

CERTIFICATE OF HIGHWAY MILEAGE
YEAR ENDING FEBRUARY 10, 2025

Certcode 1304-0

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 DOVER in WINDHAM 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	10.380				0.000
Class 3	48.85	.36 0.32		49.21 49.17	0.000
State Highway	5.547				0.000
Total	64.777			65.097	0.000
* Class 1 Lane	0.000				
* Class 4	2.57				0.000
* Legal Trail	11.07				

* 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.

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

+0.23 mi CL3 TH-79 (Colonial Ridge Rd) extension accepted in 1996

Mileages updated to accurately reflect 0.23 mi extension and current total length of 1.09 mi (by K. Alley, VTrans, 5/1/2025)

DS
KMA

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

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

+0.09 mi CL3 TH-79 (Colonial Ridge Rd) remeasured

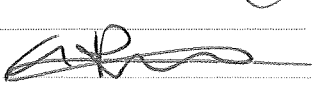
Attached: laying out, deed, amendment/deed, surveys.

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

IF THERE ARE NO CHANGES RECORDED THIS YEAR: Place an X in the box and sign below. ☐

PART III - SIGNATURES - PLEASE SIGN.

Signatures of Selectmen/ Aldermen/ Trustees:

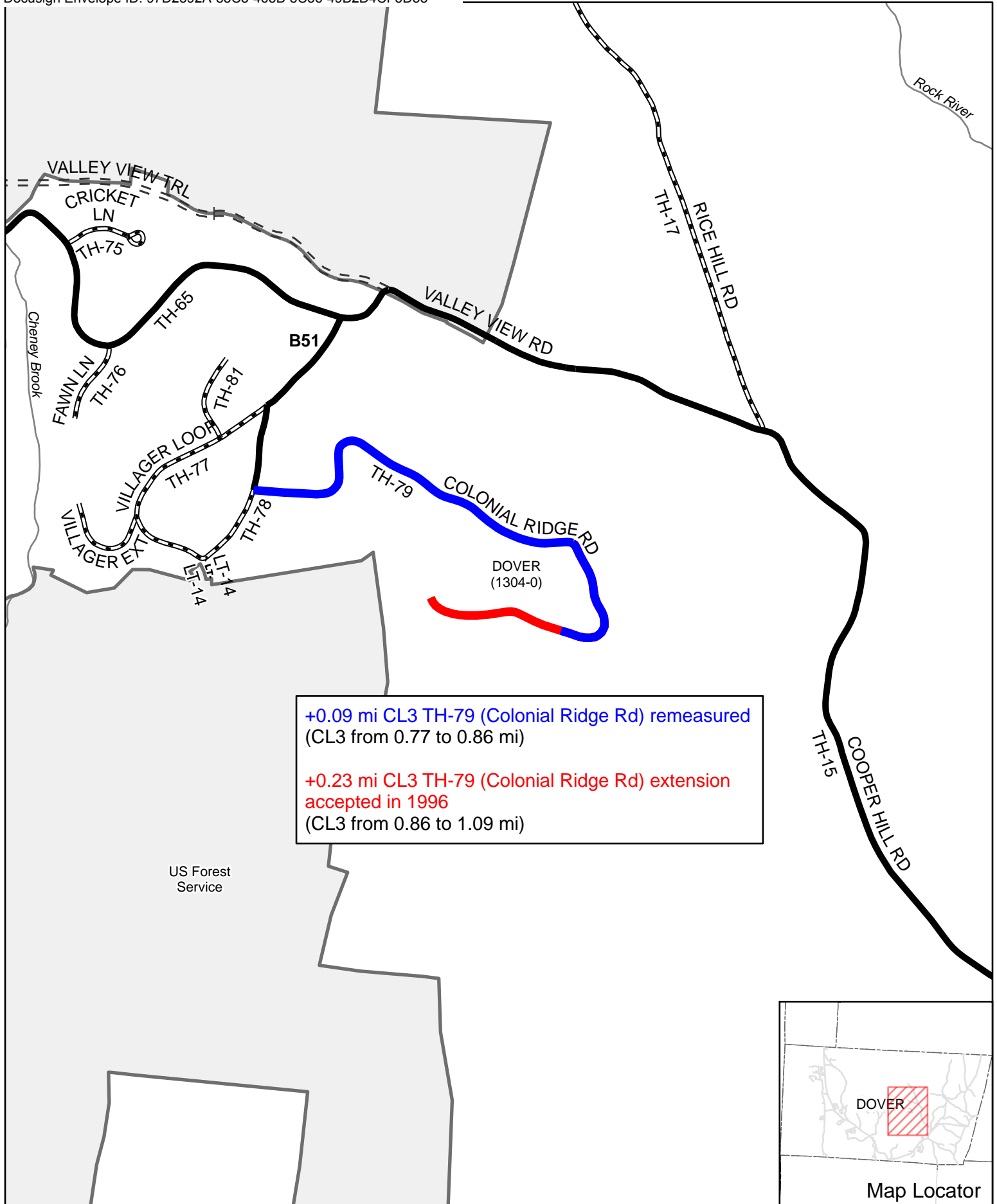
Signature of T/C/V Clerk:  Date Filed: 2/20/2025

Please sign ORIGINAL and return it for Transportation signature.

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

APPROVED: 
John Robert Gresham
8B1F350F369C4C9...
Representative, Agency of Transportation

DATE: 5/15/2025



Mileage Certificate Changes 2025

DOVER

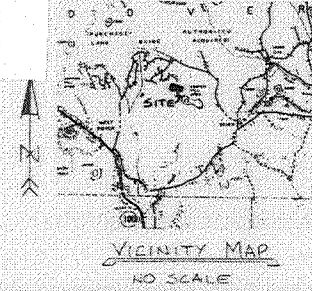
(CTUA:1304-0)
(CERTCODE:1304-0)

REFERENCE IS MADE TO A MAP BY:
GORDON E. AINSWORTH & ASSOC., INC.
TITLED "MOUNTAIN TOP VILLAGE AT
DOVER HILLS, PROPERTY OF VERMONT
LUMBER CO., DOVER, VERMONT," DATED
OCT. 1968 & JAN. 30, 1969, JOB # DGA-315
RECORDED IN THE DOVER LAND RECORDS.

