

District 5
Certcode 0406-0

CERTIFICATE OF HIGHWAY MILEAGE
YEAR ENDING FEBRUARY 10, 2018

Fill out form, make and file copy with the Town Clerk, and mail ORIGINAL, before February 20, 2018 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 ESSEX 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	0.000	0.000
Class 2	10.830	0.000	0.000	10.830	0.000
Class 3	64.85	0.27	0.000	65.12	0.000
State Highway	22.312	0.000	0.000	22.312	0.000
Total	97.992	0.27	0.000	98.262 98.262	0.000
* Class 1 Lane	0.000	0.000	0.000	0.00	
* Class 4	3.40	0.000	0.000	3.40	0.000
* Legal Trail	0.50	0.000	0.000	0.50	

* 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.

Notes and mileage rounding by K. Alley 3/27/2018.
0.27 mi, rounded to nearest 0.01 mi.

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

- Freeman Woods Road (Sta. 16+86 to 20+24) 0.06 mi TH-802
- Stonebrook Circle (Sta. 46+81 to 54+17) 0.07 mi TH-807
- Evergreen Drive (Sta. 15+65 to 19+55) 0.14 mi TH-808

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

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]

T/C/V Clerk Signature:

[Handwritten signature: Susan McNamara-Hill]

Date Filed: 3/2/18

Please sign ORIGINAL and return it for Transportation signature.

AGENCY OF TRANSPORTATION APPROVAL:

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

APPROVED:

[Handwritten signature]
Representative, Agency of Transportation

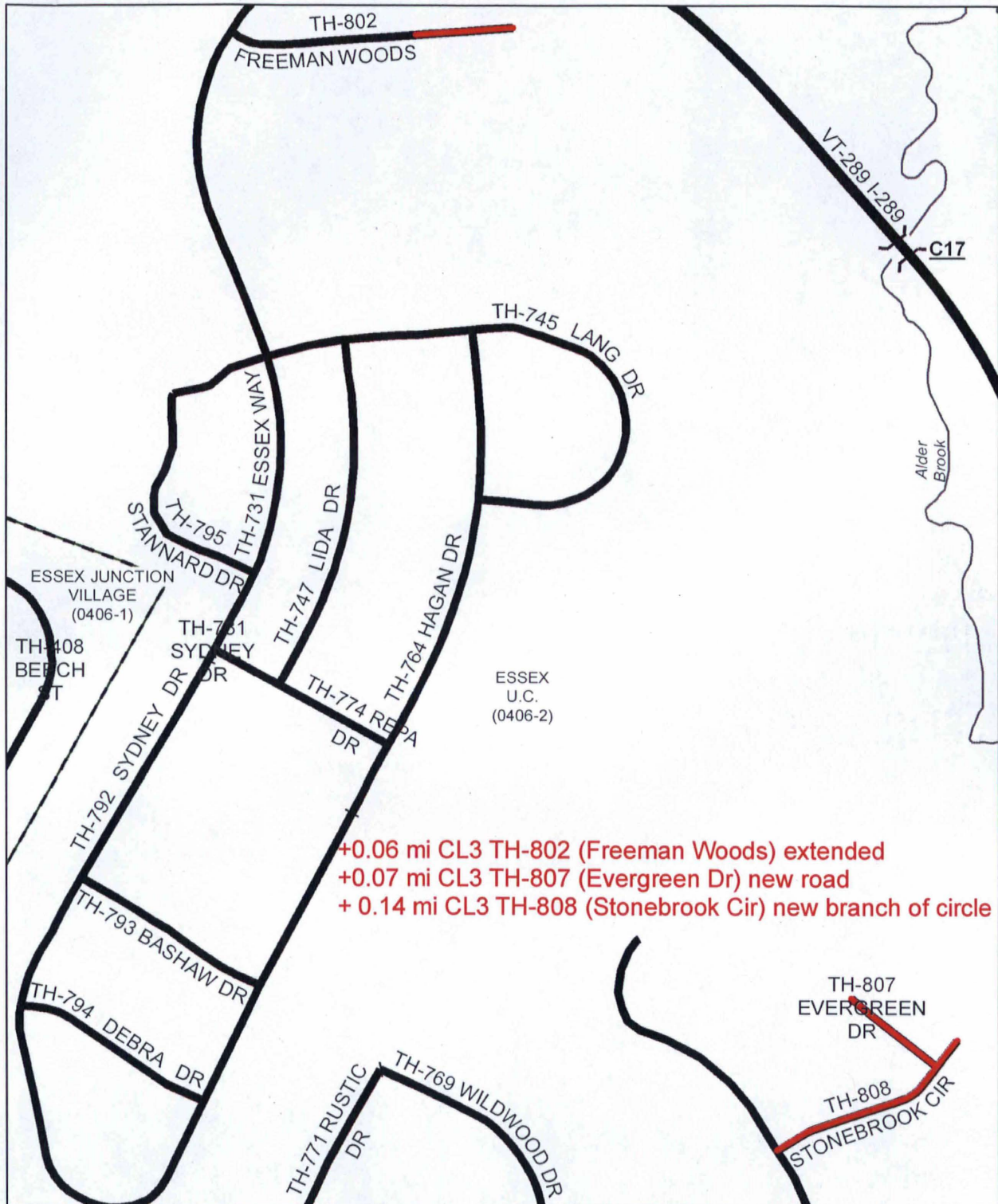
DATE:

4/10/2018

Received

MAR 07 2018

**Policy, Planning & Intermodal
Development Division**



+0.06 mi CL3 TH-802 (Freeman Woods) extended
 +0.07 mi CL3 TH-807 (Evergreen Dr) new road
 + 0.14 mi CL3 TH-808 (Stonebrook Cir) new branch of circle

Mileage Certificate Changes 2018
ESSEX (ESSEX CENTER U.C.)

(0406-2)

Mapping Section
 Division of Policy and Planning
 Vermont Agency of Transportation -- April 4, 2018





State of Vermont
Division of Policy and Planning - Mapping Section

1 National Life Drive
Montpelier, VT 05633-5001
<http://vtrans.vermont.gov>

Telephone: 802-828-2600
Fax: 802-828-2334
Email: johnathan.croft@vermont.gov

Agency of Transportation

March 9, 2018

Chair, Selectboard
Essex
c/o Town Clerk
81 Main St
Essex Junction, VT 05452-3209

(Sent in error)
KMA

To Town Clerk and Selectboard:

In early January, the Vermont Agency of Transportation mailed the annual Certificate of Highway Mileage to you for completion and return. To date, your town's certificate has not been received. We use this certificate to confirm highway mileage for the purpose of allocating state aid for town roads. If we do not receive a completed mileage certificate from you by March 31, we will assume there are no changes from last year's certificate and state aid will be based on those mileages.

The completed mileage certificate should be returned to:
Vermont Agency of Transportation
PPIDD - Mapping Section
1 National Life Drive
Montpelier, VT 05633-5001

Please feel free to contact me with any questions or comments regarding the Mileage Certificates or the process. I can be reached via telephone at (802) 828-2600 or via email at johnathan.croft@vermont.gov.

Sincerely,

A handwritten signature in black ink, appearing to read "Johnathan Croft".

Johnathan Croft
AOT GIS Database Administrator

JFC/kg

cc: Mileage Certificate File



TOWN OF ESSEX VERMONT

81 MAIN STREET, ESSEX JUNCTION, VERMONT 05452
Fax: 878-1353 • E-mail: manager@essex.org • Website: www.essex.org

March 02, 2018

Vermont Agency of Transportation
Attn: Kerry Alley, Mileage Certificate Specialist
Division of Policy, Planning and Intermodal Development
Mapping Section
1 National Life Drive
Montpelier, Vermont 05633-5001

Re: 2018 Highway Acceptance

Dear Ms. Alley,

The Town of Essex has enclosed our 2018 Certificate of Highway Mileage, Certificate of Completion and Opening, and other documentation describing the section of the Class III Town Highways that have been accepted, Freeman Woods Road, Evergreen Drive, and Stonebrook Circle.

Please feel free to contact the Public Works office if you have any questions or comments after review of the information submitted.

Sincerely,

Aaron Martin, P.E.,
Utilities Director / Town Engineer

CC: Evan Teich, Town Manager
Susan McNamara - Hill, Town Clerk
Dennis Lutz, P.E., Public Works Director
Shannon Lunderville, GIS Coordinator
File

Attachments

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

VTrans Use Only	
Certificate Year:	2018
Highway Class:	3
Town Highway #:	802
Mileage:	0.06

Susan McNamara-Hill, TOWN Clerk of the TOWN of
(Clerk's Name) (City/Town/Village) (City/Town/Village)
ESSEX, 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 3
(1,2,3 or 4)
Highway in the TOWN of ESSEX was COMPLETED AND OPENED
(City/Town/Village) (City/Town/Village Name)
FOR PUBLIC TRAVEL on MAY 17, 2016.
(Month - Day) (Year)

DESCRIPTION OF RIGHT OF WAY: Freeman Woods Road
(Include road name and intersecting town highway numbers). (Sta. 16+86 to 20+24)

Beginning at the end of Freeman Woods Road, (TH #802), extending from the terminus of the existing road, for a distance of approximately 338.0' (0.064 miles) to a cul de sac with grass island. See attached deed description and drawing.

and as shown on a Highway Map of the TOWN of ESSEX,
(City/Town/Village) (City/Town/Village Name)
dated _____, and filed in Book _____ on page _____ of the Records of
(Month - Day) (Year) (Book #) (Page #)
the TOWN of ESSEX 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 ESSEX, County of CHITTENDEN and State of Vermont,
(City/Town/Village Name) (County Name)
this 26th day of FEBRUARY, A.D., 2018.
(Date - Day) (Date - Month) (Date, Year)

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

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

BOARD
OF
SELECTMEN,
ALDERMAN,
or TRUSTEES

and the Manager/Mayor of the City/Town/Village of Essex.
(City/Town/Village Name)

Essex, VERMONT March 1, 2018
(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 BOOK 16 ON PAGE 15 OF THE TOWN RECORDS
(Book #) (Page #)
OF THE TOWN OF ESSEX ON THE 1 DAY OF MARCH,
(City/Town/Village) (City/Town/Village Name) (Date - Day) (Date - Month)
2018, AT 1:30 O'CLOCK, P.M.
(Date - Year) (Time) (A or P)

ATTEST: Susan McNamara-Hill
(Clerk's Name)
TOWN CLERK OF ESSEX, VERMONT
(City/Town/Village) (City/Town/Village Name)

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

VTrans Use Only	
Certificate Year:	<u>2018</u>
Highway Class:	<u>3</u>
Town Highway #:	<u>807</u>
Mileage:	<u>0.07</u>

Susan McNamara-Hill, TOWN Clerk of the TOWN of
(Clerk's Name) (City/Town/Village) (City/Town/Village)
ESSEX, 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 3
(1,2,3 or 4)
Highway in the TOWN of ESSEX was COMPLETED AND OPENED
(City/Town/Village) (City/Town/Village Name)
FOR PUBLIC TRAVEL on MAY 8, 2017.
(Month - Day) (Year)

DESCRIPTION OF RIGHT OF WAY: Evergreen Drive
(Include road name and intersecting town highway numbers). (Sta. 15+65 to 19+55)

Beginning at the intersection of Stonebrook Circle, (TH# 803), extending for a distance of approximately 390.0' (0.074 miles). See attached deed description and drawing.

and as shown on a Highway Map of the TOWN of ESSEX,
(City/Town/Village) (City/Town/Village Name)
dated _____, _____, and filed in Book _____ on page _____ of the Records of
(Month - Day) (Year) (Book #) (Page #)
the TOWN of ESSEX 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 ESSEX, County of CHITENDEN and State of Vermont,
(City/Town/Village Name) (County Name)
this 26th day of FEBRUARY, A.D., 2018.
(Date - Day) (Date - Month) (Date - Year)

BOARD
OF
SELECTMEN,
ALDERMAN,
or TRUSTEES

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

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

and the Manager/Mayor of the City/Town/Village of Essex.
(City/Town/Village Name)

Essex, VERMONT, March 1, 2018
(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 BOOK 16 ON PAGE 16 OF THE TOWN RECORDS
(Book #) (Page #)
OF THE Town OF Essex ON THE 1 DAY OF March,
(City/Town/Village) (City/Town/Village Name) (Date - Day) (Date - Month)
2018, AT 1:30 O'CLOCK, P.M.
(Date - Year) (Time) (A or P)

ATTEST: Susan McNamara-Hill
(Clerk's Name)
TOWN CLERK OF ESSEX, VERMONT
(City/Town/Village) (City/Town/Village Name)

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

VTrans Use Only	
Certificate Year:	<u>2018</u>
Highway Class:	<u>3</u>
Town Highway #:	<u>808</u>
Mileage:	<u>0.14</u>

Susan McNamara-Hill, Town Clerk of the Town of
(Clerk's Name) (City/Town/Village) (City/Town/Village)
ESSEX, 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 3
(1,2,3 or 4)
Highway in the Town of ESSEX was COMPLETED AND OPENED
(City/Town/Village) (City/Town/Village Name)
FOR PUBLIC TRAVEL on MAY 8, 2017.
(Month - Day) (Year)

DESCRIPTION OF RIGHT OF WAY: Stonebrook Circle
(Include road name and intersecting town highway numbers.) (Sta. 46+81 to 54+17)

Beginning at the intersection of Stonebrook Circle, (TH# 803), extending for a distance of approximately 736.0' (0.139 miles). See attached deed description and drawing.

