

District 5, 8  
Certcode 0405-0

**CERTIFICATE OF HIGHWAY MILEAGE  
YEAR ENDING FEBRUARY 10, 2023**

Fill out form, make and file a copy with the Town Clerk, and submit the Mileage Certificate on or before February 20, 2023 to: Vermont Agency of Transportation, Division of Policy, Planning and Intermodal Development, Mapping Section via email to: aot.mileagecertificates@vermont.gov or if necessary via mail to: VTrans PPAID - Mapping Section, 219 North Main Street, Barre VT 05641.

We, the members of the legislative body of COLCHESTER in CHITTENDEN County on an oath state that the mileage of highways, according to Vermont Statutes Annotated, Title 19, Section 305, added 1985, is as follows:

**PART I - CHANGES TOTALS - Please fill in and calculate totals.**

Town Highways	Previous Mileage	Added Mileage	Subtracted Mileage	Total	Scenic Highways
Class 1	0.000			0.000	0.000
Class 2	21.870			21.870	0.000
Class 3	71.57	-0.20	0.02	71.75	0.000
State Highway	22.851			22.851	0.000
<b>Total</b>	<b>116.291</b>	<b>-0.20</b>	<b>0.02</b>	<b>116.471</b>	<b>0.000</b>
* Class 1 Lane	0.000			0.000	
* Class 4	0.49			0.49	0.000
* Legal Trail	0.68			0.68	

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

TH-20 remeasurement and mileage adjustments by K. Alley (VTrans) on 3/27/2023 as per email correspondence with town on 3/21/2023

DS  
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**PART II - INFORMATION AND DESCRIPTION OF CHANGES SHOWN ABOVE.**

1. NEW HIGHWAYS: Please attach Selectmen's "Certificate of Completion and Opening" on 3/21/2023

+0.20 mi CL3 (Marble Island Road, TH-20)

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

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

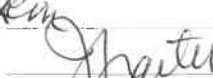
-0.02 mi CL3 TH-69 (Pine Ln) cul-de-sac reconfigured  
+0.08 mi CL3 TH-20 (Marble Island Rd) remeasured entire road

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

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

**PART III - SIGNATURES - PLEASE SIGN.**

Signatures of Selectmen/ Aldermen/ Trustees:

Signature of T/C/V Clerk:  Date Filed: 2/15/2023

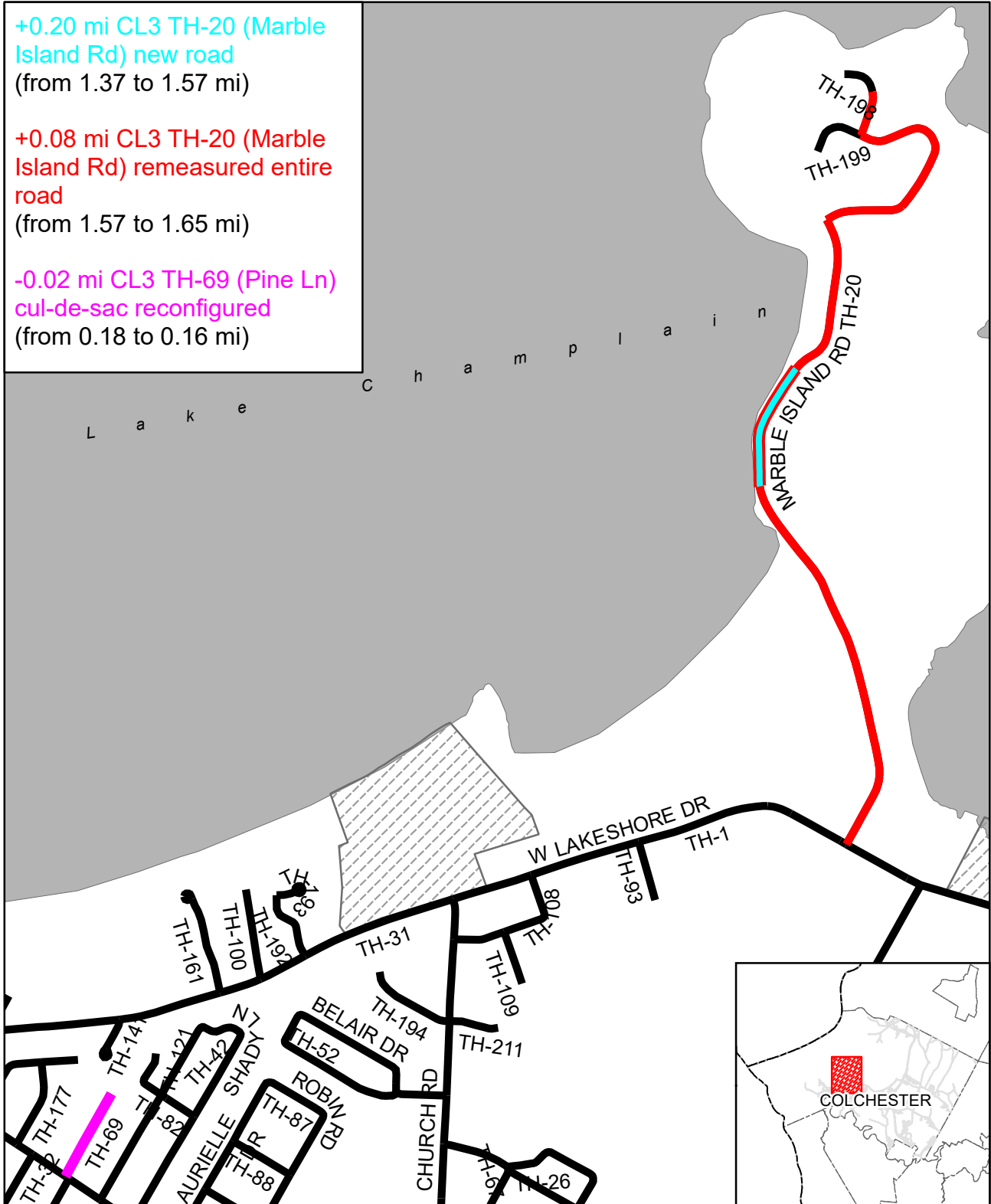
Please sign ORIGINAL and return it for Transportation signature.

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

APPROVED:

  
Johnathan Croft  
Representative, Agency of Transportation

DATE: 4/28/2023



**+0.20 mi CL3 TH-20 (Marble Island Rd) new road**  
(from 1.37 to 1.57 mi)

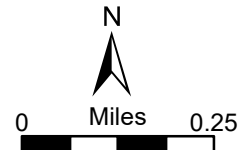
**+0.08 mi CL3 TH-20 (Marble Island Rd) re-measured entire road**  
(from 1.57 to 1.65 mi)

**-0.02 mi CL3 TH-69 (Pine Ln) cul-de-sac reconfigured**  
(from 0.18 to 0.16 mi)

**Mileage Certificate Changes 2023**  
**COLCHESTER**

Mapping Section  
Division of Policy and Planning  
Vermont Agency of Transportation -- April 13, 2023

(CTUA:0405-0)  
(CERTCODE:0405-0)





**MILEAGE SUMMARY**

TH-1	6.690	
TH-2	2.960	
TH-3	3.460	
TH-4	0.210	
TH-5	0.750	
TH-6	0.750	
TH-7	2.030	
TH-8	0.800	
TH-9	2.180	
TH-10	1.300	
TH-11	0.140	
TH-12	0.350	
TH-13	0.090	
TH-14	0.170	
TOTAL CLASS 2	21.870	
TOTAL CLASS 3	71.57	
<b>TOTAL TOWN</b>	<b>93.440</b>	
<b>STATE HIGHWAY</b>		
VT-2A	2.418	
VT-15	1.361	
VT-127	0.142	
TOTAL STATE HIGHWAY	3.921	
<b>US HIGHWAY</b>		
US-2	2.196	
US-7	6.960	
TOTAL US HIGHWAY	9.156	
<b>TOTAL STATE</b>	<b>13.077</b>	
<b>INTERSTATE</b>		
I-89	7.568	
TOTAL INTERSTATE	7.568	
<b>INTERSTATE - Ramps</b>		
I-89	2.206	
TOTAL INTERSTATE - Ramps	2.206	
<b>TOTAL INTERSTATE</b>		<b>9.774</b>
<b>TOTAL TRAVELED HIGHWAYS, FEB. 10, 2022:</b>	<b>116.291</b>	

(Excludes Class 4 and Legal Trail Mileage)

**TOWN LENGTH IN MILES "NOT UP TO STANDARD"**

18	(0.09)
61	(0.04)
<b>TOTAL</b>	<b>0.12</b>

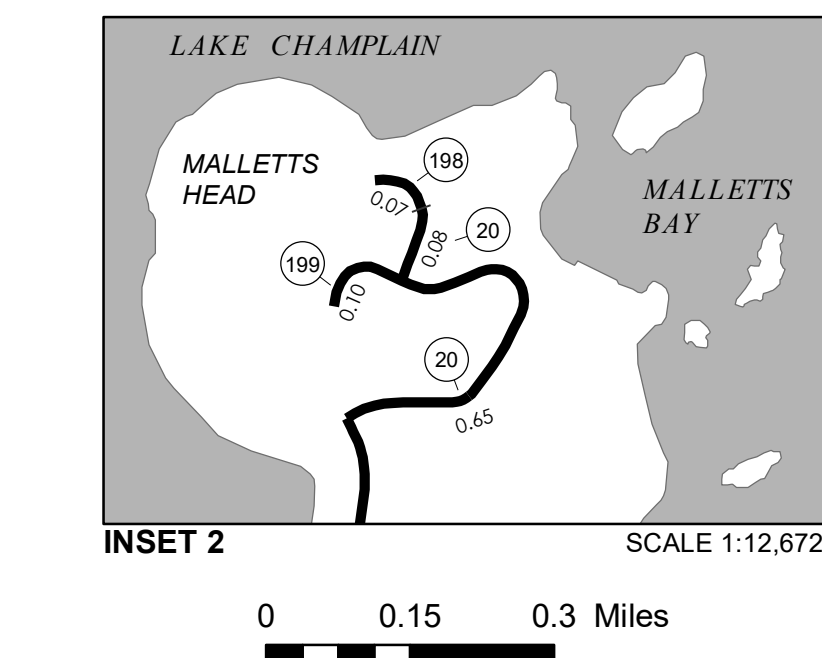
\*The sections of the town highways listed above are legally Class 3, but have been deemed "Not Up To Standard" and are functionally Class 4 Town Highways

**LEGAL TRAIL LENGTH IN MILES**

1	(0.39)
2	(0.09)
3	(0.20)
<b>TOTAL</b>	<b>0.68</b>

**TOTAL**

3	(0.25)
4	(0.12)
<b>TOTAL</b>	<b>0.37</b>



Marble Island Road (TH-20):  
0.20 miles conveyed to Town and  
Opened as Town Road.

