

District 5
Certcode 0413-0

**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 **SHELBURNE** 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	0.000
Class 2	25.190			25.190	0.000
Class 3	27.26	.26		27.52	0.000
State Highway	6.655			6.655	0.000
Total	59.105	.26		59.365	0.000
* Class 1 Lane	0.000				
* Class 4	0.10			.10	0.000
* Legal Trail	0.00				

* 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".
+0.12 mi CL3 TH-106 (Harrington Ave) new road
+0.14 mi CL3 TH-107 (South Park Rd) new road
- 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:

[Handwritten signatures]

T/C/V Clerk Signature:

[Handwritten signature: Diana Alva]

Date Filed:

02/13/2018

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

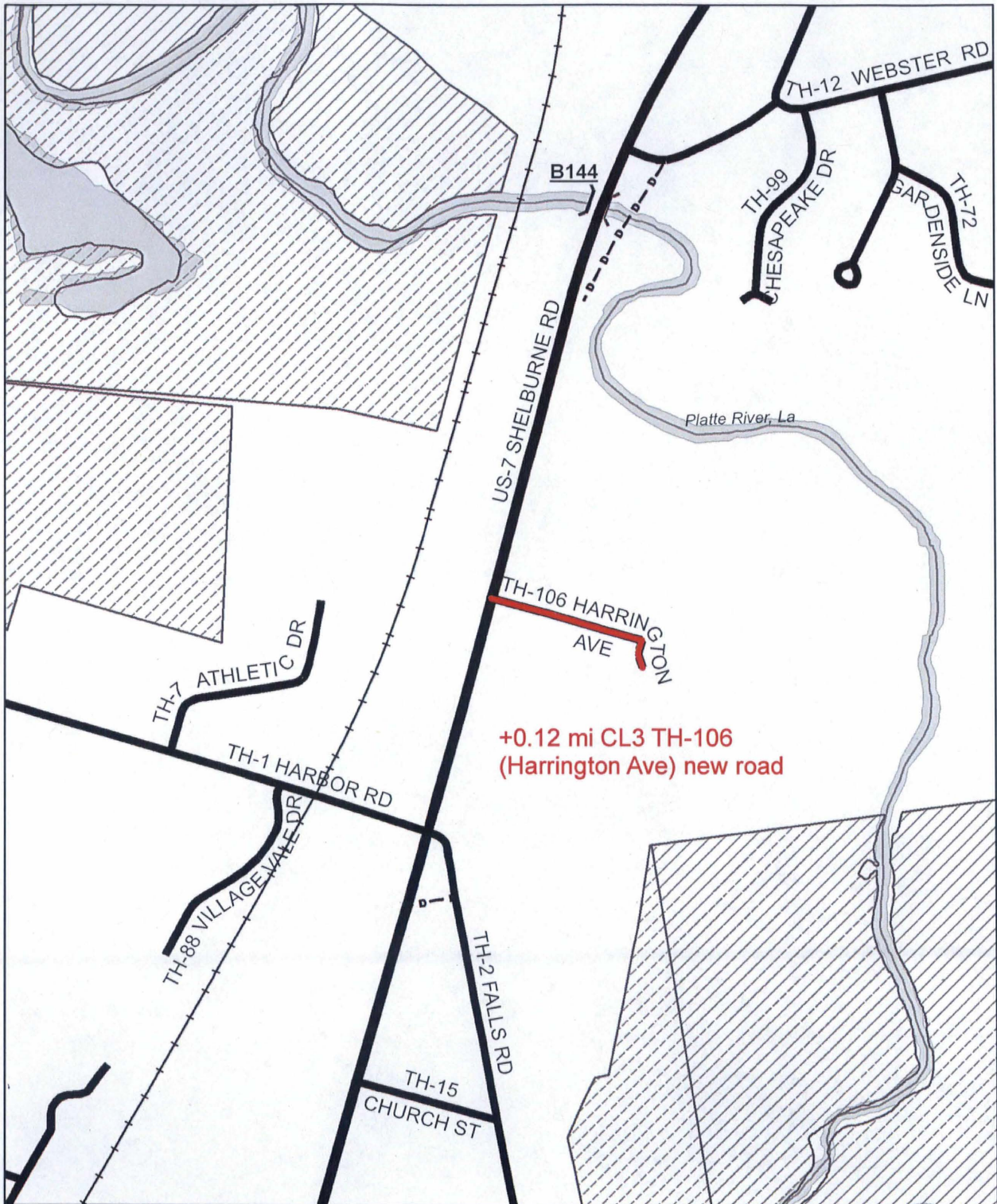
DATE:

4/18/2018

Received

FEB 27 2018

**Policy, Planning & Intermodal
Development Division**

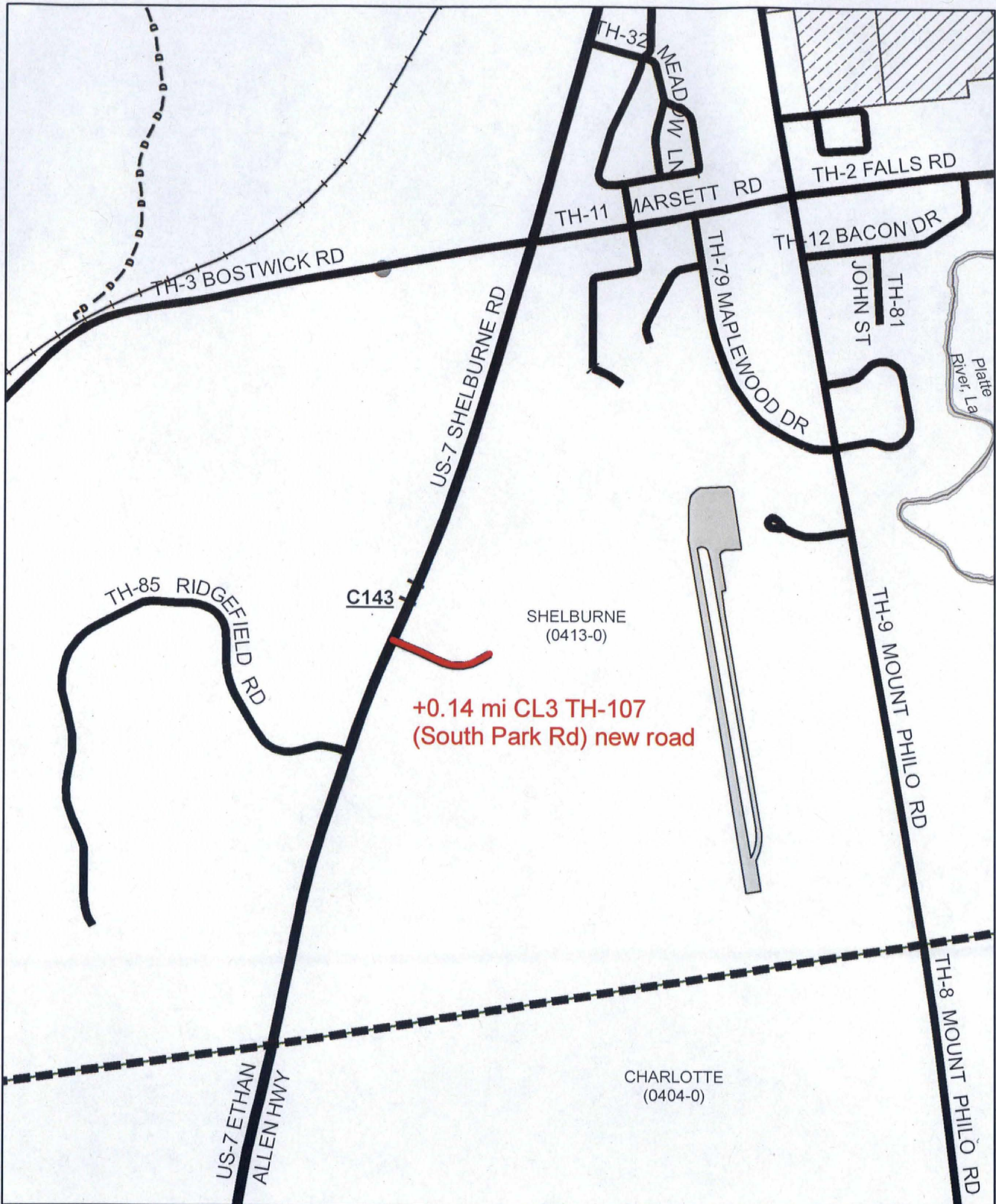


**+0.12 mi CL3 TH-106
(Harrington Ave) new road**

Mileage Certificate Changes 2018
SHELBURNE
(0413-0)

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



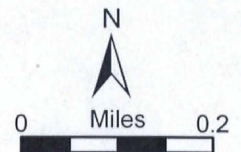


Mileage Certificate Changes 2018

SHELBURNE

(0413-0)

Mapping Section
 Division of Policy and Planning
 Vermont Agency of Transportation -- April 19, 2018