and as shown on a Highway Map of the Town of ESSEX,
(City/Town/Village) (City/Town/Village Name)
dated _____, _____, and filed in Book _____ on page _____ of the Records of
(Month - Day) (Year) (Book #) (Page #)
the Town of ESSEX 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 ESSEX, County of CHITTENDEN and State of Vermont,
(City/Town/Village Name) (County Name)
this 26th day of FEBRUARY, A.D., 2018.
(Date - Day) (Date - Month) (Date - Year)

[Signature]
(Selectman/Alderman/Trustee Signature)
[Signature]
(Selectman/Alderman/Trustee Signature)
[Signature]
(Selectman/Alderman/Trustee Signature)
Patrick C. Schmidt
(Manager/Mayor Signature)

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

BOARD
OF
SELECTMEN,
ALDERMAN,
or TRUSTEES

and the Manager/Mayor of the City/Town/Village of ESSEX.
(City/Town/Village Name)

Essex, VERMONT, March 1, 2018.
(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 BOOK 16 ON PAGE 17 OF THE Town RECORDS
(Book #) (Page #)
OF THE Town OF ESSEX ON THE 1 DAY OF March,
(City/Town/Village) (City/Town/Village Name) (Date - Day) (Date - Month)
2018 AT 1:30 O'CLOCK, P.M.
(Date - Year) (Time) (A or P)

ATTEST: Susan McNamara-Hill
(Clerk's Name)
Town CLERK OF ESSEX, VERMONT
(City/Town/Village) (City/Town/Village Name)

Alley, Kerry

From: Aaron Martin <amartin@ESSEX.ORG>
Sent: Monday, March 19, 2018 2:06 PM
To: Alley, Kerry
Cc: Susan McNamara-Hill; Shannon Lunderville; Evan Teich; Dennis Lutz; Gregory Duggan
Subject: RE: 2018 ESSEX Town Highway Certification
Attachments: Evergreen Ave.pdf; Selectboard Memo.pdf; Stonebrook Circle.pdf; Freeman Woods Plan.pdf

↓
Same as '20180215145631392.pdf'

Kerry,

Attached are the survey plans for each of the three road segments accepted this year. I have also attached the draft memo I sent along to you on 2/15/18. This memo contains all the deeds and offers of dedication for each road. Please let me know if you need anything further.

Aaron Martin, P.E.
Utilities Director / Town Engineer
Town of Essex
P: 802.878.1344
F: 802.878.1355
C: 802.363.5607
www.essex.org

From: Alley, Kerry [mailto:Kerry.Alley@vermont.gov]
Sent: Monday, March 19, 2018 11:20 AM
To: Aaron Martin <amartin@ESSEX.ORG>
Cc: Susan McNamara-Hill <SMcnamarahill@ESSEX.ORG>; Shannon Lunderville <slunderville@ESSEX.ORG>; Evan Teich <ETeich@ESSEX.ORG>; Dennis Lutz <dlutz@ESSEX.ORG>; Gregory Duggan <gduggan@ESSEX.ORG>
Subject: RE: 2018 ESSEX Town Highway Certification

Hi Aaron,

I apologize for not getting back with you sooner!

First I want to let everyone know that they can disregard the "We Have Not Received a Mileage Certificate" that may have been sent to the Town of Essex last week. I had someone else in our section send out those letters, and there was a delay between creating the list and sending out the letters which I didn't review until later. Sorry about that!

I do, however, need to request additional information that will help me show the new highways on the Town Highway Map, verify the mileage, and demonstrate that the additions were made according to the Statutory Process. I'm guessing that the new highways occurred via dedication and acceptance? If you could provide copies of the warrantee deeds showing dedication of those highways, I already have the certificates of opening which clearly demonstrate Selectboard acceptance. Also, if you have survey maps of those highways, that would be very helpful to me as well. There's always the chance that our methods of keeping track of mileages (from centerline to centerline as opposed to the measuring the lengths of rights of way) will be slightly longer than the stationing measures provided on the certificate.

If you have any questions, please feel free to call or email me!

Kerry

Kerry Alley | GIS Professional III
Vermont Agency of Transportation
1 National Life Dr | Montpelier, VT 05633
802-828-3666 | Kerry.Aley@vermont.gov
<http://vtrans.vermont.gov/planning/maps>

Original Attachments of message below: <<20180305071805908.pdf>>

From: Aaron Martin <amartin@ESSEX.ORG>
Sent: Monday, March 05, 2018 7:42 AM
To: Alley, Kerry <Kerry.Aley@vermont.gov>
Cc: Susan McNamara-Hill <SMcnamarahill@ESSEX.ORG>; Shannon Lunderville <slunderville@ESSEX.ORG>; Evan Teich <ETeich@ESSEX.ORG>; Dennis Lutz <dlutz@ESSEX.ORG>; Gregory Duggan <gduggan@ESSEX.ORG>
Subject: 2018 ESSEX Town Highway Certification

Kerry

Attached are the executed documents required to complete the Town's 2018 highway certification. I put hard copies in the mail for your use. If you have any questions or comments regarding the attached paperwork, please feel free to give me a call.

Aaron Martin, P.E.
Utilities Director / Town Engineer
Town of Essex
P: 802.878.1344
F: 802.878.1355
C: 802.363.5607
www.essex.org

Alley, Kerry

From: Aaron Martin <amartin@ESSEX.ORG>
Sent: Monday, March 19, 2018 1:25 PM
To: Alley, Kerry
Subject: FW: ESSEX Vermont
Attachments: 20180215145631392.pdf

Same as 'Selectboard Memo.pdf'

Kerry

I sent this in to you folks prior to the Selectboard approving the highway certification and the individual certificates of opening. The offer of dedication and deeds are found in this attachment for each of the three roads. I will send along the plans as well.

Aaron Martin, P.E.
Utilities Director / Town Engineer
Town of Essex
P: 802.878.1344
F: 802.878.1355
C: 802.363.5607
www.essex.org

From: Aaron Martin
Sent: Thursday, February 15, 2018 3:10 PM
To: 'Alley, Kerry' <Kerry.Alley@vermont.gov>
Cc: Gregory Duggan <gduggan@ESSEX.ORG>; Dennis Lutz <dlutz@ESSEX.ORG>
Subject: ESSEX Vermont

Kerry

As we discussed on the phone. I am sending the "Unapproved" Highway certification package for your review. We had a late start on getting this in the que for the Selectboard. We will present this to the Selectboard on Monday, February 26, 2018. I will be sure to send you a signed copy of our highway Cert with documentation thereafter.

Thank you

Aaron Martin, P.E.
Utilities Director / Town Engineer
Town of Essex
P: 802.878.1344
F: 802.878.1355
C: 802.363.5607
www.essex.org

Alley, Kerry

From: Aaron Martin <amartin@ESSEX.ORG>
Sent: Monday, March 05, 2018 7:42 AM
To: Alley, Kerry
Cc: Susan McNamara-Hill; Shannon Lunderville; Evan Teich; Dennis Lutz; Gregory Duggan
Subject: 2018 ESSEX Town Highway Certification
Attachments: 20180305071805908.pdf

Kerry

Attached are the executed documents required to complete the Town's 2018 highway certification. I put hard copies in the mail for your use. If you have any questions or comments regarding the attached paperwork, please feel free to give me a call.

Aaron Martin, P.E.
Utilities Director / Town Engineer
Town of Essex
P: 802.878.1344
F: 802.878.1355
C: 802.363.5607
www.essex.org

Alley, Kerry

From: Aaron Martin <amartin@ESSEX.ORG>
Sent: Thursday, February 15, 2018 3:10 PM
To: Alley, Kerry
Cc: Gregory Duggan; Dennis Lutz
Subject: ESSEX Vermont
Attachments: 20180215145631392.pdf

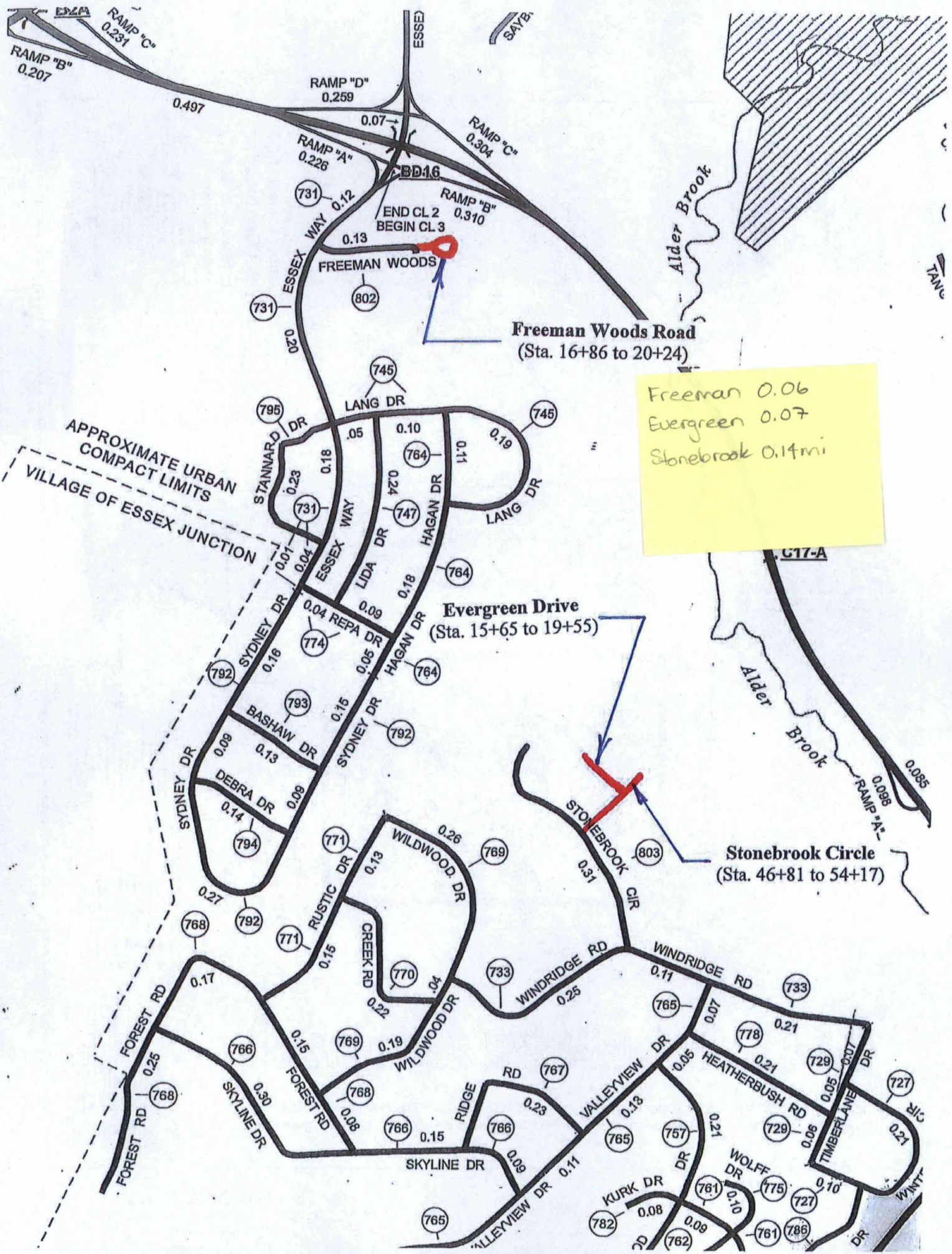
Same as 'Selectboard Memo.pdf'

Kerry

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Thank you

Aaron Martin, P.E.
Utilities Director / Town Engineer
Town of Essex
P: 802.878.1344
F: 802.878.1355
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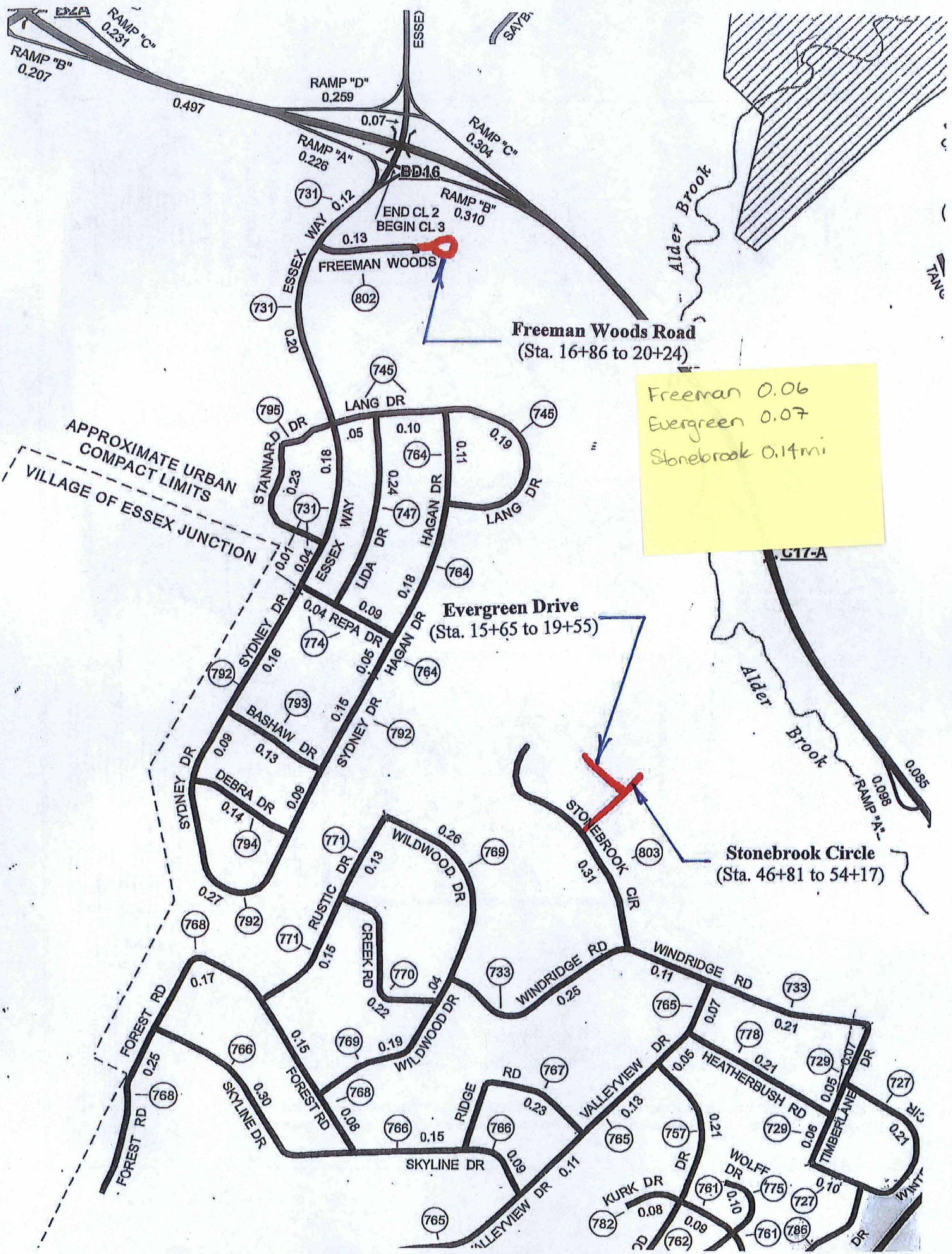
Freeman 0.06
 Evergreen 0.07
 Stonebrook 0.14mi

