

CERTIFICATE OF HIGHWAY MILEAGE
YEAR ENDING FEBRUARY 10, 2017

Fill out form, make and file copy with the Town Clerk, and mail ORIGINAL, before February 20, 2017 to: Vermont Agency of Transportation, Division of Policy, Planning and Intermodal Development, Mapping Section One National Life Drive, Montpelier, VT 05633.

We, the members of the legislative body of BRISTOL in ADDISON 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.

Table with 6 columns: Town Highways, Previous Mileage, Added Mileage, Subtracted Mileage, Total, Scenic Highways. Rows include Class 1, Class 2, Class 3, State Highway, Total, Class 1 Lane, Class 4, and Legal Trail.

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

PART II - INFORMATION AND DESCRIPTION OF CHANGES SHOWN ABOVE.

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

+0.07 mi CL3 Fire House Rd - TH-347 (S. Moulton 29 Mar 2017)

adjustment by K. Grimaldi 01 Feb 2017

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

-0.06 CL4 TH-312 Not Up To Standard reclassified to Discontinued

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

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

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

PART III - SIGNATURES - PLEASE SIGN.

Selectmen/ Aldermen/ Trustees Signatures:

Handwritten signatures of selectmen/aldermen/trustees.

T/C/V Clerk Signature:

Handwritten signature of T/C/V Clerk.

Date Filed:

1/17/2017

Please sign ORIGINAL and return it for Transportation signature.

AGENCY OF TRANSPORTATION APPROVAL:

Signed copy will be returned to T/C/V Clerk.

APPROVED:

Representative, Agency of Transportation

DATE:

3/30/2017

Vermont Statutes Annotated

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

Received

JAN 20 2017

Policy, Planning & Intermodal  
Development Division

§ 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.

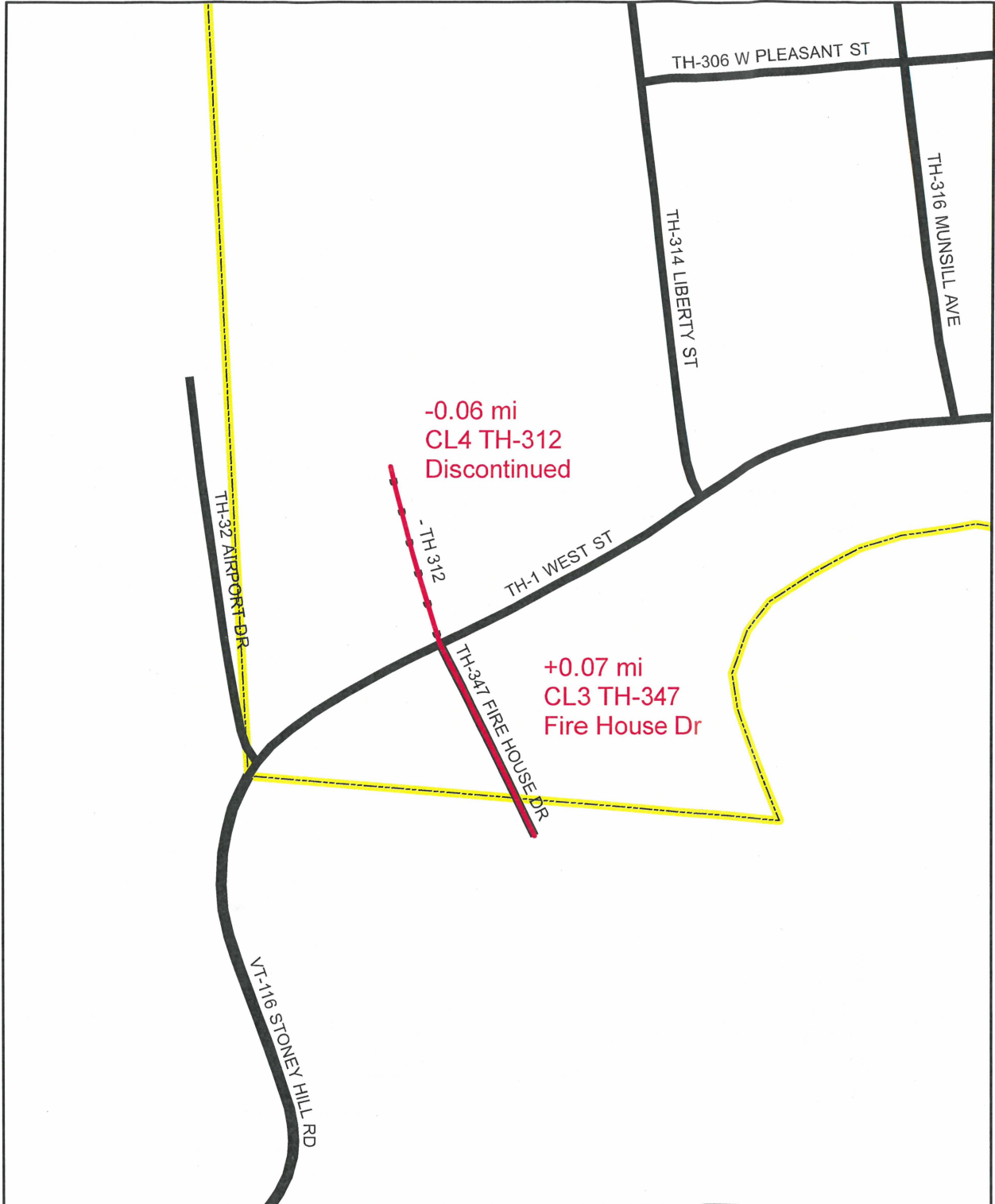
(e) The agency shall not accept any change in mileage until the records required to be filed in the town clerk's office by this section are received by the agency. A request by a municipality to the agency for a change in mileage shall include a description of the affected highway or trail, a copy of 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://legislature.vermont.gov/statutes/section/19/003/00305>

December 2016



**Mileage Certificate Change 2017**

**BRISTOL**  
(CTCODE: 0103)

Mapping Section  
 Division of Policy, Planning and Intermodal Development  
 Vermont Agency of Transportation - February 2017



**CERTIFICATE of COMPLETION and OPENING  
of a HIGHWAY for PUBLIC TRAVEL**

**VTrans Use Only**  
 Certificate Year: \_\_\_\_\_  
 Highway Class: \_\_\_\_\_  
 Town Highway #: \_\_\_\_\_  
 Mileage: \_\_\_\_\_

Jennifer Myers, Town Clerk of the Town of  
(Clerk's Name) (City/Town/Village) (City/Town/Village)  
Bristol, Vermont.  
(City/Town/Village Name)

Pursuant to Title 19, V.S.A., Chapter 7, this is to certify that the following described section of Class 2  
(1,2,3 or 4)  
 Highway in the Town of Bristol was COMPLETED AND OPENED  
(City/Town/Village) (City/Town/Village Name)  
 FOR PUBLIC TRAVEL on July 2, 2016.  
(Month - Day) (Year)

DESCRIPTION OF RIGHT OF WAY:  
 (Include road name and intersecting town highway numbers)

The new road name is Fire House Drive and it intersects  
 with Town Highway #1.

and as shown on a Highway Map of the Town of Bristol,  
(City/Town/Village) (City/Town/Village Name)  
 dated March 7, 2016, and filed in hanger 76 on page 467 of the Records of  
(Month - Day) (Year) (Book #) (Page #)  
 the Town of Bristol by the Town Clerk of said Town  
(City/Town/Village) (City/Town/Village Name) (City/Town/Village) (City/Town/Village)  
 incorporated herein by reference and attested to on said map by said Town Clerk.  
(City/Town/Village)

Dated at Bristol, County of Addison and State of Vermont,  
(City/Town/Village Name) (County Name)  
 this 16<sup>th</sup> day of January, A.D., 2017.  
(Date - Day) (Date - Month) (Date - Year)

[Signature]  
(Selectman/Alderman/Trustee Signature)  
[Signature]  
(Selectman/Alderman/Trustee Signature)  
[Signature]  
(Selectman/Alderman/Trustee Signature)

[Signature]  
(Selectman/Alderman/Trustee Signature)  
[Signature]  
(Selectman/Alderman/Trustee Signature)  
[Signature]  
(Selectman/Alderman/Trustee Signature)

