

District 5, 8
 Certcode 0405-0

**CERTIFICATE OF HIGHWAY MILEAGE
 YEAR ENDING FEBRUARY 10, 2026**

Fill out form, make and file a copy with the Town Clerk, and submit the Mileage Certificate on or before February 20, 2026 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	71.85	-0.253 0.26		-72.10 72.11	0.000
State Highway	22.851	0.159		-22.851 23.010	0.000
Total	116.571	-0.253 0.419		-116.824 116.990	0.000
* Class 1 Lane	0.000			0.000	
* Class 4	0.53			0.53	0.000
* Legal Trail	0.68			0.68	

* 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" for:
 +0.076 mi CL3 TH-91 (Spear Lane) new road; +0.127 mi CL3 (Butternut Lane) new road; +0.050 mi CL3 (Dick Mazza Drive) new road
0.08 0.13 TH-224 TH-223 TH-222

Rounding to nearest 0.01 mi for each town highway, town highway numbers, and adjustments to Part I by K. Alley (VTrans) as per attached email correspondence dated 3/30/2026.

ds


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

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


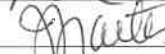
I-89 Exit 17 Interchange reconfiguration:
 +0.084 mi Ramp A - I089-0000SR017A +0.052 mi Ramp B - I089-0000SR017B -0.042 mi Ramp D - I089-0000NR017D
 +0.072 mi Ramp D - I089-0000NS017D -0.072 mi Ramp E - I089-0000NR017E +0.231 mi Ramp E - I089-0000SR017E -0.166 mi Ramp F - I089-0000SR017F

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

IF THERE ARE NO CHANGES RECORDED THIS YEAR: Place an X in the box and sign below.

PART III - SIGNATURES - PLEASE SIGN.

Signatures of Selectmen/ Aldermen/ Trustees:

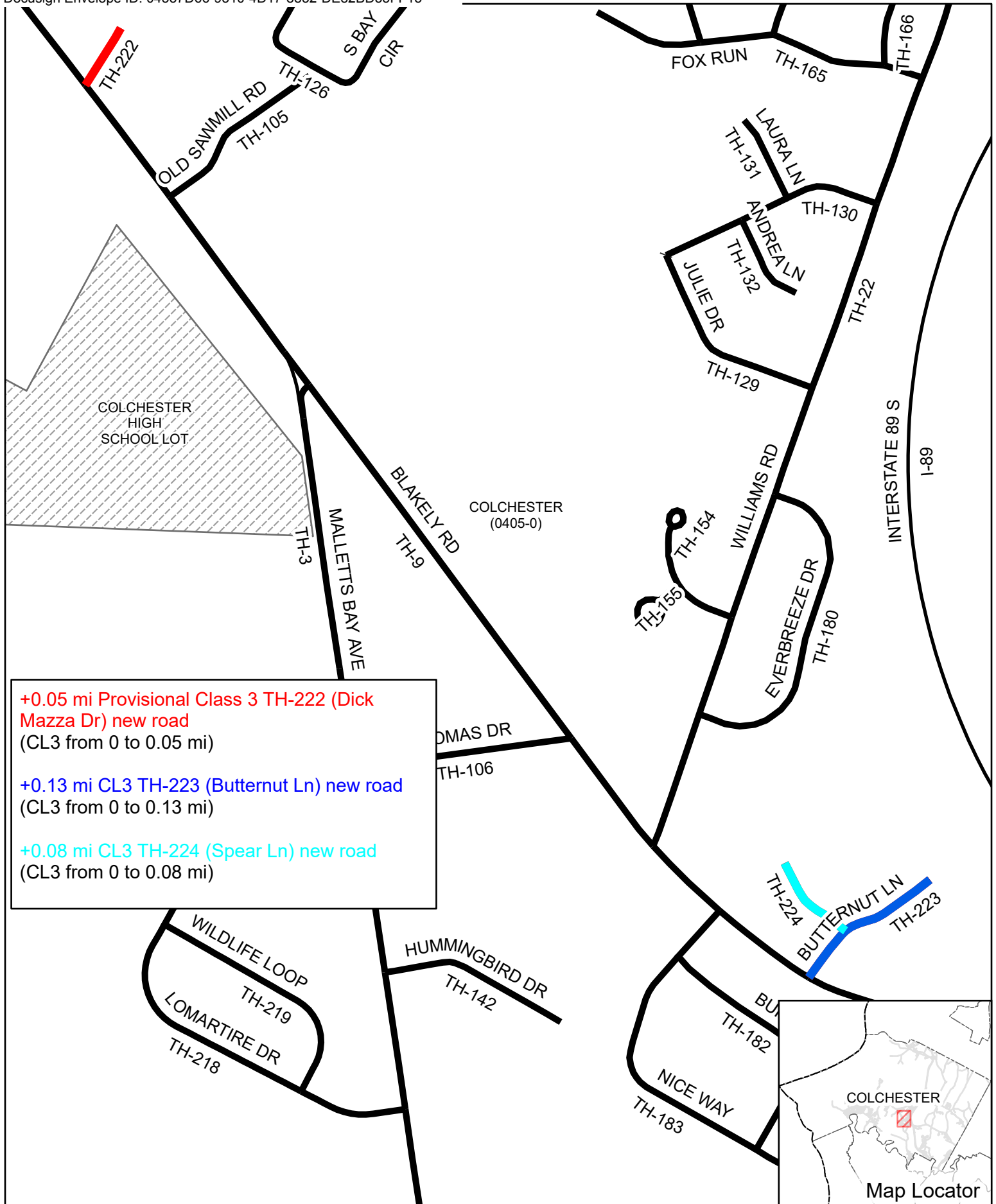

 Signature of T/C/V Clerk:  Date Filed: 2/11/2026

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
8B1F350F309C4C9...

