

**CERTIFICATE OF HIGHWAY MILEAGE
YEAR ENDING FEBRUARY 10, 2015**

Fill out form, make and file copy with the Town Clerk, and mail ORIGINAL, before February 20, 2015 to:
Vermont Agency of Transportation, Division of Policy, Planning and Intermodal Development,
One National Life Drive, Montpelier, VT 05633.

We, the members of the legislative body of HARTFORD 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	1.714				0.000
Class 2	19.635				0.000
Class 3	108.56				0.000
State Highway	45.525				0.000
Total	175.434				0.000
* Class 1 Lane	0.389				
* Class 4	8.98	0.77		9.75	0.000
* Legal Trail	0.07				
* Unidentified Corridor	0.00				

* Mileage for Class 1 Lane, Class 4, Legal Trail, and Unidentified Corridor classifications are NOT included in total.

Adjustments and Notes by S. Moulton 4/2/2015

PART II - INFORMATION AND DESCRIPTION OF CHANGES SHOWN ABOVE.

- NEW HIGHWAYS:** Please attach Selectmen's "Certificate of Completion and Opening".
See Item 1a+b of A. Ricker memo of January 30, 2015, that is attached
+ 0.29 mi CL4 TH-19 Wallace Rd + 0.46 mi CL4 TH-296 Kings Highway
- DISCONTINUED:** Please attach SIGNED copy of proceedings (minutes of meeting).
Portion of original layout of Wallace Rd discontinued in 1904
No change to current mileage
- RECLASSIFIED/REMEASURED:** Please attach SIGNED copy of proceedings (minutes of meeting).
See Item 3 of A. Ricker memo of January 29, 2015, that is attached.
+ 0.02 CL4 TH-19 remeasurement and reclassification of TH-19 Wallace Rd
- SCENIC HIGHWAYS:** Please attach a copy of order designating/discontinuing Scenic Highways.

HARTFORD TOWN CLERK'S OFFICE
 This 4th day of Feb. 2015
 at 8:15 AM PM
 Recorded in Bk 29 Pg 328-329
 Mary E. Hill Town Clerk

IF THERE ARE NO CHANGES IN MILEAGE: Check box and sign below. []

PART III - SIGNATURES - PLEASE SIGN.

Selectmen/ Aldermen/ Trustees Signatures:

T/C/V Clerk Signature: Mary E Hill Date Filed: 2/4/2015

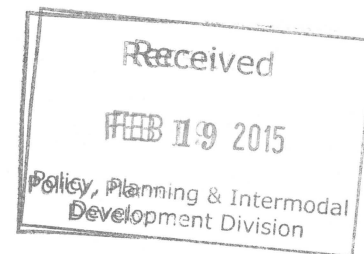
Please sign ORIGINAL and return it for Transportation signature.

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

APPROVED: DATE: 4/11/2015
 Representative, Agency of Transportation
Johnathan Croft

Vermont Statutes Annotated

19 V.S.A. § 305. Measurement and inspection



§ 305. Measurement and inspection

(a) After reasonable notice to the selectboard, a representative of the agency may measure and inspect the class 1, 2, and 3 town highways in each town to verify the accuracy of the records on file with the agency. Upon request, the selectboard or their designee shall be permitted to accompany the representative of the agency during the measurement and inspection. The agency shall notify the town when any highway, or portion of a highway, does not meet the standards for its assigned class. If the town fails, within one year, to restore the highway or portion of the highway to the accepted standard, or to reclassify, or to discontinue, or develop an acceptable schedule for restoring to the accepted standards, the agency for purposes of apportionment under section 306 of this title shall deduct the affected mileage from that assigned to the town for the particular class of the road in question.

(b) Annually, on or before February 10, the selectboard shall file with the town clerk a sworn statement of the description and measurements of all class 1, 2, 3, and 4 town highways and trails then in existence, including any special designation such as a throughway or scenic highway. When class 1, 2, 3, or 4 town highways, trails, or unidentified corridors are accepted, discontinued, or reclassified, a copy of the proceedings shall be filed in the town clerk's office and a copy shall be forwarded to the agency.

(c) All class 1, 2, 3, and 4 town highways and trails shall appear on the town highway maps by July 1, 2015.

(d) At least 45 days prior to first including a town highway or trail that is not clearly observable by physical evidence of its use as a highway or trail and that is legally established prior to February 10, 2006 in the sworn statement required under subsection (b) of this section, the legislative body of the municipality shall provide written notice and an opportunity to be heard at a duly warned meeting of the legislative body to persons owning lands through which a highway or trail passes or abuts.

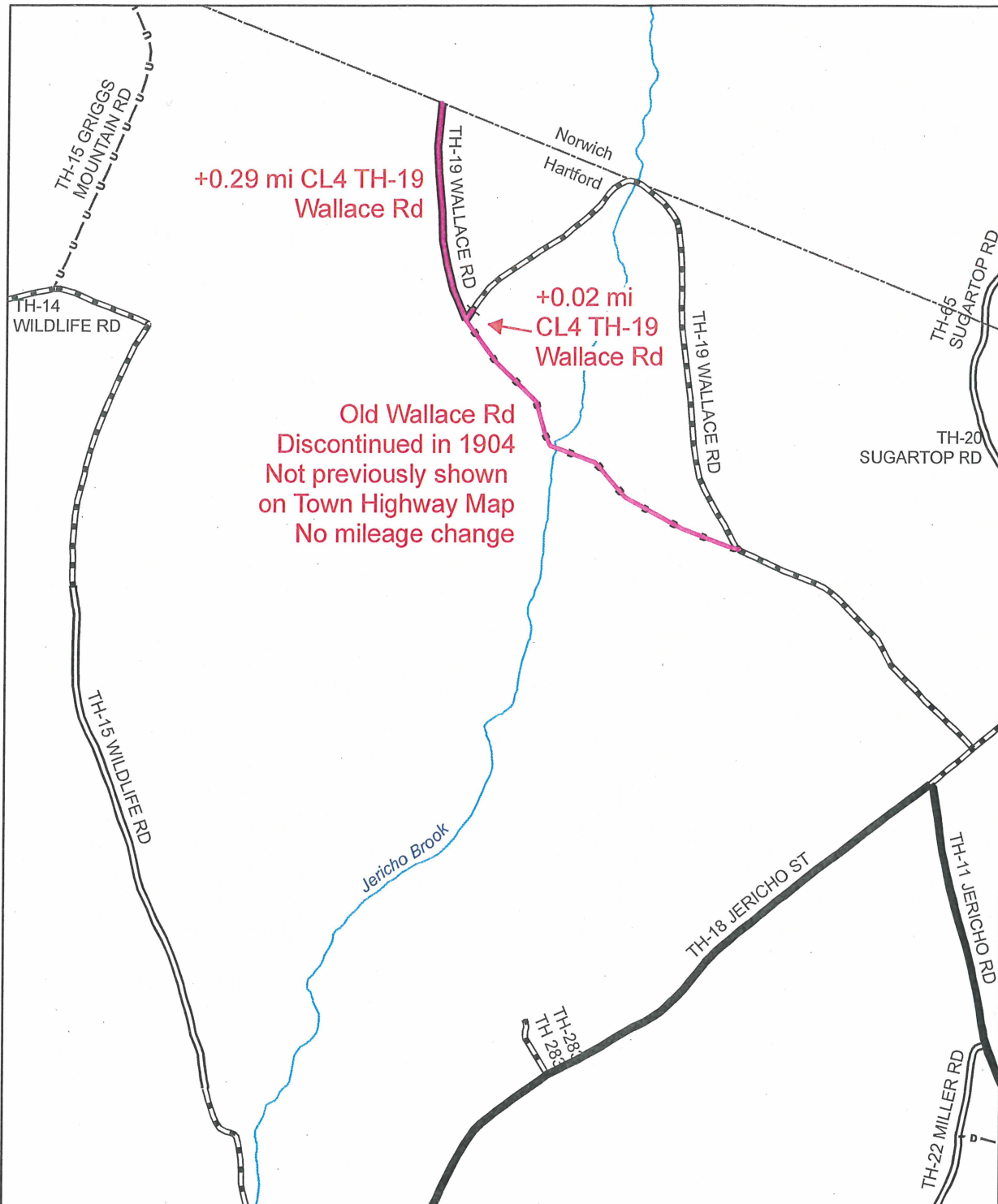
(e) The agency shall not accept any change in mileage until the records required to be filed in the town clerk's office by this section are received by the agency. A request by a municipality to the agency for a change in mileage shall include a description of the affected highway or trail, a copy of any surveys of the affected highway or trail, minutes of meetings at which the legislative body took action with respect to the changes, and a current town highway map with the requested deletions and additions sketched on it. A survey shall not be required for class 4 town highways that are legally established prior to February 10, 2006. All records filed with the agency are subject to verification in accordance with subsection (a) of this section.

(f) The selectboard of any town who are aggrieved by a finding of the agency concerning the measurement, description, or classification of a town highway may appeal to the transportation board by filing a notice of appeal with the executive secretary of the transportation board.

(g) The agency shall provide each town with a map of all of the highways in that town together with the mileage of each class 1, 2, 3, and 4 highway, as well as each trail, and such other information as the agency deems appropriate.

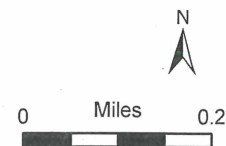
Excerpt of 19 V.S.A. § 305 - *Measurement and inspection* from Vermont Statutes Online located at – <http://www.leg.state.vt.us/statutes/fullsection.cfm?Title=19&Chapter=003&Section=00305>

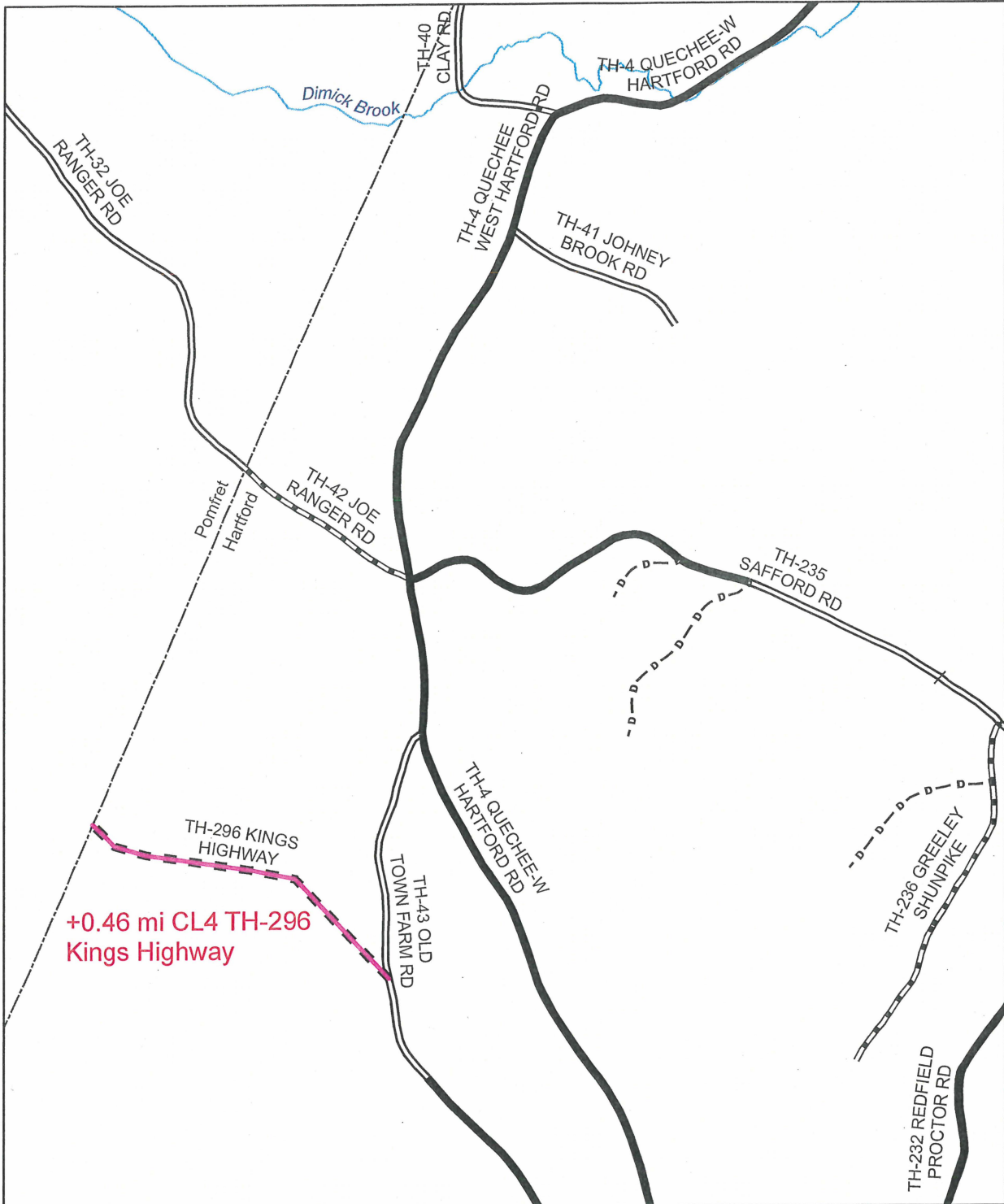
January 2015



**Mileage Certificate Change 2015
HARTFORD**

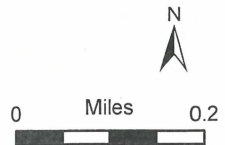
Mapping Section
 Division of Policy, Planning and Intermodal Development
 Vermont Agency of Transportation - April 2015





**Mileage Certificate Change 2015
HARTFORD**

Mapping Section
 Division of Policy, Planning and Intermodal Development
 Vermont Agency of Transportation - April 2015



MEMO

To: Richard Menge, Director of Public Works

From: Allyn Ricker, Highway Superintendent

Date: January 30, 2015

Re: Certificate of Highway Mileage

This memo is intended to supplement the VTrans Highway Mileage Certificate that needs to be submitted no later than February 19, 2015. We are asking to have Old Kings Highway and a section off Wallace Road called Fine Driveway added to the map as part of the Ancient Roads Act. I have included the research papers from DuBois & King.

We are also asking to have Wallace Road (TH 19) Reclassified/ Remeasured to be consistent with the survey plan from DuBois & King dated November 23, 2014. The section from the turn-around to the property pins (about 82+/-) would be classified as Class 4.

Indicated below is narrative related to the specific section of the Certificate of Highway Mileage Form.

Item 1 a- Wallace Road & " Fine Driveway" –Class 4

- Add Ancient Road off Wallace Road which includes the Fine Driveway commencing at approximate station 63+00 on sheet 8 of Right of Way Plat prepared by D& K and which terminates at the Norwich Town Line. See DuBois & King, Wallace Road Project January 12, 2015 memo which found this was part of Wallace Road established on June 3, 1807.