BOARD  
 OF  
 SELECTMEN,  
 ALDERMAN,  
 or TRUSTEES

[Signature]  
(Manager/Mayor Signature)  
 and the Manager/Mayor of the City/Town/Village of \_\_\_\_\_  
(City/Town/Village Name)

\*\*\*\*\*

Bristol, VERMONT January 17, 2017  
(City/Town/Village Name) (Month - Day) (Year)

THE ABOVE IS A TRUE COPY OF THE DESCRIPTION OF CLASS 3 HIGHWAY COMPLETED AND OPENED  
(1,2,3 or 4)  
 FOR PUBLIC TRAVEL, RECORDED IN hanger 76 ON PAGE 467 OF THE Town RECORDS  
(Book #) (Page #)  
 OF THE Town OF Bristol ON THE 17<sup>th</sup> DAY OF July,  
(City/Town/Village) (City/Town/Village Name) (Date - Day) (Date - Month)  
2016, AT 11 O'CLOCK, A.M.  
(Date - Year) (Time) (A or P)

Revision 12/2014

ATTEST: Jennifer Myers  
(Clerk's Name)  
Town CLERK OF Bristol, VERMONT  
(City/Town/Village) (City/Town/Village Name)

## Town Highway/Legal Trails Addition/Reclassification/Discontinuance Checklist

The following includes a checklist of the documentation to be supplied to the Vermont Agency of Transportation (VTrans) when adding / reclassifying / discontinuing highways and trails. The documentation is subject to verification by VTrans.

Check the box  if the information is included as part of the documentation submitted.

- A description of the affected highway or trail  
Vt. Stat. Ann. tit. 19, § 305(e)
  - A current town highway map with the requested deletions and additions sketched on it  
Vt. Stat. Ann. tit. 19, § 305(e)
  - Minutes of meetings at which the legislative body took action with respect to the changes  
(include copies of the meeting minutes) Vt. Stat. Ann. tit. 19, § 305(e)
  - Evidence of written notice to adjoining landowners  
(include a copy of the newspaper notice and a copy of the letter sent to adjoining landowners)  
Vt. Stat. Ann. tit. 19, § 709
  - A copy of any surveys of the affected highway or trail  
Vt. Stat. Ann. tit. 19, § 305(e) Vt. Stat. Ann. tit. 19, § 704
- 
- For Class 3 or Class 4 town highway additions  
A Certificate of Completion and Opening  
While not required by statute, a Certificate of Completion and Opening form is a helpful document for the record.

All records filed with the agency are subject to verification in accordance with 19 V.S.A. § 305 (a) and 19 V.S.A. § 305 (e).

Vermont Agency of Transportation  
Division of Policy, Planning and Intermodal Development, Mapping Section  
1 National Life Drive, Montpelier, VT 05633-5001

Vermont Property Transfer Tax  
- ACKNOWLEDGEMENT *qss*  
Signed *Wendy A. Gule*, Clerk  
Date *7/11/16*

BRISTOL TOWN CLERK'S OFFICE  
RECEIVED FOR RECORD  
Date *7/11/16* Time *11:08 A.M.*  
Record in Book *150* Page *87-89*  
Attest: *Wendy A. Gule*  
*qss* Town Clerk

## WARRANTY DEED

**KNOW ALL PERSONS BY THESE PRESENTS, that Stoney Hill Properties, LLC, a Vermont Limited Liability Company with its principal place of business in the Town of Bristol, in the County of Addison and State of Vermont, Grantor, in the consideration of TEN AND MORE DOLLARS paid to its full satisfaction by the Town of Bristol, a Municipal Corporation with its office in the Town of Bristol, in the County of Addison, and State of Vermont, Grantee, by these presents, does freely GIVE, GRANT, SELL, CONVEY AND CONFIRM** unto the said Grantee, the Town of Bristol, and its successors and assigns forever, all right and title which **Stoney Hill Properties, LLC** has in and to a certain piece of land in the Town of Bristol, in the County of Addison and the State of Vermont, described as follows, viz:

A parcel of land containing 2.86 acres, more or less, with improvements thereon, depicted as "Lot 1, Stoney Hill Properties, 146:337, 1.03 acres +/-, 44,906 sqft +/-" and as "Lot 2 Stoney Hill Properties, 146:333, 1.83 acres +/-, 79,846 sqft +/-" on a Survey entitled "plat showing a survey of lands of Town of Bristol, VT Route 17/116, Lovers Lane, Hewitt Road, & South Street, Bristol, Addison County, Vermont" dated March 7, 2016, revised June 30, 2016, prepared by Kevin R. LaRose, L.S. and to be recorded in the Town of Bristol Land Records (hereinafter referred to as the "Survey"), and is more particularly bounded and described as follows:

Beginning at a point marked by a 3/4" iron pipe set flush located on the northeast corner of the property described and conveyed hereby, and the southerly side of West Street, so called; thence,

Proceeding along the easterly line of the parcel described and conveyed hereby on a bearing of S 10° 32' 22" E a distance of 300.00 feet, to a point marked by a 3/4" iron pipe found flush; thence,

Continuing along the easterly line of the parcel described and conveyed hereby on a bearing of S 10° 32' 22" E, a distance of 248.43 feet to a point marked by an iron pipe/rebar set, said point marking the southeasterly corner of the parcel described and conveyed hereby; thence,

Turning to the right and proceeding along the southerly line of the parcel described and conveyed hereby on a bearing of S 82° 31' 59" W, a distance of 178.80 feet to a point marked by a 1" iron pipe found set 8" above ground; thence,

Proceeding along the southerly line of the parcel described and conveyed hereby on a bearing of S 82° 19' 34" W, a distance of 55.57 feet to a point marked by a 1 1/4" iron pipe found 24" above ground in mound of stones, said point marking the southwesterly corner of the parcel described and conveyed hereby; thence,

Turning to the right and proceeding along the westerly line of the parcel described and conveyed hereby on a bearing of N 10° 32' 22" W, a distance of 137.20 feet, to a point marked by a 1/2" rebar found flush; thence,

Continuing along the westerly line of the parcel described and conveyed hereby on a bearing of N 10° 32' 22" W, a distance of 225.00 feet, to a point marked by a 1/2" rebar found flush; thence,

Continuing along the westerly line of the parcel described and conveyed hereby on

**Brennan Punderson, PLLC**  
ATTORNEYS AT LAW

P.O. Box 8  
317 Davis Road  
Bristol, VT 05469

T 802.453.8400  
F 802.453.8411

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a bearing of N 10° 32' 22" W, a distance of 150.00 feet, to a point marked by a ¾" iron pipe found flush, said point being located on the southerly side of West Street, so called, said point marking the northwesterly corner of the parcel described and conveyed hereby; thence,

Turning to the right and proceeding along the southerly side of West Street, so called, and the northerly line of the parcel described and conveyed hereby, on a bearing of N 69° 54' 00" E, a distance of 85.54 feet to a point marked by calculated point; thence,

Proceeding along the southerly side of West Street, so called, and the northerly line of the parcel described and conveyed hereby, on a bearing of N 75° 46' 08" E, a distance of 150.00 feet to the point and place of beginning.

Also conveyed, but by Quit Claim Only, is any and all right, title and interest of the Grantor in and to the lands lying between the northerly edge of the above-described parcel and the centerline of West Street, so-called.

In the event of any discrepancy between the description and of the 2.86-acre parcel as set forth above and the Survey, the Survey shall govern.

\* Reserved unto the Grantor, its successors and assigns, is a 50 foot easement and right of way over, under, through and across the property described and conveyed hereby for the benefit of Grantor, its successors and assigns and to be used in common with the herein Grantee, for the purposes of ingress, egress, access, and installation and maintenance of utilities, to and from lands located generally southerly and easterly of the parcel conveyed hereby, including Lot 3 and Lot 5 as depicted on the Survey. Said easement and right of way is located on the easterly side of the parcel described and conveyed hereby, extending from the southerly side of West Street, so called, to the southerly line of the parcel described and conveyed hereby, and is depicted on the Survey as "(access road)".

Subject to and benefited by State of Vermont Wastewater System and Potable Water Supply Permit Number WW-9-2183 dated October 13, 2015 and recorded in Volume 148 at Page 222 of the Bristol Land Records.