DATE: 4/10/2026



+0.05 mi Provisional Class 3 TH-222 (Dick Mazza Dr) new road
 (CL3 from 0 to 0.05 mi)

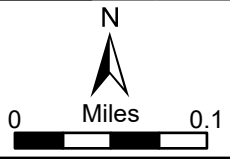
+0.13 mi CL3 TH-223 (Butternut Ln) new road
 (CL3 from 0 to 0.13 mi)

+0.08 mi CL3 TH-224 (Spear Ln) new road
 (CL3 from 0 to 0.08 mi)



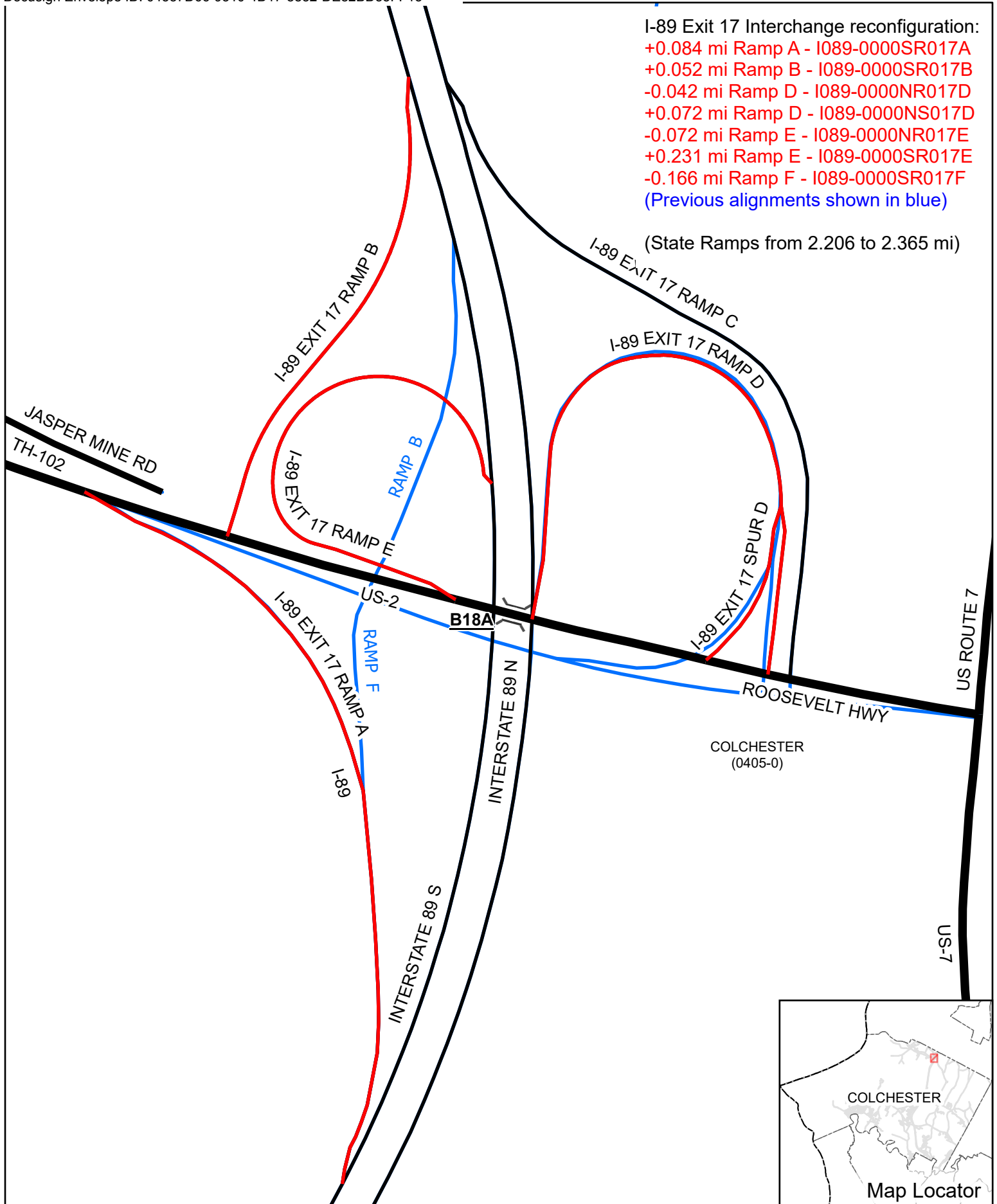
Mileage Certificate Changes 2026
COLCHESTER

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



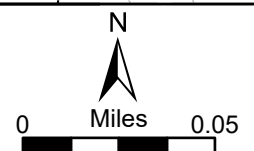
I-89 Exit 17 Interchange reconfiguration:
 +0.084 mi Ramp A - I089-0000SR017A
 +0.052 mi Ramp B - I089-0000SR017B
 -0.042 mi Ramp D - I089-0000NR017D
 +0.072 mi Ramp D - I089-0000NS017D
 -0.072 mi Ramp E - I089-0000NR017E
 +0.231 mi Ramp E - I089-0000SR017E
 -0.166 mi Ramp F - I089-0000SR017F
 (Previous alignments shown in blue)

(State Ramps from 2.206 to 2.365 mi)



Mileage Certificate Changes 2026
COLCHESTER

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



Alley, Kerry

From: Alex Kubala <akubala@colchestervt.gov>
Sent: Wednesday, April 1, 2026 8:29 AM
To: Alley, Kerry
Cc: Randy Alemy
Subject: RE: Cert. of highway mileage

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

Kerry,

Thank you for the follow up email. Confirmed that the Town is aware of these changes outlined below. Please remove nbaldwin@colchestervt.gov and add DPW@colchestervt.gov

You can include me on this email list as well.

Thank you,
Alex

From: Alley, Kerry <Kerry.Alley@vermont.gov>
Sent: Monday, March 30, 2026 11:48 AM
To: Alex Kubala <akubala@colchestervt.gov>
Subject: RE: Cert. of highway mileage

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

Good afternoon Alex,

I just realized that I hadn't heard back from you about making sure the Town is aware of the I-89 ramp changes described below. I've also added you to our database to receive next year's Mileage Certificate, so let me know if you shouldn't be included on these emails. Similarly, are all of the following address still appropriate: TownClerk@colchestervt.gov, nbaldwin@colchestervt.gov, and jgraeter@colchestervt.gov ?

Thanks Alex!

