

District 3, 4
 Certcode 1405-0

**CERTIFICATE OF HIGHWAY MILEAGE
 YEAR ENDING FEBRUARY 10, 2022**

Received
 JAN 23 2022
 Policy, Planning & Intermodal
 Development Division

Fill out form, make and file a copy with the Town Clerk, and submit the Mileage Certificate on or before February 20, 2022 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: Vermont Agency of Transportation, Policy, Planning & Intermodal Development Division, 219 North Main Street, Barre VT 05641.

We, the members of the legislative body of **BRIDGEWATER** in **WINDSOR** 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	8.610				0.000
Class 3	36.70				0.000
State Highway	10.689				0.000
Total	55.999				0.000
* Class 1 Lane	0.000				
* Class 4	9.86				0.000
* Legal Trail	1.22				

* 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.

- NEW HIGHWAYS:** Please attach Selectmen's "Certificate of Completion and Opening".
- DISCONTINUED:** Please attach SIGNED copy of proceedings (minutes of meeting).
- RECLASSIFIED/REMEASURED:** Please attach SIGNED copy of proceedings (minutes of meeting).
- SCENIC HIGHWAYS:** Please attach a copy of order designating/discontinuing Scenic Highways.

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

PART III - SIGNATURES - PLEASE SIGN.

Signatures of Selectmen/ Aldermen/ Trustees:

Johnathan Croft
 Signature of T/C/V Clerk: *Nancy Robinson* Date Filed: *Jan 12, 2022*

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: 2/22/2022



TOWN OF BRIDGEWATER

45 SOUTHGATE LOOP
BRIDGEWATER, VERMONT 05034
802 672-3334 FAX: 802 672-5395

January 12, 2022

VTRANS Mapping Section
Attn: Kerry Alley/GIS Professional III
219 North Main Street
Barre, VT 05641

RE: Annual Mileage Certificate

Please find enclosed the signed Annual Mileage Certificate for the Town of Bridgewater as well as recorded documents related to deed exchanges between the Town and Richard & Ellen Broggi formally granting the town land for a section of road on Old Bridgewater Hill (TH # 32). The purpose of the deed was to establish and confirm the present location and boundaries of the three-rod right of way for Old Bridgewater Hill as it presently exists. The road and mileage already exists on the highway map, these documents are for your files.

Please let me know if you have any questions.

Best,

Handwritten signature of Nancy Robinson in blue ink.

Nancy Robinson
Bridgewater Town Clerk

QUITCLAIM DEED



KNOW ALL PERSONS BY THESE PRESENTS that we, **Richard Broggi and Ellen Broggi**, husband and wife, of Bridgewater, Vermont, Grantors, in the consideration of One Dollar and other good and valuable consideration, paid to our full satisfaction by the **Town of Bridgewater**, a Vermont municipal corporation in the County of Windsor and State of Vermont, Grantee, do **REMISE, RELEASE, AND FOREVER QUITCLAIM** unto the said Grantee, its successors and assigns forever, all right and title which we **Richard Broggi and Ellen Broggi**, have in and to certain lands and premises in the Town of Bridgewater, County of Windsor, and State of Vermont, described as follows, viz:

The right-of-way for Old Bridgewater Hill Road, as depicted on the survey plat entitled, "Lands Surveyed For: Richard & Ellen Broggi," prepared by Robert W. Farnsworth, R.L.S., Drawing No. 21-2534, dated October 11, 2021. Reference is made to Drawing No. 21-2534A, dated October 19, 2021 for the metes and bounds description of the right-of-2ay. Said right-of-way is three rods wide. The survey plat entitled, "Lands Surveyed For: Richard & Ellen Broggi" including Drawing No. 21-2534 and Drawing No. 21-2534A, are recorded at Map Slide 196 A and B of the Bridgewater land records.

The purpose of this deed is to establish and confirm the present location and boundaries of the three-rod right-of-way for Old Bridgewater Hill Road, Bridgewater Town Highway 32, as it presently exists over and upon the lands of the Grantors. Reference is made to the Quitclaim Deed from the Town of Bridgewater to Richard Broggi and Ellen Broggi, of even date and to be recorded herewith. Reference is also made to any 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 of right and title and interest in and to said quitclaimed premises, with the privileges and appurtenances thereof, to the said Grantee, the **Town of Bridgewater**, and its successors and assigns forever. AND FURTHERMORE, the said Grantors, **Richard Broggi and Ellen Broggi**, do for themselves and their heirs and assigns, covenant with the said Grantee, and its successors and assigns, that from and after the ensembling of these presents, the said **Richard Broggi and Ellen Broggi** will have and claim no right in or to the said quitclaimed premises, except as set forth herein.