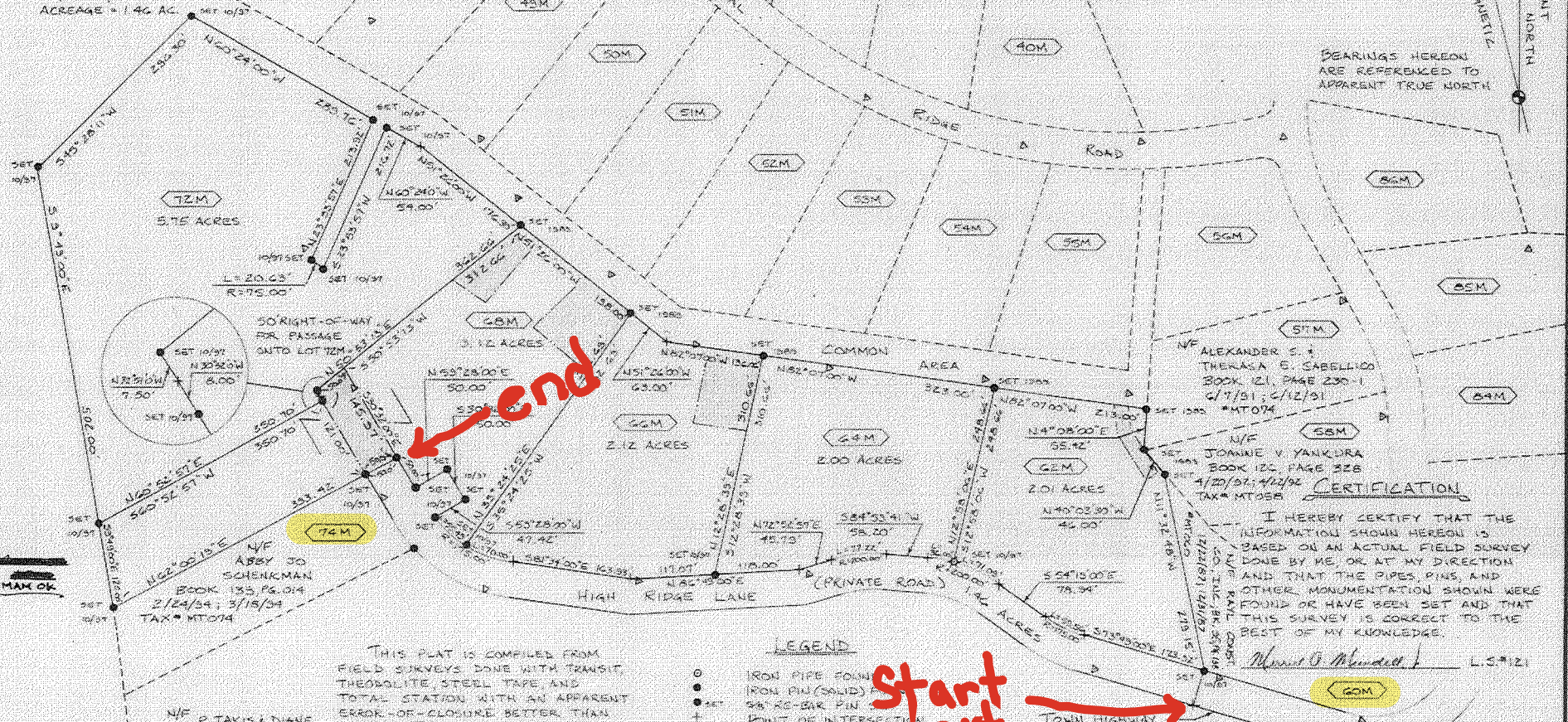
CCB CORPORATION
FROM THE MERCHANTS BANK
BOOK 144, PAGE 443
6/28/95; 4/30/95
LOT 62M, 64M, 66M, 68M, 72M
TOTAL AREA = 15.00 AC.
HIGH RIDGE LANE
ACREAGE = 1.46 AC.

DOVER TOWN CLERK'S OFFICE
RECEIVED FOR RECORD MAY 4TH, A.D., 1998
AT 4 O'CLOCK AND 36 MINUTES P.M.
MAP # 535 SLIDE # 423B

ATTEST: Merrill A. Mundell
ASSISTANT TOWN CLERK



BEARINGS HEREON
ARE REFERENCED TO
APPARENT TRUE NORTH



N/F ALEXANDER S. &
THERESA S. SABELLICO
BOOK 121, PAGE 230-1
6/7/91; 6/12/91
TAX # MT074

N/F JOHNNIE V. YANKURA
BOOK 122, PAGE 326
4/20/97; 4/2/98
TAX # MT058

CERTIFICATION

I HEREBY CERTIFY THAT THE
INFORMATION SHOWN HEREON IS
BASED ON AN ACTUAL FIELD SURVEY
DONE BY ME, OR AT MY DIRECTION
AND THAT THE PIPES, PINS, AND
OTHER MONUMENTATION SHOWN WERE
FOUND OR HAVE BEEN SET AND THAT
THIS SURVEY IS CORRECT TO THE
BEST OF MY KNOWLEDGE.

Merrill A. Mundell L.S.#121

THIS PLAT IS COMPILED FROM
FIELD SURVEYS DONE WITH TRANSIT,
THEODOLITE, STEEL TAPE, AND
TOTAL STATION WITH AN APPARENT
ERROR-OF-CLOSURE BETTER THAN
1:5000. THE INFORMATION SHOWN
HEREON IS BASED UPON THE BALANCED
SURVEY FIELDWORK.

N/F P. TAKIS & DIANE
HINARIS
BOOK 127, PAGE 101
5/30/92; 6/2/92
TAX # MT075
(OR MT000A)

EASEMENT NOTES (CONTINUED)
REFER TO SEWAGE DISPOSAL
PLANS BY MERRILL A. MUNDELL,
JR., P.E. FOR SPECIFIC
EASEMENT DESCRIPTIONS.

