



# TOWN OF ESSEX VERMONT

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

February 16, 2024

Vermont Agency of Transportation  
Mapping Section - PPAID  
Attn: Kerry Alley, Mileage Certificate Specialist  
219 North Main Street  
Barre, VT 05641

Re: 2024 Highway Acceptance

Dear Ms. Alley,

The Town of Essex has enclosed the 2024 Certificate of Highway Mileage, and the Certificate of Completion and Opening with additional documentation describing Orleans Road. The total mileage for this road is 0.210 miles and has been accepted by the Town of Essex as Class III Town Highway.

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

Sincerely,

Aaron Martin, P.E.,  
Director of Public Works

CC: Greg Duggan, Unified Manager  
Nanette Rogers, Town Clerk  
Katherine Sonnick, Community Development Director  
Shannon Lunderville, GIS Coordinator  
File

Attachments

TOWN MANAGER	PARKS AND RECREATION	COMMUNITY DEVELOPMENT	PUBLIC WORKS	ASSESSOR	FINANCE	TOWN CLERK	LIBRARY	POLICE
878-1341	878-1342	878-1343	878-1344	878-1345	878-1359	879-0413	879-0313	878-8331

Received

2/20/2024

VTrans Mapping Section

District 5  
Certcode 0406-0

**CERTIFICATE OF HIGHWAY MILEAGE  
YEAR ENDING FEBRUARY 10, 2024**

Fill out form, make and file a copy with the Town Clerk, and submit the Mileage Certificate on or before February 20, 2024 to: Vermont Agency of Transportation, Division of Policy, Planning and Intermodal Development, Mapping Section via email to: aot.mileagecertificates@vermont.gov or if necessary via mail to: VTrans PPAID - Mapping Section, 219 North Main Street, Barre VT 05641.

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

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

Town Highways	Previous Mileage	Added Mileage	Subtracted Mileage	Total	Scenic Highways
Class 1	0.000	0	0	0	
Class 2	10.830	0	0	10.830	
Class 3	66.25	0.21	0	66.46	
State Highway	22.312	0	0	22.312	
<b>Total</b>	<b>99.392</b>	<b>0.21</b>	<b>0</b>	<b>99.602</b>	
* Class 1 Lane	0.000	0	0	0	
* Class 4	3.37	0	0	3.37	
* Legal Trail	0.50	0	0	0.50	

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

DS  
PO

**PART II - INFORMATION AND DESCRIPTION OF CHANGES SHOWN ABOVE.**

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

Orleans Road (Sta. 10+00 to 21+02)

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

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

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

IF THERE ARE NO CHANGES IN MILEAGE: Place an X in the box and sign below.

**PART III - SIGNATURES - PLEASE SIGN.**

Signatures of Selectmen/ Aldermen/ Trustees:

Andy Watts  
Andy Watts (Feb 14, 2024 08:44 EST)

Kendall Chamberlin  
Kendall Chamberlin (Feb 14, 2024 08:23 EST)

Dawn Hill-Fleury  
Dawn Hill-Fleury (Feb 14, 2024 10:44 EST)

Tracey A Delphia  
Tracey A Delphia (Feb 15, 2024 12:29 EST)

Signature of T/C/V Clerk: Nanuto Bogn

Date Filed: 2/14/24

Please sign ORIGINAL and return it for Transportation signature.

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

APPROVED:

Johnathan Croft  
Representative, Agency of Transportation

DATE: 3/14/2024

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

VTrans Use Only	
Certificate Year:	2024
Highway Class:	3
Town Highway #:	811
Mileage:	0.21

Nanette Rogers \_\_\_\_\_, Town \_\_\_\_\_ Clerk of the Town \_\_\_\_\_ of  
(Clerk's Name) (City/Town/Village) (City/Town/Village)  
Essex \_\_\_\_\_, Vermont.  
(City/Town/Village Name)

Pursuant to Title 19, V.S.A., Chapter 7, this is to certify that the following described section of Class 3  
(1,2,3 or 4)  
Highway in the Town of Essex was COMPLETED AND OPENED  
(City/Town/Village) (City/Town/Village Name)  
FOR PUBLIC TRAVEL on July 1, 2023.  
(Month - Day) (Year)

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

**Orleans Road (Sta. 10+00 to 21+02) – Beginning at the southern intersection of VT Route 15 (Upper Main Street), extending from the intersection for a distance of approximately 1,102' (0.209 miles), to approximately 20 feet south of the intersection with Washington Circle. See attached deed description and drawing.**

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

Dated at Town of Essex, County of Chittenden and State of Vermont,  
(City/Town/Village Name) (County Name)  
this 12th day of February, A.D., 2024.  
(Date - Day) (Date - Month) (Date - Year)

Andrew J Watts  
Andrew J Watts (Feb 14, 2024 08:43 EST)  
(Selectman/Alderman/Trustee Signature)  
Tracey A Delphia  
Tracey A Delphia (Feb 15, 2024 11:28 AM EST)  
(Selectman/Alderman/Trustee Signature)  
Kendall Chamberlin  
(Selectman/Alderman/Trustee Signature)  
Gay Vozz  
(Manager/Mayor Signature)  
and the Manager/Mayor of the City/Town/Village of Essex  
(City/Town/Village Name)

Dawn Hill-Fleury  
Dawn Hill-Fleury (Feb 14, 2024 10:56 EST)  
(Selectman/Alderman/Trustee Signature)  
(Selectman/Alderman/Trustee Signature)  
(Selectman/Alderman/Trustee Signature)

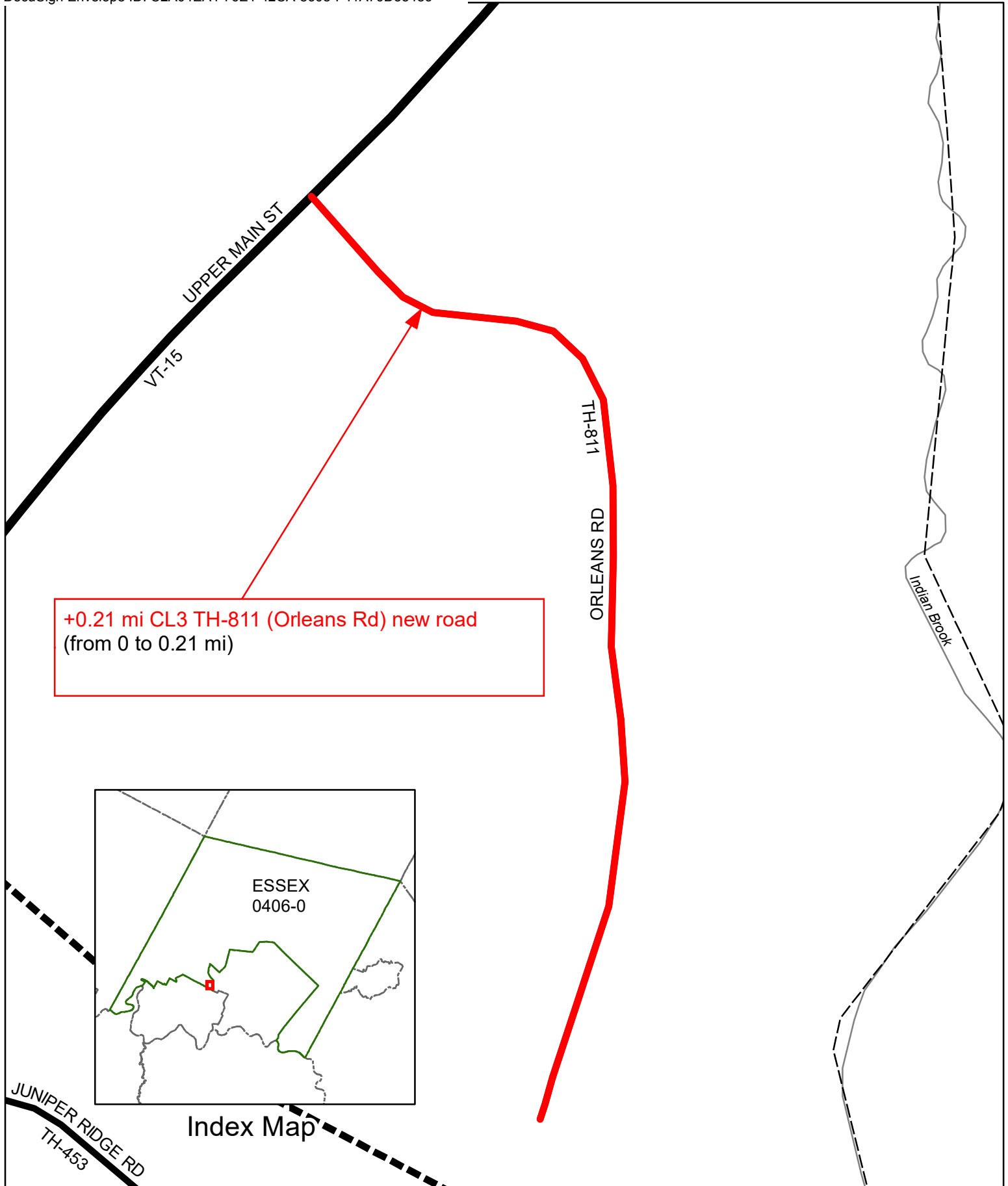
BOARD  
OF  
SELECTMEN,  
ALDERMAN,  
or TRUSTEES

\*\*\*\*\*

Town of Essex, VERMONT February 16, 2024  
(City/Town/Village Name) (Month - Day) (Year)

THE ABOVE IS A TRUE COPY OF THE DESCRIPTION OF CLASS 3 HIGHWAY COMPLETED AND OPENED  
(1,2,3 or 4)  
FOR PUBLIC TRAVEL, RECORDED IN BOOK 116 ON PAGE 612 OF THE Town RECORDS  
(Book #) (Page #) (Land, Highway, etc.)  
OF THE Town OF Essex ON THE 16 DAY OF February,  
(City/Town/Village) (City/Town/Village Name) (Date - Day) (Date - Month)  
2024, AT 10:00 O'CLOCK, A.M.  
(Date - Year) (Time) (A or P)

ATTEST: Nanette Rog  
(Clerk's Name)  
Town Essex CLERK OF Town of Essex, VERMONT  
(City/Town/Village) (City/Town/Village Name)



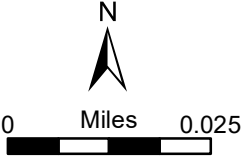
+0.21 mi CL3 TH-811 (Orleans Rd) new road  
(from 0 to 0.21 mi)