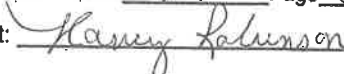
IN WITNESS WHEREOF, Grantor hereunto sets it hand and seal this 12 day of 6, 2021.


Richard Broggi

Ellen Broggi

STATE OF VERMONT
COUNTY OF WINDSOR

At Bridgewater, Vermont, this 6 day of December 2021, personally appeared Richard Broggi and Ellen Broggi and they acknowledged this instrument, by them subscribed, to be their free act and deed.

Before me, 
Notary Public
Commission No. # 157,000,1416
My commission expires: Jan 31, 2023

BRIDGEWATER TOWN CLERK'S OFFICE
Rec'd for Record Dec 7 2021 A.D.
At 11 o'clock 00 minutes A M.
Recorded in Book 101 Page 596
Attest:  Town Clerk

QUITCLAIM DEED

KNOW ALL PERSONS BY THESE PRESENTS that the **Town of Bridgewater**, a Vermont municipal corporation in the County of Windsor and State of Vermont, Grantor, in the consideration of One Dollar and other good and valuable consideration, paid to its full satisfaction by **Richard Broggi and Ellen Broggi**, husband and wife, of Bridgewater, Vermont, Grantees, does **REMISE, RELEASE, AND FOREVER QUITCLAIM** unto the said Grantees, their heirs and assigns forever, all right and title which the said **Town of Bridgewater**, and its successors and assigns has in and to certain lands and premises in the Town of Bridgewater, County of Windsor, and State of Vermont, described as follows, viz:

Parcel A, as depicted on the survey plat entitled, "Lands Surveyed For: Richard & Ellen Broggi," prepared by Robert W. Farnsworth, R.L.S., Drawing No. 21-2534, dated October 11, 2021. Reference is made to Drawing No. 21-2534A, dated October 19, 2021 for the metes and bounds description of Parcel A. Parcel A contains 9.97 acres, more or less.

Parcel B, as depicted on the survey plat entitled, "Lands Surveyed For: Richard & Ellen Broggi," prepared by Robert W. Farnsworth, R.L.S., Drawing No. 21-2534, dated October 11, 2021. Reference is made to Drawing No. 21-2534A, dated October 19, 2021 for the metes and bounds description of Parcel B. Parcel B contains 0.24 acres, more or less.

Parcel C, as depicted on the survey plat entitled, "Lands Surveyed For: Richard & Ellen Broggi," prepared by Robert W. Farnsworth, R.L.S., Drawing No. 21-2534, dated October 11, 2021. Reference is made to Drawing No. 21-2534A, dated October 19, 2021 for the metes and bounds description of Parcel C. Parcel C contains 1.37 acres, more or less.

Parcel D, as depicted on the survey plat entitled, "Lands Surveyed For: Richard & Ellen Broggi," prepared by Robert W. Farnsworth, R.L.S., Drawing No. 21-2534, dated October 11, 2021. Reference is made to Drawing No. 21-2534A, dated October 19, 2021 for the metes and bounds description of Parcel D. Parcel D contains 4.02 acres, more or less.

Parcel E, as depicted on the survey plat entitled, "Lands Surveyed For: Richard & Ellen Broggi," prepared by Robert W. Farnsworth, R.L.S., Drawing No. 21-2534, dated October 11, 2021. Reference is made to Drawing No. 21-2534A, dated October 19, 2021 for the metes and bounds description of Parcel E. Parcel E. 32.02 contains, more or less.

The survey plat entitled, "Lands Surveyed For: Richard & Ellen Broggi" including Drawing No. 21-2534 and Drawing No. 21-2534A, are recorded at Map Slide 196 A and B of the Bridgewater land records.

The purpose of this deed is to establish and confirm the present location and boundaries of the three-rod right-of-way for Old Bridgewater Hill Road, Bridgewater Town Highway 32, as it presently exists, and to release and quitclaim to the Grantees, their heirs and assigns, any interest the Town of Bridgewater may have to the right-of-way for Old Bridgewater Hill Road, Bridgewater Town Highway 32, as said right-of-way may have existed in one or more prior locations over and upon the lands of the Grantees. Reference is made to the Quitclaim Deed from Richard Broggi and Ellen Broggi to the Town of Bridgewater, of even date and to be recorded herewith.

Reference is also made to any 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 of right and title and interest in and to said quitclaimed premises, with the privileges and appurtenances thereof, to the said Grantees, **Richard Broggi and Ellen Broggi**, and their heirs and assigns forever. AND FURTHERMORE, the said Grantor, **Town of Bridgewater**, does for itself and its successors and assigns, covenant with the said Grantees, and their heirs and assigns, that from and after the ensembling of these presents, the said **Town of Bridgewater** will have and claim no right, in, or to the said quitclaimed premises, except as set forth herein.

