

# CERTIFICATE OF HIGHWAY MILEAGE FOR YEAR ENDING FEB. 10, 19<sup>84</sup>

Fill out 4 copies, file one with Town Clerk, and mail 3 to Agency of Trans. before February 10, 19<sup>84</sup>  
 ▶ IF NO CHANGES IN MILEAGE, OMIT PART I, CHECK BOX IN PART II, AND SIGN PART III. ◀

## PART I

We, the Selectmen, Trustees or Aldermen of Wilmington on oath state that we have carefully measured all the highways in this town and find that the mileage of highways, according to Title 19, V.S.A., Sec. 15, amended 1973, Act No. 63, in this town for the year ending Feb. 10, 19<sup>84</sup> is as follows:

	TOWN HIGHWAYS				STATE HIGHWAYS	TOTAL EXCLUDING CLASS 4
	CLASS 1	CLASS 2	CLASS 3	CLASS 4		
PREVIOUS MILEAGE AS SHOWN FEBRUARY 10, 19 <sup>83</sup>	---	9.850	47.740	5.990	14.739	72.329
MILEAGE ADDED SINCE FEBRUARY 10, 19 <sup>83</sup> ACCORDING TO STATUTE. EXPLAIN UNDER (1) BELOW.			1.84			1.840
SUB TOTAL			49.580			74.169
MILEAGE SUBTRACTED SINCE FEBRUARY 10, 19 <sup>83</sup> ACCORDING TO STATUTE. EXPLAIN UNDER (2) AND (3).			-0-			
TOTAL HIGHWAY MILEAGE FEB. 10, 19 <sup>84</sup>		9.850	49.580	5.990	14.739	74.169
SCENIC HIGHWAY MILEAGE (19 VSA 1019)						

DURING THE PAST YEAR THE FOLLOWING CHANGES HAVE OCCURED:

(1) We hereby certify that the following new highways, as substantiated by the attached "Selectmen's Certificate of Completion" have been added:  
T46 Chimney Hill Road (.55 mi.), Binney Brook Road (.95 mi.), Country Club Road (.23 mi.)  
and a portion of Howe's Loop (.11 mi.) T90

(2) We hereby certify that the following highways have been discontinued according to statute and are substantiated by the attached copy of the proceedings.

(3) We hereby certify that the following highways have been reclassified/remeasured and are substantiated by the attached copy of the proceedings.

(4) We hereby certify that the following highways have been designated or discontinued as "Town Scenic Highways", and are substantiated by the attached copy of the proceedings.

## PART II CHECK BOX IF NO CHANGES IN MILEAGE.

WE HEREBY CERTIFY THAT THE TOWN/VILLAGE/CITY OF Windham  
 HAD NO CHANGES IN HIGHWAY MILEAGE FOR THE YEAR ENDING FEBRUARY 10, 19<sup>84</sup>.

## PART III

SELECTMEN  
Signatures

Jean F. Conedy  
Deanne Allen  
John W. Boyd  
William C. Leland  
Tom Montoye

I, Mari-Lou Rich Clerk of Wilmington, Vermont  
 hereby certify this record of highway mileage is filed and recorded at this office on 1/19, 19<sup>84</sup>.

T.A. 301-IM 7-82

Attest: Mari-Lou Rich  
 Town Clerk

Rev. 7-82

Approved: Jer Landry Date 1-24-84  
 Representative, Agency of Transportation

Note: Applicable section of Vermont Statutes is printed on reverse side.

1/26/84  
cm

CERTIFICATE OF COMPLETION AND OPENING  
OF A HIGHWAY FOR PUBLIC TRAVEL

Mari-Lou Rich ,            Town Clerk of the            Town  
of Wilmington , 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            Town of  
Wilmington, Vermont was COMPLETED AND OPEN FOR PUBLIC TRAVEL  
on September 28th , 1983 .

DESCRIPTION OF RIGHT-OF-WAY: ~~Residential~~

SEE ATTACHED DEED

Chimney Hill  
and as shown on a ~~Rightway~~ Map of the            Town of Wilmington ,  
dated September 26th , 1983 , and filed in Map Bk. 5 on pages 11-31 of the Records  
of the            Town of Wilmington by the            Town Clerk of  
said            town incorporated herein by reference and attested to on  
said map by said            Town Clerk.

Dated at Wilmington , County of Windham and State of  
Vermont, this 18th day of January , A.D., 1984 .

Jean F. Conedy  
Cherie B. Allen  
John W. Boyd  
Guinevere A. Page  
Helen M. Murray  
BOARD  
OF  
SELECTMEN  
~~ALDERMEN~~  
~~TRUSTEES~~

and the MAYOR of the City of Wilmington .