APPROXIMATE URBAN
 COMPACT LIMITS
 VILLAGE OF ESSEX JUNCTION

Freeman Woods Road
 (Sta. 16+86 to 20+24)

Evergreen Drive
 (Sta. 15+65 to 19+55)

Stonebrook Circle
 (Sta. 46+81 to 54+17)



County-Town Code 0408, Urban Area Code 2

Table with columns: TOWN, HIGHWAY CLASS, CLASS, TOWN ROAD NAME, and length in miles.

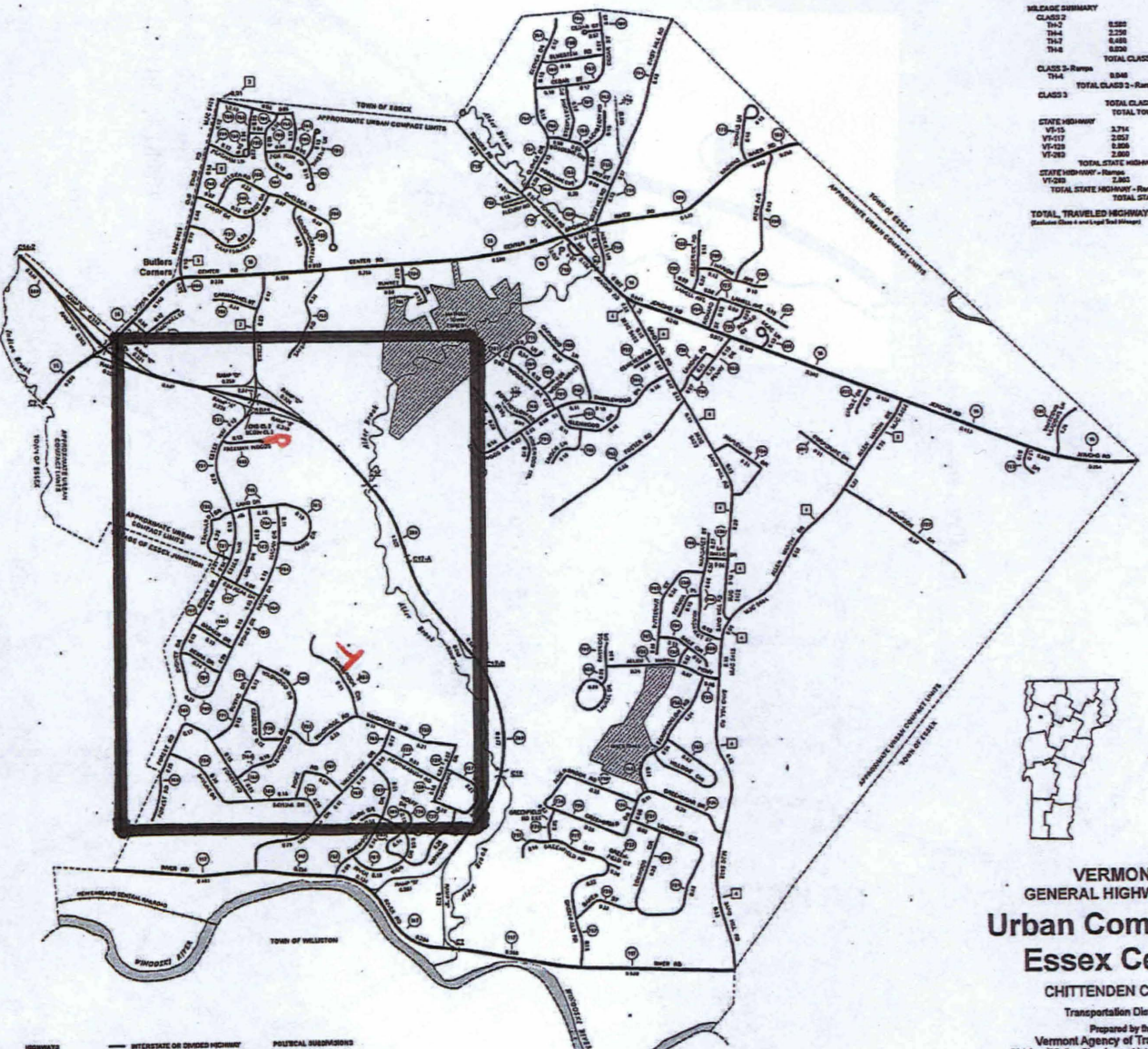
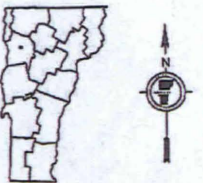


Table titled 'MILEAGE SUMMARY' showing counts for various highway classes.



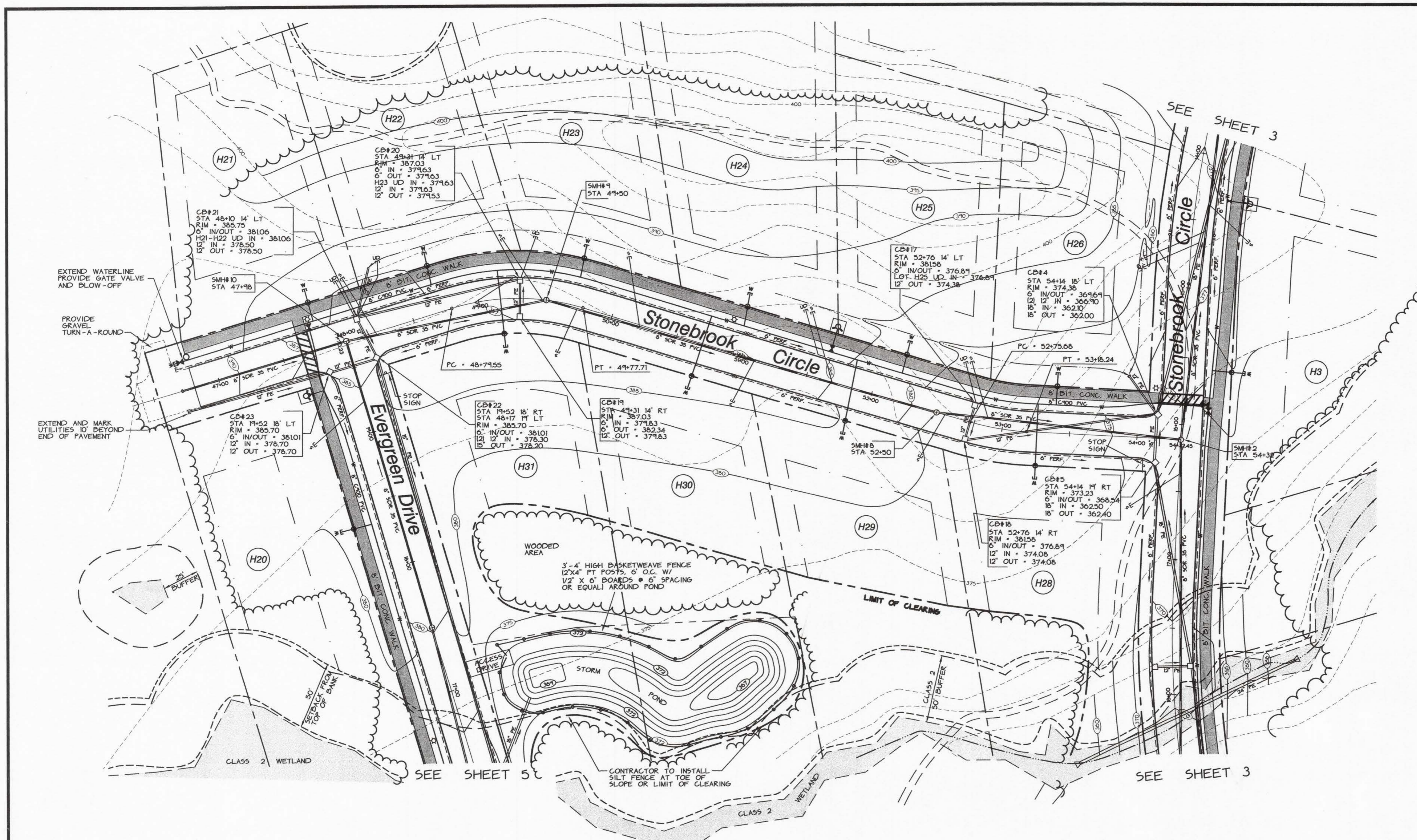
VERMONT GENERAL HIGHWAY MAP Urban Compact of Essex Center CHITTENDEN COUNTY

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

Scale 1:20,000 and graphic scale bar in miles and kilometers.

- Legend detailing symbols for Interstates, State Routes, Classifications, Political Boundaries, Federal Classifications, and other map features.

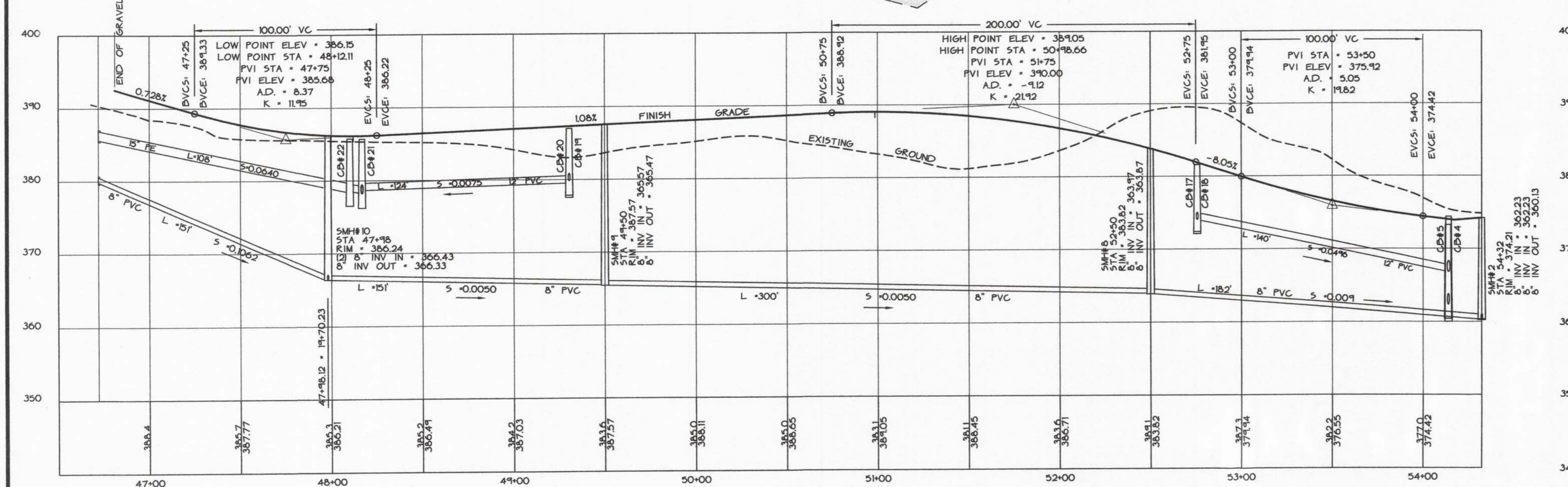
Disclaimer and coordinate system information.