IN WITNESS WHEREOF, Grantor hereunto sets it hand and seal this 6 day of DECI, 2021.

TOWN OF BRIDGWATER

By: Lynne Bertram
Lynne Bertram, Selectboard Chair
Duly Authorized

STATE OF VERMONT
COUNTY OF WINDSOR

At Bridgewater, Vermont, this 6 day of December 2021, personally appeared Lynne Bertram, Selectboard Chair and Duly Authorized Agent of the Town of Bridgewater, and she acknowledged this instrument, by her subscribed, to be her free act and deed and the free act and deed of the Town of Bridgewater.

Before me, Karen Salenski
Notary Public
Commission No. 157-0001416
My commission expires: Jan 31, 2023

BRIDGEWATER TOWN CLERK'S OFFICE

Rec'd for Record Dec 7 20 21 A.D.
At 11 o'clock 00 minutes A M.
Recorded in Book 101 Page 594-595
Attest: Karen Salenski Town Clerk

ACKNOWLEDGEMENT

RETURNED RECEIVED
(Including certificates and if required, ACT 250 disclosure statement) and tax paid.
Return number # 21-132
Signed Karen Salenski clerk
Date Dec 7, 2021

574

QUITCLAIM DEED

KNOW ALL PERSONS BY THESE PRESENTS that the Town of Bridgewater, a Vermont municipal corporation in the County of Windsor and State of Vermont, Grantor, in the consideration of One Dollar and other good and valuable consideration, paid to its full satisfaction by Richard Broggi and Ellen Broggi, husband and wife, of Bridgewater, Vermont, Grantees, does REMISE, RELEASE, AND FOREVER QUITCLAIM unto the said Grantees, their heirs and assigns forever, all right and title which the said Town of Bridgewater, and its successors and assigns has in and to certain lands and premises in the Town of Bridgewater, County of Windsor, and State of Vermont, described as follows, viz:

Parcel A, as depicted on the survey plat entitled, "Lands Surveyed For: Richard & Ellen Broggi," prepared by Robert W. Farnsworth, R.L.S., Drawing No. 21-2534, dated October 11, 2021. Reference is made to Drawing No. 21-2534A, dated October 19, 2021 for the metes and bounds description of Parcel A. Parcel A contains 9.97 acres, more or less.

Parcel B, as depicted on the survey plat entitled, "Lands Surveyed For: Richard & Ellen Broggi," prepared by Robert W. Farnsworth, R.L.S., Drawing No. 21-2534, dated October 11, 2021. Reference is made to Drawing No. 21-2534A, dated October 19, 2021 for the metes and bounds description of Parcel B. Parcel B contains 0.24 acres, more or less.

Parcel C, as depicted on the survey plat entitled, "Lands Surveyed For: Richard & Ellen Broggi," prepared by Robert W. Farnsworth, R.L.S., Drawing No. 21-2534, dated October 11, 2021. Reference is made to Drawing No. 21-2534A, dated October 19, 2021 for the metes and bounds description of Parcel C. Parcel C contains 1.37 acres, more or less.

Parcel D, as depicted on the survey plat entitled, "Lands Surveyed For: Richard & Ellen Broggi," prepared by Robert W. Farnsworth, R.L.S., Drawing No. 21-2534, dated October 11, 2021. Reference is made to Drawing No. 21-2534A, dated October 19, 2021 for the metes and bounds description of Parcel D. Parcel D contains 4.02 acres, more or less.

Parcel E, as depicted on the survey plat entitled, "Lands Surveyed For: Richard & Ellen Broggi," prepared by Robert W. Farnsworth, R.L.S., Drawing No. 21-2534, dated October 11, 2021. Reference is made to Drawing No. 21-2534A, dated October 19, 2021 for the metes and bounds description of Parcel E. Parcel E. 32.02 contains, more or less.

The survey plat entitled, "Lands Surveyed For: Richard & Ellen Broggi?" including Drawing No. 21-2534 and Drawing No. 21-2534A, are recorded at Map Slide 196 A and B of the Bridgewater land records.

The purpose of this deed is to establish and confirm the present location and boundaries of the three-rod right-of-way for Old Bridgewater Hill Road, Bridgewater Town Highway 32, as it presently exists, and to release and quitclaim to the Grantees, their heirs and assigns, any interest the Town of Bridgewater may have to the right-of-way for Old Bridgewater Hill Road, Bridgewater Town Highway 32, as said right-of-way may have existed in one or more prior locations over and upon the lands of the Grantees. Reference is made to the Quitclaim Deed from Richard Broggi and Ellen Broggi to the Town of Bridgewater, of even date and to be recorded herewith.

