLCHESTER, a Vermont Municipality, and its successors and/or assigns forever, a certain piece of land in Town of Colchester, County of Chittenden and State of Vermont, described as follows, viz:

Being two parcels of land situated on the easterly side of Malletts Bay Avenue, so-called, and being a portion of the lands and premises conveyed to the Grantor herein by two Warranty Deeds from Colony Park Associates, both Deeds bearing date of August 12, 1992, with the first being of record at Volume 201, Pages 541-543 of the Town of Colchester Land Records, the second being of record at Volume 201, Pages 544-545 of said land records.

Said parcels are more particularly described as follows:

Parcel No. 1:

A strip of land shown and depicted as a (60' row) on a final plat prepared by Krebs and Lancing Consulting Engineers, Inc. entitled: "Final Plat Farmington Hills" and being of record at Map Slide No. 290 in said land records. Said parcel is more particularly described as follows:

Beginning at a point on the easterly sideline of Malletts Bay Avenue said point being the northwesterly most corner of the lands conveyed to the Grantor by the above Warranty Deeds; thence traveling 81 degrees 16' 47" W a distance of 81.78 feet to a point; thence traveling around a curve for a distance of 242.74 feet to a point; thence traveling S 49 degrees 03' 55" E a distance of 291.44 feet to a point; thence traveling around a curve a distance of 121.43 feet to a point; thence S 80 degrees 40' 54" E a distance of 237.18 feet to a point; thence turning to the right and traveling S 09 degrees 19' 06" W a distance of 208.95 feet to a point; thence traveling along a curve a

distance of 43.90 feet to a point; thence traveling S 05 degrees 33' 31" E a distance of 94.71 feet to a point; thence turning to the right and traveling N 80 degrees 52' 48" W a distance of 28.35 feet to a point; thence traveling N 80 degrees 40' 43" W a distance of 31.66 feet to a point; thence turning to the right and traveling N 06 degrees 27' 18" W a distance of 82.95 feet to a point; thence traveling along a curve a distance of 55.86 feet, to a point; thence traveling N 09 degrees 19' 06" E a distance of 148.95 feet to a point; thence turning to the left and traveling N 80 degrees 40' 54" W a distance of 177.13 feet to a point; thence traveling along a curve a distance of 154.54 feet to a point; thence traveling N 49 degrees 03' 55" W a distance of 291.44 feet to a point; thence traveling along a curve a distance of 190.73 feet to a point; thence traveling S 81 degrees 16' 47" W a distance of 79.44 feet to a point lying in the easterly sideline of Malletts Bay Avenue; thence turning to the right and traveling N 10 degrees 57' 13" W a distance of 60.05 feet to the point or place of beginning.

Parcel No. 2 :

An irregularly shaped parcel of land lying adjacent to, and northerly of, Parcel No. 1 described above, and being that parcel shown and depicted on the above plan as "to be dedicated to the Town of Colchester". Said parcel is more particularly described as follows:

Beginning at a point on the easterly sideline of Malletts Bay Avenue, said point being the same beginning point of Parcel No. 1 above; thence traveling N 79 degrees 15' 10" E a distance of 106.55 feet to a point; thence traveling N 82 degrees 50' 51" E a distance of 137.73 feet to a point; thence turning to the right and traveling S 49 degrees 03' 55" E a distance of 311.95 feet to a point; thence turning to the right and traveling S 40 degrees 56' 06" E a distance of 25 feet to a point; thence turning to the right and traveling N 49 degrees 03' 55" W along a portion of the northerly boundary of Parcel No. 1 above a distance of 203.61 feet to a point; thence continuing along said northerly boundary, along a curve, for a distance of 242.74 feet to a point; thence continuing along said northerly boundary at a distance of 81.78 feet, to the point or place of beginning.

Said lands and premises are subject to the terms and conditions of Land Use Permit No. 4C0725-4 dated January 3, 1991 and of record at Volume 189, Page 430 of said land records; to the terms and conditions of Subdivision Permit No. EC-4-1603 dated September 26, 1991; to the terms and conditions of the approvals issued by the Grantee in connection with the approval of the development of "Farmington Hills" so-called, said approvals dated September 25, 1991; and to easements granted for utility purposes.

TO HAVE AND TO HOLD all said granted premises, with all the privileges and appurtenances thereof, to the said GRANTEE, THE TOWN OF COLCHESTER, a Vermont Municipality, and its successors and/or assigns, to its own use and behoof forever;

And the said GRANTOR, ACM ASSOCIATES, LIMITED, a Vermont Corporation, for its successors and/or assigns, executors and administrators, does covenant with the said GRANTEE, THE TOWN OF COLCHESTER, a Vermont Municipality, its successors and/or assigns, that until the ensembling of these presents it is the sole owner of the premises, and have good right and title to convey the same in manner aforesaid, that they are FREE FROM EVERY ENCUMBRANCE, except for all easements, rights of way and other rights as may appear of record, and except as aforesaid; and I hereby engage to WARRANT AND DEFEND the same against all lawful claims whatever, except as aforesaid.

16th IN WITNESS WHEREOF, I hereunto set my hand and seal this day of November A.D. 1995.

IN THE PRESENCE OF

Edward D. Fitzpatrick
as to himself

By:

ACM ASSOCIATES, LIMITED
Christopher Senesac
Its Duly Authorized Agent

STATE OF VERMONT
CHITTENDEN COUNTY, SS.

At Ennis, VT this 16th day of November A.D. 1995 Christopher Senesac personally appeared duly authorized agent for ACM ASSOCIATES, LIMITED and he/she acknowledged this instrument, by him/her sealed and subscribed to be his/her free act and deed and the free act and deed of ACM ASSOCIATES, LIMITED.

Edward D. Fitzpatrick
Notary Public

LAW OFFICES
BERGERON, PARADIS
& FITZPATRICK & SMITH

WP/ACM.Wd/Deeds#3775178.5
SEV. A. Chap. 231

-ACKNOWLEDGMENT-
Including Certificates and, if Required
Act 250 Disclosure Statement

Return to 095-450
Signed Theresa Bissette
Date 11-17-95

COLCHESTER, VT.
RECEIVED FOR RECORD
Nov-20 AD. 1995 AT
11 O'Clock 00 Min. A M
Recorded in Vol. 253 Page 466/468
of the Land Records
Attest Theresa Bissette
Town Clerk

CERTIFICATE FOR OPENING A TOWN HIGHWAY KNOWN AS

ABIGAIL DRIVE

FOR PUBLIC TRAVEL IN THE TOWN OF COLCHESTER

This is to certify that pursuant to Title 19, Chapter 7, Section 349 V.S.A., the Board of Selectmen of the Town of Colchester at a public meeting held at 7:30 p.m. on the 5th day of December, 1995, accepted as a Town Highway that parcel of land conveyed to the Town by the Warranty Deed of ACM Associates, Limited, dated November 16, 1995, recorded in Volume _____ page _____ of the Warranty Deed Records of Colchester.

Description of Right-of-Way:

A strip of land shown and depicted as a 60' row on a final plat prepared by Krebs and Lansing Consulting Engineers, Inc. entitled: "Final Plat Farmington Hills" and being of record at Map Slide No. 290 in said land records. Said parcel is more particularly described as follows:

Beginning at a point on the easterly sideline of Malletts Bay Avenue said point being the northwesterly most corner of the lands conveyed to the Grantor by the above Warranty Deeds; thence traveling 81 degrees 16'47" W a distance of 81.78 feet to a point; thence traveling around a curve for a distance of 242.74 feet to a point; thence traveling S 49 degrees 03'55" E a distance of 291.44 feet to a point; thence traveling around a curve a distance of 121.43 feet to a point; thence S 80 degrees 40'54" E a distance of 237.18 feet to a point; thence turning to the right and traveling S 09 degrees 19' 06" W a distance of 208.95 feet to a point; thence traveling along a curve a distance of 43.90 feet to a point; thence traveling S 05 degrees 33'31" E a distance of 94.71 feet to a point; thence turning to the right and traveling N 80 degrees 52'48" W a distance of 28.35 feet to a point; thence traveling N 80 degrees 40'43" W a distance of 31.66 feet to a point; thence turning to the right and traveling N 06 degrees 27'18" W a distance of 82.95 feet to a point; thence traveling along a curve a distance of 55.86 feet, to a point; thence traveling N 09 degrees 19'06"E a distance of 148.95 feet to a point; thence turning to the left and traveling N 80 degrees 40'54" W a distance of 177.13 feet to a point; thence traveling along a curve a distance of 154.54 feet to a point; thence traveling N 49 degree 03'55" W a distance of 291.44 feet to a point; thence traveling along a curve a distance of 190.73 feet to a point; thence traveling S 81 degrees 16'47" W a distance of 79.44 feet to a point lying in the easterly sideline of Malletts Bay Avenue; thence turning to the right and traveling N 10 degrees 57'13" W a distance of 60.05 feet to the point or place of beginning.

Reference is hereby made to the above-referenced Plan, deed and instruments, the records thereof and references contained therein, and their respective records and references, all in further aid of this description.

includes missing bit of Carriage way, but 1996 Cert only included 0.18 mi. for Abigail (0.06 mi for Carriage)

[Handwritten signatures of Board of Selectmen members]