Pine Lane (TH-69):  
Reduce by 0.02 miles due to  
clerical error.

- HIGHWAYS**
- INTERSTATE
  - U.S. ROUTE
  - STATE ROUTE
  - CLASS 1
  - CLASS 2
  - CLASS 3
  - CLASS 4
  - LEGAL TRAIL
- BRIDGE OR CULVERT**
- BRIDGE OR CULVERT > 20'
  - BRIDGE OR CULVERT 6' - 20'
  - BIKE PATH STRUCTURE
  - VT CULVERTS BRIDGE
  - VT CULVERTS CULVERT > 6'
  - STATE BRIDGE OR CULVERT IDENTIFIER
  - TOWN BRIDGE OR CULVERT IDENTIFIER
  - NFR NATIONAL FOREST ROAD
  - USOH UNITED STATES GOV. HWY.
  - P PARK AND RIDE
- FEDERAL CLASSIFICATION IDENTIFIER**
- MA MINOR ARTERIAL
  - MJC MAJOR COLLECTOR
  - MNC MINOR COLLECTOR
  - PA PRINCIPAL ARTERIAL

**DISCLAIMER:**  
The untraveled highways (left-out town highways), discontinued highways, and legal trails herein are those of which the Agency of Transportation has record; others may exist.

Highway and bridge data by the Agency of Transportation.  
Town short structures drawn from the VT CULVERTS (formerly VOBCT) online database. All other data from the Vermont Open Geodata Portal. Only named streams shown.

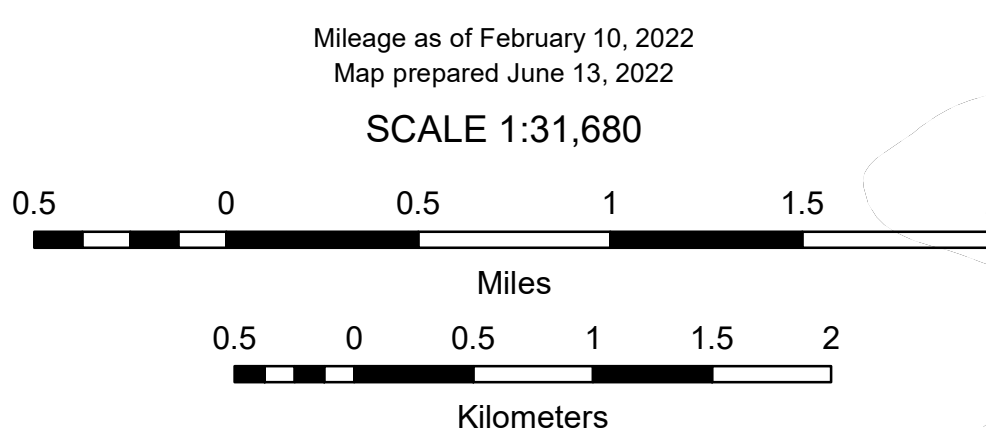
Vermont State Plane Coordinate System  
North American Datum of 1983  
SPCS Zone Identifier: 4600  
Geodetic Reference System 80  
4,000-meter grid, Easting - Northing

**VERMONT  
GENERAL HIGHWAY MAP**

**Town of Colchester**

CHITTENDEN COUNTY  
Transportation District #5

Prepared by the  
Vermont Agency of Transportation  
Division of Policy, Planning and Intermodal Development  
in cooperation with  
U.S. Department of Transportation  
Federal Highway Administration

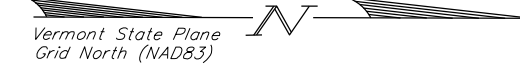


# Documentation for Marble Island Road

Survey Notes

- 1. The purpose of this survey is for the transfer of land from Hazelett Strip-Casting Corporation to the Town of Colchester.
2. All bearings are calculated and referenced to Vermont State Plane Grid North NAD83 based on survey grade GPS observations taken at the time of this survey.
3. A closed traverse was completed in January 2021 using a Topcon ES-103 total station.

Lake Champlain



This is a boundary line adjustment, not a subdivision. The Town does not confirm or attest to the accuracy of this document or related title issues. Further subdivision requires approval by the Development Review Board.



KREBS & LANSING CONSULTING ENGINEERS
164 Main Street, Suite 201 Colchester, Vermont 05446
P: (802) 878-0375 www.krebsandlansing.com

BOUNDARY LINE ADJUSTMENT

BETWEEN LANDS OF

HAZELETT STRIP-CASTING CORPORATION
0 Marble Island Road
Parcel ID: 54-051002 & Parcel ID: 55-001002

AND TOWN OF COLCHESTER

Marble Island Road Colchester, Vermont

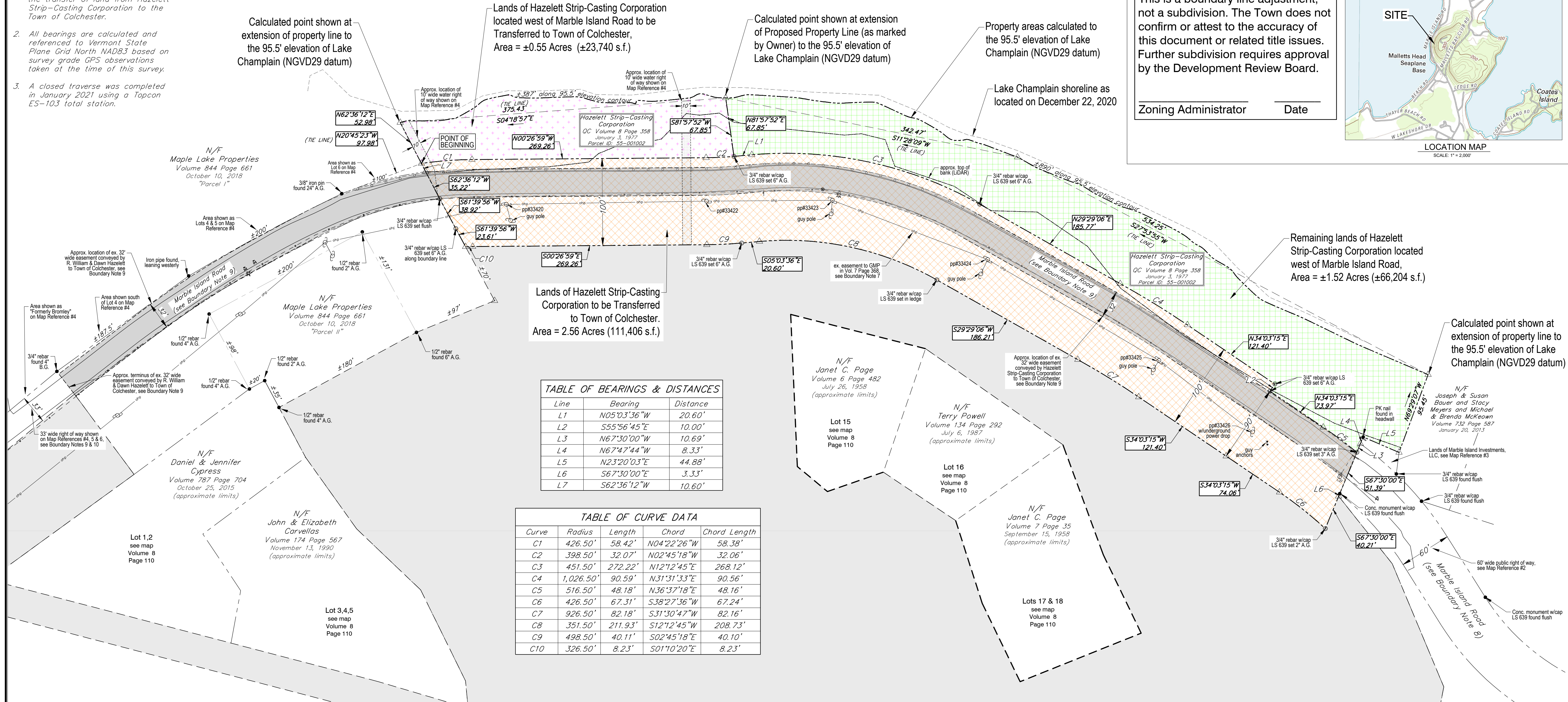


TABLE OF BEARINGS & DISTANCES table with columns: Line, Bearing, Distance. Contains lines L1 through L7.

TABLE OF CURVE DATA table with columns: Curve, Radius, Length, Chord, Chord Length. Contains curves C1 through C10.

