

CERTIFICATE OF HIGHWAY MILEAGE year ending FEB. 10, 1993

Fill out form, make & file COPY with the Town Clerk, & mail ORIGINAL before Feb. 10, 1993 to:
Vt. Agency of Transportation, Planning Dept., 133 State Street, Montpelier, Vt. 05633.

< IF NO CHANGES IN MILEAGE, OMIT PART I, CHECK PART II, SIGN PART III >

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

PART I - CHANGES & TOTALS - Please fill in and calculate totals. DISTRICT 4

TOWN HIGHWAYS	PREVIOUS MILEAGE	ADDED MILEAGE	SUBTRACTED MILEAGE	TOTAL	* SCENIC HIGHWAYS
CLASS 1	1.714			1.714	*
CLASS 2	18.665			18.665	*
CLASS 3	107.400	0.420	0.100	108.680	*
STATE HWY	45.525			45.525	*
TOTAL(no Class 4)	173.304			174.584	*
CLASS 4	9.250		0.240	9.010	*

PART II - INFORMATION & DESCRIPTION OF CHANGES SHOWN ABOVE.

- (1) NEW HIGHWAYS: Please attach Selectmen's "Certificate of Completion".
T-279 (0.03), T-280 (0.09), T-281 (0.38), T-282 (0.12), T-283 (0.08),
T-284 (0.08), T-285 (0.18) Total 0.96
- (2) DISCONTINUED: Please attach SIGNED copy of proceedings(minutes of meeting).
Class 3, T-54 (0.100) Class 4, T-(54) (0.240)
- (3) RECLASSIFIED/REMEASURED: Please attach SIGNED copy of proceedings(minutes of meetings).
(See attached list) + 0.420
- (4) SCENIC HIGHWAYS: Please attach copy of order designating/discontinuing Scenic Highways.

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

PART III - SIGNATURES - PLEASE SIGN
SELECTMEN/ALDERMEN/TRUSTEES
SIGNATURES: *[Signatures]*

CLERK SIGNATURE: *[Signature]* DATE FILED Mar. 31, 1993
Please sign ORIGINAL & return for Transportation signature.

AGENCY OF TRANSPORTATION APPROVAL: Signed copy will be returned to T/C/V Clerk.
APPROVED: *[Signature]* DATE: 4-6-93
Representative, Agency of Transportation

CERTIFICATION OF TOWN HIGHWAYS

This is to certify that the following highways are open for travel and have been maintained by the Town of Hartford for over a period of fifteen (15) years:

<u>MAP ID #</u>	<u>MILEAGE</u>	<u>EXPLANATION</u>
T-279	+ 0.03	Part of Intersection
T-280	+ 0.09	Deere Trail
T-281	+ 0.38	Alden Partridge Road (documented)
T-282	+ 0.12	High Street
T-283	+ 0.08	Recreation Drive
T-284	+ 0.08	(Gauthier) Farm Road
T-285	+ <u>0.18</u>	Remick Road
	+ 0.96	

Dated at Hartford, County of Windsor and State of Vermont, this 30 day of March, A.D., 1993.

<i>[Signature]</i>	Board
<i>Richard H. Ballou</i>	
<i>Clarence W. Cutting</i>	of
<i>Michael Petteis</i>	
<i>Randy Wagoner</i>	Selectmen

THE ABOVE IS A TRUE COPY OF DESCRIPTION OF SECTION (S) OF HIGHWAY COMPLETED AND OPENED FOR PUBLIC TRAVEL, RECORDED IN BOOK 26, ON PAGE 192, OF HARTFORD LAND RECORDS OF THE TOWN OF HARTFORD ON THE 31 DAY OF MARCH, 1993.