Subject to terms and conditions of the State of Vermont Department of Environmental Conservation Stormwater Discharge Permit General No. 3-9015 and Authorization to Discharge Permit No. 7468-9015, Notice of which, dated October 20, 2015, is recorded in Volume 148 at Page 225 of the Bristol Land Records.

Subject to and benefited by State of Vermont Land Use Permit Case No. 9A0358 dated October 23, 2015 and recorded in Volume 148 at Page 265 of the Bristol Land Records.

The lands and premises herein conveyed are conveyed subject to the terms and conditions of the Town of Bristol Zoning Board of Adjustment Notice of Decision for Application #15-59 dated September 25, 2015 and recorded in Permit Volume 2 at Page 353 of the Bristol Land Records.

The lands and premises herein conveyed are subject to and benefited by a utility easement as more particularly described in an Easement Deed of Stoney Hill Properties, LLC to Green Mountain Power Corporation, and Waitsfield-Fayston Telephone Co., Inc, d/b/a Waitsfield and Champlain Valley Telecom, dated January 27, 2016 and recorded in Volume 149 at Page 211 of the Bristol Land Records.

The lands and premises described and conveyed hereby are:

1. A portion only of the lands conveyed to Stoney Hill Properties, LLC by Warranty Deed of Carl A. Nelson dated January 7, 2015 and recorded in

Volume 146 at Page 333 of the Bristol Land Records; and,

- 2. All and the same lands conveyed to Stoney Hill Properties, LLC by Warranty Deed of Peter A. Nelson Memorials, Inc. dated January 7, 2015 and recorded in Volume 146 at Page 337 of the Bristol Land Records.

Subject to all matters as disclosed and set forth on the Survey referenced hereinabove.

Reference is hereby made to said deeds, Survey, Permits, Approvals and other Instruments above referenced and their records and to all prior deeds, survey maps, documents and instruments and their records for further aid in the description of the lands and premises herein conveyed.

**TO HAVE AND TO HOLD** all said granted premises, with all the privileges and appurtenances thereof, to the said Grantee, the **Town of Bristol**, and its successors and assigns, to their own use and behoof forever;

And the said Grantor, **Stoney Hill Properties, LLC**, for itself and its successors and assigns, does covenant with the said Grantee, **Town of Bristol**, and its successors and assigns, that until the ensealing of these presents, it is the sole owner of the premises, and has good right and title to convey the same in manner aforesaid, that they are **FREE FROM EVERY ENCUMBRANCE**; except as aforesaid.

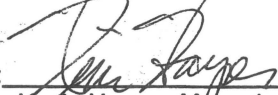
And the Grantor does hereby engage to **WARRANT AND DEFEND** the same against all lawful claims whatever, except as aforesaid.

**IN WITNESS WHEREOF**, the Grantor does hereunto set its seal this 5<sup>th</sup> day of July, 2016, by the hand of Kevin Harper, managing member and duly authorized agent.

IN PRESENCE OF:

**Stoney Hill Properties, LLC**

  
\_\_\_\_\_  
Witness *Kevin Brennan*


BY:   
\_\_\_\_\_  
Kevin Harper, Managing Member  
and Agent Duly Authorized

**Brennan Punderson, PLLC**  
ATTORNEYS AT LAW

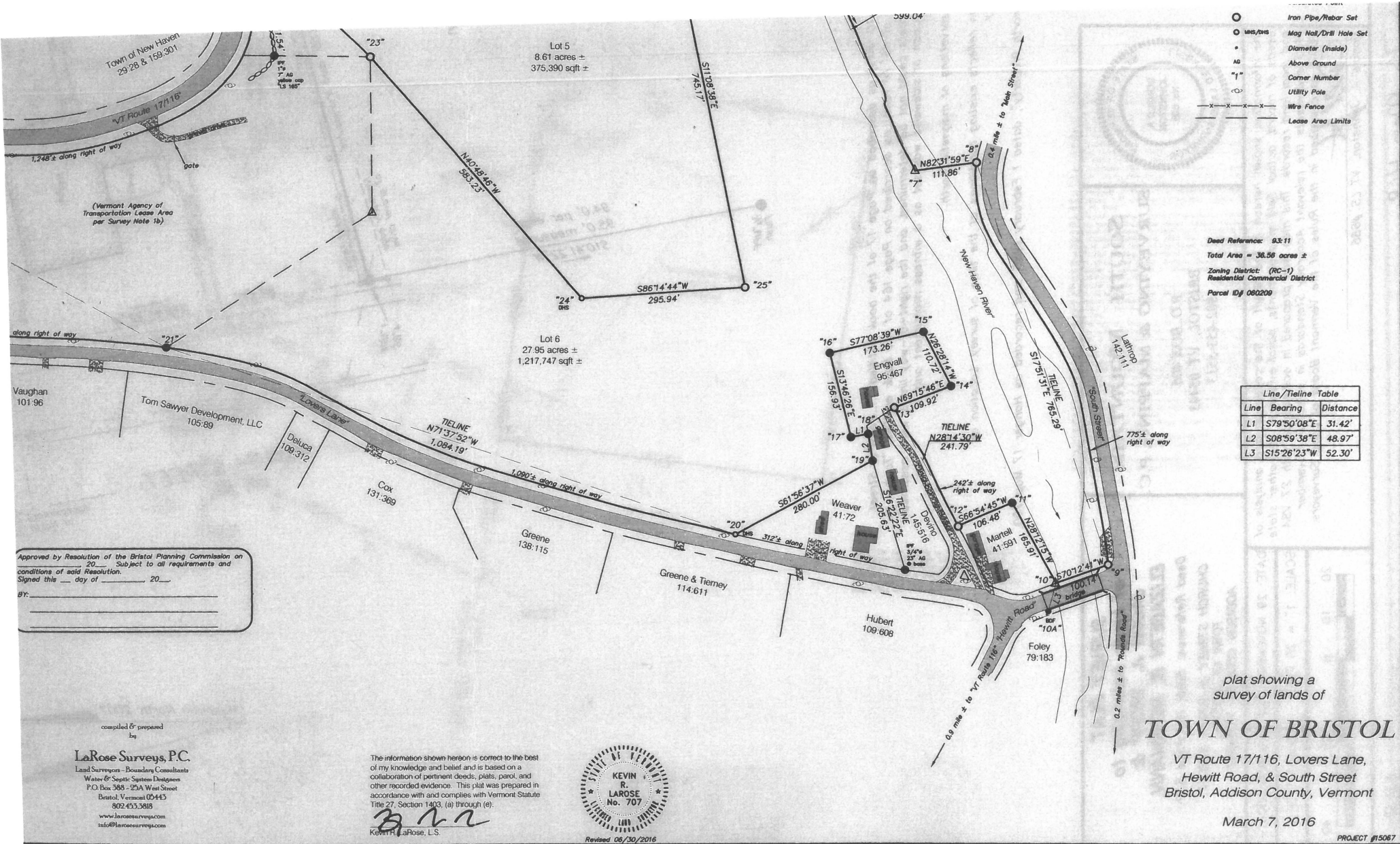
P.O. Box 8  
117 Davis Road  
Bristol, VT 05469  
802.453.8400  
F 802.453.8411

STATE OF VERMONT  
ADDISON COUNTY, SS

At Bristol, this 5<sup>th</sup> day of July, 2016, Kevin Harper, personally and as Managing Member and Agent Duly Authorized for **Stoney Hill Properties, LLC**, appeared and acknowledged the foregoing instrument, by him sealed and subscribed, to be the free act and deed both of himself and of **Stoney Hill Properties, LLC**.