Legend
Proposed Property line
Approximate property line
ex. power pole/overhead power line
ex. water line
Iron pipe set (#6 rebar) with aluminum cap L.L.S. #639
Iron pipe, rebar or concrete monument found
Calculated point

REMAINING LANDS OF HAZELETT STRIP-CASTING CORPORATION (EAST OF MARBLE ISLAND ROAD)
REMAINING LANDS OF HAZELETT STRIP-CASTING CORPORATION (WEST OF MARBLE ISLAND ROAD)
LANDS OF HAZELETT STRIP-CASTING CORPORATION LANDS TO BE TRANSFERRED TO TOWN OF COLCHESTER (WEST OF MARBLE ISLAND ROAD)
LANDS OF HAZELETT STRIP-CASTING CORPORATION TO BE TRANSFERRED TO TOWN OF COLCHESTER

- Boundary Notes
1. The descriptions controlling the locations of the boundaries of the land surveyed and the physical evidence located and existing on the ground were compared and analyzed to provide boundary locations that are most indicative of the original intent of the deeds and in harmony with existing monumentation.
2. This plot of survey depicts boundary location of a portion of the lands under the title of Hazelett Strip-Casting Corporation, and also the limits, where known, of easements, rights of way, or other servitudes and rights discovered during record research that may encumber or benefit the surveyed premises.
3. Monuments have been set in and on the ground where shown on the plot of survey where, in the opinion of the surveyor, it was necessary to perpetuate a corner not otherwise monumented. Monuments shown as "to be set" will be set at the title holder's direction.
4. Any boundary line location, based on deeds or documents recorded in the public records by which title or rights were conveyed to Hazelett Strip-Casting Corporation, or title or rights in lands of Hazelett Strip-Casting Corporation were otherwise delineated, is subject to accuracy and legality of those deeds or documents. Where those deeds or documents are improperly executed as a matter of law or contain errors or omissions in fact, or contain or are based upon erroneous conclusions of law, then the depicted boundary locations may not be valid.
5. The boundary line locations shown are also subject to accuracy and legality or lack of authority of any grantor or grantee who professed the right or ability to convey, receive or condemn property or rights in the surveyed property.
6. The location and depiction of boundary lines other than those of Hazelett Strip-Casting Corporation are not warranted and all boundary lines depicted are subject to the accuracy and completeness of the public record.
7. An easement to Green Mountain Power to install and maintain overhead electric and telephone lines and poles as well as necessary anchors, guys, braces, etc., along Lake Champlain Club Road (now known as Marble Island Road) was recovered in Volume 7 Page 368 of the Colchester Land Records.
8. The portion of Marble Island Road with a public right of way of 60 feet, beginning at the northern limits of lands to be transferred from Hazelett Strip-Casting Corporation to Town of Colchester, was accepted as a Town Highway in Certificate of Opening dated February 23, 2010.
9. A 32 foot wide easement was conveyed to the Town of Colchester from R. William & Dawn Hazelett (professor in title to Maple Lake Properties) and Hazelett Strip-Casting Corporation in Volume 558 Page 333 of Colchester Land Records to allow for ingress and egress as well as maintenance and repair of Marble Island Road. This easement connects that portion of Marble Island Road having a 60 foot wide right of way shown on Map Reference #2 with that portion having a 33 foot wide right of way shown on Map References #4, 5 & 6 as "Town Road" or "Highway".
10. In Volume 8 Page 437, deed conveyed by Harbor Bay Club to Brickman, it is noted that the grantor agrees that if it or the grantees are required by any governmental authority having jurisdiction to provide rights-of-way greater in width than granted in the conveyance, the grantor, its successors and assigns, agrees to convey the land necessary to provide a right-of-way not to exceed 60 feet in width. This right conveyed by Harbor Bay Club is also noted in deeds for lands of Maple Lake Properties located east of Marble Island Road.
11. An original layout for a 50 foot wide public highway, dated October 19, 1991, was recorded in Highway Volume 1 Page 10 of the Old Town of Colchester Land Records which appears to generally match the existing location of Marble Island Road located adjacent to lands of Hazelett Strip-Casting Corporation and Maple Lake Properties. However, a Vacation of Public Highway, dated July 23, 1921, was recorded in Highway Volume 1 Page 80 of the Old Town of Colchester Land Records which appears to vacate that section of road laid out as a public highway in Highway Volume 1 Page 10.
12. No layout for Marble Island Road shown on Map References #4, 5 & 6 was located, the determination of the status of the public road is beyond the scope of this survey.

Remaining Lands of Hazelett Strip-Casting Corporation
QC Volume 8 Page 358
January 3, 1977
Parcel ID: 54-051002
AND
Volume 19 Page 165
October 26, 1971
Parcel ID: 54-056002
(approximate limits shown)

- Map References
1. Plan entitled, "Final Subdivision Plat, Katok Development Group, Colchester - Marble Island, Vermont" by Krebs & Lansing Consulting Engineers, dated November 7, 1997 and recorded in Map Slide #347 in Town of Colchester Land Records.
2. Plan entitled, "Final Plat, Outer Bay at Marble Island, Colchester - Marble Island, Vermont" by Krebs & Lansing Consulting Engineers, dated May 3, 2005, last revised August 2, 2005 and recorded in Map Slide #384 in Town of Colchester Land Records.
3. Plan entitled, "Boundary Survey, Parcels to be conveyed from: Marble Island Investments, LLC to Bauer & McKeown - Parcel 1, Rooney - Parcels 2 & 3, Feeley - Parcel 4, Marble Island Road, Malletts Bay, Colchester, Vermont" by Krebs & Lansing Consulting Engineers, dated August 14, 2006 and recorded in Map Slide #393 in Town of Colchester Land Records.
4. Plan entitled, "Plan of Lots of Lake Champlain Club Residential Development, Colchester, VT" by Hoag & Associates, Inc., dated 9-49 and last revised 11-4-55 and recorded in Misc. Volume 7, Page 240 in Town of Colchester Land Records.
5. Plan entitled, "Plan of Camp Sites to be Conveyed to Edmond J. & Dawn T. Chevalier and Clifton W. & Blanche L. Price, Colchester, VT" by Hoag & Associates, Inc., dated June 22, 1959 and recorded in Misc. Volume 9, Page 146.
6. Plan entitled, "Plot of Survey of Land Bordering the Lake Champlain Club Road and Spaulding's Bay in Colchester, Vermont, Purchased by Anacleto & Carmen Cenci by Warranty Deed from Roswell J. & Gertrude C. Bromley" by Robert A. Russell, dated August 27, 1954 and recorded in Volume 5 Page 323 of Colchester Land Records.

Certification
This survey is based on physical evidence found in the field and information abstracted from deeds and other pertinent records and this survey is consistent with that evidence. This plot conforms to 27 V.S.A. section 1403.
Ian A. Jewkes, L.S. #639

STANDARD GRAPHIC SCALE (1" = 60')
0' 60' 120' 180'
1" 2" 3"

COLCHESTER, VT. RECEIVED FOR RECORD
-AD- AT
O'CLOCK MIN S
Recorded in Vol. Page
of the Land Records.
Attest: Town Clerk

Table with columns: REV. NO., REVISIONS/COMMENTS, DATE. Includes fields for DATE of Issue: 5/31/2022, Project No.: 20327, Scale: 1" = 60', Drawing No.: BLA-1, and Rev. No. fields.

**TOWN OF COLCHESTER  
781 Blakely Road  
Colchester, Vermont 05446**

**CERTIFICATE FOR OPENING A TOWN HIGHWAY KNOWN AS  
Marble Island Road  
FOR PUBLIC TRAVEL IN THE TOWN OF COLCHESTER**

This is to certify that pursuant to Title 19, V.S.A. Chapter 7, the Selectboard of the Town of Colchester at a public meeting held at Colchester, on January 10, 2023 accepted as a Town Highway that parcel of land conveyed to the Town of Colchester.

*Description of Right-of-Way:*

**Parcel I:**

A parcel of land and containing a 33' wide right of way as shown on plans of record, and a 32' wide easement previously conveyed to the Town of Colchester centered along the existing Marble Island Road, containing 2.56 acres and being a portion of the lands conveyed to Hazelett Strip-Casting Corporation by Barbara Coffin Chase Jones in Quit Claim Deed dated January 3, 1977 and recorded in Quit Claim Volume 8 Page 358 in Town of Colchester Land Records.

Being the portion of lands depicted as "Lands of Hazelett Strip-Casting Corporation to be Transferred to Town of Colchester. Area = 2.56 Acres (111,406 s.f.)" on a Plat Entitled "BOUNDARY LINE ADJUSTMENT Between Lands of Hazelett Strip Casting Corporation 0 Marble Island Road Parcel ID: 54 – 051002 & Parcel ID: 55 – 001002 and Town of Colchester Marble Island Road, Colchester, VT" dated May 31, 2022 and to be recorded in said land records.

**Parcel II:**

A parcel of land located westerly of Marble Island Road, containing approximately 0.55 acres and being a portion of the lands conveyed to Hazelett Strip-Casting Corporation by Barbara Coffin Chase Jones in Quit Claim Deed dated January 3, 1977 and recorded in Quit Claim Volume 8 Page 358 in Town of Colchester Land Records.

Being the portion of lands depicted as "Lands of Hazelett Strip-Casting Corporation located west of Marble Island Road to be Transferred to Town of Colchester, Area = ±0.55 Acres (±23,740 s.f.)" on a Plat Entitled "BOUNDARY LINE ADJUSTMENT Between Lands of Hazelett Strip Casting Corporation 0 Marble Island Road Parcel ID: 54 – 051002 & Parcel ID: 55 – 001002 and Town of Colchester Marble Island Road, Colchester, VT" dated May 31, 2022 and to be recorded in said land records.

Reference is hereby made to the above-mentioned deeds, the records thereof and to the deeds and records therein contained, all in further aid of this description.

Reference is made to the following:

1. Irrevocable Offer of Dedication from Hazelett Strip-Casting Corporation to the Town of Colchester dated December 9, 2022 and recorded in Volume 937, Page 633 of the Town of Colchester Land Records.