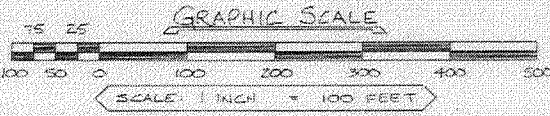
EASEMENT NOTES
A 50' RIGHT-OF-WAY EXTENDS OVER LOT 66M FROM
THE END OF HIGH RIDGE LANE TO LOT 62M.
TWO EASEMENTS AT THE NORTHERLY END OF LOT 66M
ARE RESERVED FOR SEWAGE DISPOSAL AREAS & ONE
EASEMENT AT THE NORTHEAST CORNER OF LOT 66M.
ONE EASEMENT IS LOCATED ON LOT 62M FOR
A PROPOSED WATER LINE AND WELL FOR
THE PROPOSED HOUSE ON LOT 65M.

LEGEND

- IRON PIPE FOUND
- IRON PIN (SOLID)
- ✕ 9/8" X 6" BAR PIN
- ✕ POINT OF INTERSECTION
- ⊕ DRILL HOLE IN STONE
- △ TRAVERSE POINT
- APPROXIMATE PROPERTY/LOT LINE
- STAKE & STONES
- EASEMENT LINE
- EASEMENT AREAS (SHADED)
- NOW OR FORMERLY

Start ext

TOWN HIGHWAY
REFERENCE MADE TO:
CCB CORP. TO TOWN OF
DOVER
BOOK 148, PAGE 555
6/6/96; 6/21/96



PREPARED BY:
MR. BRAD LACKEY
MERRILL A. MUNDELL, JR.
Merrill A. Mundell, Jr.
P.E. & L.S.

SURVEY PLAT
PROPERTY OF
CCB CORPORATION
MOUNTAIN TOP VILLAGE
AT DOVER HILLS
DOVER, VERMONT
SCALE: 1 IN. = 100 FT.; DATE: OCT. 1997
BY: **MERRILL A. MUNDELL, JR., P.E.**
WILMINGTON, VERMONT

Slide 423B

Rephotographs of New England, Inc., 9, Burlington, VT, hereby certify that
this map was reproduced by the fixed line photographic process.

This plat meets the requirements of 27 V.S.A. 1103, To The Best of My Knowledge
Merrill A. Mundell, Jr. (signature)

IN RE: LAYING OUT COLONIAL RIDGE ROAD
AND HIGH RIDGE LANE IN THE
DEVELOPMENT KNOWN AS
MOUNTAIN TOP VILLAGE AT DOVER HILLS,
DOVER, VERMONT.

AMENDMENT TO FINDINGS OF FACT,
CONCLUSIONS OF LAW AND ORDER DATED JANUARY 16, 1996

DEDICATION AND ACCEPTANCE OF HIGHWAY

WHEREAS the Selectboard of the Town of Dover filed Findings of Fact, Conclusions of Law and Order on January 16, 1996 regarding the laying out of Colonial Ridge Road and High Ridge Lane in the development known as Mountain Top Village at Dover Hills, Dover, Vermont;

WHEREAS a Special Assessment district for the construction, paving and taking over of the aforesaid highways was created pursuant to annual Town Meeting vote on March 7, 1995;

WHEREAS a portion of said highways has been completed and taken over, being the First Section as referred to in Exhibit D in the above referenced Findings of Fact, Conclusions of Law and Order;

WHEREAS CCB Corporation and several lots owners in the area of the development previously referred to in Exhibit D of the aforesaid Findings of Fact, Conclusions of Law and Order as Second Section (located on High Ridge Lane) [hereinafter "Section 2"] have requested that this remaining portion of the highway be completed and taken over by the Town as contemplated in the above-referenced Findings of Fact, Conclusion of Law and Order; said remaining portion of the highway is shown on the survey attached hereto and marked Exhibit A and further described in Exhibit B attached hereto;

WHEREAS there have been changes to Section 2 since the Findings of Fact, Conclusions of Law and Order; additional improvements have been completed to this Section 2 of the

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highway; several lots have been merged; the highway has been shortened; a new assessment is to be made; that it is now necessary to amend the aforesaid Findings of Fact, Conclusions of Law and Order to reflect these minor changes; and

WHEREAS those persons benefitted by the construction, paving and taking over of the road as a public highway do desire to dedicate their interests in the highway and the Dover Board of Selectmen do desire to accept said highway pursuant to the terms and conditions set forth herein:

NOW THEREFORE:

1. The number of lots in Section 2 is amended from fifteen (15) lots to seven (7) lots and are further identified as Lots 62, 64, 66, 68, 72, 74 and 75, as shown on the survey entitled "Mountaintop Village at Dover Hills, Property of Vermont Lumber Company, Dover, Vermont" dated October, 1968, Plan dated January 30, 1969 as prepared by Gordon E. Ainsworth & Associates recorded March 6, 1969 in Map Book 2, Pages 102 through 103, now Plat Slides 69 and 70 of the Dover, Vermont Land Records and as amended and shown on a plan prepared by Merrill A. Mundell, Jr., R.L.S. titled "Survey Plat" dated October, 1997 and recorded May 4, 1998, Map No. 535, Slide 423b of the Dover, Vermont Land Records as amended for other reasons, and re-recorded August ____, 1998 [Exhibit A attached hereto].

2. The Special Assessment for improvements to be made to this section of the highway

Assessment shall constitute a lien on the premises of each lot owner as provided by statute.

3. To accept the highway and to lay it out and maintain it as a public highway without the "Special Assessment" approved by the voters at the town meeting would cause an undue burden on the finances of the Town. Furthermore, to improve this highway prior to receipt of all Special Assessment funds would cause an undue burden on the finances of the Town.

Therefore, the Town shall maintain the highway for the two (2) year Special Assessment period, such costs and maintenance to be included in the Special Assessment, such maintenance to commence upon recording of this Amendment to Findings of Fact, Conclusions of Law and Order dated January 16, 1996, Dedication and Acceptance of Highway. Once all funding under the Special Assessment has been received by the Town, the Town shall commence the improvement of the highway.

4. CCB Corporation and the following lots owners, who have an interest in this Section 2 portion of the highway, their heirs, successors and assigns, do hereby convey and grant all their interests in and to said remaining portion of High Ridge Road as shown on Exhibit A and described in Exhibit B, to the Town of Dover, its successors and assigns, and the Town of Dover does hereby accept same for purposes of such highway to be used as a public highway, all as set forth in the Findings of Fact, Conclusions of Law and Order dated January 16, 1996, as amended by this document. Lot Owners: CCB Corporation - Lots 62, 64 and 66; ^{CAA} George Foster and Veronica Foster- Lots 68 and 72; Abby Jo Schenkman - Lot 74; Diana Lecuyer Hinaris and Takis Hinaris - Lot 75

5. Except as amended herein, the Findings of Fact, Conclusions of Law and Order dated January 16, 1996 remain in full force and effect.