Before me:   
\_\_\_\_\_  
Notary Public  
My commission expires: 2-10-19





- Iron Pipe/Rebar Set
- Mag Nail/Drill Hole Set
- Diameter (inside)
- AG Above Ground
- "1" Corner Number
- Utility Pole
- X—X—X—X— Wire Fence
- - - - - Lease Area Limits

Deed Reference: 93-11  
 Total Area = 38.56 acres ±  
 Zoning District: (RC-1)  
 Residential Commercial District  
 Parcel ID# 080209

Line	Bearing	Distance
L1	S79°50'08"E	31.42'
L2	S08°59'38"E	48.97'
L3	S15°26'23"W	52.30'

Approved by Resolution of the Bristol Planning Commission on \_\_\_\_\_ 20\_\_\_\_ Subject to all requirements and conditions of said Resolution.  
 Signed this \_\_\_\_\_ day of \_\_\_\_\_ 20\_\_\_\_  
 By: \_\_\_\_\_

compiled & prepared by  
**LaRose Surveys, P.C.**  
 Land Surveyors - Boundary Consultants  
 Water & Septic System Designers  
 P.O. Box 388 - 22A West Street  
 Bristol, Vermont 05445  
 802.453.3818  
 www.larosesurveys.com  
 info@larosesurveys.com

The information shown hereon is correct to the best of my knowledge and belief and is based on a collaboration of pertinent deeds, plats, parcels, and other recorded evidence. This plat was prepared in accordance with and complies with Vermont Statute Title 27, Section 1403, (a) through (e).  
**KL**  
 Kevin R. LaRose, L.S.  
 Revised 06/30/2016



plat showing a survey of lands of  
**TOWN OF BRISTOL**

VT Route 17/116, Lovers Lane,  
 Hewitt Road, & South Street  
 Bristol, Addison County, Vermont

March 7, 2016

PROJECT #15067

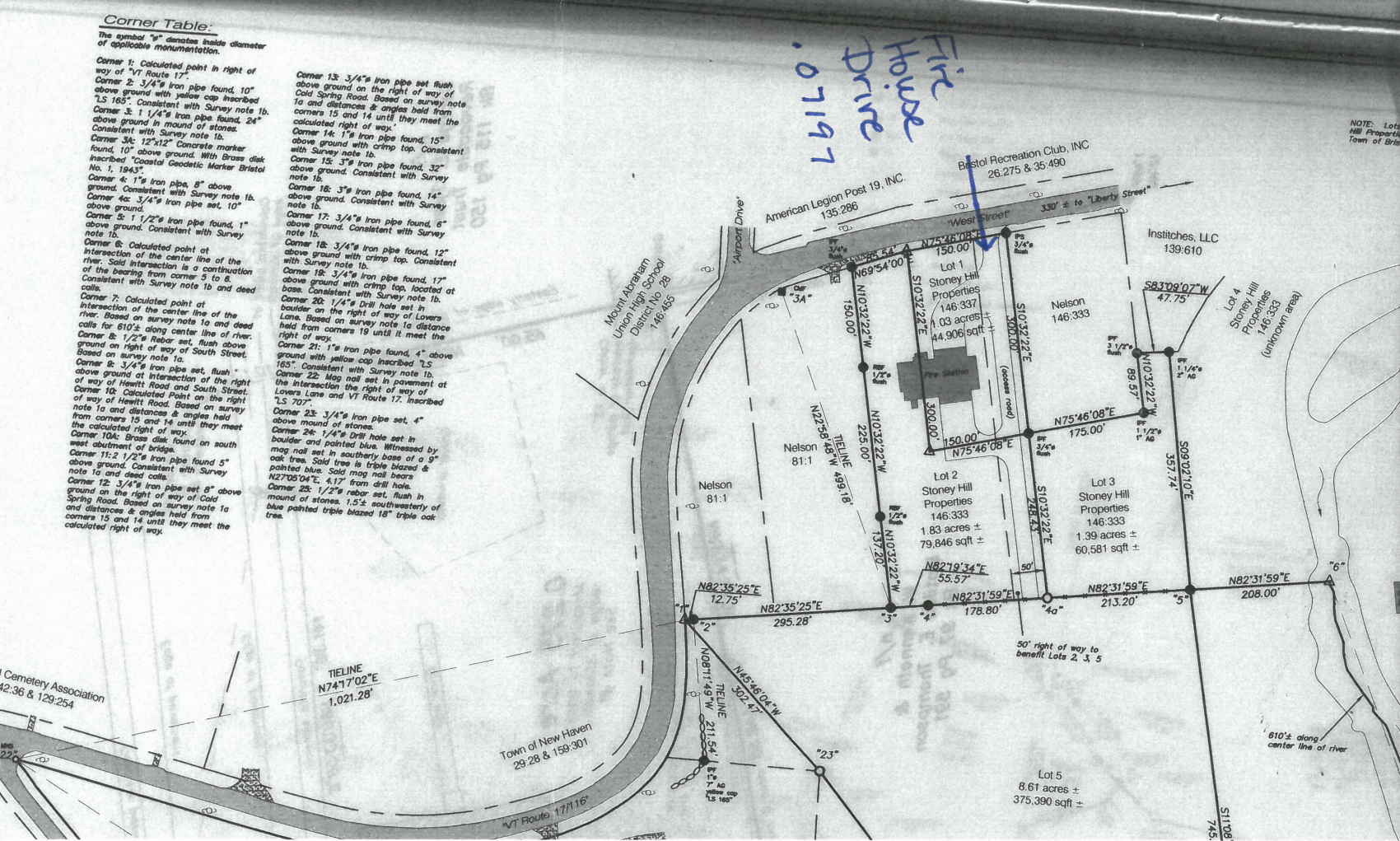
467

**Corner Table:**

The symbol "φ" denotes hole diameter of applicable monumentation.

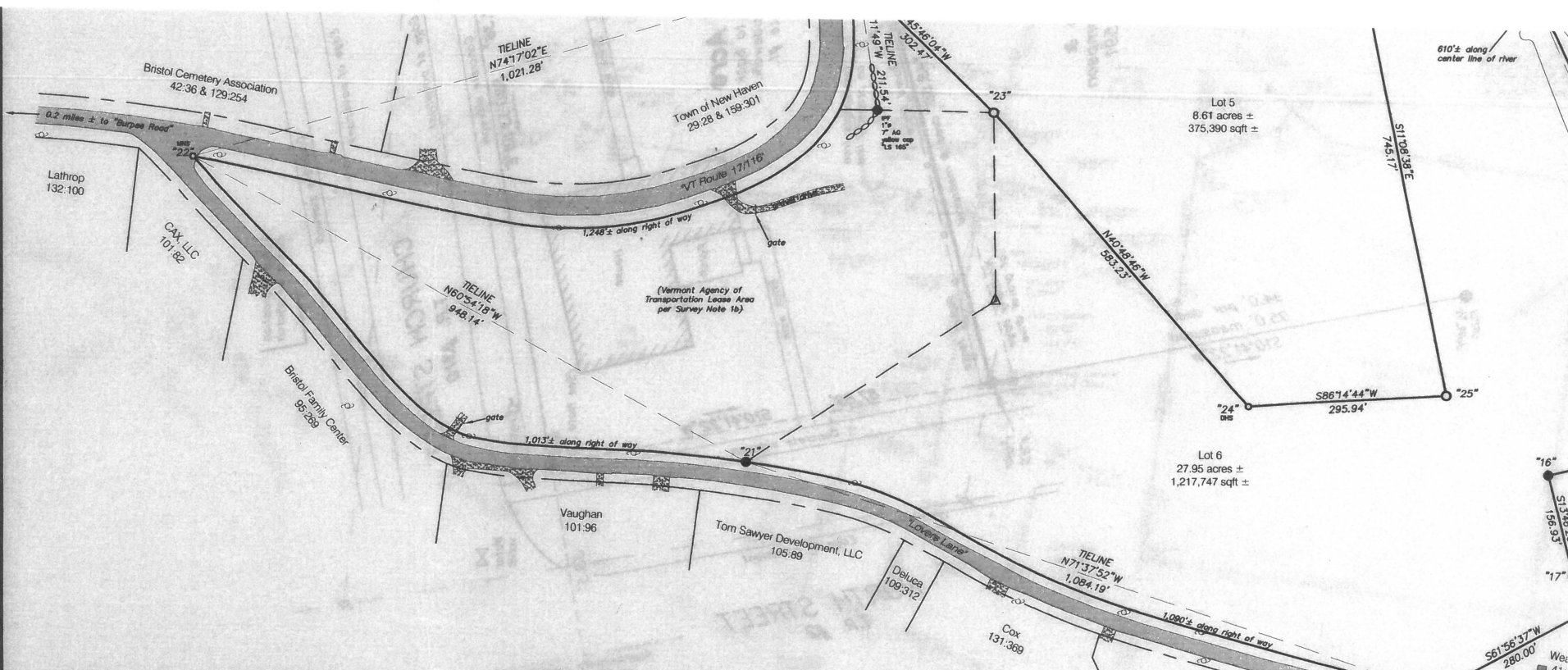
- Corner 1: Calculated point in right of way of "VT Route 17".
- Corner 2: 3/4" iron pipe found, 10" above ground with yellow cap inscribed "LS 165". Consistent with Survey note 1b.
- Corner 3: 1 1/4" iron pipe found, 24" above ground in mound of stones. Consistent with Survey note 1b.
- Corner 3A: 12"x12" Concrete marker found, 10" above ground. With brass disk inscribed "Coastal Geodetic Marker Bristol No. 1, 1943".
- Corner 4: 1" iron pipe, 8" above ground. Consistent with Survey note 1b.
- Corner 4a: 3/4" iron pipe set, 10" above ground.
- Corner 5: 1 1/2" iron pipe found, 1" above ground. Consistent with Survey note 1b.
- Corner 6: Calculated point at intersection of the center line of the river. Said intersection is a continuation of the bearing from corner 5 to 8. Consistent with Survey note 1b and deed calls.
- Corner 7: Calculated point at intersection of the center line of the river. Based on survey note 1a and deed calls for 610'± along center line of river.
- Corner 8: 1/2" rebar set, flush above ground on right of way of South Street. Based on survey note 1a.
- Corner 9: 3/4" iron pipe set, flush above ground at intersection of the right of way of Hewitt Road and South Street.
- Corner 10: Calculated Point on the right of way of Hewitt Road. Based on survey from corners 15 and 14 until they meet the calculated right of way.
- Corner 10A: Brass disk found on south west abutment of bridge.
- Corner 11: 1/2" iron pipe found 5" above ground. Consistent with Survey note 1a and deed calls.
- Corner 12: 3/4" iron pipe set 8" above ground on the right of way of Cold Spring Road. Based on survey note 1a and distances & angles held from corners 15 and 14 until they meet the calculated right of way.
- Corner 13: 3/4" iron pipe set flush above ground on the right of way of Cold Spring Road. Based on survey note 1a and distances & angles held from corners 15 and 14 until they meet the calculated right of way.
- Corner 14: 1" iron pipe found, 15" above ground with crimp top. Consistent with Survey note 1b.
- Corner 15: 3" iron pipe found, 32" above ground. Consistent with Survey note 1b.
- Corner 16: 3" iron pipe found, 14" above ground. Consistent with Survey note 1b.
- Corner 17: 3/4" iron pipe found, 6" above ground. Consistent with Survey note 1b.
- Corner 18: 3/4" iron pipe found, 12" above ground with crimp top. Consistent with Survey note 1b.
- Corner 19: 3/4" iron pipe found, 17" above ground with crimp top, located at boulder on the right of way of Lovers Lane. Based on survey note 1a distance held from corner 19 until it meet the right of way.
- Corner 21: 1" iron pipe found, 4" above ground with yellow cap inscribed "LS 165". Consistent with Survey note 1b.
- Corner 22: Mag nail set in pavement at the intersection the right of way of Lovers Lane and VT Route 17, inscribed "LS 707".
- Corner 23: 3/4" iron pipe set, 4" above mound of stones.
- Corner 24: 1/4" Drill hole set in mag nail set in southerly base of a 9" pointed blue. Said mag nail bears N27°05'04"E, 4.17' from drill hole.
- Corner 25: 1/2" rebar set, flush in mound of stones, 1.5± southwesterly of blue painted triple blazed 18" triple oak tree.