\*\*\*\*\*

WILMINGTON , VERMONT  
            
January , 19 84 .

THE ABOVE IS A TRUE COPY OF THE DESCRIPTION OF CLASS 3 HIGHWAY COMPLETED AND OPENED  
FOR PUBLIC TRAVEL, RECORDED IN BOOK 94 ON PAGE 120 OF THE            LAND RECORDS  
OF THE            TOWN OF WILMINGTON ON THE 5th DAY OF OCTOBER ,  
19 83 , AT 2:55 O' CLOCK, P .M.

ATTEST: Mari-Lou Rich  
            
TOWN CLERK OF WILMINGTON , VERMONT

ACCEPTANCE OF HIGHWAY - WILMINGTON, VERMONT

WHEREAS, CHIMNEY HILL OWNERS ASSOCIATION, INC. has designated certain lands in the Town of Wilmington, Vermont for public highway purposes; and

WHEREAS, the Board of Selectmen of said Town of Wilmington has made examination of the said lands; and

WHEREAS, the said Board of Selectmen in accordance with the Judgment Order of the Superior Court finds that the public good, convenience and the necessity of individuals require that said lands be accepted by the Town of Wilmington, for public highway purposes; and

WHEREAS, CHIMNEY HILL OWNERS ASSOCIATION, INC. has executed a deed conveying said lands to the TOWN OF WILMINGTON, which is set forth above;

NOW THEREFORE, upon the finding and Court Order that the public good and convenience and the necessity of individuals require that the said land be accepted by the Town of Wilmington, Vermont for public highway purposes, it is HEREBY ORDERED that the parcel of land described in the deed set forth above, be accepted by the Town of Wilmington for public highway purposes, and the same is hereby established as a public highway.

Dated at Wilmington, County of Windham and State of Vermont

this 28th day of September, 1983.

In Presence of:

TOWN OF WILMINGTON  
BOARD OF SELECTMEN

Eric L. DeLaney  
Kathy McMaster

Jean F. Conedy  
Debbie B. Allen  
John W. Boyd  
William R. Paine  
Ann Newway Paul

Wilmington, Vermont Town Clerk's office, October 5  
A.D. 1983 at 2 o'clock and 55 minutes P.M. then received an instrument for record of which the foregoing is a true copy.

Attest:

Mari Lou Paul  
Town Clerk

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS

THAT CHIMNEY HILL OWNERS ASSOCIATION, INC., a Vermont corporation with its principal place of business in Wilmington, 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 WILMINGTON, 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, the TOWN OF WILMINGTON, its successors and assigns forever, a certain piece of land in Wilmington, in the County of Windham and State of Vermont, described as follows, viz:

A parcel of land lying in the Town of Wilmington, Vermont on which runs a roadway referred to as Chimney Hill Road and the Binney Brook Road (except for that portion of Chimney Hill Road already a Town Highway) and Country Club Road and a portion of Howes Loop Road as further described below, said parcel being 50 feet in width and being the same lands subject to a Judgment Order of the Windham Superior Court December 1, 1982 in Docket No. S-41-80 WmC.

The purpose of this instrument is to dedicate said land to the Town of Wilmington, Vermont and to the Public, for the purpose of establishing ways and roads for the use of the general public and for the further purpose of making the parcel described available for such incidental uses as the public necessity may require.

The parcel conveyed herein is conveyed subject to all easements of record or in fact.

Vermont Property Transfer Tax

10/11/83

**-ACKNOWLEDGMENT-**

Return Rec'd. for Vermont Property Transfer Tax Rec'd.  
Vt. Land Use & Development Plans Act Cert. Rec'd.

Return No. 633773  
Signed Mari Lou Rusk Clerk  
Date 10/11/83

## BOUNDARY DESCRIPTION

## CHIMNEY HILL ROAD :

Being a 50 foot wide roadway known as Chimney Hill Road located in the Town of Wilmington, said roadway being the same as shown on plans entitled "Road Layout of a portion of Chimney Hill Development prepared for Windham County Road Commissioners" prepared by Southern Vermont Engineering in March 1982, W.O. 1201, 4-8 and sheet 20 of 20, and being more particularly described around its perimeter as follows;

Beginning at a concrete monument to be set at a point on the northerly right of way bound of said Chimney Hill Road and also lying on the southerly right of way bound of Pond Loop, so called, as shown on aforementioned plans on sheet 20;