**Mileage Certificate Changes 2024**

**ESSEX TH-811**

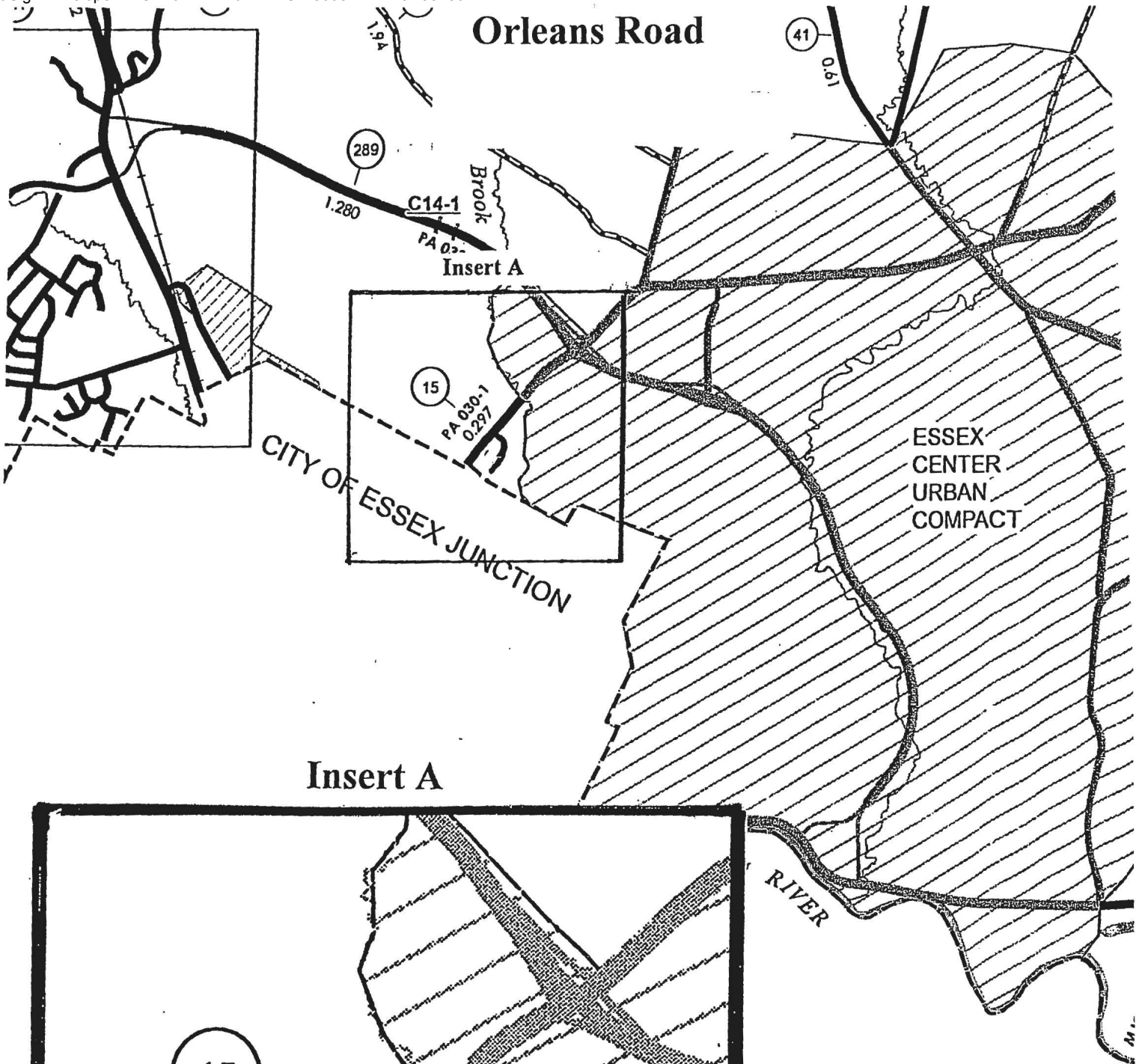
(CTUA:0406-0)  
(CERTCODE:0406-0)

Mapping Section  
Division of Policy and Planning  
Vermont Agency of Transportation -- February 27, 2024

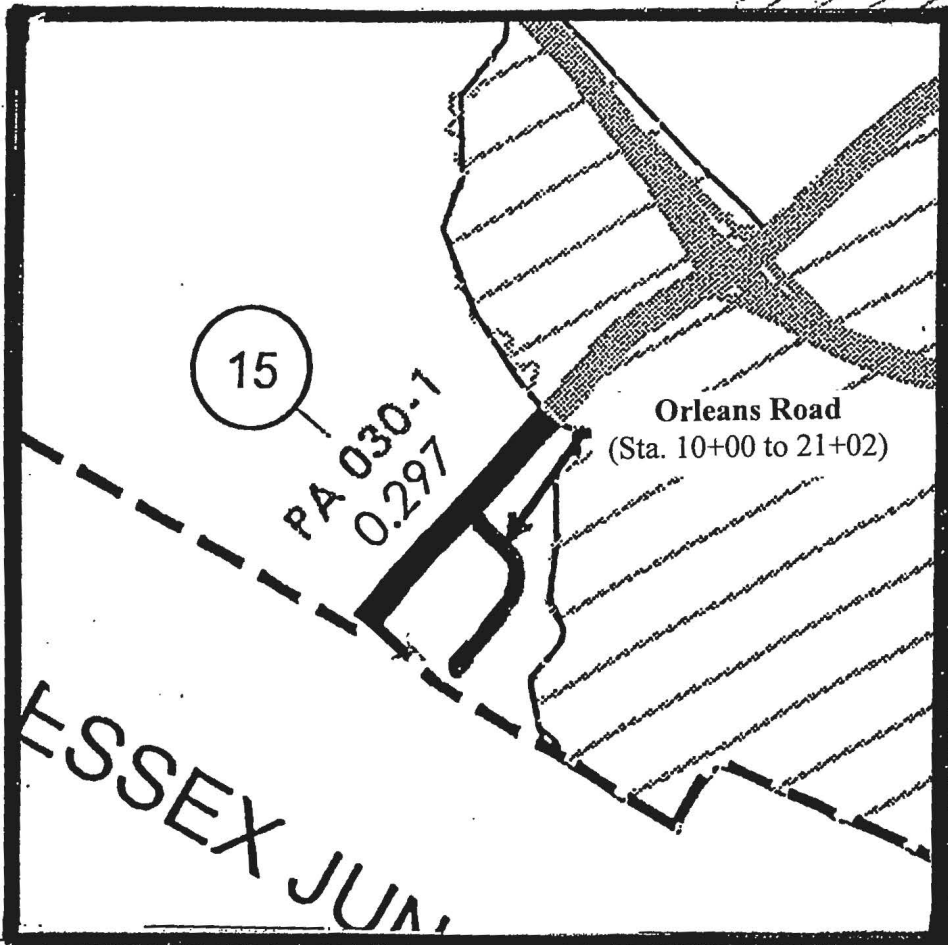




# Orleans Road



## Insert A



456,000



# Town of Essex

## Selectboard

Phone: (802) 878-1341

Email: [manager@essex.org](mailto:manager@essex.org)

# Regular Meeting AGENDA

**Monday, February 12, 2024 – 6:30 PM**  
**81 Main St., Essex Junction, VT 05452**

This meeting will be in person and online. Available options to watch or join the meeting:

• **JOIN ONLINE:** Zoom Meeting ID: 987 8569 1140; Passcode: 032060

• **JOIN CALLING:** (toll free audio only): (888) 788-0099 | Meeting ID: 987 8569 1140; Passcode: 032060

This agenda is available in alternative formats upon request.

- 1. **CALL TO ORDER** 6:30 PM
- 2. **AGENDA ADDITIONS/CHANGES**
- 3. **APPROVE AGENDA**
- 4. **PUBLIC TO BE HEARD**
  - a. Comments from the public on items not on Agenda
- 5. **BUSINESS ITEMS**
  - a. Presentation and discussion about Town Meeting preview
  - b. Presentation and discussion about Fire Department Impact Fee Phase I
  - c. Discussion about future development plans for 80 & 90 Upper Main St.
  - d. \*Discussion about the appointment or employment or evaluation of a public officer or employee
- 6. **CONSENT ITEMS**
  - a. Approve minutes: January 29, 2024
  - b. Approve check warrants: # 18191 - 01/24/24; # 18192 - 02/02/24
  - c. Consider acknowledgement of street name for private driveway
  - d. Consider approval of 2024 Acceptance of Town Highways
  - e. Consider approval of Vermont Bond Bank loan for Service Line Inventory
  - f. \*Consider advertising for opening on Police Community Advisory Board
  - g. Consider approval of Fire Department Car 10 replacement purchase
  - h. Consider approval of form PVR-4155 Certificate of no Appeal or Suit Pending to Grand List
  - i. Consider approval of pre-application for Northern Border Regional Commission Catalyst Grant
  - j. Consider approval to mail ballots to all active, registered voters for Essex Westford School District
- 7. **READING FILE**
  - a. Board member comments
  - b. Upcoming meeting schedule
  - c. Status of Winter Operations
  - d. Email from resident re: sidewalk snow clearing policy
  - e. Due to City of Essex Junction account to conclude fiscal year 2023 audit
  - f. Essex News - February
  - g. Draft Stormwater Management Plan
- 8. **EXECUTIVE SESSION**
  - a. \*An executive session is anticipated to discuss the appointment or employment or evaluation of a public officer or employee

Certification: \_\_\_\_\_

02/09/2024

**SELECTBOARD  
(DRAFT)**

**TOWN OF ESSEX SELECTBOARD  
DRAFT REGULAR MEETING MINUTES  
MONDAY FEBRUARY 12, 2024**

**SELECTBOARD:** Andy Watts, Chair; Tracey Delphia, Vice-Chair; Kendall Chamberlin, Clerk; Dawn Hill-Fleury; Ethan Lawrence

**ADMINISTRATION and STAFF:** Greg Duggan, Town Manager; Marguerite Ladd, Deputy Manager; Charles Cole, Fire Chief; Tom Richards, Deputy Fire Chief; Katherine Sonnick, Community Development Director; Steve Trenholm, Assistant Fire Chief

**OTHERS PRESENT:** Ken Signorello; Jon Slason, VSD Consulting; Irene Wrenner; M.J.S.S

**1. CALL TO ORDER**

Mr. Watts called the Town of Essex Selectboard meeting to order at 6:30 PM.

