

CERTIFICATE OF HIGHWAY MILEAGE year ending FEB. 10, 19956

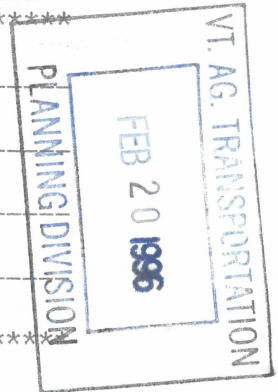
Fill out form, make & file COPY with the Town Clerk, & mail ORIGINAL before Feb. 20, 19956 TO: Vt. Agency of Transportation, Planning Dept., 133 State Street, Montpelier, Vt. 05633.

We, the Selectmen or Trustees or Aldermen of NORTHFIELD VILL, WASHINGTON COUNTY on an oath state that the mileage of highways, according to Title 19, V.S.A., Sec#305, added 1985, is as follows:

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

DISTRICT 6

TOWN HIGHWAYS	PREVIOUS MILEAGE	ADDED MILEAGE	SUBTRACTED MILEAGE	TOTAL	* SCENIC HIGHWAYS
CLASS 1	1.279 1.444	-	-	1.279 1.444	*
CL1 LANE	.165	-	-	.165	*
CLASS 2	.000	-	-	.0	*
CLASS 3	9.560	.32	-	9.880	*
STATE HWY	.556	-	-	.556	*
TOTAL	11.725			12.045	11.880
CLASS 4	.050			.050	*



PART II - INFORMATION & DESCRIPTION OF CHANGES SHOWN ABOVE.

- (1) NEW HIGHWAYS: Please attach Selectmen's "Certificate of Completion and Opening".
.32 Whetstone Drive - BEAN BUSINESS PARK.
- (2) DISCONTINUED: Please attach SIGNED copy of proceedings (minutes of meeting).
- (3) RECLASSIFIED/REMEASURED: Please attach SIGNED copy of proceedings (minutes of meetings).
- (4) SCENIC HIGHWAYS: Please attach copy of order designating/discontinuing Scenic Highways.

PART II - CHECK BOX IF NO CHANGES IN MILEAGES AND SIGN BELOW []

PART III - SIGNATURES - PLEASE SIGN.

SELECTMEN/ALDERMEN/TRUSTEES SIGNATURES:

[Handwritten signatures of Selectmen/Aldermen/Trustees]

CLERK SIGNATURE: Richard Christensen
 Please sign ORIGINAL & return for Transportation signature.

DATE FILED 02/13/96

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

APPROVED: Donald C. Harvey
 Representative, Agency of Transportation

DATE: 2/22/96

CERTIFICATE OF COMPLETION AND OPENING
OF A HIGHWAY FOR PUBLIC TRAVEL

Richard Cleveland, Village Clerk of the Village
of Northfield, Vermont.

Pursuant to Title 19, V.S.A., Section 15, as amended 1973, this is to certify that
the following described section of Class 3 Highway in the Village of
Northfield was COMPLETED AND OPEN FOR PUBLIC TRAVEL
on October 5,, 1995.

DESCRIPTION OF RIGHT-OF-WAY: Beginning
(See attached deed)

Beginning at the intersection of Doyon Road and running southerly
.32 miles to the Bean Business Park.

and as shown on a Highway Map of the Village of Northfield,
dated _____, 19____, and filed in Book _____ on page _____ of the Records
of the _____ of _____ by the _____ Clerk of
said Northfield incorporated herein by reference and attested to on
said map by said _____ Clerk.

Dated at _____, County of Washington and State of
Vermont, this _____ day of _____, A.D., 19____.

Hebert Lindner, Chair

James Coons

BOARD

OF

Thomas McCarney

Theodore R. Nelson, Jr.

~~XXXXXXXXXX~~
~~XXXXXXXXXX~~
TRUSTEES

Richard Wobby, Jr.

~~XXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXX~~
~~and the Mayor of the City of~~

_____, VERMONT

_____, 19____.

THE ABOVE IS A TRUE COPY OF THE DESCRIPTION OF CLASS _____ HIGHWAY COMPLETED AND OPENED
FOR PUBLIC TRAVEL, RECORDED IN BOOK _____ ON PAGE _____ OF THE _____ RECORDS
OF THE _____ OF _____ ON THE _____ DAY OF _____,
19____, AT _____ O' CLOCK, _____.M.

ATTEST: _____

_____, CLERK OF _____, VERMONT

CERTIFICATE OF HIGHWAY MILEAGE year ending FEB. 10, 19956

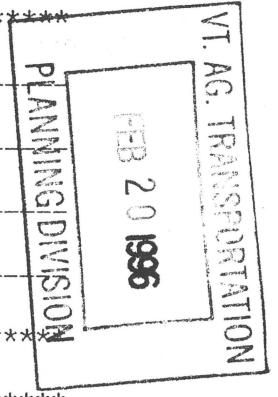
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 Representative, Agency of Transportation

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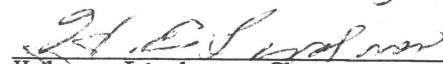
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on October 5, 1995.