Dated at Dover, Vermont this 13th day of July, 1999.

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[Signature]
Witness

[Signature]
Witness

[Signature]
Witness

[Signature]
Witness

Victorie Jacobson
Witness

Victorie Jacobson
Witness

CCB Corporation

By: *[Signature]*
Andrew R. Cay, President

[Signature]

George Foster
GAY

[Signature]
Veronica Foster

[Signature]
Abby Jo Schenkman

[Signature]
Diana Lecuyer Hinaris

[Signature]
Takis Hinaris

DOVER BOARD OF SELECTMEN

[Signature]

[Signature]

[Signature]

[Signature]

STATE OF VERMONT
COUNTY OF WINDHAM, SS.

At Battleboro in said County this 9th day of June 1000 personally

STATE OF CONNECTICUT
COUNTY OF FAIRFIELD, SS. WILSON

At WILSON, in said County, this 1st day of JUNE, 1999, personally appeared George Foster and Veronica Foster, and they acknowledged the above instrument by them sealed and subscribed, to be their free act and deed.

Before me: T. Mallick
Notary Public
My commission expires: My Commission Expires January 31, 2002

STATE OF NEW JERSEY
COUNTY OF SOMERSET, SS.

At 981 US Hwy 22, in said County, this 2nd day of June, 1999, personally appeared Abby Jo Schenkman; and she acknowledged the above instrument by her sealed and subscribed, to be her free act and deed.

MAUREEN SEPE
Notary Public of New Jersey
My Commission Expires June 27, 2000

Before me: Maureen Sepe
Notary Public
My commission expires: June 27, 2000

STATE OF New York
COUNTY OF New York, SS.

At New York, in said County, this 22 day of June, 1999, personally appeared Diana Lecuyer Hinaris and Takis Hinaris, and they acknowledged the above instrument by them sealed and subscribed, to be their free act and deed.

SANDRA HIGGINS
Notary Public, State of New York
No. 01H18007074
Qualified in Queens County
Commission Expires May 18, 2000

Before me: Sandra Higgins
Notary Public
My commission expires: 5/2000

STATE OF VERMONT Ne
WINDHAM COUNTY, SS.

At Dover, in said County, this 13th day of July, 1999, personally appeared James Chadwick; Bonnie Clark; David Euring; Thomas Nola; and _____; members of the Dover Board of Selectmen, and they acknowledged the above instrument by them sealed and subscribed, to be their free act and deed and the free act and deed of the Dover Board of Selectmen.

Before me: Mary Lou Raymo
Notary Public
My commission expires: 2-10-2003

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EXHIBIT "A"

Survey Plat for CCB Corporation of Mountain Top
Village at Dover Hills, Dover, Vermont by
Merrill A. Mundell, Jr., P.E. dated October, 1997.

Note: For Exhibit A refer to Map #540, Slide #426A,
recorded August 10, 1998.

Mary Lou Reynolds Town Clerk

EXHIBIT "B"

Being a portion of the premises conveyed to CCB Corporation, a Vermont corporation with a principal place of business in Brattleboro, County of Windham and State of Vermont by deed of The Merchant's Bank dated June 29, 1995 and recorded in Volume 144, Page 443 of the Dover, Vermont Land Records.

The herein described roadway is conveyed to the Town of Dover to use and maintain as a public highway and in furtherance of the dedication and acceptance of said roadway as a public highway, all as set forth in Findings of Fact, Conclusions of Law and Order, In Re: Laying Out of Colonial Ridge Road and High Ridge Lane in the development known as Mountain Top Village in Dover Hills, Dover, Vermont dated January 16, 1996, and recorded February 16, 1996 in the Dover Town Highway Book 3, Pages 116-124, as amended by this document.

Being a fifty (50) foot wide roadway right-of-way consisting of that remaining portion of High Ridge Lane not heretofore improved commencing at the southwesterly corner of Lot 60M, thence running in a generally westerly direction to a point marked by an iron pin set at the southeastern corner of Lot 68M located in the northerly bounds of the High Ridge Road right-of-way; thence on a curve to the left having a radius of 175.00 feet and a length of 55.49 feet to an iron pin set; thence north 59° 28' 00" east 47.42 feet to an iron pin set; thence north 30° 32' 00" west 50 feet to an iron pin set; thence south 59° 28' 00" west 50 feet to an iron pin set; thence running in a generally northwesterly direction 50 feet to an iron pin set, said pin representing the northeastern terminus of said High Ridge Lane; thence running in a generally westerly direction to an iron pin set, said pin marking the northwestern terminus of High Ridge Lane and further said pin marking the northeastern corner of Lot 74M where the same intersects Lot 68M; then turning and running in an easterly direction to the point and place of beginning; containing approximately 1.46 acres+/-, all as more particularly described and set forth on Survey Plan entitled "CCB Corporation, Mountain Top Village at Dover Hills, Dover, Vermont" dated October, 1997 by Merrill A. Mundell Jr. P.E. recorded May 4, 1998 Map 535 Slide 423D of the Dover