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

542

TO HAVE AND TO HOLD all of right and title and interest in and to said quitclaimed premises, with the privileges and appurtenances thereof, to the said Grantees, **Richard Broggi and Ellen Broggi**, and their heirs and assigns forever. AND FURTHERMORE, the said Grantor, **Town of Bridgewater**, does for itself and its successors and assigns, covenant with the said Grantees, and their heirs and assigns, that from and after the ensembling of these presents, the said **Town of Bridgewater** will have and claim no right, in, or to the said quitclaimed premises, except as set forth herein.

IN WITNESS WHEREOF, Grantor hereunto sets it hand and seal this 6 day of DECE, 2021.

TOWN OF BRIDGEWATER

By: Lynne Bertram
Lynne Bertram, Selectboard Chair
Duly Authorized

STATE OF VERMONT
COUNTY OF WINDSOR

At Bridgewater, Vermont, this 6 day of December, 2021, personally appeared Lynne Bertram, Selectboard Chair and Duly Authorized Agent of the Town of Bridgewater, and she acknowledged this instrument, by her subscribed, to be her free act and deed and the free act and deed of the Town of Bridgewater.

Before me, Manny Robinson
Notary Public
Commission No. 157.662416
My commission expires: Dec 31, 2023

BRIDGEWATER TOWN CLERK'S OFFICE

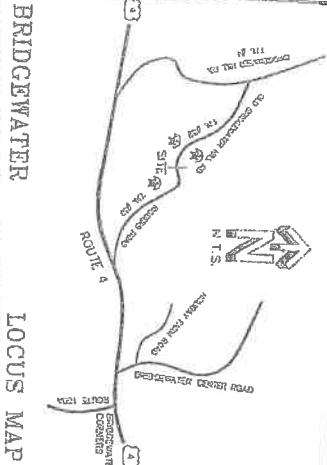
Rec'd for Record Dec 7 20 21 A.D.
At 11 o'clock 00 minutes A M.
Recorded in Book 101 Page 594-595
Attest: Manny Robinson Town Clerk

ACKNOWLEDGEMENT
RETURNED RECEIVED
(Including certificates and if required, ACT 250 disclosure statement) and tax paid.
Return number # 21-132
Signed Manny Robinson clerk
Date Dec 7 2021

Town Clerk's Office
Received for record on
Dec 7 2021 A.D. at
11 o'clock 00 minutes A M
at(n) Dutchman Bend
of which the foregoing is a true copy,
Attest: Manny Robinson Town Clerk

Robert W. Farnsworth

THIS PLAT MEETS THE REQUIREMENTS OF 27 VSA § 1403 ORIGINAL INKED PLAT PRODUCED BY: FARNSWORTH SURVEYS - P.O. BOX 68, BROWNVILLE, VERMONT 05037



Beginning at an Iron Pipe marking the southeast corner of Broggi's Home Parcel; thence S 67°00'02" W a distance of 82.82' to station 0+00 marking the centerline of Old Bridgewater Hill Road;

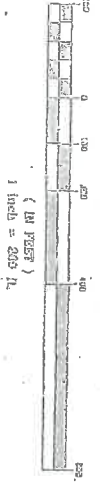
BEGINNING STATION 0+00
 thence S 69°13'22" W a distance of 78.86';
 thence S 63°15'11" W a distance of 53.51';
 thence S 46°07'11" W a distance of 88.02';
 thence S 62°04'08" W a distance of 53.70';
 thence S 73°21'46" W a distance of 68.70';
 thence S 60°45'24" W a distance of 61.77';
 thence S 86°07'31" W a distance of 87.08';
 thence S 78°46'28" W a distance of 51.83';
 thence S 73°01'13" W a distance of 58.40';
 thence S 76°26'15" W a distance of 58.06';
 thence N 66°34'53" W a distance of 58.06';
 thence N 12°49'44" W a distance of 43.27';
 thence N 80°16'25" W a distance of 27.87';
 thence N 10°30'29" W a distance of 74.81';
 thence N 00°25'03" E a distance of 35.27';
 thence N 14°03'56" E a distance of 46.60';
 thence N 26°07'47" E a distance of 48.69';
 thence N 33°34'13" E a distance of 65.73';
 thence N 30°42'06" E a distance of 80.82';
 thence N 31°02'59" E a distance of 28.72';
 thence N 28°15'11" W a distance of 24.42';
 thence N 15°20'12" W a distance of 121.26';
 thence N 11°23'49" W a distance of 192.06';
 thence N 08°49'13" W a distance of 179.59';
 thence N 10°22'45" W a distance of 117.21';

TO STATION 19+08.94
 thence N 79°37'15" E a distance of 24.75';
 which is the Iron Pin marking the right of way of Old Bridgewater Hill Road and the northwest corner of Broggi's Home Parcel.