- 2. Easement Agreement from R. William & Dawn Hazelett (predecessor in title to Maple Lake Properties) and Hazelett Strip-Casting Corporation to the Town of Colchester dated May 1, 2006 and recorded in Volume 558, Page 333 of the Town of Colchester Land Records.
- 3. Utility Easement from Harbor Bay Club, Inc. to Green Mountain Power Corporation dated February 22, 1955 and recorded in Volume 7, Page 368 of the Town of Colchester Land Records.
- 4. 10 ft. wide right-of-way referenced in a Warranty Deed from Harbor Bay Club, Inc. to D. James Hill and Grace A. Hill dated September 8, 1950 and recorded in Volume 4, Page 375 of the Town of Colchester Land Records.
- 5. 10 ft. wide right-of-way referenced in a Warranty Deed from Harbor Bay Club, Inc. to Arthur W. Hoag dated September 8, 1950 and recorded in Volume 4, Page 373 of the Town of Colchester Land Records.

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

Date Accepted by Selectboard: \_\_\_\_\_

Length of New Road: .20 miles

Road Classification: Class 3

Right Of Way Width: varies

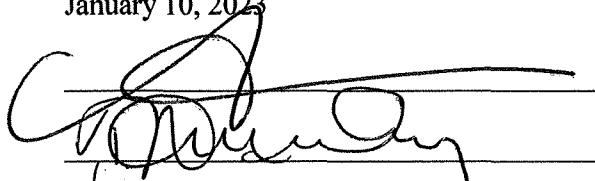
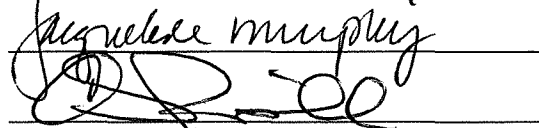
Road Width: 26 ft.

Surface Type: Asphalt

Speed Limit: 25 mph

Hwy #: 20

January 10, 2023

  
 \_\_\_\_\_  
 Margaret Murphy  
  
 \_\_\_\_\_  
 Maureen P. Hakim  
 Selectboard

To be filled out following Selectboard approval:

Recorded in Highway Volume: 939 Page(s): 198, Town of Colchester, on 1/12/2023  
 Plat/Slide Number: 533B

## Alley, Kerry

---

**From:** Amanda Clayton <AClayton@colchestervt.gov>  
**Sent:** Monday, March 20, 2023 5:51 PM  
**To:** Alley, Kerry; Lea Sanguinetti  
**Subject:** RE: Possible remeasurement for TH-69, Colchester  
**Attachments:** Easement\_Vol558 Pg333.docx; Marble Island Road\_Certificate for Opening\_2023-01-10.pdf; Marble Island Road\_Certificate for Opening\_2010-02-23.pdf; History.pdf; Map References 4, 5, 6.docx

**EXTERNAL SENDER: Do not open attachments or click on links unless you recognize and trust the sender.**

Kerry,

I'll try to answer all your questions below, but as you can probably tell this road has a complicated history.

- We agree with your measurement of 1.65 miles for Marble Island Road.
- The Town does consider this entire 1.65 miles of road as public, and we would prefer to list the entire 1.65 miles of road on the Town Highway Map.
- Here is what I have for "acceptance of Town Highway"
  - first 0.58 miles
    - I cannot find any records (deed, easement document, or Certificate for Road Opening) for the first 0.57 miles of Marble Island Road.
    - This portion of Marble Island Road has been documented as a Town Highway in the Town Highway Maps since 1973.
    - Map references 4, 5, and 6, all refer to this segment of roadway as town road/highway, see attached.
    - The road appears to have several road names in the past: Marble Island Road, Malletts Head Road, Spaulding Bay Road, and Lake Champlain Club Main Road.
  - Next 0.09 miles
    - Permanent easement, see attached "Easement\_Vol558 Pg333.docx"
    - Other than the language within the easement document (item #4) which referenced DRB approval and acceptable to DPW Director and Town Attorney, I do not have a Certificate for Road Opening document which covers this 0.09 miles of road.
    - Note: the 0.14mi segment shown on the Town Highway map includes a portion of this easement area.
  - Next 0.20 miles
    - See attached 1-10-2023 Certificate for Opening.
  - Next 0.78 miles
    - See attached 2-23-2010 Certificate for Opening.
- See attached "History.pdf" for a comparison of the above mileage to what we previously were showing on the Town Highway Map.

I hope this answers your questions. Unfortunately I can't explain all the anomalies for this road (where did the 0.14mi segment come from? Why does the Certificate for Road Opening dated 2-23-2010 list 0.9 miles of road?). Let me know if you would like to chat about this further.

Thanks,

~Amanda





**Amanda Clayton, PE**  
Town Engineer  
Department of Public Works

Town of Colchester  
781 Blakely Rd.  
Colchester, Vermont 05446  
P: 802.264.5639 | F: 802.264.5503

[aclayton@colchestervt.gov](mailto:aclayton@colchestervt.gov)

*Notice – Please be advised that your email communication with the Town may be considered a public record and may be subject to disclosure under the Vermont Public Records Act.*

---

**From:** Alley, Kerry <Kerry.Alley@vermont.gov>  
**Sent:** Friday, March 17, 2023 7:11 PM  
**To:** Lea Sanguinetti <LSanguinetti@colchestervt.gov>; Amanda Clayton <AClayton@colchestervt.gov>  
**Subject:** RE: Possible remeasurement for TH-69, Colchester

**\*\*\*Warning: This email came from an outside source. It is not internal Town of Colchester email.\*\*\***

Hello again Lea and Amanda,

I just realized that the plans seem to indicate it isn't only the 0.09 mi segment that is under a perpetual easement, as described in Boundary Note 9. Could you also send copies of Map References #4, 5 and 6?

Also, I should have double-checked with you whether Colchester considers these segments to be town highways (instead of assuming this). Have they been accepted as town highways?

Kerry

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**From:** Alley, Kerry  
**Sent:** Friday, March 17, 2023 6:41 PM  
**To:** Lea Sanguinetti <[LSanguinetti@colchestervt.gov](mailto:LSanguinetti@colchestervt.gov)>; Amanda Clayton <[AClayton@colchestervt.gov](mailto:AClayton@colchestervt.gov)>  
**Subject:** RE: Possible remeasurement for TH-69, Colchester

Hello Lea,

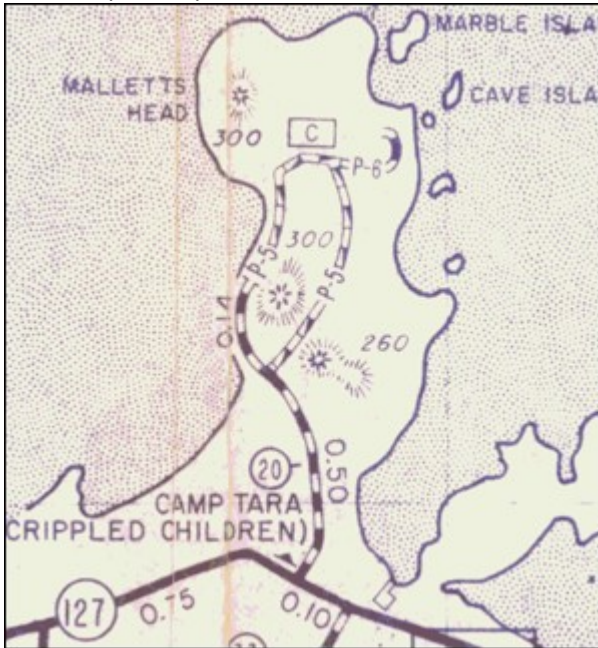
Thank you very much for clarifying the status of the segment of Marble Island Rd that has the perpetual easement (and is located just south of the portion submitted on the Mileage Certificate this year).

We were already including that segment as part of TH-20 on the town highway map, and we weren't aware that it was still under a perpetual easement. That segment was assumed to be part of a 0.14 mi "remeasurement" in 1973 after a field inventory was taken in 1972. See the map excerpt below from 1973 showing how we were mapping TH-20 at that time. We don't have additional details about this change.

Regardless of the true history of this road, or how we've been showing it on the Town Highway Maps, my supervisor said that he is willing to keep that segment on the town highway map if that is the wish of the Town, given that it is under a perpetual easement and that the town considers it to be part of the Town Highway.

Please re-confirm for me whether Colchester wants us to keep this segment as part of TH-20 on the town highway map (instead of marking it PVT). Please feel free to reach out to me if you'd like more information about this. Either way, then I'd like to ensure that the mileage reflects TH-20 as it is mapped. Using our mapping software is the most accurate method of measuring of TH-20 I have at this time, and it generally matches what we obtain using a DMI if we were able to take an inventory of the entire road, so would it be ok with you to use our mapped measures? Rounded to the nearest 0.01 mi, the full length of Marble Island road comes to 1.65 mi, or 1.56 mi if we omit the segment with the easement which appears to have a length of 0.09 mi.

1973 map excerpt:



Thanks again for your help keeping our data as up-to-date and accurate as possible!

Kerry

P.S. It was actually a coincidence that the remeasurement I suggested in my previous email almost matches the length of the segment with the easement...Multiple sections of Marble Island Rd have "official" mileages that are less than the lengths according to our mapping software.

---

**Kerry Alley** | GIS Professional III  
Policy, Planning & Research Bureau – Mapping Section  
Policy, Planning & Intermodal Development Division  
Vermont Agency of Transportation  
219 North Main Street | Barre, VT 05641  
802-917-2621 (cell) | [Kerry.Alley@vermont.gov](mailto:Kerry.Alley@vermont.gov)  
<http://vtrans.vermont.gov/planning/maps>

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**From:** Lea Sanguinetti <[LSanguinetti@colchestervt.gov](mailto:LSanguinetti@colchestervt.gov)>  
**Sent:** Friday, March 17, 2023 9:24 AM

**To:** Alley, Kerry <[Kerry.Alley@vermont.gov](mailto:Kerry.Alley@vermont.gov)>; Amanda Clayton <[AClayton@colchestervt.gov](mailto:AClayton@colchestervt.gov)>

**Subject:** RE: Possible remeasurement for TH-69, Colchester

**EXTERNAL SENDER: Do not open attachments or click on links unless you recognize and trust the sender.**

Hello Kerry,

A portion of Marble Island Road (TH-20), approximately 0.08 miles, still remains under easement agreement between the property owner and the Town of Colchester. Attached is a copy of the easement agreement. Our understanding is that this document is not sufficient evidence for the State to consider this 0.08 mile of road as “public” and that it would still be noted as “PVT” on the Town Highway Map. However, if the attached easement agreement is sufficient evidence, then we agree that the 0.08 miles should be added to the length of road for TH-20 on the Town Highway Map. Please refer to the attached boundary line adjustment plan, which depicts the +0.20 miles to TH-20 included on the 2023 Certificate. This plan also depicts the portion (0.08 miles) of TH-20 that is under easement agreement.