PAGE 04

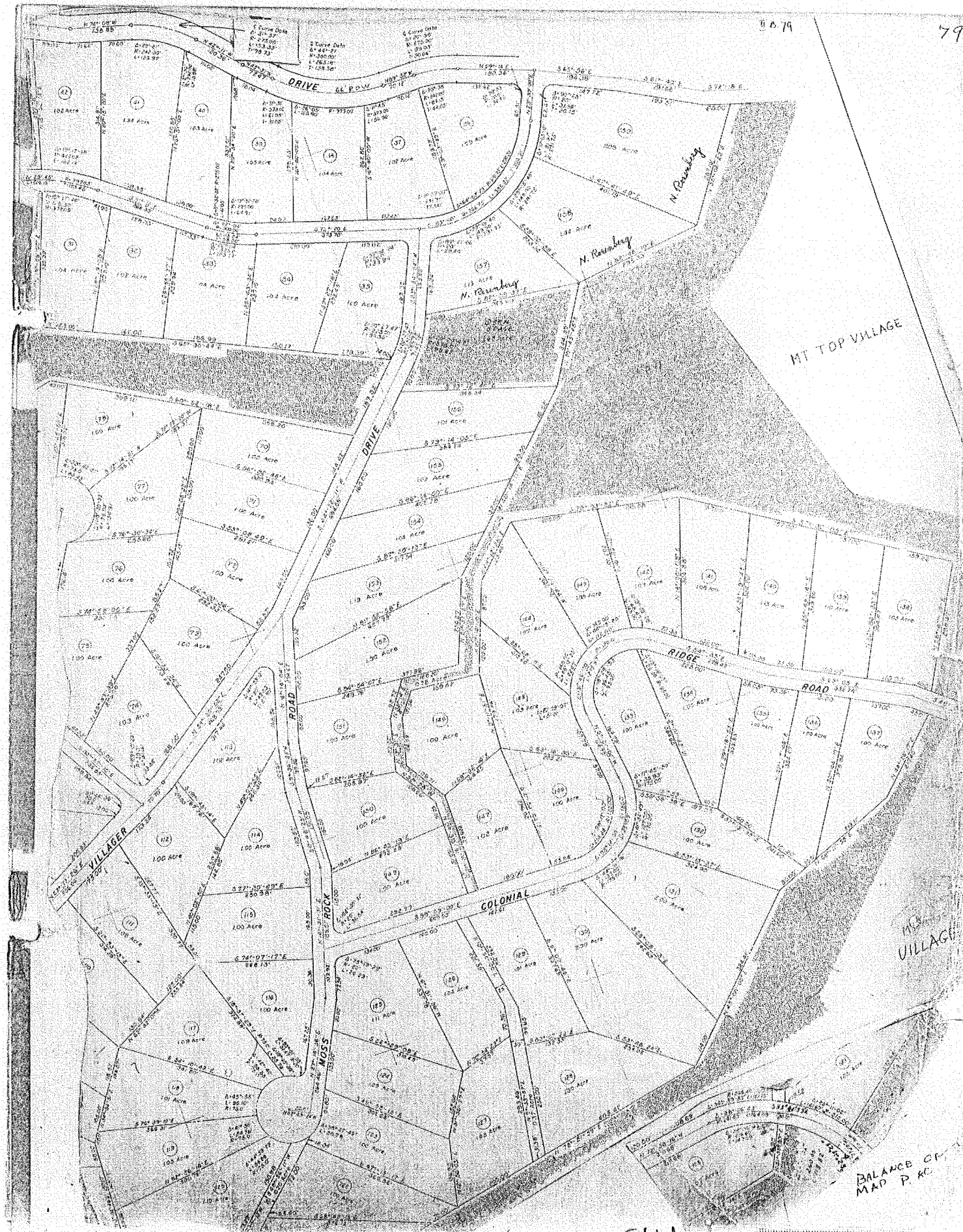
223

EXHIBIT C
ROUGH ESTIMATE

Section II - Seven (7) Lots (from southeast corner of Lot 62 to end of High Ridge Lane):

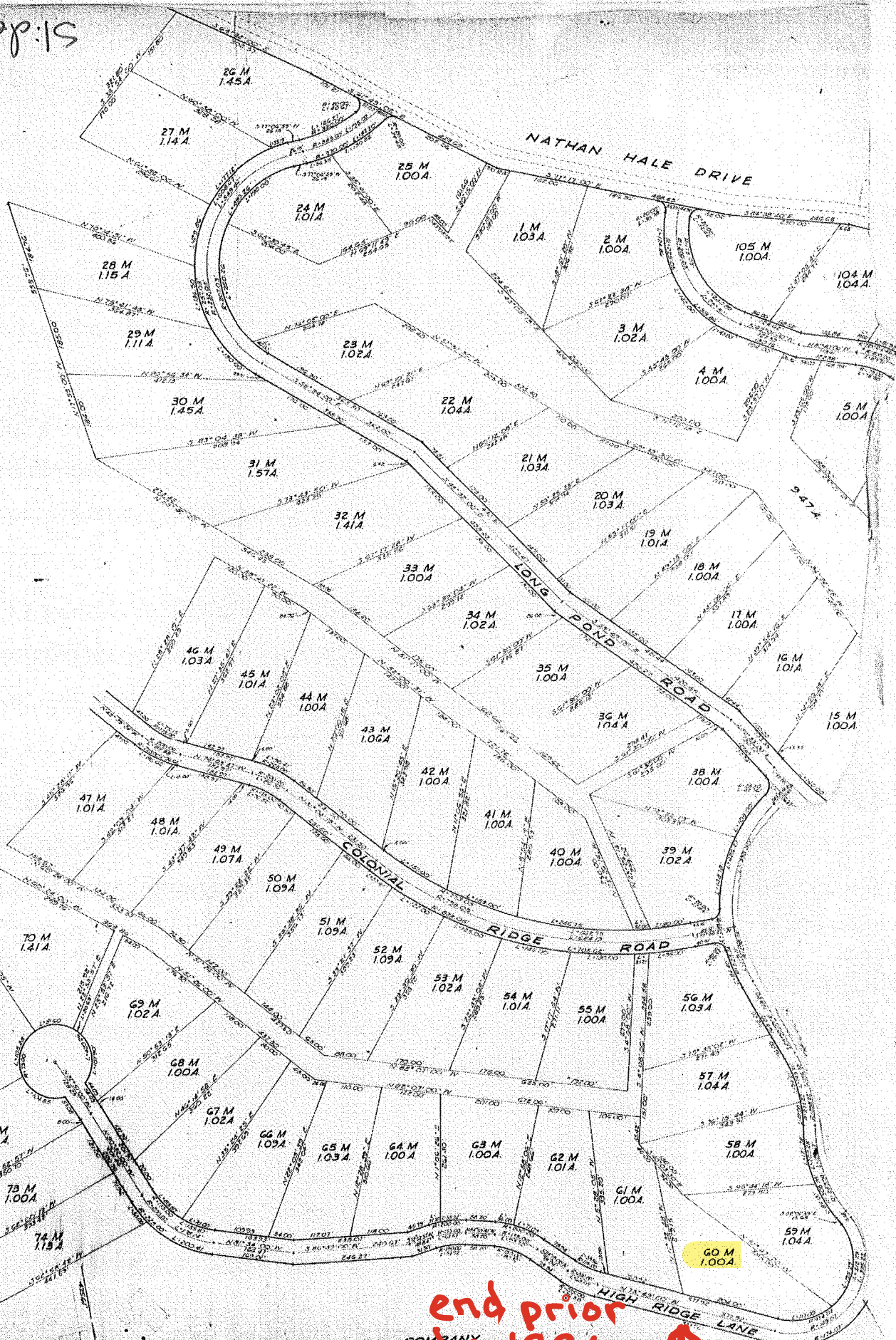
Paving -	\$15,000.00
Gravel -	7,000.00
Maintenance, 2 Years -	1,000.00
Legal Fees -	2,000.00
Total -	<u>\$25,000.00</u>