Kerry

From: Alley, Kerry
Sent: Tuesday, March 17, 2026 4:33 PM
To: 'Alex Kubala' <akubala@colchestervt.gov>
Subject: RE: Cert. of highway mileage

Hello again Alex,

I just noticed that the State Hwy changes related to work on the I-89 Exit 17 interchange that I pre-loaded onto Colchester's 2026 Certificate are missing, so I will also be adding the highway changes listed below

to Colchester's Certificate. These changes do not affect Town Highway mileage or funding. They are included because the Certificates are used to document all official mileage changes, regardless of whether they involve Town or State highways.

Can you let us know that the Town is aware of the following changes being added to the 2026 Certificate?

I-89 Exit 17 Interchange reconfiguration:

- +0.084 mi Ramp A - I089-0000SR017A
- +0.052 mi Ramp B - I089-0000SR017B
- 0.042 mi Ramp D - I089-0000NR017D
- +0.072 mi Ramp D - I089-0000NS017D
- 0.072 mi Ramp E - I089-0000NR017E
- +0.231 mi Ramp E - I089-0000SR017E
- 0.166 mi Ramp F - I089-0000SR017F

And now that I look closely... it appears that the Certificate you sent us is a different version or format than the copy that we sent to the Town. That doesn't matter, it just explains how the preloaded changes "disappeared". 😊 And even if you had used the Certificate that was attached to all of the official emails, I just noticed that the preloaded changes were "cut off" so that only the first two changes listed above would have been visible.

By the way, should I add your email address to our database so that you are CC'd on all of the official Mileage Certificate and Town Highway Map emails?

Thanks yet again for your help!

Kerry

From: Alex Kubala <akubala@colchestervt.gov>

Sent: Tuesday, March 17, 2026 3:17 PM

To: Alley, Kerry <Kerry.Alley@vermont.gov>

Subject: RE: Cert. of highway mileage

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

Kerry,

The Town is ok with you moving forward and adding the 0.05 mi of Dick Mazza Drive as a CL3 Provisional Town Highway to the 2026 mileage certificate. I will get you plans (if they are available) as soon as I can. If they are not available, we will most likely have to hire a surveyor to do this work of formally marking the boundaries of the road.

Thank you,

Alex

From: Alley, Kerry <Kerry.Alley@vermont.gov>

Sent: Tuesday, March 17, 2026 3:12 PM

To: Alex Kubala <akubala@colchestervt.gov>

Subject: RE: Cert. of highway mileage

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

Thanks Alex,

Can you respond to this email indicating that the Town of Colchester is ok with me adding the 0.05 mi of Dick Mazza Dr as CL3 Provisional Town Highway to Colchester's 2026 Mileage Certificate? I will also add a note on the Certificate referring to our correspondence, which will be attached to the certificate when it is signed and returned to the Town. Also, if you get the plans to me soon, I might be able to adjust the mileage as well, but otherwise we can do any necessary length adjustments once it has been formally accepted and the Provisional status lifted.

Thanks a lot for your help, Alex!

Kerry

From: Alex Kubala <akubala@colchestervt.gov>
Sent: Tuesday, March 17, 2026 3:02 PM
To: Alley, Kerry <Kerry.Alley@vermont.gov>
Subject: RE: Cert. of highway mileage

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

Kerry,

Thanks for taking a look at this. I agree we will need to go through the formal process of opening up this section of road as a Town Highway. I am attempting to get in contact with the design engineers for this recent project (Town rec center) to see if they have any surveyed boundaries that line up with the 0.05 mile section.

I will keep you posted.

Thanks,

Alex

From: Alley, Kerry <Kerry.Alley@vermont.gov>
Sent: Monday, March 16, 2026 9:18 AM
To: Alex Kubala <akubala@colchestervt.gov>
Subject: RE: Cert. of highway mileage

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

Good morning Alex,

I've mapped Dick Mazza Dr (see image below), but it's based on a Google screen-capture that I georeferenced to the imagery you see in the photo, so although it's pretty close, the linework and the measure might need to be updated once we have a better source.

Given that the Mileage Certificate draft you sent indicates 0.05 mi, so I'm assuming only the first part of the drive will be a Town Highway?

The segment that is highlighted blue 0.05 mi long, but if the measure on the Certificate doesn't include the centerline that overlaps the Blakely Rd right of way, then the "centerline to centerline" measure might actually be 0.06 mi, but would need plans to be sure.

Also, in order for me to add the segment of Dick Mazza Dr as a Provisional Class 3 highway, I need you to confirm that the Town will be going through the process of making it a Town Highway.



From: Alley, Kerry
Sent: Wednesday, March 11, 2026 12:36 PM
To: 'Alex Kubala' <akubala@colchestervt.gov>
Subject: RE: Cert. of highway mileage

Good afternoon Alex,

I apologize for not responding sooner!

For my purposes, I simply need to be able to map the road accurately enough to verify the mileage to the nearest 0.01 mi. I think I can do that using information from the two images below.

However, I assume that the Town would like to be confident that the extent/layout of the highway is sufficiently described and documented to avoid possible future problems. For example, at least one of the issues on the Town Highway map (TH-21) is probably related to ambiguity regarding how it was established as a Town Highway.





From: Alex Kubala <akubala@colchestervt.gov>
Sent: Friday, March 6, 2026 1:33 PM
To: Alley, Kerry <Kerry.Alley@vermont.gov>
Subject: RE: Cert. of highway mileage

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

Kerry,

I have reached out to the design engineer with this request. I will let you know once I hear back whether there exists drawings that indicate the limits of Dick Mazza Drive. If these drawings do not exist, do you recommend that we hire a surveyor to survey the limits of the road and produce a "plat"?

Thanks,
Alex

From: Alley, Kerry <Kerry.Alley@vermont.gov>
Sent: Wednesday, March 4, 2026 3:19 PM
To: Alex Kubala <akubala@colchestervt.gov>
Subject: RE: Cert. of highway mileage

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

Alex,

I think a copy of the engineering drawings should do it, as long as they are clear what will be accepted as a highway.