Let me know if you need any additional information or if you have questions.

Thanks,

Lea



**Lea Sanguinetti, PE**  
Assistant Town Engineer  
Department of Public Works

Town of Colchester  
781 Blakely Road  
Colchester, Vermont 05446  
P: 802.264.5635 | F: 802.264.5503

[colchestervt.gov](http://colchestervt.gov)

*Notice – Please be advised that your email communication with the Town may be considered a public record and may be subject to disclosure under the Vermont Public Records Act.*

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**From:** Alley, Kerry <[Kerry.Alley@vermont.gov](mailto:Kerry.Alley@vermont.gov)>

**Sent:** Tuesday, March 14, 2023 11:12 AM

**To:** Amanda Clayton <[AClayton@colchestervt.gov](mailto:AClayton@colchestervt.gov)>

**Cc:** Lea Sanguinetti <[LSanguinetti@colchestervt.gov](mailto:LSanguinetti@colchestervt.gov)>

**Subject:** RE: Possible remeasurement for TH-69, Colchester

**\*\*\*Warning: This email came from an outside source. It is not internal Town of Colchester email.\*\*\***

Hello Amanda,

I just finished reviewing Colchester’s 2023 Mileage Certificate. With Marble Island Road (TH-20) completely on the map, it was possible for me to verify that the historic additions reflect a continuous right of way consistent with how we’re mapping it. I also checked that the sum of all the historic additions to TH-20 in our records match the length of the entire road as we have it mapped. It appears (based on the measure obtained using our mapping software) that the mapped mileage of TH-20 is 0.08 mi longer than the sum of all the additions in our records. I therefore think it is appropriate to process a remeasurement of +0.08 miles to TH-20 on this year’s certificate.

The sum of all the additions in our records comes to 1.57 mi, and the length of the centerline (according to our mapping software) is about 1.65 mi. Do you have an independently obtained total centerline length for TH-20 that would support

this measure or something different? If not, would Colchester be ok with including the +0.08 mi remeasurement on the 2023 Certificate?

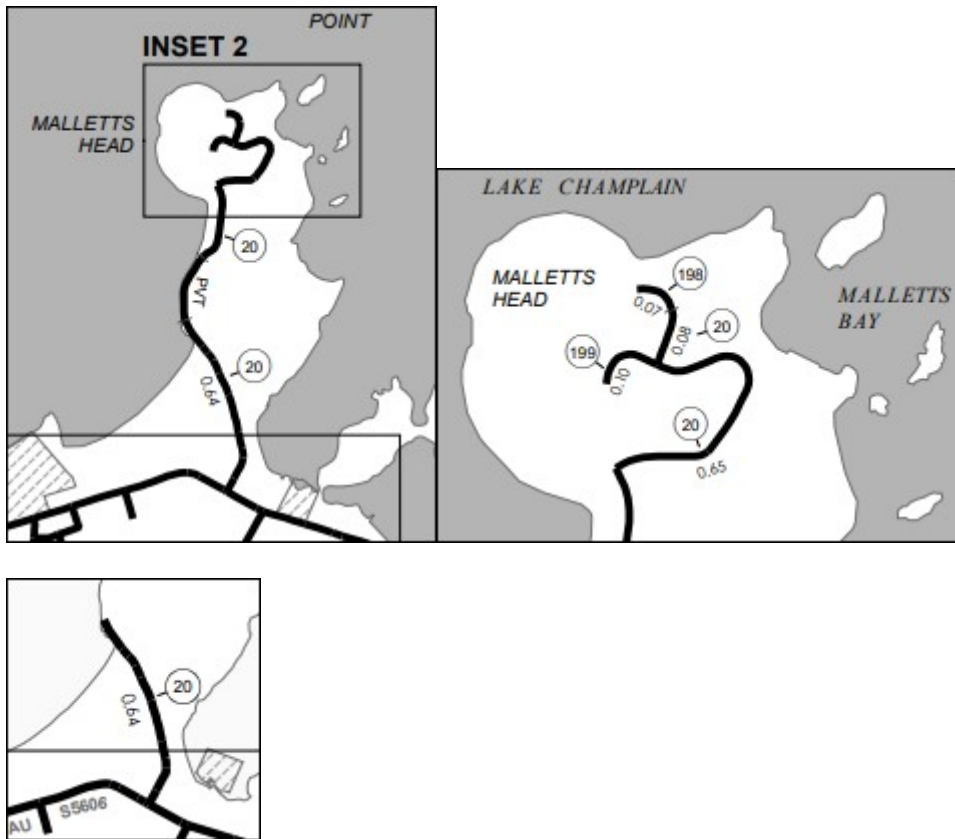
Below are excerpts from the current Colchester map so that you can see how we are mapping TH-20. If you would like more detail on how we are mapping the centerline (with imagery), The VTrans road centerline data ("VTrans Roads" as of Jan 1) is included in this online web

app: <https://vtrans.maps.arcgis.com/apps/webappviewer/index.html?id=b419eb6a5e4541cfb4445e7de7a0749f>, but you'll probably have to zoom in and select features to confirm which of the visible lines are part of that dataset. Note that the attributes will still reflect the status as of January 1<sup>st</sup> this year.

Please let me know if it's ok to put this adjustment on the Mileage Certificate, and I'll make a note on the certificate referencing our correspondence, which will also be included with the certificate.

Thanks again for your assistance in keeping our data as accurate and up-to-date as possible!

Kerry



According to our mapping software, the full length of TH-20 is 1.65 mi (rounded off to the nearest 0.01 mi). Before the addition on this year's certificate, we had TH-20 mileage = 1.37 mi (as indicated on the 2022 Town Highway Map). Adding 0.20 mi brings it to only 1.57 mi, which is 0.08 mi less than the length based on our mapping software.

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**From:** Amanda Clayton <[AClayton@colchestervt.gov](mailto:AClayton@colchestervt.gov)>  
**Sent:** Tuesday, January 3, 2023 9:57 AM  
**To:** Alley, Kerry <[Kerry.Alley@vermont.gov](mailto:Kerry.Alley@vermont.gov)>  
**Cc:** Lea Sanguinetti <[LSanguinetti@colchestervt.gov](mailto:LSanguinetti@colchestervt.gov)>  
**Subject:** RE: Possible remeasurement for TH-69, Colchester

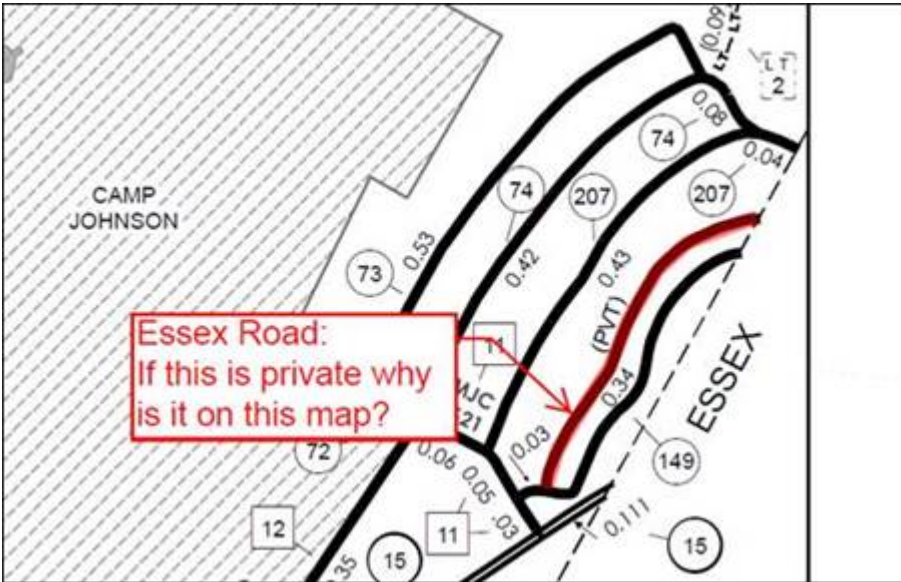
**EXTERNAL SENDER: Do not open attachments or click on links unless you recognize and trust the sender.**

Kerry,

The change you propose for Pine Lane seems fine. I was not able to find any contradictory information. I did have a question for you, though. See image below. If Essex Road is a private road, why is it included on the Town Highway Map? We generally don't include private roads on this map.

Thanks,

~Amanda



**Amanda Clayton, PE**  
Town Engineer  
Department of Public Works

Town of Colchester  
781 Blakely Rd.  
Colchester, Vermont 05446  
P: 802.264.5639 | F: 802.264.5503

[aclayton@colchestervt.gov](mailto:aclayton@colchestervt.gov)

*Notice – Please be advised that your email communication with the Town may be considered a public record and may be subject to disclosure under the Vermont Public Records Act.*

**From:** Alley, Kerry <[Kerry.Alley@vermont.gov](mailto:Kerry.Alley@vermont.gov)>  
**Sent:** Friday, December 30, 2022 4:16 PM  
**To:** Amanda Clayton <[AClayton@colchestervt.gov](mailto:AClayton@colchestervt.gov)>  
**Subject:** RE: Possible remeasurement for TH-69, Colchester

**\*\*\*Warning: This email came from an outside source. It is not internal Town of Colchester email.\*\*\***

Hi Amanda,

Although you are out of the office this week and unable to respond to my email below, I decided to preload the remeasurement of Pine Ln (TH-69) onto Colchester's 2023 Mileage Certificate anyway, assuming it is unlikely that there is any information that would require modification or removal of the remeasurement. If the change as preloaded onto the certificate is not correct for some reason, please reach out to me so we can discuss it, and you can write any modifications on the certificate.