Board of Selectmen

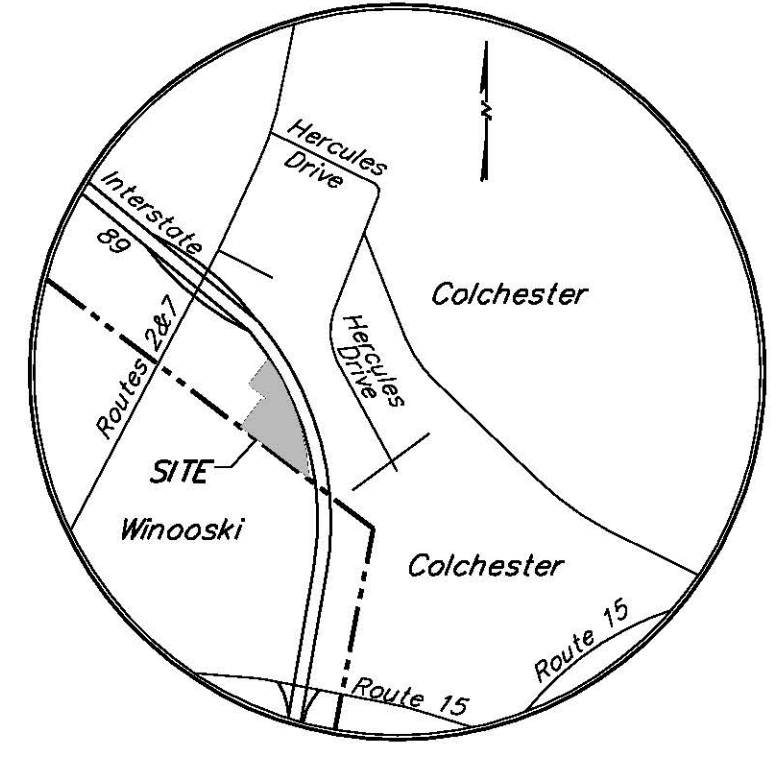
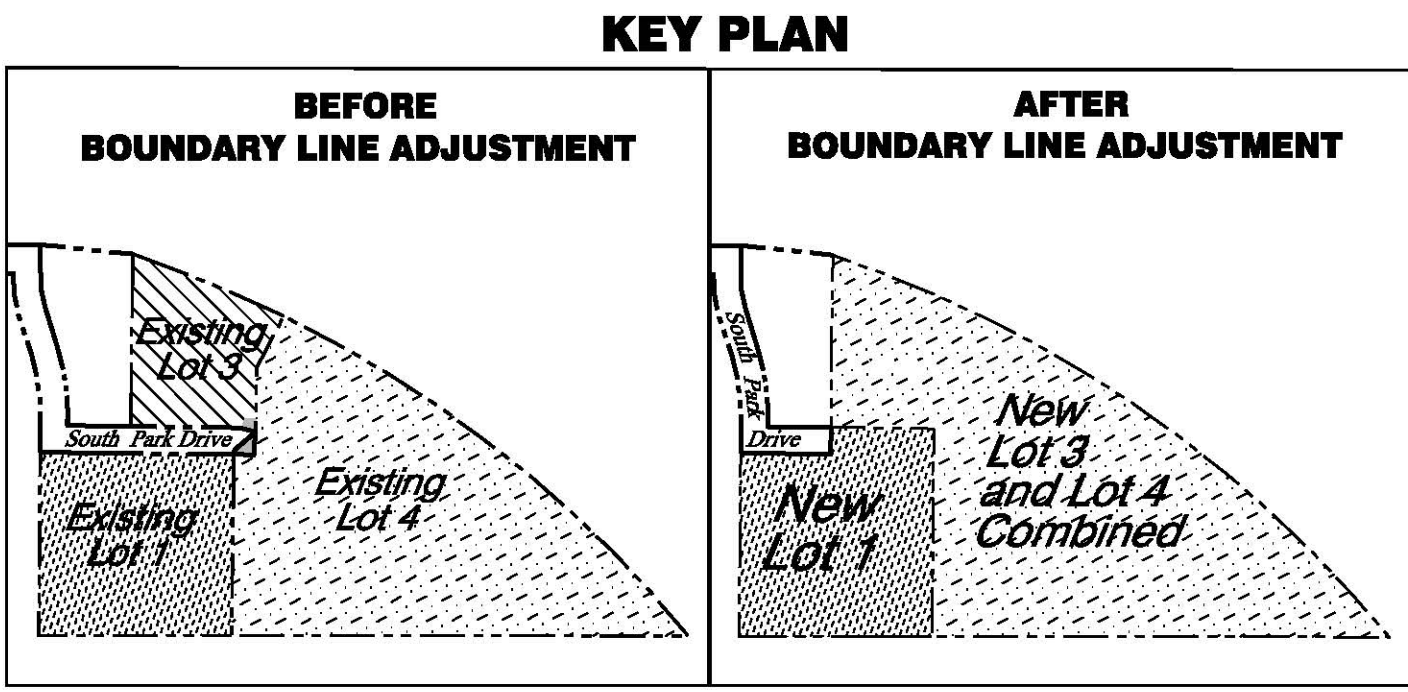
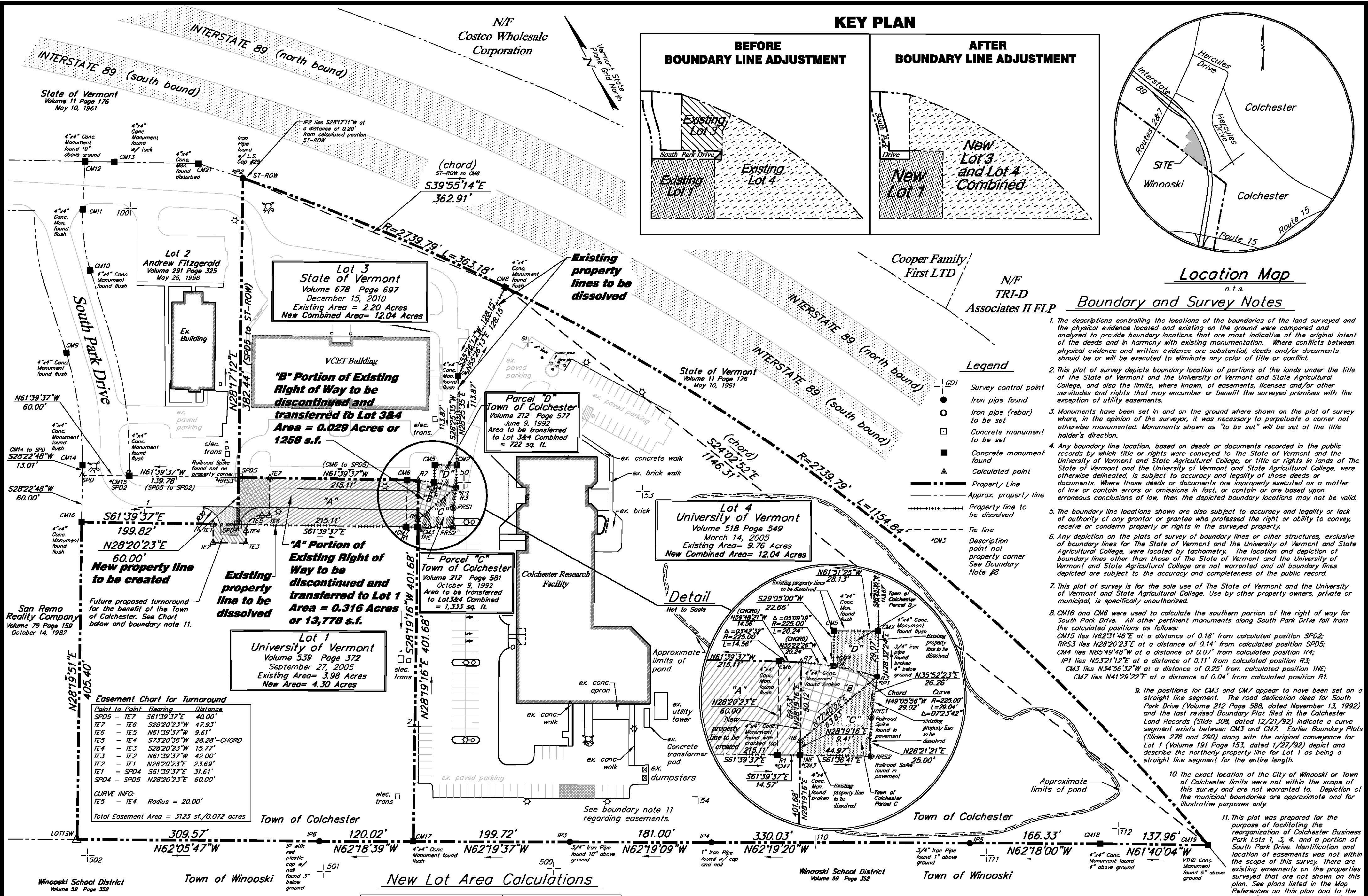
Alley, Kerry

From: Warner Rackley <WRackley@colchestervt.gov>
Sent: Thursday, November 03, 2016 9:29 AM
To: Alley, Kerry
Subject: Better view of South Park Dr
Attachments: S_Park_BL-1 4-3-2012.pdf

Kerry,

Found the actual plat for the partial discontinuance from Krebs & Lansing that's a little easier to read than the As-Built from SDI.

Thanks,
Warner



Location Map
n.l.s.
Boundary and Survey Notes

- The descriptions controlling the locations of the boundaries of the land surveyed and the physical evidence located and existing on the ground were compared and analyzed to provide boundary locations that are most indicative of the original intent of the deeds and in harmony with existing monumentation. Where conflicts between physical evidence and written evidence are substantial, deeds and/or documents should be or will be executed to eliminate any color of title or conflict.
- This plat of survey depicts boundary location of portions of the lands under the title of the State of Vermont and the University of Vermont and State Agricultural College, and also the limits, where known, of easements, licenses and/or other servitudes and rights that may encumber or benefit the surveyed premises with the exception of utility easements.
- Monuments have been set in and on the ground where shown on the plat of survey where, in the opinion of the surveyor, it was necessary to perpetuate a corner not otherwise monumented. Monuments shown as "to be set" will be set at the title holder's direction.
- Any boundary line location, based on deeds or documents recorded in the public records by which title or rights were conveyed to the State of Vermont and the University of Vermont and State Agricultural College, or title or rights in lands of the State of Vermont and the University of Vermont and State Agricultural College, were otherwise delineated, is subject to accuracy and legality of those deeds or documents. Where those deeds or documents are improperly executed as a matter of law or contain errors or omissions in fact, or contain or are based upon erroneous conclusions of law, then the depicted boundary locations may not be valid.
- The boundary line locations shown are also subject to accuracy and legality or lack of authority of any grantor or grantee who professed the right or ability to convey, receive or condemn property or rights in the surveyed property.
- Any depiction on the plats of survey of boundary lines or other structures, exclusive of boundary lines for the State of Vermont and the University of Vermont and State Agricultural College, were located by tachometry. The location and depiction of boundary lines other than those of the State of Vermont and the University of Vermont and State Agricultural College are not warranted and all boundary lines depicted are subject to the accuracy and completeness of the public record.
- This plat of survey is for the sole use of the State of Vermont and the University of Vermont and State Agricultural College. Use by other property owners, private or municipal, is specifically unauthorized.
- CM16 and CM6 were used to calculate the southern portion of the right of way for South Park Drive. All other pertinent monuments along South Park Drive fall from the calculated positions as follows:
 CM15 lies N62°31'46"E at a distance of 0.18' from calculated position SPD2;
 RRS3 lies N28°20'23"E at a distance of 0.14' from calculated position SPD5;
 CM4 lies N85°49'48"W at a distance of 0.07' from calculated position R4;
 IP1 lies N53°21'12"E at a distance of 0.11' from calculated position R3;
 CM3 lies N34°56'32"W at a distance of 0.25' from calculated position INE;
 CM7 lies N41°29'22"E at a distance of 0.04' from calculated position R1.
- The positions for CM3 and CM7 appear to have been set on a straight line segment. The road dedication deed for South Park Drive (Volume 212 Page 588, dated November 13, 1992) and the last revised Boundary Plat filed in the Colchester Land Records (Slide 308, dated 12/21/92) indicate a curve segment exists between CM3 and CM7. Earlier Boundary Plats (Slides 278 and 290) along with the original conveyance for Lot 1 (Volume 191 Page 153, dated 1/27/92) depict and describe the northerly property line for Lot 1 as being a straight line segment for the entire length.
- The exact location of the City of Winooski or Town of Colchester limits were not within the scope of this survey and are not warranted to. Depiction of the municipal boundaries are approximate and for illustrative purposes only.
- This plat was prepared for the purpose of facilitating the reorganization of Colchester Business Park Lots 1, 3, 4, and a portion of South Park Drive. Identification and location of easements was not within the scope of this survey. There are existing easements on the properties surveyed that are not shown on this plan. See plans listed in the Map References on this plan and to the deeds for surveyed properties for further information regarding easements and encumbrances.

- Legend**
- GD1 Survey control point
 - Iron pipe found
 - Iron pipe (rebar) to be set
 - Concrete monument to be set
 - Concrete monument found
 - △ Calculated point
 - Property Line
 - - - - - Approx. property line
 - Property line to be dissolved
 - Tie line
 - *CM3 Description point not properly corner See Boundary Note #8

San Remo Realty Company
Volume 79 Page 159
October 14, 1992

Easement Chart for Turnaround

Point to Point	Bearing	Distance
SPD5 - TE7	S81°39'37"E	40.00'
TE7 - TE6	N28°20'23"W	49.93'
TE6 - TE5	N61°39'37"W	9.61'
TE5 - TE4	S73°20'36"W	28.28'-CHORD
TE4 - TE3	S28°20'23"W	15.77'
TE3 - TE2	N61°39'37"E	42.00'
TE2 - TE1	N28°20'23"E	23.69'
TE1 - SPD4	S61°39'37"E	31.61'
SPD4 - SPD5	N28°20'23"E	60.00'

CURVE INFO:
TE5 - TE4 Radius = 20.00'

Total Easement Area = 3123 sq./0.072 acres

"A" Portion of Existing Right of Way to be discontinued and transferred to Lot 1
Area = 0.316 Acres or 13,778 s.f.

"B" Portion of Existing Right of Way to be discontinued and transferred to Lot 3&4
Area = 0.029 Acres or 1258 s.f.