**2. AGENDA ADDITIONS/CHANGES**

None.

**3. APPROVE AGENDA**

No changes, thus no approval required.

**4. PUBLIC TO BE HEARD**

**a. Comments from Public on Items Not on Agenda**

None.

**5. BUSINESS ITEMS**

**a. Presentation and discussion about Town Meeting preview**

Mr. Watts said that this is the same presentation that will be shown at Town Meeting. He discussed Selectboard budget goals, stating that the Board had a goal of keeping the tax increase under 5%. He noted efforts by the Board and staff to keep costs low, as well as inflationary and supply chain pressures. Pay rates for the fire department have been raised to be consistent with other communities. He explained the purpose of the fund balance and what it would be used for. Staff changes include: an assistant to the manager’s office, a trails coordinator, and an assistant library director. The Senior Center Coordinator is no longer needed, and the number of senior van drivers is being reduced. The proposed budget is 16.4 million dollars, with a 4.8% change from last year, and an increase in taxes of 5.3%. This results in a 4.24% increase, or \$80.36 increase for a “typical” home. This does not include the capital tax or local agreement rate. Mr. Watts requested public input, of which there was none.

Mr. Watts reviewed the Town Meeting ballot items, which include adoption of the new Town Plan, as well as two voter-backed petitions. The first petition would require the town to list properties who receive tax stabilization agreements in the Annual Report, and the second is to list the names, salaries, and titles of all town employees in the Annual Report. Both are advisory motions to the Selectboard, and not requirements that they do such. Voters will also vote for moderator and one Selectboard seat. Mr. Watts requested public input, of which there was none.

**b. Presentation and discussion about Fire Department Impact Fee Phase I**

Mr. Slason, of VHD Consulting, said that he has been working with the Fire Department on what an impact fee would look like for Essex. Impact fees are intended to mitigate the negative effects of growth. As new

**SELECTBOARD  
(DRAFT)****FEBRUARY 12, 2024**

50 users are added to the system, the experience of current users could deteriorate. The Fire Department is  
51 seeing an increase in calls, and new equipment and/or staff could be required. He suggested an impact fee  
52 study to look at growth, and what future needs could be because of this growth. Mr. Slason said that this  
53 study will also investigate what a new station should look like, and the possibility of increasing the services  
54 that are available. Essex has grown significantly in recent years and this growth is expected to continue at  
55 around 40-80 people per year. The over 65 population is also growing at a larger rate than the population  
56 in general. Essex also adds around 120 jobs per year.

57

58 Mr. Slason said that the increase of call volumes is focused where the population is denser and more said  
59 that there has been a dramatic increase in medical and EMS calls. Around 60% of the calls are medical in  
60 nature, which is double than what it was in 2008. 1700 calls in total were received in 2023. 19 parcels are  
61 associated with 10% of the call volume. Commercial land uses are six times more likely to require services  
62 than other uses. Answering a question from Mr. Lawrence, Mr. Slason said that the type of call (fire v.  
63 medical) can be broken down by the department. Mr. Chamberlin seconded this idea. Residential categories  
64 can be broken down by type. Mr. Slason said that Essex should either have an incremental or plan based  
65 approach. An incremental approach is increasing current services based on population, and a plan-based  
66 approach involves looking at what future desires for services are and building with this plan. Both  
67 approaches can work together. If the study is plan-based it will be at least ten years in length and will be  
68 dependent and as long as the capital items remain relevant the fee will remain relevant.

69

70 Answering a question from Ms. Hill-Fleury, Mr. Slason said that the cost of the new capacity divided by  
71 number of new units would be the base fee. This would be applicable to new additions to multi-family  
72 locations as well. Mr. Slason said that he recommends that this fee be issued per dwelling unit. Mr.  
73 Lawrence expressed concern about alarms going off in multi-unit apartments, noting that often the alarms  
74 go off and get a large response for relatively small issues (i.e. small kitchen fire). Mr. Reynolds said that  
75 the height of the future growth may also create different equipment demands for the department. Mr.  
76 Chamberlin said that it is important that the fire department can handle EMS calls. Mr. Watts requested  
77 public comment. Mr. Signorello suggested that the numbers are double-checked by the census, noting that  
78 they seemed to be off. Mr. Slason said that these numbers are from the American Community Service and  
79 show the trends over time.

80

**81 c. Discussion about future development plans for 80 & 90 Upper Main St.**

82 Mr. Duggan said that an RFP has been issued for community engagement and site planning. The Town is  
83 working with VTans regarding future site planning for recreation purposes. Ms. Sonnick said that the RFP  
84 is due by February 23, 2024. Mr. Duggan said that the Town hopes to pick a consultant by April, conduct  
85 the work in the spring and summer, and have it completed by the fall. Mr. Chamberlin asked if access could  
86 be provided from Old Stage Road. Ms. Sonnick said that it would be close to the intersection and would be  
87 a difficult spot. Mr. Lawrence asked for clarification on the hours of operation, wondering if there was a  
88 conflict between town and state regulations. Mr. Duggan said that he would investigate this. Ms. Hill-  
89 Fleury asked what would happen if none of the bids were acceptable. Ms. Sonnick said that she does not  
90 anticipate this, however if this occurred, she would reach out to some local firms to ask why they did not  
91 bid. Mr. Watts requested public comment, of which there was none.

92

**93 d. Discussion about the appointment or employment or evaluation of a public officer or employee**

94 Mr. Watts said that this is regarding Mr. Duggan's evaluation, and that it would be discussed further during  
95 Executive Session.

96

**97 6. CONSENT AGENDA**



**SELECTBOARD  
(DRAFT)**

**FEBRUARY 12, 2024**

98 **ETHAN LAWRENCE** made a motion, seconded by **DAWN HILL-FLEURY**, to approve the Consent  
99 Agenda as presented. Motion passed 4-1, with **KENDALL CHAMBERLIN** dissenting.

- 100
- 101 **a. Approve minutes: January 29, 2024**
- 102 **b. Approve check warrants: # 18191 - 01/24/24; # 18192 - 02/02/24**
- 103 **c. Consider acknowledgement of street name for private driveway**
- 104 **d. Consider approval of 2024 Acceptance of Town Highways:** Mr. Chamberlin expressed concern about  
105 the Town maintaining roadways that should be the developer’s responsibility.
- 106 **e. Consider approval of Vermont Bond Bank loan for Service Line Inventory:** Mr. Chamberlin said that  
107 the user fee should be increased to pay for these costs.
- 108 **f. Consider advertising for opening on Police Community Advisory Board**
- 109 **g. Consider approval of Fire Department Car 10 replacement purchase:** Answering a question from  
110 Ms. Hill-Fleury, Mr. Richards said that this Car 10 is the command vehicle. Mr. Chamberlin suggested that  
111 the Town of Essex consider utilizing the state bid system.
- 112 **h. Consider approval of form PVR-4155 Certificate of no Appeal or Suit Pending to Grand List**
- 113 **i. Consider approval of pre-application for Northern Border Regional Commission Catalyst Grant**
- 114 **j. Consider approval to mail ballots to all active, registered voters for Essex Westford School District:**  
115 Ms. Hill-Fleury stated that she does not believe that this is a good idea, as the schools are facing a huge  
116 increase. Mr. Chamberlin concurred. Ms. Delphia asked if staff time would be covered, Mr. Duggan said  
117 that it does not but that the workload for this is not large.

118  
119 **7. READING FILE**

- 120 **a. Board member comments:** Ms. Hill-Fleury thanked Mr. Roy for his work on the fiscal year audit. Mr.  
121 Lawrence suggested adding in costs for road gravel in winter operations due to the changing nature of  
122 weather conditions. Mr. Chamberlin said that many ordinances where residents are required to maintain  
123 their own sidewalks are very unpopular. He also said that he does not think that the Town should pay the  
124 City until delinquencies are addressed, and that the tax sale policy should be addressed. He also said that  
125 there are a lot of additional costs associated with stormwater permitting requirements.
- 126 **b. Upcoming meeting schedule**
- 127 **c. Status of Winter Operations**
- 128 **d. Email from resident re: sidewalk snow clearing policy**
- 129 **e. Due to City of Essex Junction account to conclude fiscal year 2023 audit**
- 130 **f. Essex News - February**
- 131 **g. Draft Stormwater Management Plan**

132  
133 **9. EXECUTIVE SESSION**

134 **a. An executive session may be requested to discuss the appointment or employment or evaluation of**  
135 **a public officer or employee**  
136 **TRACEY DELPHIA** made a motion, seconded by **ETHAN LAWRENCE**, that the Selectboard enter  
137 into executive session to discuss the appointment or employment or evaluation of a public officer or  
138 employee in accordance with 1 V.S.A. Section 313(a)(3), to include the Town Manager. Motion passed  
139 5-0.

140  
141 **DAWN HILL-FLEURY** made a motion, seconded by **TRACEY DELPHIA**, to exit executive session.  
142 Motion passed 5-0 at 8:14 p.m.

143  
144 **10. ADJOURN**

**SELECTBOARD  
(DRAFT)**

**FEBRUARY 12, 2024**

145 **DAWN HILL-FLEURY** made a motion, seconded by **TRACEY DELPHIA**, for the Selectboard to  
146 **adjourn. The motion passed 5-0 at 8:14 PM.**

147

148 Respectfully Submitted,

149 Darby Mayville

150 Recording Secretary

151

10080223

WARRANTY DEED

KNOW ALL PERSONS BY THESE PRESENTS that I, Louise B. Kolvoord, of Essex in the County of Chittenden and State of Vermont, Grantor, in consideration of TEN OR MORE Dollars paid to my full satisfaction by JD Essex, LLC, a limited liability company with its principal place of business in the Town of Essex in the County of Chittenden and State of Vermont, Grantee, by these presents, does freely GIVE, GRANT, SELL, CONVEY AND CONFIRM unto the said Grantee, JD Essex, LLC, and its successors and assigns forever, a certain piece of land in the Town of Essex, in the County of Chittenden and State of Vermont, described as follows, viz:

Being a parcel of land containing 16.10 acres, more or less, together with all improvements thereon, said parcel depicted on plats entitled "Boundary Line Adjustment Plat Between Lands of P.A. & L.B. Kolvoord and Lands of R.A. Kolvoord & S.E. Kolvoord 15 & 21 Upper Main Street (VT. Route 15) Town of Essex, County of Chittenden, State of Vermont", dated December 2, 2016, last revised June 28, 2017, prepared by O'Leary Burke Civil Associates, PLC and recorded in Map Slide 504A of the Essex Town Land Records (the "Boundary Line Adjustment Plat") and "Subdivision Plat of Lands Owned By R.A. Kolvoord & S.E. Kolvoord 15 Upper Main Street (VT. Route 15) Town of Essex, County of Chittenden, State of Vermont", dated November 29, 2017, prepared by O'Leary-Burke Civil Associates, PLC and recorded in Map Slide 506H and 507A of said Land Records (the "Subdivision Plat").