Attest: *[Signature]* Town Clerk

TOWN OF HARTFORD

Rev. A	T-39	+ 0.03	Remeasurement	(Smith Road)
Rev. B	T-58	+ 0.05	Remeasurement	(E. Gilson Road)
Rev. C	T-67	- 0.06	Remeasurement	(Sugarhouse Road)
Rev. D	T-71	- 0.02	Remeasurement	(Pine Street [W])
Rev. E	T-86	+ 0.02	Remeasurement	(Locust Street)
Rev. F	T-88	+ 0.03	Remeasurement	(Fern Street)
Rev. G	T-44	+ 0.03	Remeasurement	(Noyes Lane)
Rev. H	T-240	+ 0.05	Remeasurement	(Stephen day Lane)
Rev. I	T-230	+ 0.04	Remeasurement	(Remember Baker Lane)
Rev. J	T-265	+ 0.03	Remeasurement	(Fletcher Lane)
Rev. K	T-228	+ 0.03	Remeasurement	(Bayley Way)
Rev. L	T-227	- 0.05	Remeasurement	(Hartness Way)
Rev. M	T-204	+ 0.02	Remeasurement	(Naulahka Lane)
Rev. N	T-246	- 0.03	Remeasurement	(Jennifer Lane)
Rev. O	T-135	+ 0.02	Remeasurement	(Stonecrest Avenue)
Rev. P	T-241	+ 0.02	Remeasurement	(Davis Circle)
Rev. Q	T-242	+ 0.03	Remeasurement	(Perkins Place)
Rev. R	T-124	- 0.04	Remeasurement	(Frost Park East)
Rev. S	T-134	+ 0.04	Remeasurement	("A" Street)
Rev. T	T-150	+ 0.02	Remeasurement	(Demers Avenue)
Rev. U	T-153	+ 0.03	Remeasurement	(Highland Avenue)
Rev. V	T-178	+ 0.03	Remeasurement	(Prospect Street)
Rev. W	T-103	- 0.09	Remeasurement	(Roundhouse Road)
Rev. X	T-182	+ 0.04	Remeasurement	(Birchwood Extension)
Rev. Y	T-179	+ 0.06	Remeasurement	(Beswick Drive)
Rev. Z	T-142	+ 0.09	Remeasurement	(Rose Briar Lane)

Coutersigned

R. Planchette

And

Approved

Richard H. Ballou

By

Selectmen

Clarence W. Cutting

Town of Hartford

Vermont

Michael Bettis

March 30, 1993

Randy Waggoner

RECEIVED AUG 13 1990



Quechee
Lakes

August 10, 1990

Mr. Ralph Lehman
Town of Hartford
Municipal Building
White River Jct., VT 05001

Re: Alden Partridge Road Dedication

Dear Ralph:

Enclosed, please find the original deed and transfer return for the Alden Partridge Road dedication dated August 10, 1990.

If you have any questions, please don't hesitate to contact me.

Sincerely,

Paul E. Buff
President
Quechee Lakes Corporation

PEB/ajc
Enclosure
cc: Catherine Scott

VERMONT PROPERTY TRANSFER TAX RETURN

VERMONT DEPARTMENT OF TAXES
MONTPELIER, VERMONT 05602

A. THE PARTIES

1. SELLER (TRANSFEROR) NAME(S) Quechee Lakes Corporation	MAILING ADDRESS IN FULL - INCLUDING ZIP CODE P.O. Box 85, Quechee, VT 05059	SOCIAL SECURITY NO. OR TAXPAYER IDENT. NO. [REDACTED] 9 V.S.A. § 2440 (d)
2. BUYER (TRANSFeree) NAME(S) Town of Hartford	MAILING ADDRESS IN FULL - INCLUDING ZIP CODE Municipal Building White River Junction, VT 05001	SOCIAL SECURITY NO. OR TAXPAYER IDENT. NO.

B. THE PROPERTY

3. PROPERTY LOCATION (Address in full) Alden Partridge Road, Quechee Lakes Development, Quechee, VT	4. DATE OF CLOSING 8/90
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5. INTEREST IN PROPERTY

1. <input checked="" type="checkbox"/> FEE SIMPLE	3. <input type="checkbox"/> UNDIVIDED 1/2 INTEREST	5. <input type="checkbox"/> TIME-SHARE ESTATE	7. <input type="checkbox"/> EASEMENT
2. <input type="checkbox"/> LIFE ESTATE	4. <input type="checkbox"/> UNDIVIDED ___% INTEREST	6. <input type="checkbox"/> LEASE	8. <input type="checkbox"/> OTHER _____