Thence southwesterly along a curve to the right having a radius of 27.83 feet and an arc distance of 49.70 feet to a point of tangency;

Thence S 73° 46'W a distance of 133.56 feet to a point of curvature;

Thence along a curve to the left having a radius of 196.61 feet and an arc distance of 78.92 feet to a point of tangency;

Thence S 50° 46'W a distance of 178.00 feet to a point of curvature;

Thence along a curve to the right having a radius of 44.20 feet and an arc distance of 45.90 feet to a point of tangency;

Thence N 69° 44'W a distance of 236.14 feet to a point of curvature;

Thence along a curve to the left having a radius of 200.00 feet and an arc distance of 62.05 feet to a point on the northerly right of way bound of said Pond Loop, so called;

Thence S 17° 16'W along the easterly bound of Pond Loop, so called, a distance of 116.80 feet to a point;

Thence S 17° 16'W a distance of 216.75 feet to an iron pipe set at a point of curvature;

Thence along a curve to the right having a radius of 110.26 feet and an arc distance of 74.55 feet to a point of tangency;

Thence S 56° 00'W and crossing over Brook Loop, so called, a distance of 112.11 feet to a point of curvature;

Thence along a curve to the right having radius of 1599.85 feet and an arc distance of 174.49 feet to a point of compound curvature;

Thence along a curve to the right having a radius of 430.00 feet and an arc distance of 243.91 feet to a point of reverse curvature;

Thence crossing over Brook Loop along a curve to the left having a radius of 490.00 feet and an arc distance of 165.81 feet to a point of compound curvature;

Thence along a curve to the left having a radius of 150.00 feet and an arc distance of 37.02 feet to a concrete monument to be set at a point of tangency;

Thence S  $61^{\circ} 13'W$  a distance of 174.92 feet to a concrete monument to be set at a point of curvature;

Thence along a curve to the right having a radius of 35.00 feet and an arc distance of 62.99 feet to a point of tangency;

Thence N  $15^{\circ} 40'W$  a distance of 159.59 feet to a point of curvature;

Thence along a curve to the right having a radius of 142.24 feet and an arc distance of 32.27 feet to a point of tangency;

Thence N  $02^{\circ} 40'W$  a distance of 132.15 feet to a point of curvature;

Thence along a curve to the right having a radius of 450.00 feet and an arc distance of 82.47 feet to a point of tangency;

Thence N  $07^{\circ} 50'E$  a distance of 161.06 feet to a point of curvature;

Thence along a curve to the right having a radius of 763.88 feet and an arc distance of 191.16 feet to a point of tangency;

Thence N  $22^{\circ} 10'E$  a distance of 55.71 feet to a point of curvature;

Thence along a curve to the right having a radius of 269.97 feet and an arc distance of 120.52 feet to a point of tangency;

Thence N  $47^{\circ} 45'E$  a distance of 100.00 feet to a point of curvature;

Thence along a curve to the left having a radius of 300.00 feet and an arc distance of 69.97 feet to a point of compound curvature;

Thence crossing over Old Town Road, along a curve to the left having a radius of 50.00 feet and an arc distance of 27.72 feet to a point of tangency;

Thence N  $02^{\circ} 37'E$  a distance of 29.78 feet to a point;

Thence N  $02^{\circ} 43'E$  a distance of 219.94 feet to a point of curvature;

Thence along the south bound of Big Bend Loop, so called, and along a curve to the left having a radius of 80.00 feet and an arc distance of 76.72 feet to a point of tangency;

Thence N  $52^{\circ} 13'W$  a distance of 67.84 feet to an iron pipe set at a point of curvature;

Thence along a curve to the left having a radius of 361.23 feet and an arc distance of 110.94 feet to a point of compound curvature;

Thence along a curve to the left having a radius of 187.50 feet and an arc distance of 85.75 feet to a point of compound curvature lying in the travelled way of Big Bend Loop, so called;

Thence crossing along Big Bend Loop and along a curve to the left having a radius of 700.00 feet and an arc distance of 48.87 feet to a point of tangency;

Thence S 79° 59'W a distance of 230.00 feet to an iron pipe;

Thence N 63° 01'W a distance of 145.00 feet to an iron pipe;

Thence N 01° 24'E a distance of 55.75 feet to a point of curvature;

Thence passing thru an iron pipe along a curve to the right having a radius of 187.50 feet and an arc distance of 161.18 feet to a point of tangency;

Thence N 50° 39'E a distance of 105.58 feet to a point of curvature;

Thence along a curve to the left having a radius of 358.50 feet and an arc distance of 107.93 feet to a point of compound curvature;