*Handwritten:* Fire House Drive .07197



*Handwritten:* This road will be (continued) - made larger in time.

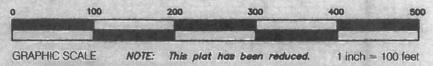
This is an original mylar



610'± along center line of river

**Survey Notes:**

1. This survey has been compiled from field surveys and record evidence including the following plats:
  - a. "Bristol Gravel Pit", prepared by Putnam and Clark, dated November, 1940, and recorded in the Town of Bristol Land Records, found in the collection of older maps located in a large cardboard map box.
  - b. "A map of Surveyed Division Lines Forming the Limits of an 8+ Acre Parcel to be Used by State of Vermont Under Terms Outlined in a Purchase and Sale Agreement, dated 7 Apr. 1999, with Town of Bristol, Bristol Vermont", prepared by Kenneth C. Weston, LS 163, dated June 23, 1999, and recorded in the Town of Bristol Land Records, Map Slide 36, Page 258.
  - c. "A Map of a Certain Parcel of Land Surveyed for The Peter A. Nelson Estate, West Street, Bristol, Vermont", prepared by Kenneth C. Weston, LS 165, dated December 20, 1999, and recorded in the Town of Bristol Land Records, Map Slide 44, Page 200.
2. Bearings are based on a single observation of magnetic north taken on November 3, 2015.
3. The public right-of-way of VT Route 17, Lovers Lane, Hewitt road, and South Street are assumed to be 3 rods (49.5') as allowed under Vermont Statute Title 19, Chapters 1 & 7. The public right-of-way of Cold Spring Road is 2 rods (33') per tax maps. The right-of-way limits shown hereon were determined by the traveled portion of the road and existing monumentation.
4. This property may be subject to legal rights of others including aerial, subsurface, or ancient roads. If any, additional easements, restrictions, and/or reservations whether or not shown hereon that may or may not be found in the Town of Bristol Land Records.
5. There may be walls, drilled, shallow or otherwise, that could affect this property.
6. This survey depicts the boundary lines of Town of Bristol and abutting owners based on records as of February 12, 2016.
7. Reproductions of this sketch are not valid unless signed with a blue inked surveyor's signature.

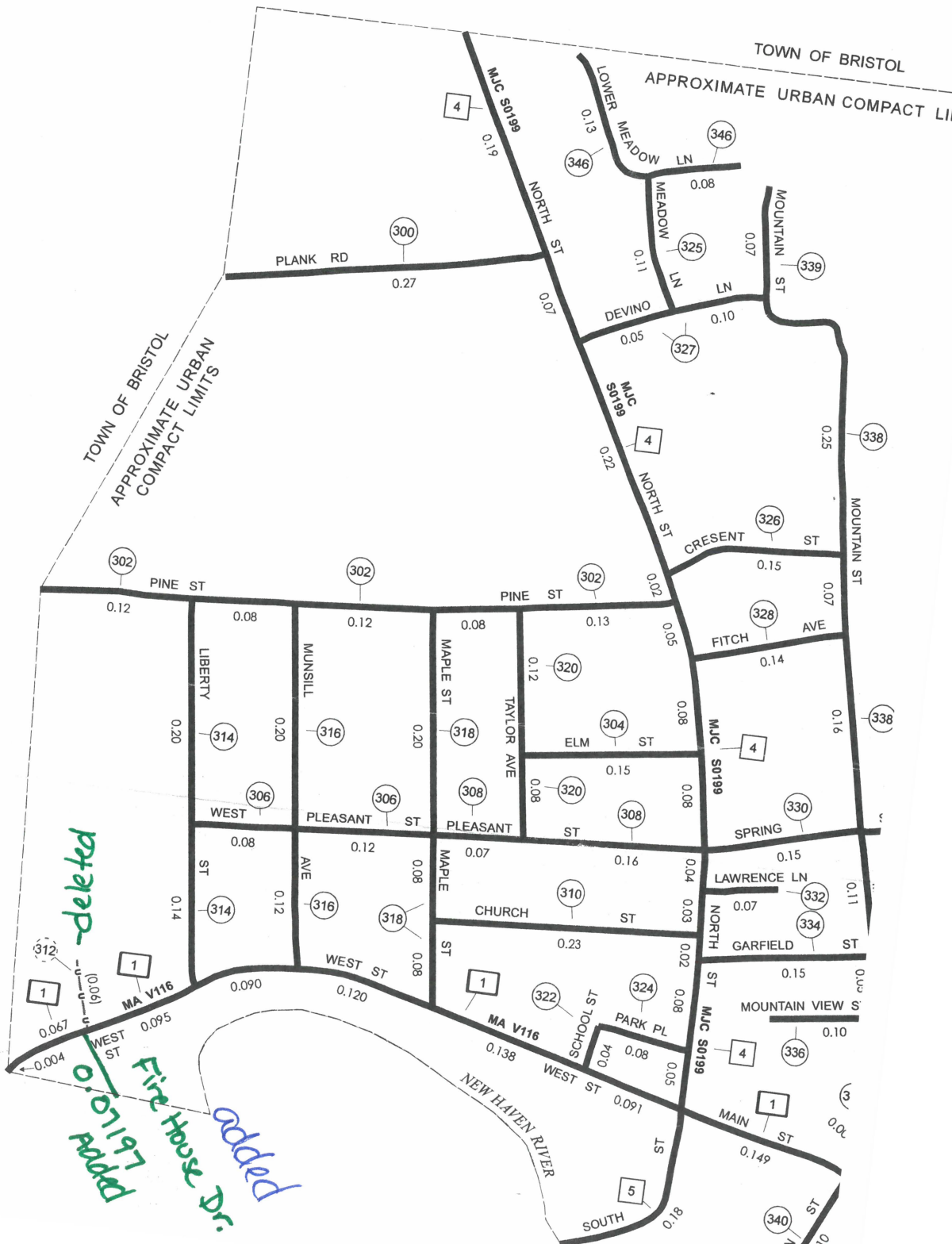


Approved by Resolution of the Bristol Planning Commission on \_\_\_\_\_, 20\_\_\_\_. Subject to all requirements and conditions of said Resolution.  
 Signed this \_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.  
 BY: \_\_\_\_\_