6. FRONTAGE AND DEPTH _____ 7. TOTAL ACREAGE _____

8. BUILDINGS ON PROPERTY AT THE TIME OF TRANSFER (CHECK ALL THAT APPLY).

1. <input checked="" type="checkbox"/> NONE	5. <input type="checkbox"/> BARN	9. <input type="checkbox"/> STORE
2. <input type="checkbox"/> FACTORY	6. <input type="checkbox"/> APARTMENT WITH _____ (INSERT NUMBER) DWELLING UNITS	10. <input type="checkbox"/> OTHER _____
3. <input type="checkbox"/> HOUSE	7. <input type="checkbox"/> MOBILE HOME	
4. <input type="checkbox"/> CAMP/VACATION HOME	8. <input type="checkbox"/> CONDOMINIUM WITH _____ (INSERT NUMBER) DWELLING UNITS	

CHECK WHETHER THE BUILDINGS WERE NEVER OCCUPIED PREVIOUSLY OCCUPIED

C. USE 9. PRIMARY USE OF PROPERTY BEFORE TRANSFER AS SHOWN IN GRANDLIST BOOK (CHECK ONE):

1. <input type="checkbox"/> PRIMARY RESIDENCE	3. <input type="checkbox"/> OPERATING FARM	5. <input type="checkbox"/> COMMERCIAL	7. <input type="checkbox"/> INDUSTRIAL	9. <input checked="" type="checkbox"/> OTHER _____
2. <input type="checkbox"/> TIMBERLAND	4. <input type="checkbox"/> GOVERNMENT USE	6. <input type="checkbox"/> OPEN LAND	8. <input type="checkbox"/> CAMP OR VACATION	

10. PRIMARY USE OF PROPERTY AFTER TRANSFER (CHECK ONE):

1. <input type="checkbox"/> PRIMARY RESIDENCE	3. <input type="checkbox"/> OPERATING FARM	5. <input type="checkbox"/> COMMERCIAL	7. <input type="checkbox"/> INDUSTRIAL	9. <input checked="" type="checkbox"/> OTHER _____
2. <input type="checkbox"/> TIMBERLAND	4. <input type="checkbox"/> GOVERNMENT USE	6. <input type="checkbox"/> OPEN LAND	8. <input type="checkbox"/> CAMP OR VACATION	

11. IS ANY PORTION OF THE LAND BEING CONVEYED SUBJECT TO A LIEN OR OTHER RESTRICTIONS UNDER CHAPTER 124 OF 32 V.S.A. (Agricultural, Forest, Farmland, Working Farmland Tax Abatement Use Value Appraisal Programs)? Yes No

D. EXEMPTION

12. IF TRANSFER IS EXEMPT FROM PROPERTY TRANSFER TAX, CITE EXEMPTION FROM INSTRUCTIONS AND COMPLETE SECTION ENTITLED "VALUE."
roadway dedication to a municipality

E. VALUE

13. TOTAL PRICE PAID \$ -0- 15. PRICE PAID FOR REAL PROPERTY: IF LESS THAN FAIR MARKET VALUE, ENTER FAIR MARKET VALUE AND DESCRIBE THE CIRCUMSTANCES

14. PRICE PAID FOR PERSONAL PROPERTY \$ _____

F. PROPERTY TRANSFER TAX

16. TAX DUE: Enter amount from rate schedule on reverse side. COMPLETE RATE SCHEDULE FOR ALL TRANSFERS \$ -0-

G. LAND GAINS TAX

17. DATE SELLER ACQUIRED _____

18. IF A VERMONT LAND GAINS TAX RETURN IS NOT BEING FILED, CITE EXEMPTION FROM INSTRUCTIONS: roadway dedication to a municipality
(CONTINUE ON REVERSE SIDE)

TO BE COMPLETED BY TOWN OR CITY CLERK

TOWN/CITY _____ DATE OF RECORD _____ BOOK NUMBER _____ PAGE NO. _____ LISTED VALUE \$ _____ GRAND LIST OF 19 _____ MAP AND PARCEL NOS. _____	ACKNOWLEDGEMENT RETURN RECEIVED (INCLUDING CERTIFICATES AND, IF REQUIRED, ACT 250 DISCLOSURE STATEMENT) AND TAX PAID. SIGNED _____ CLERK DATE _____	TOWN NUMBER _____
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RATE SCHEDULE