LEGEND	
	PROJECT BOUNDARY
	ROAD RIGHT-OF-WAY
	LOT LINE
	SIDELINE OF EASEMENT
	EXISTING GROUND CONTOUR
	FINISH GRADE CONTOUR
	SANITARY SEWERLINE + MANHOLE
	UNDER DRAIN
	STORM LINE + CATCH BASIN
	WATERLINE
	PATH
	BUILDING SETBACK
	WATER SERVICE
	SEWER SERVICE
	UNDER DRAIN SERVICE
	HYDRANT AND GATE VALVE
	SMALL STREAM
	STREET LIGHT
	NEW TREELINE
	LOT NUMBER

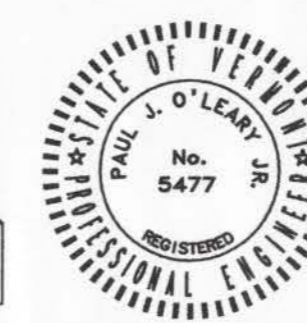
- NOTES:
- ROADWAY UNDERDRAINS ARE TO BE INSTALLED THROUGHOUT THE DEVELOPMENT. THEY ARE NOT DEFICIT AT ALL LOCATIONS ON THE PLANS FOR CLARITY. SEE ROAD CROSS-SECTION DETAIL ON SHEET 471.
 - SAMPLES OF FILL PROVIDED FOR ROADWAY STATIONS 50+80-51+80 SHALL BE PROVIDED TO THE TOWN ENGINEER. FILL MUST PASS TOWN OF ESSEX SIEVE REQUIREMENTS. A MINIMUM OF 121 COMPACTION TESTS SHALL BE PERFORMED PER ABOVE REFERENCED STATIONS.
 - EROSION CONTROL MATTING IS TO BE UTILIZED ON SLOPES HAVING A GRADE OF 1 ON 3 OR STEEPER.
 - FOR INDIVIDUAL HOUSE FOUNDATION DRAINS, IF NOT SHOWN THEY WILL DAYLIGHT WITHIN THE LOT.

NOTE: CONTRACTOR SHALL GRADE LOTS H22-H27 SO THAT SURFACE RUN-OFF IS INTERCEPTED BY A GRASS SWALE AND DIRECTED TO THE STORM SYSTEM BEFORE CROSSING THE 8" BITUMINOUS PATH



PROFILE
 1" = 40' HORIZ.
 1" = 10' VERT.

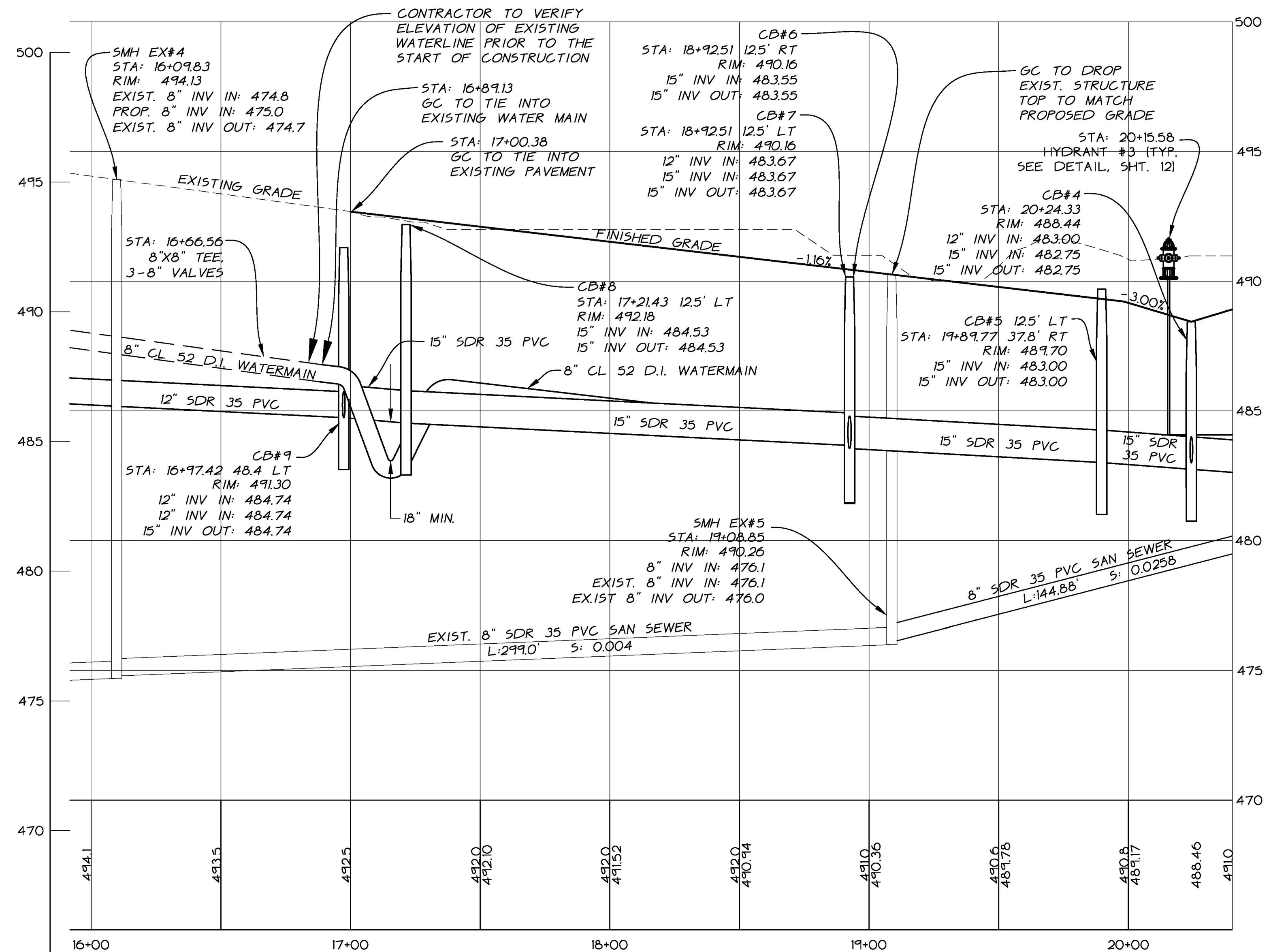
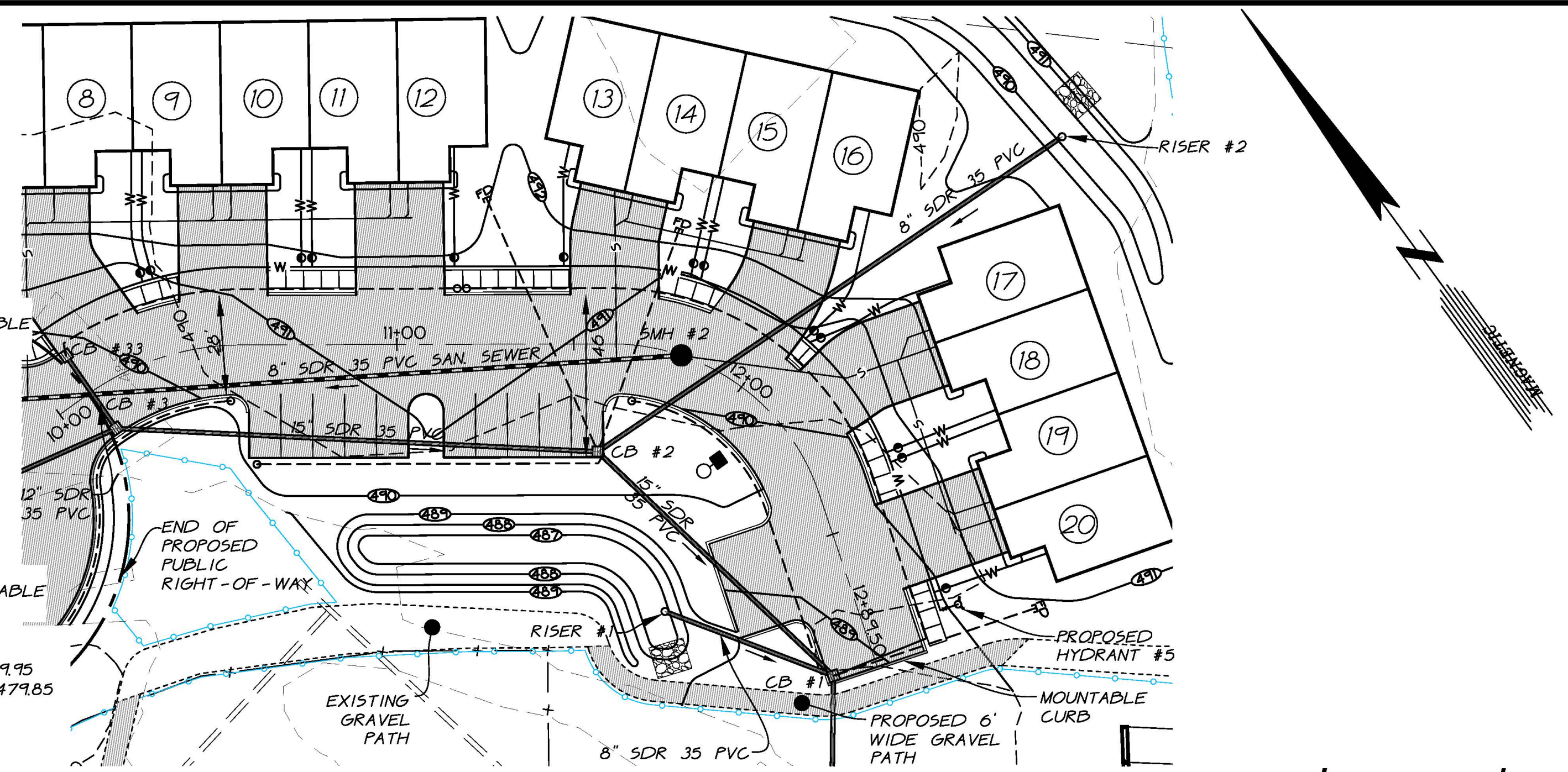
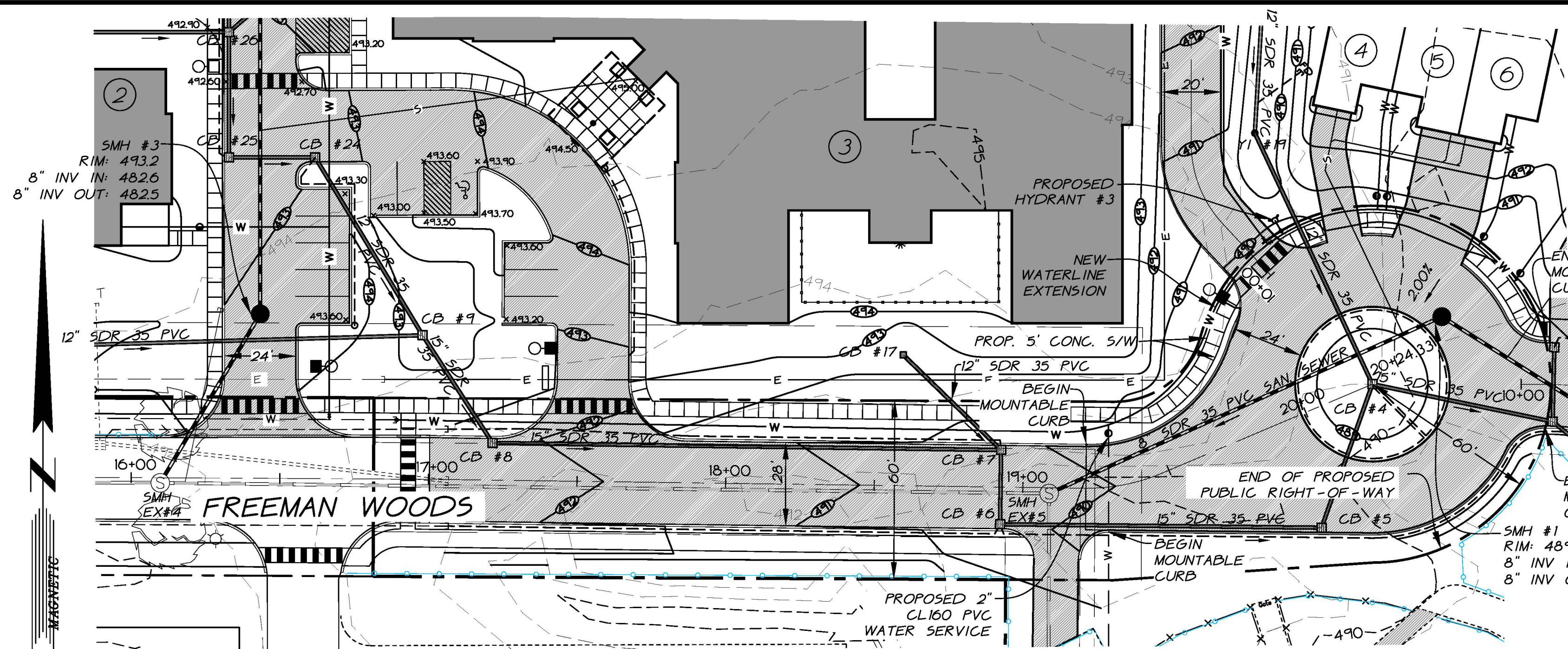
THE CONTRACTOR SHALL NOTIFY "DIGSAFE" AT 1-888-DIG-SAFE PRIOR TO ANY EXCAVATION.