Item 1 b- Old Kings Highway

- Add Ancient Road off Old Town Farm Road which commences approximately $\frac{3}{4}$ mile from Quechee West Hartford Road intersection and terminates at the Pomfret Town Line. See DuBois & King, Old Kings Highway Project .

Item 3 – Wallace Road

- The length to be remeasured / reclassified. The November 23, 2014 DuBois & King, Right of Way Plat indicates total length of Wallace Road is 6,418 feet. The current class 3 length maintained is 6,336 feet. The remaining 82 feet is not built to Class 3 standards but does conform to Class 4 standards and should be classified as Class 4.

Enclosures:

- Draft copy of November 23, 2014 Right of Way Plot prepared by DuBois & King
- January 12, 2015 Wallace Road Project narrative prepared by DuBois & King
- Old Kings Highway Report narrative Prepared by DuBois & King



Wallace Road Project

This road survey is in regards to a RFP issued by the Town of Hartford on August 2, 2014. Road research and a field survey were completed for Wallace Road and conducted under the guidance of Joseph R. Flynn, L.S., of Dubois & King between the weeks of November 3, 2014 and December 29, 2014. A field survey was completed showing the existing location of the new section and also the old remnants of Wallace Road. The field survey portion entailed the search and location of existing property corners, stone walls, wire fences, blazed trees, culverts, utility poles and the limits of gravel on the new section of the road. In conjunction with the field survey a search of the town records was also performed to compare any layouts and discontinuances that were made for comparison with the existing monuments and evidence to the recorded information. The information recovered in the town land records was compared to the field survey data and draft plans were prepared for review by the Town of Hartford Select board and the public.

Road Research Resources

A search of the Hartford Town records and outside sources included the following:

1. Title chains of all parcels abutting the road dating back to roughly 1830's.
2. Search of the Town Records Books Index's 1-3, 5-13 & 20-24, spanning the years of 1802-1945 and 1965-1987.
3. Town Selectman Minutes Book A & B.
4. Review of Historical Highlights of the Town of Hartford Vermont, by John W. St. Croix
5. Review of History of Hartford, Vermont, July 4, 1761-April 4, 1889 by William Howard Tucker.
6. Review of Jericho Rural Historic District Nomination Report, 2001, by Paula Sagerman.

Wallace Road Layout

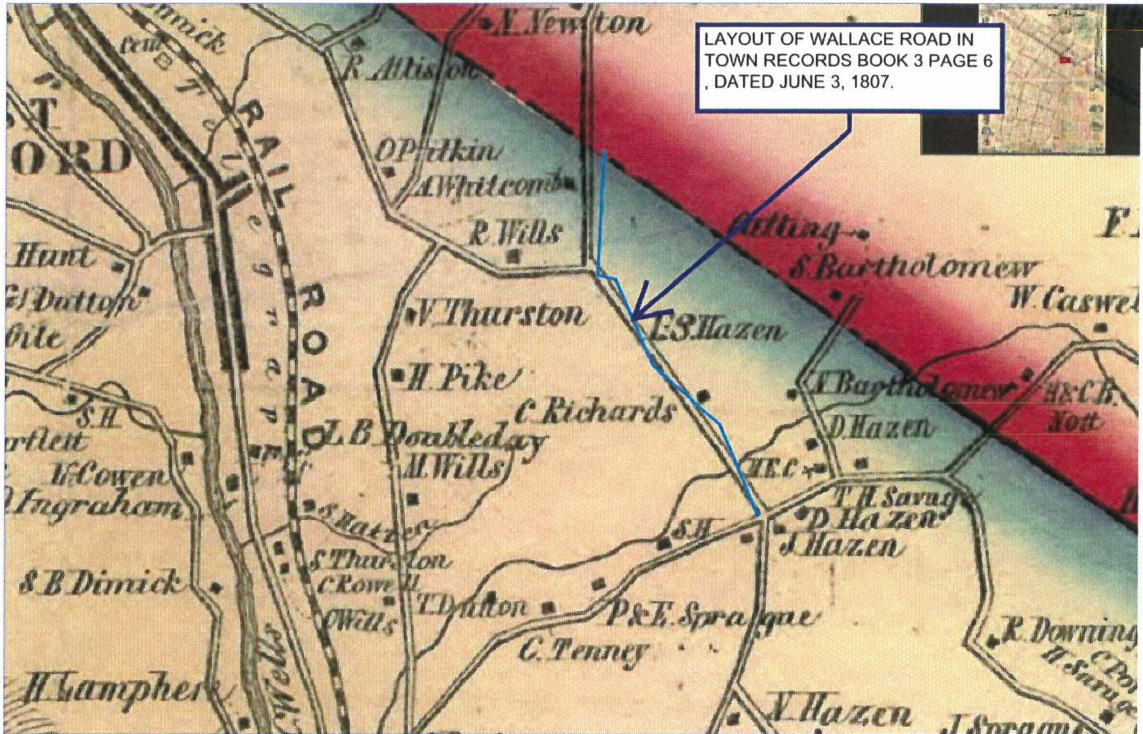
A layout for Wallace Road was recovered in Town Records Book 2 Page 64, with a date of June 3, 1807. The location of the road layout is based upon the following facts:

1. Cite for metes and bounds matches well with the graphical representation shown on the 1904 USGS map of Hanover New Hampshire.

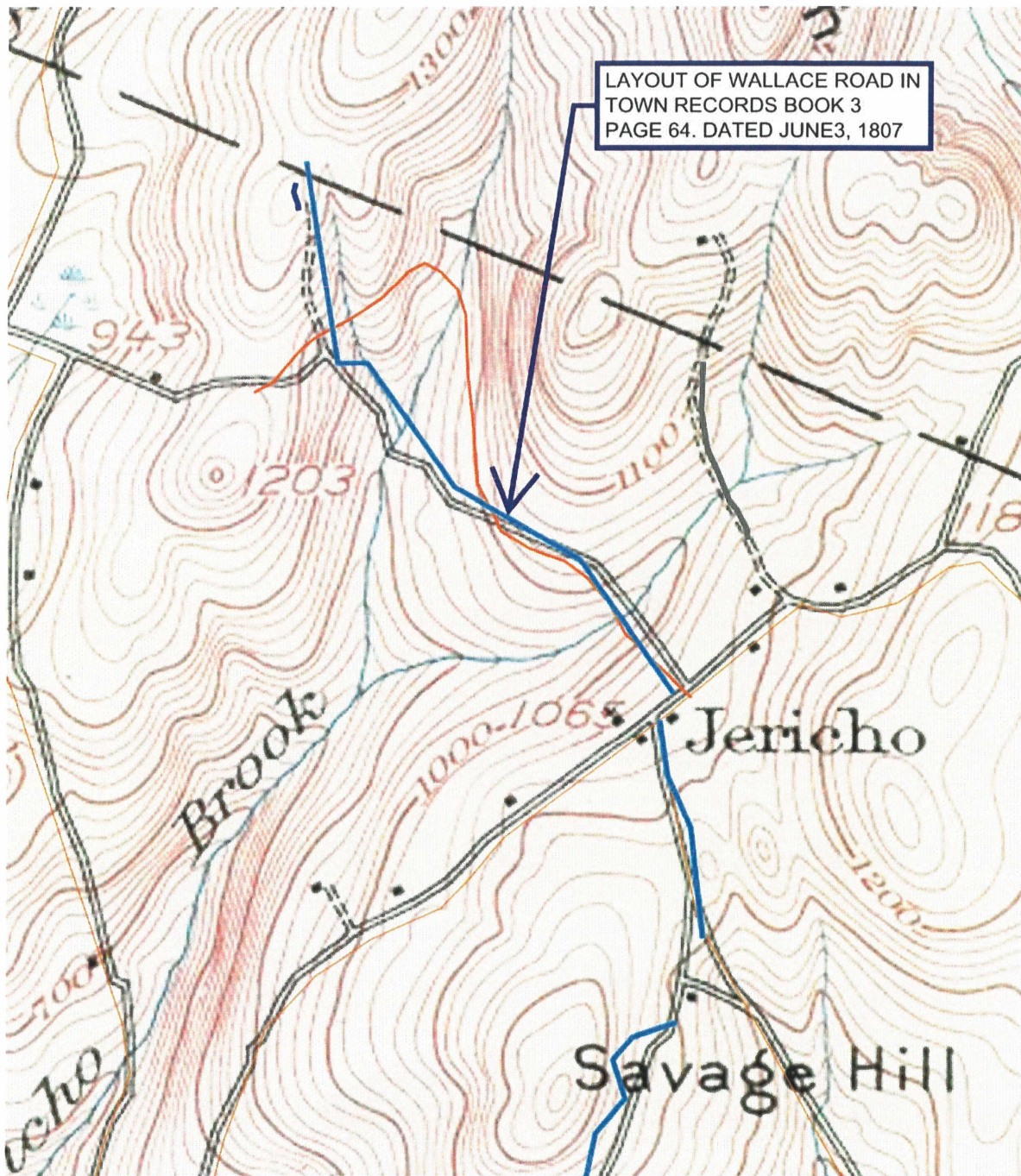
2. Cite for metes and bounds matches well with the graphical representation shown on the 1856 Doton map of Hartford Vermont.

3. The description calls for the beginning and ending points match within acceptable limits when considering the era of the road layout.

4. The call for the beginning point correlates with the Jericho Rural Historic District Report dated 2001 along with the call for the starting point between Daniel and Philemon Hazen.



1856 DOTON MAP SHOWING LAYOUT



1904 USGS MAP SHOWING LAYOUT



CURRENT AERIAL PHOTO MAP SHOWING LAYOUT

Wallace Road Discontinuance

Discontinuance for Wallace Road was recovered in Town Records Book 7 Page 302, with a date of February 29, 1904. The location of the road Discontinuance is based upon the following facts:

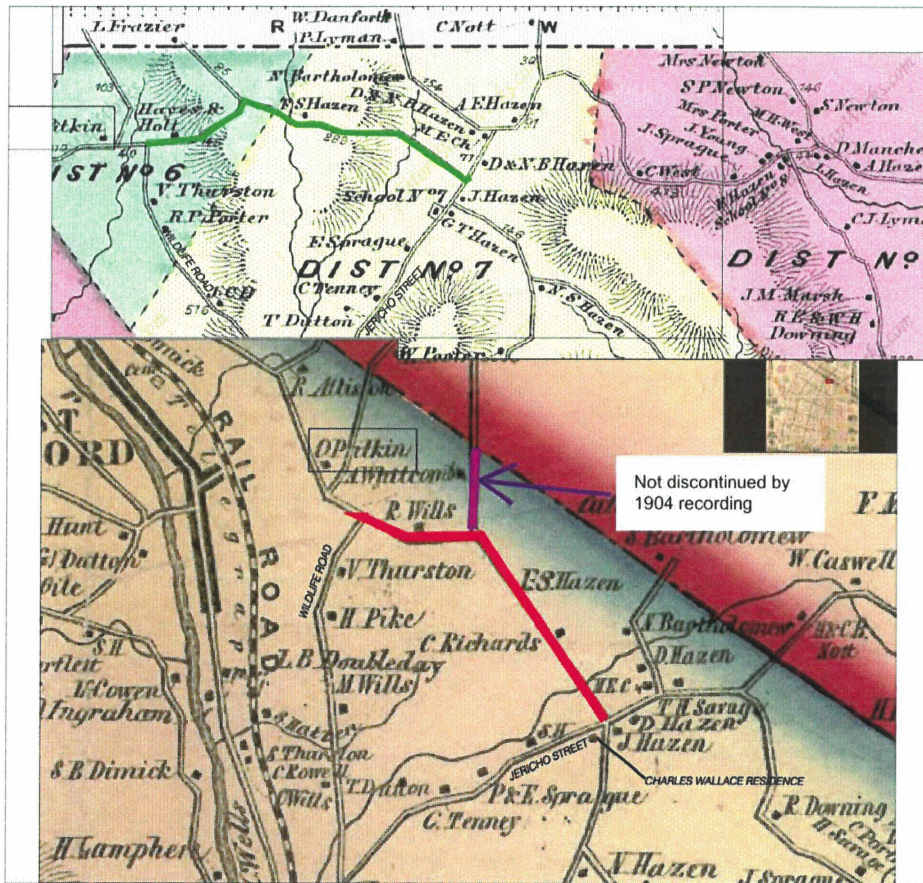
1. Cite for the road, Jericho-Podunk Road, matches the names of the area for that time frame.

2. The call for the beginning point, “few rods north of the present residence of Charles Wallace” corresponds with where Wallace live at the time supported by the Jericho Rural Historic District Report dated 2001.

3. The call for the passing the residence of the late Frank Hazen corresponds with Beers Atlas location of his residence.

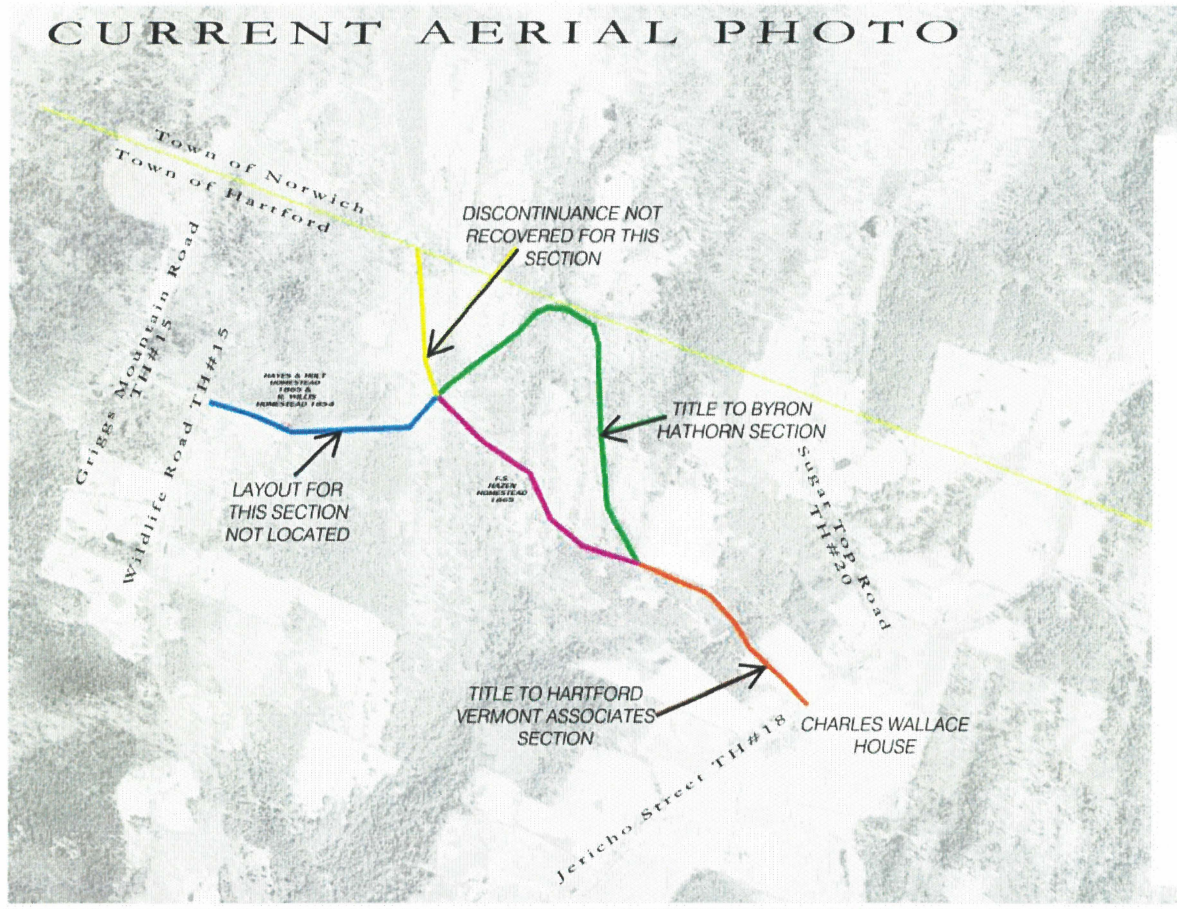
4. The call for the ending point, “to a point in the highway between Martin Kaveny’s and the old Otis Pitkin’s place” corresponds with where Otis at the time supported by Doton map location.