Clarification of pre-1996 extent



Sl: de 69 B

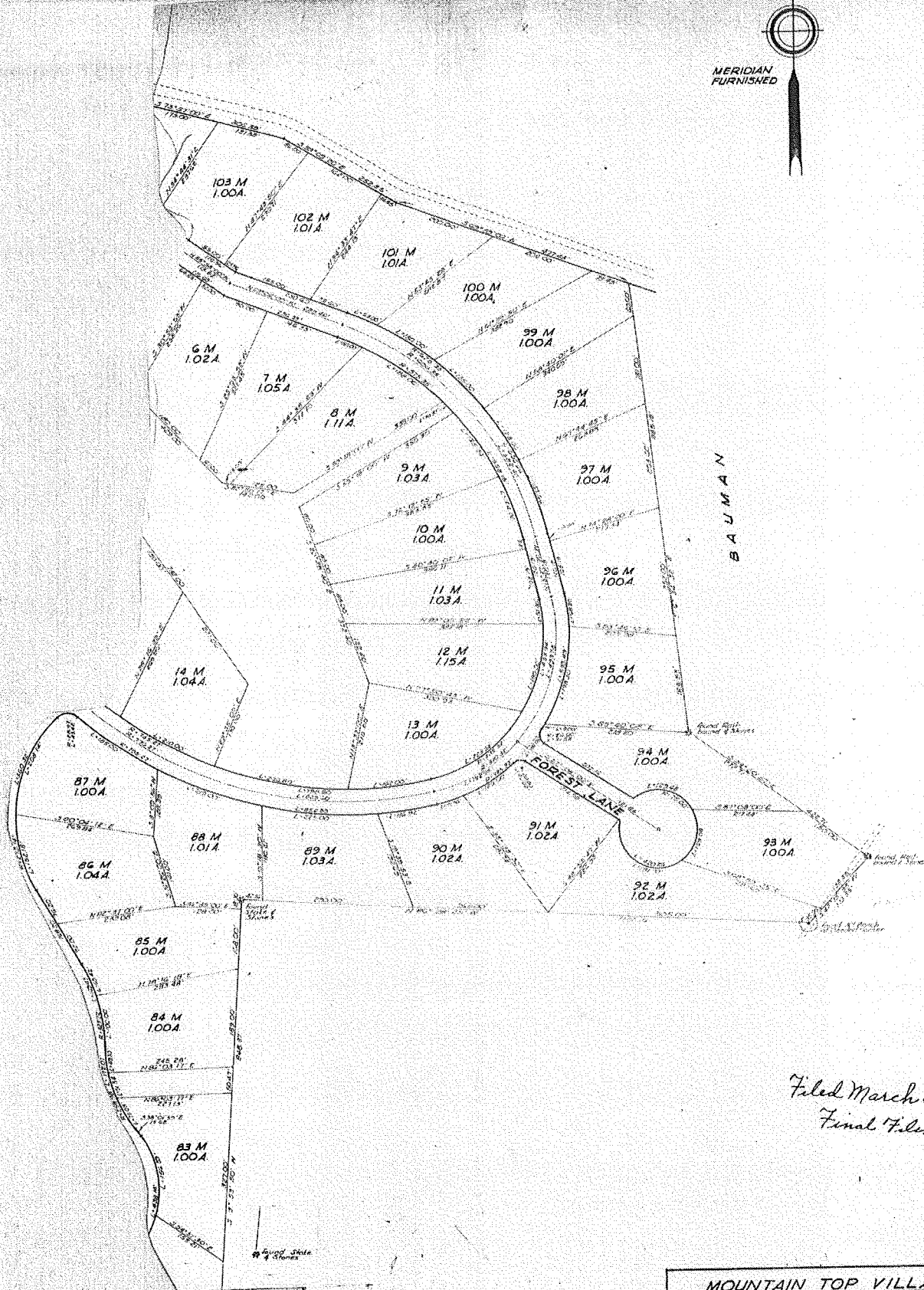
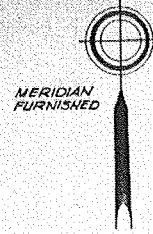
VERMONT LUMBER COMPANY
NEW OR FORMERLY



end prior
to 1996

VERMONT LUMBER COMPANY

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*Filed March 6, 1969
Final Filing*

ROAD SURVEY & LOT DESIGN - J. LASSITER, Surveyor
LAND PLANNING - PER NYLEN
FIELD WORK & COMPUTATIONS - GORDON E. AINSWORTH & ASSOC., INC.
APPROVED: R. H. JOYCE, Surveyor

MOUNTAIN TOP VILLAGE			
AT DOVER HILLS			
PROPERTY OF VERMONT LUMBER COMPANY DOVER, VERMONT			
DATE OF DCB: 315	DATE SURVEY October 1968	DATE PLAN Jan. 30, 1969	SCALE 1" = 100'
GORDON E. AINSWORTH & ASSOCIATES, INC. REGISTERED LAND SURVEYORS, ENGINEERS, LANDSCAPE ARCHITECTS DEERFIELD, MASS.			