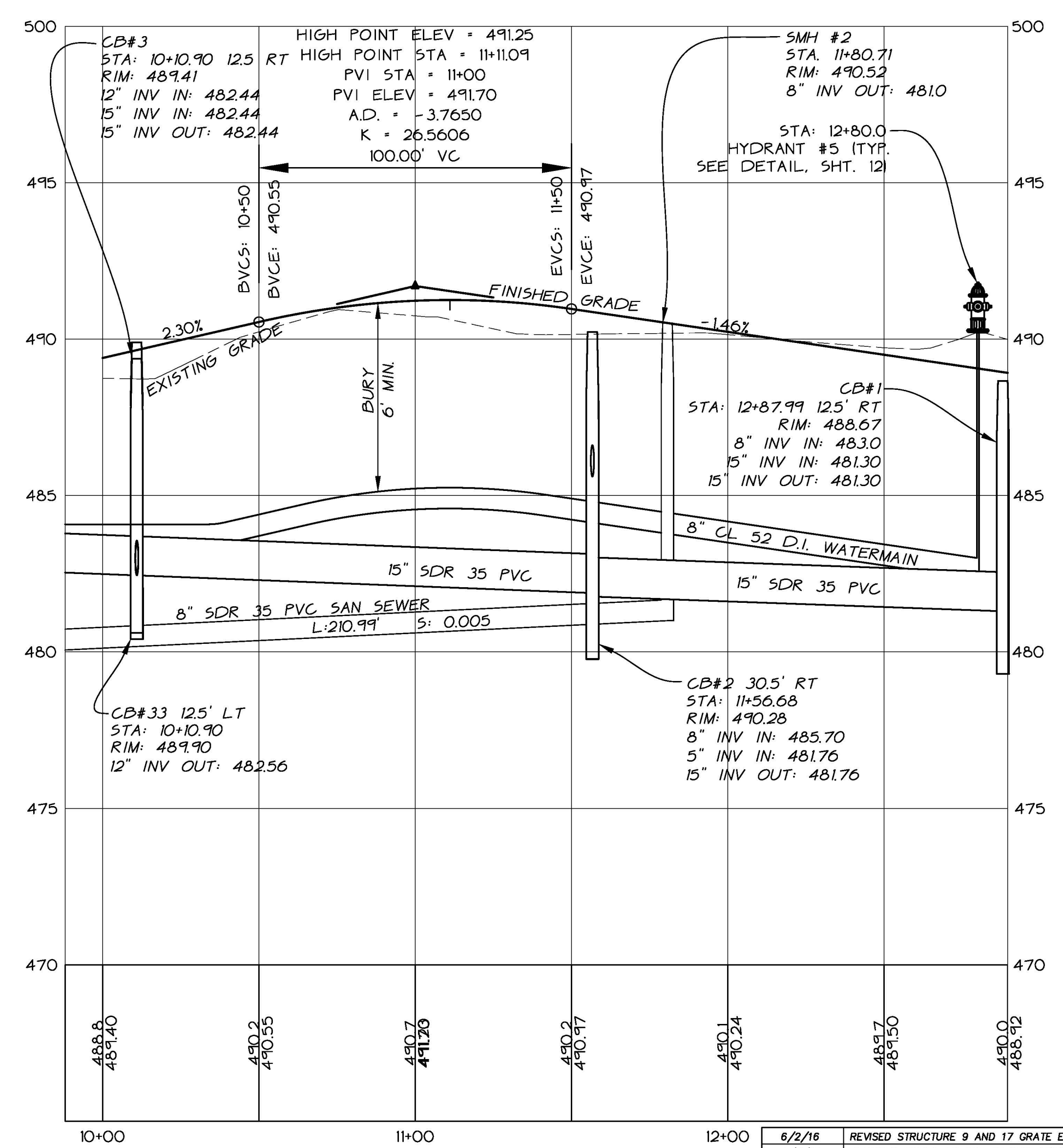
1-27-04	REVISED AS PER TOWN OF ESSEX MEMORANDUM DATED 1-23-04	HLS
7-01-04	REVISED ROAD ALIGNMENTS, OFFSET ROADS S, CHANGED ROAD NAMES + ELIMINATED TWO LOTS	HLS
8-27-03	ADDED SEWER SERVICE TO LOT 27	HLS
2-22-02	REVISED AS PER TOWN OF ESSEX FOR FINAL APPLICATION	HLS
1-24-02	ADDED TOP OF BANK SETBACKS	HLS
DATE 3-01-01	REVISION REVISED AS PER TOWN OF ESSEX	BY HLS
SURVEY	RECORDED DRAWING	DATE 2-22-01
DESIGN	PRELIMINARY	DATE 026
DRAWN	SKETCH/CONCEPT	FILE 026-P4A
CHECKED		PLAN SHEET #
SCALE		
1"=40'		

O'LEARY-BURKE
 CIVIL ASSOCIATES, PLC
 1 CORPORATE DRIVE, SUITE 1
 ESSEX VCT, VT
 PHONE: 878-9990 FAX: 878-9989
 EMAIL: obco@olearyburke.com

PINEWOOD MANOR
 Section H
Plan & Profile
 STONEBROOK CIRCLE (47+98-54+32)
 6



**FREEMAN WOODS
PUBLIC PORTION
16+00 - 20+24
PROFILE**
HORIZONTAL SCALE: 1" = 30'
VERTICAL SCALE: 1" = 3'



**FREEMAN WOODS
PRIVATE PORTION
10+00 - 12+89
PROFILE**
HORIZONTAL SCALE: 1" = 30'
VERTICAL SCALE: 1" = 3'

Legend

- PROJECT BOUNDARY
- OTHER PROPERTY LINE
- BUILDING SETBACK
- SIDELINE OF EASEMENT
- CONTOUR LINE (U.S.G.S. DATUM)
- PROPOSED FINISH GRADE CONTOUR
- EDGE OF WOODED AREA
- EXISTING IRON PIPE
- EXISTING CONCRETE MONUMENT
- IRON PIPE (TO BE SET)
- CONCRETE MONUMENT (TO BE SET)
- RESIDENTIAL USE
- COMMERCIAL USE
- UNDEVELOPED
- EXISTING ELECTRIC/TV/TELEPHONE LINE
- EXISTING SEWERLINE
- EXISTING STORMLINE
- EXISTING WATERLINE
- EXISTING/PROPOSED HYDRANT
- PROPOSED SEWER LINE
- PROPOSED STORMLINE
- PROPOSED WATERLINE

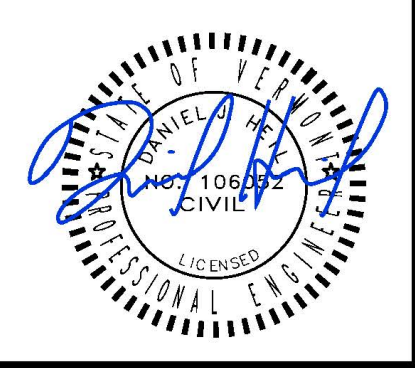
(NOTE : PROPOSED UTILITIES ARE SHOWN AS A SOLID LINE)

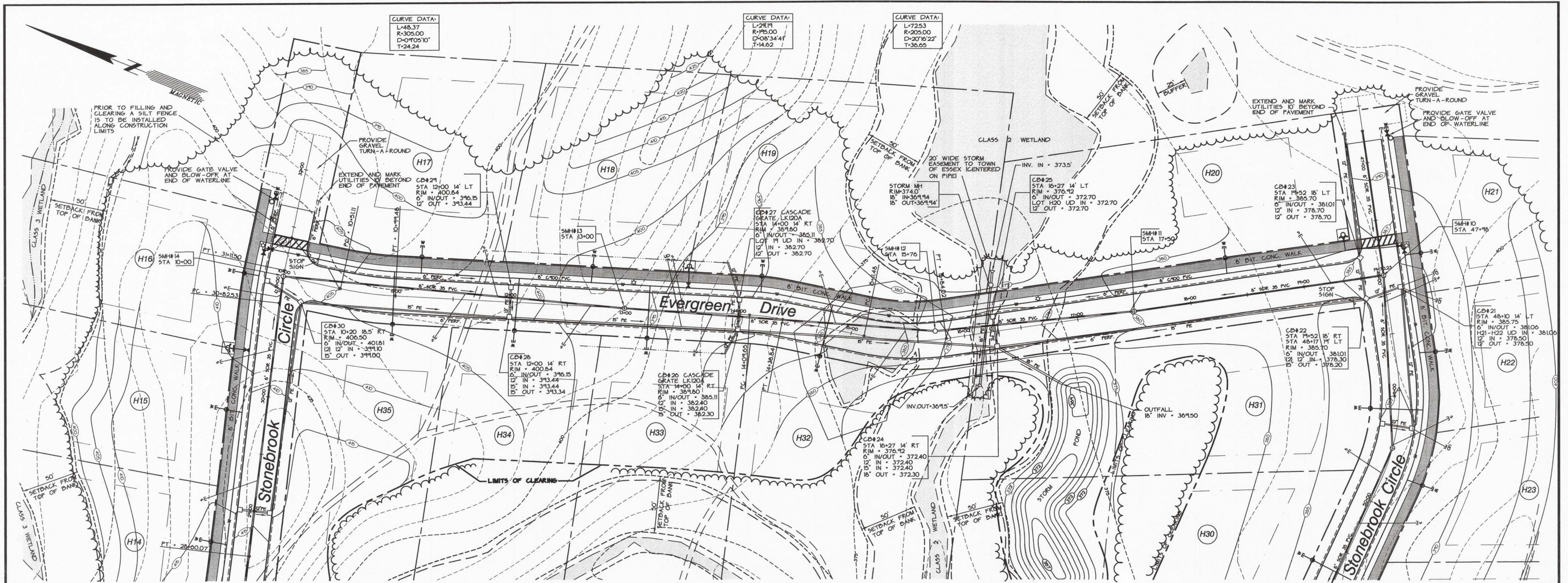
DATE	REVISION	BY
6/2/16	REVISED STRUCTURE 9 AND 17 GRATE ELEVATIONS	D.J.H.
4/7/16	REMOVED SIDEWALKS AND CURBING THROUGH RESIDENTIAL DRIVES	D.J.H.
2/22/16	REVISED SANITARY LATERAL SERVICE LOCATIONS FOR TOWNHOME UNITS 4-20	D.J.H.
10/15/15	REVISED TOWNHOME UNIT FOOTPRINTS, ADDED RADI AT PRIVATE DRIVE TO ALZ FACILITY, EXTENDED SIDEWALK ACROSS TOWNHOME DRIVEWAYS	D.J.H.
9/8/15	REVISED GRAVEL PATH ON NORTHERN LIGHTS PROPERTY, ADDED MOUNTABLE CURB AT THE END OF THE PRIVATE ROAD	D.J.H.
7/7/15	ADDED GATE VALVE AT CONNECTION TO EXISTING WATERMAIN AND PRIVATE ACCESS DRIVE TO MEMORY CARE FACILITY	D.J.H.
6/18/15	REVISED PER PERMIT TO CONSTRUCT COMMENTS/ADDED MOUNTABLE CURB PER TOWN COMMENTS	D.J.H.
6/2/15	REVISE PER STATE STORMWATER PERMIT	D.J.H.

DATE	8-21-2014	BY	D.J.H.
SURVEY	CBCA	RECORD DRAWING	<input type="checkbox"/> PRELIMINARY
DESIGN	CBCA	FINAL	<input type="checkbox"/> SKETCH/CONCEPT
DRAWN	D.J.H.		
CHECKED	R.U.O.		
SCALE	1/4" = 30'		
	1/2" = 30'		
	1/4" = 30'		

BlackRock CONSULTANTS	O'LEARY-BURKE CIVIL ASSOCIATES, PLC
302 MOUNTAIN VIEW DRIVE, SUITE 300 COLCHESTER, VT, 05446 PHONE: 488-3462 E-MAIL: projects@blackrockus.com	13 CORPORATE DRIVE ESSEX, VT, VT PHONE: 878-9590 FAX: 878-9589 E-MAIL: dcb@olearyburke.com

<i>Spring Village at Freeman Woods</i>	DATE	8-21-2014
Freeman Woods	FILE	2013-103-59
Essex, VT	PLAN SHEET #	7

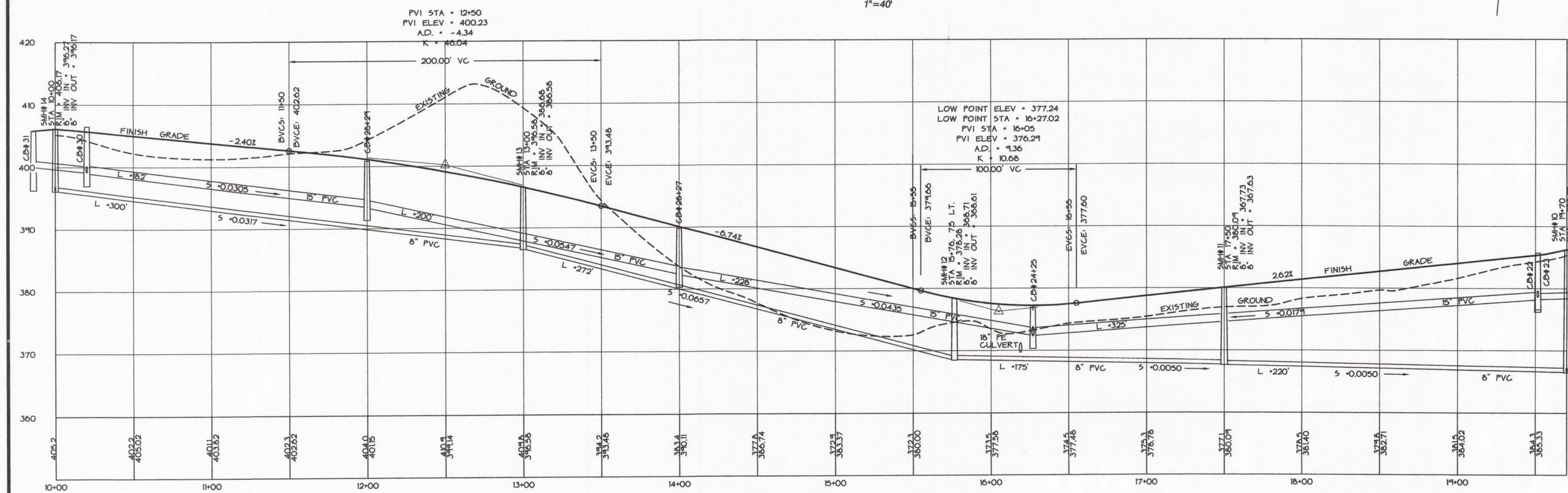




SEE SHEET 4

SEE SHEET 6

Plan
1"=40'



Profile
1"=40' HORIZ.
1"=10' VERT.