Parcel "C" Town of Colchester
Volume 212 Page 581
October 9, 1992
Area to be transferred to Lot 3&4 Combined = 1,333 sq. ft.

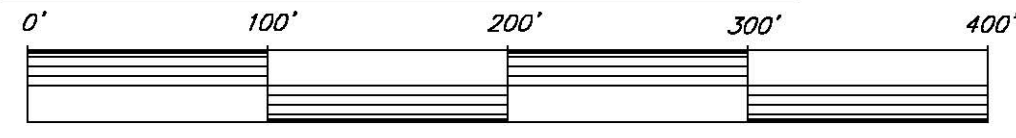
Parcel "D" Town of Colchester
Volume 212 Page 577
June 9, 1992
Area to be transferred to Lot 3&4 Combined = 722 sq. ft.

Lot 4 University of Vermont
Volume 518 Page 549
March 14, 2005
Existing Area = 9.76 Acres
New Combined Area = 12.04 Acres

Lot 1 University of Vermont
Volume 539 Page 372
September 27, 2005
Existing Area = 3.98 Acres
New Area = 4.30 Acres

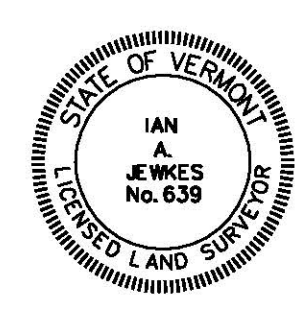
New Lot Area Calculations

Existing Lot 1	3.98 ac.	Existing Lot 3	2.20 ac.
Parcel A	+ 0.32 ac.	Existing Lot 4	9.76 ac.
New Lot 1	= 4.30 ac.	Parcel C	0.03 ac.
		Parcel D	+ 0.02 ac.
		Parcel B	+ 0.03 ac.
		New Lot 3 & 4 Combined	= 12.04 ac.



Bar Scale 1" = 80'

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.



Ian A. Jewkes, L.L.S. #639

Survey	RAK/GHP
Drawn	RAW
Checked	IAJ
Scale	1" = 80'
Date	April 3, 2012
Project	09200 South Park Drive Colchester, VT.

Boundary Line Adjustment
Colchester Business Park
Lots 1, 3 & 4

KREBS & LANSING Consulting Engineers, Inc.
164 Main Street, Colchester, Vermont 05446
PH. 802-878-0375 FAX 802-878-9518

BL-1

Map References

- Plan entitled "Parcels on U.S. Routes 2 & 7 - Colchester, Vermont - Boundary Plat", Prepared by Donald Hamlin Consulting Engineers, Inc., with revision date of 12/21/92, Map Slide 308
- Plan entitled "Boundary Plat - Lots 2 and 3 - Colchester Business Park - Colchester, Vermont" Prepared by Donald L. Hamlin Consulting Engineers, Inc., with revision date 4/3/89, Map Slide 248
- Plan entitled "State of Vermont Highway Department - Proposed Improvement - Project 1-89-3 (15),

Alley, Kerry

From: Warner Rackley <WRackley@colchestervt.gov>
Sent: Wednesday, November 02, 2016 2:36 PM
To: Alley, Kerry
Subject: RE: Upcoming map changes for Highway Cert
Attachments: Waterlefe Woods Plan and Profile_2015.pdf; Waterlefe_Cert_Opening_042616.pdf;
Waterlefe P&P.dwg; Munson Rd Discontinue 101116.pdf; Munson Rd Discontinue.pdf;
Munson Rd Discontinue 092716.pdf

Kerry,

Thanks for the quick response. I'll forward documents on the more straight forward items first. Attached are files for the new Class 3 (Waterlefe Way) and completely discontinued Class 3 (TH #24 or Munson Rd.) The CAD file is essentially the same as the Plan & Profile pdf. I wasn't sure if the dwg might be easier to use.

Thanks,
Warner

From: Alley, Kerry [mailto:Kerry.Alley@vermont.gov]
Sent: Wednesday, November 02, 2016 2:09 PM
To: Warner Rackley
Subject: RE: Upcoming map changes for Highway Cert

Hi Warner,

Email is probably easiest for everyone involved. The only issue is making it clear (via filenames, sent in separate emails, or some other way) which document(s) is/are relevant to each change.

It will be easiest for me to answer your questions regarding the streets with limited documentation if you send me those documents. If there is limited documentation, one option is to start the process over and make sure that it is done thoroughly. This would provide clarity that is ultimately in the town's best interest. The Town Highway Maps are simply our best attempt at maintaining records that reflect highway changes that have been legally made by the town.

Kerry

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

From: Warner Rackley [mailto:WRackley@colchestervt.gov]
Sent: Wednesday, November 02, 2016 1:48 PM
To: Alley, Kerry <Kerry.Alley@vermont.gov>
Subject: Upcoming map changes for Highway Cert

Kerry,

Looking at a few changes for this year including the following:

- One new Class 3
- One gravel Class 3 discontinued
- One paved Class 3 partially discontinued
- One correction for missing segment
- One correction for road surface type
- Two missing streets with limited documentation

Attached is an overview of the anticipated changes for this year. Let me know how you would prefer to receive the supporting documentation. I can forward by email or can burn on a CD and forward by regular mail.

Most of the items will probably be self-explanatory, but the last item regarding two streets in the Hidden Oaks Subdivision may be a little confusing (streets are surrounded by THs 7, 151, and 152.) The roads have been constructed for some time as the plats date from the late 80s and early 90s. Both the initial subdivision and extended subdivision have recorded plats. There have been homes on this street and the Town has been maintaining for more than 25 years. There were certs for opening of the first two streets, which is not exactly what's shown on your map. What you have is sort of a merge between the two phases. Somehow the docs for the second phase did not get recorded. I've talked with one of the developers, Tom Sheppard, as well as his Attorney, Guy Babb, and neither could shed any light on the issue. I've also gone through Planning & Zoning's files and did find a draft offer of dedication that apparently never got filed. Couldn't find a signed copy. Sometimes we do find signed copies that just never got recorded from this time period. Not sure how you would like to approach this. If I provide you with the documentation that I've found and it's included with the annual certification approved by the Board, will that be sufficient to update the map, or will you require something more formal regarding these two streets.

Thanks,

Warner C. Rackley, PE
Asst. Public Works Dir./Town Engineer

Town of Colchester
781 Blakely Rd. | P.O. Box 55
Colchester, Vermont 05446
P: 802.264.5635 | F: 802.264.5503

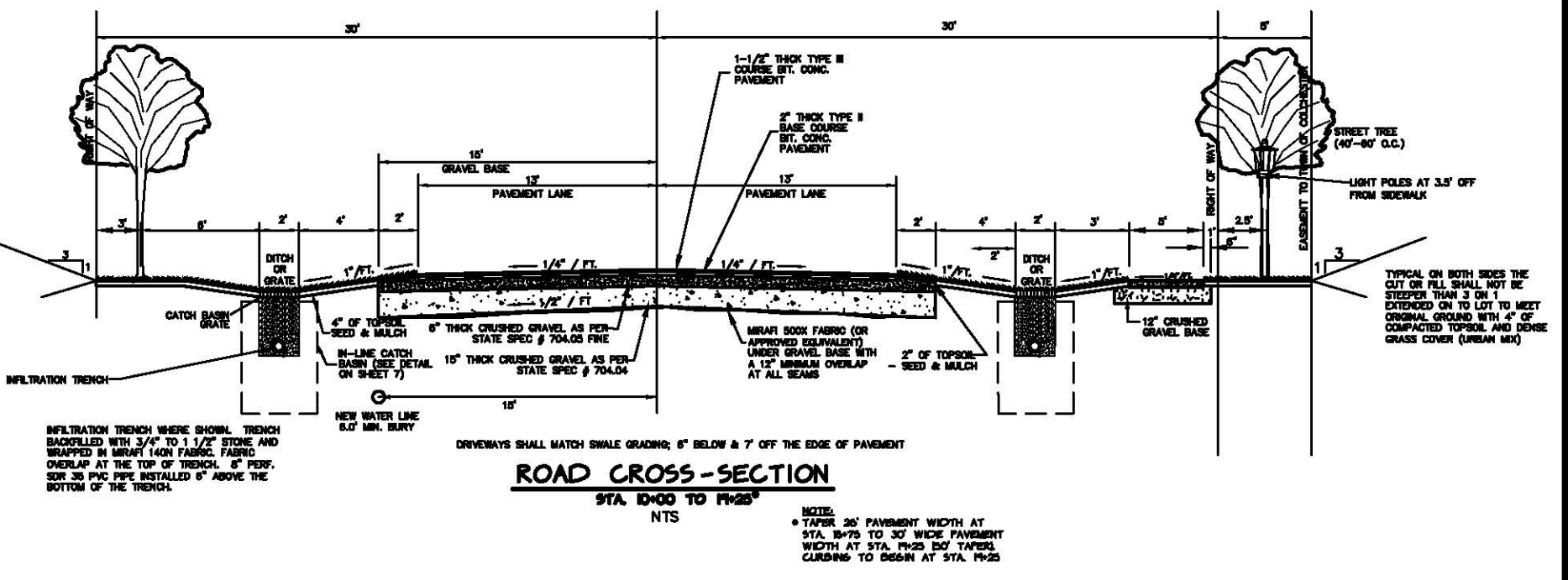
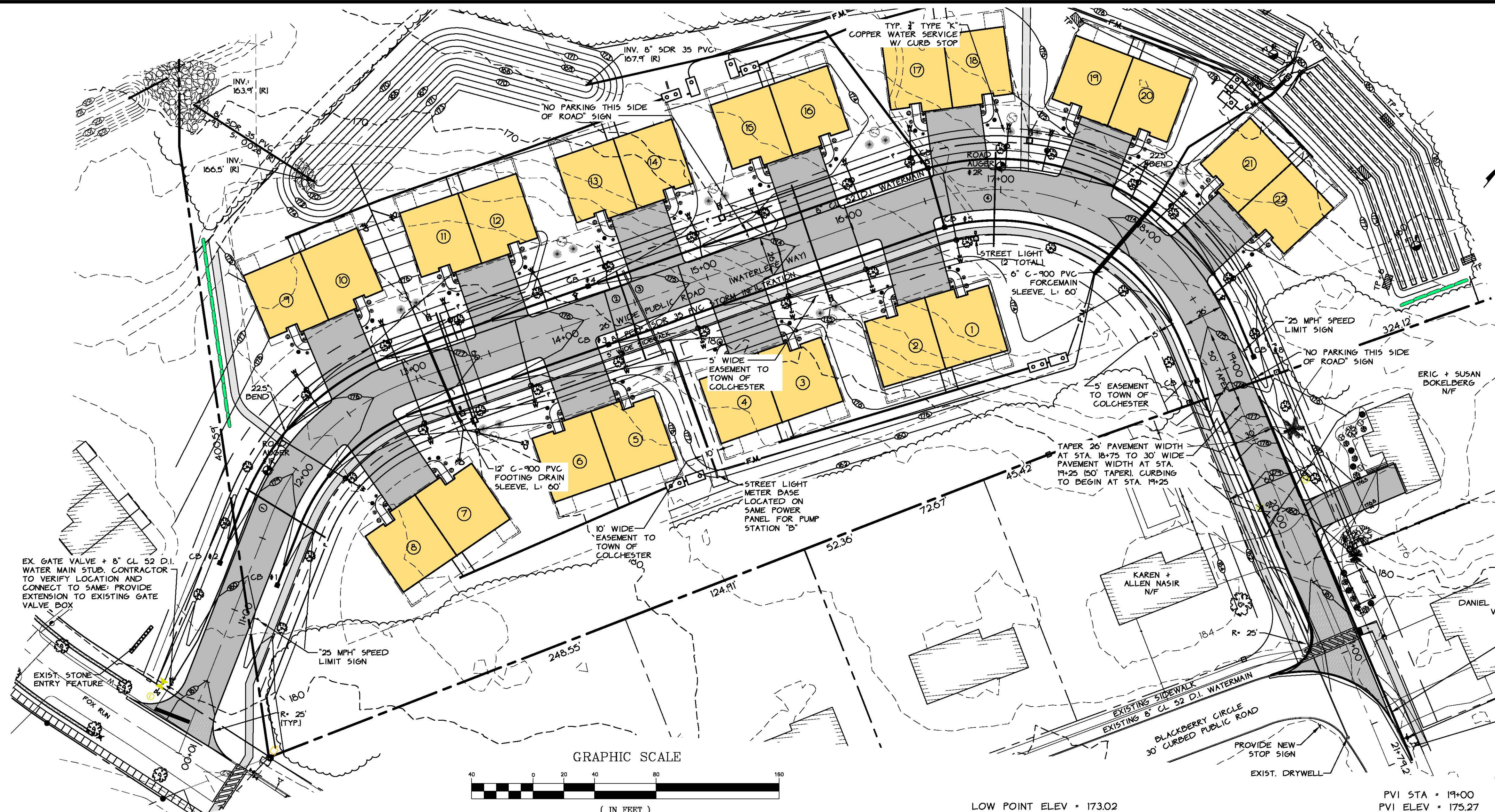
colchestervt.gov



Notice – Under Vermont's Public Records Act, all e-mail, e-mail attachments as well as paper copies of documents received or prepared for use in matters concerning Town business, concerning a Town official or staff, or containing information relating to town business are likely to be regarded as public records which may be inspected by any person upon request, unless otherwise made confidential by law. If you have received this message in error, please notify us immediately by return email. Thank you for your cooperation.