Specifically excluded from this conveyance is Lot #21 as depicted on the above-referenced plan which is being retained by the Grantor.

Being a portion of all and the same lands and premises conveyed to Louise B. Kolvoord by the following conveyances:

1. Being all of the remaining lands and premises conveyed to Philip A. Kolvoord (since deceased) and Louise B. Kolvoord, as tenants in common, by Quit Claim Deed of Philip A. Kolvoord and Louise B. Kolvoord dated September 29, 1989 and recorded in Volume 247, Page 370 of the Essex Town Land Records.
2. Being a portion of the lands and premises decreed to Louise B. Kolvoord by Final Decree of Distribution in Re: Estate of Philip A. Kolvoord, State of Vermont, Superior Court, Chittenden Unit, Probate Division, Docket No. 672-5-17 Cnpr, dated September 6, 2017 and recorded in Volume 983, Page 196 and Volume 983, Page 198 of the Essex Town Land Records.
3. Being all and the same lands and premises conveyed to Louise B. Kolvoord by Warranty Deed of Robert A. Kolvoord and Steven E. Kolvoord dated April 5, 2018 and April 11, 2018 and recorded in Volume 993, Page 388 of the Essex Town Land Records.

This property is conveyed FREE AND CLEAR of a restrictive covenant concerning views of Mt. Mansfield as more fully set forth and described in the Warranty Deed from John Kenneth Lang, John H. Lang and Nancy R. Lang to Philip A. Kolvoord and Louise B. Kolvoord dated December 2, 1961 and recorded in Volume 65, Page 192 of the Essex Town Land Records. The restriction benefits only lands that are part of the within conveyance and are hereby released.

The within lands and premises are subject to and/or benefitted by the following: (a) Terms and conditions of State of Vermont Wastewater System and Potable Water Supply Permit #WW-4-2159; (b) Terms and conditions of State of Vermont Wastewater System and Potable Waier Supply Permit #WW-4-2159-1 dated November 21, 2017 and recorded in Volume 988, Page 377 of the Essex Town Land Records; (c) Terms and conditions of Town of Essex Final Plan Approval #PC: 2017-20 15 Upper Main Street, Essex Junction, VT, issued May 25 2017, a Notice of which is recorded in Volume 980, Page 113 of the Essex Town Land Records; (d) Terms and conditions of Town of Essex Boundary Adjustment Approval #PC: 2017-1 issued January 12, 2017, a Notice of which is recorded in Volume 984, Page 352 of the Essex Town Land Records; (e) Terms and conditions of

10080244

Town of Essex Conditional Use – 15 Upper Main Street, Approval #ZBA: 2016-4 issued October 6, 2016, a Notice of which is recorded in Volume 973, Page 84 of the Essex Town Land Records; (f) Intermunicipal Agreement by and between the Select Board of the Town of Essex and the Board of Trustees of the Village of Essex Junction dated May 1, 2017; (g) Terms and conditions of State of Vermont Agency of Natural Resources Department of Environmental Conservation: Stormwater Discharge Permit, Permit #7555-INDS dated October 18, 2017, a Notice of which is dated November 1, 2017 and recorded in Volume 986, Page 236 of the Essex Town Land Records and dated December 19, 2017 and recorded in Volume 988, Page 699 of the Essex Town Land Records; (h) Notice of Application For Authorization Under Vermont Wetland General Permit, General Permit #3-9025; Wetlands Project Permit #2015-456 dated August 8, 2016; (i) Public Water System Construction Permit, Project #C-3514-16.0, PIN #EJ16-0063; WSID #VT0005065 dated November 21, 2017; (j) Deed of Easement For Pipelines to Vermont Gas Systems, Inc., dated August 24, 1992 and recorded in Volume 287, Page 89 of the Essex Town Land Records; (k) easements and/or rights of way depicted or referenced on the Boundary Line Adjustment Plat and the Subdivision Plat.

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

TO HAVE AND TO HOLD said granted premises, with all the privileges and appurtenances thereof, to the said JD Essex, LLC, and its successors and assigns, to their own use and behoof forever; and I, the said Louise B. Kolvoord, Grantor, for myself and my heirs and assigns, do covenant with the said Grantee, JD Essex, LLC, and its successors and assigns, that until the ensembling of these presents I am 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 as aforesaid, and I do hereby engage to WARRANT AND DEFEND the same against all lawful claims whatever.

IN WITNESS WHEREOF, I hereunto set my hand and seal this 5<sup>th</sup> day of February A.D. 2019.

Louise B. Kolvoord  
Louise B. Kolvoord

STATE OF VERMONT  
COUNTY OF CHITTENDEN, SS.

At Essex this 5<sup>th</sup> day of February A.D. 2019, Louise B. Kolvoord personally appeared, and she acknowledged this instrument, by her sealed and subscribed, to be her free act and deed.

Before me,

Jason F. Ruwet  
Jason F. Ruwet, Esq.  
Notary Public State of Vermont  
My Commission Expires: 1/31/2021  
Commission # 0000099

**ACKNOWLEDGEMENT**

Return Received (including Certificates and, if Required Act 250 Disclosure Statement) PTTR # 18-603

Signed Susan McNamee-Hill Clerk

Date February 8, 2019

Essex, Vermont Town Clerk's Office  
February 8, 2019 at  
2 o'clock 30 minutes PM  
Received for record and recorded in  
book 1008 on page 223-224  
of Essex Land records  
Attest: Susan McNamee-Hill  
Town Clerk



**IRREVOCABLE OFFER OF DEDICATION**

This Agreement is made this 12<sup>th</sup> day of August, 2019, by and between JD Essex, LLC, a Vermont limited liability company with its principal office in Essex, Vermont (hereinafter referred to as "Owner"), and the Town of Essex, Vermont (hereinafter referred to as "Municipality").

**WITNESSETH:**

WHEREAS, the Town of Essex Planning Commission granted final plat approval on June 22, 2017, as evidenced by corrected Final Plan Approval PC: 2017-20, for a Planned Unit Development-Residential to include seventeen (17) single-family homes and fourteen (14) carriage homes and one (1) existing single-family home on property located at 15 Upper Main Street, Essex, Vermont, and known as Streamside Village (formerly known as Brookside Village) (single-family homes) a Streamside Village Carriage Homes (formerly known as Brookside Village Carriage Homes) (carriage homes), and the approved plat was recorded in Map Slides 506H and 507A of the Town of Essex Land Records; and

WHEREAS, the approved plat shows two thirty-foot (30') wide public roads with sixty-foot (60') wide rights-of-way depicted as "Orleans Road" and "Washington Circle"; and

WHEREAS, the above-described proposed public roads are to be dedicated to the Municipality free and clear of all encumbrances; and

WHEREAS, the Owner has delivered to the Municipality an appropriate deed of conveyance for the above-described proposed public roads.

NOW THEREFORE, in consideration of the Final Plan Approval of the Town of Essex Planning Commission and for other good and valuable consideration, it is covenanted and agreed as follows:

1. The Owner herewith delivers to the Municipality a Warranty Deed for the proposed public roads attached as Exhibit A hereto, said delivery constituting a formal offer of dedication to the Municipality to be held by the Municipality until the acceptance or rejection of such offer of dedication by the legislative body of the Municipality.
2. The Owner agrees that said formal offer of dedication is irrevocable and cannot be withdrawn, amended, conditioned, or modified whatsoever, and can be accepted by the Municipality in whole or in part at any time only by formal acceptance by the Selectboard and recordation of the Warranty Deed in the Town of Essex Land Records.
3. This Irrevocable Offer of Dedication shall run with the land and shall be binding on all assigns, grantees, successors and/or heirs of the Owner, and may be released only by a written release signed by the Municipality and recorded in said Land Records.

WARD LAW, PC  
ATTORNEYS AT LAW  
100 WILLISTON ROAD  
10, BURLINGTON, VT 05403-6030

Essex, Vermont Town Clerk's Office  
SEP 06, 2019 10:24 AM  
Received for record and recorded in  
book: 1019 on page: 845 - 848  
Of Essex Land Records  
Attest: Susan McNamara-Hill  
Town Clerk

VOL: 1019 PG: 846

4. Nothing herein or in the Planning Commission Final Plan Approval shall obligate the Municipality to accept said offer or to assume any responsibility or liability as owner, or otherwise, of said roads.

Dated at South Burlington, Vermont this 12<sup>th</sup> day of August, 2019.

JD Essex, LLC

By:

[Signature]

Printed Name: Brad Dousevicz  
Its Duly Authorized Agent

STATE OF VERMONT  
COUNTY OF CHITTENDEN, SS.

At South Burlington, in said County and State, this 12<sup>th</sup> day of August, 2019, Brad Dousevicz, Duly Authorized Agent of JD Essex, LLC, personally appeared and he acknowledged this instrument, by him sealed and subscribed, to be his free act and deed and the free act and deed of JD Essex, LLC.

DAWN RENEE NIEKARZ  
NOTARY PUBLIC, STATE OF VERMONT  
Commission No. 0006549  
My Commission Expires Jan. 31, 2021

Before me,

[Signature]  
Notary Public

Printed Name: Dawn R Niekarz  
Commission Number: 0006549  
Commission Expires: January 31, 2021

Dated at Essex, Vermont this 6<sup>th</sup> day of September, 2019.

Town of Essex

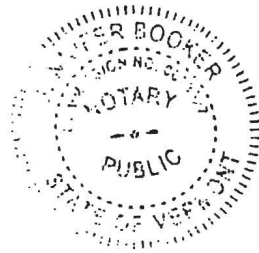
By:

[Signature]

Printed Name: EVAN TEICH  
Its Duly Authorized Agent

STATE OF VERMONT  
COUNTY OF CHITTENDEN, SS.

At Essex, in said County and State, this 6<sup>th</sup> day of September, 2019, Evan Teich, Duly Authorized Agent for the Town of Essex, personally appeared 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 the Town of Essex.