1. Tax on Special Rate Property:

a. Value of purchaser's principal residence (not to exceed \$100,000) (See Instructions) 1. (a) \$ _____

b. Value of property enrolled in current use program (b) \$ _____

c. Value of qualified working farm (c) \$ _____

d. Add Lines 1(a), (b) and (c) (d) \$ _____

e. Tax rate (e) \$ _____ 0.005

f. Tax due on Special Rate Property: multiply Line 1(d) by Line 1(e) (f) \$ _____

2. Tax on General Rate Property:

a. Enter amount from Line 15 on front of return 2. (a) \$ _____

b. Enter amount from Line 1(d) of Rate Schedule above (b) \$ _____

c. Subtract Line 2(b) from Line 2(a) (c) \$ _____

d. Tax rate (d) \$ _____ 0.0125

e. Tax due on General Rate Property: multiply Line 2(c) by Line 2(d) (e) \$ _____

3. Total Tax Due:

Add Line 1(f) and Line 2(e) and enter on Line 16 on front of return 3. \$ _____

FLOOD AND SUBDIVISION REGULATIONS AND ACT 250 CERTIFICATES

Buyer(s) and Seller(s) certify as follows:

1. That they have investigated and disclosed to every party to this transaction all of their knowledge relating to flood regulations, if any, affecting the property.

2. That the seller(s) advised the buyer(s) that local and state building regulations, zoning regulations and subdivision regulations pertaining to the property may limit significantly the use of the property.

3. That this transfer is in compliance with or is exempt from the subdivision regulations of the Agency of Natural Resources for the following reasons:

1. This property is the subject of Subdivision Permit No. _____ and is in compliance with said permit, or

2. This property and any retained parcel is exempt from the subdivision regulations because (see instructions for exemptions):

a. Parcel to be sold: Exemption Number _____ Number of acres _____

b. Parcel retained: Exemption Number _____ Number of acres _____

Sellers(s) further certify as follows:

1. That this transfer of real property and any development thereon is in compliance with or exempt from 10 V.S.A. Chapter 151, Vermont's Land Use and Development Law (Act 250), for the following reason:

1. This property is the subject of Act 250 Permit No. _____ and is in compliance with said permit, or

2. This property is exempt from Act 250 because: (list exemption number from instructions) _____

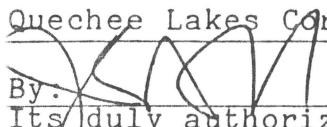
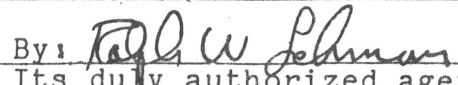
2. That this transfer does/does not (strike one) result in a partition or division of land. Note: If it does, an Act 250 Disclosure Statement must be attached to this return before filing with the Town Clerk.

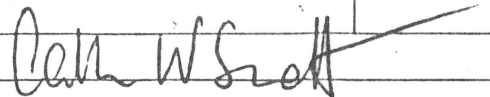
WITHHOLDING CERTIFICATION

This transfer is in compliance with or is exempt from Vermont income tax withholding for the following reason (Check one):

1. Seller(s) certify that, at the time of transfer, each seller was a resident of Vermont or an estate; or
2. Buyer(s) certify that the parties obtained withholding certificate no. _____ from the Commissioner of Taxes in advance of this sale; or
3. Buyer(s) certify that the buyer has withheld Vermont income tax from the purchase price and will remit it to the Commissioner of Taxes with Form REW-1 within 30 days from the transfer.

WE HEREBY SWEAR AND AFFIRM THAT THIS RETURN, INCLUDING ALL CERTIFICATES, IS TRUE, CORRECT AND COMPLETE TO THE BEST OF OUR KNOWLEDGE.