Slide 70A

20P 2

IN RE: LAYING OUT COLONIAL RIDGE ROAD AND
HIGH RIDGE LANE IN THE DEVELOPMENT
KNOWN AS MOUNTAIN TOP VILLAGE AT
DOVER HILLS, DOVER, VERMONT

**FINDINGS OF FACT,
CONCLUSIONS OF LAW AND ORDER**

WHEREAS, on March 3, 1994 the landowners of property adjoining Colonial Ridge Road and High Ridge Lane in the Development known as Mountain Top Village at Dover Hills, Dover, Vermont petitioned the Selectmen of the Town to lay out and maintain said existing roads as town highways; and

WHEREAS, as a result of said Petition the Selectmen of the Town inserted in the Warning for the Annual Town Meeting to be held March 7, 1995, the following Article:

"ARTICLE 10: To see if the Town will vote to create a Special Assessment District for the construction, paving, and taking over of Mountain Top Road, a private road, as a public highway, and estimated to apportion the cost of the construction and paving among the properties to be benefited by any method which the Dover Board of Selectmen will deem fair apportionment of the cost thereof, pursuant to Title 24 VSA, Chapter 87."3; and

WHEREAS, said Title 24 VSA, §3252, et seq., provides for the Special Assessment of the public improvement of the roads by the adjoining landowners to said roads; and

WHEREAS, at the Town Meeting the Town voted:

To create a Special Assessment District for the construction, paving, and taking over of Mountain Top Road, a private road, as a public highway, and estimated to apportion the cost of the construction and paving among the properties to be benefited by any method which the Dover Board of Selectmen will deem fair

apportionment of the cost thereof, pursuant to Title 24 VSA, Chapter 87.

WHEREAS, the Selectmen of the town have estimated the cost to upgrade the roadways and to pave them to be approximately \$111,242.00; and

WHEREAS, the Selectmen of the Town of Dover have determined that there shall be a Special Assessment of approximately \$111,242.00 (the exact amount to be determined when all costs have been actually determined); and

WHEREAS, the Selectmen of the Town of Dover have determined that the lot owners of the 42 lots adjoining said roadways shall be each Specially Assessed for said improvements; and

WHEREAS, the Selectmen of the Town of Dover have also determined that the assessment of each lot should be paid in five (5) annual installments; and

WHEREAS, pursuant to 27 V.S.A., §3255 the Special Assessment shall constitute a lien upon each adjoining lot owner on said roadway; and

WHEREAS, the Selectmen of the Town have heretofore entered into an Agreement with the owner of the roadways to be laid out and maintained as public highways for the conveyance of said roadways by warranty deed and by survey description; and

WHEREAS, the Selectmen propose on their own motion to lay out said roadways as Public Highways to be maintained as such conditioned upon the payment of the aforescribed Special Assessments;

NOW, THEREFORE, the undersigned Selectmen hereby make the

following:

FINDINGS OF FACT, CONCLUSIONS OF LAW AND ORDER

Upon the initiation of these proceedings by the Board of Selectmen for the Town of Dover, Vermont on the Board's own motion, and upon the evidence adduced at public hearing the Board of Selectmen of the Town of Dover make the following Findings of Fact, Conclusions of Law and Order:

1. That pursuant to 19 V.S.A., §708(a), the Selectmen for the Town of Dover, Vermont initiated proceedings to Lay Out Colonial Ridge Road and High Ridge Lane In the Development known as Mountain Top Village at Dover Hills, Dover, Vermont, all as set forth and shown on survey entitled "Mountain Top Village at Dover Hills, Property of Vermont Lumber Company, Dover, Vermont," completed by Gordon E. Ainsworth & Associates, Inc. dated January 30, 1969, Scale 1" = 100', having Job #D68-315 a copy of which is attached hereto and marked Exhibit "A".

2. That the Selectmen, pursuant to 19 V.S.A. §709, appointed January 9, 1995 at 4:00 P.M. as the date and time for the examining of the premises and appointed January 9, 1995 at 7:30 P.M. as the date and time for a hearing on the laying out of Colonial Ridge Road and High Ridge Lane as a Town Highway.

3. That the Selectmen gave all interested parties 30 days notice of the Hearing and site visit pursuant to Section 709 of Title 19.

4. That the Selectmen gave 30 days notice of the Hearing and site visit to the municipal Planning Commission pursuant to Section 709.

5. That the Selectmen caused notice of Hearing, a copy of which is attached hereto as Exhibit "B" and site visit to be published in the Brattleboro Reformer, said Notice was published on December 21, 1995, at least 10 days prior to the Hearing.

6. That the Selectmen caused the Notice to be posted in the Town Clerk's Office.

7. That all of the above described Notices were given by certified mail sent to the official residence of the persons required to be notified.

8. That the "interested" parties are as set forth on Exhibit "C" attached hereto.

9. That the public site and Hearing visit were held on Tuesday, January 9, 1995, at 4:00 P.M. and 7:30 P.M., respectively for the purpose of hearing all persons interested in the proposal to lay out Colonial Ridge Road and High Ridge Lane.

10. That the survey, being Exhibit "A" was admitted into evidence.

11. That the proposed warranty deed of the roadways in a metes and bounds description was admitted into evidence.

12. That the following persons attended the site visit:

None.

13. That the following persons attended the Hearing:

Thomas Cain

Andrew Cay

14. That the Town at its annual Town Meeting adopted the following:

"ARTICLE 10: To see if the Town will vote to create a
Special Assessment District for the

construction, paving, and taking over of Mountain Top Road, a private road, as a public highway, and estimated to apportion the cost of the construction and paving among the properties to be benefited by any method which the Dover Board of Selectmen will deem fair apportionment of the cost thereof, pursuant to Title 24 VSA, Chapter 87."

15. That the evidence shows that to bring the roadways to the Town's specifications and to pave them would cost approximately \$111,242.00 all as set forth in Exhibit "D" attached hereto and made a part hereof.

16. That there are 42 lots abutting the roads.

17. That there are 17 residential dwellings on the 42 lots abutting the roads.

18. That, in order to lay out the roads and to bring them up to appropriate Town standards, it is essential that the owners of each lot abutting the road be "specially assessed" for the improvements described in Exhibit "D".

19. That, as stated, the Special Assessment contemplates the expenditure of approximately \$111,242.00 to upgrade and pave the roadways. To upgrade and pave the First Section as set forth in Exhibit "D" is estimated to cost \$46,496.00 plus legal expenses. To upgrade and pave the Second Section as set forth in Exhibit "D" is estimated to cost \$59,746.00 plus legal expenses. The Special Assessment is to be paid over a period of five (5) years. It is estimated that the annual assessment for Section I (27 lots) shall be \$362.92 per year. It is estimated that the annual assessment for Section II (15 lots) shall be \$792.00 per year.