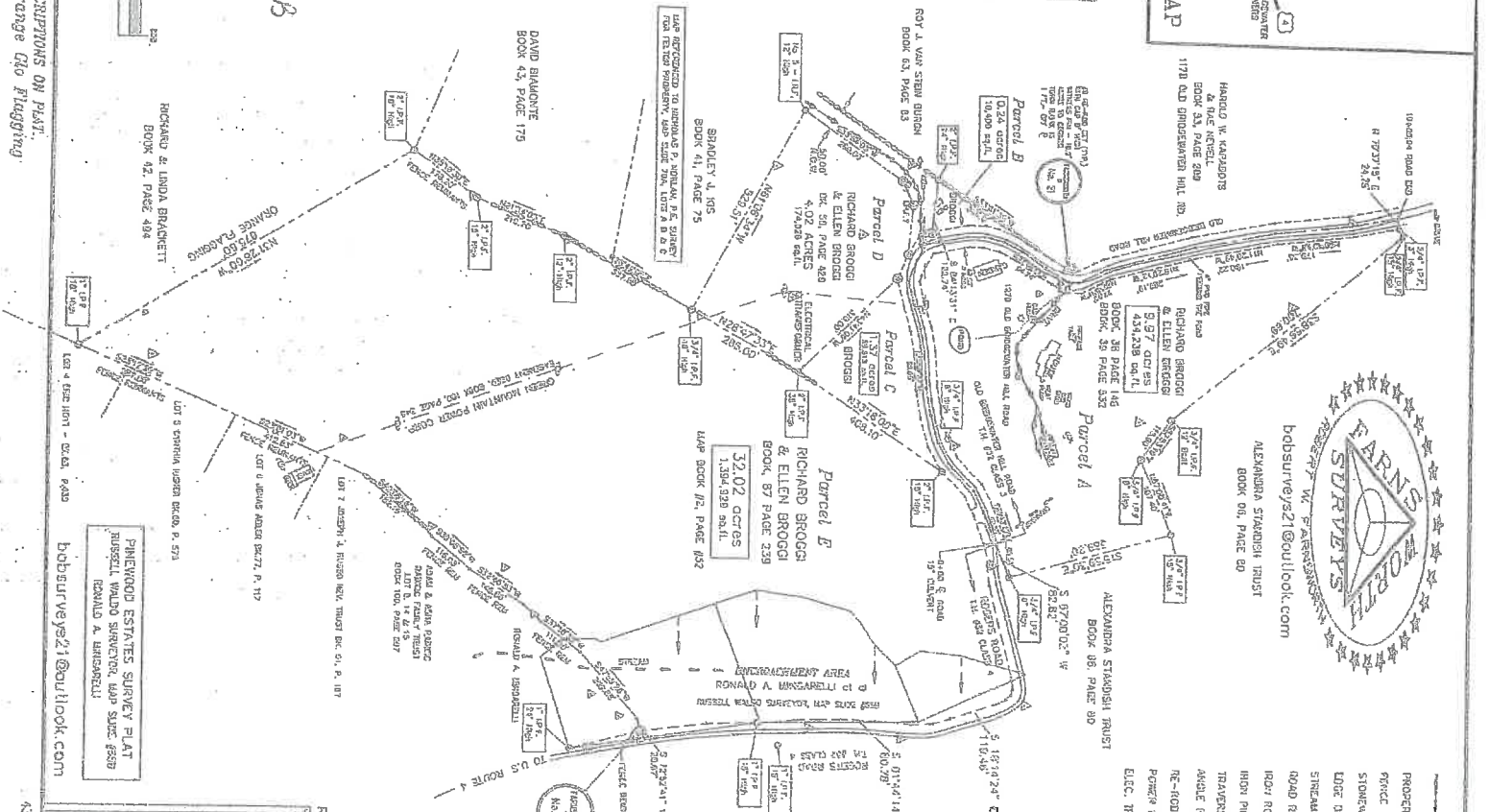
Bridgewater Town Clerk's Office
 Received for record
 Dec 1 A.D. 2021

at 10 o'clock 3 minutes AM and
 Recorded in Book Page State 196.19 v B
 Attest *Alamy* Town Clerk

GRAPHIC SCALE
 (IN FEET)
 1 inch = 200 ft.