SELLER(S) SIGNATURE(S)	DATE	BUYER(S) SIGNATURE(S)	DATE
Quechee Lakes Corporation		Town of Hartford	
By: 		By: 	9/6/90
Its duly authorized agent		Its duly authorized agent	

Preparer's Signature 

Preparer's Address P.O. Box 909, Norwich, VT 05055

Prepared by Catherine W. Scott
(Print or Type)
Hershenson, Carter, Scott & McGee

Alden Partridge

DEDICATION

KNOW ALL MEN BY THESE PRESENTS that QUECHEE LAKES CORPORATION, a Delaware corporation with an office and place of business in the Quechee, County of Windsor and State of Vermont, Grantor, in consideration of One Dollar and other good and valuable consideration paid to its full satisfaction by the TOWN OF HARTFORD, a municipal corporation organized and existing under and by virtue of the laws of the State of Vermont, with a place of business in White River Junction, County of Windsor and State of Vermont, has offered, remised and released and forever quitclaimed unto the said TOWN OF HARTFORD, its successors or assigns, all right and title which it or its successors or assigns have in and to certain lands in the Town of Hartford, County of Windsor and State of Vermont, which lands are hereby dedicated to a public use as highways and which may be described as follows, viz:

Being a fifty (50') foot roadway depicted in part as Alden Partridge Road on a plan entitled "Quechee Lakes Corp., Road #57, Section 5, Alden Partridge, Quechee, Vt., November 27, 1973, last revised April 11, 1988, Proj. No. 1821173 (sheets 1 & 2), K.A. LeClair Assoc., Inc., Civil Engineers, Hanover, N.H.", and which is depicted in part as Alden Partridge Road on a plan entitled "Quechee Lakes Corp., Alden Partridge Road Sub-division, Section 5A, Quechee, VT, July 8, 1980, last revised August 11, 1988, Proj. No. 72780F, K.A. LeClair Assoc., Inc., Civil Engineers, Hanover, N.H." Project No. 1821173 is recorded at Hanger 68A and _____ of the Map Cabinet in the Hartford Land Records and Project No. 72780F is recorded at Hanger 63A of the Map Cabinet in the Hartford Land Records.

Alden Partridge Road extends from its intersection with Willard Road to its terminus at the border of the Ridge condominium area. It is in all places fifty (50') feet wide except at its terminus where the roadway widens into a cul-de-sac. The precise dimensions and location are as is depicted on the aforementioned plot plans.

TO HAVE AND TO HOLD all right and title in and to said dedicated premises, with the appurtenances thereof, to the said TOWN OF HARTFORD, and its successors and assigns, for such public use, forever. AND FURTHERMORE, the said QUECHEE LAKES CORPORATION, does for itself and its successors and assigns, covenant with the said TOWN OF HARTFORD, and its successors and assigns, that from and after the ensembling of these presents, the said QUECHEE LAKES CORPORATION will have and claim no right in or to the said dedicated premises.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this 10 day of August 1990.

IN THE PRESENCE OF:

QUECHEE LAKES CORPORATION

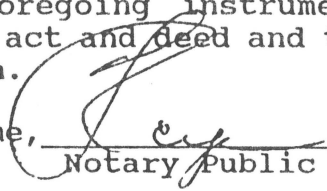
Alden Conant
witness

By: [Signature]
Its duly authorized agent

[Signature]
witness

STATE OF VERMONT
WINDSOR COUNTY, SS.

At Hartford in said county this 10 day of August 1990, Paul Buff, duly authorized agent for Quechee Lakes Corporation, personally appeared and he acknowledged the foregoing instrument, by him sealed and subscribed, to be his free act and deed and the free act and deed of Quechee Lakes Corporation.

Before me,  _____
Notary Public

2-10-91

1/28/93

REPORT OF FINDINGS
OF DISCONTINUANCE
OF ANGELL TRAIL

The Selectmen for the Town of Hartford met at 10:00 a.m. on November 21, 1992, at Angell Trail in the Village of Quechee, Town of Hartford, in accordance with "Notice of hearing to discontinue highway".