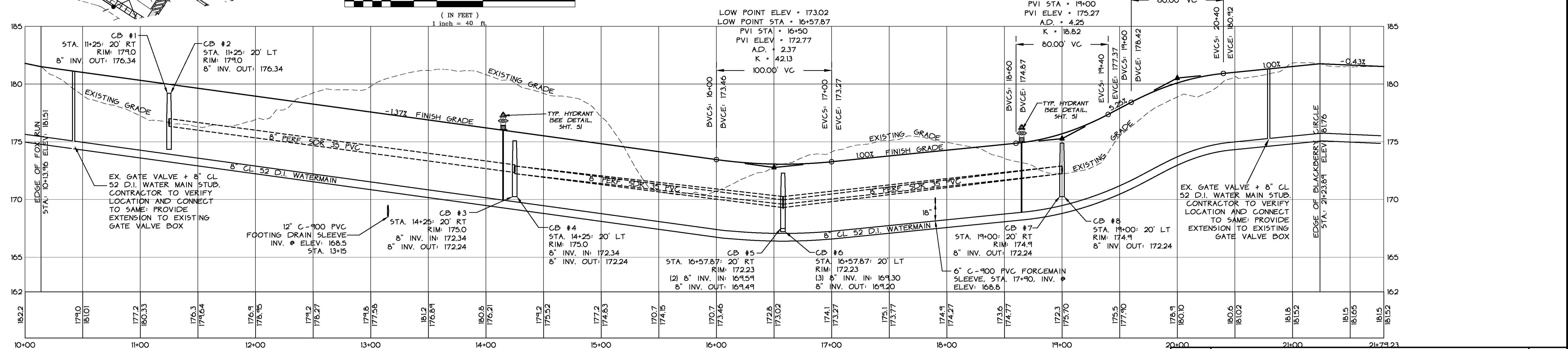
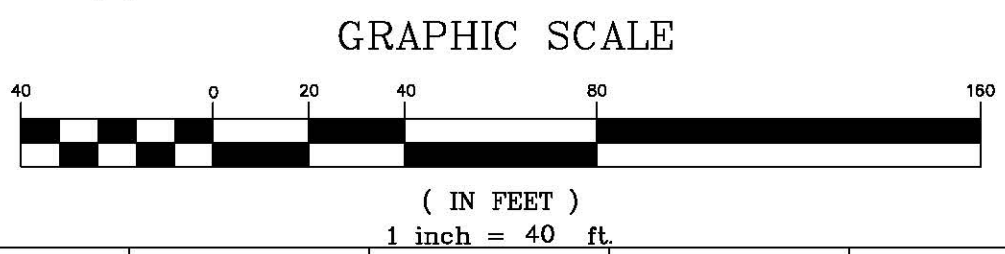
Legend

- PROJECT BOUNDARY
- PROPERTY LINE
- SETBACK / BUFFER
- CONTOUR LINE (U.S.G.S. DATUM)
- EXISTING IRON PIPE
- EXISTING CONCRETE MONUMENT
- IRON PIPE (TO BE SET)
- CONCRETE MONUMENT (TO BE SET)
- WATERLINE
- EXISTING / PROPOSED HYDRANT
- SILT FENCE
- CONSTRUCTION SKI TAPE



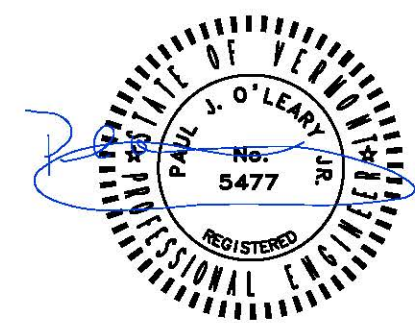
PAVEMENT CALCULATIONS:
 BASE: (NO APRONS)
 $29,423 \text{ SF} \times (2/12)' = 4,904 \text{ CF}$
 $4,904 \text{ CF} \times 1/27 \text{ CY/CF} \times 2 \text{ TONS/CY} = 363 \text{ TONS}$
INSTALLED = 374 TONS

TOP: (NO APRONS)
 $29,423 \text{ SF} \times (1.5/12)' = 3,678 \text{ CF}$
 $3,678 \text{ CF} \times 1/27 \text{ CY/CF} \times 2 \text{ TONS/CY} = 272 \text{ TONS}$
INSTALLED = 294 TONS



WATERLEFE WAY
 HORIZONTAL SCALE: 1" = 40'
 VERTICAL SCALE: 1" = 4'

THE CONTRACTOR SHALL NOTIFY "DIGSAFE" AT 1-888-DIG-SAFE PRIOR TO ANY EXCAVATION.



12/3/15	RECORD DRAWING - ADD ADDITIONAL AS-BUILT DATA	PPH/KGM
10/08/14	ADD AS-BUILT DATA FROM GPS/ROBOT SURVEY DATA	PPH/KGM
DATE 1/22/14	REVISE PER PUBLIC WORKS FINAL REVIEW COMMENTS	BY PPH
SURVEY	<input checked="" type="checkbox"/> RECORD DRAWING <input type="checkbox"/> PRELIMINARY	DATE 12/13/13
DESIGN	<input checked="" type="checkbox"/> FINAL <input type="checkbox"/> SKETCH/CONCEPT	JOB# 2011-12
DRAWN PPH/DWD	O'LEARY-BURKE CIVIL ASSOCIATES, PLLC	FILE 2011-12-57-RD
CHECKED DWD	1 CORPORATE DRIVE, SUITE 1 ESSEX, VT PHONE: 878-9880 FAX: 878-9889 E-MAIL: obca@olearyburke.com	PLAN SHEET #
SCALE 1" = 40'	WATERLEFE WOODS COLCHESTER, VT	RD
	RECORD DRAWING PLAN + PROFILE	

TOWN OF COLCHESTER
PO Box 55
Colchester, Vermont 05446

CERTIFICATE FOR OPENING A TOWN HIGHWAY KNOWN AS

WATERLEFE WAY

FOR PUBLIC TRAVEL IN THE TOWN OF COLCHESTER

This is to certify that pursuant to Title 19, Chapter 7, Section 349 V.S.A., the Select Board of the Town of Colchester at a public meeting held at Colchester, on April 26, 2016 accepted as a Town Highway that parcel of land conveyed to the Town of Colchester.

Description of Right-of-Way:

Being the roadway depicted as Proposed 26' Wide Public Road (Waterlefe Way) on a plan of land entitled Waterlefe Woods, Colchester, VT, Site Plan, dated December 13, 2013, last revised January 22, 2014, prepared by O'Leary-Burke Civil Associates, PLC, and attached as Exhibit B to the Declaration of Covenants, Easements, Restrictions and Liens for Waterlefe Woods dated February 6, 2015 and recorded in Volume 773 at Page 385 of said Land Records of the Town of Colchester Land Records. Also conveyed herewith are all streetlights within said roadway.

Grantor reserves the right to construct, install, maintain and replace utility lines under and along said roadways for the transmission of electricity, telephone, cable television, water, sewer, footing drains and storm drains and the installation of force mains and any other utilities to service the planned community known as Waterlefe Woods, as shown on said plan of land. The construction and installation of said utilities shall be in accordance with the permits granted by the Town of Colchester and State of Vermont. The rights reserved by Grantor herein are temporary and shall terminate upon the complete construction of the project.

Being a portion of the land and premises conveyed to Rivers Edge Building Development by Warranty Deed of Robert J. Blondin, Eleanor H. Clavelle, Paul H. Horton, Daniel C. Blondin, John M. Blondin, Elizabeth H. Yates, Mary E. Horton, Kathleen J. Horton, Sharon A. Horton, Carolyn M. Lamothe, and Edward E. Horton, III dated May 30, 2013 and recorded in Volume 741 at Page 491 of the Town of Colchester Land Records.

Reference is made to the following:

1. Supplemental Easement Deed in favor of the Town of Colchester for the street lighting system, which Easement Deed is dated January 26, 2016 and recorded in Volume 792 at Page 573 of said Land Records.

2. Easement Deed in favor of Waterlefe Woods Homeowners Association, Inc. to connect footing drains, which Easement Deed is dated February 6, 2015 and recorded in Volume 773 at Page 469 of said Land Records.
3. Easement Deed in favor of Waterlefe Woods Homeowners Association, Inc. for force mains, which Easement Deed is dated February 6, 2015 and recorded in Volume 773 at Page 467 of said Land Records.
4. Warranty Deed of Easement in favor of the Town of Colchester for sidewalks, which Deed is dated February 6, 2015 and recorded in Volume 773 at Page 465 of said Land Records.
5. Maintenance Agreement For New Stormwater Management Systems with a General Permit between the Town of Colchester, Rivers Edge Building Development, LLC and Waterlefe Woods Homeowners Association, Inc. dated February 6, 2015 and recorded in Volume 773 at Page 456 of said Land Records.
6. Quitclaim Deed from Rivers Edge Building Development, LLC to Waterlefe Woods Homeowners Association, Inc. for the Common Elements dated February 6, 2015 and recorded in Volume 773 at Page 471 of said Land Records.
7. Plowing Agreement between Rivers Edge Building Development, LLC and the Town of Colchester dated December 2, 2014 and recorded in Volume 770 at Page 595 of said Land Records.
8. Easement granted by Rivers Edge Building Development, LLC in favor of Vermont Gas Systems, Inc. dated June 5, 2014 and recorded in Volume 762 at Page 214 of said Land Records.

Said land and premises are subject to the terms and conditions of the following, as they may be amended from time to time:

1. Wastewater System and Potable Water Supply Permit No. WW-C-0351-1 dated March 6, 2014 and recorded in Volume 757 at Page 531 of said Land Records.
2. Land Use Permit No. 4C1267 dated May 14, 2014 and recorded in Volume 760 at Page 669 of said Land Records, and re-recorded in Volume 760 at Page 740 of said Land Records.
3. Stormwater Discharge Permit No. 7138-9015 dated April 1, 2014, a Notice of Issuance of which is recorded in Volume 758 at Page 698 of said Land Records.
4. State of Vermont Public Water System Construction Permit, Project No. C-3090-14.0 dated February 25, 2014 and of record with the State of Vermont Department of Environmental Conservation.
5. State of Vermont Construction General Permit Notice of Authorization No. 7138-9020 dated February 13, 2014 and of record with the State of Vermont Department of Environmental Conservation.