5. The field survey located remnants of 2 stone foundations that correspond with the Beers Atlas and Doton maps for the residence of R Willis and F.S Hazen.



BEERS ATLAS & DOTON MAP SHOWING DISCONTINUED SECTION

Conclusions & Summary



The following conclusions are based upon the information obtained from a field survey and a search of the documents listed the resources.

While an original layout for Wallace Road was recovered in 1807, it was discontinued in 1904. This created the following situations based on the research currently completed:

1. Fee Simple Title rights to the bed of the section of Wallace Road extending from Jericho Street to the joint property line of Tax Map Parcels 3/20 (Danziger) and 3/14-6 (Donley); still resides with Northland of Vermont Inc./Hartford Vermont Associates. This is due to the conveyance of land for each parcel subdivided extending only to the limits of the specified Right of Way shown on the filed plat. Since the road was discontinued in 1904, the land reverts to the current owner, Frank Wallace who is predecessor in title to Northland of Vermont Inc., /Hartford Vermont Associates.

2. Fee Simple Title rights to the bed of the section of Wallace Road extending from the joint property line of Tax Map Parcels 3/20 (Danziger) and 3/14-6 (Donley) to the existing property corners located at the intersection of Tax Map Parcel 3/14-3, (Roads End LLC), 3/12 (Roads End LLC), 3/14-7 (Cheney) and 3/34 (Jeffe); still resides with Byron Hathorn or his heirs. This is due to the conveyance of land for each parcel subdivided extending only to the limits of the specified Right of Way shown on the filed plat. Since the acceptance to the road by the town has not been located in the specified research areas, title to the land is still held by the original owner, Byron Hathorn.

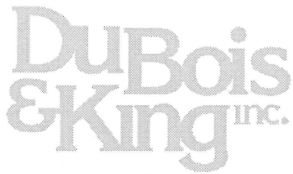
3. Allyn Ricker, Town Highway Superintendent supplied parol evidence that the current used location of Wallace Road has been maintained by the town for as long as he has been Highway Superintendent, 20 plus years. This duration of maintenance shows dedication and acceptance by the town for the highway. Limits to the dedication and acceptance may only be applicable to the sections maintained.

4. The original layout of Wallace Road began at Jericho Street and extended to the Norwich Town line. The discountenance of the road originated at Jericho Street and terminated at the intersection of Wildlife Road. The route described did not include the section from the intersection of Tax Map Parcel 3/14-3, (Roads End LLC), 3/12 (Roads End LLC), 3/14-7 (Cheney) and 3/34 (Jeffe); to the Norwich Town line. Based on the specified research areas this segment may still be a town road.

5. The segment of Wallace Road from the intersection of Tax Map Parcel 3/14-3, (Roads End LLC), 3/12 (Roads End LLC), 3/14-7 (Cheney) and 3/34 (Jeffe); to Wildlife Road was not recovered based on the specified search areas, while questions may be raised as to true creation, the section was effectively discontinued in the 1904 proceedings.

Respectfully Submitted

Joseph R. Flynn, L.S. 1/12/2015



Preliminary Report **Old Kings Highway Research**

Road research was completed seeking out information for Old Kings Highway were conducted under the guidance of Joseph R. Flynn, L.S., of DuBois & King between the weeks of December 18, 2014 and January 5, 2015. This was performed in regards to a RFP issued by the Town of Hartford on November 21, 2014. A search of the town records for a layout and discontinuance was made for comparison of the existing plans on record and evidence to any recorded information.

The information recovered in the town records and outside sources will be condensed for review by the Town of Hartford Select board and a public meeting.

Road Research Resources

A search of the Hartford Town records and outside sources included the following:

2. Search of the Town Records Books Index's 1-3, 5-13 & 20-24, spanning the years of 1802-1945 and 1965-1987.
3. Town Selectman Minutes Book A & B.
4. Review of Historical Highlights of the Town of Hartford Vermont, by John W. St. Croix
5. Review of History of Hartford, Vermont, July 4, 1761-April 4, 1889 by William Howard Tucker.
6. Doton Map of 1856, Beers Atlas of 1869, 1904 USGS Map of Hanover and Lotting Plan of Hartford Vermont

Old Kings Highway Conclusions

A layout for Kings Highway was not recovered in Town Records Books Index's 1-3, 5-13 & 20-24, spanning the years of 1802-1945 and 1965-1987; however the road is shown on the historic Doton Map of 1856, Beers Atlas of 1869, 1904 USGS Map of Hanover and Lotting Plan of Hartford Vermont and a 3 recent survey completed by licensed land surveyors.

An indication that the road exists is substantiated by the evidence recovered:

- Figure 1, The Town Lotting Plan, displays it location crossing Lot 22 of the 2nd division at the Promfret Town Line.
- Figure 2, 1856 Doton Plan of Hartford.
- Figure 3, 1869 Beers Atlas of Hartford.

- Figure 4, 1904 USGS Map of Hanover, NH.
- Figure 5, reference to a deed description along the highway on an abutting parcel in a plat prepared for Mary Dow by Vermont Cadastral Systems, Inc. The description is dated September 15, 1864.
- Figure 6, plat prepared for Blanche Marshall by Bruno Associates, Inc. dated November 7, 1986.
- Figure 7, plat prepared for Old Town Farm Association by New England Forestry Foundation dated November 30, 1967.
- Figure 8, highway layout for a section of the Old Farm Road/Red Barn Road, in Town Records Book 3 Page 93, dated April 28, 1809.



Figure 1
Hartford Lotting Plan



Figure 2
1856 Doton Plan

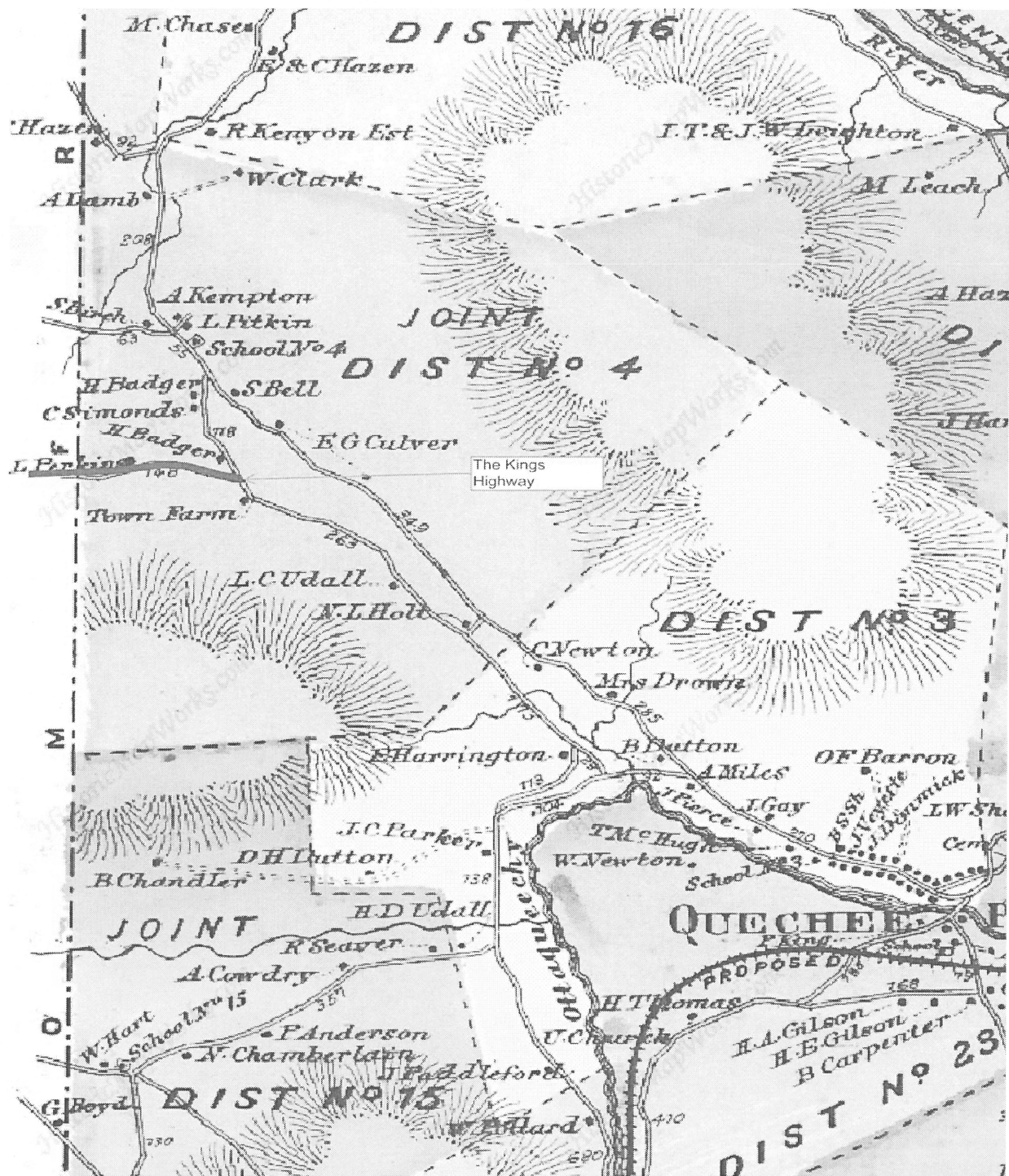


Figure 3
1869 Beers Atlas

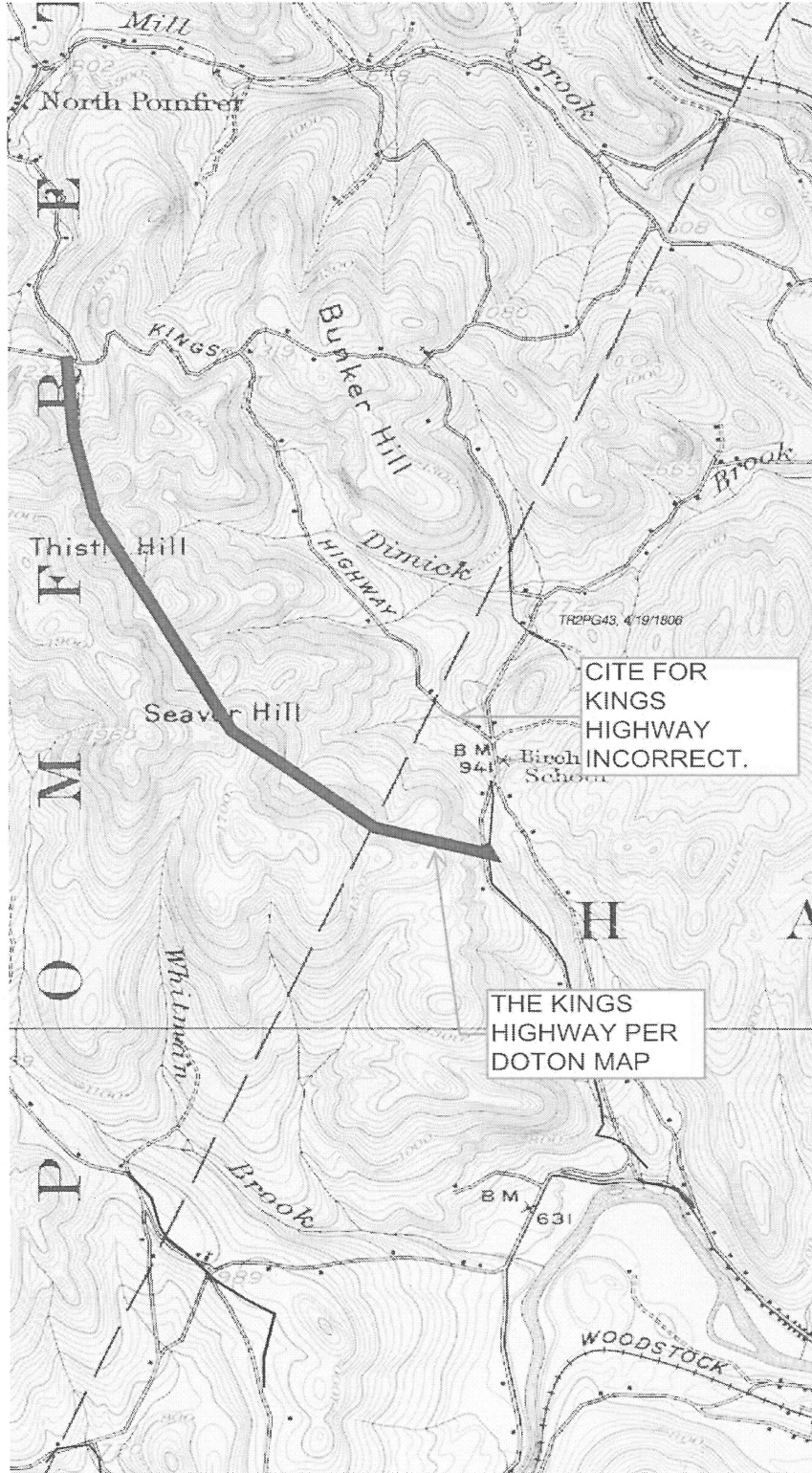
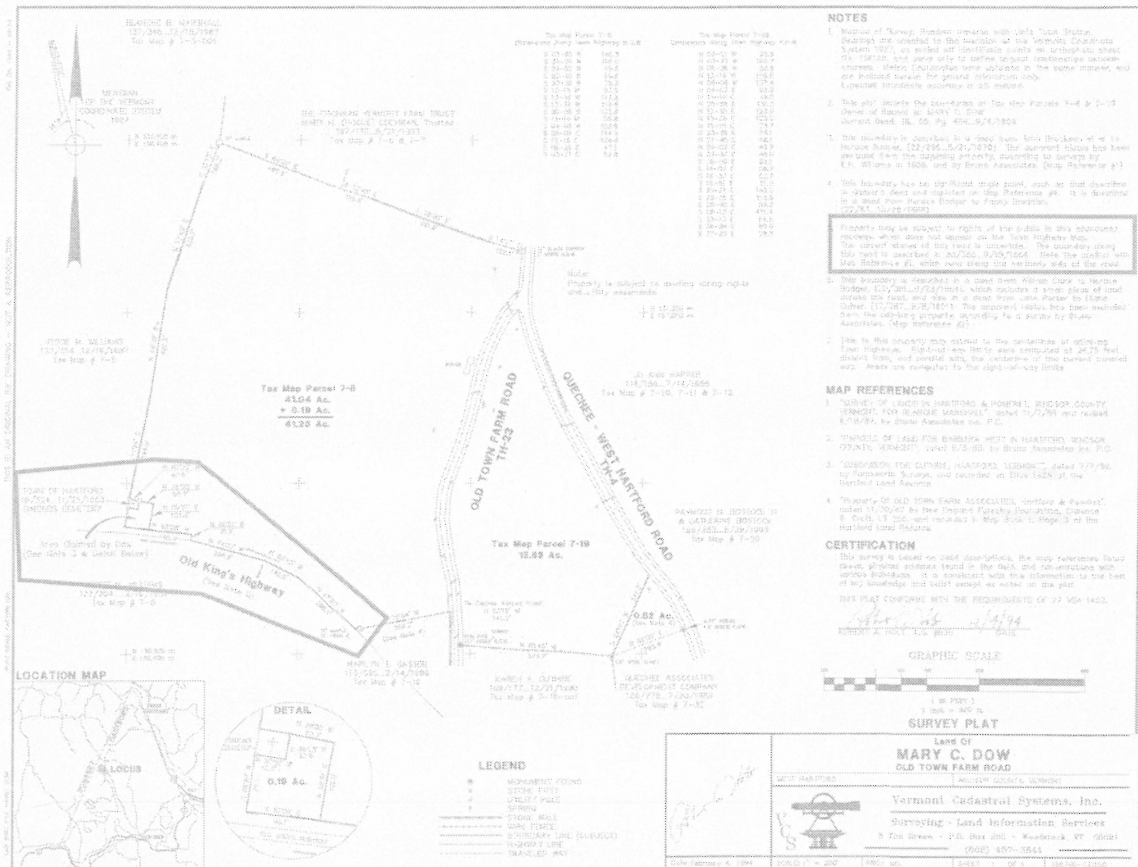