Kerry

From: Alex Kubala <akubala@colchestervt.gov>
Sent: Wednesday, March 4, 2026 2:05 PM
To: Alley, Kerry <Kerry.Alley@vermont.gov>
Subject: RE: Cert. of highway mileage

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

Kerry,

Thanks for lining this out for me. It appears that the best course of action at this time would be to provisionally add Dick Mazza Drive to the CL 3 highway list which will allow me to start the process of the certificate of opening. Since this will need to be warned for multiple selectboard meetings, it will take some time to complete. To add this road as a provisional CL3, what do you need from me at this time?

Thanks,
Alex

From: Alley, Kerry <Kerry.Alley@vermont.gov>
Sent: Wednesday, March 4, 2026 1:07 PM
To: Alex Kubala <akubala@colchestervt.gov>
Subject: RE: Cert. of highway mileage

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

Hi Alex,

We don't generally ask for the deed to the land if it was already Town-owned, but for Dick Mazza Dr to be included in the class 3 mileage totals (i.e. to receive funding from the State), it would need to be formally accepted by the Town as a class 3 town highway. At least the engineering drawings should make it easier to accurately describe the highway.

There are several options to move forward. We could:

- Wait a week (or maybe two) for the acceptance to occur and process Dick Mazza Dr this year
- Add it to the Certificate as a Provisional CL3 Highway (a designation that allows the road to be included in the class 3 mileage totals for up to 5 years) and it would remain in our records as fully class 3 once we received a copy of the acceptance.
- Wait until next year to submit Dick Mazza Dr on the Certificate.

Kerry

From: Alex Kubala <akubala@colchestervt.gov>
Sent: Wednesday, March 4, 2026 11:08 AM
To: Alley, Kerry <Kerry.Alley@vermont.gov>
Subject: RE: Cert. of highway mileage

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

Thanks Kerry. Glad it was all there.

As for Dick Mazza Drive, this one is a bit different. This road was built on previously Town-owned land so there are no deeds associated with the road opening. Additionally, we did not go through the formal Certificate of Highway Opening process because of this....
I have the engineering drawings.

Please advise on next steps for this road. Do we need to formally open the road through the selectboard even if we already owned the land?

Thanks,
Alex

From: Alley, Kerry <Kerry.Alley@vermont.gov>
Sent: Wednesday, March 4, 2026 10:42 AM
To: Alex Kubala <akubala@colchestervt.gov>
Subject: RE: Cert. of highway mileage

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

I forgot to say that I don't have time to check the measures at the moment, probably later today.

Kerry

From: Alley, Kerry
Sent: Wednesday, March 4, 2026 10:41 AM
To: 'Alex Kubala' <akubala@colchestervt.gov>
Subject: RE: Cert. of highway mileage

Thanks Alex,

It looks great! It's refreshing to receive clear deeds and acceptance documentation. 😊

Kerry

From: Alex Kubala <akubala@colchestervt.gov>
Sent: Wednesday, March 4, 2026 9:41 AM
To: Alley, Kerry <Kerry.Alley@vermont.gov>
Subject: RE: Cert. of highway mileage

You don't often get email from akubala@colchestervt.gov. [Learn why this is important](#)

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

Kerry,

Attached is a package for Butternut and Spear Lanes. Please provide feedback and let me know what may be missing. I will work on Dick Mazza Drive next.

Thanks,

Alex

From: Alley, Kerry <Kerry.Aleley@vermont.gov>

Sent: Monday, March 2, 2026 6:29 PM

To: Alex Kubala <akubala@colchestervt.gov>

Cc: Norm Baldwin <nbaldwin@colchestervt.gov>

Subject: RE: Cert. of highway mileage

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

Good afternoon Alex,

Welcome to the world of Mileage Certificates. 😊

This is the shortest summary I can conceive of...

For new highways, especially of the type we tend to see from Colchester, we generally need copies of the deeds dedicating a right of way to the Town, and a copy of a document indicating that the right of way was formally accepted by the Selectboard as a Town Highway (meeting minutes, summary of findings, or a certificate of completion and opening).

For reclassifications or discontinuances, we'd ideally like a Summary of Findings that outlines how the Selectboard followed the statutory process, otherwise copies of the documents related to the various parts of the process: Notifications, Site Visit, Hearing, Selectboard acceptance, etc.

Last but not least, we ask for whatever you have that will best help us map the change accurately: where it begins, ends, and the layout... ideally a pdf of the engineering plans that clearly indicates what is being added or changed.

Note that we measure roads from centerline to centerline and round the measures to the nearest 0.01 mi (for class 3 highways) so our measures can be slightly longer than what might be described in a deeded right of way. If I think a measure submitted on the Certificate should be adjusted slightly, I'll just send you an email explaining what I think the measure should be in our records, and if it makes sense to you I can make the adjustment to the cert (with my initials and a note referencing our email correspondence that will be attached).

Here's an example of a recent Colchester

Certificate: https://maps.vtrans.vermont.gov/Maps/Publications/MileageCertificates/ArchivedMileageCertificates/CHITTENDEN_Co/COLCHESTER/COLCHESTER_MILEAGECERT_2023_C.pdf

You can find others here: <https://vtrans.vermont.gov/planning/maps/mileage-certificates/lookup>

And don't hesitate to reach out to me if you have any specific questions!

There are a few unresolved discrepancies between the Colchester Town Highway Map and what Colchester considers to be Town Highways... But we can start addressing those after this year's Mileage Certificate is processed.

The sooner I receive Colchester's Certificate and documentation, the better, as I need to have all changes fully processed before April 1.

Thanks for reaching out, and I hope you're able to find everything easily!