compiled & prepared by  
**LaRose Surveys, P.C.**  
 Land Surveyors - Boundary Consultants  
 Water & Sewer System Designers  
 P.O. Box 368 - 23A West Street  
 Bristol, Vermont 05445  
 802.453.3618  
 www.larosuresurveys.com  
 tals@larosuresurveys.com

The information shown hereon is correct to the best of my knowledge and belief and is based on 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, Section 1403, (a) through (e).  
**Kevin R. LaRose**  
 Kevin R. LaRose, L.S.





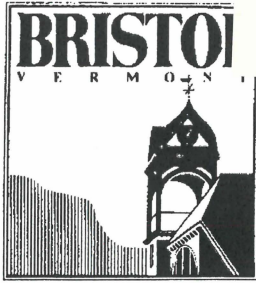
*Deleted*

*0.07197  
Added*

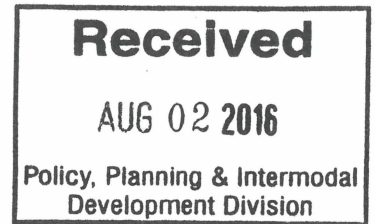
*Fire House Dr.*

*Added*

Preload 2017  
Preloaded 11/16/2016



Town of Bristol  
Therese Kirby  
Town Administrator  
P.O. Box 249  
Bristol, VT 05443  
(802) 453-2410  
bristoltown@gmavt.net



## REPORT OF FINDINGS & ORDER TO DISCONTINUE

Per 19 V.S.A. § 771, the legislative body of the Town of Bristol followed the procedures outlined in this section to discontinue Town Highway 312.

### **19 V.S.A. § 708: Petition**

On November 11, 2014 the Selectboard initiated proceedings to discontinue TH 312. The Town received a letter dated October 16, 2015 from the VTrans Mapping Section seeking clarification of the status of TH 312. Town Administrator Therese Kirby called to report the Town of Bristol would be moving forward with discontinuing the road.

### **19 V.S.A. § 709: Notice and Hearing**

On June 13, 2016 the Selectboard set the schedule for examination of TH 312 and to hear testimony from interested parties.

On June 24, 2016 the notice was posted in the Town Clerk's office, given to the Planning Commission, sent via certified mail to the abutters and land owner and set to be published in the newspaper of record, the Addison Independent, on July 14, 2016.

### **19 V.S.A. § 710: Survey or order of discontinuance**

On July 25, 2016 at 7:00 pm, a quorum of the Town of Bristol Selectboard met at Town Highway 316, to examine the premise and to hear testimony from any interested parties. No interested parties were present. Selectboard member Ted Lylis moved to order the discontinuance of Town Highway 312. Selectboard member Joel Bouvier seconded. All four members present voted in favor.

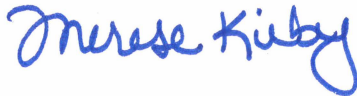
The description of the property is as follows:

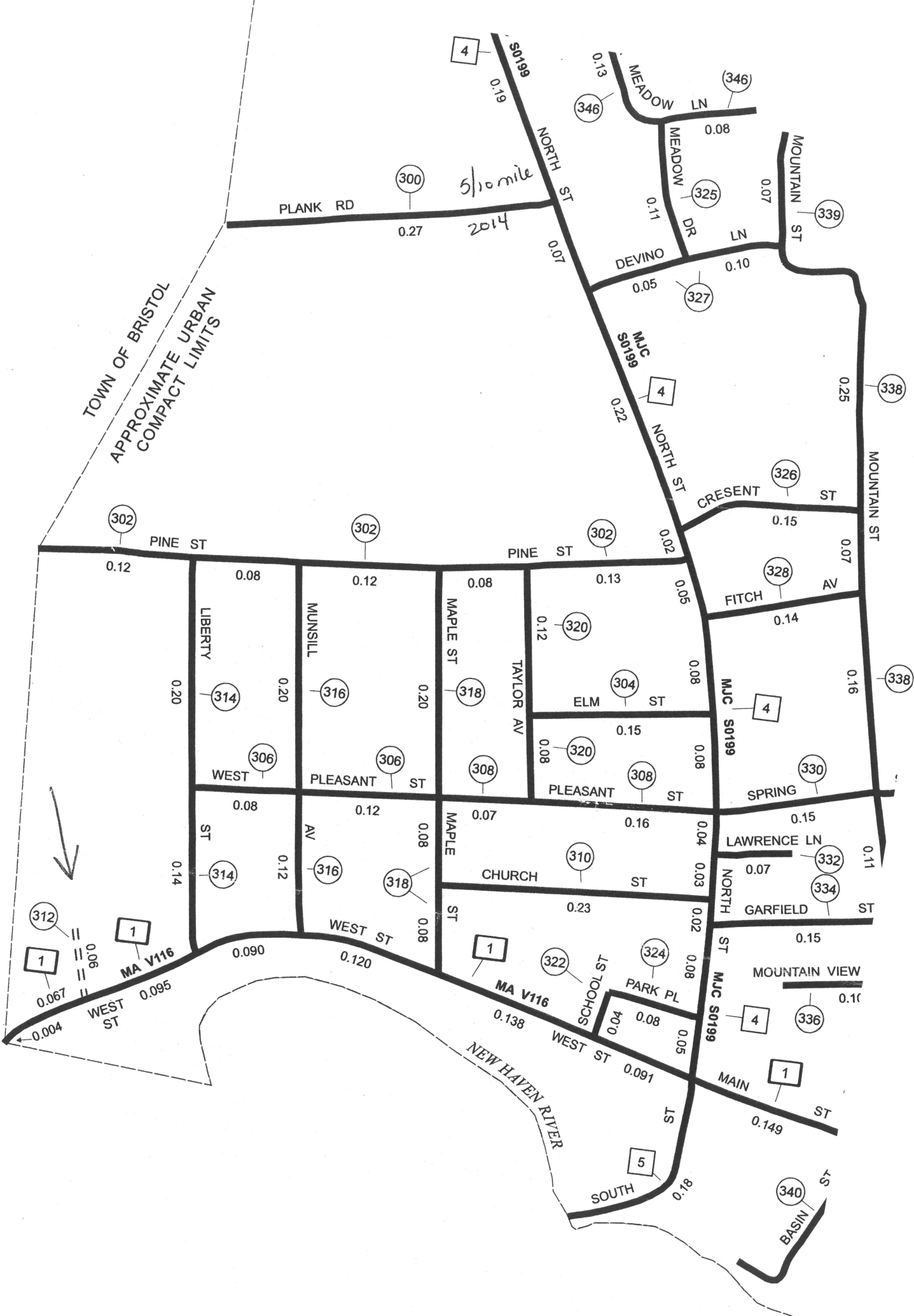
Located at latitude 44.133311 longitude -73.088809, Town Highway 312 is 0.06 miles long and located off from Vermont Route 116, also known as Town Highway 1, West Street in Bristol, Vermont. A survey of the property, including this class four highway, is recorded at the Bristol Town Clerk's office on hanger 61 map 374.