Present at the hearing were Richard P. Carbrello, Clair M. Lovell, and Richard H. Ballou, Selectmen. Also present were Ralph W. Lehman, Town Manager, William Blaisdell, Curtis L. Bourdon, attorney for Roderic Vitty and Robert Guild of Landowners Architectual Board. The purpose of the meeting was to examine the premises and hear persons interested in the discontinuance of approximately 854.4 feet of Angell Trail in the Village of Quechee, VT, lying southerly of Quechee Lakes Lot 2139, the Green Belt, and Roderic Vitty property, and to discontinue 951 feet of Class 4 road extending in an easterly direction from Roderic Vitty property to the Class 3 road at the Maxine Purcell driveway.

Notice having been given to the Municipal Planning Commission and the posting of a copy in the Town Clerk's office in White River Junction, and by publishing same in the Valley News, a local newspaper of general circulation in the area, ten (10) days prior to the hearing. Notice to landowners owning land through which the road passes or abutts was given by certified mail.

After examining the premises and hearing interested parties the selectmen deem that the public good, necessity and convenience of the inhabitants of the Town of Hartford require that said highway be discontinued and said discontinued portion revert back to the abutters.

It is hereby ordered that said highway is hereby discontinued and said discontinued portion reverts to the abutters of said property.

The discontinued highway is more particularly described as follows:

Being a strip of land 50 feet in width and 845.4 feet in length known as Angell Trail in the Village of Quechee lying southerly of Quechee Lakes Lot 2139, the Green Belt, and Roderic Vitty property, and also being 950 feet of the Class 4 Road extending in an easterly direction from the Roderic Vitty property to the Class 3 Road at the Maxine Purcell driveway, which said premises are more particularly shown on a survey entitled "Boundary Site Plan for Roderic Vitty, Angell Trail in Quechee, VT, dated November 1, 1991, revised September 4, 1992, drawing # B-1930-A-91, prepared by Bruno Asc., Inc. P.C., Woodstock, VT", which said survey and plan and a mylar thereof to be filed in the Hartford Book of Maps, reference may be had for further particulars.

Done this 19th day of January, 1993, at Hartford, VT.

Town Clerk's Office
HARTFORD, VERMONT

This 20 day of January 1993
10:15 o'clock A. M.

Received and recorded in Vol. 26

at page 162
Richard A. Adams Town Clerk

Richard P. Carbrello
Richard P. Carbrello

Clair M. Lovell
Clair M. Lovell

Richard H. Ballou
Richard H. Ballou

RECEIVED SEP 08 1992 9/8/92
LL - Selectman



LANDOWNERS' ASSOCIATION, INC.

POST OFFICE BOX 1 • QUECHEE, VERMONT 05059 • (802) 295-9356

September 3, 1992

Ralph Lehman, Town Manager
Town of Hartford
Municipal Building
WHITE RIVER JUNCTION VT 05001

RE: *Vitty - Town of Hartford*
Class 4 Road Discontinuance

Dear Ralph:

The QLLA Board of Trustees passed a resolution on March 21, 1992 approving the discontinuance of a Class 4 road from the Vitty property across the ski slope to the Class 3 road near Purcell's driveway.

Curtis Bourdon sent you a copy of this resolution on August 26, 1992 which also includes QLLA approval of items he is addressing.

This letter is QLLA's formal request to you and the Board of Selectmen to discontinue the Class 4 road from the Vitty property across the ski slope to the Class 3 road above Purcell's driveway. This is approximately 951 feet as shown on attached map as D - E. Approximately 316 feet of Class 4 road C - D runs from a point south of Vitty's flagpole to the Vitty/QLLA property line. Vitty/Bourdon will request the discontinuance of this portion.

QLLA's request for discontinuance should be considered as coincident with Vitty/Bourdon proposals concerning the Angel Trail roads so only one hearing or approval procedure will be necessary.

Although the 951 Feet of Class 4 road is all on QLLA property, Purcell should be notified as an abutter.