20. That to accept the roads and to lay them out and to maintain them as public roads without the "Special Assessment"

approved by the voters of the Town at Town Meeting would cause an undue burden on the finances of the Town.

21. However, the Selectmen hereby find that the public good, necessity and convenience of the inhabitants abutting the roads require them to be laid out as public highways providing, however, that each abutting landowner be "specially assessed" as hereinafter stated.

22. That no "interested" person is entitled to damages as a result of laying out the roads as public highways.

CONCLUSIONS

1. That the laying out of the roads as town public highways serves the public good and is necessary and convenient for the inhabitants abutting the roads as well as the inhabitants of the Town providing, however, that each lot owner be responsible for the lot assessment estimated to \$362.92 per year for five (5) years for those 27 lots in Section I and estimated to be \$792.00 per year for those 15 lots in Section II.

NOW, THEREFORE, the Board of Selectmen make the following Order:

1. That Colonial Ridge Road and High Ridge Lane in the Development known as Mountain Top Village at Dover Hills, Dover, Vermont shall be laid out as Town Highways providing that the following are met:

A. That the Town of Dover receive an appropriate warranty deed to the roads. The deed shall contain a survey description of the roads;

B. That each lot owner who abut the roads (some 42 lot

owners) shall be assessed for payment of the improvements to the roads to upgrade them to the Town's standards and to pave them. The work contemplated is estimated to cost \$111,242.00. Each lot owner in Section I (27 lots) shall be assessed approximately \$362.92 each year for five (5) years. Each lot owner in Section II (15 lots) shall be assessed approximately \$792.00 each year for five (5) years. It is understood that the foregoing figures are approximate and may change. The Town shall do the work set forth in Exhibit "D" or make arrangements for the work to be done. The special assessment shall constitute a lien on the premises of each lot owner as provided for by statute.

Dated at Dover, Vermont this 16 day of January,
1996.

DOVER SELECTBOARD

Sharon Resenbury
Catherine Laupr
Charlotte Bond
Thomas Noy

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WARRANTY DEED

KNOW ALL PERSONS BY THESE PRESENTS That it, CCB CORPORATION, a Vermont corporation of Brattleboro, in the County of Windham, and State of Vermont, Grantor, in the consideration of One Dollar and Other Valuable Consideration paid to its full satisfaction by the TOWN OF DOVER, a Vermont municipality of Dover, in the County of Windham, and State of Vermont, Grantee, by these presents, do freely GIVE, GRANT, SELL, CONVEY AND CONFIRM unto the said Grantee, TOWN OF DOVER, and its successors and assigns forever, a certain roadway right-of-way in Dover, in the County of Windham, and State of Vermont, described as follows, viz:

Being a fifty (50) foot wide roadway right-of-way consisting of all of Colonial Ridge Road and a portion of High Ridge Lane commencing at its junction with Long Pond Road (Lots 38M and 87M) and extending southerly, southeasterly and southwesterly to the southwest corner of Lot 60M in the development known as Mountain Top Village At Dover Hills, Dover, Vermont and being more particularly described and set forth on Survey Plan entitled "Mountain Top Village at Dover Hills, Property of Vermont Lumber Company, Dover, Vermont," dated October 1968, Plan dated January 30, 1969, completed by Gordon E. Ainsworth & Associates having Job #D68-315, Scale 1"=100', which survey was recorded March 6, 1969 in Map Book 2, Pages 102 and 103 (now plat slides 69 & 70) of the Dover, Vermont Land Records, to which survey further reference may be had.

Being a portion of the premises conveyed to the within Grantor by deed of The Merchants Bank dated June 29, 1995 and recorded in Volume ____, Page ____ of the Dover, Vermont Land Records.

This deed is given SUBJECT TO utility easements of record.

The herein conveyed roadway is conveyed to the Town of Dover to be used and maintained as a Public Highway and in furtherance of the laying out of said roadway as a public highway, all as set forth in Findings of Fact, Conclusions of Law and Order In re: Laying Out Colonial Ridge Road and High Ridge Lane In The Development Known As Mountain Top Village At Dover Hills, Dover, Vermont dated January 16, 1996 and recorded February 16, 1996 in the Dover Town Highway Book #3, Pages 116-124.

TO HAVE AND TO HOLD said granted premises, with all the privileges and appurtenances thereof, to the said Grantee, TOWN OF DOVER, and its successors and assigns, to their own use and behoof forever; And it the said Grantor, CCB CORPORATION, for itself and its successors and assigns, does covenant with the said Grantee, TOWN OF DOVER, 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

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aforesaid, that they are FREE FROM EVERY ENCUMBRANCE; except as aforesaid; and it hereby engages to WARRANT AND DEFEND the same against all lawful claims whatever, except as aforesaid.

6th IN WITNESS WHEREOF, it hereunto sets its hand and seal this day of JUNE A.D. 1996.

In the Presence of:

CCB CORPORATION

Ronald K. Bell
Nancy Day

By: [Signature]
Vice President

STATE OF VERMONT
COUNTY OF WINDHAM, SS.

At Brattleboro in said county on the 10th day of JUNE A.D. 1996, personally appeared, Rex Bell Duly Authorized Agent of CCB CORPORATION, and he acknowledged this instrument, by him sealed and subscribed, to be his free act and deed, and the free act and deed of CCB CORPORATION.

Before me

Maureen L. Branley
Notary Public
My Commission Expires: 2/10/99

Vermont Property Transfer Tax
32 V.S.A. Chap. 231

-ACKNOWLEDGMENT-

Return Rec'd. - Tax Paid - Board of Health Cert. Rec'd.
Vt. Land Use & Development Plans Act. Cert. Rec'd.

Return No. 104-96
Signed Eleanor B. Louie Clerk
Date June 21, 1996

DOVER TOWN CLERK'S OFFICE

RECEIVED FOR RECORD JUNE 21ST., A.D., 1996 AT 8 O'CLOCK AND 53 MINUTES A.M.
RECORDED IN VOLUME 148 PAGES 566-567 OF THE DOVER LAND RECORDS.

ATTEST: Eleanor B. Louie
ASSISTANT TOWN CLERK