Kerry

Kerry Alley | GIS Professional III
Data Management Section / Mapping Unit
Highway Division / Asset Management & Planning Bureau
Vermont Agency of Transportation
219 North Main Street | Barre, VT 05641
802-917-2621 (cell) | Kerry.Alley@vermont.gov
<http://vtrans.vermont.gov/planning/maps>

From: Alex Kubala <akubala@colchestervt.gov>
Sent: Monday, March 2, 2026 4:01 PM
To: Alley, Kerry <Kerry.Alley@vermont.gov>
Cc: Norm Baldwin <nbaldwin@colchestervt.gov>
Subject: Cert. of highway mileage

You don't often get email from akubala@colchestervt.gov. [Learn why this is important](#)

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

Hi Kerry,

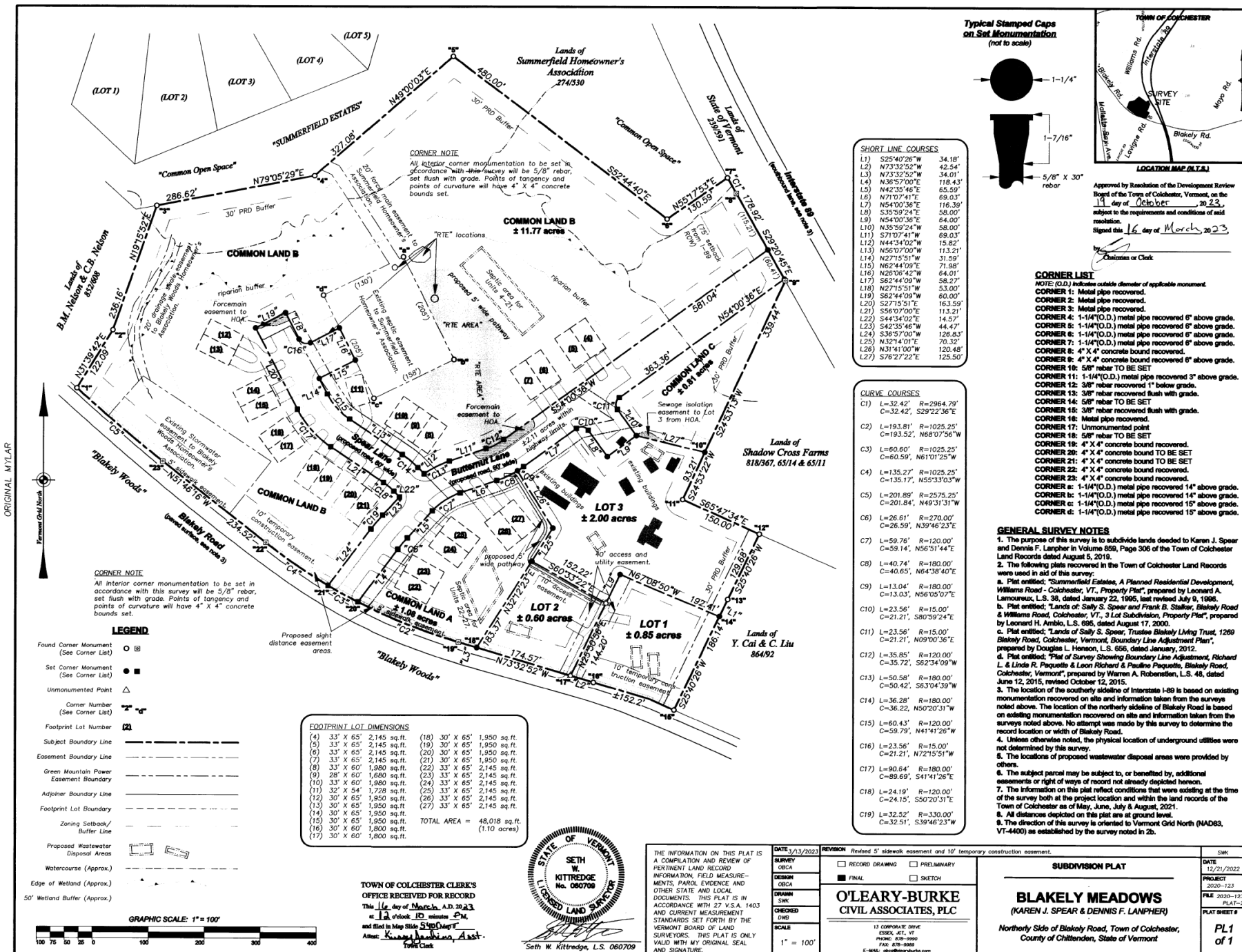
For the Town of Colchester, you make have worked with Lea Sanguinetti in the past. She is no longer employed here and for this year, I will be submitting the Certificate of Highway milage. I am looking to get this process started with you. I have had the Selectboard sign the certification. I understand you need supporting documents to go along with this. Can you help me understand this process and what may need to be submitted to you for these updates?

Thank you,
Alex

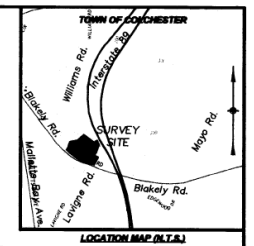
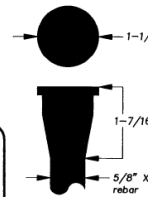


Alex Kubala
Public Works Engineer I
Department of Public Works

Town of Colchester
781 Blakely Road
Colchester, Vermont 05446
P: 802.264.5621 | F: 802.264.5503



Typical Stamped Caps on Set Monumentation (not to scale)



Approved by Resolution of the Development Review Board of the Town of Colchester, Vermont, on the 19 day of October, 2023, subject to the requirements and conditions of said resolution. Signed this 16 day of March, 2023.

SHORT LINE COURSES

L1)	S25°40'26"W	34.18'
L2)	N73°32'52"W	42.54'
L3)	N73°32'52"W	34.01'
L4)	N36°57'00"E	118.43'
L5)	N42°35'46"E	65.59'
L6)	N77°10'41"E	69.03'
L7)	N54°00'36"E	116.39'
L8)	S35°59'24"E	58.00'
L9)	N54°00'36"E	64.00'
L10)	N35°59'24"E	58.00'
L11)	S71°07'41"W	69.03'
L12)	N44°34'02"W	15.82'
L13)	N56°07'00"W	113.21'
L14)	N27°15'51"W	31.59'
L15)	N62°44'09"E	71.98'
L16)	N26°05'42"W	64.01'
L17)	S62°44'09"W	58.27'
L18)	N27°15'51"W	53.00'
L19)	S62°44'09"W	60.00'
L20)	S27°15'51"E	163.59'
L21)	S56°07'00"E	113.21'
L22)	S44°34'02"E	14.57'
L23)	S42°35'46"W	44.47'
L24)	S36°57'00"W	126.63'
L25)	N32°14'01"E	70.32'
L26)	N31°41'00"W	120.48'
L27)	S76°27'22"E	125.50'