Harrington Ave - GeoRef.pdf

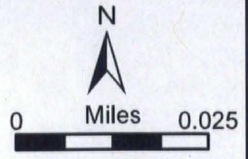


- Short Line Table -

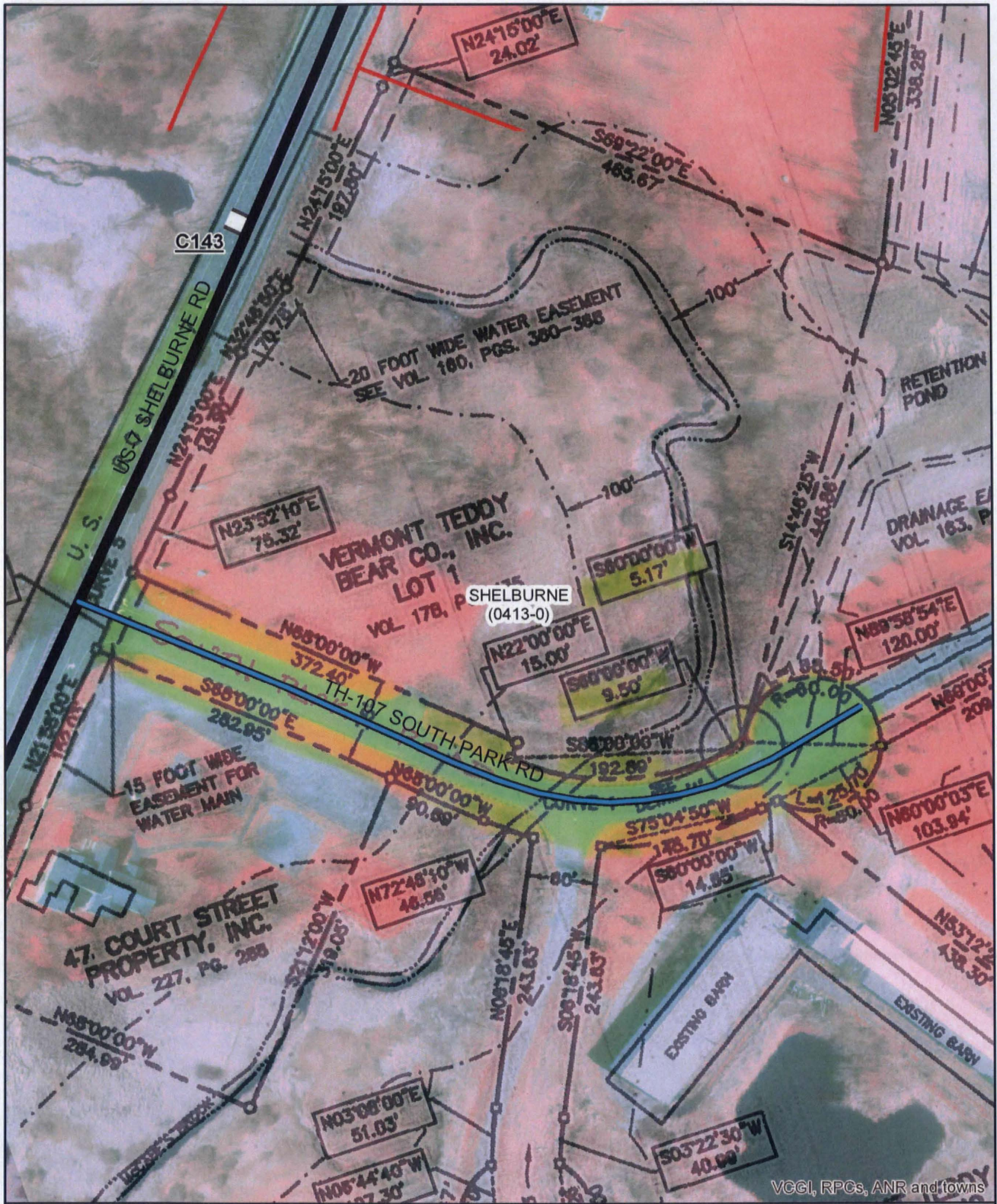
Line	Dist.	Bearing
L1	31.86	S18°03'01"E
L2	49.88	N18°03'01"W
L3	29.48	N15°36'11"E
L4	17.86	S74°23'49"E
L5	30.00	N74°23'49"W
L6	25.00	N74°23'49"W
L7	25.59	N36°40'59"E
L8	17.86	N15°36'11"E

**Mileage Certificate Changes 2018
SHELBURNE (0413-0)**

Mapping Section
Division of Policy and Planning
Vermont Agency of Transportation -- February 8, 2018

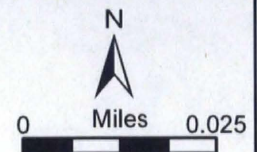


VGCI, RPCs, ANR and towns



**Mileage Certificate Changes 2018
SHELBURNE (0413-0)**

Mapping Section
Division of Policy and Planning
Vermont Agency of Transportation -- February 8, 2018



CERTIFICATE of COMPLETION and OPENING of a HIGHWAY for PUBLIC TRAVEL

VTrans Use Only Certificate Year: 2018 Highway Class: 3 Town Highway #: 106 Mileage: 0.12

Diana Vachon Town Clerk of the Town of Shelburne, Vermont.

Pursuant to Title 19, V.S.A., Chapter 7, this is to certify that the following described section of Class 3 Highway in the Town of Shelburne was COMPLETED AND OPENED FOR PUBLIC TRAVEL on October 24, 2017.

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

Being all of the road named Harrington Avenue acquired in two (2) separate conveyances as described below;

- 1.) ... that parcel of land 49.5 feet in width consisting of a road serving the so-called Harrington Village development, ... beginning on the east side of Route 7 and extending east 148.34 feet; Ref. plan entitled "Subdivision of Champlain Housing Trust Property for Harrington Village", Drawing Number P1 by Civil Engineering Associates, Inc., dated May 13, 2013, and recorded in Map Slide 820B in the Shelburne Land Records. The Warranty Deed transferring title from Whitstable Properties, LLC to the Town of Shelburne was recorded on October 24, 2017 at Volume 442 Pages 884 - 885.
2.) ... that parcel of land 60 feet in width consisting of a road serving the Harrington Village development, ... beginning 148.34 feet from the east side of Route 7 and extending east 96.31 feet to a point, then extending east 85.55 feet to a point, then extending 204.21 feet to a point, then extending east 9 feet to a point, then turning south and extending 71.33 feet to a point, then turning southeast and extending 31.86 feet to the end of Harrington Avenue as depicted on said ; Ref. plan entitled, "Subdivision of Champlain Housing Trust Property for Harrington Village", Drawing Number P1, by Civil Engineering Associates, dated May 13, 2013 and recorded in Map Slide 820B in the Shelburne Land Records. The Warranty Deed transferring title from Harrington Village Limited Partnership to the Town of Shelburne was recorded on October 24, 2017 at Volume 442 Pages 887 - 888.

Dated at Town of Shelburne, County of Chittenden and State of Vermont,

this 23rd day of January, A.D., 2018.

Selectman/Alderman/Trustee Signatures (Three lines)

Selectman/Alderman/Trustee Signatures (Three lines)

BOARD OF SELECTMEN, ALDERMAN, or TRUSTEES

and the Manager/Mayor of the City/Town/Village of [Signature]

SHELBURNE, VERMONT

JANUARY 30, 2018

THE ABOVE IS A TRUE COPY OF THE DESCRIPTION OF CLASS 3 HIGHWAY COMPLETED AND OPENED FOR PUBLIC TRAVEL, RECORDED IN BOOK 444 ON PAGE 356 OF THE LAND RECORDS OF THE TOWN OF SHELBURNE ON THE 30TH DAY OF JANUARY 2018, AT 12 O'CLOCK, P.M.

ATTEST: [Signature] ASST CLERK OF SHELBURNE, VERMONT

Revision 12/2014 TOWN CLERK'S OFFICE Received Jan 30, 2018 12:00P Recorded in VOL: 444 PG: 356- 356 OF Shelburne Land Records Attest: Diana Vachon Town Clerk

END OF DOCUMENT

CERTIFICATE of COMPLETION and OPENING of a HIGHWAY for PUBLIC TRAVEL

VT Trans Use Only Certificate Year: 2018 Highway Class: 3 Town Highway #: 107 Mileage: 0.14

Diana Vachon, Town Clerk of the Town of Shelburne, Vermont.

Pursuant to Title 19, V.S.A., Chapter 7, this is to certify that the following described section of Class 2 Highway in the Town of Shelburne was COMPLETED AND OPENED FOR PUBLIC TRAVEL on July 25, 2017.

DESCRIPTION OF RIGHT OF WAY:

Being the as-built portion of South Park Road extending from the easterly sideline of U.S. Route 7, 372.40 feet to a point, then extending south 15 feet to a point, then curving to the northeast 192.89 feet to a point, then proceeding north east 9.50 feet to a point, then proceeding north east 5.17 feet, and terminating at a cul-de-sac whose circumference is 188.50 feet and 25,70 feet located at the northwest corner of Lot 14. South Park road is more particularly depicted on a plan entitled, "Vermont Teddy Bear Planned Unit Development", Shelburne, Vermont, Final Plat of Subdivision Modification, Properties of Vermont Teddy Bear Co., Inc. and URSA (VT) QRS 1230, Inc. prepared by Civil Engineering Associates, Inc., dated June 26, 2000, and recorded at Map Slide 233B.

The Warranty Deed transferring title from the Vermont Teddy Bear Co., Inc. to the Town of Shelburne was recorded on February 10, 2003 at Volume 288 Pages 632-633.

Dated at Town of Shelburne, County of Chittenden and State of Vermont, this 25th day of July, A.D., 2017.

BOARD OF SELECTMEN, ALDERMAN, or TRUSTEES

Signatures of Selectmen/Aldermen/Trustees and the Manager/Mayor of the City/Town/Village of Shelburne.