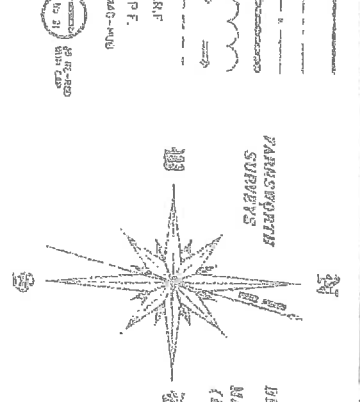


LEGAL DESCRIPTION REPORT FOR MISSING SHORT LINE DESCRIPTIONS ON PLAT.
 All boundaries have marked with Arlic Plastressment Orange Glo Flagging.



bobsurveys21@outlook.com
 ALEXANDRA STRANISH TRUST
 BOOK 04, PAGE 90

- LEGEND:
- PROPERTY LINE
 - TRACT
 - STANDARD
 - EDGE OF WOODS
 - STREAM FLOW
 - ROAD RIGHT OF WAY
 - IRON ROD FOUND
 - IRON PIPE FOUND
 - TRAVEL POINT
 - ANGLE POINT
 - RE-NOV W/CHAIN SET
 - POWER POLE
 - ELEC. TRANSFORMER



GENERAL NOTES:

- (1) THE THE HINDER OF RECORD IS DESCRIBED IN BOOK 87, PAGE 238
- (2) THE METHOD OF SURVEY WAS WITH A SODIUM SET A TRIA, STATION
- (3) THIS SURVEY MEETS CURRENT MINIMUM STANDARDS FOR PROPERTY SURVEYS.
- (4) BEARINGS SHOWN ARE REFERENCED TO A MAGNETIC MERIDIAN AND SHOWN TO THE NEAREST ANGLE RELATIONSHIPS BETWEEN THE PRINCIPAL POINTS IS SHOWN.
- (5) THERE MAY BE MOUND UNDEVELOPED BETWEEN THE PRINCIPAL POINTS IS SHOWN.
- (6) FENCES AND STAKEPOLES SHOWN ON THIS MAP.
- (7) EASEMENTS OF SERVITUDES ARE AS SHOWN ON DEEDS.
- (8) TOWN ROAD RIGHT OF WAY LINES ARE 3 RODS (48.5')
- (9) SURVEY FIELD WORK STARTED SEP. 13, 2021.
- (10) MAP REFERENCED TO RICHARD F. LUNAK, L.S. 9480 FOR JUDY A. WILSON-10 RICHARD BROGGI & ELEN BROGGI, DATED OCT. 1, 1972.
- (11) MAP REFERENCED TO RICHARD F. LUNAK, L.S. 9480 FOR JUDY A. WILSON-10 RICHARD BROGGI & ELEN BROGGI, DATED OCT. 1, 1972.
- (12) MAP REFERENCED TO RICHARD F. LUNAK, L.S. 9480 FOR JUDY A. WILSON-10 RICHARD BROGGI & ELEN BROGGI, DATED OCT. 1, 1972.
- (13) MAP REFERENCED TO RICHARD F. LUNAK, L.S. 9480 FOR JUDY A. WILSON-10 RICHARD BROGGI & ELEN BROGGI, DATED OCT. 1, 1972.
- (14) MAP REFERENCED TO RICHARD F. LUNAK, L.S. 9480 FOR JUDY A. WILSON-10 RICHARD BROGGI & ELEN BROGGI, DATED OCT. 1, 1972.
- (15) MAP REFERENCED TO RICHARD F. LUNAK, L.S. 9480 FOR JUDY A. WILSON-10 RICHARD BROGGI & ELEN BROGGI, DATED OCT. 1, 1972.
- (16) MAP REFERENCED TO RICHARD F. LUNAK, L.S. 9480 FOR JUDY A. WILSON-10 RICHARD BROGGI & ELEN BROGGI, DATED OCT. 1, 1972.
- (17) MAP REFERENCED TO RICHARD F. LUNAK, L.S. 9480 FOR JUDY A. WILSON-10 RICHARD BROGGI & ELEN BROGGI, DATED OCT. 1, 1972.
- (18) MAP REFERENCED TO RICHARD F. LUNAK, L.S. 9480 FOR JUDY A. WILSON-10 RICHARD BROGGI & ELEN BROGGI, DATED OCT. 1, 1972.
- (19) MAP REFERENCED TO RICHARD F. LUNAK, L.S. 9480 FOR JUDY A. WILSON-10 RICHARD BROGGI & ELEN BROGGI, DATED OCT. 1, 1972.
- (20) MAP REFERENCED TO RICHARD F. LUNAK, L.S. 9480 FOR JUDY A. WILSON-10 RICHARD BROGGI & ELEN BROGGI, DATED OCT. 1, 1972.