CURVE COURSES

C1)	L=32.42' R=2964.79' C=32.42', S29°22'36"E
C2)	L=193.81' R=1025.25' C=193.52', N68°07'56"W
C3)	L=60.60' R=1025.25' C=60.59', N61°01'25"W
C4)	L=135.27' R=1025.25' C=135.17', N55°33'03"W
C5)	L=201.89' R=2575.25' C=201.84', N49°31'31"W
C6)	L=26.61' R=270.00' C=26.59', N39°46'23"E
C7)	L=59.76' R=120.00' C=59.14', N56°31'44"E
C8)	L=40.74' R=180.00' C=40.65', N64°38'40"E
C9)	L=13.04' R=180.00' C=13.03', N56°03'07"E
C10)	L=23.56' R=15.00' C=21.21', S80°59'24"E
C11)	L=23.56' R=15.00' C=21.21', N09°00'36"E
C12)	L=35.85' R=120.00' C=35.72', S62°34'09"W
C13)	L=50.58' R=180.00' C=50.42', S63°04'39"W
C14)	L=36.28' R=180.00' C=36.22', N50°20'31"W
C15)	L=60.43' R=120.00' C=59.79', N41°12'26"W
C16)	L=23.56' R=15.00' C=21.21', N72°15'51"W
C17)	L=90.64' R=180.00' C=89.69', S41°41'26"E
C18)	L=24.19' R=120.00' C=24.15', S50°20'31"E
C19)	L=32.52' R=330.00' C=32.51', S39°46'23"W

- CORNER LIST**
- NOTE: O.D. indicates outside diameter of applicable monument.
- CORNER 1: Metal pipe recovered.
 - CORNER 2: Metal pipe recovered.
 - CORNER 3: Metal pipe recovered.
 - CORNER 4: 1-1/4"(O.D.) metal pipe recovered 6" above grade.
 - CORNER 5: 1-1/4"(O.D.) metal pipe recovered 6" above grade.
 - CORNER 6: 1-1/4"(O.D.) metal pipe recovered 6" above grade.
 - CORNER 7: 1-1/4"(O.D.) metal pipe recovered 6" above grade.
 - CORNER 8: 4" X 4" concrete bound recovered 15' above grade.
 - CORNER 9: 4" X 4" concrete bound recovered 6" above grade.
 - CORNER 10: 5/8" rebar TO BE SET
 - CORNER 11: 1-1/4"(O.D.) metal pipe recovered 3" above grade.
 - CORNER 12: 3/8" rebar recovered 1" below grade.
 - CORNER 13: 3/8" rebar recovered flush with grade.
 - CORNER 14: 5/8" rebar TO BE SET
 - CORNER 15: 3/8" rebar recovered flush with grade.
 - CORNER 16: Metal pipe recovered.
 - CORNER 17: Unmonumented point
 - CORNER 18: 5/8" rebar TO BE SET
 - CORNER 19: 4" X 4" concrete bound recovered.
 - CORNER 20: 4" X 4" concrete bound TO BE SET
 - CORNER 21: 4" X 4" concrete bound TO BE SET
 - CORNER 22: 4" X 4" concrete bound recovered.
 - CORNER 23: 4" X 4" concrete bound recovered.
 - CORNER 24: 1-1/4"(O.D.) metal pipe recovered 14" above grade.
 - CORNER 25: 1-1/4"(O.D.) metal pipe recovered 14" above grade.
 - CORNER 26: 1-1/4"(O.D.) metal pipe recovered 15' above grade.
 - CORNER 27: 1-1/4"(O.D.) metal pipe recovered 15' above grade.

GENERAL SURVEY NOTES

- The purpose of this survey is to subdivide lands owned to Karen J. Spear and Dennis F. Lanpher in Volume 859, Page 306 of the Town of Colchester Land Records dated August 5, 2018.
- The following plats received in the Town of Colchester Land Records were used in all of this survey:
 - a. Plat entitled: "Summerfield Estates, A Planned Residential Development, Williams Road - Colchester, VT, Property Plat", prepared by Leonard A. Lamoureux, L.S. 35, dated January 22, 1995, last revised July 9, 1996.
 - b. Plat entitled: "Lands of Sally S. Spear and Frank B. Staller, Blakely Road & Williams Road, Colchester, VT, 3 Lot Subdivision, Property Plat", prepared by Douglas L. Hanson, L.S. 655, dated January, 2012.
 - c. Plat entitled: "Lands of Sally S. Spear, Trustee Blakely Living Trust, 1269 Blakely Road, Colchester, Vermont, Boundary Line Adjustment Plan", prepared by Leonard H. Ambro, L.S. 695, dated August 17, 2000.
 - d. Plat entitled: "Plat of Survey Showing Boundary Line Adjustment, Richard L. & Linda R. Paquette & Leon Richard & Pauline Paquette, Blakely Road, Colchester, Vermont", prepared by Warren A. Robenstein, L.S. 48, dated June 12, 2015, revised October 12, 2015.
- The location of the southerly skyline of Interstate I-89 is based on existing monumentation recovered on site and information taken from the surveys noted above. No attempt was made by this survey to determine the record location or width of Blakely Road.
- Unless otherwise noted, the physical location of underground utilities were not determined by this survey.
- The locations of proposed wastewater disposal areas were provided by others.
- The subject parcel may be subject to, or benefited by, additional easements or right of ways of record not already depicted herein.
- The information on this plat reflect conditions that were existing at the time of the survey both at the project location and within the land records of the Town of Colchester as of May, June, July & August, 2021.
- All distances depicted on this plat are ground level.
- The direction of this survey is oriented to Vermont Grid North (NAD83, VT-4400) as established by the survey noted in 2b.

THE INFORMATION ON THIS PLAT IS A COMPILATION AND REVIEW OF PERTINENT LAND RECORD INFORMATION, FIELD MEASUREMENTS, PARCEL EVIDENCE AND OTHER STATE AND LOCAL DOCUMENTS. THIS PLAT IS IN ACCORDANCE WITH 27 V.S.A. 1403 AND CURRENT MEASUREMENT STANDARDS SET FORTH BY THE VERMONT BOARD OF LAND SURVEYORS. THIS PLAT IS ONLY VALID WITH MY ORIGINAL SEAL AND SIGNATURE.