SHELburne, VERMONT, JANUARY 30, 2018

THE ABOVE IS A TRUE COPY OF THE DESCRIPTION OF CLASS 3 HIGHWAY COMPLETED AND OPENED FOR PUBLIC TRAVEL, RECORDED IN BOOK 444 ON PAGE 357 OF THE LAND RECORDS OF THE TOWN OF SHELburne ON THE 30th DAY OF JANUARY 2018, AT 12 O'CLOCK, P.M.

ATTEST: ASST CLERK OF SHELburne, VERMONT

Revision 12/2014 TOWN CLERK'S OFFICE Received Jan 30, 2018 12:00P Recorded in VOL: 444 PG: 357- 357 OF Shelburne Land Records Attest: Diana Vachon Town Clerk

END OF DOCUMENT

Lisa Mann

From: Lisa Mann
Sent: Thursday, February 15, 2018 12:04 PM
To: 'Alley, Kerry'
Cc: Diana Vachon; Ann Janda
Subject: FW: Do I need to Mail 1.) Certificates of Opening & Completion and 2.) Certificate of Highway Mileage to VAOT ?

15 February 2018

Kerry Alley
Mileage Certificate Specialist – Chittenden County
Vermont Agency of Transportation
PPID Division – Mapping Section
1 National Life Drive
Montpelier, VT 05633-5001

RE: FW: Do I need to Mail 1.) Certificates of Opening & Completion and 2.) Certificate of Highway Mileage to VAOT ?

Dear Ms. Alley,

This morning I started trying to figure out on my own what I need to do with the two 2018 Certificates of Completion and Opening of a Highway, and the 2018 Certificate of Highway Mileage.

The Certificate of Highway Mileage document has instructions at the top to make a copy of the original signed Certificate for the Town's Highway Mileage book and mail the original Selectboard signed document to VAOT – Mapping Division.

Then, I looked for instructions on what to do with the Certificates of Completion and Opening in our Highway Mileage book. Finding no instructions there, I googled "Vermont what do I do with Certificates of Completion and Opening of a Highway". I found a 4 page document entitled, "Vermont Agency of Transportation Guidelines – Certificate of Highway Mileage". On page 2 of that document, under the heading titled, "Required Supporting Documentation", the instructions say to provide a **copy** of the Certificate of Completion and Opening for new or altered highways.

I put the originally Selectboard signed Certificate of Highway Mileage, along with a copy of each of the Certificates of Completion and Opening for "Harrington Avenue" and "South Park Rd" in the mail this morning. I addressed the envelope to the address listed in the Certificate of Highway Mileage; VAOT, Division of Policy, Planning & Intermodal..., 1 National Life Dr, Montpelier, VT 05633. I hope this is correct.

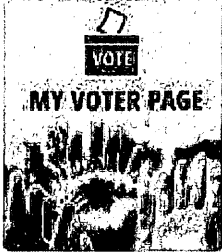
Thank you for all of your help.

Sincerely yours,

Lisa C. Mann, Assistant Town Clerk
Shelburne Town Clerk's Office
P.O. Box 88
5420 Shelburne Rd
Shelburne, VT 05482
M, T, W, TH - 8:30 am – 5 pm
Tel. #: 802-264-5037
Email: lmann@shelburnevt.org

Town Website: <http://www.shelburnevt.org>

Register to vote in VT online:



<https://www.mvp.sec.state.vt.us/>

DISCLAIMER: All emails to and from Town Officials and Staff are public records.

From: Lisa Mann

Sent: Wednesday, February 14, 2018 1:21 PM

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

Cc: Diana Vachon <dvachon@shelburnevt.org>; Ann Janda <ajanda@shelburnevt.org>

Subject: Do I need to Mail 1.) Certificates of Opening & Completion and 2.) Certificate of Highway Mileage to VAOT ?

14 February 2018

Kerry Alley
Mileage Certificate Specialist – Chittenden County
Vermont Agency of Transportation
PPID Division – Mapping Section
1 National Life Drive
Montpelier, VT 05633-5001

Dear Ms. Alley,

Do I need to mail the two Certificates of Opening and Completion for the two (2) new roads being added to the Shelburne Town road system in 2018 to someone at VAOT ? If so, when is the deadline, and whom should I mail these documents. Does VAOT require the documents with the original Selectboard signatures that have been heavily cut and pasted into the form that I emailed to you last week, or may I make a copy of the originals and send them ?

Just so you know, I did talk to the Town Manager about having the Selectboard approve the changes made to the form reflected in the version that I emailed to you. The Town Manager said he would put the issue on the Selectboard agenda and have them formally ratify the changes at their next meeting.

Also, do I need to mail the 2018 Certificate of Highway Mileage to VAOT ? If so, when is the deadline, and whom should I mail this document. Do I need to mail in the one with the original Selectboard signatures, or will a copy suffice ?

I did try calling you earlier today, but got your voicemail. I did not leave a message.

Thanking you in advance, for your help, I am

Sincerely yours,

Lisa C. Mann, Assistant Town Clerk
Shelburne Town Clerk's Office

Alley, Kerry

From: Lisa Mann <lmann@shelburnevt.org>
Sent: Thursday, February 08, 2018 9:46 AM
To: Alley, Kerry
Cc: Diana Vachon; Ann Janda
Subject: Corrections - South Park Rd; 2018 Certificate of Highway Mileage, Certificate of Completion, and easier to read Slide 233B
Attachments: Correction - 2018 Certificate of Hgwy Mileage.pdf; Correction - Certificate of Completion - South Park Rd.pdf; Easier to read - Slide 233B - South Park Rd.pdf.

8 February 2018

Kerry Alley
Mileage Certificate Specialist – Chittenden County
Vermont Agency of Transportation
PPID Division – Mapping Section
1 National Life Drive
Montpelier, VT 05633-5001

Dear Ms. Alley,

Attached please find corrections to 2 documents that I emailed you yesterday. Both documents contain corrections to the exact number of feet/miles of South Park road. The third attachment is a another copy of Slide 233B showing South Park Road highlighted to make analysis easier for you.

Sincerely yours,

Lisa C. Mann, Assistant Town Clerk
Shelburne Town Clerk's Office
P.O. Box 88
5420 Shelburne Rd
Shelburne, VT 05482
M, T, W, TH - 8:30 am – 5 pm
Tel. #: 802-264-5037
Email: lmann@shelburnevt.org
Town Website: <http://www.shelburnevt.org>

Register to vote in VT online:



<https://www.mvp.sec.state.vt.us/>

DISCLAIMER: All emails to and from Town Officials and Staff are public records.

District 5
Certcode 0413-0

**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 **SHELBURNE** 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
Class 2	25.190				0.000
Class 3	27.26	+ 27.57			0.000
State Highway	6.655				0.000
Total	59.105				0.000
* Class 1 Lane	0.000				
* Class 4	0.10				0.000
* Legal Trail	0.00				

* 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".
HARRINGTON AVENUE = 646'.60"
SOUTH PARK ROAD = 809'.16" } = 1,455'.76
- 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

Correction - 2018 Certificate of Highway Mileage.pdf

CERTIFICATE of COMPLETION and OPENING of a HIGHWAY for PUBLIC TRAVEL

V Trans Use Only Certificate Year Highway Class Town Highway #: Mileage

Diana Vachon, Town Clerk of the Town of Shelburne, Vermont.

Pursuant to Title 19, V.S.A., Chapter 7, this is to certify that the following described section of Class 2 Highway in the Town of Shelburne was COMPLETED AND OPENED FOR PUBLIC TRAVEL on July 25, 2017.

DESCRIPTION OF RIGHT OF WAY:

Being the as-built portion of South Park Road extending from the easterly sideline of U.S. Route 7, 372.40 feet to a point, then extending south 15 feet to a point, then curving to the northeast 192.89 feet to a point, then proceeding north east 9.50 feet to a point, then proceeding north east 5.17 feet, and terminating at a cul-de-sac whose circumference is 188.50 feet and 25,70 feet located at the northwest corner of Lot 14. South Park road is more particularly depicted on a plan entitled, "Vermont Teddy Bear Planned Unit Development", Shelburne, Vermont, Final Plat of Subdivision Modification, Properties of Vermont Teddy Bear Co., Inc. and URSA (VT) QRS 1230, Inc. prepared by Civil Engineering Associates, Inc., dated June 26, 2000, and recorded at Map Slide 2338.

The Warranty Deed transferring title from the Vermont Teddy Bear Co., Inc. to the Town of Shelburne was recorded on February 10, 2003 at Volume 288 Pages 632-633.

Dated at Town of Shelburne, County of Chittenden and State of Vermont. this 25th day of July, A.D. 2017.

Signatures of Selectmen/Aldermen/Trustees and the Manager/Mayor of the City/Town/Village of Shelburne.

BOARD OF SELECTMEN, ALDERMAN, or TRUSTEES

and the Manager/Mayor of the City/Town/Village of Shelburne.

SHELburne, VERMONT JANUARY 30, 2018

THE ABOVE IS A TRUE COPY OF THE DESCRIPTION OF CLASS 3 HIGHWAY COMPLETED AND OPENED FOR PUBLIC TRAVEL, RECORDED IN BOOK 444 ON PAGE 357 OF THE LAND RECORDS OF THE TOWN OF SHELburne ON THE 30th DAY OF JANUARY 2018 AT 12 M O'CLOCK, P.M.