Figure 4
1904 USGS Map



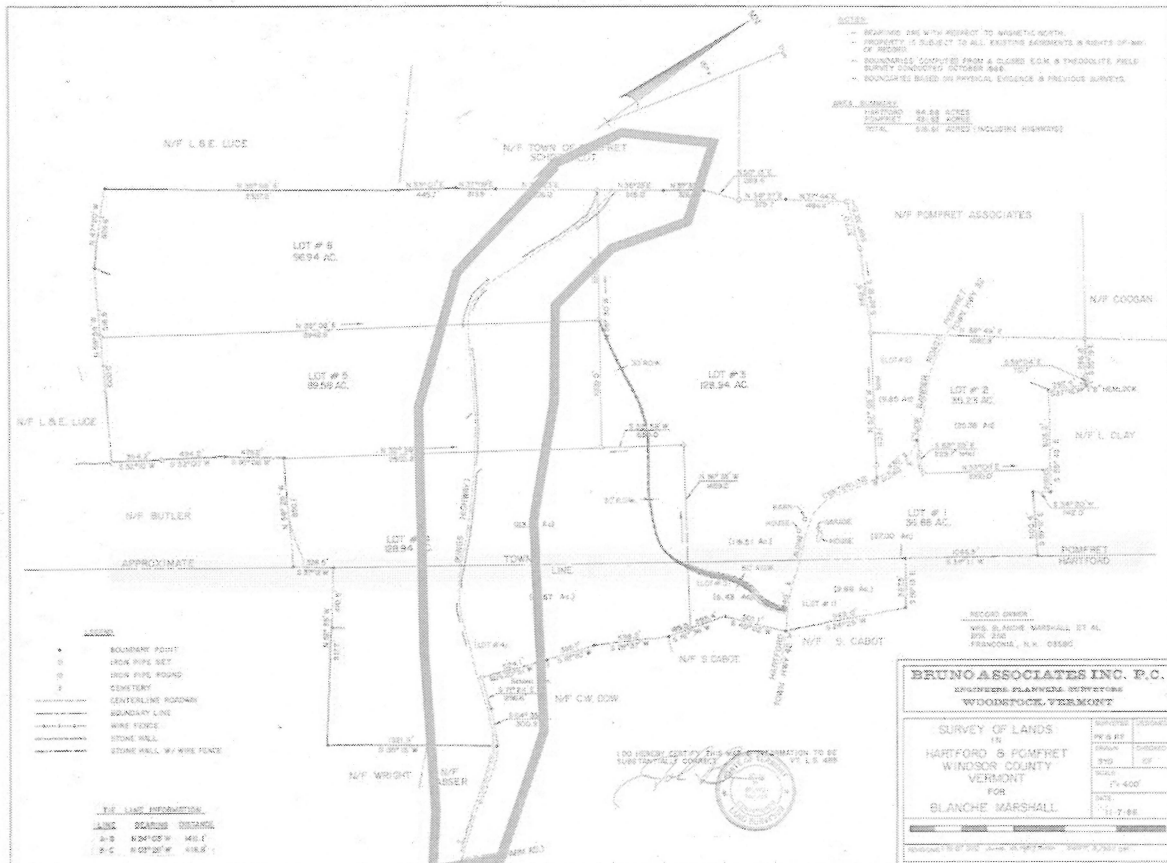
Rec'd 4/8/99 at 1:35 P.M.

Attest: *Robert A. Adams, Learn Clerk*

260B

Figure 5
Mary Dow Plat





Rec'd Feb. 24, 1968 at 10:10 A.M.

Attest: Robert A. Adams, Town Clerk

45

Figure 6
Blanche Marshall Plat



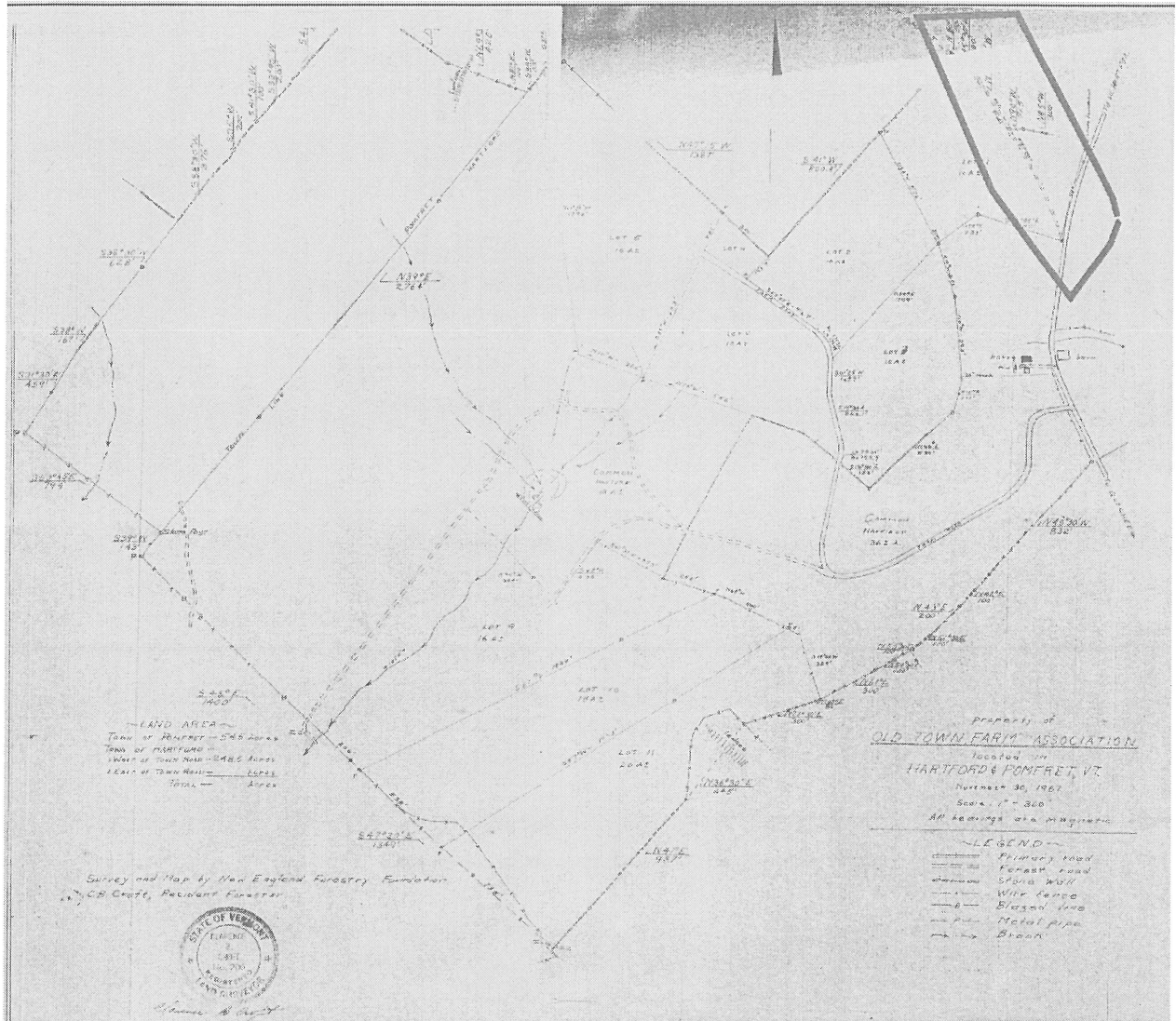


Figure 7
 Old Town Farm Plat

out } At a meeting that at Hartford in said county on the
 for County } fourth day of January in the year of our Lord 1809
 David Chilton of Rowan in R. County & Polly, wife of said David were
 ally joined in marriage by me James W. Moscaire with the
 Hartford April 24th 1809 the foregoing is a true copy of the original
 attest - Freegrace Leavitt Town Clerk

Town Records
 BK 3/93

A road survey - Beginning at beanyard brook in call on the North side of
 White river the north side of a timber turnpike road - thence N. 40° E. 80 rods
 Thence due North 60 rods thence North 6° West 20 rods thence North 10° West 74 rods
 Surveyed by us this 27th day of April 1809 no damages asked
 Elijah Mason } Selectionmen of Hartford
 Philimon Wagon }
 Hartford April 29th 1809 the foregoing }
 is a true copy of the original survey } attest - Freegrace Leavitt Town Clerk

OLD TOWN
 FARM Rd
 Red Barn
 Rd

A road survey
 Beginning at the foot of a small hill about sixty or seventy rods north
 of widow G. Marsh - thence N. 34° W. 42 rods - thence North 56° W. 20
 rods to Cape Mumbert land - thence W. 18° N. 20 rods - thence N. 86° East
 16 rods - thence N. 30° rods - thence N. 7° W. 116 rods - thence N. 9° W. 54 rods
 Thence N. 5° W. 20 rods - thence N. 24° W. 40 rods - thence S. 8° W. 100 rods
 To Elijah Mason - thence due N. 48 rods - thence N. 10° E. 80 rods - thence N. 5°
 W. 20 rods - To the road leading to Prospect by Oliver Wallis -
 agreed on by the proprietors by setting to them the old road - beginning widow
 March of James Brantley - Surveyed by us this 28th day of April 1809
 Hartford April 29th 1809 the foregoing }
 is a true copy of the original survey } Freegrace Leavitt
 Philimon Wagon } Selectionmen of Hartford -
 Elijah Mason }
 attest - Freegrace Leavitt Town Clerk

- N 34 W 660'
- N 56 W 330
- N 72 W 330'
- N 36 E 264'
- N 0° E 495'
- N 7 W 1914'
- N 9 W 591'
- N 5 W 330'
- N 24 W 660'
- N 38 W 1650.0'
- N 0 W 627'
- N 10 E 1320'
- N 5 W 330'

A road survey
 Beginning at hunklock tree on Francis Savages Land not far
 from where Daniel Ring lately lived - from thence W. 94° N. 36 rods
 Thence W. 12° S. 52 rods thence 13° N. 26 rods - thence W. 8° N. 54
 rods - thence W. 12° N. 11 rods - thence W. 18° S. 21 rods, near the
 mouth of the brook below Francis Savages - on white river turnpike
 Road - Land by agreement of the proprietors without damage, & to extend
 one & a half rods each way from said line - Surveyed by us this 15th
 day of May 26, 1809
 Freegrace Leavitt }
 Philimon Wagon } Selectionmen of Hartford
 Hartford May 15th 1809 - the foregoing is a true copy of the original survey
 attest - Freegrace Leavitt Town Clerk

Figure 8
 Town Records 3 Page 93



Conclusions & Summary

The documents listed in Road Research Resources failed to yield a layout or discontinuance for The Kings Highway.

While nothing was recovered in direct relationship to the King Highway, some information can be gleaned from what was recovered.

Town Records Book 3 Page 93 lays out a highway that terminates at “the road leading to Pomfret by Oliver Udalls”. This segment of road is for Old Farm Road and Red Barn Road and the description is dated April 28, 1809. This road is located easterly of the highway and is at the ending point of the road as show on the Doton map.

Since the description in Book 3 Page 93 calls for the tying point of the highway as being located on the road leading to Pomfret then an assumption can be made that The Kings Highway predated this layout and existed prior to 1809.

In closing, there is sufficient evidence in maps, plans, deeds, history of the town and in the field to suggest that the Kings Highway does exist.

Recommendations

1. Additional research conducted in the Town of Hartford Land Records, abutting towns land records, state archives and private collections prior to 1809.
2. Placing the location of the highway on the Town Highway Map. This would create a holding place so that Ancient Roads Act deadline of July 1, 2015 would not discontinue the road.