Thence along a curve to the left having a radius of 175.00 feet and an arc distance of 46.32 feet to a point of compound curvature;

Thence along a curve to the left having a radius of 749.25 feet and an arc distance of 112.68 feet to a point of reverse curvature;

Thence along a curve to the right having a radius of 225.00 feet and an arc distance of 82.47 feet to a point of reverse curvature;

Thence along a curve to the left having a radius of 155.00 feet and an arc distance of 90.63 feet to a point of tangency;

Thence N 02° 53'W a distance of 80.00 feet to an iron pipe set at a point of curvature;

Thence along a curve to the left having a radius of 750.00 feet and an arc distance of 116.41 feet to a point of reverse curvature;

Thence along a curve to the right having a radius of 955.00 feet and an arc distance of 356.71 feet to a point of reverse curvature;

Thence along a curve to the left having a radius of 820.00 feet and an arc distance of 145.06 feet to a point of reverse curvature;

Thence along a curve to the right having a radius of 187.50 feet and an arc distance of 39.27 feet to a point of tangency;

Thence N 11° 29'E and crossing over Berry Lane, so called, a distance of 392.50 feet to a point on the southerly right of way bound of Binney Brook Road, so called;

Thence N 47° 54'W along the southerly right of way bound of Binney Brook, so called, Road a distance of 58.09 feet to a point on the westerly right of way bound of Binney Brook Road and the westerly right of way bound of Chimney Hill Road, the last fifty two courses being along the northerly or easterly right of way bound of Chimney Hill Road;

Thence S  $11^{\circ}29'$ W a distance of 422.08 feet to a point of curvature;

Thence along a curve to the left having a radius of 237.50 feet and an arc distance of 49.74 feet to a point of reverse curvature;

Thence along a curve to the right having a radius of 770.00 feet and an arc distance of 136.22 feet to a point of reverse curvature;

Thence along a curve to the left having a radius of 1005.00 feet and an arc distance of 321.71 feet to a point of curvature on the northerly right of way bound of Upper Dam Road, so called;

Thence continuing along said curve to the left having a radius of 1005.00 feet and an arc distance of 53.67 feet to a point of reverse curvature;

Thence along a curve to the right having a radius of 700.00 feet and an arc distance of 62.42 feet to a point of curvature on the southerly right of way bound of Upper Dam Road;

Thence continuing along said curve to the right having a radius of 700.00 feet and an arc distance of 46.23 feet to a point of tangency;

Thence S  $02^{\circ}53'$ E a distance of 80.00 feet to a point of curvature;

Thence along a curve to the right having a radius of 105.00 feet and an arc distance of 61.39 feet to a point of reverse curvature;

Thence along a curve to the left having a radius of 275.00 feet and an arc distance of 100.79 feet to a point of reverse curvature;

Thence along a curve to the right having a radius of 699.25 feet and an arc distance of 105.16 feet to a point of compound curvature;

Thence along a curve to the right having a radius of 125.00 feet and an arc distance of 33.09 feet to a point of compound curvature;

Thence along a curve to the right having a radius of 308.50 feet and an arc distance of 92.88 feet to a point of tangency;

Thence S  $50^{\circ}39'$ W a distance of 105.58 feet to a point of curvature;

Thence along a curve to the left having a radius of 237.50 feet and an arc distance of 204.16 feet to a point of tangency;

Thence S  $01^{\circ}24'$ W a distance of 87.25 feet to a point lying in the travelled way of Spruce Grove Road, so called;

Thence S  $63^{\circ}08'$ E a distance of 193.22 feet to a point;

Thence N  $79^{\circ}59'$ E a distance of 246.73 feet to a point of curvature;

Thence passing over Little Bend along a curve to the right having a radius of 650.00 feet and an arc distance of 45.38 feet to a point of compound curvature;



Thence along a curve to the right having a radius of 137.50 and an arc distance of 62.88 feet to a point of compound curvature;

Thence along a curve to the right having a radius of 311.23 feet and an arc distance of 95.58 feet to a point of tangency;

Thence S  $52^{\circ} 13'E$  a distance of 67.84 feet to a point of curvature;

Thence along a curve to the right having a radius of 30.00 feet and an arc distance of 28.77 feet to a point of tangency;

Thence S  $02^{\circ} 43'W$  and passing thru an iron pipe a distance of 219.94 feet to a point;

Thence S  $02^{\circ} 37'W$  a distance of 29.87 feet to a point of curvature;

Thence southwesterly along a curve to the right having a radius of 250.00 feet and an arc distance of 58.31 feet to a point of tangency;