ATTEST: ASST CLERK OF SHELburne, VERMONT

Revision 12-2014 TOWN CLERK'S OFFICE Received Jan 30, 2018 12:00P Recorded in VOL: 444 PG: 357- 357 OF Shelburne Land Records Attest: Diana Vachon Town Clerk

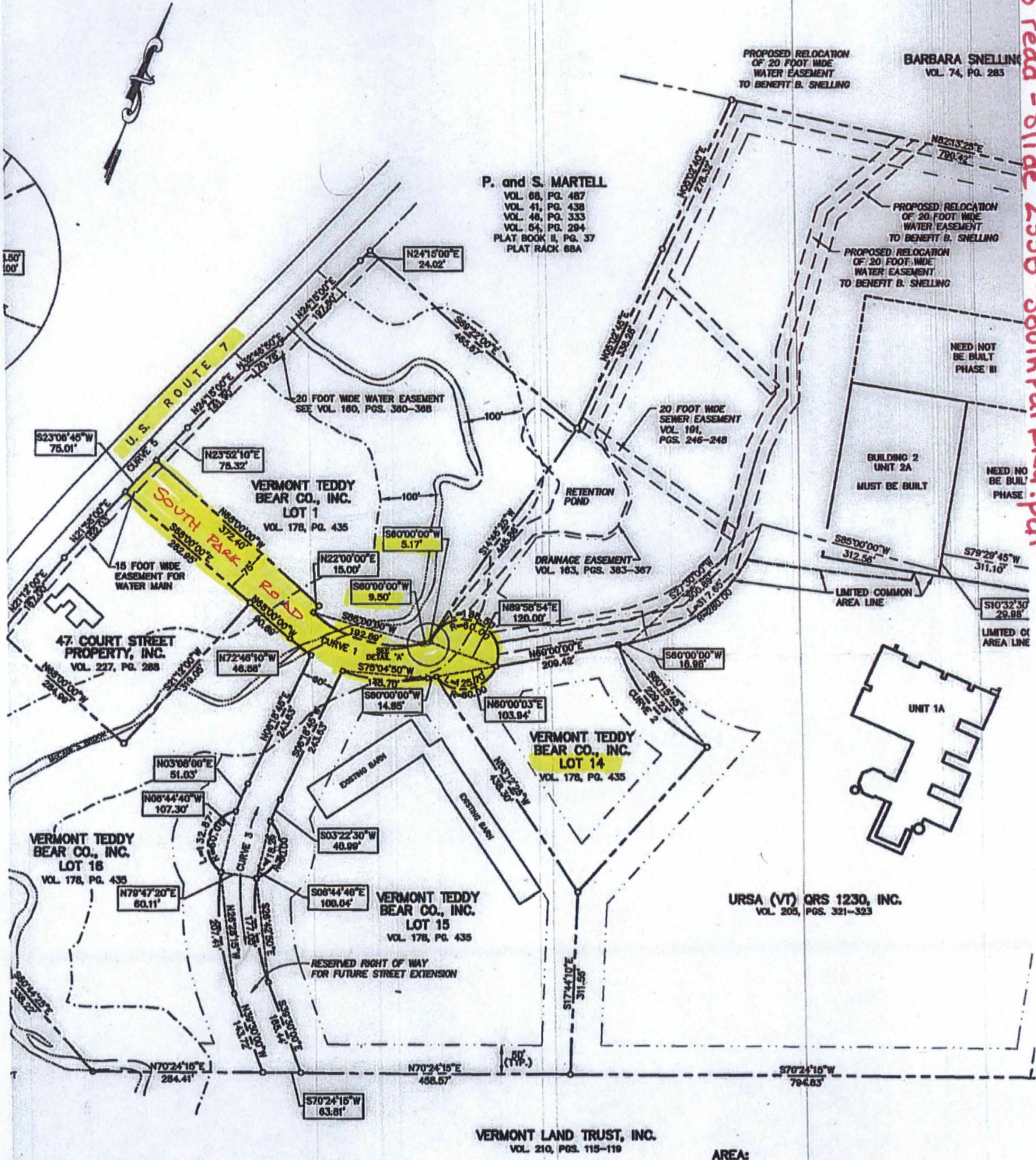
END OF DOCUMENT

Correction - Certificate of Completion - South Park Rd.pdf

C. Marx, Assistant Town Clerk

SLIDE 233 B

Easier to read - Slide 233B - South Park Rd.pdf



OF THE PLANNING COMMISSION OF VERMONT ON THE 25 DAY OF NOVEMBER SUBJECT TO THE REQUIREMENTS AND LUTION. SIGNED THIS 18 DAY BY [Signature] CHAIRPERSON.

AREA:

LOT 1	6.00 ACRES
LOT 14	2.16 ACRES
LOT 15	6.71 ACRES
LOT 16	7.57 ACRES
TEDDY BEAR P.U.D.	32.09 ACRES
ROAD R.O.W.	2.35 ACRES
TOTAL	56.94 ACRES

VERMONT LAND TRUST, INC.
VOL. 210, PGS. 115-119

URSA (VT) ORS 1230, INC.
VOL. 205, PGS. 321-323

VERMONT TEDDY BEAR CO., INC.
LOT 16
VOL. 178, PG. 435

VERMONT TEDDY BEAR CO., INC.
LOT 15
VOL. 178, PG. 435

VERMONT TEDDY BEAR CO., INC.
LOT 14
VOL. 178, PG. 435

VERMONT TEDDY BEAR CO., INC.
LOT 1
VOL. 178, PG. 435

P. and S. MARTELL
VOL. 88, PG. 487
VOL. 41, PG. 438
VOL. 48, PG. 333
VOL. 84, PG. 294
PLAT BOOK II, PG. 37
PLAT RACK 68A

BARBARA SNELLING
VOL. 74, PG. 283

Alley, Kerry

From: Lisa Mann <lmann@shelburnevt.org>
Sent: Wednesday, February 07, 2018 2:36 PM
To: Alley, Kerry
Cc: Diana Vachon; Ann Janda; Peter Frankenburg
Subject: Here are the 2 Certificates of Completion and Opening for both Harrington Avenue and South Park Road along with deeds and surveys for your review
Attachments: Harrington Avenue - Certificate of Completion.pdf; Harrington Ave., 49.5' portion - WD.pdf; Harrington Ave., 60' wide portion - WD.pdf; Harrington Ave - 49.5' & 60' wide portions - Map Slide 820B.pdf; South Park Rd - Certificate of Completion.pdf; South Park Rd - WD.pdf; South Park Rd - Map Slide 233B.pdf; Certificate of Hgwy Mileage - 2018.pdf

7 February 2018

Kerry Alley
Mileage Certificate Specialist – Chittenden County
Vermont Agency of Transportation
PPID Division – Mapping Section
1 National Life Drive
Montpelier, VT 05633-5001

Re: 2 Certificates of Completion and Opening for both Harrington Avenue and South Park Road along with deeds and surveys for your review

Dear Ms. Alley,

Attached please find for your review 2 Certificates of Completion; one for Harrington Avenue and one for South Park Road, along with copies of two Warranty Deeds for Harrington Avenue in two sections and one for South Park Road and two surveys, one showing Harrington Avenue and the other showing South Park Road.

Also please find my estimated Mileage for 2018.

Let me know if I need to make adjustments before the 2018 deadline(s).

Thanking you in advance, I am

Sincerely yours,

Lisa C. Mann, Assistant Town Clerk
Shelburne Town Clerk's Office
P.O. Box 88
5420 Shelburne Rd
Shelburne, VT 05482
M, T, W, TH - 8:30 am – 5 pm
Tel. #: 802-264-5037
Email: lmann@shelburnevt.org
Town Website: <http://www.shelburnevt.org>

Register to vote in VT online:



<https://www.mvp.sec.state.vt.us/>

DISCLAIMER: All emails to and from Town Officials and Staff are public records.

From: Alley, Kerry [mailto:Kerry.Alley@vermont.gov]

Sent: Wednesday, February 07, 2018 11:56 AM

To: Lisa Mann <lmann@shelburnevt.org>

Subject: RE: Certificates of Completion and Opening & Mileage calculations - Harrington Avenue and South Park Rd

Lisa,

Yes, copies of the deeds will most clearly demonstrate the dedication, and the certificates of opening demonstrate acceptance. If you have copies of survey maps as well, they may help to map the changes and verify measures. If they're large, it's ok if the only option is to scan or copy them but by bit.

Thanks!

Kerry

Get [Outlook for Android](#)

From: Lisa Mann

Sent: Wednesday, February 7, 11:34 AM

Subject: RE: Certificates of Completion and Opening & Mileage calculations - Harrington Avenue and South Park Rd

To: Alley, Kerry

Cc: Diana Vachon, Ann Janda

7 February 2018

Kerry Alley

Mileage Certificate Specialist – Chittenden County

Vermont Agency of Transportation

PPID Division – Mapping Section

1 National Life Drive

Montpelier, VT 05633-5001

Re: Certificates of Opening for Harrington Ave & South Park Rd

Dear Ms. Alley,

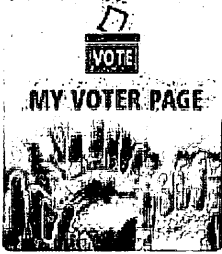
I am nearly finished revising the Certificates of Completion and Opening for both Harrington Avenue and South Park Road.

Do you need the references to the deeds transferring title to the Town of Shelburne in the Certificates of Completion for each road ?

Sincerely yours,

Lisa C. Mann, Assistant Town Clerk
Shelburne Town Clerk's Office
P.O. Box 88
5420 Shelburne Rd
Shelburne, VT 05482
M, T, W, TH - 8:30 am – 5 pm
Tel. #: 802-264-5037
Email: lmann@shelburnevt.org
Town Website: <http://www.shelburnevt.org>

Register to vote in VT online:



<https://www.mvp.sec.state.vt.us/>

DISCLAIMER: All emails to and from Town Officials and Staff are public records.