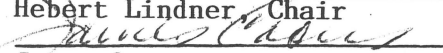
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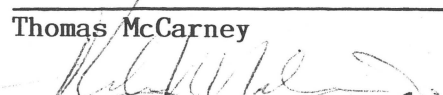
and as shown on a Highway Map of the Village of Northfield,
dated _____, 19____, and filed in Book _____ on page _____ of the Records
of the _____ of _____ by the _____ Clerk of
said Northfield incorporated herein by reference and attested to on
said map by said _____ Clerk.

Dated at _____, County of Washington and State of
Vermont, this _____ day of _____, A.D., 19____.

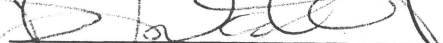


Hebert Lindner, Chair


James Coons BOARD

Thomas McCarney OF


Theodore R. Nelson, Jr. ~~MEMBER~~
~~MEMBER~~ TRUSTEES



Richard Wobby, Jr.

~~XX~~
and the MAYOR of the City of _____

_____, VERMONT
_____, 19____.

THE ABOVE IS A TRUE COPY OF THE DESCRIPTION OF CLASS _____ HIGHWAY COMPLETED AND OPENED
FOR PUBLIC TRAVEL, RECORDED IN BOOK _____ ON PAGE _____ OF THE _____ RECORDS
OF THE _____ OF _____ ON THE _____ DAY OF _____,
19____, AT _____ O' CLOCK, _____ M.

ATTEST: _____

CLERK OF _____, VERMONT

WARRANTY DEED

KNOW ALL PERSONS BY THESE PRESENTS, That I, PAUL BEAN (also known as Paul LeFebvre) of Northfield, County of Washington, State of Vermont, GRANTOR, in consideration of ONE DOLLAR AND OTHER GOOD AND VALUABLE CONSIDERATIONS, paid to my full satisfaction by VILLAGE OF NORTHFIELD, a municipality with its situs in the County of Washington, State of Vermont, GRANTEE, by these presents do freely GIVE, GRANT, SELL, CONVEY and CONFIRM unto the said Grantee, VILLAGE OF NORTHFIELD, and its successors and assigns forever, certain lands and premises in Northfield in the County of Washington and State of Vermont, described as follows, viz:

Being a portion of all and the same land and premises as were conveyed to Ernest LeFebvre, Zenaide LeFebvre (both now deceased) and Paul LeFebvre (a/k/a Paul Bean), by warranty deed of George Staples dated November 24, 1952, and recorded in Book 56, Page 455 of the Town of Northfield Land Records. The conveyed premises are shown on a plan entitled, "Preliminary Proposed Subdivision Plan, Phase I and Phase II, Bean Business Park, Northfield, VT" dated March, 1995, drawn by Charles Grenier, Consulting Engineer, P.C., and are further described according to said Plan as follows:--

Commencing at an iron pin located on the general westerly edge of the "Old Dump Road", so-called, which iron pin also is located at the southwesterly corner of a parcel of land owned by one John Bean, and others; thence proceeding along the westerly edge of the right-of-way of said Old Dump Road S 25° 42' 07" W, a distance of 58.53 feet to an iron pin; thence continuing S 25° 42' 07" W, a distance of 48.11 feet to an iron pin; thence continuing along a curve to the left with a radius of 175.00 feet and a length of 151.80 feet to an iron pin; thence continuing S 32° 24' 51" E a distance of 165.43 feet to an iron pin; thence continuing along a curve to the right with a radius of 525 feet and a length of 153.82 feet to an iron pin; thence continuing S 15° 37' 36" E, a distance of 206.98 feet to an iron pin; thence continuing S 15° 37' 36" E, a distance of 160.45 feet to an iron pin; thence continuing along a curve to the right with a radius of 525 feet and a length of 403.88 feet to an iron pin; thence continuing along a curve to the left with a radius of 875 feet and a length of 421.75 feet to an iron pin; thence S 00° 50' 03" W, a distance of 208.34 feet to an iron pin; thence continuing along a curve to the left with a radius of 475 feet and a length of 52.62 feet to an iron pin; thence continuing along a curve to the right with a radius of 100.00 feet and a length of 92.73 feet to an iron pin; thence continuing along a curve which forms the end of a cul-de-sac having a radius of 75 feet and a length of 350.71 feet to an iron pin; thence continuing along a curve to the left with a radius of 100.0 feet and a length of 67.16 feet to an iron pin; thence continuing along a curve to the right with a radius of 525 feet and a length of 91.89 feet to an iron pin; thence N 00° 50' 03" E, a

distance of 45.14 feet to an iron pin; thence N 00° 50' 03" E, a distance of 163.20 feet to an iron pin; thence continuing along a curve to the right with a radius of 925.0 feet and a length of 445.85 feet to an iron pin; thence continuing along a curve to the left with a radius of 475 feet and a length of 365.42 feet to an iron pin; thence N 15° 37' 36" W, a distance of 243.95 feet to an iron pin; thence N 15° 37' 36" W, a distance of 123.47 feet to an iron pin; thence along a curve to the left with a radius of 475 feet and a length of 139.17 feet to an iron pin; thence N 32° 24' 51" W, a distance of 165.43 feet to an iron pin; thence continuing along a curve to the right with a radius of 225.0 feet and a length of 154.43 feet to an iron pin; thence along a curve to the right with a radius of 225.0 feet and a length of 45.66 feet to an iron pin; thence N 25° 42' 07" E, a distance of 104.31 feet to an iron pin; thence S 61° 15' 01" E, a distance of 50.00 feet to the point of beginning.