Before me,

[Signature]  
Notary Public

Printed Name: Jennifer Booker  
Commission Number: 0003027  
Commission Expires: 1/31/2021

Exhibit A

WARRANTY DEED

KNOW ALL PERSONS BY THESE PRESENTS THAT JD Essex, LLC, a Vermont limited liability company with its principal offices in Essex, in the County of Chittenden and State of Vermont, Grantor, in the consideration of ----- TEN AND MORE ----- Dollars paid to its full satisfaction by the Town of Essex, a municipality organized and existing under the laws of the State of Vermont with its principal offices in Essex, in the County of Chittenden and State of Vermont, Grantee, by these presents, does freely GIVE, GRANT, SELL, CONVEY AND CONFIRM unto the said Grantee, the Town of Essex, its successors and assigns forever, certain land in Essex, in the County of Chittenden and State of Vermont, described as follows, viz:

Being the roads depicted as "Orleans Road" and "Washington Circle" on the plat entitled, "Subdivision Plat of Lands Owned By R.A. Kolvoord & S.E. Kolvoord 15 Upper Main Street (VT. Route 15) Town of Essex, County of Chittenden, State of Vermont", Sheets PL1 and PL2, prepared by O'Leary-Burke Civil Associates, PLC, dated November 29, 2017, and recorded in Map Slides 506H and 507A of the Essex Town Land Records (the "Subdivision Plat"), together with all improvements and structures thereon.

Being a portion of the land and premises JD Essex, LLC by Warranty Deed of Louise B. Kolvoord dated February 5, 2019 and recorded in Book 1008 at Pages 223-224 of the Town of Essex Land Records.

Said land and premises are subject to the following:

1. Wastewater System and Potable Water Supply Permit #WW-4-2159-1 dated November 21, 2017 and recorded in Book 988 at Page 377 of the Town of Essex Land Records.
2. Land Use Permit #4C1305 dated December 12, 2017 and recorded in Book 1006 at Page 392 of the Town of Essex Land Records.
3. Notice of Authorization Under Vermont Wetland General Permit General Permit #3-9025, Wetlands Project Permit #2015-456, dated August-8, 2016.
4. Stormwater Discharge Permit #7555-INDS, Project ID #EJ16-0063, dated October 18, 2017, a notice of which is recorded in Book 986 at Page 236 and in Book 988 at Page 699 of the Town of Essex Land Records.
5. Authorization to Discharge Under General Permit #3-9020, Permit #7555-9020, dated October 6, 2017.
6. Public Water System Construction Permit, Project ID #C-3514-17.0, PIN # EJ16-0063, WSID #VT0005065, dated November 21, 2017.
7. Town of Essex Phasing Allocation Amendment PC-2019-6 dated March 14, 2019.
8. Town of Essex Final Plan Approval PC: 2017-20 15 Upper Main Street, Essex Junction, VT, issued May 25, 2017, a Notice of which is recorded in Book 980 at Page 113 of the Town of Essex Land Records, as corrected by Final Plan Approval PC: 2017-20 dated June 22, 2017.
9. Town of Essex Boundary Adjustment Approval #PC: 2017-1, issued January 12, 2017, a Notice of which is recorded in Book 984 at Page 352 of the Town of Essex Land Records.

- 10. Town of Essex Conditional Use – 15 Upper Main Street, Approval #SBA: 2016-4, issued October 6, 2016, a Notice of which is recorded in Book 973 at Page 84 of the Town of Essex Land Records.
- 11. Intermunicipal Agreement by and between the Select Board of the Town of Essex and the Board of Trustees of the Village of Essex Junction, dated May 1, 2017 approving water and sewer connections benefitting the project.

This Warranty Deed shall serve as a Bill of Sale for all Grantor's right, title and interest in and to, and does hereby convey, all improvements located over and under the roads depicted as "Orleans Road" and "Washington Circle" on the Subdivision Plat, including but not limited to all roadway improvements, sidewalks, lights, sewer and water mains, hydrants and appurtenances, and stormwater pipes, catch basins and appurtenances (but specifically excluding any building service lines) located within the herein described property.

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 Essex**, its successors and assigns, to their own use and behoof forever; And the said Grantor, **JD Essex, LLC**, for itself and its successors and assigns, does covenant with the said Grantee, the **Town of Essex**, and its successors and assigns, that until the ensembling 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.

IN WITNESS WHEREOF, the undersigned Duly Authorized Agent of **JD Essex, LLC** hereunto sets his hand and seal this \_\_\_\_ day of \_\_\_\_\_, 2019.

**JD Essex, LLC**

By: \_\_\_\_\_  
 Printed Name: \_\_\_\_\_  
 Its Duly Authorized Agent

STATE OF VERMONT  
 COUNTY OF CHITTENDEN, SS.

At \_\_\_\_\_, in said County and State, this \_\_\_\_ day of \_\_\_\_\_, 2019, \_\_\_\_\_, Duly Authorized Agent of **JD Essex, LLC**, personally appeared and he acknowledged this instrument, by him sealed and subscribed, to be his free act and deed, and the free act and deed of **JD Essex, LLC**.

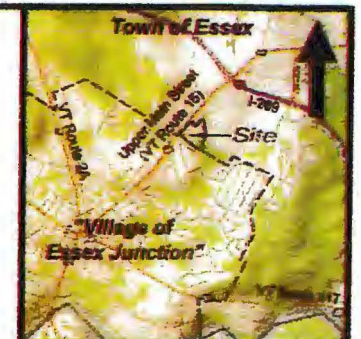
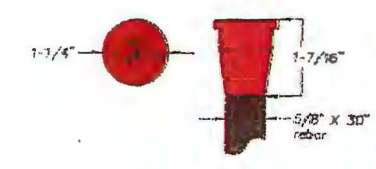
Before me, \_\_\_\_\_  
 Notary Public  
 Printed Name: \_\_\_\_\_  
 Commission Number: \_\_\_\_\_  
 Commission Expires: January 31, 2021



Approved for Planning Commission of the Town of Essex, Vermont  
on this 15th day of December 2013 by the Planning Commission  
of the Town of Essex, Vermont.  
*Mark Brown*

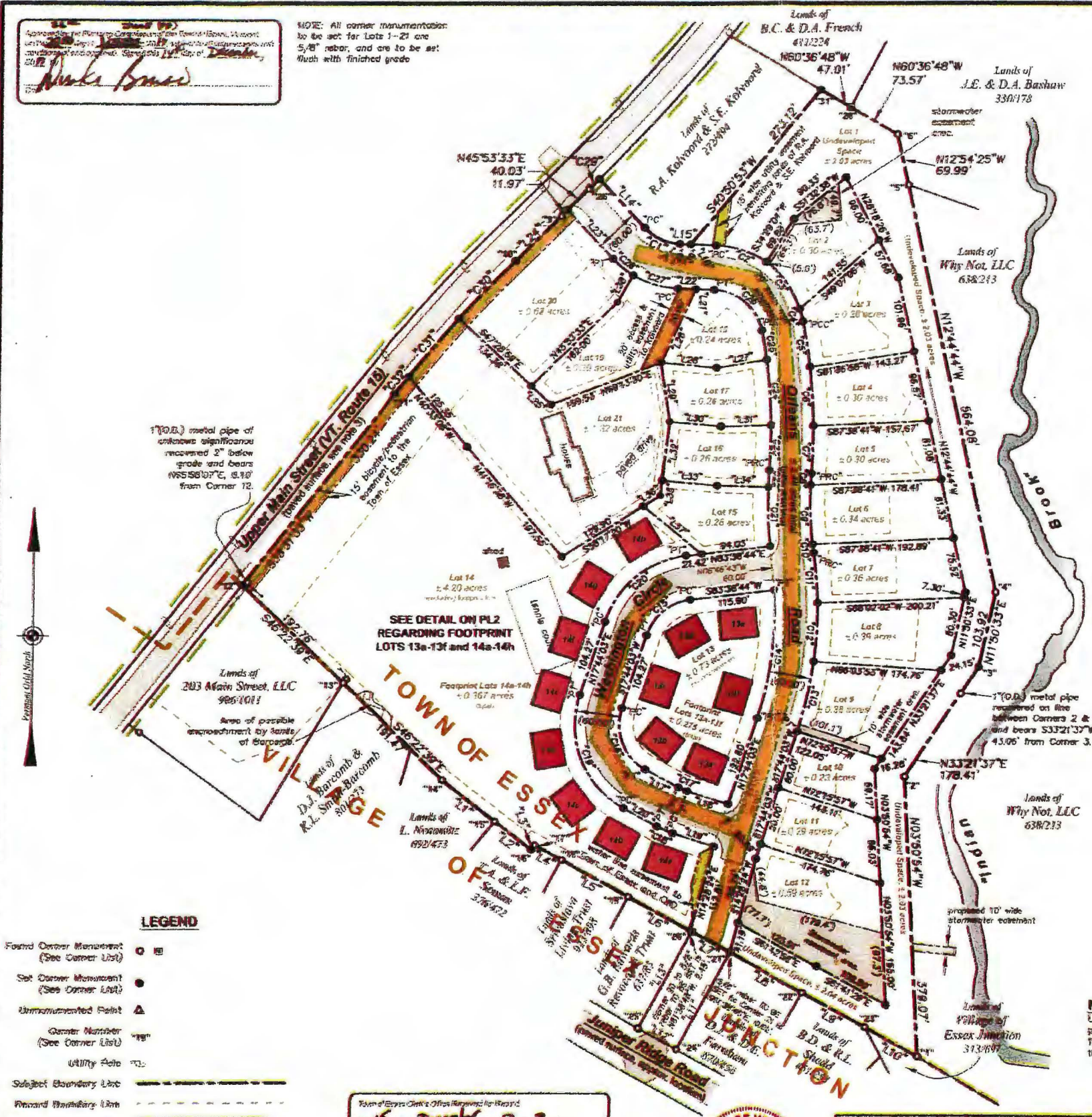
NOTE: All corner monumentation  
to be set for Lots 1-21 are  
5/8" rebar, and are to be set  
flush with finished grade.

Typical Stamped Caps  
on Set Monumentation  
(not to scale)



Location Plan-n.t.s.