Thence S  $47^{\circ} 45'W$  a distance of 100.00 feet to a point of curvature;

Thence along a curve to the left having a radius of 319.97 feet and an arc distance of 142.84 feet to a point of tangency;

Thence S  $22^{\circ} 10'W$  a distance of 55.71 feet to a point of curvature;

Thence along a curve to the left having a radius of 813.88 feet and an arc distance of 203.67 feet to a point of tangency;

Thence S  $07^{\circ} 50'W$  a distance of 161.06 feet to a point of curvature;

Thence along a curve to the left having a radius of 500.00 feet and an arc distance of 91.63 feet to a point;

Thence S  $02^{\circ} 40'E$  a distance of 132.15 feet to a point of curvature;

Thence along a curve to the left having a radius of 192.24 feet and an arc distance of 43.62 feet to a point of tangency;

Thence S  $15^{\circ} 40'E$  a distance of 159.59 feet to a point of curvature;

Thence along a curve to the left having a radius of 85.00 feet and an arc distance of 152.97 feet to a point of tangency;

Thence N  $61^{\circ} 13'E$  and passing thru two iron pipes a distance of 174.92 feet to an iron pipe set at a point of curvature;

Thence along a curve to the right having a radius of 100.00 feet and an arc distance of 24.68 feet to a point of compound curvature;

Thence along a curve to the right having a radius of 440.00 feet and an arc distance of 148.89 feet to a point of reverse curvature;

Thence along a curve to the left having a radius of 480.00 feet and an arc distance of 272.27 feet to a point of compound curvature;

Thence along a curve to the left having a radius of 1649.85 feet and an arc distance of 179.94 feet to a point of tangency;

Thence N 56° 00'E and crossing Quail Court, so called, a distance of 112.11 feet to a point of curvature;

Thence crossing over Quail Court along a curve to the left having a radius of 160.26 feet and an arc distance of 108.35 feet to a point of tangency;

Thence N 17° 16'E a distance of 199.30 feet to a point;

Thence N 32° 16'E a distance of 68.76 feet to a point of curvature;

Thence along a curve to the right having a radius of 30.00 feet and an arc distance of 40.84 feet to a concrete monument to be set at a point of tangency;

Thence S 69° 44'E a distance of 196.62 feet to a concrete monument to be set at a point of curvature;

Thence along a curve to the left having a radius of 94.20 feet and an arc distance of 97.82 feet to a point of tangency;

Thence N 50° 46'E a distance of 178.00 feet to a point of curvature;

Thence along a curve to the right having a radius of 146.61 feet and an arc distance of 58.85 feet to a point of tangency;

Thence N 73° 46'E a distance of 230.22 feet to a point on the southerly bound of the existing town road know as Chimney Hill Road;

Thence N 28° 33'W a distance of 96.66 feet to a point on the easterly right of way bound of Pond Loop and the northerly right of way bound of Chimney Hill Road, the last fifty one courses being along the westerly or southwesterly right of way bound of Chimney Hill Road;

Thence S 61° 27'W along the southerly right of way bound of Pond Loop a distance of 50.00 feet to the point of beginning;

Said roadway containing 7.22 acres, more or less.

CHIMNEY HILL DEVELOPMENT

TOWN OF WILMINGTON

T46

BOUNDARY DESCRIPTION

BINNEY BROOK ROAD

Being a fifty foot wide roadway know as Binney Brook Road, in the Town of Wilmington, said roadway being the same as shown on plans entitled "Road layout of a portion of Chimney Hill Development prepared for Windham County Road Commissioners' prepared by Southern Vermont Engineering in March 1982, W.O. 1202, Sheets 1 through 4 of 20, said roadway being more particularly described around its perimeter as follows:

Beginning at a concrete monument to be set lying on the northerly right of way bound of town road no. Chimney Hill Road, so called, and the easterly right of way bound of said Binney Brook Road;

Thence N 26° 06'W a distance of 297.45 feet to a concrete monument to be set at a point of curvature;

Thence along a curve to the left having a radius of 292.03 feet and an arc distance of 222.56 feet to a point of tangency;

Thence N 69° 46'W a distance of 150.00 feet to a point of curvature;

Thence along a curve to the right having a radius of 96.21' and an arc distance of 85.85 feet to a point of reverse curvature on the easterly right of way bound of Howe's Loop, so called;

Thence along the southerly bound of Howe's Loop, so called, and along a curve to the left having a radius of 105.00 feet and an arc distance of 116.31 feet to a point of reverse curvature;