Happy New Year!

Kerry

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**From:** Alley, Kerry  
**Sent:** Thursday, December 29, 2022 4:38 PM  
**To:** 'aclayton@colchestervt.gov' <[aclayton@colchestervt.gov](mailto:aclayton@colchestervt.gov)>  
**Subject:** Possible remeasurement for TH-69, Colchester

Good afternoon Amanda,

The VTrans Mapping Section will be sending out the 2023 Mileage Certificates next week, and I would like to preload a small remeasurement to TH-69 (Pine Ln) on the certificate, if you agree that it is appropriate. The remeasurement would reduce the mileage from 0.18 to 0.16 mi (-0.02 mi CL3 TH-69). The new measure is based on the map length of our road centerline data that extends from the centerline of Porters Point Rd (TH-30) to the end of the cul-de-sac visible in recent imagery.

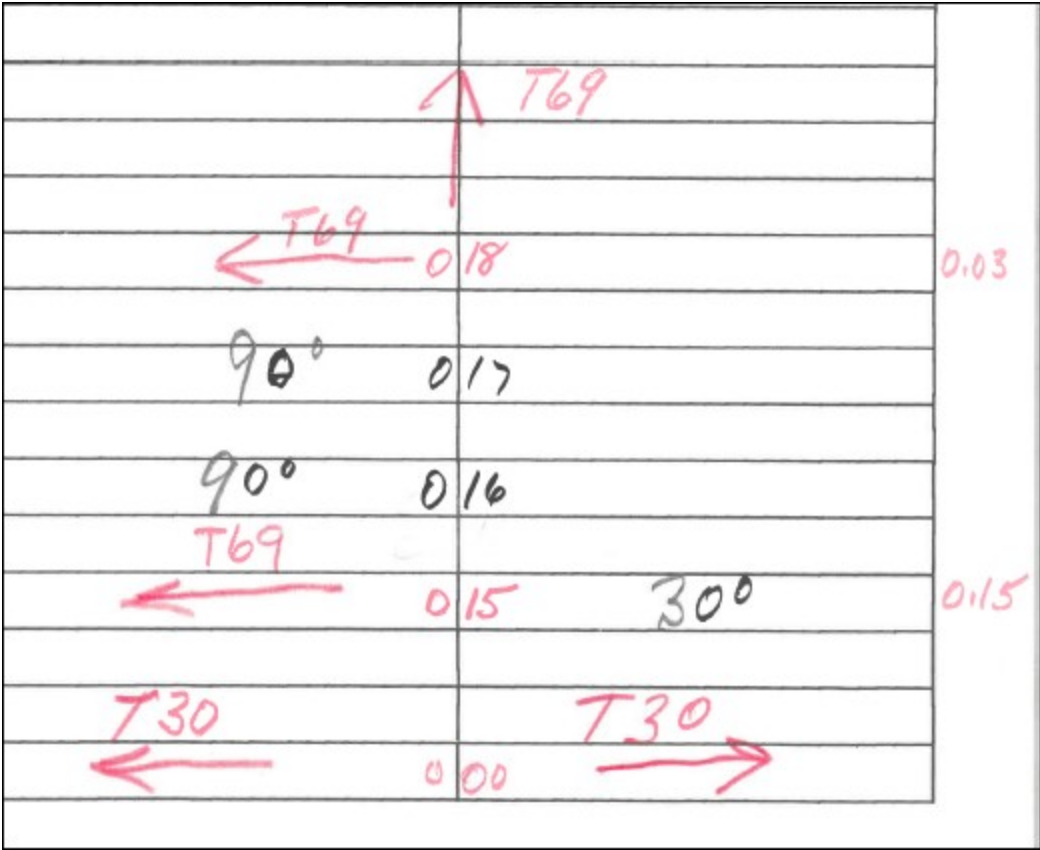
Below is a summary of my findings that led me to recommend a remeasurement. Please let me know if you would like more details!

Kerry

P.S. Did Warner Rackley retire? I was surprised to see a new contact in our Mileage Certificate database!

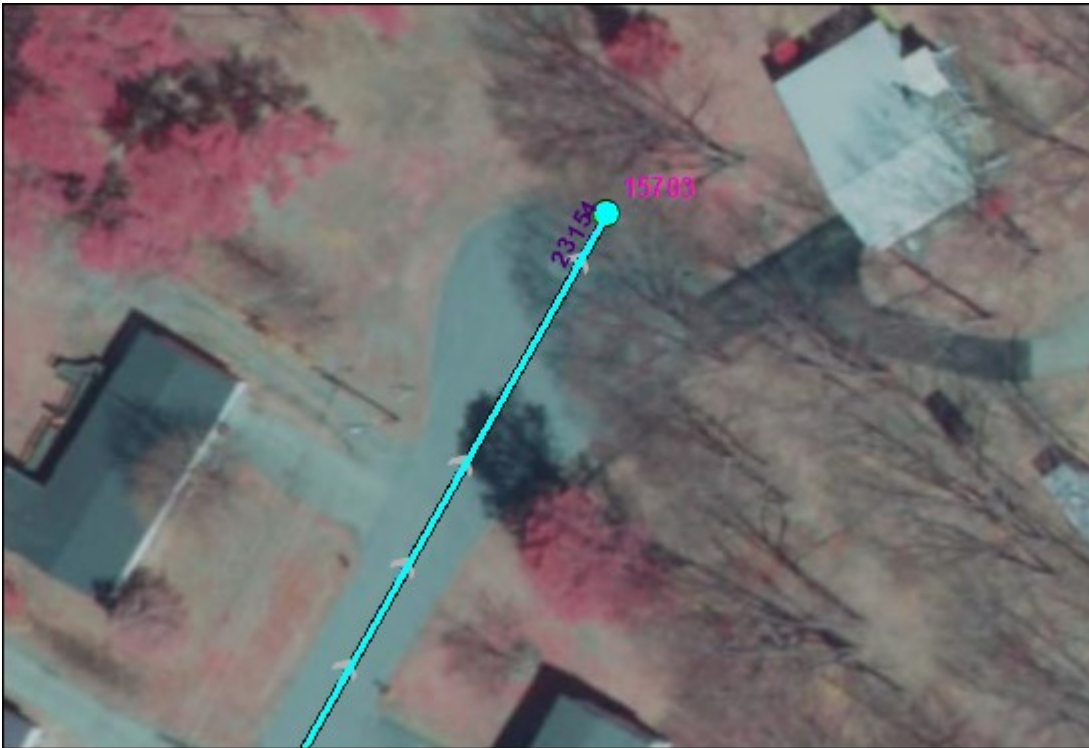
There appears to have been a + 0.03 mi remeasurement of TH-69 in Colchester in 1995 (see Act 63 record, first excerpt below) triggered by a 1994 field inventory (see second excerpt below) that mapped the end as a loop (see streetview from 2011 below) rather than a dead end. It is no longer a loop, but a cul-de-sac (see last image below). I think this might merit a remeasurement of -0.02 mi based on the map measure of the road centerline.

69	0.15	0.18 <del>0.15</del> ✓
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**Kerry Alley** | GIS Professional III  
Policy, Planning & Research Bureau – Mapping Section  
Policy, Planning & Intermodal Development Division  
Vermont Agency of Transportation  
219 North Main Street | Barre, VT 05641  
802-917-2621 (cell) | [Kerry.Alley@vermont.gov](mailto:Kerry.Alley@vermont.gov)  
<http://vtrans.vermont.gov/planning/maps>

COLCHESTER, VT  
 RECEIVED FOR RECORD  
 May 24 AD. 2006 AT  
 12 O'Clock 10 Min. P  
 Recorded in Vol. 558 Page 333 337  
 of the Land Records  
 Attest: Elizabeth Deacock

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EASEMENT AGREEMENT

Vermont Property Transfer Tax  
 32 V.S.A. Chap. 231  
**ACKNOWLEDGMENT**  
 Including Certificates and, if Required  
 Act 250 Disclosure Statement  
 Return No. 06-172  
 Signed E. Deacock Clerk  
 Date May 24, 2006

This Easement Agreement (the "Agreement") is by and between **HAZELETT STRIP-CASTING CORPORATION**, a Vermont corporation with a place of business Colchester, Vermont and **R. WILLIAM HAZELETT** and **DAWN N. HAZELETT**, of Colchester, Vermont (collectively, the "Grantors") and the **TOWN OF COLCHESTER**, a Vermont municipality in Chittenden County, Vermont ("Grantee").

Background

1. Grantors are the owners of parcels of land located to the south of Outer Bay at Marble Island, a planned residential development owned by Marble Island Investments LLC ("MII"), reference being made to the Quit Claim Deed of Barbara Coffin Chase Jones to Hazelett Strip-Casting Corporation dated January 3, 1977 and recorded in Quit Claim Volume 8 at Page 358 of the Town of Colchester Land Records, and to the Quit Claim Deed of Barbara Coffin Chase Jones to R. William Hazelett and Dawn N. Hazelett dated January 3, 1977 and recorded in Quit Claim Volume 8 at Page 355 of the Town of Colchester Land Records. MII's property is accessed by an existing private roadway over Grantors' lands for MII and its successors and assigns as set forth in a Warranty Deed from Harbor Bay Club, Inc. to Herbert L. Brickman and Joyce Brickman dated March 13, 1964 and recorded in Warranty Deed Volume 8 at Pages 437-438 of the Town of Colchester Land Records (the "Original Access Easement").
2. MII has obtained approvals from the Town of Colchester Development Review Board for a modification to its planned residential development project (the "Project") which is depicted on a final subdivision plat entitled: "Marble Island, Final Plat, Outer Bay at Marble Island, Colchester, Vermont," prepared by Krebs and Lansing Consulting Engineers, Inc. dated May 3, 2005, last revised August 2, 2005 and recorded in Map Slide 384 of the Town of Colchester Land Records (the "Plat").
3. The Project will be accessed by the roadway described in the Original Access Easement, as improved and modified as provided herein.
4. The Town of Colchester Development Review Board has approved MII's Project subject to certain conditions, including the requirement that MII obtain an easement from Grantors to the Town which grants sufficient access and authority to the Town acceptable to the Director of Public Works and the Town Attorney.
5. Grantors and Grantee execute this Agreement for the purpose of granting the easement described above to satisfy the approval conditions for MII's Project.