From: Alley, Kerry [<mailto:Kerry.Alley@vermont.gov>]
Sent: Monday, February 05, 2018 9:45 AM
To: Lisa Mann <lmann@shelburnevt.org>
Subject: RE: Certificates of Completion and Opening & Mileage calculations - Harrington Avenue and South Park Rd

Attached: 2018_Cert_Shelburne.pdf;
Hi Lisa,

I've attached a copy of Shelburne's mileage certificate. Let me know if you have any questions!

Kerry

From: Alley, Kerry
Sent: Thursday, February 01, 2018 5:15 PM
To: 'Lisa Mann' <lmann@shelburnevt.org>
Subject: RE: Certificates of Completion and Opening & Mileage calculations - Harrington Avenue and South Park Rd

Hi Lisa,

The deadline for us is February 20th, though if I'm already familiar with the changes at that time and feel that there is little additional clarification required for me to process the certificate, we can discuss options.

Are you saying that you found errors in the description on the Certificate of Completion? Is it the same description that was obtained from a deed? It is good that you caught the issue and are seeking to address it! Believe me, I've seen many ambiguous, inconsistent, and non-existent descriptions, not to mention the legal issues that they can cause!

If you want to send me the certificates (once they accurately describe the highway) and survey maps, I can take a crack at determining the measures before you complete the certificate. Our mapping software makes it relatively easy for me to map deed descriptions, and make sure they match scanned surveys and aerial imagery. Feel free to send me any documents now that are already good-to-go too. I can get a head start at looking at the material, and will keep it all together in a folder as it comes in.

Thanks for keeping me in the loop!
Kerry

From: Lisa Mann [<mailto:lmann@shelburnevt.org>]
Sent: Thursday, February 01, 2018 4:31 PM
To: Alley, Kerry <Kerry.Alley@vermont.gov>
Cc: Diana Vachon <dvachon@shelburnevt.org>; Ann Janda <ajanda@shelburnevt.org>
Subject: Certificates of Completion and Opening & Mileage calculations - Harrington Avenue and South Park Rd

1 February 2018

Kerry Alley
Mileage Certificate Specialist – Chittenden County
Vermont Agency of Transportation
PPID Division – Mapping Section
1 National Life Drive
Montpelier, VT 05633-5001

Certificates of Completion and Opening & Mileage calculations - Harrington Avenue and South Park Rd

Dear Ms. Alley,

I had the best of intentions this morning about getting the PDF copies of the Certificates of Completion and Opening for both Harrington Avenue and South Park Rd, along with my calculations of the mileage for each road, to you via email. However, I ran into a problem with the deed description of Harrington Avenue on the Certificate of Completion that needs to be addressed before I send it to you.

Will you let me know the deadline by which I must submit these documents to VAOT for the mileage to be added to the 2018 road mileage totals?

I look forward to working with you on this matter in the very near future. Thank you for your help so far.

Sincerely yours,

Lisa C. Mann, Assistant Town Clerk
Shelburne Town Clerk's Office
P.O. Box 88
5420 Shelburne Rd
Shelburne, VT 05482
M, T, W, TH - 8:30 am – 5 pm
Tel. #: 802-264-5037
Email: lmann@shelburnevt.org
Town Website: <http://www.shelburnevt.org>

Register to vote in VT online:
<https://www.mvp.sec.state.vt.us/>

DISCLAIMER: All emails to and from Town Officials and Staff are public records.

CERTIFICATE of COMPLETION and OPENING of a HIGHWAY for PUBLIC TRAVEL

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

Diana Vachon Town Clerk of the Town of Shelburne Vermont.

Pursuant to Title 19, V.S.A., Chapter 7, this is to certify that the following described section of Class 3 Highway in the Town of Shelburne was COMPLETED AND OPENED FOR PUBLIC TRAVEL on October 24, 2017.

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

Being all of the road named Harrington Avenue acquired in two (2) separate conveyances as described below:

- 1) ... that parcel of land 49.5 feet in width consisting of a road serving the so-called Harrington Village development, ... beginning on the east side of Route 7 and extending east 148.34 feet; Ref. plan entitled "Subdivision of Champlain Housing Trust Property for Harrington Village", Drawing Number P1 by Civil Engineering Associates, Inc., dated May 13, 2013, and recorded in Map Slide 820B in the Shelburne Land Records. The Warranty Deed transferring title from Whitstable Properties, LLC to the Town of Shelburne was recorded on October 24, 2017 at Volume 442 Pages 884 - 885.
2) ... that parcel of land 60 feet in width consisting of a road serving the Harrington Village development, ... beginning 148.34 feet from the east side of Route 7 and extending east 96.31 feet to a point, then extending east 85.55 feet to a point, then extending southeast and extending 31.86 feet to the end of Harrington Avenue as depicted on said; Ref. plan entitled, "Subdivision of Champlain Housing Trust Property for Harrington Village", Drawing Number P1, by Civil Engineering Associates, dated May 13, 2013 and recorded in Map Slide 820B in the Shelburne Land Records. The Warranty Deed transferring title from Harrington Village Limited Partnership to the Town of Shelburne was recorded on October 24, 2017 at Volume 442 Pages 887 - 888.

Dated at Town of Shelburne, County of Chittenden and State of Vermont,

this 23rd day of January, A.D., 2018.

Signatures of Selectmen/Aldermen/Trustees.

Signatures of Selectmen/Aldermen/Trustees.

BOARD OF SELECTMEN, ALDERMAN, or TRUSTEES

and the Manager/Mayor of the City/Town/Village of Shelburne

SHELburne, VERMONT JANUARY 30, 2018

THE ABOVE IS A TRUE COPY OF THE DESCRIPTION OF CLASS 3 HIGHWAY COMPLETED AND OPENED FOR PUBLIC TRAVEL, RECORDED IN BOOK 444 ON PAGE 356 OF THE LAND RECORDS OF THE TOWN OF SHELburne ON THE 30th DAY OF JANUARY 2018, AT 12 O'CLOCK, P.M.

ATTEST: Asst. Clerk of Shelburne, Vermont

Revision 12/2014 TOWN CLERK'S OFFICE Received Jan 30, 2018 12:00P Recorded in VOL: 444 PG: 356- 356 OF Shelburne Land Records Attest: Diana Vachon Town Clerk

END OF DOCUMENT

Harrington Avenue - Certificate of Completion.pdf

ACKNOWLEDGMENT

VPTT RETURNS RECEIVED

Return No: 2017 - 143

Date: 24 OCTOBER 2017

Signed: [Signature] Ass't. Clerk

TOWN CLERK'S OFFICE

Received Oct 24, 2017 09:30A

Recorded in VOL: 442 P6: 884- 885

OF Shelburne Land Records

Attest:

Diana Vachon
Town Clerk

WARRANTY DEED

KNOW ALL PERSONS BY THESE PRESENTS, that Whitstable Properties, LLC, a Vermont limited liability company with a place of business in Shelburne, Vermont, Grantor, in the consideration of Ten or More Dollars paid to its full satisfaction by the Town of Shelburne, a Vermont municipality located in the County of Chittenden and State of Vermont, Grantee, by these presents, does freely GIVE, GRANT, SELL, CONVEY AND CONFIRM unto the Grantee and its successors and assigns forever, a certain piece of land and any improvements thereon in the Town of Shelburne, in the County of Chittenden and State of Vermont, described as follows:

Being that parcel of land 49.5 feet in width consisting of a road serving the so-called Harrington Village development, together with associated sidewalks and street lighting and the portions of the water system and sewer system located thereon, which parcel is shown as "Harrington Ave. (From Thomas)" on a plan entitled "Subdivision of Champlain Housing Trust Property for Harrington Village, Drawing Number P1" by Civil Engineering Associates, Inc., dated May 13, 2013, and recorded in Map Slide 820B in the Shelburne Land Records (the "Plat").

Being a portion of the lands and premises conveyed to Grantor by Warranty Deed of Marvin T. Thomas and Sue M. Thomas dated September 18, 2013 and recorded in Book 413 at Page 304 of Shelburne land records.

This Warranty Deed shall act as a bill of sale and does hereby convey all sewer and water-related infrastructure improvements and their appurtenances within the parcel of land herein conveyed.

Reference is hereby made to the foregoing deed and Plat and the deeds and records referred to therein in aid of this description.

TO HAVE AND TO HOLD all said granted premises, with all the privileges and appurtenances thereof, to the said Grantee and its successors and assigns, to its own use and behoof forever; and the Grantor for itself and its successors and assigns, covenants with the Grantee and its successors and assigns, that until the sealing of these presents it is the sole owner of the premises, and has good right and title to convey the same in manner aforesaid, that they are FREE FROM EVERY ENCUMBRANCE except as aforesaid and except easements and rights of way of record, provided that this paragraph shall not reinstate any such encumbrances previously extinguished by the Marketable Record Title Act, Chapter 5, Subchapter 7, Title 27, VSA; and it hereby engages to WARRANT AND DEFEND the same against all lawful claims whatever except as aforesaid.

Dated this 24th day of May, 2017.

Harrington Ave, 49.5' portion - WD.pdf

Whitstable Properties, LLC

By: 

STATE OF VERMONT
COUNTY OF CHITTENDEN, SS.