LEGEND	
	PROJECT BOUNDARY
	ROAD RIGHT-OF-WAY
	LOT LINE
	SIDE LINE OF EASEMENT
	EXISTING GROUND CONTOUR
	FINISH GRADE CONTOUR
	SANITARY SEWERLINE + MANHOLE
	UNDER DRAIN
	STORM LINE + CATCH BASIN
	WATERLINE
	PATH
	BUILDING SETBACK
	WATER SERVICE
	SEWER SERVICE
	UNDER DRAIN SERVICE
	HYDRANT AND GATE VALVE
	SMALL STREAM
	STREET LIGHT
	TOP OF BANK SETBACK
	WETLAND SETBACK
	NEW TREELINE
	LOT NUMBER

NOTES:
1. ROADWAY UNDERDRAINS ARE TO BE INSTALLED THROUGHOUT THE DEVELOPMENT. THEY ARE NOT DEPICTED AT ALL LOCATIONS ON THE PLANS FOR CLARITY. SEE ROAD CROSS-SECTION DETAIL ON SHEET #71.
2. FOR INDIVIDUAL HOUSE FOUNDATION DRAINS, IF NOT SHOWN THEY WILL DWYLIGHT WITHIN THE LOT.
3. SAMPLES OF FILL PROVIDED FOR ROADWAY STATIONS 13+00-15+00 SHALL BE PROVIDED TO THE TOWN ENGINEER. FILL MUST PASS TOWN OF ESSEX SIEVE REQUIREMENTS. A MINIMUM OF 95% COMPACTION TESTS SHALL BE PERFORMED PER ABOVE REFERENCED STATIONS.

THE CONTRACTOR SHALL NOTIFY "DIGSAFE" AT 1-888-DIG-SAFE PRIOR TO ANY EXCAVATION.



DATE	REVISION	BY
1-27-04	REVISED AS PER TOWN OF ESSEX MEMORANDUM DATED 1-23-04	HL5
7-01-04	REVISED ROAD ALIGNMENTS, OFFSET ROADS S', CHANGED ROAD NAMES + ELIMINATED TWO LOTS	HL5
2-22-02	REVISED AS PER TOWN OF ESSEX FOR FINAL APPLICATION	HL5
1-24-02	ADDED TOP OF BANK SETBACKS	HL5
2-01-01	REVISION REVISED AS PER TOWN OF ESSEX	BY HL5

DATE	BY
2-22-01	HL5
08-09	026
026-P3A	PLAN SHEET #

O'LEARY-BURKE CIVIL ASSOCIATES, PLC
1 CORPORATE DRIVE, SUITE 1
ESSEX, VT
PHONE: 878-9990 FAX: 878-9989
EMAIL: obca@olearyburke.com

PINEWOOD MANOR
Section H
Plan & Profile
Evergreen Drive (Sta. 10+00 - 19+00)

Memorandum

To: Patrick C. Scheidel, Town Manager and the Selectboard
From: Dennis E. Lutz, P.E., Public Works Director
Aaron Martin, P.E., Utilities Director/Town Engineer
Subject: 2018 Acceptance of Town Highways
Date: February 7, 2018

Issue:

The issue is whether or not the Selectboard will accept Freeman Woods Road, (Phase II), a portion of Stonebrook Circle, and portion of Evergreen Drive as Town Highways, and sign the 2018 Certificate of Highway Mileage.

All three sections of Class 3 roads have been fully constructed in accordance with the Town's Specifications for Construction, and are each currently within the three (3) year warranty period. This acceptance of each of the three road segments is being done prior to the end of the warranty period, because the Town has taken over winter maintenance responsibility.

The book and page numbers have not been included on the certifications for portions of Freeman Woods Road, Stonebrook Circle, and Evergreen Drive. The book and page numbers for each road certificate will be recorded by the Town Clerk upon acceptance by the Selectboard.

Discussion:

The following roads are recommended by the Department of Public Works for acceptance as Class 3 Town highways:

1. Freeman Woods Road (Sta. 16+86 to Sta. 20+24)	(+) 0.064 miles
2. Stonebrook Circle (Sta. 46+81 to Sta. 54+17)	(+) 0.139 miles
3. Evergreen Drive (Sta. 15+65 to Sta. 19+55)	(+) 0.074 miles
Adjusted Class 3 Highway	0.277 miles

Costs:

Based on last year's State road subsidy, it is estimated that the adjusted mileage will add the following revenue.

Add 0.277 miles of Class 3 @ \$1,522.051/mile = \$421.61

Recommendation:

It is recommended that the Selectboard accept the miles of Town roads as listed and identified under the discussion section of this memorandum, sign the individual Certifications of Completion and Opening of a Highway for Public Travel and sign the 2018 Certificate of Highway Mileage.

Selectboard Memo.pdf (3/19)
20180215145631392.pdf (2/15) this copy

District 5
Certcode 0406-0

CERTIFICATE OF HIGHWAY MILEAGE
YEAR ENDING FEBRUARY 10, 2018

Fill out form, make and file copy with the Town Clerk, and mail ORIGINAL, before February 20, 2018 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 ESSEX 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	0.000	0.000
Class 2	10.830	0.000	0.000	10.830	0.000
Class 3	64.85	0.277	0.000	65.127	0.000
State Highway	22.312	0.000	0.000	22.312	0.000
Total	97.992	0.277	0.000	98.269	0.000
* Class 1 Lane	0.000	0.000	0.000	0.00	
* Class 4	3.40	0.000	0.000	3.40	0.000
* Legal Trail	0.50	0.000	0.000	0.50	

* 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.

- NEW HIGHWAYS:** Please attach Selectmen's "Certificate of Completion and Opening".
Freeman Woods Road (Sta. 16+86 to 20+24)
Stonebrook Circle (Sta. 46+81 to 54+17)
Evergreen Drive (Sta. 15+65 to 19+55)
- DISCONTINUED:** Please attach SIGNED copy of proceedings (minutes of meeting).
- RECLASSIFIED/REMEASURED:** Please attach SIGNED copy of proceedings (minutes of meeting).
- 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: _____

T/C/V Clerk Signature: _____ Date Filed: _____

Please sign ORIGINAL and return it for Transportation signature.

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

APPROVED: _____ DATE: _____
Representative, Agency of Transportation

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

VTrans Use Only	
Certificate Year:	_____
Highway Class:	_____
Town Highway #:	_____
Mileage:	_____

_____, Clerk of the _____ of _____,
(Clerk's Name) (City/Town/Village) (City/Town/Village)
_____, 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 _____
Highway in the _____ of _____ was COMPLETED AND OPENED
(City/Town/Village) (City/Town/Village Name) (1,2,3 or 4)
FOR PUBLIC TRAVEL on _____,
(Month - Day) (Year)

DESCRIPTION OF RIGHT OF WAY: **Freeman Woods Road**
(Include road name and intersecting town highway numbers) (Sta. 16+86 to 20+24)

Beginning at the end of Freeman Woods Road, (TH #802), extending from the terminus of the existing road, for a distance of approximately 338.0' (0.064 miles) to a cul de sac with grass island. See attached deed description and drawing.

and as shown on a Highway Map of the _____ of _____,
(City/Town/Village) (City/Town/Village Name)
dated _____, _____, and filed in Book _____ on page _____ of the Records of
(Month - Day) (Year) (Book #) (Page #)
the _____ of _____ by the _____ Clerk of said _____
(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 _____ Clerk.
(City/Town/Village)

Dated at _____, County of _____ and State of Vermont,
(City/Town/Village Name) (County Name)
this _____ day of _____, A.D.,
(Date - Day) (Date - Month) (Date - Year)

(Selectman/Alderman/Trustee Signature)

(Selectman/Alderman/Trustee Signature)

(Selectman/Alderman/Trustee Signature)

(Selectman/Alderman/Trustee Signature)

(Selectman/Alderman/Trustee Signature)

(Selectman/Alderman/Trustee Signature)

BOARD
OF
SELECTMEN,
ALDERMAN,
or TRUSTEES

(Manager/Mayor Signature)
and the Manager/Mayor of the City/Town/Village of _____
(City/Town/Village Name)

_____, VERMONT _____,
(City/Town/Village Name) (Month - Day) (Year)

THE ABOVE IS A TRUE COPY OF THE DESCRIPTION OF CLASS _____ HIGHWAY COMPLETED AND OPENED
FOR PUBLIC TRAVEL, RECORDED IN BOOK _____ ON PAGE _____ OF THE _____ RECORDS
(Book #) (Page #)
OF THE _____ OF _____ ON THE _____ DAY OF _____,
(City/Town/Village) (City/Town/Village Name) (Date - Day) (Date - Month)
_____, AT _____ O'CLOCK, _____ M.
(Date - Year) (Time) (A or P)

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

IRREVOCABLE OFFER OF DEDICATION

AGREEMENT by and between BLACKROCK/ESSEXFW, LLC, hereinafter referred to as the "Owner", and the TOWN OF ESSEX, hereinafter referred to as the "Municipality".

WITNESSETH:

WHEREAS, the Town of Essex Planning Commission granted master plan and site plan approval as evidenced by its Findings and Conditions dated October 9, 2014 for the planned community known as Spring Village at Freeman Woods; and

WHEREAS, the approval of the Town of Essex Planning Commission contained the condition that the Owner submit a Warranty Deed for the segment of roadway depicted on the approved plat of land, which segment shall be a continuation of the existing Freeman Woods Road, to be dedicated to the Municipality; and

WHEREAS, the above-described roadway segment is to be dedicated to the Municipality free and clear of all encumbrances, pursuant to said final approval and plat of land; and

WHEREAS, the Owner has delivered to the Municipality an appropriate deed of conveyance for the above-described roadway segment;

NOW THEREFORE, in consideration of the final approval of the Town of Essex Planning Commission and for other good and valuable consideration, it is covenanted and agreed as follows:

1. The Owner herewith delivers to the Municipality a Warranty Deed for the roadway attached as Exhibit A hereto, said delivery constituting a formal offer of dedication to the Municipality to be held by the Municipality until the acceptance or rejection of such offer of dedication by the legislative body of Municipality.
2. The Owner agrees that said formal offer of dedication is irrevocable and cannot be withdrawn, amended, conditioned, or modified whatsoever, and can be accepted by the Municipality in whole or in part at any time only by formal acceptance by the Selectboard and recordation of the Warranty Deed in the Town of Essex Land Records.
3. This Irrevocable Offer of Dedication shall run with the land and shall be binding on all assigns, grantees, successors and/or heirs of the Owner, and may be released only by a written release signed by the Municipality and recorded in said Land Records.

4. Nothing herein or in the Planning Commission approval shall obligate the Municipality to accept said offer or to assume any responsibility or liability as owner, or otherwise, of said roadway.

Dated at Burlington, Vermont this 26th day of June, 2015.

BLACKROCK/ESSEXFV, LLC

By: [Signature]
Duly Authorized Agent

STATE OF VERMONT
COUNTY OF CHITTENDEN, SS.

At: Burlington, in said County and State, this 26th day of June, 2015,
Drew Hergenrother, Duly Authorized Agent of **BLACKROCK/ESSEXFV, LLC**,
personally appeared and he acknowledged this instrument, by him sealed and subscribed, to be his free act
and deed and the free act and deed of **BLACKROCK/ESSEXFV, LLC**.

Before me, [Signature]
Notary Public
My commission expires: 02/10/2019

Dated at Essex, Vermont this 20th day of July, 2015.

TOWN OF ESSEX

By: Patrick C. Scheidel
Duly Authorized Agent

STATE OF VERMONT
COUNTY OF CHITTENDEN, SS.

At Essex, in said County and State, this 20th day of July, 2015,
Patrick C. Scheidel, Duly Authorized Agent of the **TOWN OF ESSEX**, personally appeared
and he/she acknowledged this instrument, by him/her sealed and subscribed, to be his/her free act and
deed and the free act and deed of the **TOWN OF ESSEX**.

Before me, May Melnick
Notary Public
My commission expires: 02/10/2019

WARRANTY DEED

KNOW ALL PERSONS BY THESE PRESENTS, that **BLACKROCK/ESSEXFW, LLC**, a Vermont limited liability company, with an office in the Town of Colchester, County of Chittenden and State of Vermont (the "Grantor"), in consideration of **TEN AND MORE DOLLARS** paid to its full satisfaction by the **TOWN OF ESSEX**, a Vermont municipality in the County of Chittenden and State of Vermont (the "Grantee"), by these presents does freely **GIVE, GRANT, SELL, CONVEY, AND CONFIRM** unto the Grantee, **TOWN OF ESSEX**, and its successors and assigns forever, a parcel of land located in the Town of Essex in the County of Chittenden and State of Vermont (the "Premises") described as follows, viz:

Being the roadway depicted as "Proposed extension of Freeman Woods" on a two-page subdivision plat entitled: "Subdivision Plat of Lands of Freeman Woods, LLC and lands of Alster 1, LLC to be Conveyed to BlackRock/EssexFW, LLC, Essex Way & Freeman Woods Road – Essex, Vermont," Sheet PL1, prepared by O'Leary-Burke Civil Associates, PLC, dated January 28, 2015 and recorded in Map Slide 482 of the Town of Essex Land Records and "Easement Plat of Lands of Freeman Woods, LLC and lands of Alster 1, LLC to be Conveyed to BlackRock/EssexFW, LLC, Essex Way & Freeman Woods Road – Essex, Vermont," Sheet PL2, prepared by O'Leary-Burke Civil Associates, PLC, dated January 28, 2015, and recorded in Map Slide 482 of the Town of Essex Land Records (collectively, the "Plat"). Also conveyed herewith are all streetlights within said roadway.