**19 V.S.A. § 711: Selectmen's return; recording**

On July 28, 2016 this Report of Findings and Order to Discontinue was filed with the Bristol Town Clerk's Office, the State of Vermont's Commissioner of Forest, Parks and Recreation, VTrans Mapping Section and the Bristol Recreation Club. Per 19 V.S.A. § 775, since the discontinued highway is not being designated as a trail, the right-of-way shall belong to the owners of the adjoining land; in the case of TH 312, that is the Bristol Recreation Club.

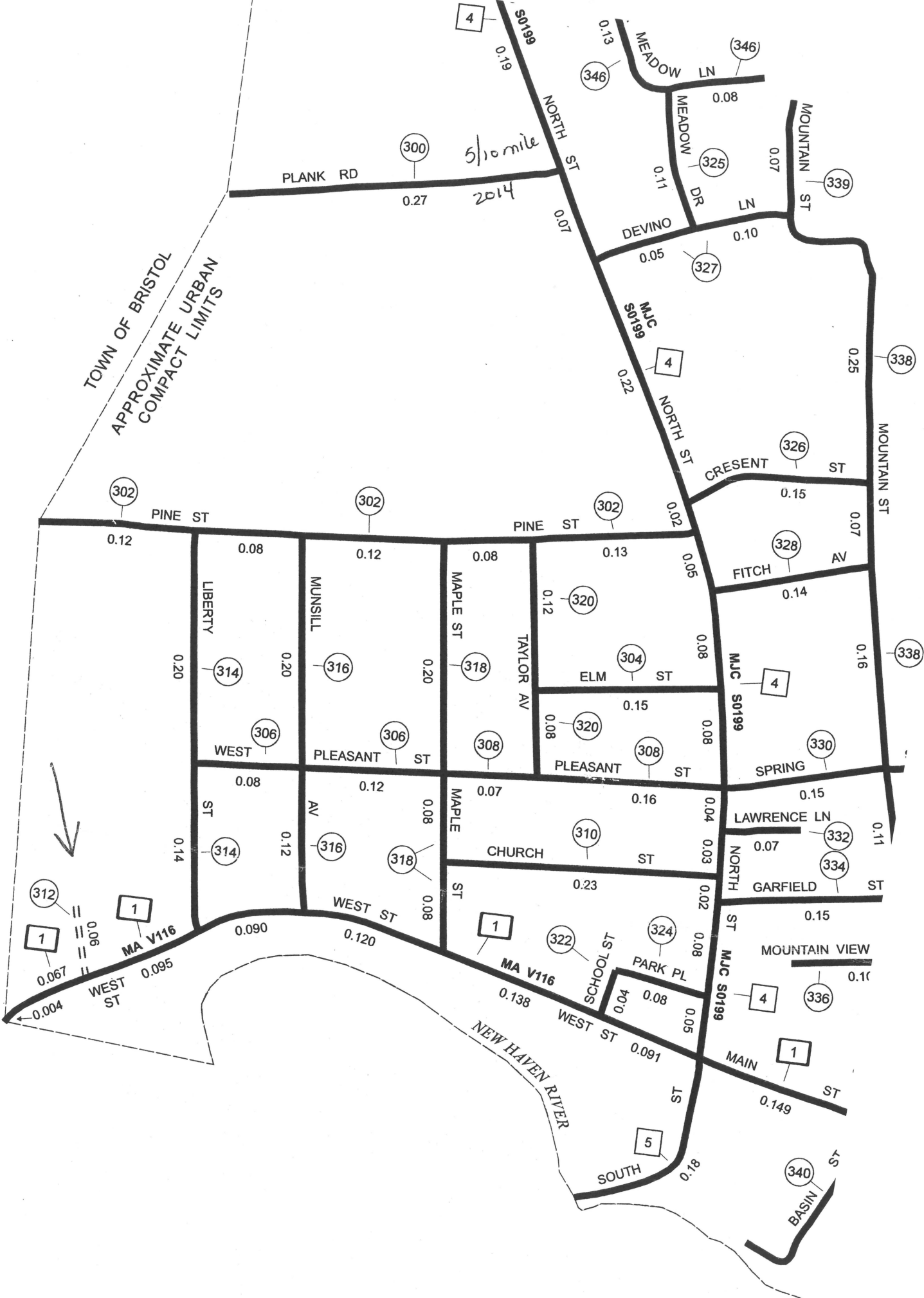
July 28, 2016  
Therese Kirby  
Town Administrator





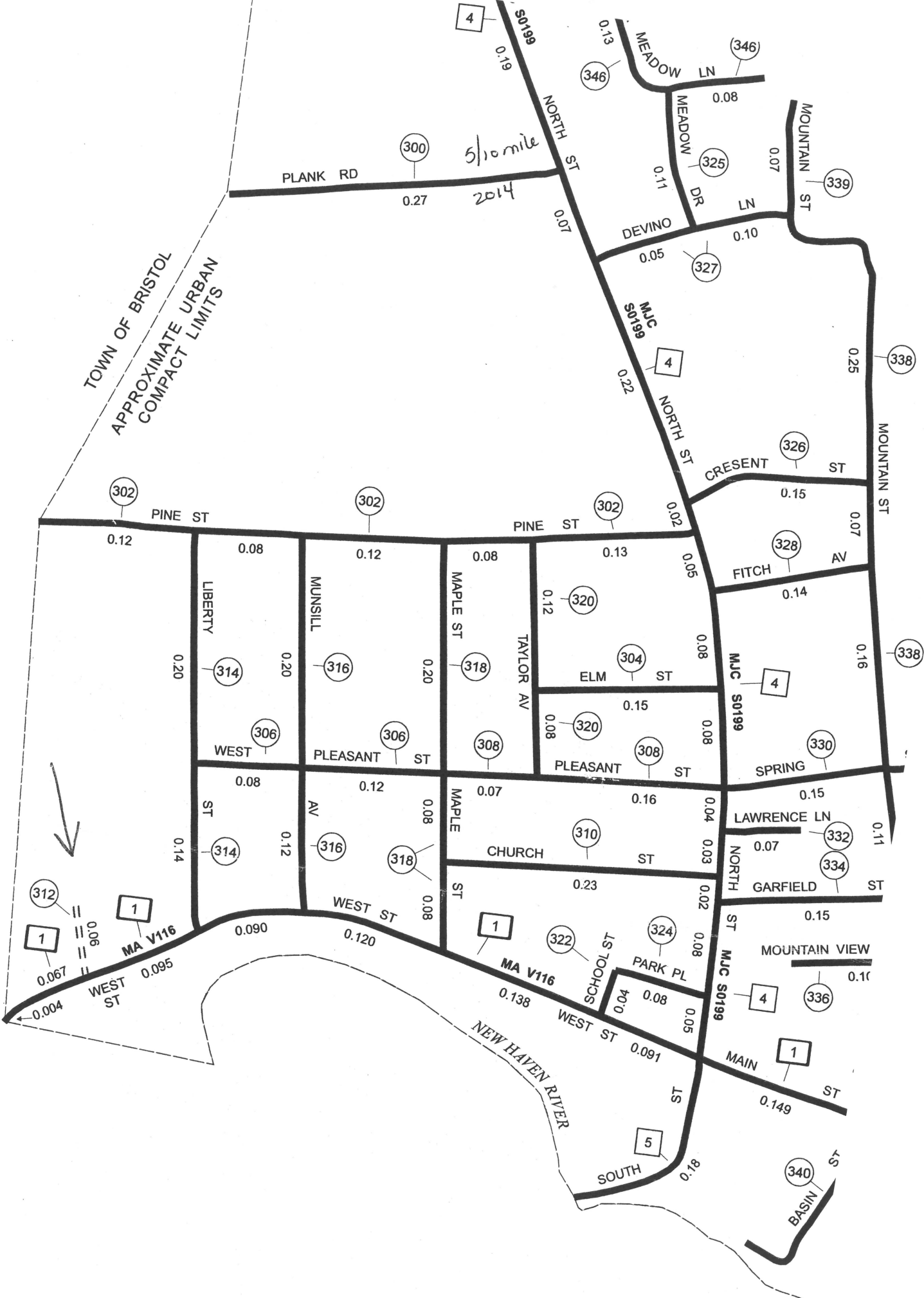
TOWN OF BRISTOL  
APPROXIMATE URBAN  
COMPACT LIMITS