At Hinesburg, in said County and State, this 24 day of May,
2017, personally appeared Robert W. Schaff, duly authorized agent of Whitstable Properties, LLC,
and acknowledged this Warranty Deed, by him signed, to be his free act and deed, and the free act and
deed of Whitstable Properties, LLC

Before me, Michelle Mchandle
Notary Public

My Commission Expires: 2/10/2019

END OF
DOCUMENT

ACKNOWLEDGMENT

VPT RETURN RECEIVED

Return No: 2017-145

Date: 24 OCTOBER 2017

Signed: [Signature] Asst. Clerk

Doc# 00001177 V: 442 PG: 887

TOWN CLERK'S OFFICE

Received Oct 24, 2017 09:30A

Recorded in VOL: 442 PG: 887- 888

OF Shelburne Land Records

Attest:

Diana Vachon

Town Clerk

WARRANTY DEED

KNOW ALL PERSONS BY THESE PRESENTS, that Harrington Village Limited Partnership, a Vermont limited partnership with a principal place of business in the City of Burlington, County of Chittenden, and State of Vermont, Grantor, in the consideration of Ten or More Dollars paid to its full satisfaction by the Town of Shelburne, a Vermont municipality located in the County of Chittenden and State of Vermont, Grantee, by these presents, does freely GIVE, GRANT, SELL, CONVEY AND CONFIRM unto the Grantee and its successors and assigns forever, a certain piece of land and any improvements thereon in the Town of Shelburne, in the County of Chittenden and State of Vermont, described as follows:

Being that parcel of land sixty (60) feet in width consisting of a road serving the so-called Harrington Village development, together with associated sidewalks and street lighting and the portions of the water system located thereon, which parcel is shown as "Harrington Ave. (From CHT)" on a plan entitled "Subdivision of Champlain Housing Trust Property for Harrington Village, Drawing Number P1" by Civil Engineering Associates, Inc., dated May 13, 2013 and recorded in Map Slide 820B in the Shelburne Land Records (the "Plat").

Being a portion of the lands and premises conveyed to Grantor by Warranty Deed of Champlain Housing Trust, Inc. dated June 18, 2013 and recorded in Book 410 at Page 514 of Shelburne land records.

Together with the right to enter on the lands of the within Grantor, its successors and assigns, for repair, maintenance, installation and replacement of said water lines and improvements thereto, provided that such entry shall be reasonably necessary to the purposes hereof and that any such premises will be restored by the Town of Shelburne, its successors and assigns, as near as reasonably practicable to its condition prior to entry at no cost to the within Grantor or its successors or assigns.

This Warranty Deed shall act as a bill of sale and does hereby convey all water-related infrastructure improvements and their appurtenances within the parcel of land herein conveyed.

Reference is hereby made to the foregoing deed and Plat and the deeds and records referred to therein in aid of this description.

TO HAVE AND TO HOLD all said granted premises, with all the privileges and appurtenances thereof, to the said Grantee and its successors and assigns, to its own use and behoof forever; and the Grantor for itself and its successors and assigns, covenants with the Grantee and its successors and assigns, that until the ensealing of these presents it is the sole owner of the premises, and has good right and title to convey the same in manner aforesaid, that they are FREE FROM EVERY ENCUMBRANCE except as aforesaid and except easements and

Harrington Ave., 60' wide portion - WD.pdf

rights of way of record, provided that this paragraph shall not reinstate any such encumbrances previously extinguished by the Marketable Record Title Act, Chapter 5, Subchapter 7, Title 27, VSA; and it hereby engages to WARRANT AND DEFEND the same against all lawful claims whatever except as aforesaid.

Dated this 24 day of May, 2017.

Harrington Village Limited Partnership
By: H.V. 2011, Inc., general partner

By: [Signature]
Authorized agent

STATE OF VERMONT
COUNTY OF CHITTENDEN, SS.

At Burlington, in said County and State, this 24 day of May, 2017, personally appeared Kathy Beyer, duly authorized agent of H.V. 2011, Inc., and acknowledged this Warranty Deed, by her signed, to be her free act and deed, and the free act and deed of H.V. 2011, Inc.

Before me, [Signature]
Notary Public

END OF
DOCUMENT

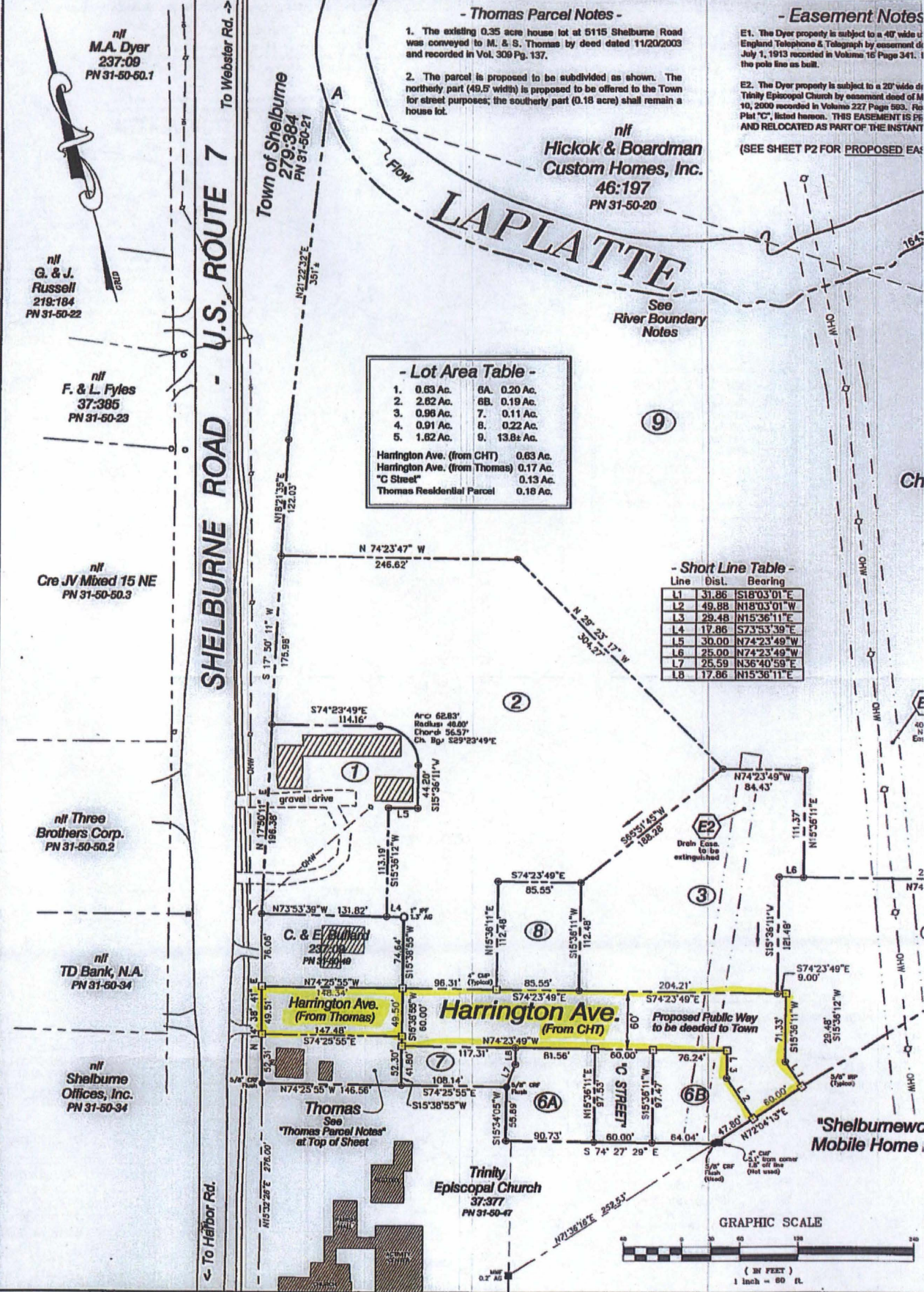
ATTEST: *D. C. [Signature]*, ASSISTANT TOWN CLERK

- Thomas Parcel Notes -

1. The existing 0.35 acre house lot at 5115 Shelburne Road was conveyed to M. & S. Thomas by deed dated 11/20/2003 and recorded in Vol. 309 Pg. 137.
2. The parcel is proposed to be subdivided as shown. The northerly part (49.5' width) is proposed to be offered to the Town for street purposes; the southerly part (0.18 acre) shall remain a house lot.

- Easement Notes

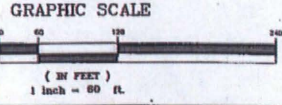
- E1. The Dyer property is subject to a 40' wide England Telephone & Telegraph by easement of July 1, 1913 recorded in Volume 16 Page 341. The pole line as built.
 - E2. The Dyer property is subject to a 20' wide Trinity Episcopal Church by easement deed of M 10, 2000 recorded in Volume 227 Page 583. Re Plat "C", listed herein. THIS EASEMENT IS FORTH AND RELOCATED AS PART OF THE INSTANT
- (SEE SHEET P2 FOR PROPOSED EAS)



Harrington Ave - 49.5' & 60' portions - Map Slide 820B.pdf

ORIGINAL INK on MYLAR - REDUCED for RECORDING

SLIDE 820B



- Thomas Parcel Notes -

- The existing 0.35 acre house lot at 5115 Shelburne Road was conveyed to M. & B. Thomas by deed dated 11/20/2003 and recorded in Vol. 308 Pg. 137.
- The parcel is proposed to be subdivided as shown. The northerly part (49.5' width) is proposed to be offered to the Town for street purposes; the southerly part (0.18 acre) shall remain a house lot.