CERTIFICATION:
 THIS SURVEY IS BASED ON MONUMENTATION FOUND, TOPOGRAPHIC EVIDENCE, CONVERSATIONS WITH WADSWORTH INDIVIDUALS AND DEED DESCRIPTIONS.
 IT IS CONSISTENT WITH THIS INFORMATION TO THE BEST OF MY PROFESSIONAL KNOWLEDGE AND BELIEF.
 THIS PLAT MEETS THE REQUIREMENTS OF 27 VSA § 1403

REVISIONS: 10/19/21 - R.W.F.
 Richard & Elen Broggi
 1278 OLD BRIDGEWATER HILL ROAD
 BRIDGEWATER, VERMONT
 Farnsworth Surveys
 P.O. Box 68
 Brownsville, Vermont 05037
 (802) 848-9711
 21-2634
 SCALE: 1" = 200'
 DATE: OCT. 11, 2021
 SURVEY BY: R.W.F. & K.D.F.
 CHECKED BY: R.W.F.
 BRIDGEWATER

REVISIONS: 10/19/21 - R.W.F.

LANDS SURVEYED FOR:
 Richard & Elen Broggi
 1278 OLD BRIDGEWATER HILL ROAD
 BRIDGEWATER, VERMONT

Farnsworth Surveys
 P.O. Box 68
 Brownsville, Vermont 05037
 (802) 848-9711

21-2634
 SCALE: 1" = 200'

DATE: OCT. 11, 2021

SURVEY BY: R.W.F. & K.D.F.
 CHECKED BY: R.W.F.
 BRIDGEWATER

Robert W. Farnsworth

ORIGINAL INKED PLAT PRODUCED BY: FARNSWORTH SURVEYS - P.O. BOX 68, BROWNSTOWN, VERMONT 05037

RICHARD BROGGI & ELLEN BROGGI

Parcel A

Beginning at an iron pin found marking the southeast corner of the HDME Parcel:
thence S 83°48'42" W a distance of 95.51';
thence S 69°13'22" W a distance of 80.15';
thence S 63°15'11" W a distance of 58.52';
thence S 46°07'11" W a distance of 89.28';
thence S 62°04'09" W a distance of 47.17';
thence S 73°21'46" W a distance of 62.65';
thence S 80°45'24" W a distance of 85.81';
thence S 79°06'43" W a distance of 55.35';
thence S 73°01'13" W a distance of 49.13';
thence S 76°26'15" W a distance of 42.89';
thence N 67°48'12" W a distance of 28.04';
thence N 56°48'51" W a distance of 16.56';
thence N 18°27'33" W a distance of 31.00';
thence N 10°30'29" W a distance of 44.47';
thence N 03°34'20" E a distance of 40.84';
thence N 11°43'54" E a distance of 64.74';
thence N 33°34'13" E a distance of 34.72';
thence N 30°42'08" E a distance of 34.72';
thence N 31°04'58" E a distance of 37.07';
thence N 03°27'54" E a distance of 77.55';
thence N 26°15'11" W a distance of 208.07';
thence N 15°20'12" W a distance of 190.22';
thence N 11°29'49" W a distance of 117.97';
thence N 06°49'13" W a distance of 19.81';
thence N 10°22'45" W a distance of 179.53';
thence N 64°52'40" E a distance of 700.89';
thence S 36°56'49" E a distance of 115.90';
thence S 52°53'19" E a distance of 187.40';
thence N 67°00'41" E a distance of 358.20';
thence S 13°59'30" E a distance of 187.40';
which is the point of beginning,
having an area of 434,235 square feet,
9.97 acres

Parcel B

Beginning at an iron pipe found in a stone well marking the southwest corner of the Parcel:
thence S 64°13'31" E a distance of 122.74';
thence N 20°26'59" W a distance of 10.35';
thence N 10°30'29" W a distance of 17.67';
thence N 00°29'03" E a distance of 41.80';
thence N 14°03'56" E a distance of 52.18';
thence N 26°07'47" E a distance of 52.92';
thence N 33°34'13" E a distance of 60.73';
thence S 30°56'22" E a distance of 392.20';
thence S 33°01'30" W a distance of 59.51';
which is the point of beginning,
having an area of 104,000 square feet,
0.24 acres