5/10 mile  
2014



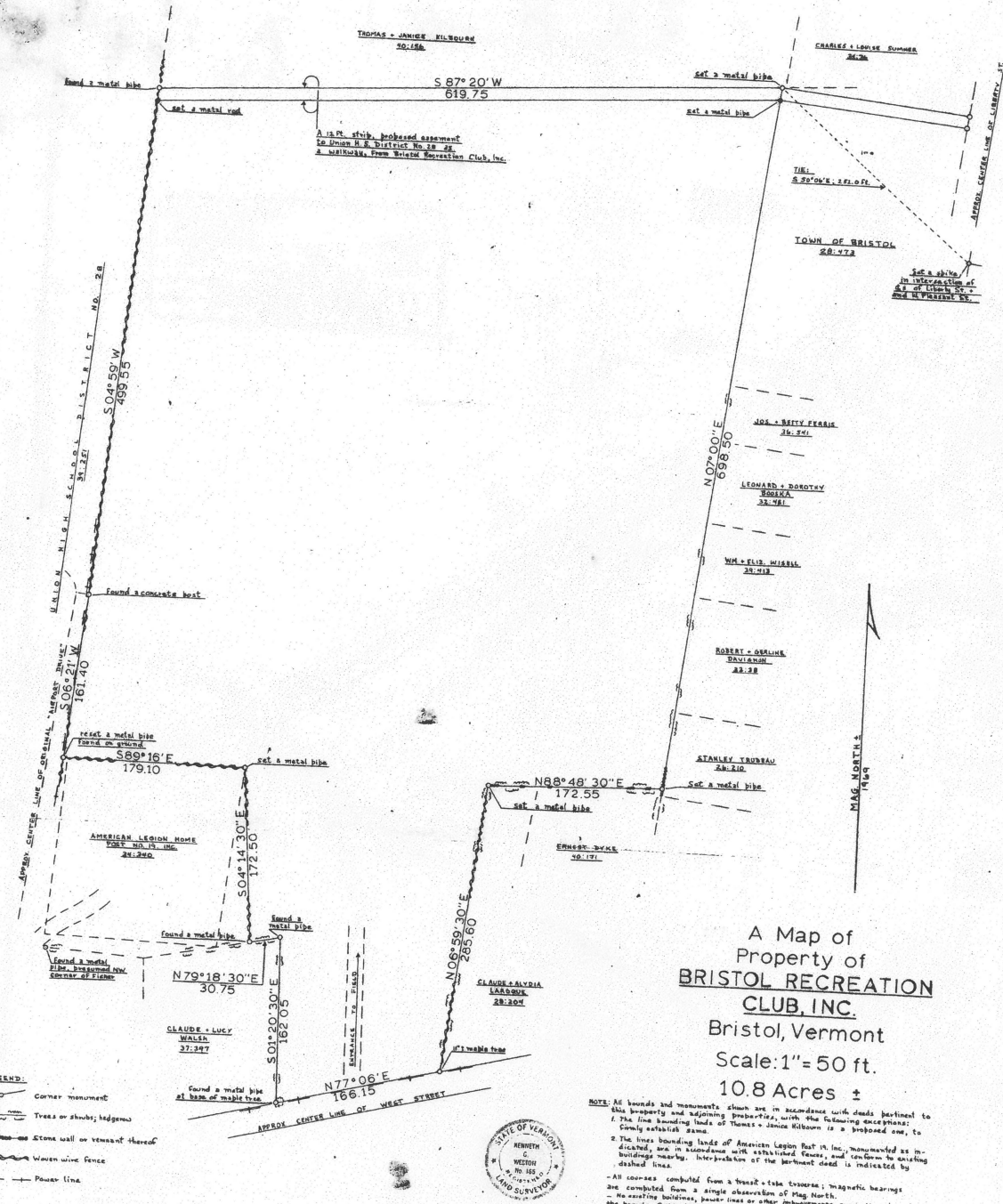
TOWN OF BRISTOL  
APPROXIMATE URBAN  
COMPACT LIMITS

5/10 mile  
2014



TOWN OF BRISTOL  
APPROXIMATE URBAN  
COMPACT LIMITS

5/10 mile  
2014



A Map of  
 Property of  
**BRISTOL RECREATION  
 CLUB, INC.**  
 Bristol, Vermont  
 Scale: 1" = 50 ft.  
 10.8 Acres ±

**NOTE:** All bounds and monuments shown are in accordance with deeds pertinent to this property and adjoining properties, with the following exceptions:  
 1. The line bounding lands of Thomas + Jane Wilborn is a proposed one, to comply with said deed.  
 2. The lines bounding lands of American Legion Post #1, Inc., manufactured as indicated, are in accordance with established fences, and conform to existing buildings nearby. Interpretation of the pertinent deed is indicated by dashed lines.  
 - All courses computed from a transit + tape traverse; magnetic bearings are computed from a single observation of Mag. North.  
 - No existing buildings, fence lines or other improvements are indicated within the bounds of this property.

**M. G. Weston, L. S.**  
 17 December 1969



- LEGEND:**
- Corner monument
  - Trees or shrubs; hedgerows
  - Stone wall or fence thereof
  - Woven wire fence
  - Power line

Handed in map 374  
 Book 40, pg 390



Selectboard Member's present: Chair Michelle Perlee, John "Peeker" Heffernan, Peter Coffey, Ted Lylis and Joel Bouvier. Also present was Town Administrator Therese Kirby, Town Clerk Jen Myers, Shawn Kimball filming for NEAT TV, Alan Huizenga, Jim Quaglino and Fire Chief Brett LaRose.

1. The Board met at Town Highway 312, the old West Street access to the Recreation Club property. At 7:00 pm Selectboard Chair Michelle Perlee called the meeting to order. Ted Lylis moved to discontinue the road. Joel Bouvier seconded, so voted.
2. The Board returned to the Town Offices to reconvene the meeting. At 7:11 pm Michelle Perlee reconvened the meeting.
3. The Board discussed the Revolving Loan Fund Application submitted by Mountain View Villas/Dave and Wendy Livingston. Therese explained the Revolving Loan Fund process. Ted Lylis moved to loan Mountain View Villas \$34,000 at an interest rate of 4.25% over 5 years. Peter Coffey seconded, so voted.
4. Therese Kirby discussed the USDA's Letter of Conditions regarding the loan for the West Street waterline upgrade and extension. Therese said Deb McGuire sent an email explaining calculations for requirements to get approval for the grant. The USDA determined the water district could absorb a \$7.77 increase per EDU per month for the loan. Therese said Jamie Simpson and Alan Huizenga said the Letter of Conditions is a standard agreement. Michelle asked if we would have to do electronic payments. Therese said we would have to do electronic payments and it would have to be taken from a separate account. Michelle asked if this year's water budget included contributions to Capital Funds. Therese said yes. The Board discussed the conditions within the letters. Peeker asked if we will need an easement from Woodland Apartments. Therese will check. Joel asked if we have a letter of intent from Woodland Apartments. Therese said he has written with intent and willingness to hook on, but nothing official has been signed. Therese said she will get a letter of intent from Dennis Bowen. Joel asked about the breakdown of the loan and where payment will be taken from. Therese explained we can allocate the payment differently when we pay for it, but they will lump the entire loan together when they invoice us. Joel asked if they could decide as a Board to only complete a portion of the project. Therese said they could, but she was unsure if they were allowed to ask for less money at this time and did not know how long it could stall the project. The Board discussed the project and receiving a loan from the USDA. Peeker moved to accept the \$756,000 loan for the West Street waterline repair and extension. Ted Lylis seconded, so voted. Peter Coffey moved to accept the \$325,000 loan for the stormwater upgrades. Joel Bouvier seconded, so voted.
5. The Board discussed the water connection application for Philip Devoid at 3 Meadow Lane. Therese explained the application and requirements of the Town. Peeker Heffernan moved to allow Phillip Devoid to connect to the water system providing he meets all criteria. Ted Lylis seconded, so voted.
6. The Board discussed paving the first responder's entrance at the Fire Station on West Street. Peter asked where the money would come from. Therese said Capital Building to be replenished by the sale of property to Stoney Hill, LLC. Michelle asked how much chloride he would use to maintain that. Therese said chloride costs \$1/gallon; he might chloride twice per year. Brett asked to find out the costs