- Easement Notes (Existing) -

- E1: The Dyer property is subject to a 40' wide utility easement conveyed to New England Telephone & Telegraph by easement deed of Ralph A. Hannah Butler, dated July 1, 1913 recorded in Volume 16 Page 341. Easement is 40' wide, centered on the pole line as built.
- E2: The Dyer property is subject to a 20' wide drainage easement conveyed to Trinity Episcopal Church by easement deed of Margaret A. Dyer dated September 10, 2000 recorded in Volume 227 Page 593. Reference is also made to Reference Plat 7C, issued hereon. THIS EASEMENT IS PROPOSED TO BE EXTINGUISHED AND RELOCATED AS PART OF THE INSTANT PROJECT.
- (SEE SHEET P2 FOR PROPOSED EASEMENTS)

- River Boundary Notes -

- The adjacent section of the Laplatte River is, to and navigable in fact. Therefore, the bed, navigable waterway is held in trust by the State.
- Controlling deed descriptions for the subject river... and... thence with the river...
- The boundary is, therefore, shown, as best southerly or westerly edge of the waterway, hereon from two different courses of orthophotographs.

**Hickok & Boardman
Custom Homes, Inc.**
46:197
PN 31-50-20

- Lot Area Table -

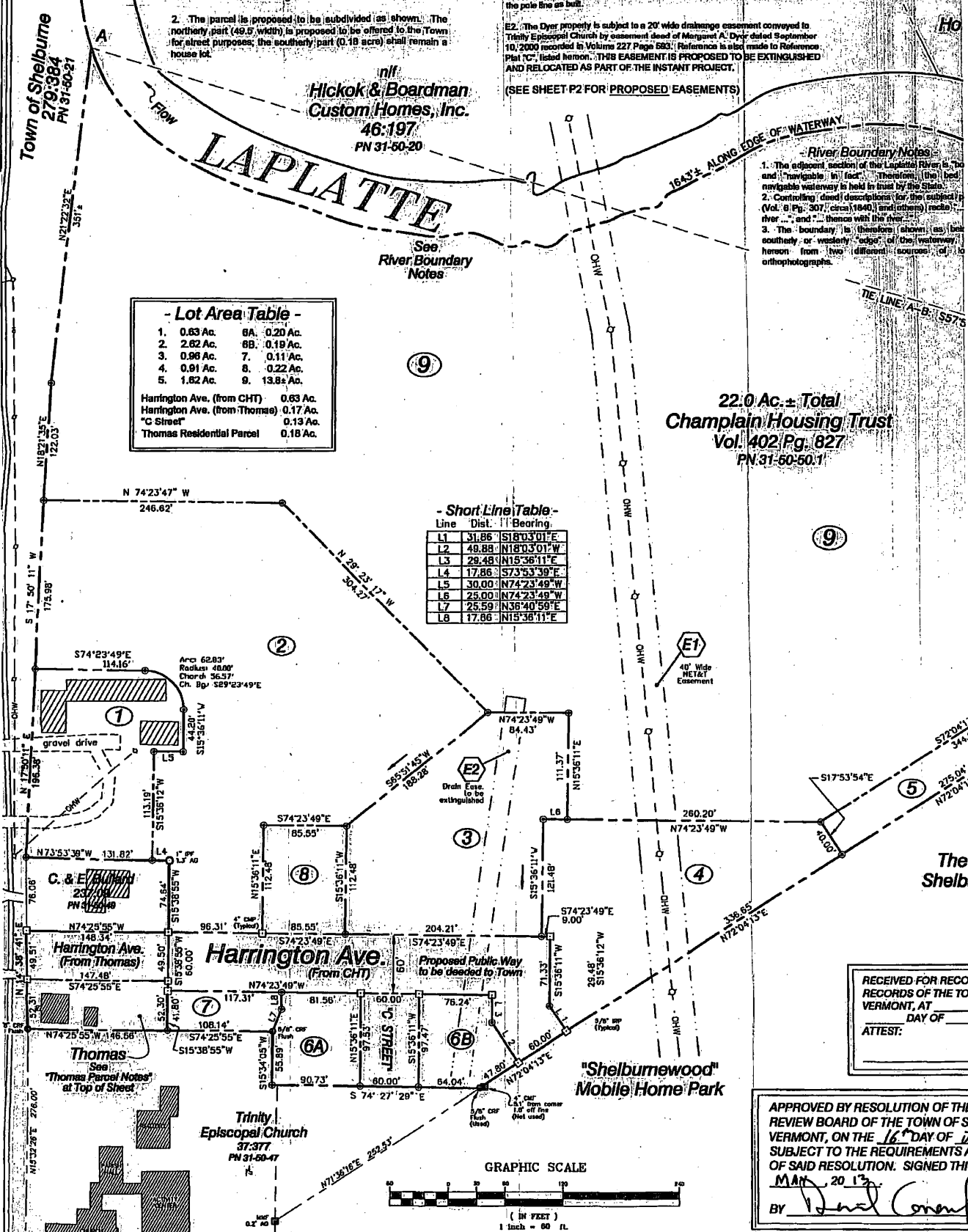
1. 0.63 Ac.	6A. 0.20 Ac.
2. 2.62 Ac.	6B. 0.19 Ac.
3. 0.96 Ac.	7. 0.11 Ac.
4. 0.91 Ac.	8. 0.22 Ac.
5. 1.62 Ac.	9. 13.8± Ac.

Harrington Ave. (from CHT) 0.63 Ac.
Harrington Ave. (from Thomas) 0.17 Ac.
"C Street" 0.13 Ac.
Thomas Residential Parcel 0.18 Ac.

- Short Line Table -

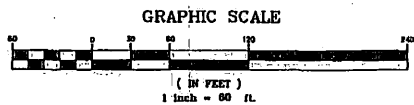
Line	Dist.	Bearing
L1	31.86	S18°03'01"E
L2	49.88	N18°03'01"W
L3	29.48	N15°36'11"E
L4	17.86	S73°53'39"E
L5	30.00	N74°23'49"W
L6	25.00	N74°23'49"W
L7	25.59	N36°40'59"E
L8	17.66	N15°36'11"E

22.0 Ac. ± Total
Champlain Housing Trust
Vol. 402 Pg. 827
PN 31-50-50.1

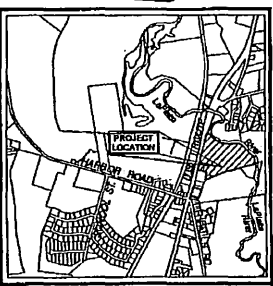
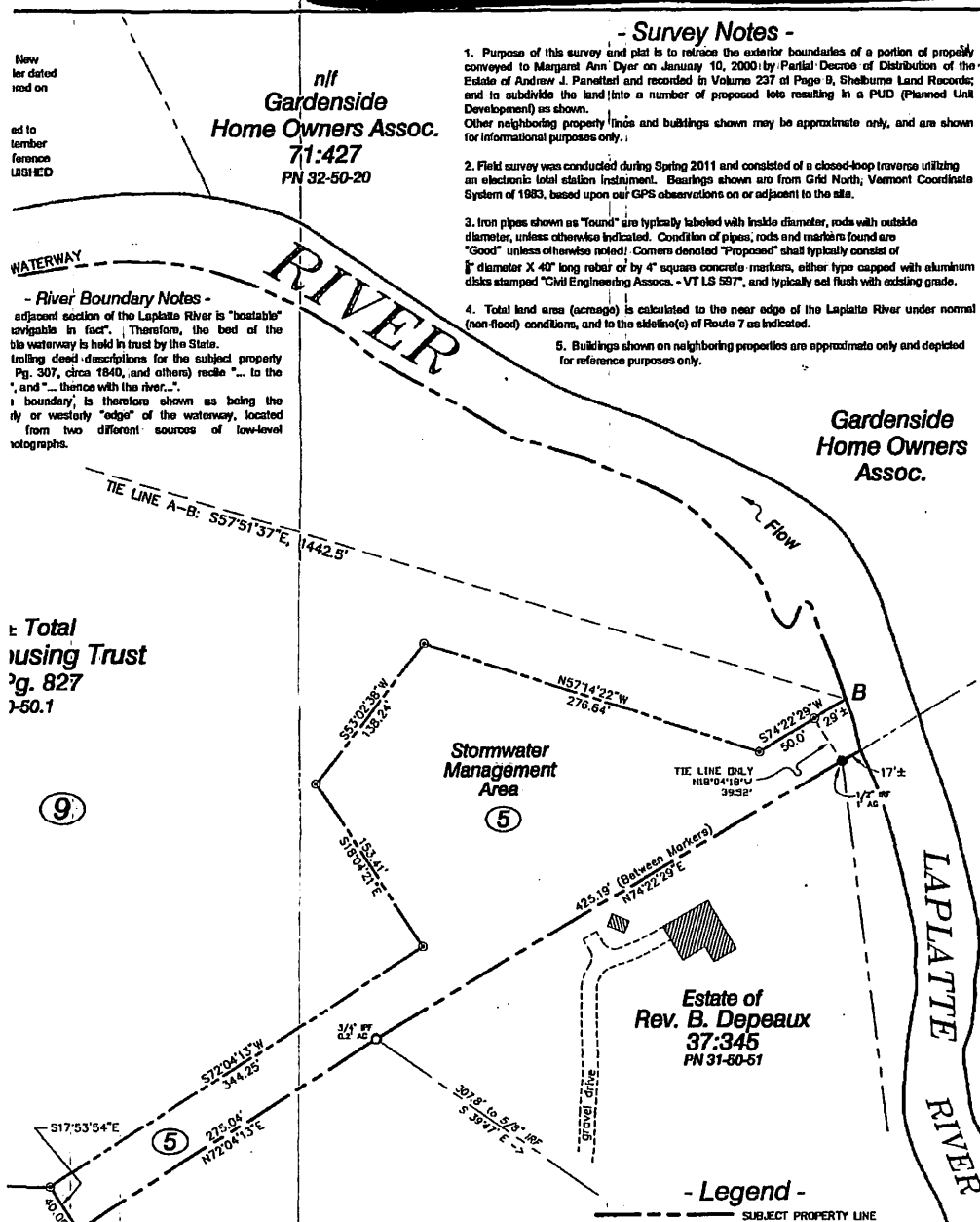