ORIGINAL MYLAR



**LINE TABLE**

L1)	S52°31'00"E	92.34'
L2)	S52°31'00"E	65.15'
L3)	N37°29'00"E	7.78'
L4)	S61°45'20"E	42.06'
L5)	S61°38'56"E	104.97'
L6)	S61°38'46"E	99.92'
L7)	S61°38'46"E	58.95'
L8)	S61°42'58"E	115.06'
L9)	S61°42'29"E	98.17'
L10)	S61°43'45"E	62.98'
L11)	S28°30'09"W	148.51'
L12)	N61°55'54"W	59.96'
L13)	N28°30'51"E	148.42'
L14)	N43°45'12"W	90.79'
L15)	N87°50'30"W	14.68'
L16)	S67°50'30"E	34.69'
L17)	S61°40'42"E	51.91'
L18)	S72°16'10"E	58.97'
L19)	N72°16'10"W	58.97'
L20)	N61°40'42"W	51.91'
L21)	N87°50'30"W	25.08'
L22)	N87°50'30"W	24.29'
L23)	N43°45'12"W	90.35'
L24)	S45°53'33"W	66.20'
L25)	S47°28'59"E	37.34'
L26)	N24°54'51"E	109.33'
L27)	S61°25'58"E	69.19'
L28)	N84°41'56"W	76.04'
L29)	S09°00'33"E	81.14'
L30)	S84°41'56"E	70.06'
L31)	N89°03'18"E	68.05'
L32)	S06°35'54"W	79.95'
L33)	S84°41'56"E	75.90'
L34)	S88°09'49"E	70.10'
L35)	S06°35'54"W	20.85'
L36)	S58°17'20"W	26.68'
L37)	S57°04'19"E	103.03'
L38)	N30°21'59"E	42.20'

**CURVE TABLE**

C1)	L=53.86'	R=70.00'
	C=22.55'	N65°41'51"W
C2)	L=73.35'	R=130.00'
	C=72.36'	S71°40'45"E
C3)	L=81.32'	R=130.00'
	C=80.00'	S37°35'43"E
C4)	L=17.40'	R=130.00'
	C=17.39'	S15°59'23"E
C5)	L=52.63'	R=730.00'
	C=52.61'	S09°32'48"E
C6)	L=80.01'	R=730.00'
	C=79.97'	S03°56'56"E
C7)	L=64.63'	R=730.00'
	C=64.61'	S01°43'39"W
C8)	L=15.38'	R=470.00'
	C=15.38'	S03°19'36"W
C9)	L=80.10'	R=470.00'
	C=80.00'	S02°29'35"E
C10)	L=11.93'	R=470.00'
	C=11.93'	S08°06'09"E
C11)	L=68.25'	R=530.00'
	C=68.21'	S05°08'27"E
C12)	L=80.08'	R=530.00'
	C=80.00'	S02°52'37"W
C13)	L=97.39'	R=530.00'
	C=97.25'	S12°28'11"W
C14)	L=176.54'	R=470.00'
	C=175.50'	N06°58'25"E
C15)	L=80.53'	R=70.00'
	C=76.16'	S50°41'23"W
C16)	L=97.02'	R=70.00'
	C=89.44'	S21°58'19"E
C17)	L=12.94'	R=70.00'
	C=12.92'	S85°58'26"E
C18)	L=24.03'	R=130.00'
	C=24.00'	N66°58'26"W
C19)	L=180.18'	R=130.00'
	C=166.10'	N21°58'19"W
C20)	L=149.55'	R=130.00'
	C=141.44'	N50°41'23"E
C21)	L=80.02'	R=530.00'
	C=78.94'	N02°28'28"W
C22)	L=22.46'	R=530.00'
	C=22.45'	N03°03'07"E
C23)	L=80.91'	R=670.00'
	C=80.89'	N01°39'34"E
C24)	L=99.13'	R=670.00'
	C=89.67'	N04°45'22"W
C25)	L=40.19'	R=670.00'
	C=40.19'	N10°17'08"W
C26)	L=42.65'	R=70.00'
	C=46.04'	N49°55'23"W
C27)	L=64.00'	R=130.00'
	C=63.35'	N73°44'20"W
C28)	L=36.04'	R=130.00'
	C=35.82'	N51°41'41"W
C29)	L=19.87'	R=2839.77'
	C=19.87'	N45°41'40"E
C30)	L=108.77'	R=1885.93'
	C=108.26'	S44°14'52"W
C31)	L=103.86'	R=1885.93'
	C=103.85'	S41°17'32"W
C32)	L=30.35'	R=1885.93'
	C=30.35'	S38°59'13"W

**NOTE REGARDING PUBLIC USE OF LOT 1**  
Lot 1 depicted hereon shall be subject to certain rights held by the public-at-large. Said rights will be more specifically defined by future legal instruments. Public access to Lot 1 will be gained through Orleans Road as depicted hereon.

- LEGEND**
- Found Corner Monument (See Corner List)
  - Set Corner Monument (See Corner List)
  - Unmonumented Point
  - Corner Marker (See Corner List)
  - Utility Pole
  - Subject Boundary Line
  - Record Boundary Line
  - Adjacent Boundary Line
  - Approximate Town/Village Line
  - Approx. 4' Road (165') Right of Way for Upper Main Street (vt. Rte 13)
  - Overhead Utility Lines

Plan of Essex Civil's Office Prepared by Record  
 Yes 15 days of recording. All 21 of 3  
 15 minutes of recording. All 21 of 3  
 Plan of Essex Civil, Ass't.  
 City of Essex

Graphic Scale  
 1" = 100'



THE INFORMATION ON THIS  
PLAT IS A COMPLETION AND  
REVIEW OF PERMITS AND  
RECORD INFORMATION, FIELD  
MEASUREMENTS, PHOTO  
EVIDENCE AND OTHER STATE  
AND LOCAL INSTRUMENTS.  
THIS PLAT IS IN ACCORDANCE  
WITH 27 V.S.A. 403 AND  
CURRENT RULES SET FORTH  
BY THE VERMONT BOARD OF  
LAND SURVEYORS. THIS  
PLAT IS ONLY VALID WITH MY  
ORIGINAL, SEAL AND  
SIGNATURE.

DATE: SURVEY: REVISION:  
 OBCA: OBCA: OBCA:  
 OBCA: OBCA: OBCA:  
 SWK: SWK:  
 CHECKED: CHECKED:  
 TJO/SWK: TJO/SWK:  
 SCALE: 1"=100'

**O'LEARY-BURKE  
CIVIL ASSOCIATES, PLC**

**SUBDIVISION PLAT  
OF LANDS OWNED BY  
R.A. KOLVOORD &  
S.E. KOLVOORD**

15 Upper Main Street (VT. Route 13)  
Town of Essex, County of Chittenden, State of Vermont

DATE: 11/29/2012  
 YEAR: 2013-86  
 FILE NO. OR PLAN NO.:  
 PLAN SHEET #  
 PL1-OF-2



Approved by the Planning Commission of the Town of Essex, Vermont, on the 15<sup>th</sup> day of December, 2015. *Richard P. Leary*  
 Date: December 15, 2015

NOTE: All corner monumentation to be set for Lots 1-21 and 5/8" rebar, and one to be set flush with finished grade.

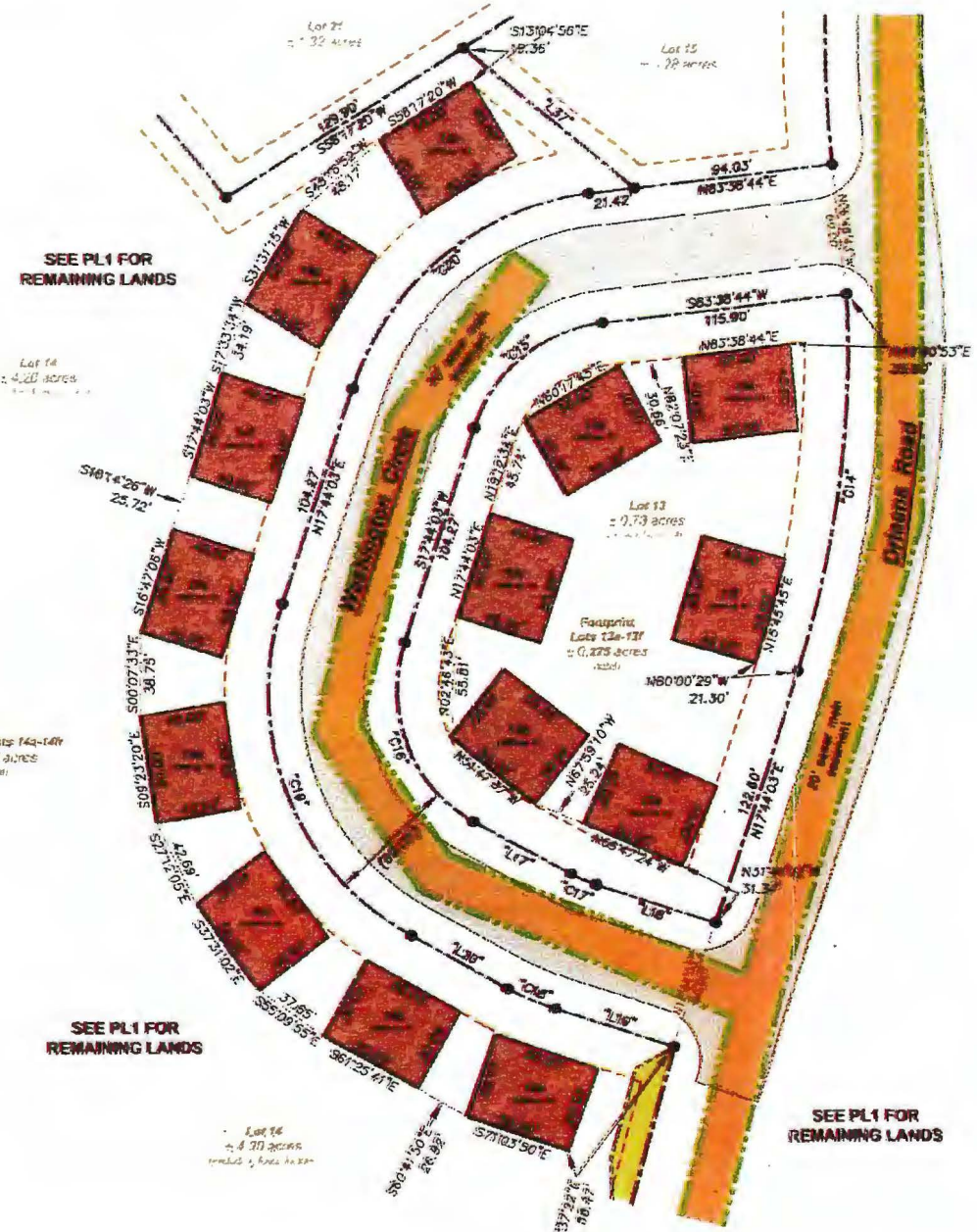
**LINE TABLE**

L17	S61°40'42"E	51.91'
L18	S72°16'10"E	58.87'
L19	N72°16'10"W	58.87'
L20	N51°40'42"W	51.91'
L37	S51°04'19"E	103.03'

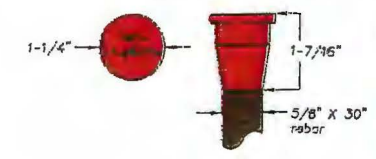
**CURVE TABLE**

C14	L=176.56'	R=470.00'
	C=175.50'	Δ=06°56'25"E
	L=80.53'	R=70.00'
	C=76.16'	Δ=50°41'23"W
	L=87.02'	R=70.00'
	C=89.44'	Δ=37°58'19"E
	L=12.94'	R=70.00'
	C=12.92'	Δ=96°38'26"E
	L=24.03'	R=130.00'
	C=24.03'	Δ=96°38'26"W
	L=180.18'	R=130.00'
	C=196.10'	Δ=21°58'19"W
	L=149.25'	R=130.00'
	C=141.44'	Δ=95°01'25"E

ORIGINAL MYLAR



**Typical Stamped Caps on Set Monumentation**  
(not to scale)



SEE PL1 FOR REMAINING LANDS

**CORNER LIST**

NOTE: (O.D.) indicates outside diameter of applicable monument.