Alley, Kerry

From: Croft, Johnathan
Sent: Friday, August 08, 2014 2:36 PM
To: Moulton, Sara; Smith, Gary S.; Alley, Kerry
Subject: Wallace Road in Hartford - Another Item for Pending
Attachments: Wallace Rd RFP Ref Doc #1-Tax Map 2014.pdf; Wallace Rd RFP Ref Doc #2Pathways Ancient Rds Report 8-13-09.pdf; Wallace RD RFP Ref Doc #3- PitcairnLaren Plat May 24,1972.pdf; Wallace Rd RFP Ref Doc #4b Hathorn Plat Revised 9-16-82.pdf; Wallace Rd RFP Ref Doc #5-Hathorn June 17,1997.pdf; Wallace Rd RFP Ref Doc #6a-Pathways Report2013.pdf

Good afternoon,

Please find attached a series of surveys and maps related to Wallace Road in Hartford. The Town is working to re-survey this road and it appears has put out an APB for documentation from surveyors. This information will be helpful when the town submits any road changes to us.

I have copied the above files in the Z:\PPID\Mapping\TOWNS_RPCs\Hartford\WallaceRoad directory.

Johnathan Croft
VTrans Mapping Unit
(802) 828-2600

From: Cloutier, Ryan
Sent: Friday, August 08, 2014 1:10 PM
To: Croft, Johnathan
Subject: FW: email 1 of 2 wallace rd.

Thought this might be of interest to you.

Ryan R. Cloutier, L.S. | Plans & Titles Chief
Vermont Agency of Transportation | Right-of-Way Section
1 National Life Drive | Montpelier, VT | 05633-5001
(802) 828-2374 | ryan.cloutier@state.vt.us

From: Margaret Shields [<mailto:meg@vsis.org>]
Sent: Friday, August 08, 2014 11:59 AM
To: Dwight Baker; George Bedard; Peter Boemig; Russell Brown; Vaughn Button; Timothy Chmielewski; Shane Clark; Cloutier, Ryan; David Coleman; Mark Courcelle; Tim Cowan; Peter Cross; jason@bapls.com; Mark Day; John Diebold; William FitzGerald; Joe Flynn; Stephen Fraser; Mike Gervaise; Lisa Ginett; Paul Greineder; Christopher Haggerty; Ron LaRose; Douglas Henson; Mark Hoffman; Brad Holden; Robert Holt; Nancy Iwanicki; Ian Jewkes; Bradford Lackey; Seth Kittredge; Robert Krebs; Tricia Kules; William Lyons; David Mance; blaket@together.net; Dana Masson; jmilbank@cea-vt.com; Debra Daniels Mithoefer; Stuart Morrow; Eric Morse; daniel mulligan; mundlsam@sover.net; Nathan Nadeau; skip.nalette@pathwaysconsult.com; Timothy Short; Raymond Page; Scott Taylor, L.S.; Michael J Patterson; David Peatman; brad@tcevt.com; Carroll Peters; G Harry Petrovs; Andrew Pitonyak Jr; Michael Raboin Sr; Dan Rexford; David Ring; Rockwood Land Services LLC; dnrose tds.net; dround@horizonsengineering.com; ruderman1@aol.com; rumeryland@hotmail.com; espeath@aol.com; david@blazedesigninc.com; Stein; larryswanson@myfairpoint.net; grtowne@comcast.net; Robert Townsend; David Tudhope; Walter, Larry -FS; William Willis; nathan.yager@tcevt.com; Larry Young; mjHUDSON@myfairpoint.net; William Robenstein; Bill Hannon; Gary Rapanotti; Richard Bell; Lavery, Brian;

billchase@chasesurveyors.com; Keith Van Iderstine; Terry Harris; Donald Johnston; Terry W. Wilson; Lawrence Brow; Chris Paton

Subject: Fwd: email 1 of 2 wallace rd.

More information to go with the RFP that I sent along the other day. There will be a second one to follow shortly.
Meg

Good Morning,

I am going to send two emails that have some additional documents pertaining to Wallace Rd.

Should you have any questions, please do not hesitate to contact me.

Sincerely,

Randee S. Rule

Administrative Assistant

Delinquent Tax Clerk

Town of Hartford

171 Bridge Street

White River Junction, VT 05001

P (802) 295-9353

F (802) 295-6382

www.hartford-vt.org

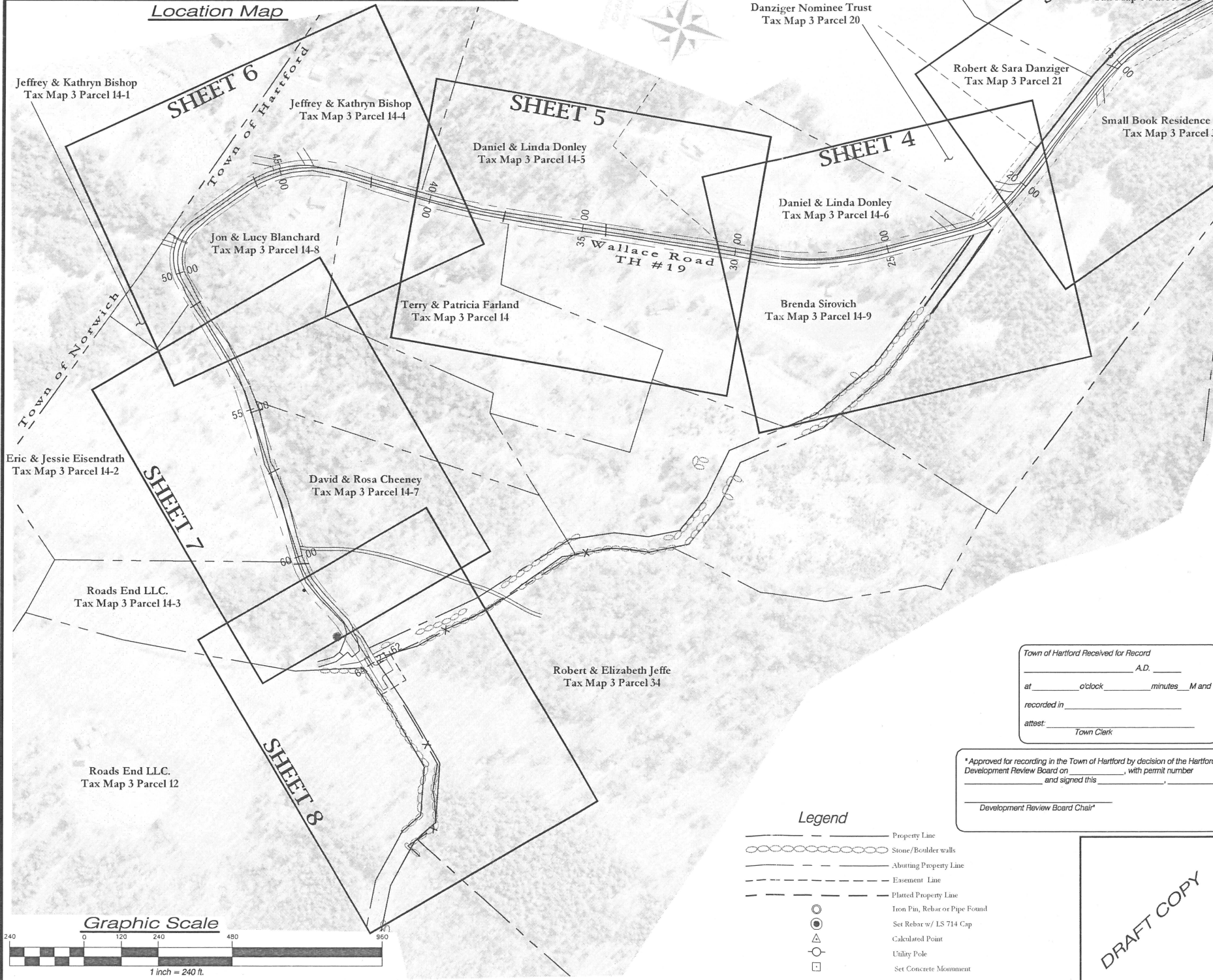
Please note that any response or reply to this electronic message may be subject to disclosure as a public record under the Vermont Public Records Act.



This email is free from viruses and malware because [avast! Antivirus](#) protection is active.



Location Map



SHEET 2
David C. Briggs
Tax Map 3 Parcel 38

SHEET 3
Robert & Sara Danziger
Tax Map 3 Parcel 22

Leo & Patricia Zacharski
Tax Map 3 Parcel 37

Danziger Nominee Trust
Tax Map 3 Parcel 20

Robert & Sara Danziger
Tax Map 3 Parcel 21

Small Book Residence Trust
Tax Map 3 Parcel 36

SHEET 6
Jeffrey & Kathryn Bishop
Tax Map 3 Parcel 14-1

Jeffrey & Kathryn Bishop
Tax Map 3 Parcel 14-4

SHEET 5
Daniel & Linda Donley
Tax Map 3 Parcel 14-5

SHEET 4
Daniel & Linda Donley
Tax Map 3 Parcel 14-6

Brenda Sirovich
Tax Map 3 Parcel 14-9

Jon & Lucy Blanchard
Tax Map 3 Parcel 14-8

Terry & Patricia Farland
Tax Map 3 Parcel 14

Eric & Jessie Eisendrath
Tax Map 3 Parcel 14-2

David & Rosa Cheaney
Tax Map 3 Parcel 14-7

Roads End LLC.
Tax Map 3 Parcel 14-3

Roads End LLC.
Tax Map 3 Parcel 12

Robert & Elizabeth Jeffe
Tax Map 3 Parcel 34

Survey Notes

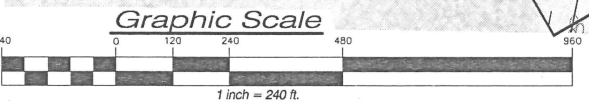
1. a. "Byron Hathorn, Wallace Road", prepared by K.A. Leclair Associate Inc., last revised September 16, 1982 and filed in the Town of Hartford Land Records.
- b. "Subdivision for Byron C. Hathorn, Wallace Road", prepared by Hathorn Surveys, last revised July 30, 1997 and filed in slide 336 of the Town of Hartford Land Records.
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- e. "Subdivision for Property of Steven Sass", prepared by Hathorn Surveys, dated September 2, 1986 and filed in slide 800 of the Town of Hartford Land Records.
- f. "Phil David Fine, Wallace Road", prepared by K.A. Leclair Associate Inc., last revised September 14, 1982 and filed in slide 788 of the Town of Hartford Land Records.
- g. "Amendment of Lot 09-0014-001 to Lot 09-0014-008. Owned by Daniel & Linda Donley", prepared by Hathorn Surveys, dated January 1, 2002 and filed in slide 430B of the Town of Hartford Land Records.
- h. "Subdivision for Property of Daniel & Linda Donley", prepared by Hathorn Surveys, last revised October 22, 1989 and filed in slide 385A of the Town of Hartford Land Records.
- i. "Subdivision for Property of Roger & Beverly Potwin, prepared by Hathorn Surveys, dated October 28, 1981 and filed in slide 754 of the Town of Hartford Land Records.
- j. "Subdivision for Property of Roger & Beverly Potwin, prepared by Hathorn Surveys, last revised November 17, 1986 and filed in slide 802 of the Town of Hartford Land Records.
- k. "Subdivision of Byron C. Hathorn, Wallace Road", prepared by Hathorn Surveys, last revised June 18, 1981 and filed in slide 782 of the Town of Hartford Land Records.
- l. "Hartford Vermont Associates, Jericho Road", prepared by K.A. Leclair Associate Inc., last revised May 10, 1973 and filed in slide 703 of the Town of Hartford Land Records.
- m. "Hartford Vermont Associates, Jericho Road", prepared by K.A. Leclair Associate Inc., last revised February 7, 1972 and filed in slide 702 of the Town of Hartford Land Records.
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- q. "History of Hartford, Vermont, July 4, 1761 - April 4, 1889" by William Howard Tucker.
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Town of Hartford Received for Record
 _____ A.D.
 at _____ o'clock _____ minutes _____ M and
 recorded in _____
 attest: _____
 Town Clerk

* Approved for recording in the Town of Hartford by decision of the Hartford Development Review Board on _____, with permit number _____ and signed this _____.

 Development Review Board Chair

- Legend**
- Property Line
 - Stone/Boulder walls
 - Abutting Property Line
 - Easement Line
 - Platted Property Line
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 - Set Rebar w/ LS 714 Cap
 - Calculated Point
 - Utility Pole
 - Set Concrete Monument



Joseph R. Flynn, L.S. 714; I certify that this plat is an original ink on mylar drawing.