DATE 3/13/2023

REVISION Revised 5/13/2023 sidewalk easement and 10' temporary construction easement.

DESIGN OBCA

DRAWN SWK

CHECKED OMB

SCALE 1" = 100'

RECORD DRAWING PRELIMINARY FINAL SKETCH

O'LEARY-BURKE CIVIL ASSOCIATES, PLLC

13 CORPORATE DRIVE
 FERRIS, VT 05750
 PHONE: 878-3990
 FAX: 878-3988
 E-MAIL: oab@olearyburke.com

SUBDIVISION PLAT

BLAKELY MEADOWS
 (KAREN J. SPEAR & DENNIS F. LANPHER)

Northerly Side of Blakely Road, Town of Colchester, County of Chittenden, State of Vermont

DATE 12/21/2022

PROJECT 2020-123

PLAT 2020-123

PLAT 2-2

PL1 of 1

Vermont Property Transfer Tax
32 V.S.A. Chap 231
-ACKNOWLEDGEMENT-
Including Certificates and, if Required
Act 250 Disclosure Statement
Return No. 2023-78
Julie A Graeter, Town Clerk
Date Mar 23, 2023

TOWN CLERK'S OFFICE
Received Mar 23, 2023 12:30P
Recorded in VOL: 943 PG: 283
OF Colchester Land Records
Attest =
Julie A Graeter
Town Clerk

WARRANTY DEED

KNOW ALL PERSONS BY THESE PRESENTS, that KAREN J. SPEAR and DENNIS F. LANPHER, of Underhill, County of Chittenden, and State of Vermont, Grantors in the consideration of TEN OR MORE DOLLARS paid to our full satisfaction by RIVERS EDGE BUILDING DEVELOPMENT, LLC, a Limited Liability Company with its principal placé of business in Essex, County of Chittenden, and State of Vermont, Grantee, by these presents, does freely GIVE, GRANT, SELL, CONVEY AND CONFIRM unto the said Grantee, RIVERS EDGE BUILDING DEVELOPMENT, LLC, its successors and/or assigns forever, a certain piece of land in the Town of Colchester, County of Chittenden, and State of Vermont, described as follows, viz:

Being a portion of the lands and premises conveyed to Karen J. Spear and Dennis F. Lanpher by Trustee's Deed of Karen J. Spear, Trustee of the Blakely Living Trust dated May 10, 2005, said deed being dated August 5, 2019 and recorded August 15, 2019 in Volume 859 at Page 306 of the Town of Colchester Land Records, and being more particularly described therein as follows:

Being Common Land A (containing 1.08 acres, more or less), Common Land B (containing 11.77 acres, more or less), Common Land C (containing 0.81 acres, more or less), Butternut Lane and Spear Lane (containing 2.11 acres, more or less), Lot 1 (containing 0.85 acres, more or less), Lot 2 (containing 0.60 acres, more or less), and Footprint Lots 4 through 27, inclusive (containing a total of 1.10 acres, more or less), all as depicted on a plan entitled "Subdivision Plat, Karen J. Spear and Dennis F. Lanpher, Northerly Side of Blakely Road, Town of Colchester, County of Chittenden, State of Vermont" dated December 21, 2022, last revised March 13, 2023, prepared by O'Leary-Burke Civil Associates, PLC, and recorded at Map Slide 540C of the Town of Colchester Land Records (the "Plan").

Specifically excluded herefrom is all of Lot 3 (containing 2.00 acres more or less), together with all improvements situated thereon, as depicted on the Plan. Further reserved from this description are the following easements, which are appurtenant to and benefit Lot 3:

- a) A sewage isolation easement over Common Land C for the benefit of Lot 3 as depicted on the Plan;
- b) A right of way for ingress and egress over Butternut Lane and Spear Lane, as depicted on the Plan, until such time that they are taken over as public streets by the Town of Colchester; and
- c) A 40' access and utility easement over Lot 1 and Lot 2 for the benefit of Lot 3 as depicted on the Plan.

07-040003

Lot 3 is subject to utility easements in favor of Green Mountain Power and the property described hereinabove, as depicted on the Plan.

Reference is hereby made to the above instruments and to the records and references contained therein in further aid of this description.

TO HAVE AND TO HOLD said granted premises, with all the privileges and appurtenances thereof, to the said Grantee, RIVERS EDGE BUILDING DEVELOPMENT, LLC, its successors and/or assigns, to its own use and behoof forever; and we the said Grantors, KAREN J. SPEAR and DENNIS F. LANPHER, for ourselves and our heirs, executors and administrators, do covenant with the said Grantee, RIVERS EDGE BUILDING DEVELOPMENT, LLC, its successors and/or assigns, that until the ensembling of these presents we are the sole owners of the premises, and have good right and title to convey the same in manner aforesaid, that they are FREE FROM EVERY ENCUMBRANCE; except as aforesaid and we hereby engage to WARRANT and DEFEND the same against all lawful claims whatever, except as aforesaid.

IN WITNESS WHEREOF, we hereunto set our hands and seals this 20 day of March 2023.

Karen J. Spear by Lisa Gale Peery
KAREN J. SPEAR, by her Attorney in fact
Dennis F. Lanpher by Lisa Gale Peery
DENNIS F. LANPHER, by his Attorney in fact

STATE OF VERMONT
COUNTY OF CHITTENDEN, SS.

At Colchester in said County and State, this 20 day of March 2023, personally appeared Lisa Gale Peery as attorney in fact for KAREN J. SPEAR and DENNIS F. LANPHER and she acknowledged this instrument by her sealed and subscribed to be her free act and deed and the free act and deed of KAREN J. SPEAR and DENNIS F. LANPHER.