Being a portion of the land and premises conveyed to BlackRock/EssexFW, LLC by Warranty Deed from Alster 1, LLC dated June 26, 2015 and recorded in Volume ____ at Pages ____ of the Town of Essex Land Records.

The Premises are conveyed to Grantee for use for municipal roadway purposes. This Deed shall act as a bill of sale and does hereby convey all improvements located on, over and under the Premises, including but not limited to all roadway, sidewalk and recreation path improvements, water mains and/or lines, sewer lines and force mains, stormwater pipes, catch basins, and appurtenances depicted on the Plat.

By acceptance and recording of this Warranty Deed, Grantee acknowledges that it has received the necessary "as-built" certifications and test results, and has performed the investigations it deems necessary to accept the above-mentioned improvements in their "as is - where is" condition.

The Premises are subject to the terms and conditions of the following:

1. Town of Essex, Vermont Planning Commission Decision #PC:2014-30 dated October 9, 2014.
2. Wastewater System and Potable Water Supply Permit No. WW-4-1304-2 dated February 5, 2015 and recorded in Volume 929 at Pages 452 of the Town of Essex Land Records;
3. State of Vermont Authorization to Discharge Permit No. 3389-9010.R under General Permit #3-9010 (Stormwater Discharge General Permit) dated November 8, 2010;

4. State of Vermont Land Use Permit No. 4C0608-30 dated April 15, 2015 and recorded in Volume 934 at Page 298 of the Town of Essex Land Records issued to BlackRock Construction, LLC.

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.

TO HAVE AND TO HOLD the said granted Premises, with all the privileges and appurtenances thereto, to the Grantee, **TOWN OF ESSEX**, and its successors and assigns, to their own use and behoof forever; and Grantor, for itself and its successors and assigns, does covenant with Grantee, and its successors and assigns, that until the ensembling of these presents, Grantor is the sole owner of the Premises, and has good right and title to convey the same in the manner aforesaid, that the said Premises are **FREE FROM EVERY ENCUMBRANCE**, except as aforementioned; and it hereby engages to **WARRANT and DEFEND** the same against all lawful claims whatever, except as aforementioned.

IN WITNESS WHEREOF, **BLACKROCK/ESSEXPW, LLC**, has set its hand and seal by its Duly Authorized Agent this 26th day of June, 2015.


BLACKROCK/ESSEXPW, LLC

By: 

Duly Authorized Agent

STATE OF VERMONT
COUNTY OF CHITTENDEN, SS.

On this 26th day of June, 2015, personally appeared Adam Hergenrother, Duly Authorized Agent of **BLACKROCK/ESSEXPW, LLC**, to me known to be the person who executed the foregoing instrument, and he acknowledged this instrument, by him signed, to be his free act and deed and the free act and deed of **BLACKROCK/ESSEXPW, LLC**.

Before me, 

Notary Public

R. Resnikoff

Notary commission issued in Chittenden County

My commission expires: 2/10/19

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

VTrans Use Only
Certificate Year: _____
Highway Class: _____
Town Highway #: _____
Mileage: _____

_____, Clerk of the _____ of _____
(Clerk's Name) (City/Town/Village) (City/Town/Village)
_____, 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 _____
Highway in the _____ of _____ was COMPLETED AND OPENED
(City/Town/Village) (City/Town/Village Name) (1,2,3 or 4)
FOR PUBLIC TRAVEL on _____,
(Month - Day) (Year)

DESCRIPTION OF RIGHT OF WAY: **Stonebrook Circle**
(Include road name and intersecting town highway numbers). **(Sta. 46+81 to 54+17)**

Beginning at the intersection of Stonebrook Circle, (TH# 803), extending for a distance
of approximately 736.0' (0.139 miles). See attached deed description and drawing.

and as shown on a Highway Map of the _____ of _____
(City/Town/Village) (City/Town/Village Name)
dated _____, _____, and filed in Book _____ on page _____ of the Records of
(Month - Day) (Year) (Book #) (Page #)
the _____ of _____ by the _____ Clerk of said _____
(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 _____ Clerk.
(City/Town/Village)

Dated at _____, County of _____ and State of Vermont,
(City/Town/Village Name) (County Name)
this _____ day of _____, A.D., _____
(Date - Day) (Date - Month) (Date - Year)

(Selectman/Alderman/Trustee Signature)

(Selectman/Alderman/Trustee Signature)

(Selectman/Alderman/Trustee Signature)

(Selectman/Alderman/Trustee Signature)

(Selectman/Alderman/Trustee Signature)

(Selectman/Alderman/Trustee Signature)

BOARD
OF
SELECTMEN,
ALDERMAN,
or TRUSTEES

(Manager/Mayor Signature)
and the Manager/Mayor of the City/Town/Village of _____
(City/Town/Village Name)

_____, VERMONT _____,
(City/Town/Village Name) (Month - Day) (Year)

THE ABOVE IS A TRUE COPY OF THE DESCRIPTION OF CLASS _____ HIGHWAY COMPLETED AND OPENED
FOR PUBLIC TRAVEL, RECORDED IN BOOK _____ ON PAGE _____ OF THE _____ RECORDS
(Book #) (Page #)
OF THE _____ OF _____ ON THE _____ DAY OF _____,
(City/Town/Village) (City/Town/Village Name) (Date - Day) (Date - Month)
_____ AT _____ O'CLOCK, _____ M.
(Date - Year) (Time) (A or P)

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

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

VTrans Use Only	
Certificate Year:	_____
Highway Class:	_____
Town Highway #:	_____
Mileage:	_____

_____, Clerk of the _____ of _____, Vermont.
(Clerk's Name) (City/Town/Village) (City/Town/Village)
(City/Town/Village Name)

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

DESCRIPTION OF RIGHT OF WAY: **Evergreen Drive**
(Include road name and intersecting town highway numbers). (Sta. 15+65 to 19+55)

Beginning at the intersection of Stonebrook Circle, (TH# 803), extending for a distance of approximately 390.0' (0.074 miles). See attached deed description and drawing.

and as shown on a Highway Map of the _____ of _____
dated _____, _____, and filed in Book _____ on page _____ of the Records of
(City/Town/Village) (City/Town/Village Name) (City/Town/Village Name) (Month - Day) (Year) (Book #) (Page #)
the _____ of _____ by the _____ Clerk of said _____
(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 _____ Clerk.
(City/Town/Village)

Dated at _____, County of _____ and State of Vermont,
(City/Town/Village Name) (County Name)
this _____ day of _____, A.D.,
(Date - Day) (Date - Month) (Date - Year)

(Selectman/Alderman/Trustee Signature)

(Selectman/Alderman/Trustee Signature)

(Selectman/Alderman/Trustee Signature)

(Selectman/Alderman/Trustee Signature)

(Selectman/Alderman/Trustee Signature)

(Selectman/Alderman/Trustee Signature)

BOARD
OF
SELECTMEN,
ALDERMAN,
or TRUSTEES

(Manager/Mayor Signature)
and the Manager/Mayor of the City/Town/Village of _____
(City/Town/Village Name)

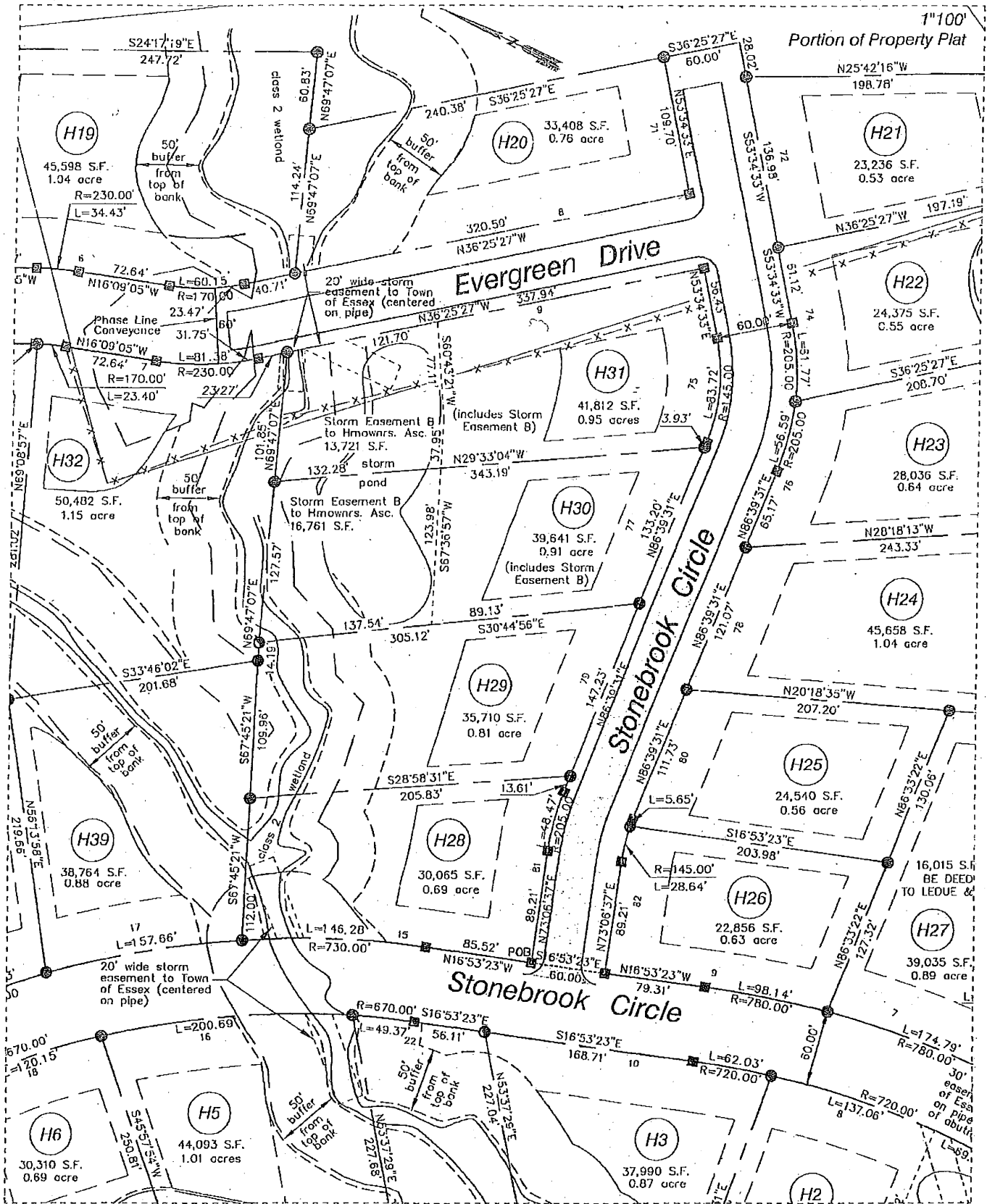
_____, VERMONT _____
(City/Town/Village Name) (Month - Day) (Year)

THE ABOVE IS A TRUE COPY OF THE DESCRIPTION OF CLASS _____ HIGHWAY COMPLETED AND OPENED
FOR PUBLIC TRAVEL, RECORDED IN BOOK _____ ON PAGE _____ OF THE _____ RECORDS
(City/Town/Village) (City/Town/Village Name) (Book #) (Page #) (1,2,3 or 4)
OF THE _____ OF _____ ON THE _____ DAY OF _____
(City/Town/Village) (City/Town/Village Name) (Date - Day) (Date - Month)
_____, AT _____ O'CLOCK, _____ M.
(Date - Year) (Time) (A or P)

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

1"=100'

Portion of Property Plat



IRREVOCABLE OFFER OF DEDICATION

Offer made this 18th day of August, 2016 by Pinewood Development, LLC with its office and principal place of business in the Town of Essex, County of Chittenden and State of Vermont (the "Owner") to the Town of Essex, a Vermont municipality located in the County of Chittenden and State of Vermont (the "Town").

WITNESSETH:

WHEREAS, the Town of Essex Planning Commission, by written decision dated May 25, 2006, granted final approval of a 39 lot subdivision north of the existing development with entrance on Windridge Road (Phase II) based on the Findings and Stipulations documented in Planning Commission Approval PC-2001-40;

WHEREAS, the final approval obligates Owner to dedicate to the Town certain roads within the development identified as "Stonebrook Circle" and "Evergreen Drive" on a Plat recorded in Slide #431 of the Town of Essex Land Records, said roads to be constructed in segments, and offered in a series of deeds, and;

WHEREAS, Stonebrook Circle and Evergreen Drive are to be dedicated to the Town free and clear of all encumbrances pursuant to final approval and as depicted on the aforementioned Plat, and;

WHEREAS, the Owner has a Warranty Deed of conveyance to the Town for a further portion of Stonebrook Circle and a portion of Evergreen Drive;

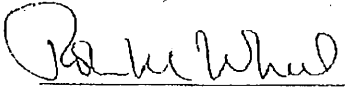
NOW THEREFORE, in consideration of the Town of Essex Planning Commission Final Approval, and in further consideration of TEN AND MORE DOLLARS paid by the Town to the Owner, and for other good and valuable consideration, Owner hereby grants and conveys to the Town the following:

1. The Owner herewith delivers to the Town a Warranty Deed, a copy of which is set forth as Exhibit "A" attached hereto, said delivery being a formal offer of dedication to the Town, to be held by the Town until the acceptance or rejection of such offer of dedication by the Town;
2. The Owner agrees that said formal offer of dedication is irrevocable and can be accepted by the Town at any time;
3. Owner or its successors and assigns shall construct the roads in accordance with the final approval of the Town;
4. Owner agrees that maintenance of the improvements, including landscaping, shall be its sole responsibility prior to acceptance of ownership by the Town;
5. This irrevocable offer of dedication shall run with the land and be binding upon the Owner and its successors and assigns;


IN WITNESS WHEREOF the Owner hereby executes this Irrevocable Offer of Dedication as of the date first written above.