NOW, THEREFORE,

In consideration of the final approval of the Municipality's Development Review Board and other good and valuable consideration, it is covenanted and agreed as follows:

Section 1. Grant of Easement. Grantors hereby give grant and convey to Grantee and its successors and assigns, a perpetual easement and right of way, on the terms and conditions hereinafter set forth, over and across a strip of land thirty—two feet in width (to consist of approximately twenty—six feet of traveled lanes, an offset from the traveled lane to a guard rail on the west, and a drainage swale to the east of the traveled lanes) as generally outlined on the Easement Plan attached hereto as Exhibit "A" and initialed by the parties. To have and to hold the same unto Grantee and its successors and assigns, to its and their own use and behoof, forever.

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Grantors and Grantee anticipate that MII will construct improvements within such right of way, for the establishment of an improved passage way that meets the construction standard requirements of the Town of Colchester for public streets. Grantors consent to such improvements, and the parties agree that upon completion of such improvements Grantee will require MII to prepare, at the expense of MII, an as-built plan, for submission to Grantors and Grantee. When an as-built plan has been presented that is reasonably satisfactory to Grantors and Grantee, the parties will date and initial three copies of the same and will cause one dated and initialed copy to be recorded in the Town of Colchester Land Records.

Section 2. **Scope of Easement.** The above-described easement and right of way is granted to Grantee to allow ingress and egress for fire, police, ambulance and emergency services, and by municipal employees, agents, contractors and designees to the extent reasonably necessary to allow Grantee to effectively and efficiently perform and discharge the customary duties and responsibilities of a municipality (for example, without limitation, building inspections, assessment inspections, public health and safety inspections) to and from MII's Project and the Marina at Marble Island, so-called, on the conditions herein set forth. Nothing herein shall limit or diminish the access rights in favor of MII and its successors and assigns set forth in the Original Access Easement and Grantor hereby confirms the right of MII and its successors and assigns (including purchasers of Lots or Units on the Project as shown on the Plat) to use the above-described roadway for ingress and egress to the Project.

This easement includes the right on the part of Grantee, by itself or its contractors or designees, without cost or expense to Grantors, to provide, maintain, repair and replace improvements (including but not limited to paving) within the approximately twenty—six feet area intended for the travel lanes, the right to limit or prohibit parking within the easement area, the right to post signs giving notice of such limits or prohibitions and to enforce such limits or prohibitions by ticketing or removing vehicles that are in violation, the right to post and enforce speed limits within the easement area, and the right to plow, sand, salt, sweep and clear and clean the easement area, and the right to install, maintain, repair and replace guard rails and drainage swales; provided, however, that by accepting this Agreement, Grantee acknowledges and agrees that vehicles may be parked on the side of the road adjacent to the property owned by R. William Hazelett and Dawn N. Hazelett as has been the custom in the past by the owners and their guests. Grantors acknowledge that Grantee's authority to enforce or administer certain of the rights described in the immediately-preceding sentence are or may be limited by applicable law and/or ordinances. All work done by Grantee or such contractors or designees pursuant hereto shall be performed in workmanlike manner and in accordance with at least substantially the same performance and quality standards that the Town observes or requires with respect to the performance of similar work on its municipal streets.

Section 3. **Captions, Headings.** The captions appearing in this Agreement are inserted only as a matter of convenience, and in no way define, limit, construe or describe the scope or intent of such section, nor in any way affect this Agreement or have any substantive effect.

Section 4. **Governing Law.** This Agreement shall be governed by and construed in accordance with the laws of the State of Vermont.

Section 5. **Successors and Assigns.** The covenants, easements and agreements contained herein shall apply to, inure to the benefit of, and be binding upon the parties hereto and their respective heirs, successors and assigns.

Section 6. **Further Assurances.** The parties agree to execute, acknowledge, if necessary, and deliver such documents, certificates or other instruments and take such other actions as may be reasonably

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required from time to time to carry out the intents and purposes of this Agreement.

IN WITNESS WHEREOF, the parties, as evidenced by the signatures of their Duly Authorized Agents, do hereby execute this Agreement to be effective on the 1 day of May, 2006.

IN PRESENCE OF:

HAZELETT STRIP-CASTING CORPORATION

A. La Cour  
Witness

By: R.W. Hazelett  
Duly Authorized Agent

A. La Cour  
Witness

R.W. Hazelett  
R. William Hazelett

A. La Cour  
Witness

Dawn N. Hazelett  
Dawn N. Hazelett

TOWN OF COLCHESTER

Elizabeth C. Deacost  
Witness

By: Alb W. Vogel  
Duly Authorized Agent

STATE OF VERMONT  
COUNTY OF CHITTENDEN, SS.

On this 1 day of May, 2006, personally appeared R. William Hazelett Duly Authorized Agent of **HAZELETT STRIP-CASTING CORPORATION**, to me known to be the person who executed the foregoing instrument, and he/she acknowledged this instrument, by him/her signed, to be his/her free act and deed and the free act and deed of **HAZELETT STRIP-CASTING CORPORATION**.

Before me, Sharon Downs  
Notary Public

Notary commission issued in Chittenden County  
My commission expires: 2/10/07

*A.L.C.*

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STATE OF VERMONT  
COUNTY OF CHITTENDEN, SS.

On this 1 day of May, 2006, personally appeared, **R. WILLIAM HAZELETT**  
and **DAWN N. HAZELETT**, to me known to be the persons who executed the foregoing instruments,  
and they acknowledged this instrument, by them signed, to be their free act and deed.

Before me, Sharon Downs  
Notary Public

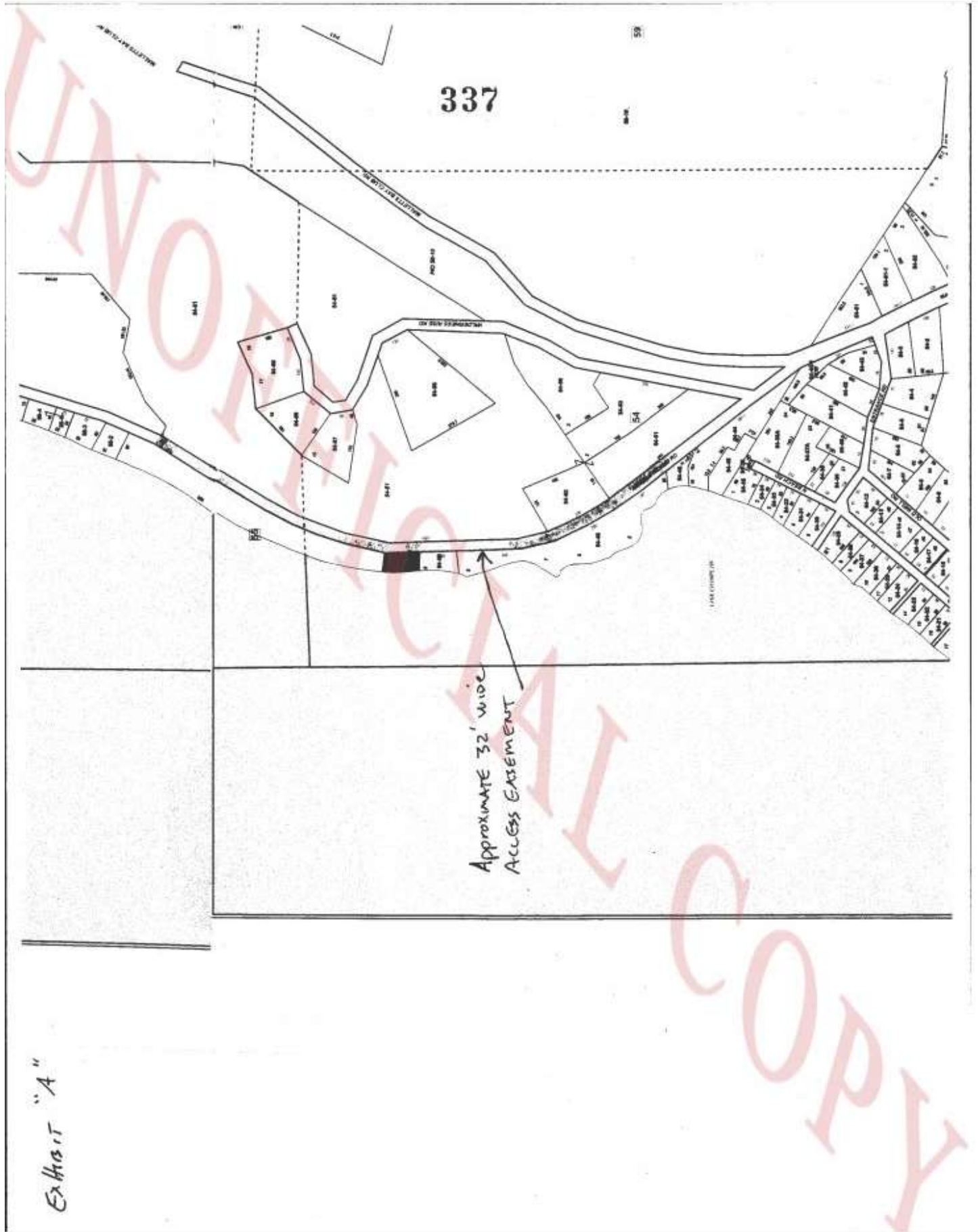
Notary commission issued in Chittenden County  
My commission expires: 2/10/07

STATE OF VERMONT  
COUNTY OF CHITTENDEN, SS.