6. Town of Colchester Development Review Board Findings of Fact and Order dated March 7, 2014 and recorded in the Town of Colchester Zoning Files.

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

TO HAVE AND TO HOLD all said granted premises, with all the privileges and appurtenances thereof, to the said Grantee, the **Town of Colchester**, its successors and assigns, to their own use and behoof forever; And the said Grantor, **Rivers Edge Building Development, LLC**, for itself and its successors and assigns, does covenant with the said Grantee, the **Town of Colchester**, and its successors and assigns, that until the ensealing of these presents it is 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. It does hereby engage to **WARRANT AND DEFEND** the same against all lawful claim whatever, except as aforesaid.

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

Date Accepted by Select Board: April 26, 2016

Length of New Road: 1.122 lf = 0.21⁺ mile

Road Classification: Class 3

Right Of Way Width: 60 ft.

Road Width: 26 ft.

Surface Type: Asphalt

Speed Limit: 25 mph

Hwy #: _____

Recorded in Highway Volume _____ Page(s): _____, Town of Colchester, on

Slide Numbers: _____

Roll

[Signature]

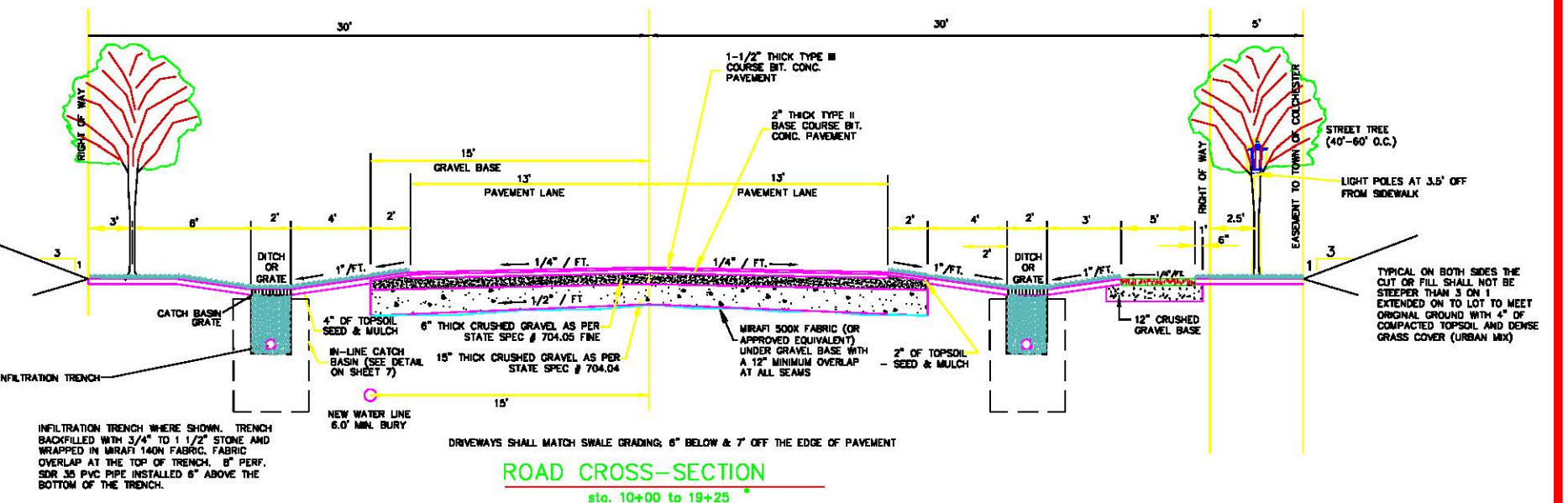
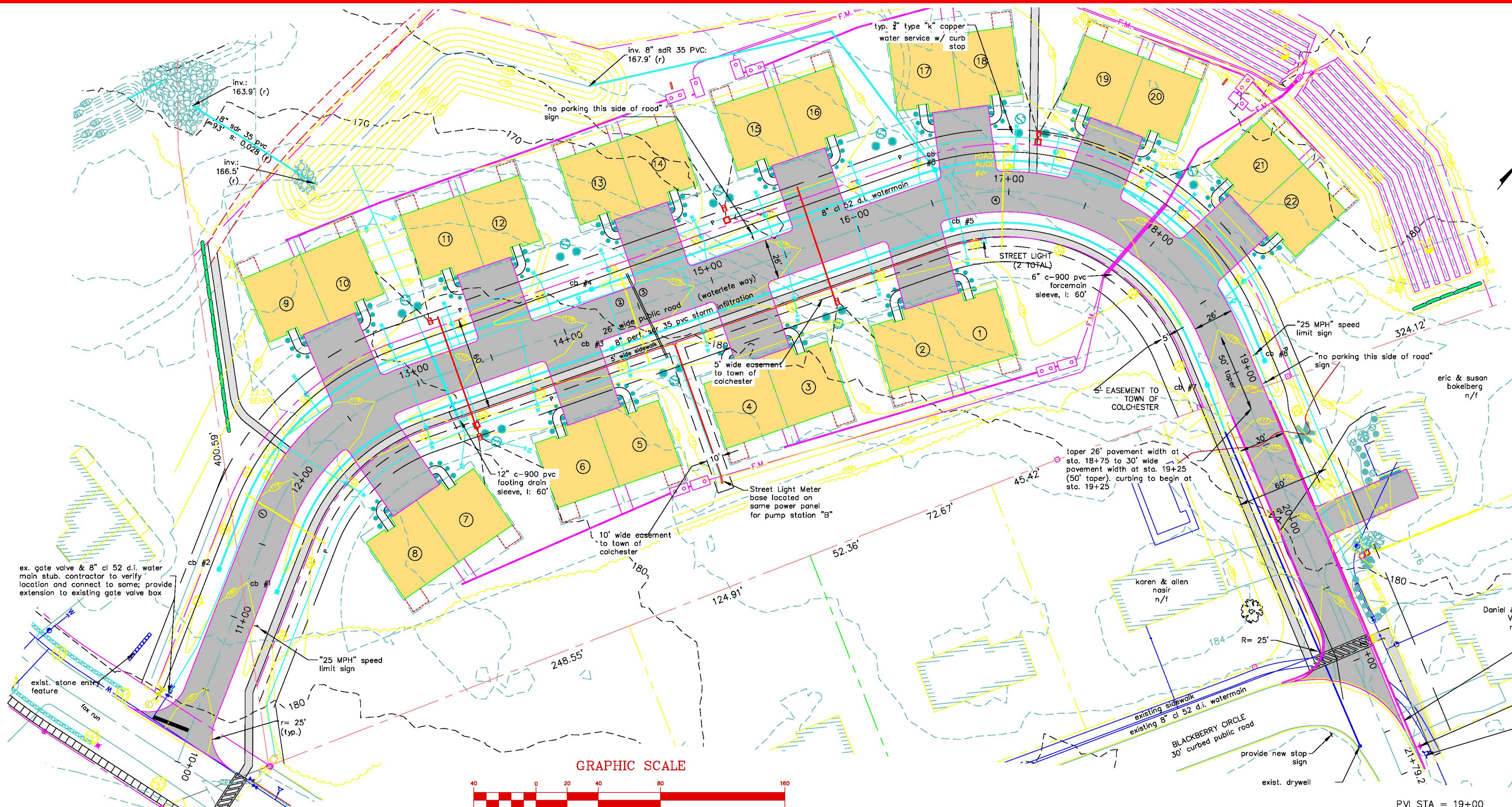
Herbert J. Gunning

[Signature]

Select Board

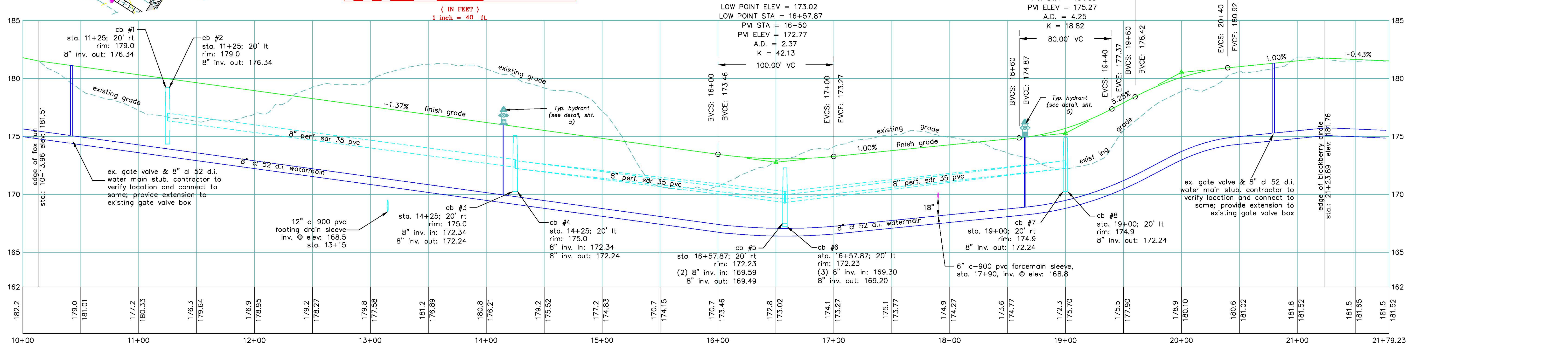
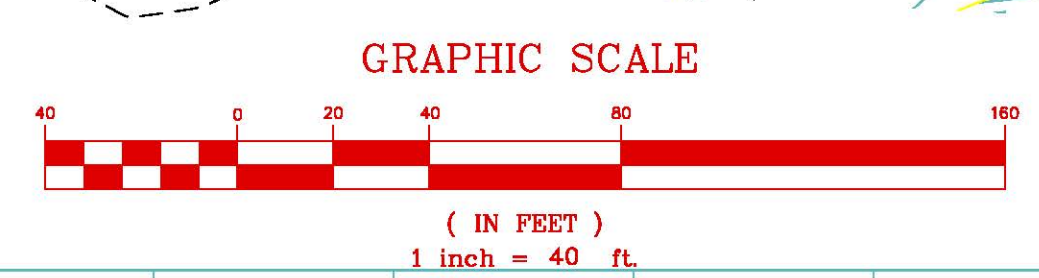
Legend

- PROJECT BOUNDARY
- PROPERTY LINE
- - - setback / buffer
- - - CONTOUR LINE (U.S.C.S. DATUM)
- EXISTING IRON PIPE
- EXISTING CONCRETE MONUMENT
- IRON PIPE (TO BE SET)
- CONCRETE MONUMENT (TO BE SET)
- WATERLINE
- EXISTING / PROPOSED HYDRANT
- SILT FENCE
- CONSTRUCTION SKI TAPE



Pavement calculations:
 Base: (no aprons)
 $29,423 \text{ sf} \times (2/12)' = 4,904 \text{ cf}$
 $4,904 \text{ cf} \times 1/27 \text{ cy/cf} \times 2 \text{ tons/cy} = 363 \text{ tons}$
 Installed = 374 tons

top: (no aprons)
 $29,423 \text{ sf} \times (1.5/12)' = 3,678 \text{ cf}$
 $3,678 \text{ cf} \times 1/27 \text{ cy/cf} \times 2 \text{ tons/cy} = 272 \text{ tons}$
 Installed = 294 tons



waterlefe way
 horizontal scale: 1" = 40'
 vertical scale: 1" = 4'

12/3/15 record drawing - add additional as-built data
 10/08/14 ADD AS-BUILT DATA FROM GPS/ROBOT SURVEY DATA
 1/22/14 revise per public works final review comments

ph/KGM
 ph/KGM
 ph

THE CONTRACTOR SHALL NOTIFY "DIGSAFE" AT 1-888-DIG-SAFE PRIOR TO ANY EXCAVATION.