Thence along the southerly bound of Howe's Loop, so called, and along a curve to the right having a radius of 547.98 feet and an arc distance of 9.35 feet to a point of reverse curvature located on the westerly right of way bound of Howe's Loop, so called;

Thence along a curve to the right having a radius of 547.98 feet and an arc distance of 160.20 feet to a point of tangency;

Thence N 64° 22'W a distance of 180.00 feet to a point of curvature;

Thence along a curve to the right having a radius of 120.00 feet and an arc distance of 125.66 feet to a point of tangency;

Thence N 04° 22'W a distance of 135.00 feet to a point;

Thence N 06° 25'E a distance of 171.00 feet to a point of curvature;

Thence along the easterly bound of Large Maple Way, so called, and along a curve to the left having a radius of 175.00 feet and an arc distance of 172.57 feet to a point of compound curvature;

Thence along, the southerly bound of Large Maple Way, so called, and along a curve to the left having a radius of 100.00 feet and an arc distance of 105.69 feet to a point of reverse curvature;

Thence along a curve to the right having a radius of 1850.00 feet and an arc distance of 263.07 feet to a point of compound curvature;

Thence along a curve to the right having a radius of 275.00 feet and an arc distance of 98.39 feet to a point of compound curvature;

Thence along a curve to the right having a radius of 45.00 feet and an arc distance of 75.79 feet to a point of reverse curvature;

Thence along a curve to the left having a radius of 460.00 feet and an arc distance of 219.45 feet to a point of compound curvature;

Thence along the southerly bound of Lilla Lane, so called, and along a curve to the left having a radius of 100.00 feet and an arc distance of 131.77 feet to a point of tangency;

Thence N 88° 20'W a distance of 87.04 feet to a point of curvature;

Thence along a curve to the right having a radius of 145.35 feet and an arc distance of 106.56 feet to a point of tangency;

Thence N 46° 20'W a distance of 191.50 feet to a point of curvature;

Thence along a curve to the right having a radius of 62.50 feet and an arc distance of 83.18 feet to a point of tangency;

Thence N 29° 55'E a distance of 101.00 feet to a point of curvature;

Thence along a curve to the left having a radius of 175.00 feet and an arc distance of 49.63 feet to a point of reverse curvature;

Thence along a curve to the right having a radius of 75.00 feet and an arc distance of 58.25 feet to a point of reverse curvature;

Thence along a curve to the left having a radius of 237.50 feet and an arc distance of 221.28 feet to a point of reverse curvature;

Thence along a curve to the right having a radius of 30.00 feet and an arc distance of 26.95 feet to a point on the easterly right of way bound of Howe's Loop;

Thence along the southerly bound of Howe's Loop, so called, N 21° 50'W a distance of 58.04 feet to an iron pipe on the westerly bound of Howe's Loop;

Thence N62° 18'W a distance of 101.52 feet to a point of curvature;

Thence along a curve to the left having a radius of 119.60 feet and an arc distance of 82.48 feet to a concrete monument to be set at a point of tangency;

Thence S  $78^{\circ}$  11'W a distance of 254.47 feet to a concrete monument to be set;

Thence S  $84^{\circ}$  26'W a distance of 157.27 feet to a point of curvature;

Thence along a curve to the right having a radius 187.50 feet and an arc distance of 96.54 feet to a point of tangency;

Thence N  $66^{\circ}$  04'W a distance of 133.00 feet to a point of curvature;

Thence along a curve to the left having a radius of 250.00 feet and an arc distance of 56.72 feet to a point of reverse curvature;

Thence along a curve to the right having a radius of 337.50 feet and an arc distance of 120.75 feet to a point of tangency;

Thence N  $58^{\circ}$  34'W a distance of 81.00 feet to a point of curvature;

Thence along a curve to the left having a radius of 130.00 feet and an arc distance of 102.10 feet to a point of tangency;

Thence S  $76^{\circ}$  26'W a distance of 65.13 feet to a point on the easterly right of way bound of Upper Dam Road, so called;

Thence continuing S  $76^{\circ}$  26'W a distance of 117.83 feet to a point on the westerly right of way bound of Upper Dam Road, so called, and also lying on the westerly right of way bound of said Binney Brook Road, the last 40 courses being along the northerly right of way bound of Binney Brook Road, so called;

Thence S  $21^{\circ}$  00'W a distance of 90.48 feet to a point on the northerly right of way bound of Chimney Hill Road, and the southerly right of way bound of said Binney Brook Road;