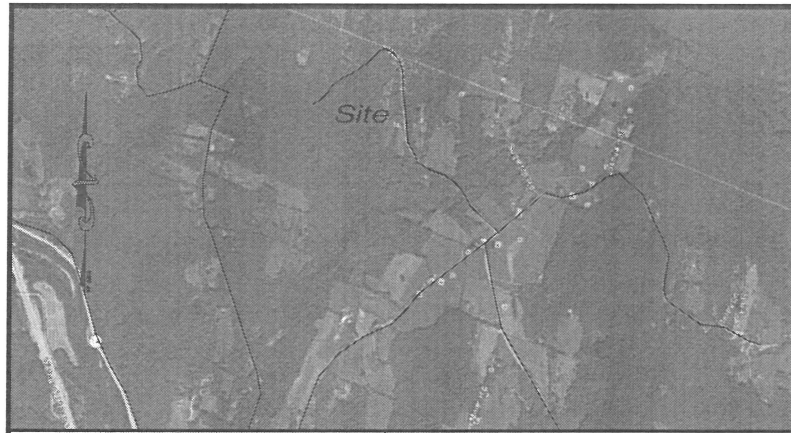
Right of Way Plat
Wallace Road
 in
Hartford, Vermont

Scale: 1"=240' Date: Nov. 23, 2014 Project number 422845L1 Drawing Number xxxx
 Drafted by: Joseph R. Flynn Checked by: Ronald E. Gauthier Sheet 1 of 8

DuBois & King inc.
 engineering
 planning
 management
 surveying
 6 Green Tree Drive, So. Burlington Vermont 05403

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DRAFT COPY

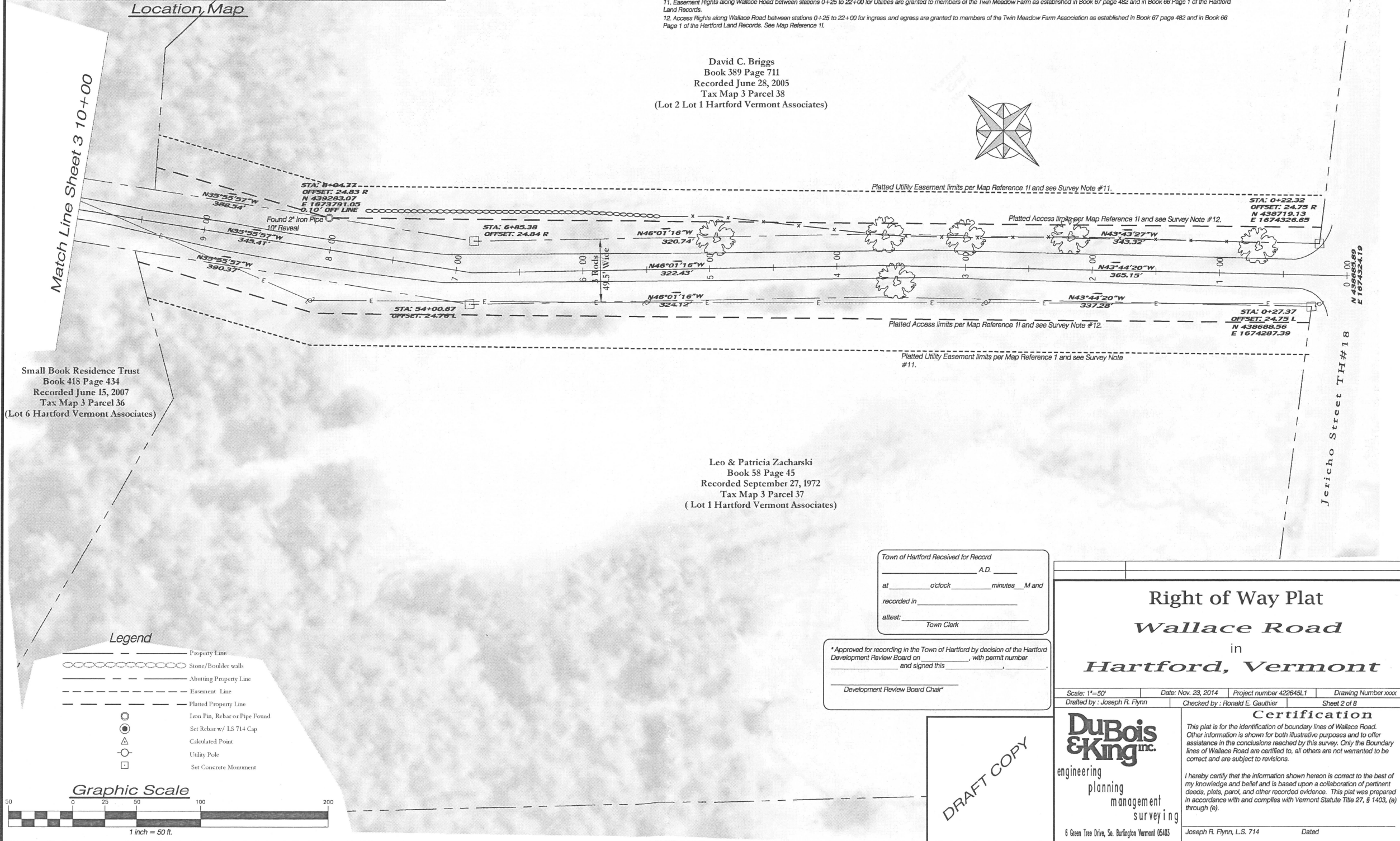
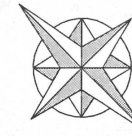


Location Map

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- h. "Subdivision for Property of Daniel & Linda Donley", prepared by Hathorn Surveys, last revised October 22, 1999 and filed in slide 3864 of the Town of Hartford Land Records.
- i. "Subdivision for Property of Roger & Beverly Potwin, prepared by Hathorn Surveys, dated October 28, 1981 and filed in slide 754 of the Town of Hartford Land Records.
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David C. Briggs
 Book 389 Page 711
 Recorded June 28, 2005
 Tax Map 3 Parcel 38
 (Lot 2 Lot 1 Hartford Vermont Associates)



Small Book Residence Trust
 Book 418 Page 434
 Recorded June 15, 2007
 Tax Map 3 Parcel 36
 (Lot 6 Hartford Vermont Associates)

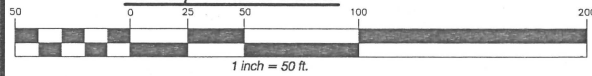
Leo & Patricia Zacharski
 Book 58 Page 45
 Recorded September 27, 1972
 Tax Map 3 Parcel 37
 (Lot 1 Hartford Vermont Associates)

Joseph R. Flynn, L.S. 714; I certify that this plat is an original ink on mylar drawing.

Legend

- Property Line
- Stone/Boulder walls
- Abutting Property Line
- Easement Line
- Platted Property Line
- Iron Pin, Rebar or Pipe Found
- Set Rebar w/ LS 714 Cap
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Graphic Scale



Town of Hartford Received for Record
 _____ A.D. _____
 at _____ o'clock _____ minutes _____ M and
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 attest: _____
 Town Clerk

* Approved for recording in the Town of Hartford by decision of the Hartford Development Review Board on _____, with permit number _____ and signed this _____

 Development Review Board Chair

DRAFT COPY

Right of Way Plat
Wallace Road
 in
Hartford, Vermont

Scale: 1"=50' Date: Nov. 23, 2014 Project number 422645L1 Drawing Number xxxx
 Drafted by: Joseph R. Flynn Checked by: Ronald E. Gauthier Sheet 2 of 8

DuBois & King
 inc.
 engineering
 planning
 management
 surveying
 6 Green Tree Drive, So. Burlington Vermont 05403

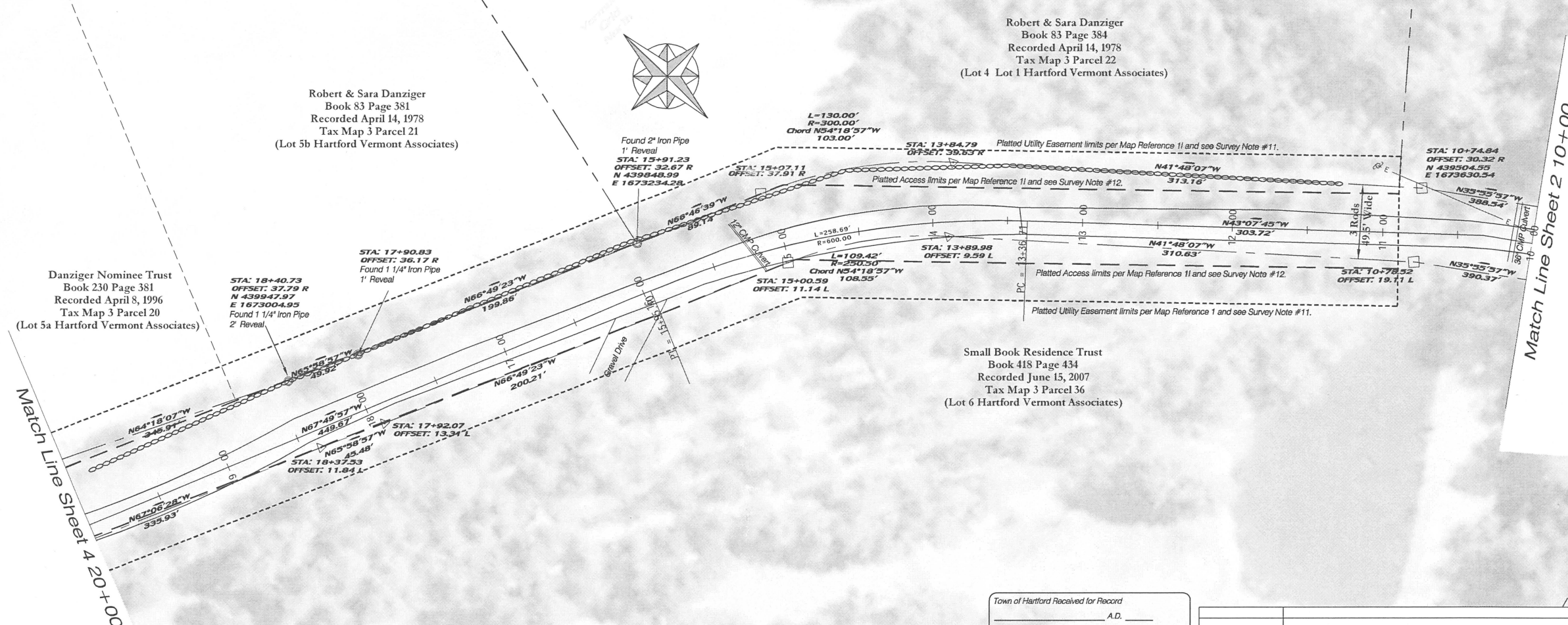
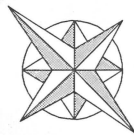
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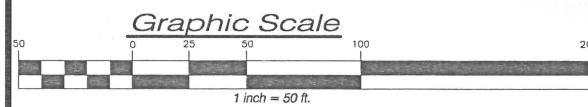
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Town of Hartford Received for Record

_____ A.D. _____

at _____ o'clock _____ minutes _____ M and _____ recorded in _____

attest: _____

Town Clerk

* Approved for recording in the Town of Hartford by decision of the Hartford Development Review Board on _____ with permit number _____ and signed this _____

Development Review Board Chair*

DRAFT COPY

Right of Way Plat
Wallace Road
in
Hartford, Vermont

Scale: 1"=50' Date: Nov. 23, 2014 Project number 422645L1 Drawing Number xxx
Drafted by: Joseph R. Flynn Checked by: Ronald E. Gauthier Sheet 3 of 8

Certification

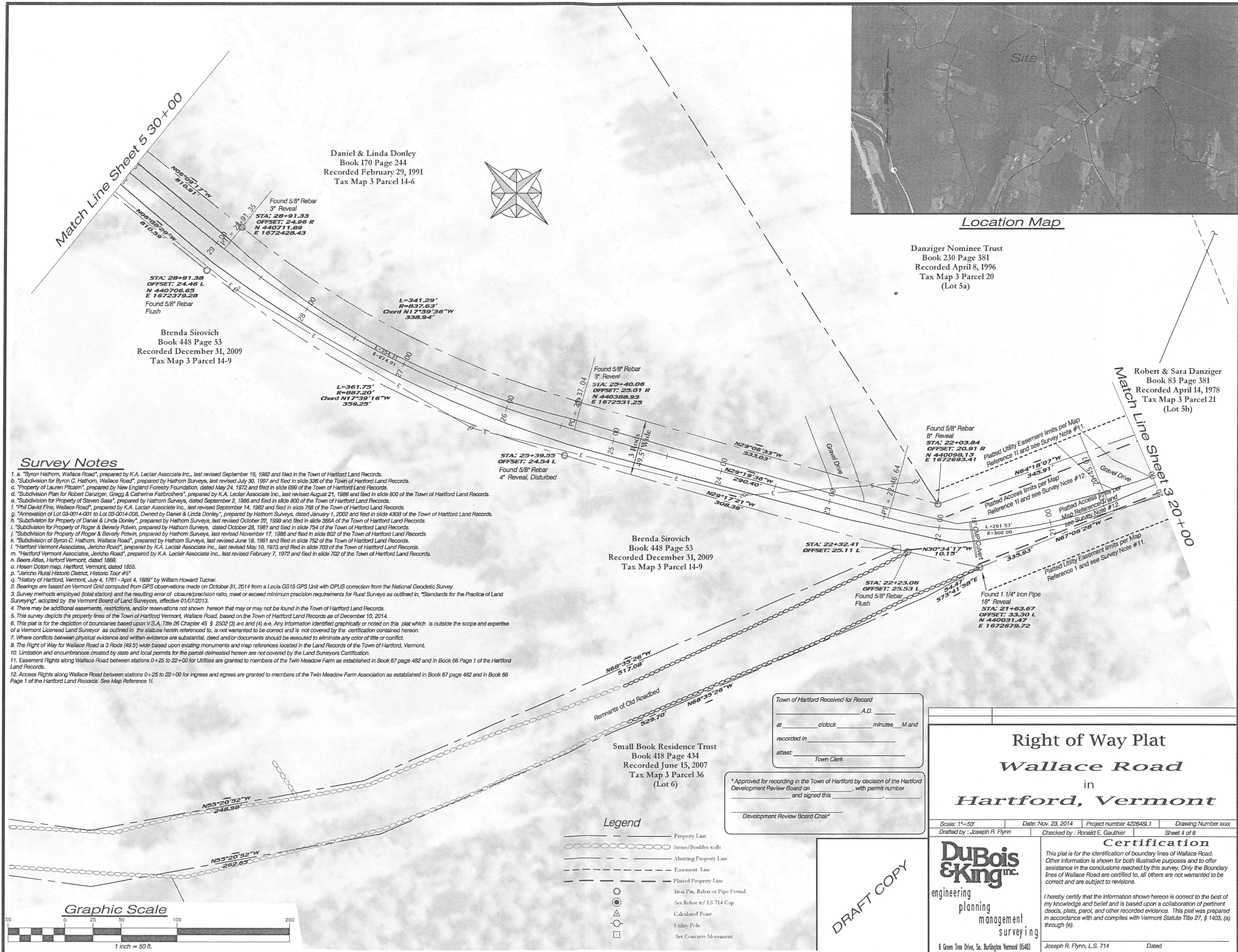
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Joseph R. Flynn, L.S. 714 _____ Dated _____

DuBois & King Inc.
engineering
planning
management
surveying
6 Green Tree Drive, So. Burlington Vermont 05403

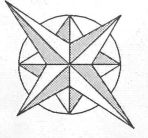
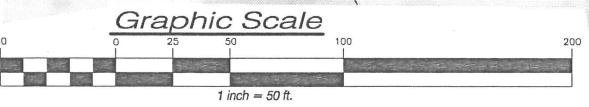
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at _____ o'clock _____ minutes _____ M and _____ P

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attest: _____ Town Clerk

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_____ Development Review Board Chair

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Scale: 1"=50' Date: Nov. 23, 2014 Project number 422645L1 Drawing Number xxx
Drafted by: Joseph R. Flynn Checked by: Ronald E. Gauthier Sheet 4 of 8