On this 24<sup>th</sup> day of May, 2006, personally appeared Albin Voegele,  
Duly Authorized Agent of **TOWN OF COLCHESTER**, to me known to be the person who executed the  
foregoing instrument, and he/she acknowledged this instrument, by him/her signed, to be his/her free act  
and deed and the free act and deed of **TOWN OF COLCHESTER**.

Before me, Elizabeth C. Deacost  
Notary Public

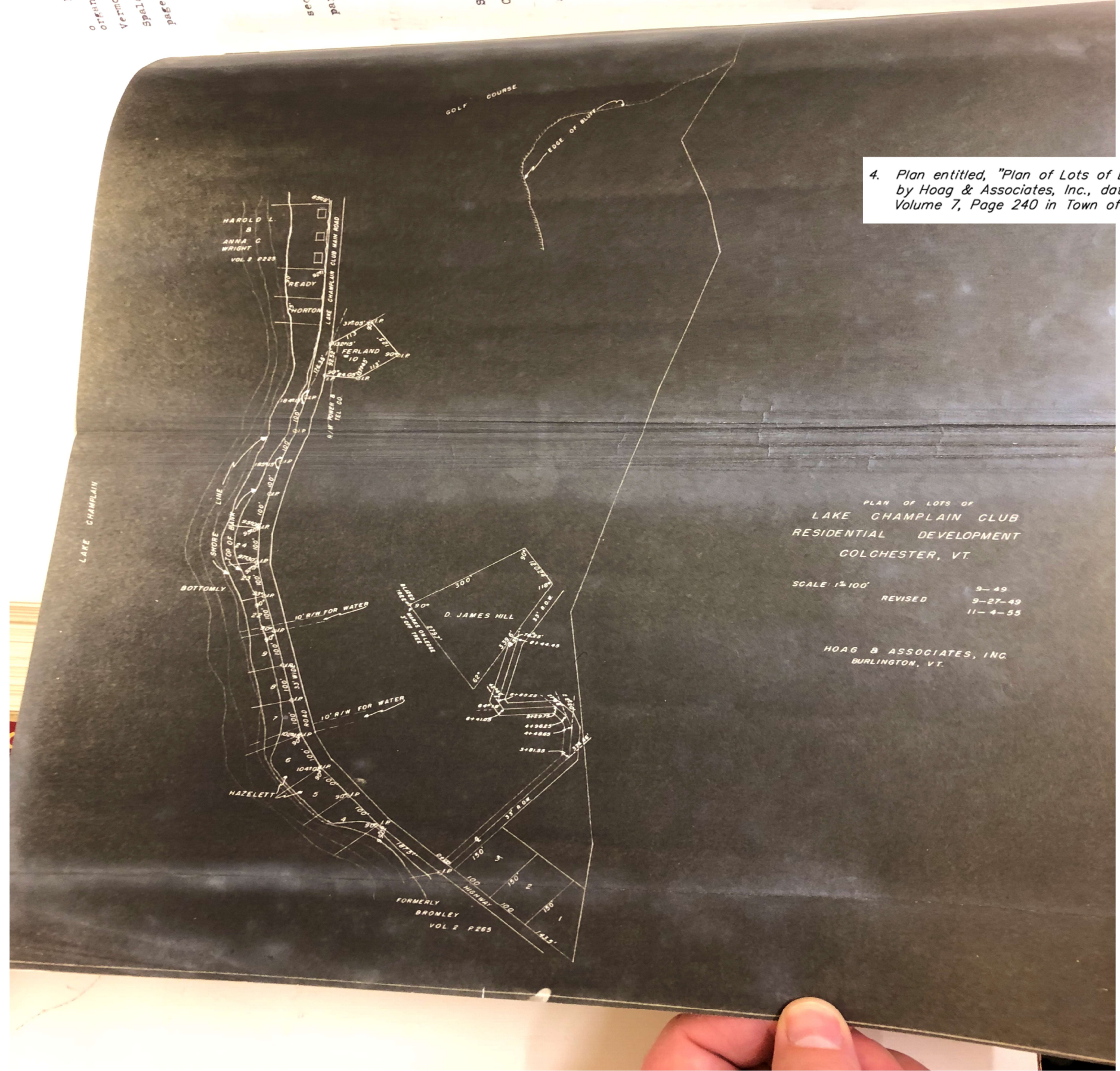
Notary commission issued in Chittenden County  
My commission expires: 2/10/07



KNOW A  
Organized b  
Vermont, dr  
Spalding W  
page 64 c  
Lot f  
Inc.  
reco  
Belin  
Steel  
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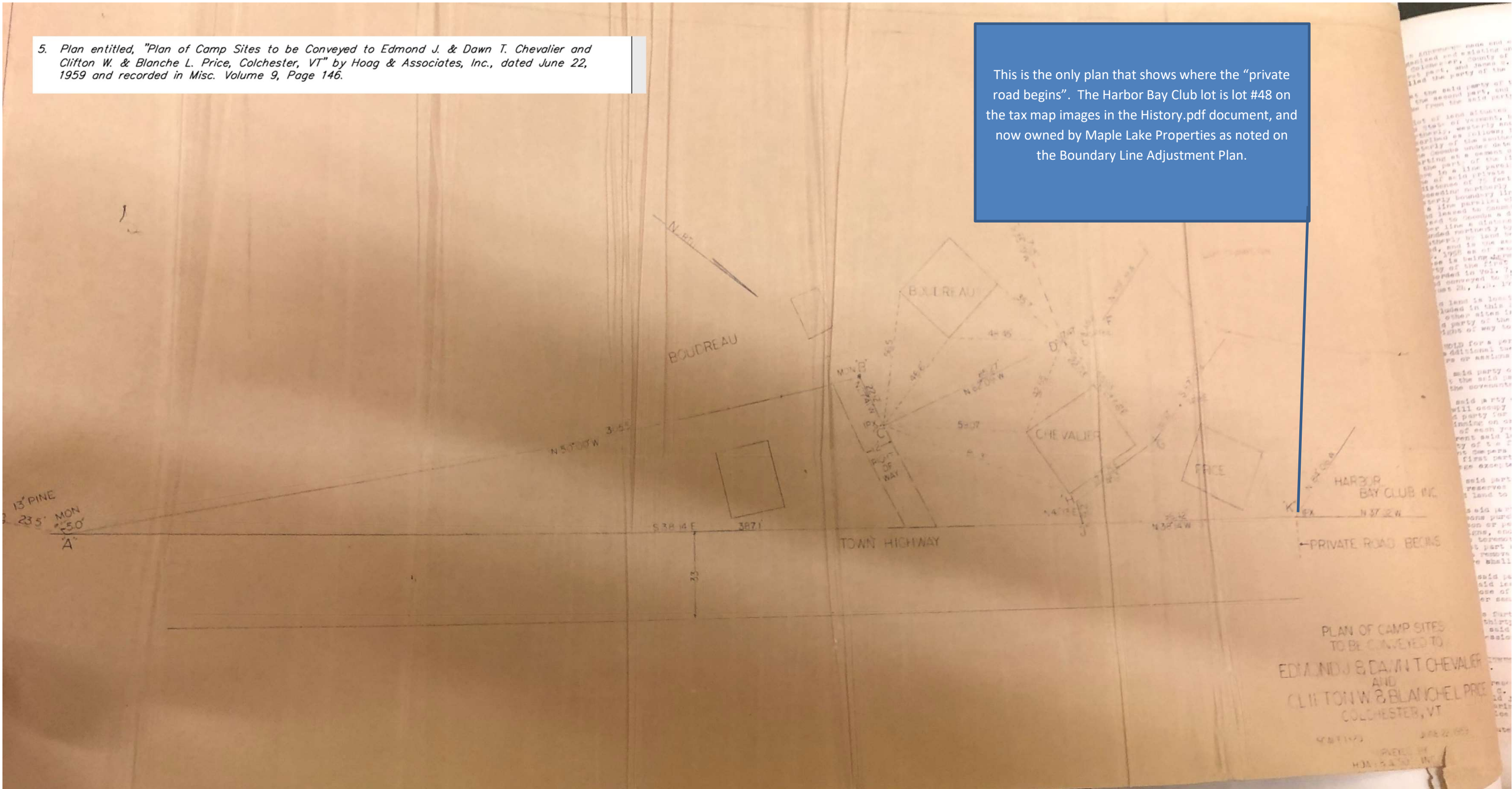
4. Plan entitled, "Plan of Lots of Lake Champlain Club Residential Development, Colchester, VT" by Hoag & Associates, Inc., dated 9-49 and last revised 11-4-55 and recorded in Misc. Volume 7, Page 240 in Town of Colchester Land Records.

PLAN OF LOTS OF  
LAKE CHAMPLAIN CLUB  
RESIDENTIAL DEVELOPMENT  
COLCHESTER, VT.  
SCALE 1/2" = 100'  
REVISED 9-49  
9-27-49  
11-4-55

HOAG & ASSOCIATES, INC.  
BURLINGTON, VT.

5. Plan entitled, "Plan of Camp Sites to be Conveyed to Edmond J. & Dawn T. Chevalier and Clifton W. & Blanche L. Price, Colchester, VT" by Hoag & Associates, Inc., dated June 22, 1959 and recorded in Misc. Volume 9, Page 146.

This is the only plan that shows where the "private road begins". The Harbor Bay Club lot is lot #48 on the tax map images in the History.pdf document, and now owned by Maple Lake Properties as noted on the Boundary Line Adjustment Plan.







6. Plan entitled, "Plat of Survey of Land Bordering the Lake Champlain Club Road and Spaulding's Bay in Colchester, Vermont, Purchased by Anacleto & Carmen Cenci by Warranty Deed from Roswell J. & Gertrude C. Bromley" by Robert A. Russell, dated August 27, 1954 and recorded in Volume 5 Page 323 of Colchester Land Records.

History: Road name is shown on historical road maps as Marble Island Road, Malletts Head Road, Spaulding Bay Road, and Lake Champlain Club Main Road.