Before me Diane Brigante
Notary Public
Name Diane R. Brigante
Comm # Notary Public State of Vermont
My Commission Expires: 1/31/2025
Commission #0003552

COLCHESTER, VT.
RECEIVED FOR RECORD
April 9 AD. 2025 AT
10 O'Clock 20 Min. A M
Recorded in Vol. 8 Page 92
of the Land Records.
Attest: Maester
Asst. Town Clerk

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

**CERTIFICATE FOR OPENING A TOWN HIGHWAY KNOWN AS
Butternut Lane
FOR PUBLIC TRAVEL IN THE TOWN OF COLCHESTER**

This is to certify that pursuant to Title 19, Chapter 7, Section 349 V.S.A., the Selectboard of the Town of Colchester at a public meeting held at Colchester, on March 11, 2025 accepted as a Town Highway that parcel of land conveyed to the Town of Colchester.

Description of Right-of-Way:

Being the roadway depicted as "Butternut Lane (proposed road, 60' wide)", a portion of the area depicted as "+/- 2.11 acres within highway limits" on the subdivision plat entitled, "Blakely Meadows (Karen J. Spear & Dennis F. Lanpher)-Northern Side of Blakely Road, Town of Colchester, County of Chittenden, State of Vermont", prepared by O'Leary-Burke Civil Associates, PLC, dated December 21, 2022 and last revised March 13, 2023, and recorded in Map Slide 540C of the Town of Colchester Land Records on March 16, 2023, as well as all street lights and street trees within said right of way area.

Grantor reserves the right to construct, install, maintain and replace utility lines under and along said roadway and easement area for the transmission of electricity, telephone, cable television, water, sewer, footing drains and storm drains and the installation of force mains and any other utilities to service the planned community known as the Blakely Meadows Planned Community as shown on said subdivision plat. The construction and installation of said utilities shall be in accordance with the permits granted by the Town of Colchester and State of Vermont. The rights reserved by Grantor herein are temporary and shall terminate upon the complete construction of the project.

Being a portion of the land and premises conveyed to Rivers Edge Building Development, LLC by Warranty Deed of Karen J. Spear and Dennis F. Lanpher dated March 20, 2023 and recorded in Volume 943 at Page 283 of the Town of Colchester Land Records.

Reference is made to the following:

1. Declaration of Blakely Meadows Planned Community dated April 4, 2023 and recorded in Volume 952 at Page 173 of the Town of Colchester Land Records and amended on February 29, 2024 and recorded in Volume 968 at Page 259 of the Town of Colchester Land Records. Said Declaration includes Section 8.1 Easements which outlines Easements a) through h).

2. Quitclaim Deed of Easement from Rivers Edge Building Development, LLC to the Town of Colchester for the use, maintenance, repair, and replacement of an existing stormwater detention basin dated July 25, 2023 and recorded in Volume 953 at Page 96 of the Town of Colchester Land Records.
3. Stormwater Management Agreement For New Systems Requiring a General Permit between the Town of Colchester and the Blakely Meadows Planned Community Association, Inc. dated July 25, 2023 and recorded in Volume 953 at Page 99 of the Town of Colchester Land Records.
4. Quitclaim Easement Deed for Private Utility (Across Public Road) from Rivers Edge Building Development LLC to the Town of Colchester for the purpose of constructing, installing, maintaining, repairing, and operating a private sewer force main for the benefit of certain lands, commonly known as Blakely Meadows Planned Community, through, under/over the public right of way/road commonly known as Spear Lane and the public right of way/road commonly known as Butternut Lane, dated _____, and recorded in Volume __ at Page ____ of the Town of Colchester Land Records.
5. Easement Deed from Rivers Edge Building Development, LLC to the Town of Colchester for the purpose of maintaining and removing vegetation and undergrowth for the purpose of maintaining a safe traffic sightline, over, on and through property owned by Grantor dated _____, and recorded in Volume __ at Page __ of the Town of Colchester Land Records.

Said land and premises are subject to the terms and conditions of the following, as they may be amended from time to time:

1. State of Vermont Wastewater System and Potable Water Supply Permit #WW -C-0890 dated October 10, 2022 and recorded in Volume 935 at Page 115 of the Colchester Town Land Records.
2. State of Vermont Department of Environmental Conservation Authorization to Discharge Under General Permit 3-9050, Permit No. 9488-9050, dated October 21, 2022.
3. State of Vermont Department of Environmental Conservation Authorization to Discharge Under General Permit 3-9020, Permit No. 9488-9020, dated August 24, 2022.
4. Town of Colchester Development Review Board Findings of Fact and Decision dated October 19, 2022. A Town of Colchester Memorandum of Notice of the Findings of Fact and Decision was recorded on October 19, 2012 in Volume 935 at Page 285 of the Town of Colchester Land Records.
5. Land Use Permit No. 4C1011-4 dated November 28, 2022, and recorded in Volume 936 at Page 566 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:

March 11, 2025

Length of New Road: 0.127 miles*

Road Classification: Class 3

Right Of Way Width: 60 ft.

Road Width: 26 ft.


Surface Type: Asphalt


Speed Limit: 25 mph

Hwy#:

Recorded in Highway Volume Page(s): . Town of Colchester, on

 Plat/Slide Number: 540C


 Pamela Loren, Chair


 Jacki Murphy

 Selectboard

* A total of approximately 0.19 miles of right-of-way is being conveyed to the Town of Colchester. Of the 0.19 miles, only 0.127 miles is developed as a public roadway. The remaining 0.063 miles are being transferred to the Town for a potential future emergency access to I-89, in accordance with the Town's Official Map.

COLCHESTER, VT.

RECEIVED FOR RECORD

April 9 AD. 2025 AT

10 O'Clock 20 Min. A M

Recorded in Vol. 8 Page 91
of the Land Records

Attest: *[Signature]*
Asst. Town Clerk

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

CERTIFICATE FOR OPENING A TOWN HIGHWAY KNOWN AS

Spear Lane

FOR PUBLIC TRAVEL IN THE TOWN OF COLCHESTER

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Date Accepted by Selectboard:

March 11, 2025

Length of New Road: 0.076 miles


Pamela Loranger, Chair

Road Classification: Class 3


Charlie Papilio

Right Of Way Width: 60 ft.


Jackie Murphy

Road Width: 26 ft.

Surface Type: Asphalt

Selectboard

Speed Limit: 25 mph

Hwy #: _____

Recorded in Highway Volume _____ Page(s): _____, Town of Colchester, on

_____ Plat/Slide Number: 540C