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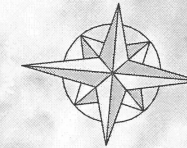
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- f. "Phil David Fine, Wallace Road", prepared by K.A. Leclair Associate Inc., last revised September 14, 1982 and filed in slide 766 of the Town of Hartford Land Records.
- g. "Annexation of Lot 03-0014-001 to Lot 03-0014-006, Owned by Daniel & Linda Donley", prepared by Hathorn Surveys, dated January 1, 2002 and filed in slide 4308 of the Town of Hartford Land Records.
- h. "Subdivision for Property of Daniel & Linda Donley", prepared by Hathorn Surveys, last revised October 22, 1999 and filed in slide 386A of the Town of Hartford Land Records.
- i. "Subdivision for Property of Roger & Beverly Potwin", prepared by Hathorn Surveys, dated October 28, 1981 and filed in slide 754 of the Town of Hartford Land Records.
- j. "Subdivision for Property of Roger & Beverly Potwin", prepared by Hathorn Surveys, last revised November 17, 1988 and filed in slide 802 of the Town of Hartford Land Records.
- k. "Subdivision of Byron C. Hathorn, Wallace Road", prepared by Hathorn Surveys, last revised June 18, 1981 and filed in slide 752 of the Town of Hartford Land Records.
- l. "Hartford Vermont Associates, Jericho Road", prepared by K.A. Leclair Associate Inc., last revised May 10, 1973 and filed in slide 703 of the Town of Hartford Land Records.
- m. "Hartford Vermont Associates, Jericho Road", prepared by K.A. Leclair Associate Inc., last revised February 7, 1972 and filed in slide 702 of the Town of Hartford Land Records.
- n. Bears Atlas, Hartford Vermont, dated 1858.
- o. Hosen Dalton map, Hartford, Vermont, dated 1855.
- p. "Jericho Rural Historic District, Historic Tour #5"
- q. "History of Hartford, Vermont, July 4, 1761 - April 4, 1889" by William Howard Tucker.
- r. Bearings are based on Vermont Grid computed from GPS observations made on October 31, 2014 from a Leica GS15 GPS Unit with OPUS correction from the National Geodetic Survey.
- s. Survey methods employed (total station) and the resulting error of closure (precision ratio, meet or exceed minimum precision requirements for Rural Surveys as outlined in, "Standards for the Practice of Land Surveying", adopted by the Vermont Board of Land Surveyors, effective 01/07/2013).
- t. There may be additional easements, restrictions, and/or reservations not shown hereon that may or may not be found in the Town of Hartford Land Records.
- u. This survey depicts the property lines of the Town of Hartford Vermont, Wallace Road, based on the Town of Hartford Land Records as of December 10, 2014.
- v. This plat is for the depiction of boundaries based upon V.S.A. Title 26 Chapter 45 § 2502 (3) a-c and (4) a-e. Any information identified graphically or noted on this plat which is outside the scope and expertise of a Vermont Licensed Land Surveyor as outlined in the statutes herein referenced to, is not warranted to be correct and is not covered by the certification contained hereon.
- w. Where conflicts between physical evidence and written evidence are substantial, deed and/or documents should be executed to eliminate any color of title or conflict.
- x. The Right of Way for Wallace Road is 3 Rods (49.5') wide based upon existing monuments and map references located in the Land Records of the Town of Hartford, Vermont.
- y. Limitation and encumbrances created by state and local permits for the parcel delineated hereon are not covered by the Land Surveyors Certification.
- z. Easement Rights along Wallace Road between stations 0+25 to 22+00 for Utilities are granted to members of the Twin Meadow Farm as established in Book 67 page 482 and in Book 66 Page 1 of the Hartford Land Records.
- aa. Access Rights along Wallace Road between stations 0+25 to 22+00 for ingress and egress are granted to members of the Twin Meadow Farm Association as established in Book 67 page 482 and in Book 66 Page 1 of the Hartford Land Records. See Map Reference 11.

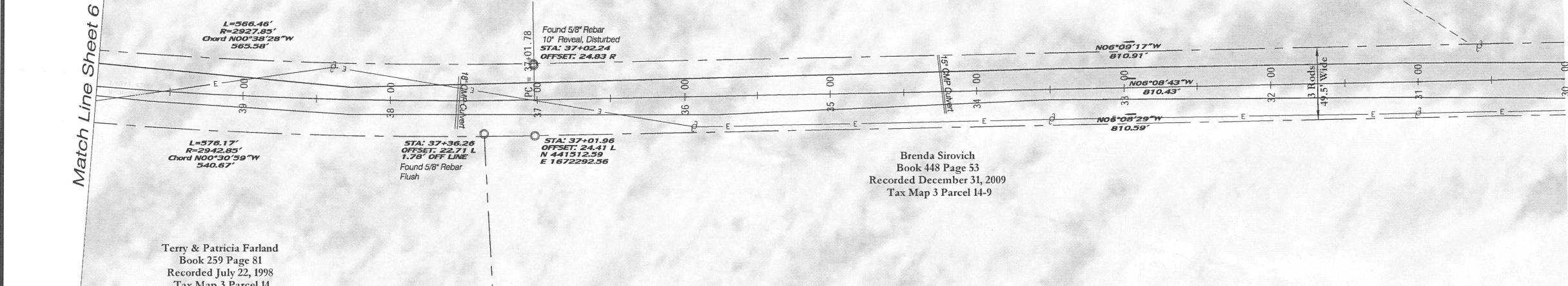
Daniel & Linda Donley
Book 275 Page 15
Recorded July 8, 1999
Tax Map 3 Parcel 14-6
(Parcel 3 Hathorn)

Daniel & Linda Donley
Book 170 Page 244
Recorded February 29, 1991
Tax Map 3 Parcel 14-6
(Parcel 3 Hathorn)



Match Line Sheet 6 40+00

Match Line Sheet 4 30+00



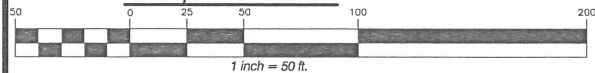
Terry & Patricia Farland
Book 259 Page 81
Recorded July 22, 1998
Tax Map 3 Parcel 14

Brenda Sirovich
Book 448 Page 53
Recorded December 31, 2009
Tax Map 3 Parcel 14-9

Legend

- Property Line
- Stone/Boulder wall
- - - Abutting Property Line
- - - Easement Line
- - - Platted Property Line
- Iron Pin, Rebar or Pipe Found
- ⊙ Set Rebar w/ LS 714 Cap
- ⊙ Calculated Point
- ⊙ Utility Pole
- Set Concrete Monument

Graphic Scale



Joseph R. Flynn, L.S. 714, certify that this plat is an original ink on mylar drawing.

Town of Hartford Received for Record
_____ A.D. _____
at _____ o'clock _____ minutes _____ M and
recorded in _____
attest: _____
Town Clerk

*Approved for recording in the Town of Hartford by decision of the Hartford Development Review Board on _____, with permit number _____ and signed this _____

Development Review Board Chair

DRAFT COPY

Right of Way Plat
Wallace Road
in
Hartford, Vermont

Scale: 1"=50' Date: Nov. 23, 2014 Project number 42264SL1 Drawing Number xxxx
Drafted by: Joseph R. Flynn Checked by: Ronald E. Gauthier Sheet 5 of 8

Certification

DuBois & King inc.
engineering
planning
management
surveying

This plat is for the identification of boundary lines of Wallace Road. Other information is shown for both illustrative purposes and to offer assistance in the conclusions reached by this survey. Only the Boundary lines of Wallace Road are certified to, all others are not warranted to be correct and are subject to revisions.

I hereby certify that the information shown hereon is correct to the best of my knowledge and belief and is based upon a collaboration of pertinent deeds, plats, parcel, and other recorded evidence. This plat was prepared in accordance with and complies with Vermont Statute Title 27, § 1403, (e) through (e).

Joseph R. Flynn, L.S. 714 Dated _____

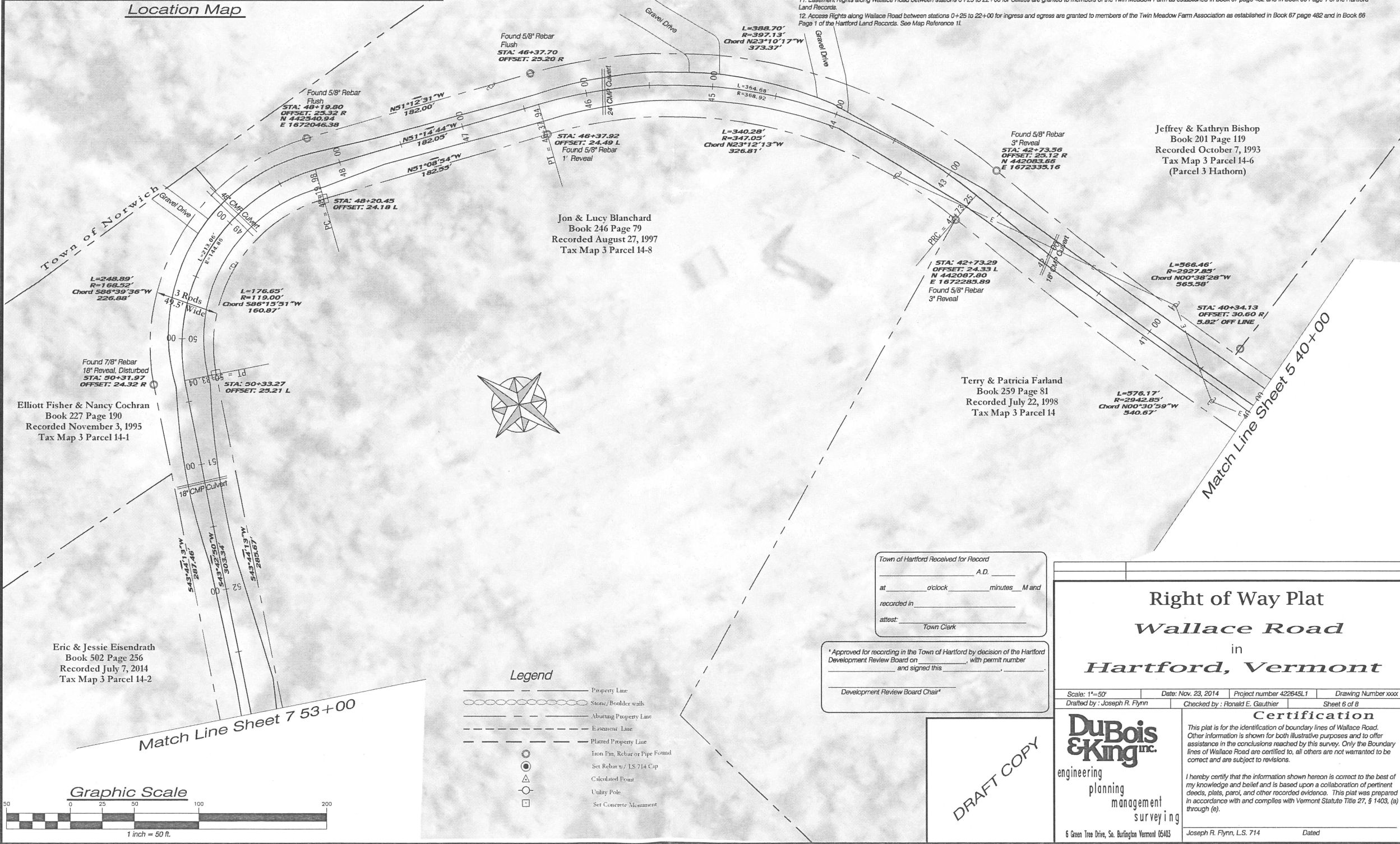
6 Green Tree Drive, So. Burlington Vermont 05483



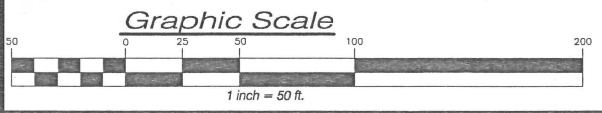
Location Map

Survey Notes

1. a. "Byron Hathorn, Wallace Road", prepared by K.A. Leclair Associate Inc., last revised September 16, 1982 and filed in the Town of Hartford Land Records.
 - b. "Subdivision for Byron C. Hathorn, Wallace Road", prepared by Hathorn Surveys, last revised July 30, 1997 and filed in slide 336 of the Town of Hartford Land Records.
 - c. "Property of Lauren Pitcaim", prepared by New England Forestry Foundation, dated May 24, 1972 and filed in slide 689 of the Town of Hartford Land Records.
 - d. "Subdivision Plan for Robert Danziger, Gregg & Catherine Fairbrothers", prepared by K.A. Leclair Associate Inc., last revised August 21, 1986 and filed in slide 800 of the Town of Hartford Land Records.
 - e. "Subdivision for Property of Steven Sasse", prepared by Hathorn Surveys, dated September 2, 1986 and filed in slide 800 of the Town of Hartford Land Records.
 - f. "The David Fine, Wallace Road", prepared by K.A. Leclair Associate Inc., last revised September 14, 1982 and filed in slide 788 of the Town of Hartford Land Records.
 - g. "Amendment of Lot 03-0014-001 to Lot 03-0014-006, Owned by Daniel & Linda Donley", prepared by Hathorn Surveys, dated January 1, 2002 and filed in slide 4308 of the Town of Hartford Land Records.
 - h. "Subdivision for Property of Daniel & Linda Donley", prepared by Hathorn Surveys, last revised October 22, 1989 and filed in slide 388A of the Town of Hartford Land Records.
 - i. "Subdivision for Property of Roger & Beverly Potwin", prepared by Hathorn Surveys, dated October 28, 1981 and filed in slide 754 of the Town of Hartford Land Records.
 - j. "Subdivision for Property of Roger & Beverly Potwin", prepared by Hathorn Surveys, last revised November 17, 1986 and filed in slide 822 of the Town of Hartford Land Records.
 - k. "Subdivision of Byron C. Hathorn, Wallace Road", prepared by Hathorn Surveys, last revised June 18, 1981 and filed in slide 788 of the Town of Hartford Land Records.
 - l. "Hartford Vermont Associates, Jericho Road", prepared by K.A. Leclair Associate Inc., last revised May 10, 1973 and filed in slide 703 of the Town of Hartford Land Records.
 - m. "Hartford Vermont Associates, Jericho Road", prepared by K.A. Leclair Associate Inc., last revised February 7, 1972 and filed in slide 702 of the Town of Hartford Land Records.
 - n. Beers Atlas, Hartford Vermont, dated 1868.
 - o. Hosen Coburn map, Hartford, Vermont, dated 1855.
 - p. Jericho Rural Historic District, Historic Tour #8.
 - q. "History of Hartford, Vermont, July 4, 1761 - April 4, 1889" by William Howard Tucker.
2. Bearings are based on Vermont Grid computed from GPS observations made on October 31, 2014 from a Leica GS15 GPS Unit with OPUS correction from the National Geodetic Survey.
3. Survey methods employed (total station) and the resulting error of closure/precision ratio, meet or exceed minimum precision requirements for Rural Surveys as outlined in, "Standards for the Practice of Land Surveying", adopted by the Vermont Board of Land Surveyors, effective 01/07/2013.
4. There may be additional easements, restrictions, and/or reservations not shown hereon that may or may not be found in the Town of Hartford Land Records.
5. This survey depicts the property lines of the Town of Hartford Vermont, Wallace Road, based on the Town of Hartford Land Records as of December 10, 2014.
6. This plat is for the depiction of boundaries based upon V.S.A. Title 26 Chapter 45 § 2502 (3) a-c and (4) a-e. Any information identified graphically or noted on this plat which is outside the scope and expertise of a Vermont Licensed Land Surveyor as outlined in the statutes herein referenced to, is not warranted to be correct and is not covered by the certification contained hereon.
7. Where conflicts between physical evidence and written evidence are substantial, deed and/or documents should be executed to eliminate any color of title or conflict.
8. The Right of Way for Wallace Road is 3 Rods (49.5) wide based upon existing monuments and map references located in the Land Records of the Town of Hartford, Vermont.
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11. Easement Rights along Wallace Road between stations 0+25 to 22+00 for ingress and egress are granted to members of the Twin Meadow Farm as established in Book 67 page 482 and in Book 66 Page 1 of the Hartford Land Records.
12. Access Rights along Wallace Road between stations 0+25 to 22+00 for ingress and egress are granted to members of the Twin Meadow Farm Association as established in Book 67 page 482 and in Book 66 Page 1 of the Hartford Land Records. See Map Reference 11.