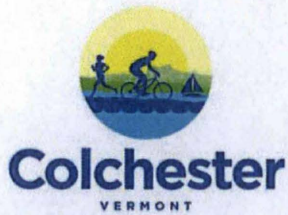


Colchester Selectboard
October 11, 2016

ACTION SHEET

Munson Road Discontinuance

RECOMMENDED ACTION: The Colchester Selectboard moves to issue a Decision and Order of Discontinuance for Munson Road



MEMO From the office of the Town Manager

To: Colchester Selectboard
From: Aaron Frank, Deputy Town Manager and CFO
Cc: Dawn Francis, Town Manager
Date: October 11, 2016
Re: Discontinuance of Munson Road

Issue: Whether or not the Selectboard will issue a decision and order of discontinuance for Munson Road.

Background: Shelley Hayes, the owner of properties on both sides of Munson Road, requested that the Town close Munson Road to through traffic with the exception of emergency vehicle access. Munson Road, a gravel road near the intersection of Bay Road and Roosevelt Highway road, is presently used as a shortcut by the public.

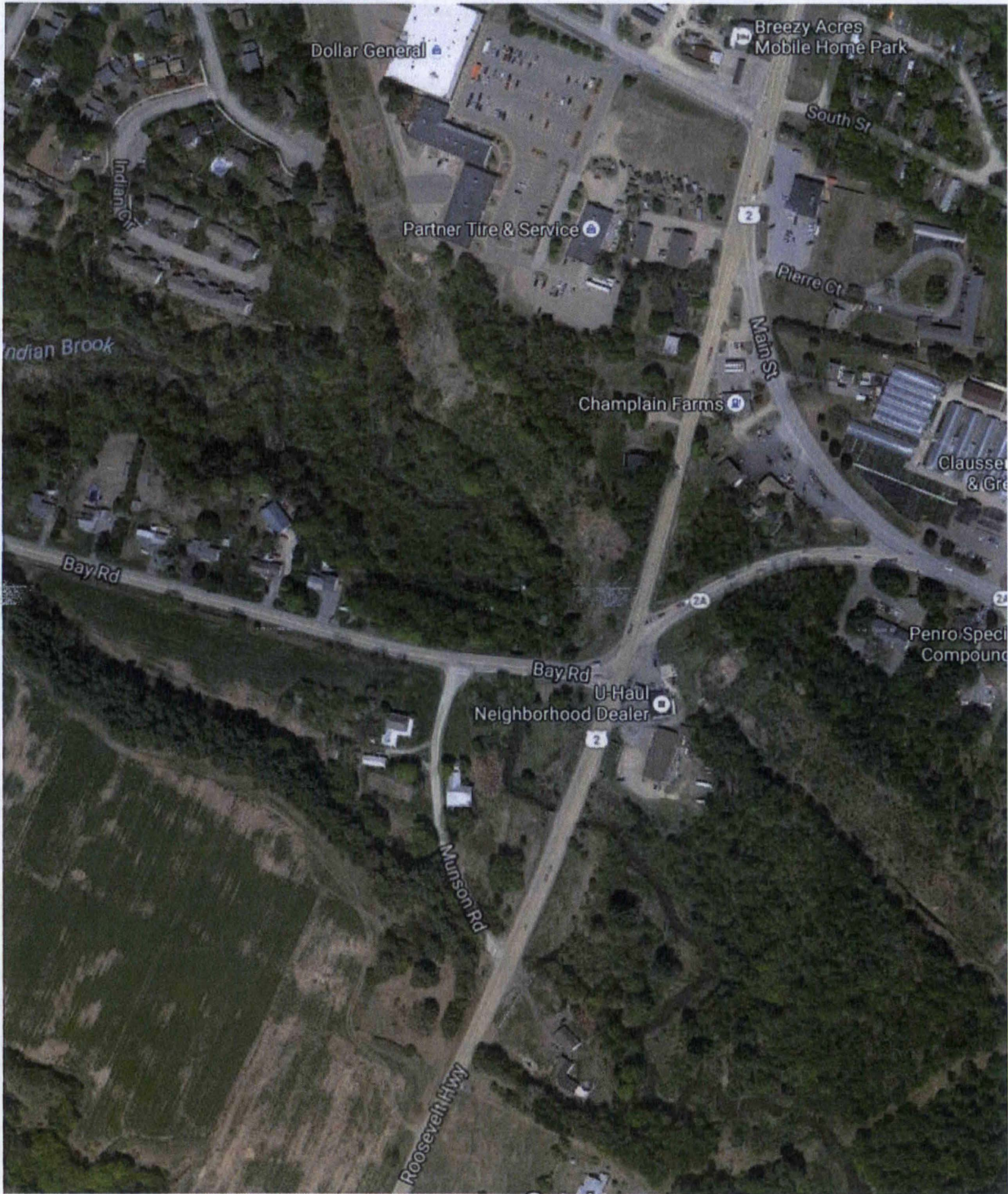
Following discussions with Public Safety and Public Works, Town Administration conferred with Shelly Hayes who agreed to the following, should the Town Selectboard approve discontinuing Munson Road:

- Agreement to pay the Legal fees associated with discontinuance and creation of Town owned utility easements, not to exceed \$2,500. (The Town has sewer lines in Munson Road.)
- The understanding that, if Munson Road is converted to a private road, snow plowing and road maintenance and repair would no longer be performed by the Town.
- Agreement to a Town Sewer easement should be granted to maintain access to the sewer line in perpetuity without trees, plantings, buildings etc. impeding this access.
- That a Town easement will contain a provision for emergency vehicle access and temporary vehicle bypass should the Rte. 7/Bay Road intersection become blocked due to accident or other emergency incident, per the request of Colchester Center Volunteer Fire Company Chief Chmielewski.
- That private utility easements for any non-Town owned utilities would need be granted to private utility owners in agreements by and between the property owners and the utilities (outside of the work of the Town and Town attorney).

On July 12, 2016, the Colchester Selectboard agreed to begin the process of discontinuing Munson Road.

The Town has posted notices, advertised and notified abutters of a site visit and public hearing regarding this matter on September 27. The Selectboard has held the site visit and conducted the public hearing. There were no public concerns with the proposed disposition

Staff Recommendation: Staff recommends that the Selectboard issue a Decision and Order of Discontinuance for Munson Road.



EASEMENT DEED

KNOW ALL PERSONS BY THESE PRESENTS THAT **SHELLY HAYES**, of Colchester, in the County of Chittenden and State of Vermont, and **GREG E. MORRIS**, of Colchester, in the County of Chittenden and State of Vermont, Grantors, in the consideration of TEN AND MORE DOLLARS paid to their full satisfaction by the **TOWN OF COLCHESTER**, a municipal corporation existing under the laws of the State of Vermont with its principal place of business in Colchester, in the County of Chittenden and State of Vermont, Grantee, by these presents, do freely GIVE, GRANT, SELL, CONVEY AND CONFIRM unto the said Grantee, the **TOWN OF COLCHESTER**, its successors and assigns forever, certain easements over lands and premises in Colchester, in the County of Chittenden and State of Vermont, (hereinafter the "Easement") described as follows, viz:

The premises subjected to the easements herein granted constitute a portion of the land and premises conveyed to Shelly Hayes and Greg E. Morris by Warranty Deed of R.E.M. Development Company, LLC dated May 5, 2016, and recorded in Volume 798, Page 115 of the Town of Colchester Land Records.

Being the entirety of Munson Road, discontinued by the Town of Colchester, upon notice and hearing, pursuant to an Order of Discontinuance of the Town of Colchester dated _____, __, 2016, and recorded in Volume ____ at Page ____ of the aforesaid Land Records. Pursuant to 19 V.S.A. § 775, title to the entirety of Munson Road reverted to Shelly Hayes and Greg E. Morris.

The two separate Easements conveyed herein are described as follows:

EASEMENT #1

Being a 20 foot-wide exclusive easement centered on the existing sewer force main located on the above described property and depicted on Sheets C-16 and C-17 of the Plan entitled "Breezy Acres Sewerline Extension" dated July 19, 1994, last revised February 14, 1997, and prepared by Krebs & Lansing Consulting Engineers, Inc. (attached hereto as Exhibit A.) The permanent easement granted herein is intended to grant and convey to the Grantee those property rights necessary for and incidental to the use, reconstruction, replacement, repair and maintenance of the sanitary sewer lines, mains, or manholes for the purpose of

conveying sanitary sewage over, across, through, and under the land and premises. Grantees covenant and agree that they shall restore any lands disturbed on Munson Road during the exercise of any of the rights herein conveyed within a reasonable time after such disturbance. Grantors covenant and agree that they shall make no use of the easement area that would adversely affect the operation of the sewer force main or any of the property rights conveyed to the Grantee herein, including adding trees, plantings, or buildings to the easement area.

EASEMENT #2

Being a permanent, non-exclusive easement for the use of the entirety of Munson Road, from the intersection with Bay Road to the intersection with Roosevelt Highway (U.S. Routes 2 and 7.) The permanent easement granted herein is intended to grant and convey to the Grantee those property rights necessary for emergency vehicle access and a temporary vehicle bypass for public use should the Route 7 and Bay Road intersection become blocked due to an accident or other emergency incident. Grantors covenant and agree that they shall make no use of the easement area that would adversely affect Grantee's use of Munson Road.

This easement deed shall be effective only upon the discontinuance of Munson Road by the Town of Colchester.

Upon the discontinuance of Munson Road, Grantors will be responsible for all road maintenance and repair as well as snow plowing. Should Grantors install gates on Munson Road, they will provide Grantees with access to the gates.

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

TO HAVE AND TO HOLD the said granted premises, with all the privileges and appurtenances thereof, to the said Grantee, the **TOWN OF COLCHESTER**, its successors and assigns, to their own use and behoof forever; and the said Grantor, **SHELLY HAYES** and **GREG E. MORRIS**, for themselves and their heirs and assigns, hereby covenant 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 they are **FREE FROM EVERY ENCUMBRANCE**; except as aforesaid. They do hereby

engage to WARRANT AND DEFEND the same against all lawful claim
whatever, except as aforesaid.

SHELLY HAYES and **GREG E. MORRIS** have caused this deed to be
executed this ___ day of _____, 2016.