- CORNER 1: 1-1/4"(O.D.) metal pipe recovered 5' above grade.
- CORNER 2: 1"(O.D.) crimped top metal pipe recovered 2' above grade.
- CORNER 3: 5/8" rebar TO BE SET
- CORNER 4: 1 1/4"(O.D.) metal pipe recovered 12' above grade.
- CORNER 5: 1-1/4"(O.D.) metal pipe recovered 18' above grade.
- CORNER 6: 1"(O.D.) metal pipe recovered 12' above grade.
- CORNER 7: Unmonumented point
- CORNER 8: Unmonumented point
- CORNER 9: Unmonumented point
- CORNER 10: 5/8" rebar TO BE SET
- CORNER 11: 5/8" rebar TO BE SET
- CORNER 12: 5/8" rebar TO BE SET
- CORNER 13: 1-1/4"(O.D.) metal pipe recovered 8' above grade.
- CORNER 14: 1-1/4"(O.D.) metal pipe recovered 18' above grade.
- CORNER 15: 1-1/4"(O.D.) metal pipe recovered 4' above grade.
- CORNER 16: 5/8" rebar TO BE SET

- CORNER 17: 1-1/4"(O.D.) metal pipe recovered 6' above grade.
- CORNER 18: 1-1/4"(O.D.) metal pipe recovered 6' above grade.
- CORNER 19: 1-1/4"(O.D.) metal pipe recovered 5' above grade.
- CORNER 20: 4" X 4" concrete bound recovered flush with grade.
- CORNER 21: 4" X 4" concrete bound recovered flush with grade.
- CORNER 22: 1-1/4"(O.D.) metal pipe recovered 6' above grade.
- CORNER 23: 1-1/4"(O.D.) metal pipe recovered 8' above grade.
- CORNER 24: 1-1/4"(O.D.) metal pipe recovered 1' above grade.
- CORNER 25: 5/8" rebar recovered flush with grade.
- CORNER 26: Unmonumented point
- CORNER 27: Unmonumented point
- CORNER 28: 4" X 4" concrete bound recovered 1' above grade.
- CORNER 29: 5/8" rebar TO BE SET
- CORNER 30: 5/8" rebar TO BE SET
- CORNER 31: 5/8" rebar TO BE SET

**SURVEY NOTES**

- The purpose of this survey is to subdivide the lines and corners of lands deeded to Philip A. & Louise B. Kolvoord as deeded to them in Volume 247, Page 370 of the Town of Essex Land Records dated September 29, 1989, and also the lines and corners of certain lands added to the above parcel by boundary line adjustment between said lands, and lands deeded to Robert A. Kolvoord & Steven E. Kolvoord in Volume 272, Page 494 of the Town of Essex Land Records dated January 15, 1992.
- The following plats and plans recovered in the Essex Land Records and from other sources were used in aid of this survey:
  - Plan entitled, "State of Vermont, State Highway Department, Plan and Profile of Proposed State Highway, National Recovery Highway Project, Towns of Essex-Jericho, Project No. NRH 980", prepared by the Vermont Highway Department, dated September, 1933. A copy of said plan was obtained from digital archives of the Vermont Agency of Transportation.
  - Plan entitled, "Plan of Lot of Land to be Conveyed by John H. Nancy R., and John K. Lang, Essex, Vermont", dated November 25, 1961 and is recorded in Volume 65, Page 200 of the Essex Land Records.
  - Plan entitled, "Plan of Lot of Land to be Conveyed by John H. Nancy R., and John K. Lang, Town of Essex, Vermont", dated January 17, 1967 and is recorded in Volume 65, Page 264 of the Essex Land Records.
  - Plan entitled, "Philip A. Kolvoord, Upper Main St. Essex Junction", prepared by Richard Y. Emerson, dated September 18, 1966. A copy of which was provided by P.A. Kolvoord.
  - Plan entitled, "Lawrence Vandow, Route 15, Essex Jct., Vt.", prepared by Emerson, Abbott, Harlow & Leedy, Inc., dated January 5, 1967 and is recorded in Volume 78, Page 488 of the Essex Land Records.
- Plan entitled, "Lot 6-2, The Lang Farm, Route 15, Essex, Vermont, Property Plat", prepared by Douglas L. Henson, L.S. 656, dated May 4, 1988 and is recorded in Map Slide #290 of the Essex Land Records.
- Plan entitled, "Fairview Farm Subdivision, Route 15, Essex Junction, Vermont, Property Plat (South)", prepared by Leonard A. Lamoureux, L.S. 38, dated December 27, 1991, last revised June 5, 1992 and is recorded in Map Slide #277 of the Essex Land Records.
- Plan entitled, "Fairview Farm Subdivision, Route 15, Essex Junction, Vermont, Property Plat (North)", prepared by Leonard A. Lamoureux, L.S. 38, dated December 27, 1991, last revised July 17, 1992 and is recorded in Map Slide #277 of the Essex Land Records.
- Plan entitled, "Fairview Farm Subdivision, Route 15, Essex Junction, Vermont, Property Plat (North)", prepared by Leonard A. Lamoureux, L.S. 38, dated December 27, 1991, last revised April 15, 1997 and is recorded in Map Slide #328 of the Essex Land Records.
- Plan entitled, "Lands of John and Nancy Lang Revocable Trust, Links @ Lang Farm, Essex Way, Essex, Vermont", prepared by Douglas L. Henson, L.S. 656, dated May 7, 1999, last revised January 25, 2001 and is recorded in Map Slide #367 of the Essex Land Records.
- Plan entitled, "Boundary Plat, of Lands Owned by Philip A. & Louise B. Kolvoord, 15 Upper Main Street, Town of Essex, County of Chittenden, State of Vermont", prepared by O'Leary-Burke Civil Associates, PLC, dated June, 2015.
- Plan entitled, "Boundary Line Adjustment Plat Between Lands of P.A. & L.B. Kolvoord and Lands of R.A. Kolvoord & S.E. Kolvoord, 15 & 21 Upper Main Street (VT, Route 15), Town of Essex, County of Chittenden, State of Vermont", prepared by O'Leary-Burke Civil Associates, PLC, dated June, 2015.

**LEGEND**

- Found Corner Monument (See Corner List) [Symbol]
- Set Corner Monument (See Corner List) [Symbol]
- Unmonumented Point [Symbol]
- Corner Number (See Corner List) [Symbol]
- Utility Pole [Symbol]
- Subject Boundary Line [Symbol]
- Record Boundary Line [Symbol]
- Easement Boundary Line [Symbol]
- Adjoining Boundary Line [Symbol]
- Approximate Town/Village Line [Symbol]
- Approx. 4' Road (66') Right of Way for Upper Main Street (VT, Rte 15) [Symbol]
- Overhead Utility Lines [Symbol]

Plat of Philip A. & Louise B. Kolvoord, dated the 15<sup>th</sup> day of December, 2015, at Essex, Vermont, by Richard P. Leary, Surveyor, Slide 507 A, John W. Kittinge, Asst. Clerk



THE INFORMATION ON THIS PLAT IS A COMPILATION AND REVIEW OF PERTINENT LAND RECORD INFORMATION, FIELD MEASUREMENTS, PHOTO EVIDENCE AND OTHER STATE AND LOCAL DOCUMENTS. THIS PLAT IS IN ACCORDANCE WITH 27 V.S.A. 1403 AND CURRENT RULES SET FORTH BY THE VERMONT BOARD OF LAND SURVEYORS. THIS PLAT IS ONLY VALID WITH ANY ORIGINAL SEAL AND SIGNATURE.