Parcel E

Beginning at an iron pin set on the westerly right of way of Rogers Road:
thence S 72°52'41" W a distance of 29.97';
thence S 47°59'28" W a distance of 202.88';
thence S 37°10'39" W a distance of 111.20';
thence S 43°27'47" W a distance of 55.94';
thence S 32°46'53" W a distance of 145.88';
thence S 39°08'52" W a distance of 26.45';
thence S 59°28'44" W a distance of 182.19';
thence S 40°05'10" W a distance of 412.63';
thence S 23°51'03" W a distance of 297.85';
thence S 23°12'29" W a distance of 875.80';
thence N 31°28'00" W a distance of 178.20';
thence N 31°19'30" E a distance of 210.44';
thence N 21°43'27" E a distance of 126.59';
thence N 28°27'32" E a distance of 111.30';
thence N 28°44'05" E a distance of 295.10';
thence N 29°44'05" E a distance of 211.10';
thence N 33°18'00" E a distance of 408.10';
thence N 48°00'43" E a distance of 80.24';
thence N 63°15'11" E a distance of 48.02';
thence N 69°13'22" E a distance of 71.23';
thence N 82°50'15" E a distance of 93.67';
thence N 75°40'38" E a distance of 80.73';
thence N 81°51'03" E a distance of 14.43';
thence S 79°45'25" E a distance of 14.43';
thence S 39°25'24" E a distance of 15.85';
thence S 27°26'20" E a distance of 20.14';
thence S 18°14'24" E a distance of 119.46';
thence S 16°18'55" E a distance of 41.47';
thence S 03°22'19" E a distance of 52.52';
thence S 03°45'40" E a distance of 82.94';
thence S 01°44'14" W a distance of 80.73';
thence S 01°56'01" E a distance of 104.18';
thence S 04°58'03" E a distance of 90.11';
thence S 01°32'08" E a distance of 116.24';
thence S 06°51'21" E a distance of 151.84';
which is the point of beginning,
having an area of 1,394,929 square feet,
32.02 acres

Parcel C

Beginning at an iron pipe found on the southerly right of way of Old Bridgewater Hill Rd:
thence S 33°18'00" W a distance of 408.00';
thence N 43°41'06" E a distance of 318.00';
thence N 76°28'24" E a distance of 67.00';
thence N 73°01'13" E a distance of 57.50';
thence N 78°45'28" E a distance of 49.04';
thence N 86°07'31" E a distance of 88.85';
thence N 80°45'24" E a distance of 64.53';
thence N 73°21'46" E a distance of 70.74';
thence N 62°04'09" E a distance of 58.99';
thence N 46°14'56" E a distance of 6.91';
which is the point of beginning,
having an area of 59,513 square feet,
1.37 acres

Parcel D

Beginning at an iron pin found on the easterly side of a 50' right of way:
thence N 33°54'03" E a distance of 280.00';
thence N 63°28'23" E a distance of 59.91';
thence S 84°40'22" E a distance of 114.74';
thence S 86°45'22" E a distance of 62.00';
thence S 43°41'06" E a distance of 318.00';
thence S 25°47'33" W a distance of 265.00';
thence N 61°08'34" W a distance of 529.22';
which is the point of beginning,
having an area of 74,926 square feet,
4.02 acres

Old Bridgewater Hill Road - 3 Rods
Beginning at an iron pipe marking the southeast corner of Broggi's Home Parcel:
thence S 67°00'02" W a distance of 82.92'
to station 0+00 marking the centerline of Old Bridgewater Hill Road:
BEGINNING STATION 0+00
thence S 69°13'22" W a distance of 79.86';
thence S 63°15'11" W a distance of 53.51';
thence S 46°07'11" W a distance of 38.02';
thence S 63°04'09" W a distance of 66.73';
thence S 73°21'46" W a distance of 84.77';
thence S 80°45'24" W a distance of 87.08';
thence S 86°07'31" W a distance of 51.87';
thence S 78°48'28" W a distance of 58.00';
thence S 73°01'13" W a distance of 58.05';
thence S 76°28'15" W a distance of 58.95';
thence N 66°54'33" W a distance of 93.85';
thence N 60°16'25" W a distance of 43.27';
thence N 12°49'44" W a distance of 2.81';
thence N 10°30'29" W a distance of 74.81';
thence N 00°29'03" E a distance of 38.27';
thence N 14°03'56" E a distance of 48.50';
thence N 26°07'47" E a distance of 48.50';
thence N 33°34'13" E a distance of 59.73';
thence N 30°42'08" E a distance of 30.82';
thence N 31°04'58" E a distance of 24.42';
thence N 03°27'54" E a distance of 73.35';
thence N 26°15'11" W a distance of 211.30';
thence N 15°20'12" W a distance of 192.08';
thence N 11°29'49" W a distance of 179.59';
thence N 06°49'13" W a distance of 179.59';
thence N 10°22'45" W a distance of 117.21';
TO STATION 19+08.94
thence N 79°37'15" E a distance of 24.75';
which is the iron pin marking the right of way of Old Bridgewater Hill Road and the northwest corner of Broggi's Home Parcel.

Legal Description Reports
Broggi Total Lands = 47.62 Acres
See Sheet 1 of 2 for Parcels

Robert Farnsworth
ROBERT W. FARNSWORTH R.L.S. #21
DATE

bobsurveys21@outlook.com

LEGAL DESCRIPTIONS FOR: Richard & Ellen Broggi
1270 OLD BRIDGEWATER HILL ROAD
BRIDGEWATER, VERMONT
Farnsworth Surveys
DRAWING NO: 21-25344
DATE: OCT. 19, 2021
SCALE: 1" = 200'