Joseph R. Flynn, L.S. 714; certify that this plat is an original ink on mylar drawing.



- Legend**
- Property Line
 - Stone/Boulder walls
 - Abutting Property Line
 - Easement Line
 - Platted Property Line
 - Iron Pin, Rebar or Pipe Found
 - Set Rebar w/ 1/8" 714 Cap
 - Calculated Point
 - Utility Pole
 - Set Concrete Monument

Town of Hartford Received for Record

A.D. _____

at _____ o'clock _____ minutes _____ M and

recorded in _____

attest: _____

Town Clerk

* Approved for recording in the Town of Hartford by decision of the Hartford Development Review Board on _____ with permit number _____ and signed this _____

Development Review Board Chair

DRAFT COPY

Right of Way Plat
Wallace Road
in
Hartford, Vermont

Scale: 1"=50' Date: Nov. 23, 2014 Project number 42264SL1 Drawing Number xxx

Drafted by: Joseph R. Flynn Checked by: Ronaki E. Gauthier Sheet 6 of 8

Certification

This plat is for the identification of boundary lines of Wallace Road. Other information is shown for both illustrative purposes and to offer assistance in the conclusions reached by this survey. Only the Boundary lines of Wallace Road are certified to, all others are not warranted to be correct and are subject to revisions.

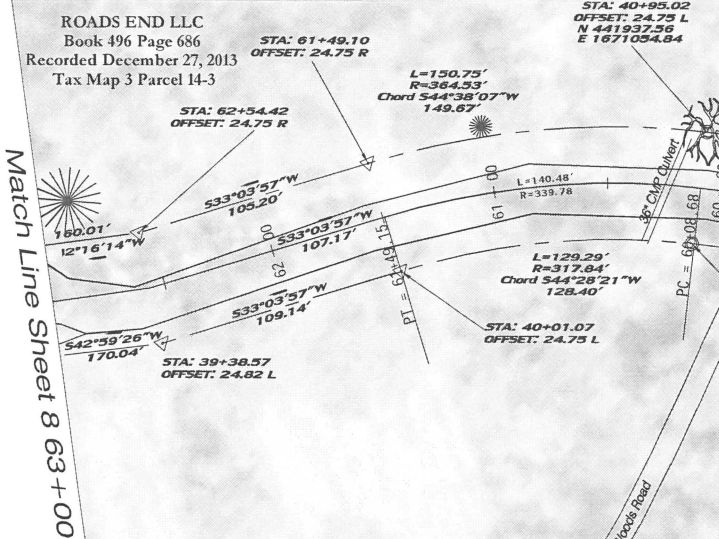
I hereby certify that the information shown hereon is correct to the best of my knowledge and belief and is based upon a collaboration of pertinent deeds, plats, parcel, and other recorded evidence. This plat was prepared in accordance with and complies with Vermont Statute Title 27, § 1403, (e) through (g).

Joseph R. Flynn, L.S. 714 Dated _____

DuBois & King Inc.
engineering
planning
management
surveying
6 Green Tree Drive, So. Burlington Vermont 05403

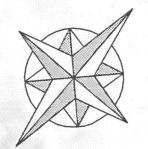


Location Map



Survey Notes

1. a. "Byron Hathorn, Wallace Road", prepared by K.A. Leclair Associate Inc., last revised September 15, 1982 and filed in the Town of Hartford Land Records.
- b. "Subdivision for Byron C. Hathorn, Wallace Road", prepared by Hathorn Surveys, last revised July 30, 1997 and filed in slide 336 of the Town of Hartford Land Records.
- c. "Property of Lauren Pitcaim", prepared by New England Forestry Foundation, dated May 24, 1972 and filed in slide 699 of the Town of Hartford Land Records.
- d. "Subdivision Plan for Robert Danziger, Gregg & Catherine Fairbrothers", prepared by K.A. Leclair Associate Inc., last revised August 21, 1986 and filed in slide 800 of the Town of Hartford Land Records.
- e. "Subdivision for Property of Steven Sess", prepared by Hathorn Surveys, dated September 2, 1986 and filed in slide 800 of the Town of Hartford Land Records.
- f. "Phil David Fine, Wallace Road", prepared by K.A. Leclair Associate Inc., last revised September 14, 1982 and filed in slide 768 of the Town of Hartford Land Records.
- g. "Annexation of Lot 03-0014-001 to Lot 03-0014-006, Owned by Daniel & Linda Donley", prepared by Hathorn Surveys, dated January 1, 2002 and filed in slide 430B of the Town of Hartford Land Records.
- h. "Subdivision for Property of Daniel & Linda Donley", prepared by Hathorn Surveys, last revised October 22, 1989 and filed in slide 386A of the Town of Hartford Land Records.
- i. "Subdivision for Property of Roger & Beverly Polwin", prepared by Hathorn Surveys, dated October 28, 1981 and filed in slide 754 of the Town of Hartford Land Records.
- j. "Subdivision for Property of Roger & Beverly Polwin", prepared by Hathorn Surveys, last revised November 17, 1986 and filed in slide 802 of the Town of Hartford Land Records.
- k. "Subdivision of Byron C. Hathorn, Wallace Road", prepared by Hathorn Surveys, last revised June 18, 1981 and filed in slide 782 of the Town of Hartford Land Records.
- l. "Hartford Vermont Associates, Jericho Road", prepared by K.A. Leclair Associate Inc., last revised May 10, 1973 and filed in slide 703 of the Town of Hartford Land Records.
- m. "Hartford Vermont Associates, Jericho Road", prepared by K.A. Leclair Associate Inc., last revised February 7, 1972 and filed in slide 702 of the Town of Hartford Land Records.
- n. Bears Atlas, Hartford Vermont, dated 1869.
- o. Hosen Dutton map, Hartford, Vermont, dated 1855.
- p. "Jericho Rural Historic District, Historic Tour #5"
- q. "History of Hartford, Vermont, July 4, 1761 - April 4, 1889" by William Howard Tucker.
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Eric & Jessie Eisendrath
Book 502 Page 256
Recorded July 7, 2014
Tax Map 3 Parcel 14-2

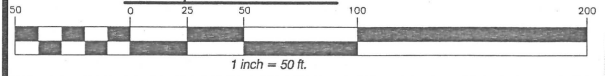
David & Rosa Cheney
Book 448 Page 581
Recorded January 25, 2010
Tax Map 3 Parcel 14-7

Jon & Lucy Blanchard
Book 246 Page 79
Recorded August 27, 1997
Tax Map 3 Parcel 14-8

Legend

- Property Line
- Stone/Boulder walls
- Abutting Property Line
- - - Easement Line
- - - Platted Property Line
- Iron Pin, Rebar or Pipe Found
- Set Rebar w/ 1/2" 714 Cap
- Calculated Point
- Utility Pole
- Set Concrete Monument

Graphic Scale



Town of Hartford Received for Record
 at _____ o'clock _____ minutes _____ M and
 recorded in _____
 attest: _____
 Town Clerk

* Approved for recording in the Town of Hartford by decision of the Hartford Development Review Board on _____ and signed this _____

 Development Review Board Chair*

DRAFT COPY

Right of Way Plat
Wallace Road
 in
Hartford, Vermont

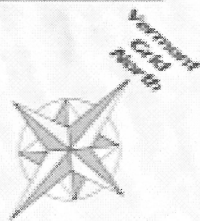
Scale: 1"=50' Date: Nov. 23, 2014 Project number 422645L1 Drawing Number xxx
 Drafted by: Joseph R. Flynn Checked by: Ronald E. Gauthier Sheet 7 of 8

DuBois & King Inc.
 engineering
 planning
 management
 surveying
 6 Green Tree Drive, So. Burlington Vermont 05403

Certification
 This plat is for the identification of boundary lines of Wallace Road. Other information is shown for both illustrative purposes and to offer assistance in the conclusions reached by this survey. Only the Boundary lines of Wallace Road are certified to, all others are not warranted to be correct and are subject to revisions.
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 Joseph R. Flynn, L.S. 714 Dated _____



Location Map



ROADS END LLC
Book 496 Page 686
Recorded December 27, 2013
Tax Map 3 Parcel 12

ROADS END LLC
Book 496 Page 686
Recorded December 27, 2013
Tax Map 3 Parcel 14-3

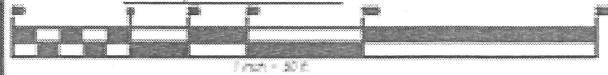
Robert & Elizabeth Jeff
Book 125 Page 115
Recorded February 13, 1987
Tax Map 3 Parcel 34

David & Rosa Cheney
Book 488 Page 581
Recorded January 25, 2010
Tax Map 3 Parcel 14-7

Legend

- Project Line
- Survey Boundary
- Utility Property Line
- Easement Line
- Fenced Property Line
- Iron Pin, Reference Pipe, Found
- Iron Stake or 3/4" Cap
- Colored Pin
- Color Pin
- Iron Corner Marker

Graphic Scale



Town of Hartford Received by Record
A.D. _____
at _____ o'clock _____ M and _____
of _____
Jared _____
Town Clerk

*Approved for recording in the Town of Hartford by decision of the Hartford
Development Review Board on _____ with permit number _____
and signed this _____
Development Review Board Chair

Survey Notes

1. "Town of Hartford, Wallace Road", prepared by R.A. Lander Associates Inc., last revised December 15, 1986 and filed in the Town of Hartford Land Records.
2. "Subdivision for Property of Roger & Beverly Patten, prepared by Hartman Surveys, last revised July 20, 1987 and filed in 2008-208 of the Town of Hartford Land Records.
3. "Property of Laurel Patten", prepared by Lee England Property Consultants, dated May 24, 1977 and filed in 2008-208 of the Town of Hartford Land Records.
4. "Subdivision Plan for Robert Carver, Steg & Catherine Pattenburg", prepared by R.A. Lander Associates Inc., last revised August 27, 1988 and filed in 2008-208 of the Town of Hartford Land Records.
5. "Subdivision for Property of Steven Cook", prepared by Hartman Surveys, dated December 2, 1988 and filed in 2008-208 of the Town of Hartford Land Records.
6. "The David P. Wallace Road", prepared by R.A. Lander Associates Inc., last revised December 15, 1986 and filed in 2008-208 of the Town of Hartford Land Records.
7. "A Revision of Lot 20-21-4-22-23-24-25-26-27-28-29-30-31-32-33-34-35-36-37-38-39-40-41-42-43-44-45-46-47-48-49-50-51-52-53-54-55-56-57-58-59-60-61-62-63-64-65-66-67-68-69-70-71-72-73-74-75-76-77-78-79-80-81-82-83-84-85-86-87-88-89-90-91-92-93-94-95-96-97-98-99-100", prepared by Hartman Surveys, dated January 1, 2002 and filed in 2008-208 of the Town of Hartford Land Records.
8. "Subdivision for Property of Daniel & Linda Conroy", prepared by Hartman Surveys, last revised October 22, 1988 and filed in 2008-208 of the Town of Hartford Land Records.
9. "Subdivision for Property of Roger & Beverly Patten, prepared by Hartman Surveys, dated October 28, 1988 and filed in 2008-208 of the Town of Hartford Land Records.
10. "Subdivision for Property of Roger & Beverly Patten, prepared by Hartman Surveys, last revised November 17, 1988 and filed in 2008-208 of the Town of Hartford Land Records.
11. "Subdivision of Roger C. Wallace, Wallace Road", prepared by Hartman Surveys, last revised June 18, 1987 and filed in 2008-208 of the Town of Hartford Land Records.
12. "Tracked Survey, Associated Wallace Road", prepared by R.A. Lander Associates Inc., last revised May 13, 1973 and filed in 2008-208 of the Town of Hartford Land Records.
13. "Hartford Vermont Association, Jethro Road", prepared by R.A. Lander Associates Inc., last revised February 1, 1912 and filed in 2008-208 of the Town of Hartford Land Records.
14. "Basis of Wallace Road", dated 1988.
15. "Hartford Vermont Association, dated 1988.
16. "Hartford Vermont Association, dated 1988.
17. "Hartford Vermont Association, dated 1988.
18. "Hartford Vermont Association, dated 1988.
19. "Hartford Vermont Association, dated 1988.
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95. "Hartford Vermont Association, dated 1988.
96. "Hartford Vermont Association, dated 1988.
97. "Hartford Vermont Association, dated 1988.
98. "Hartford Vermont Association, dated 1988.
99. "Hartford Vermont Association, dated 1988.
100. "Hartford Vermont Association, dated 1988.

Right of Way Plat
Wallace Road
in
Hartford, Vermont

Date: Nov. 20, 2014 Project Number: 2014-1 Drawing Number: 001

Client: David & Rosa Cheney Checked by: Robert A. DeRose Date: 11-18-14

DuBois & King Inc.
engineering
planning
management
surveying

1000 New Site, So. Rutledge Street, 05401

Certification

This plat is for the identification of boundary lines of Wallace Road. Careful inspection is shown for each boundary purpose and to the satisfaction of the conclusions reached by the survey. Only the boundary lines of Wallace Road are certified to all other lines not intended to be correct and are subject to revision.

I hereby certify that the identification shown herein is correct to the best of my knowledge and belief and is based upon a collection of pertinent deeds, plans, cards and other recorded evidence. This plat was prepared in accordance with and complies with Vermont Statute Title 27, § 1402, as through it.

Joseph R. Ryan, L.S., P.E. Date: _____

Joseph R. Ryan, L.S., P.E. (seal) certifies that this plat is an original or a true and correct copy thereof.