DATE	REVISION
09/04	RECORD DRAWING
09/04	PRELIMINARY
09/04	FINAL
09/04	SKETCH

**O'LEARY-BURKE CIVIL ASSOCIATES, PLC**

13 CORCORAN DRIVE  
 ESSEX, VT 05732  
 PHONE: 802-289-4444  
 FAX: 802-289-4444  
 EMAIL: ronald@oburke.com

**SUBDIVISION PLAT OF LANDS OWNED BY R.A. KOLVOORD & S.E. KOLVOORD**

15 Upper Main Street (VT, Route 15)  
 Town of Essex, County of Chittenden, State of Vermont

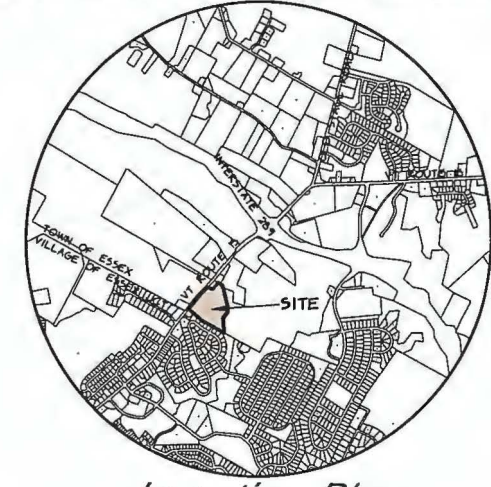
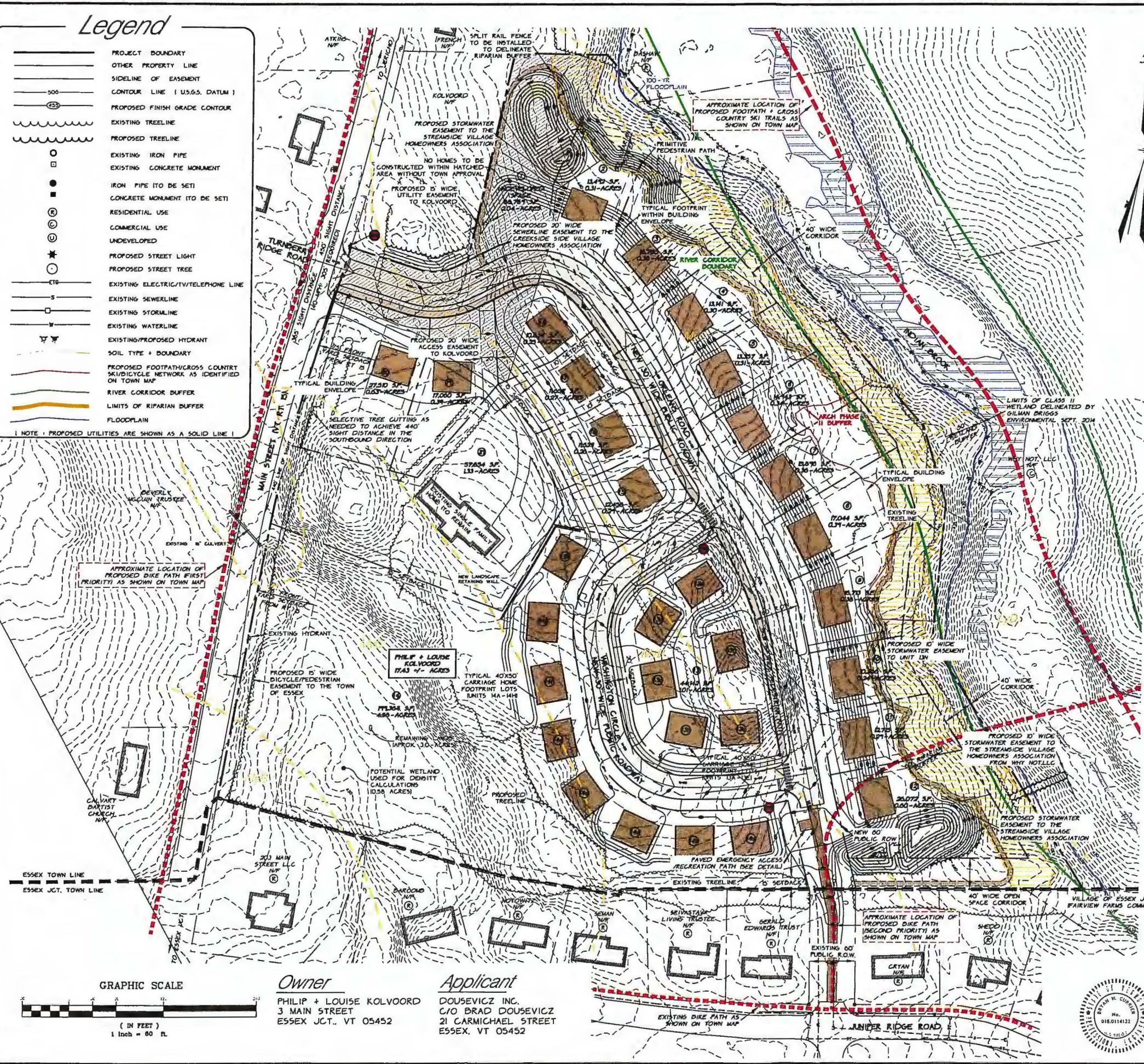
DATE	11/28/2017
JOB	2013-66
FILE	2013-66-PL1
PLAN SHEET #	PL2-OF-2



### Legend

- PROJECT BOUNDARY
- OTHER PROPERTY LINE
- SIDELINE OF EASEMENT
- CONTOUR LINE (U.S.G.S. DATUM)
- PROPOSED FINISH GRADE CONTOUR
- EXISTING TREELINE
- PROPOSED TREELINE
- EXISTING IRON PIPE
- EXISTING CONCRETE MONUMENT
- IRON PIPE (TO BE SET)
- CONCRETE MONUMENT (TO BE SET)
- RESIDENTIAL USE
- COMMERCIAL USE
- UNDEVELOPED
- PROPOSED STREET LIGHT
- PROPOSED STREET TREE
- EXISTING ELECTRIC/TV/TELEPHONE LINE
- EXISTING SEWERLINE
- EXISTING STORMLINE
- EXISTING WATERLINE
- EXISTING/PROPOSED HYDRANT
- SOIL TYPE + BOUNDARY
- PROPOSED FOOTPATH/CROSS COUNTRY SKI/BICYCLE NETWORK AS IDENTIFIED ON TOWN MAP
- RIVER CORRIDOR BUFFER
- LIMITS OF RIPARIAN BUFFER
- FLOODPLAIN

NOTE: PROPOSED UTILITIES ARE SHOWN AS A SOLID LINE



### Location Plan

#### Soils Type

<b>LyD</b>	LYMAN-MARLOW VERY ROCKY LOAMS, 3 TO 30 PERCENT SLOPES
<b>MvB</b>	MUNSON AND RATHNAM SILT LOAMS, 2 TO 6 PERCENT SLOPES
<b>MvC</b>	MUNSON AND RATHNAM SILT LOAMS, 6 TO 12 PERCENT SLOPES
<b>MuD</b>	MUNSON AND BELGRADE SILT LOAMS, 12 TO 25 PERCENT SLOPES
<b>ScA</b>	SCANTIC SILT LOAM, 0 TO 2 PERCENT SLOPES

#### Zoning Information

ADDRESS: 15 UPPER MAIN STREET (PARCEL ID: 090-006-000)

ZONING DISTRICT: MIXED USE - PUD R21

DISTRICT DIMENSIONAL REQUIREMENTS

	REQUIRED	PROPOSED
AVERAGE LOT AREA PER DWELLING UNIT	10,000 SF.	10,834 - 24,810 SF. (AVG LOT: 15,977 SF.)
MINIMUM LOT FRONTAGE	75'	180'
MINIMUM FRONT SETBACK	20'	20'
MINIMUM SIDE SETBACK/SINGLE FAMILY	10'	10'
MINIMUM SIDE SETBACK/MULTI-FAMILY	30'	N/A
MINIMUM REAR SETBACK	15'	15'
MINIMUM LOT COVERAGE	PUD REQ. APPLY	30.6%

NOTE: FRONT SETBACK IN R2 PORTION OF THE MUD-PUD DISTRICT IS 75 FEET ALONG VT ROUTE 15.

WATER - MUNICIPAL  
SEWER - MUNICIPAL  
STORM - ON-SITE

#### Density Calculation

TOTAL LOT SIZE - 17.43 ACRES (175,1822 SQ. FT.)

-LESS PORTIONS OF THE PROPERTY COVERED BY ALL PUBLIC AND PRIVATE ROADS, FLOODPLAINS, FLOODWAYS, WETLANDS, AND OTHER BODIES OF WATER; AND LANDS WITH A SLOPE IN EXCESS OF 20%

	SLOPES GREATER THAN 20% - 1.37 ACRES (15,900 SQ. FT.)
	PUBLIC AND PRIVATE ROADS - 1.8 ACRES (15,500 SQ. FT.)
	FLOODPLAINS, FLOODWAYS, AND WETLANDS - 0.60 ACRES (120,254 SQ. FT.)

TOTAL BUILDABLE AREA - 14.26 ACRES (1622,568 SQ. FT.)

ALLOWABLE DENSITY - 62 RESIDENTIAL UNITS  
(1 UNIT/10,000 SQ. FT. X 622,568 SQ. FT. = 62 UNITS)

PROPOSED DENSITY - 32 RESIDENTIAL UNITS  
(1 EXISTING SINGLE FAMILY HOME, 17 NEW SINGLE FAMILY HOMES + 14 NEW CARRIAGE HOMES)

2-14-19	REVISED TITLE BLOCK TO INCLUDE STREAMSIDE VILLAGE	BYC
11-02-17	REVISED BASED ON VV AND PTC COMMENTS	BYC
10-31-17	REVISED FENCING AROUND ARCH PHASE II BUFFER	BYC
10-25-17	REVISED IN RESPONSE ACT 250 RECESS ORDER	BYC
12-8-16	REVISED IN RESPONSE TO INCOMPLETE NOTICE	BYC
10-07-16	REVISED FOR FINAL APPROVAL APPLICATION	BYC
01-29-16	REVISED STORMWATER SYSTEM FOLLOWING ARCHAEOLOGY STUDY	BYC
04-29-15	REVISED ROAD ALIGNMENT AND ADDED WATER METER VAULT PER 04-06-15 PUBLIC WORKS MEETING	BYC
11-26-14	ADDED SELECTIVE TREE CLIPPING AND ADDED LINE OF SIGHT IN SW QUARTER	BYC
08-22-14	REVISED PER TOWN SKETCH PLAN APPROVAL	BYC
04-22-14	REVISION REVISED PER TOWN COMMENTS	BYC

DATE	04-22-14	BY	BYC
DRAWN	OBCH	DATE	08-14-13
CHECKED	PJD	DATE	10-13-08
SCALE	1"=50'	DATE	10-13-06-01

DESIGN	OBCH	DATE	08-14-13
SCALE	1"=50'	DATE	10-13-06-01

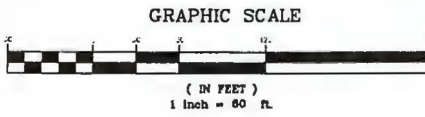
DESIGN	OBCH	DATE	08-14-13
SCALE	1"=50'	DATE	10-13-06-01

DESIGN	OBCH	DATE	08-14-13
SCALE	1"=50'	DATE	10-13-06-01

**Owner**  
PHILIP + LOUISE KOLVOORD  
3 MAIN STREET  
ESSEX JCT., VT 05452

**Applicant**  
DOUSEVICZ INC.  
C/O BRAD DOUSEVICZ  
21 CARMICHAEL STREET  
ESSEX, VT 05452



### Streamsides Village

### 60-Scale Overall Plan