Also conveyed, by quit-claim only, is the northerly extension of said right-of-way between the premises described above and Doyon Road, as shown on said plan.

Meaning hereby to convey a parcel of land 50 feet in width and estimated to contain 3.15 acres, which parcel is to be used for the access road to Bean Business Park, as shown on a survey and subdivision plan entitled, "Preliminary Proposed Subdivision Plan, Phase I and II, Bean Business Park, Northfield, Vermont", dated March, 1995, drawn by Charles Grenier, Consulting Engineer.

EXCEPTING AND RESERVING from this conveyance for the benefit of the grantor, his heirs and assigns, a right-of-way across said parcel hereby conveyed, for purposes of ingress to and egress from the remaining lands of the grantor.

Also conveying hereby an easement 30 feet in width for the construction, maintenance and replacement of sewer lines extending from grantor's easterly boundary to the premises being conveyed to Central Vermont Economic Development Corporation, generally along the lines as shown on the above-referenced plan. This easement shall include a right of entry on grantor's lands for purposes of the easement. The grantee shall be required to do work within the easement in a workmanlike manner and to grade and seed any earth disturbed by such work.

Also conveying hereby the right to extract and remove such gravel, fill and earthen material as grantee may deem necessary or expedient for purposes of highway construction of any public or private extension of the so-called "Old Dump Road" southerly and across the premises conveyed to Central Vermont Economic Development Corporation, as shown on the above-referenced plan. Grantee shall also have the right to construct and use temporary roadways for access to such materials and the right to stockpile the materials on grantor's lands. These rights shall expire upon completion of the construction of the roadway to the cul-de-sac in

the "Phase I" area as shown on said plan. Upon expiration of these rights, grantee shall promptly grade and seed all areas disturbed by its exercise of its rights in a workmanlike manner.

This conveyance is subject to the conditions of Vermont Land Use Permit #5-W-1224.

Reference is hereby made to the aforementioned deeds and their records and to all prior deeds and records in the chain of title, and to the subdivision and survey plan hereinabove referred to, all for a further and more particular description of the land and premises hereby conveyed.

CENTRAL VERMONT ECONOMIC DEVELOPMENT CORPORATION joins in this deed for the purpose of quit-claiming all right, title and interest it has in the above described premises.

TO HAVE AND TO HOLD all said granted premises, with all the privileges and appurtenances thereof, to the said Grantee, VILLAGE OF NORTHFIELD and its successors and assigns, to it and its own use and behoof forever; And I, the said Grantor, PAUL BEAN do hereby covenant with the said Grantee, VILLAGE OF NORTHFIELD, its successors and assigns, that until the ensealing of these presents, I am the sole owner of the herein described premises and I have good right and title to convey the same in the manner aforesaid; and 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, except as aforesaid.

IN WITNESS WHEREOF, I hereunto subscribe my signature this 13th day of July, 1995.

IN PRESENCE OF:

[Signature]
[Signature]
Paul Bean
PAUL BEAN

STATE OF VERMONT,
WASHINGTON COUNTY, ss.

At NORTHFIELD in said County on this 13th day of July, 1995, PAUL BEAN personally appeared and he acknowledged this instrument, by him subscribed, to be his free act and deed.

Before me,

[Signature]
NOTARY PUBLIC.

IN WITNESS WHEREOF, Central Vermont Economic Development Corporation

hereunto subscribes its signature this 13th day of July, 1995.

IN PRESENCE OF:

CENTRAL VERMONT ECONOMIC
DEVELOPMENT CORPORATION

By: Donald C. Rowan
It's duly authorized Agent

Peter Monte
J. Nicholls

STATE OF VERMONT,

WASHINGTON COUNTY, ss.

At Northfield in said County on this 13th day of
July, 1995, Donald C. Rowan personally appeared and he acknowledged
this instrument, by him subscribed, to be his free act and deed and the free act and deed of Central
Vermont Economic Development Corporation.

Before me,

Peter Monte
NOTARY PUBLIC.

ACKNOWLEDGEMENT

RETURN RECEIVED (INCLUDING CERTIFICATES AND,
IF REQUIRED, ACT 250 DISCLOSURE STATEMENT)
AND TAX PAID.

SIGNED [Signature] CLERK
DATE August 4th, 1995

Northfield Town Clerk's Office, Aug. 4th 1995 at 1 o'clock 37 minutes P.M.
Received the instrument of which the foregoing is a true record.

ATTEST [Signature]
Town Clerk
~~Assistant Town Clerk~~