Signatures on following page

By: _____
SHELLY HAYES

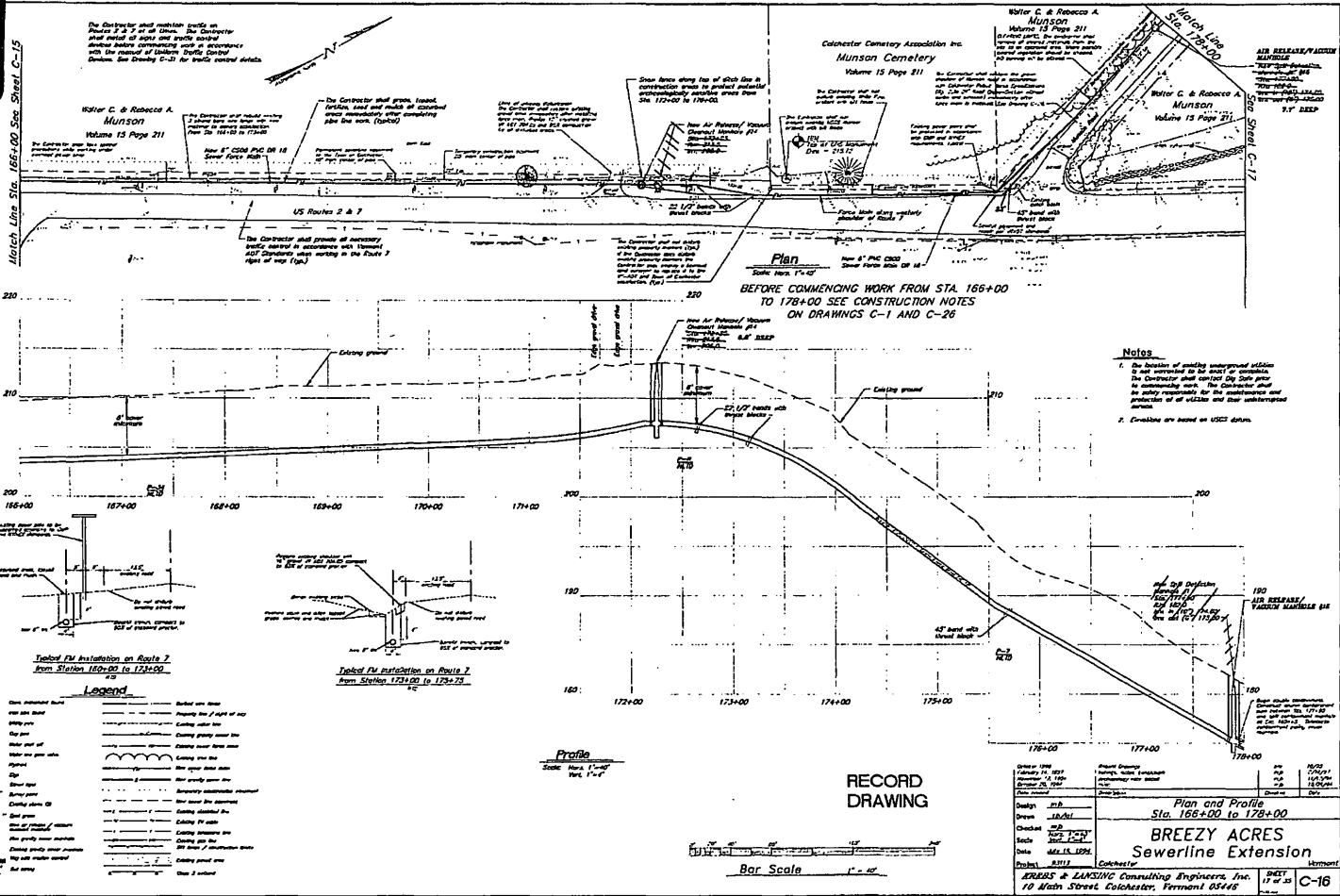
By: _____
GREG E. MORRIS

STATE OF VERMONT
COUNTY OF CHITTENDEN, SS.

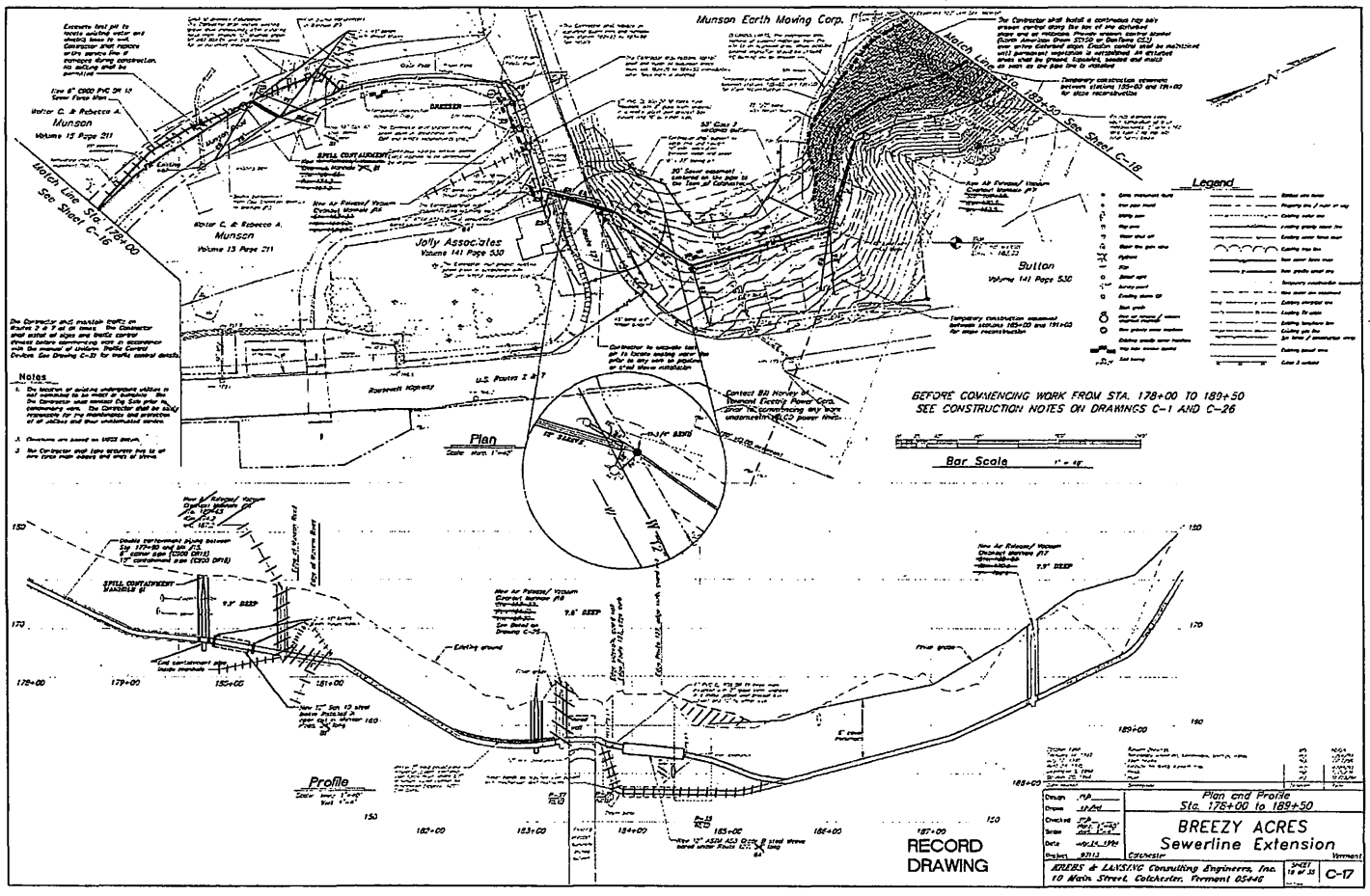
At Colchester, Vermont, this ___ day of _____, 2016, **SHELLY
HAYES** and **GREG E. MORRIS** personally appeared and they acknowledged
this instrument, by them sealed and subscribed, to be their free act and deed.

Before me,

Notary Public
My Commission Expires: February 10, 2019



DATE PLOTTED: 11/14/2014 10:00 AM



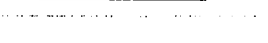
Contractor shall pay for...
 Munson Earth Moving Corp.
 Jolly Associates
 Sullon
 Volume 15 Page 211
 Volume 141 Page 539
 Volume 141 Page 530

Notes
 1. The Contractor shall...
 2. The Contractor shall...
 3. The Contractor shall...

Plan
 Date: March 1954

Profile
 Date: March 1954

BEFORE COMMENCING WORK FROM STA. 178+00 TO 189+50
 SEE CONSTRUCTION NOTES ON DRAWINGS C-1 AND C-26



Legend

Symbol	Description
Circle with dot	Existing manhole
Circle with cross	Proposed manhole
Circle with horizontal lines	Existing sewer line
Circle with vertical lines	Proposed sewer line
Circle with diagonal lines	Existing structure
Circle with wavy lines	Proposed structure
Circle with dots	Existing building
Circle with squares	Proposed building
Circle with triangles	Existing road
Circle with diamonds	Proposed road
Circle with stars	Existing utility
Circle with pluses	Proposed utility
Circle with crosses	Existing fence
Circle with dots	Proposed fence

Drawn: J.P.H.	Checked: J.P.H.	Date: 10-15-54
Scale: 1" = 40'	Project: BREEZY ACRES Sewerline Extension	Sheet: 18 of 15
Author: J.P.H.	Engineer: J.P.H.	Contractor: BREEZY ACRES Sewerline Extension
Client: BREEZY ACRES Sewerline Extension	Address: 10 Main Street, Colchester, Vermont 05446	Sheet: C-17

RECORD DRAWING

**TOWN OF COLCHESTER, VERMONT
DECISION AND ORDER OF THE SELECTBOARD
UPON REQUEST FOR DISCONTINUANCE**

This matter came on for hearing before the Colchester Town Selectboard on its own motion to consider discontinuance of Munson Road in its entirety, from the intersection with Bay Road to the intersection with Roosevelt Highway (U.S. Routes 2 and 7.)

Notice of the discontinuance hearing was published in the Colchester Sun on September 15, 2016, 2016. Notice was also sent by certified mail to neighboring parties on August 11, 2016, including: South Burlington Realty Company, REM Development Company, Vermont Department of Transportation, Pauline LaPierre, Greg Morris, Shelly Hayes, Richard Collins, and Ronald and Danielle Bevins.

On September 27, 2016, the Selectboard conducted a site visit and examined the premises at Munson Road, followed by a public hearing at the Colchester Town Office. Present at the site visit and at the public hearing were Selectboard Members Herb Downing, Tom Mulcahy, Jeff Bartley, and Marc Landry. Also present were Town Officials Dawn Francis, Bryan Osborne and Aaron Frank as well as property owners Shelly Hayes and Greg Morris. The entirety of Munson Road is being discontinued, commencing at the intersection of Bay Road and terminating at the intersection with Roosevelt Highway (U.S. Routes 2 and 7.)

Based on the evidence presented at the site visit, the testimony at the hearing and pursuant to 19 V.S.A. § 710, the Selectboard hereby determines that the public good, necessity and convenience requires that the above-referenced Munson Road be discontinued.

Any person interested who objects to this decision may appeal pursuant to 19 V.S.A. § 740 and Rule 74 of the Vermont Rules of Civil Procedure to the Vermont Superior Court, Chittenden Unit, Civil Division within 30 days of the recording of this order.

Dated at Colchester, Vermont this 11th day of October, 2016.

COLCHESTER SELECTBOARD

Nadine Scibek, Chair

Marc Landry

Herbert J. Downing

Thomas Mulcahy

Jeffrey D. Bartley

TOWN OF COLCHESTER, VERMONT
DECISION AND ORDER OF THE SELECTBOARD
UPON REQUEST FOR DISCONTINUANCE

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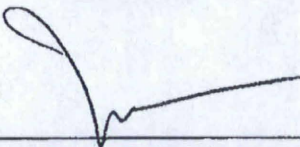
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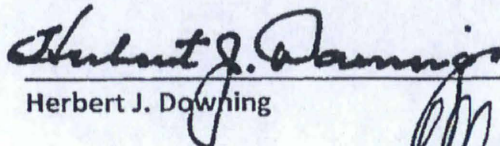
Dated at Colchester, Vermont this 11th day of October, 2016.

COLCHESTER SELECTBOARD



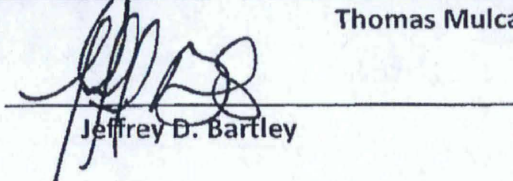
Nadine Scibek, Chair

Marc Landry



Herbert J. Downing

Thomas Mulcahy



Jeffrey D. Bartley

Munson Rd Discontinue.pdf

MEMO From the office of the Town Manager



To: Colchester Selectboard
From: Aaron Frank, Deputy Town Manager and CFO
Cc: Dawn Francis, Town Manager
Date: September 10, 2016
Re: Discontinuance of Munson Road

Background:

Shelley Hayes, the owner of properties on both sides of Munson Road, requested that the Town close Munson Road to through traffic with the exception of emergency vehicle access. Munson Road, a gravel road near the intersection of Bay Road and Roosevelt Highway road, is presently used as a shortcut by the public.