Thence S  $47^{\circ}$  54'E along the northerly bound of Chimney Hill Road, so called, a distance of 58.09 feet to a point located on the easterly bound of Chimney Hill Road, so called and the southerly bound of said Binney Brook Road, so called;

Thence northerly along a curve to the right having a radius of 25.71 feet and an arc distance of 142.49 feet to a point of tangency;

Thence N  $76^{\circ}$  26'E a distance of 87.64 feet to a point of curvature;

Thence along a curve to the right having a radius of 80.00 feet and an arc distance of 62.83 feet to a point of tangency;

Thence S  $58^{\circ}$  34'E a distance of 81.00 feet to a point of curvature;

Thence along a curve to the left having a radius of 387.50 feet and an arc distance of 138.65 feet to a point of reverse curvature;

Thence along a curve to the right having a radius of 200.00 feet and an arc distance of 45.38 feet to a point of tangency;

Thence S 66° 04'E a distance of 133.00 feet to a point of curvature;

Thence along a curve to the left having a radius of 237.50 feet and an arc distance of 122.28 feet to a point of tangency;

Thence N 84° 26'E a distance of 160.00 feet to a point;

Thence N 78° 11'E a distance of 257.20 feet to a point of curvature;

Thence along a curve to the right having a radius of 69.60 feet and an arc distance of 48.00 feet to a point of tangency;

Thence S 62° 18'E a distance of 48.32 feet to a point of curvature;

Thence along a curve to the right having a radius of 54.29 feet and an arc distance of 63.58 feet to a point of compound curvature;

Thence along a curve to the right having a radius of 187.50 feet and an arc distance of 174.70 feet to a point of reverse curvature;

Thence along a curve to the left having a radius of 125.00 feet and an arc distance of 97.08 feet to a point of reverse curvature;

Thence along a curve to the right having a radius of 125.00 feet and an arc distance of 35.45 feet to a point of tangency;

Thence S 29° 55'W a distance of 101.00 feet to a point of curvature;

Thence along a curve to the left having a radius of 112.50 feet and an arc distance of 149.72 feet to a point of tangency;

Thence S 46° 20'E and passing thru two iron pipes a distance of 191.50 feet to a point of curvature;

Thence along a curve to the left having a radius of 195.35 feet and an arc distance of 143.22 feet to a point of tangency;

Thence S 88° 22'E a distance of 87.04 feet to a point of curvature;

Thence along a curve to the right having a radius of 50.00 feet and an arc distance of 65.89 feet to a point of compound curvature;

Thence along a curve to the right having a radius of 410.00 feet and an arc distance of 195.59 feet to a point of reverse curvature;

Thence along a curve to the left having a radius of 95.00 feet and an arc distance of 160.00 feet to a point of compound curvature;

Thence along a curve to the left having a radius of 325.00 feet and an arc distance of 116.28 feet to an iron pipe set at a point of compound curvature;

Thence along a curve to the left having a radius of 1900.00 feet and an arc distance of 270.18 feet to a point of reverse curvature;

Thence along a curve to the right having a radius of 50.00 feet and an arc distance of 52.84 feet to a point of compound curvature;

Thence along a curve to the right having a radius of 125.00 feet and an arc distance of 123.26 feet to a point of tangency;

Thence S  $06^{\circ} 25'$  W a distance of 175.72 feet to a point;

Thence S  $04^{\circ} 22'$  E a distance of 139.83 feet to a point of curvature;

Thence along a curve to the left having a radius of 170.00 feet and an arc distance of 178.02 feet to a point of tangency;

Thence S  $64^{\circ} 22'$  E a distance of 180.00 feet to a point of curvature;

Thence along a curve to the left having a radius of 597.98 feet and an arc distance of 185.02 feet to a point of reverse curvature;

Thence along a curve to the right having a radius of 55.00 feet and an arc distance of 60.93 to a point of reverse curvature;

Thence along a curve to the left having a radius of 146.21' and an arc distance of 130.47 feet to a point of tangency;

Thence S  $69^{\circ} 46'$  E a distance of 150.00 feet to a point of curvature;

Thence along a curve to the right having a radius of 242.03 feet a distance of 184.46 feet to a point of tangency;

Thence S  $26^{\circ} 06'$  E a distance of 270.58 feet to a point on the northerly right of way bound of town road no. Chimney Hill Road, so called;

Thence S  $87^{\circ} 51'$  E along the northerly bound of Chimney Hill Road, so called, 56.76 feet to the point of beginning, the last 41 courses being along the southerly right of way bound of Binney Brood Road.

Said road way containing 5.99 acres, more or less.