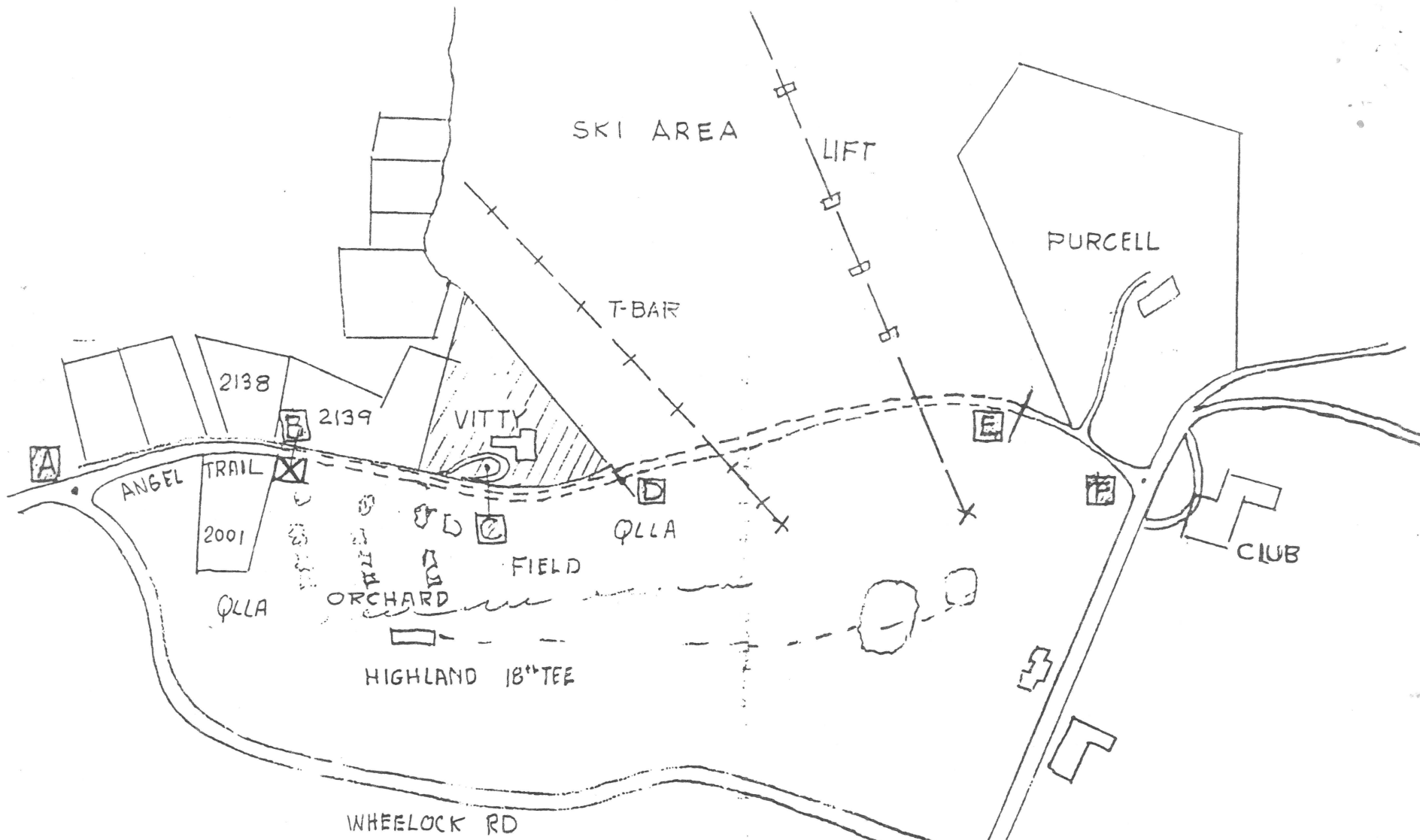
Sincerely,

John P. Maher
GENERAL MANAGER

Robert R. Guild, Chairman
ARCHITECTURAL REVIEW BOARD

JPM/RG/smm
Attachment - Map

C: Town of Hartford Board of Selectmen
Mr. Roderic Vitty
Mr. Curtis Bourdon
Mr. Roger Tracier



A-C = 1162' CLASS 3

B-C = 530' "

C-E = 1267' CLASS 4

E-F = 634' CLASS 3

B-D = 845' CLASS 3+4

D-E = 951' CLASS 4

⊗ = NEW TURN-AROUND

C-D = 316' CLASS 4

- VITTY -
CLASS 3 + 4 ROAD:

QLLA RR2/ARB
2/20/92