Following discussions with Public Safety and Public Works, Town Administration conferred with Shelly Hayes who agreed to the following, should the Town Selectboard approve discontinuing Munson Road:

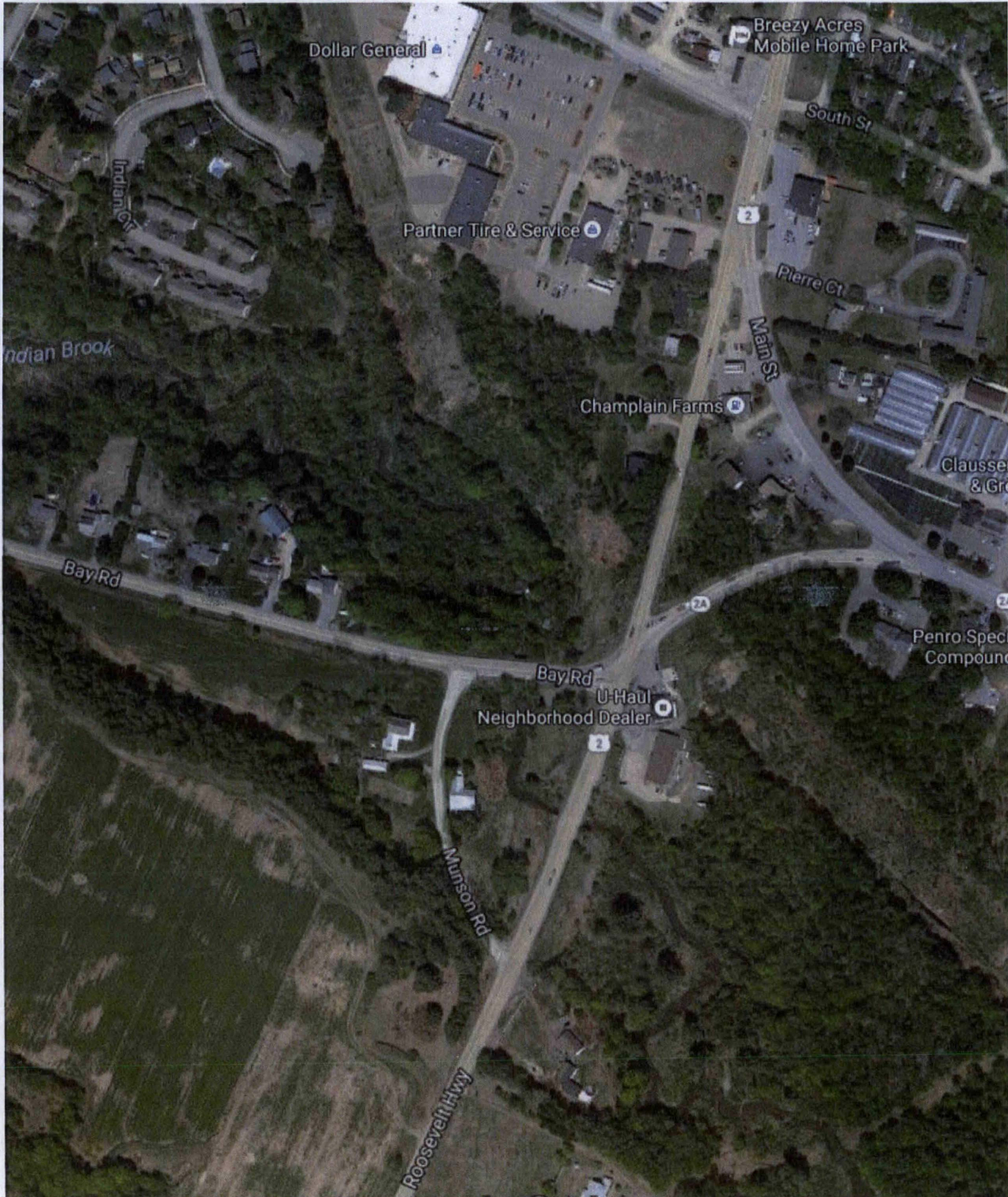
- Agreement to pay the Legal fees associated with discontinuance and creation of Town owned utility easements, not to exceed \$2,500. (The Town has sewer lines in Munson Road.)
- The understanding that, if Munson Road is converted to a private road, snow plowing and road maintenance and repair would no longer be performed by the Town.
- Agreement to a Town Sewer easement should be granted to maintain access to the sewer line in perpetuity without trees, plantings, buildings etc. impeding this access.
- That a Town easement will contain a provision for emergency vehicle access and temporary vehicle bypass should the Rte. 7/Bay Road intersection become blocked due to accident or other emergency incident, per the request of Colchester Center Volunteer Fire Company Chief Chmielewski.
- That private utility easements for any non-Town owned utilities would need be granted to private utility owners in agreements by and between the property owners and the utilities (outside of the work of the Town and Town attorney).

On July 12, 2016, the Colchester Selectboard agreed to begin the process of discontinuing Munson Road.

The Town has posted notices, advertised and notified abutters of a site visit and public hearing regarding this matter on September 27..

Next Steps: Following the site visit and public hearing, the Selectboard shall consider the input and may determine at a future meeting to issue a decision on the matter of discontinuing Munson Road.

Munson Rd. Direction 025410.00



**NOTICE OF PUBLIC HEARING TO CONSIDER THE DISCONTINUANCE OF
MUNSON ROAD**

Interested persons and persons owning or interested in lands through which Munson Road may pass or abut are hereby warned of a public hearing to be held by the Selectboard of the Town of Colchester to consider the discontinuance of Munson Road in its entirety, from the intersection of Bay Road to the intersection of Roosevelt Highway (U.S. Routes 2 and 7.) Pursuant to 19 V.S.A. § 709, the proceedings will commence with an examination of the premises, convening at the Bay Road end of Munson Road promptly at 5:30 p.m. No testimony shall be accepted at the site visit. Immediately following the examination of the premises, the Selectboard of the Town of Colchester will meet at the Colchester Town Office to receive testimony from any interested parties. The Selectboard shall issue a written decision within 60 days of the hearing.

Date of Hearing: September 27, 2016

Time of Hearing: 6:45 p.m.

Location of Hearing: Site visit at the Bay Road end of Munson Road; immediately followed by public hearing at the Colchester Town Office, 781 Blakely Road, Colchester

Description of Highway: The entirety of Munson Road is to be discontinued, commencing at the intersection of Bay Road and terminating at the intersection of Roosevelt Highway (U.S. Routes 2 and 7.)

CLASSIFIEDS

EMPLOYMENT

COMMERCIAL ROOFERS and LABORERS

Year round, full time positions
Good wages and benefits
Pay negotiable with experience

Women and minorities encouraged to apply
Apply in person at:
A.C. Hathorne Co.
252 Avenue C
Williston, VT
802-862-6473

CARPENTERS Frame & Finish

Tired of short work

GARAGE SALE

Sat., 09/17
9:00am-3:00pm
Rain or Shine

Household items, clothing, toys, lots of treasures to be found.

Sunderland Woods, Colchester neighborhood, Off Roosevelt Highway, one mile north of I-89, exit 16.

PRODUCE

Yates Family Farm
Maple Syrup Crop.
All Grades
Gallon \$44.00
Half Gallon \$24.00
Quart \$15.00
Pint \$10.00
Contact
Garrys Barber Shop
89 Pearl Street
Essex Junction

MOTORCYCLES

DR POWER WAGON, 6.5 horse power Briggs and Stratton. Warranty included, good condition, only used a few occasions. Asking \$1,500. obo. Contact: 802-879-3127

HARLEY DAVIDSON 883 Sportster, 2008, low mileage. Excellent condition. Asking \$4,500. Honda Rebel 250, 2009. Excellent condition. Asking \$2,500. Firm. Call 802-425-2804

PAINTING for a free consultation.
Tom Hartshorn
Owner
802-377-1347

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www.bittnerantiques.com
Call Brian at 802-272-7527
Free house visits.

FOR SALE

Appliances

AIR CONDITIONER, WINDOW size. Good condition. Asking \$40. Call 802-524-6254.

MICROWAVE, MAGIC CHEF, Excellent condition. Asking \$30. Call 802-524-6254.

Antiques

TRUNK, ANTIQUE, 1900s, Approximately 3' x 1.5'. Excellent condition. Asking \$75
OBRO. Call 802-933-6840.

Building Materials

CAR SEAT, INFANT, Graco, \$40. 802-582-9818 or 802-933-6840

CRIB, JENNY LIND style, brown, with mattress. \$150. Call 802-527-7066 after 4:00 p.m.

KIDS TRAVEL BED set, inflatable with pump. For ages 3 and up. \$25. 802-782-5000

MOBILE, DISNEY, FISHER Price, for crib. \$5. Call 802-933-6840.

Dishes/Pans/Cups/ Etc.

LASAGNA PAN, STONE, small. Brand new. Asking \$15. 802-782-4125

PIE BAKER, COOKING stone. Brand new. Asking \$15. 802-782-4125

SPRING FORM PAN with glass bottom. New.

Asking \$14125

Electron era

TV, FLAT Vizio, 28" box. \$100. 524-1340.

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SAWMILL ONLY \$ and save your own lumber a

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827-3116

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BUSINESS

NOTICE OF PUBLIC HEARING TO CONSIDER THE DISCONTINUANCE OF MUNSON ROAD

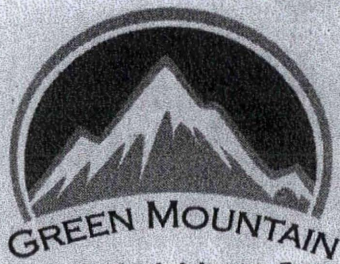
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Date of Hearing: September 27, 2016

Time of Hearing: 6:45 p.m.

Location of Hearing: Site visit at the Bay Road end of Munson Road; immediately followed by public hearing at the Colchester Town Office, 781 Blakely Road, Colchester

Description of Highway: The entirety of Munson Road is to be discontinued, commencing at the intersection of Bay Road and terminating at the intersection of Roosevelt Highway (U.S. Routes 2 and 7.)



GREEN MOUNTAIN
Nursing and Rehabilitation Center
Is hiring for a few positions

The B good- of Library Assistant

**NOTICE OF PUBLIC HEARING TO CONSIDER THE DISCONTINUANCE OF
MUNSON ROAD**

Interested persons and persons owning or interested in lands through which Munson Road may pass or abut are hereby warned of a public hearing to be held by the Selectboard of the Town of Colchester to consider the discontinuance of Munson Road in its entirety, from the intersection of Bay Road to the intersection of Roosevelt Highway (U.S. Routes 2 and 7.) Pursuant to 19 V.S.A. § 709, the proceedings will commence with an examination of the premises, convening at the Bay Road end of Munson Road promptly at 5:30 p.m. No testimony shall be accepted at the site visit. Immediately following the examination of the premises, the Selectboard of the Town of Colchester will meet at the Colchester Town Office to receive testimony from any interested parties. The Selectboard shall issue a written decision within 60 days of the hearing.

Date of Hearing: September 27, 2016

Time of Hearing: 6:45 p.m.

Location of Hearing: Site visit at the Bay Road end of Munson Road; immediately followed by public hearing at the Colchester Town Office, 781 Blakely Road, Colchester

Description of Highway: The entirety of Munson Road is to be discontinued, commencing at the intersection of Bay Road and terminating at the intersection of Roosevelt Highway (U.S. Routes 2 and 7.)

Received

AUG 15 2016

Policy, Planning & Intermodal
Development Division



Colchester
TM-24 Class 3
Proposed Discontinuance
0.13 Miles

3/15/2010