In presence of:

PINEWOOD DEVELOPMENT, LLC



Witness

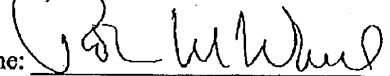


By Brian J. Marcotte, Manager and Duly
Authorized Agent of Pinewood Development,
LLC

STATE OF VERMONT
CHITTENDEN COUNTY, SS

At Essex on this 18th day of August, 2016 personally
appeared Brian J. Marcotte individually and as Manager and duly authorized agent of Pinewood
Development, LLC and he acknowledged this instrument by him sealed and subscribed to be his free act
and deed and the free act and deed of Pinewood Development, LLC.

Before me:



ROBIN M. WHEEL
(Print name)

My commission expires: 2/10/2019

Exhibit "A"

WARRANTY DEED

KNOW ALL PERSONS BY THESE PRESENTS, That **PINEWOOD DEVELOPMENT, LLC** a Vermont Limited Liability Company with its principal place of business in the Town of **ESSEX**, in the County of **CHITTENDEN** and State of **VERMONT**, **GRANTOR**, in the consideration of **TEN AND MORE DOLLARS** paid to its full satisfaction by the **TOWN OF ESSEX**, a Vermont municipality in the County of Chittenden, **GRANTEE**, by these present, does freely **GIVE, GRANT, SELL, CONVEY AND CONFIRM** unto the said **GRANTEE, TOWN OF ESSEX** and its successors and assigns forever, a certain piece of land in the Town of Essex, County of Chittenden and State of **VERMONT**, described as follows, viz:

Being a portion of the lands and premises that were conveyed to Pinewood Development, LLC by Warranty Deed of Pinewood Manor, Inc. dated April 28, 2006 and recorded in Book 691 on Pages 40-41 of the Town of Essex Land Records. This parcel is a portion of the lands and premises conveyed to Pinewood Manor, Inc. by Warranty Deed of Rice Lumber Co., Inc. dated April 21, 1958 and recorded in Book 60 on Page 491 of the Land Records of the Town of Essex. Being more particularly described as follows:

Being a sixty foot (60') wide strip of land that is identified as a portion of "Stonebrook Circle" and all of "Evergreen Drive" on a property plat entitled, "Property Plat Section H" dated 2/22/01 and last revised on 9/27/04 as prepared by O'Leary-Burke Civil Associates, PLC and filed under Map Slide #431 of the Town of Essex Land Records (hereinafter referred to as "the Plat"). The strip of land being conveyed herein is more particularly described as follows:

Commencing at a rebar located on the southeasterly most corner of Lot H28 and the southwesterly most corner of H29 as depicted on the above-referenced Plan thence continuing along the bearing $N86^{\circ}39'31''E$ a distance of 147.23' along the frontage of Lot H29 to a rebar, thence continuing along the same bearing $N86^{\circ}39'31''E$ a distance of 133.20' along the frontage of Lot H30 to a rebar, thence continuing along the same bearing $N86^{\circ}39'31''E$ a distance of 3.93' to a monument, thence turning to left along an arc with a radius of 145.00' a distance of 83.72' along the frontage of Lot H31 to a monument, thence continuing along a line $N53^{\circ}34'33''E$ a distance of 56.43' to a monument, said monument marking the intersection of Stonebrook Circle and Evergreen Drive, thence turning to left heading $S36^{\circ}25'27''E$ a distance of 337.94' to a rebar along the Evergreen Drive frontage of Lot H31 thence continuing $S36^{\circ}25'27''E$ a distance of 23.27' to a monument, thence turning to the right along an arc with a radius of 230' a distance of 31.75' more or less to a temporary unmarked point of Stonebrook Circle to be conveyed for next phase of construction, thence turning to the right and proceeding 60' perpendicular to Evergreen Drive to the other side of the Right of Way at a temporary unmarked point, thence turning to the right along an arc with a radius of 170.00' a distance of 23.47' more or less to a monument marking the right of way, thence proceeding $N36^{\circ}25'27''W$ a distance of 40.71' to a rebar, thence proceeding the same bearing $N36^{\circ}25'27''W$ a distance of 320.50' along the frontage of Lot H20 to a concrete monument, thence turning to the left a proceeding $N53^{\circ}34'33''E$ a distance of 109.70' to a rebar, thence turning right and proceeding $N36^{\circ}25'27''E$ along the width of the Right of Way to a point, thence turning to the right and proceeding $S53^{\circ}34'33''W$ a distance of 28.02' to a rebar, thence continuing $S53^{\circ}34'33''W$ a distance of 136.98' along the frontage of Lot H21 to a rebar, then continuing $S53^{\circ}34'33''W$

distance of 61.12' to a monument along the frontage of Lot H22, thence turning to the right along an arc with a radius of 205.00' a distance of 61.77' to a rebar, thence continuing along the same arc with a radius of 205.00' a distance of 56.59' to a monument, thence continuing on a line heading S86°39'31"W a distance of 65.17' along the frontage of Lot H23 to a rebar, thence proceeding S86°39'31"W a distance of 121.07' along the frontage of Lot H24 to a rebar, thence proceeding S86°39'31"W a distance of 111.73' along the frontage of Lot H25 to a monument thence turning right a distance of 60.00' to a rebar, said point being the point of commencement referenced above.

The purpose of this conveyance is to convey to the Town of Essex all of the remaining portion of Stonebrook Circle that has not previously been conveyed to the Town of Essex and the entire portion of Evergreen Drive.

Reference is hereby made to the aforementioned instruments, the records thereof and the references therein contained, all in further aid of this description.

TO HAVE AND TO HOLD all said granted premises, with all the privileges and appurtenances thereof, to the said GRANTEE, TOWN OF ESSEX and its successors and assigns forever to their own use and behoof forever;

And the said PINEWOOD DEVELOPMENT, LLC for itself and its successors and assigns, does covenant with the said GRANTEE, TOWN OF ESSEX and its successors and assigns forever, that until the ensealing of these present PINEWOOD DEVELOPMENT, LLC 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 except for all easements, rights of way and other rights as may appear of record, provided that such exception shall not reinstate any such rights or encumbrances previously extinguished by Title 27, Vermont Statutes Annotated, Chapter 5, Subchapter 7; and Grantor hereby engages to **WARRANT AND DEFEND** the same against all lawful claims whatever, except as aforesaid.

IN WITNESS WHEREOF, we hereunto set our hand and seal this _____ day of

_____, 2016.

IN THE PRESENCE OF

Pinewood Development, LLC, by
Brian J. Marcotte, its manager and duly
authorized agent

STATE OF VERMONT
CHITTENDEN COUNTY, SS

At _____ this _____ day of _____, 2015, Brian J. Marcotte,
manager and duly authorized agent of Pinewood Development, LLC personally appeared and
acknowledged this instrument, by him sealed and subscribed to be his free act and deed and
the free act and deed of Pinewood Development, LLC.

Notary Public

My commission expires 2/10/2019

WARRANTY DEED

Original Executed warranty deed, 8-19-16
Hold, do not record until accepted
(at the court)
by Town! Will be kept in file in
Land Records. Email sent to PW.
copies in PC file! (SK)

Pinewood # Stonebrook/evergreen
(portion)

s, That PINWOOD DEVELOPMENT,
pal place of business in the Town of
ERMONT, GRANTOR, in the
ull satisfaction by the TOWN OF ESSEX,
ANTEE, by these present, does freely
he said GRANTEE, TOWN OF ESSEX
of land in the Town of Essex, County of

... described as follows, viz:

Being a portion of the lands and premises that were conveyed to Pinewood Development, LLC by Warranty Deed of Pinewood Manor, Inc. dated April 28, 2006 and recorded in Book 691 on Pages 40-41 of the Town of Essex Land Records. This parcel is a portion of the lands and premises conveyed to Pinewood Manor, Inc. by Warranty Deed of Rice Lumber Co., Inc. dated April 21, 1958 and recorded in Book 60 on Page 491 of the Land Records of the Town of Essex. Being more particularly described as follows:

Being a sixty foot (60') wide strip of land that is identified as a portion of "Stonebrook Circle" and a portion of "Evergreen Drive" on a property plat entitled, "Property Plat Section H" dated 2/22/01 and last revised on 9/27/04 as prepared by O'Leary-Burke Civil Associates, PLC and filed under Map Slide #431 of the Town of Essex Land Records (hereinafter referred to as "the Plat"). The strip of land being conveyed herein is more particularly described as follows:

Commencing at a rebar between the frontage of Lots H28 and H29 marked on sketch (portion of property plat) as POC (Point of Commencement), thence continuing along a bearing N86°39'31"E a distance of 147.23' along the frontage of Lot H29 to a rebar, thence continuing along the same bearing N86°39'31"E a distance of 133.20' along the frontage of Lot H30 to a rebar, thence continuing along the same bearing N86°39'31"E a distance of 3.93' to a monument, thence turning to left along an arc with a radius of 145.00' a distance of 83.72' along the frontage of Lot H31 to a monument, thence continuing along a line N53°34'33"E a distance of 56.43' to a monument, said monument marking the intersection of Stonebrook Circle and Evergreen Drive, thence turning to left heading S36°25'27"E a distance of 337.94' to a rebar along the Evergreen Drive frontage of Lot H31 thence continuing S36°25'27"E a distance of 23.27' to a monument, thence turning to the right along an arc with a radius of 230' a distance of 31.75' more or less to a temporary unmarked point of Stonebrook Circle to be conveyed for next phase of construction, thence turning to the right and proceeding 60' perpendicular to Evergreen Drive to the other side of the Right of Way at a temporary unmarked point, thence turning to the right along an arc with a radius of 170.00' a distance of 23.47' more or less to a monument marking the right of way, thence proceeding N36°25'27"W a distance of 40.71' to a rebar, thence proceeding the same bearing N36°25'27"W a

distance of 320.50' along the frontage of Lot H20 to a concrete monument, thence turning to the left a proceeding N53°34'33"E a distance of 109.70' to a rebar, thence turning right and proceeding N36°25'27"E along the width of the Right of Way to a point, thence turning to the right and proceeding S53°34'33"W a distance of 28.02' to a rebar, thence continuing S53°34'33"W a distance of 136.98' along the frontage of Lot H21 to a rebar, then continuing S53°34'33"W a distance of 61.12' to a monument along the frontage of Lot H22, thence turning to the right along an arc with a radius of 205.00' a distance of 61.77' to a rebar, thence continuing along the same arc with a radius of 205.00' a distance of 56.59' to a monument, thence continuing on a line heading S86°39'31"W a distance of 65.17' along the frontage of Lot H23 to a rebar, thence proceeding S86°39'31"W a distance of 121.07' along the frontage of Lot H24 to a rebar, thence proceeding S86°39'31"W a distance of 98.12' along the frontage of Lot H25 to an unmarked point, thence turning to the right across the Right of Way of Stonebrook Circle N68°22'13"W a distance of 60.00' to a rebar, said point being the POC (Point of Commencement) referenced above.

The purpose of this conveyance is to convey to the Town of Essex a further portion of Stonebrook Circle that has not previously been conveyed to the Town of Essex and a portion of Evergreen Drive.

Reference is hereby made to the aforementioned instruments, the records thereof and the references therein contained, all in further aid of this description.

TO HAVE AND TO HOLD all said granted premises, with all the privileges and appurtenances thereof, to the said GRANTEE, TOWN OF ESSEX and its successors and assigns forever to their own use and behoof forever;

And the said PINEWOOD DEVELOPMENT, LLC for itself and its successors and assigns, does covenant with the said GRANTEE, TOWN OF ESSEX and its successors and assigns forever, that until the ensembling of these present PINEWOOD DEVELOPMENT, LLC 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 except for all easements, rights of way and other rights as may appear of record, provided that such exception shall not reinstate any such rights or encumbrances previously extinguished by Title 27, Vermont Statutes Annotated, Chapter 5, Subchapter 7; and Grantor hereby engages to **WARRANT AND DEFEND** the same against all lawful claims whatever, except as aforesaid.

IN WITNESS WHEREOF, we hereunto set our hand and seal this 18th day of

August, 2016.

IN THE PRESENCE OF

Robert M. Wheel

Brian J. Marcotte

Pinewood Development, LLC, by
Brian J. Marcotte, its manager and duly
authorized agent

STATE OF VERMONT
CHITTENDEN COUNTY, SS

At Essex this 18th day of August, 2016, Brian J. Marcotte,
manager and duly authorized agent of Pinewood Development, LLC personally appeared and
acknowledged this Instrument, by him sealed and subscribed to be his free act and deed and
the free act and deed of Pinewood Development, LLC.

Robert M. Wheel

Notary Public

My commission expires 2/10/2019