## BOUNDARY DESCRIPTION

HOWE'S LOOP<sup>T91</sup> SECTION CONNECTING  
BINNEY BROOK ROAD AND COUNTRY CLUB ROAD<sup>T90</sup>

Being a 50 foot wide roadway known as Howe's Loop located in the Town of Wilmington, said roadway being the same as shown on plans entitled "Road Layout of a portion of Chimney Hill Development prepared for Windham County Road Commissioners" prepared by Southern Vermont Engineering in March 1982, W.O. 1202, sheet 1 and sheet 9, said roadway being that portion of Howe's Loop connecting Binney Brook Road and Country Club Road, and being more particularly around its perimeter described as follows:

Beginning at a point located on the westerly right of way bound of Howe's Loop and the northerly right of way bound of Binney Brook Road, as shown on aforementioned plans on sheet 1;

Thence along a curve to the left having a radius of 38.96 feet and an arc distance of 64.17 feet to a point of tangency;

Thence N 04° 30'E a distance of 282.76 feet to a point of curvature;

Thence along a curve to the left having a radius of 500.00 feet and an arc distance of 126.59 feet to a point of reverse curvature;

Thence along a curve to the right having a radius of 253.04 feet and an arc distance of 52.49 feet to a point of tangency;

Thence N 01° 53'E a distance of 100.00 feet to an iron pipe set on the westerly right of way bound of Howe's Loop, so called, the last five courses being along the westerly right of way bound of said Howe's Loop;

Thence S 84° 07'E across said Howe's Loop, so called, a distance of 50.12 feet to a point on the easterly right of way bound of said Howe's Loop;

Thence S 01° 53'W a distance of 29.12 feet to a point of curvature;

Thence along a curve to the left having a radius of 30.00 feet and an arc distance of 42.65 feet to a point on the northerly right of way bound of Country Club Road, so called;

Thence S 04° 30'W along the westerly bound of Country Club Road, so called, a distance of 218.17 feet to a point on the southerly right of way bound of said Country Club Road;

Thence S 04° 30'W a distance of 348.00 feet to a point of curvature;

Thence along a curve to the left having a radius of 96.21 feet and an arc distance of 38.85 feet to a point on the northerly bound of Binney Brook Road, so called, the southerly right of way bound of Howe's Loop, the last five courses being along the easterly right of way bound of said Howe's Loop;



Thence westerly along the northerly bound of Binney Brook Road, so called, westerly a curve to the left having a radius of 105.00 feet and an arc distance of 116.31 feet to a point of reverse curvature;

Thence along a curve to the right having a radius of 547.98 feet and an arc distance of 9.35 feet to the point of beginning, the last two courses being along the southerly right of way bound of Howe's Loop and the northerly right of way bound of Binney Brook Road;

Said roadway containing 0.7 acres, more or less.

TO HAVE AND TO HOLD said granted premises, with all the privileges and appurtenances thereof, to the said Grantee, the TOWN OF WILMINGTON, its successors and assigns, their own use and behoof forever;

And the said Grantor, CHIMNEY HILL OWNERS ASSOCIATION, INC. for itself and its successors and assigns, executors and administrators, do covenant with the said Grantee, the TOWN OF WILMINGTON, its successors and assigns, that until the ensealing of these presents, it is the sole owner of the premises, and has good right and title to convey the same in manner aforesaid, that they are FREE FROM EVERY ENCUMBRANCE; except as aforesaid;

And it hereby engages to WARRANT AND DEFEND the same against all lawful claims whatever, except as aforesaid.

IN WITNESS WHEREOF, CHIMNEY HILL OWNERS ASSOCIATION, INC. hereunto sets its hand and seal this 23<sup>rd</sup> day of September, A. D. 1983.

In Presence of: CHIMNEY HILL OWNERS ASSOCIATION, INC.

Donna Livingston-Smith By: Richard J. Christensen L.S.  
Authorized Agent

Ronald Harry

STATE OF VERMONT  
COUNTY WINDHAM SS.

At Wilmington, this 23<sup>rd</sup> day of  
September A. D. 1983

Richard J. Christensen, authorized agent of Chimney Hill Owners Association, Inc. personally appeared, and he acknowledged this instrument, by him sealed and subscribed, to be his and its free act and deed.

Before me, Ronald Harry  
Notary Public

2/10/87

Wilmington, Vermont Town Clerk's office, October 5  
A.D. 1983 at 2 o'clock and 55 minutes P.M. then received an  
instrument for record of which the foregoing is a true copy.

Attest: Mari-Lou Kell  
Town Clerk