RECEIVED FOR REC.
RECORDS OF THE TOWN OF VERMONT, AT
DAY OF
ATTEST:

APPROVED BY RESOLUTION OF THE REVIEW BOARD OF THE TOWN OF VERMONT, ON THE 16th DAY OF 12 SUBJECT TO THE REQUIREMENTS A OF SAID RESOLUTION. SIGNED THIS
MAN 20 13
BY *[Signature]*



SLIDE 820B



- Reference Plats -
- A. "Plat of Survey Showing Estate of Alma M. Depoaux - 22.3 Acs.", Revised Nov. 1985 by W.A. Roberson. Plat Slide 19-A.
 - B. "Plat of Boundary Survey Property of Trinity Episcopal Church ...", Dated Aug. 1998 by S.J. Morrow. Plat Slide 224-A.
 - C. "Easement Plat - Margaret Ann Dyer to Trinity Episcopal Church ...", Dated Aug. 2002 by S.J. Morrow. Plat Slide 251-A.
 - D. "Property Conveyed by Blanche Harrington to Trinity Episcopal Church 8/1981". Recorded 8/18/1981. Unknown. Plat Slide 461-B.
 - E. "Plat of Survey Cutoffment / HSI / Shelburne, LLC". Revised 3/17/2005 by Civil Engineering Assoc., Inc. Shelburne Land Records.
 - F. State of Vermont Highway R.O.W. Plans, Project F-EGC-019-4(19) circa 1999. Shelburne Land Records.
 - G. "Final Subdivision Plan of Gardenside", Last revised 11/29/1983 by Palmer Company, Ltd. Plat Slide 671-A.
 - H. "Final Plat - The Chesapeake Subdivision ...", Dated August 1995 by Civil Engineering Assoc., Inc. Plat Slide 180-A.
 - I. "Subdivision Plan Prepared for Margaret Ann Dyer ...", Dated 12/23/2005 by SVE Associates. Not of Record.

SURVEYORS:

CIVIL ENGINEERING ASSOCIATES, INC.
 10 MARSHFIELD VIEW LANE, SOUTH BURLINGTON, VT 05403
 802-864-2222 www.ceai.com

COPYRIGHT © 2012 - ALL RIGHTS RESERVED

DRAWN	ACL/TRC
CHECKED	GAC/TRC
APPROVED	TRC
DATE	REVISED

Subdivision of
Champlain Housing Trust
 Property for
HARRINGTON VILLAGE

Shelburne Road (US Route 7)
 Shelburne, Vermont

DATE: MAY 13, 2013 DRAWING NUMBER: **P1**

PROJ. NO. 10187.03 SHEET 1 of 2

The Commons at Shelburnewood, LLC
 405-520
 PN 31-50-51

RECEIVED FOR RECORDING IN THE LAND RECORDS OF THE TOWN OF SHELBURNE, VERMONT, AT _____ O'CLOCK ON THE _____ DAY OF _____, 20____.

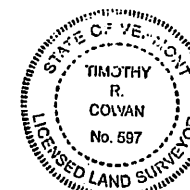
ATTEST: _____ TOWN CLERK

PROVED BY RESOLUTION OF THE DEVELOPMENT VIEW BOARD OF THE TOWN OF SHELBURNE, VERMONT, ON THE 16TH DAY OF JAN 20 13, SUBJECT TO THE REQUIREMENTS AND CONDITIONS SAID RESOLUTION. SIGNED THIS 23RD DAY OF JAN 20 13.

David Conant CHAIRPERSON

To the best of my knowledge and belief this plat, consisting of two sheets, depicts the results of a survey conducted by me as described in "Survey Notes" above, based upon our analysis of land records and evidence found in the field. Existing boundaries shown are in substantial conformance with the records, except as noted. This plat is in substantial compliance with 17 VSA 1403, "Recording of Land Plats". This statement valid only when accompanied by my original signature and seal.

Timothy R. Cowan
 Timothy R. Cowan VT LS 597



See Sheet P2 for Proposed Easements

- Legend -
- SUBJECT PROPERTY LINE
 - OTHER (APPROX.) PROP. LINE
 - EASEMENT SIDE LINE
 - - - OHW / E OVERHEAD WIRES or ELECTRIC
 - IPF ○ IRON PIPE FOUND (INSIDE DIAMETER)
 - IRF / CRF ○ IRON ROD / CAPPED ROD FOUND (DIAM.)
 - CMF / MMF □ CONC./MARBLE MONUMENT FOUND
 - IRP ○ CAPPED IRON ROD PROPOSED
 - CMF □ CONC. MONUMENT PROPOSED
 - UTILITY POLE
 - AG / BG ABOVE / BELOW GRADE
 - PN "PARCEL NUMBER" (TOWN)
 - 123:456 VOLUME : PAGE (LAND RECORDS)
 - CHT CHAMPLAIN HOUSING TRUST
 - Et EASEMENT NOTE NUMBER (EXISTING)
 - 9 LOT NUMBER

New lot dated road on

ed to lumber fence UNBESHED

n/l
Gardenside Home Owners Assoc.
 71:427
 PN 32-50-20

Gardenside Home Owners Assoc.

- River Boundary Notes -
 adjacent section of the Laplata River is "boatable" navigable in fact. Therefore, the bed of the waterway is held in trust by the State. Following deed descriptions for the subject property Pg. 307, circa 1940, and others) recite "... to the river, and thence with the river..." boundary is therefore shown as being the westerly "edge" of the waterway, located from two different sources of low-level topographs.

Total using Trust
 Pg. 827
 7-50.1

9

Stomwater Management Area
 5

Estate of Rev. B. Depoaux
 37:345
 PN 31-50-51

- Legend -

The Commons at Shelburnewood, LLC
 405:520
 PN 31-50-51

RECEIVED FOR RECORDING IN THE LAND RECORDS OF THE TOWN OF SHELBURNE, VERMONT, AT _____ O'CLOCK ON THE _____ DAY OF _____, 20____.

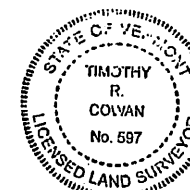
ATTEST: _____ TOWN CLERK

PROVED BY RESOLUTION OF THE DEVELOPMENT VIEW BOARD OF THE TOWN OF SHELBURNE, VERMONT, ON THE 16TH DAY OF JAN 20 13, SUBJECT TO THE REQUIREMENTS AND CONDITIONS SAID RESOLUTION. SIGNED THIS 23RD DAY OF JAN 20 13.

David Conant CHAIRPERSON

To the best of my knowledge and belief this plat, consisting of two sheets, depicts the results of a survey conducted by me as described in "Survey Notes" above, based upon our analysis of land records and evidence found in the field. Existing boundaries shown are in substantial conformance with the records, except as noted. This plat is in substantial compliance with 17 VSA 1403, "Recording of Land Plats". This statement valid only when accompanied by my original signature and seal.

Timothy R. Cowan
 Timothy R. Cowan VT LS 597



See Sheet P2 for Proposed Easements

CERTIFICATE of COMPLETION and OPENING of a HIGHWAY for PUBLIC TRAVEL

VT Trans Use Only Certificate Year Highway Class Town Highway # Mileage

Diana Vachon Town Clerk of the Town of Shelburne Vermont.

Pursuant to Title 19, V.S.A., Chapter 7, this is to certify that the following described section of Class 2 Highway in the Town of Shelburne was COMPLETED AND OPENED FOR PUBLIC TRAVEL on July 25, 2017.

DESCRIPTION OF RIGHT OF WAY:

Being the as-built portion of South Park Road extending from the easterly sideline of U.S. Route 7, 372.40 feet to a point, then extending south 15 feet to a point, then curving to the northeast 192.89 feet to a point, and terminating at a cul-de-sac whose circumference is 188.50 feet and 25,70 feet at the northwest corner of Lot 14 as more particularly depicted on the plan entitled, "Vermont Teddy Bear Planned Unit Development", Shelburne, Vermont, Final Plat of Subdivision Modification, Properties of Vermont Teddy Bear Co., Inc. and URSA (VT) QRS 1230, Inc. prepared by Civil Engineering Associates, Inc., dated June 26, 2000, and to be recorded as Map Slide 233B.

The Warranty Deed transferring title from the Vermont Teddy Bear Co., Inc. to the Town of Shelburne was recorded on February 10, 2003 at Volume 288 Pages 632-633.

Dated at Town of Shelburne County of Chittenden and State of Vermont. this 25th day of July A.D. 2017

Signatures of Selectmen/Aldermen/Trustees and the Manager/Mayor of the City/Town/Village of Shelburne.

BOARD OF SELECTMEN ALDERMEN or TRUSTEES

South Park Rd - Certificate of Completion.pdf

SHELBURNE, VERMONT JANUARY 30, 2018

THE ABOVE IS A TRUE COPY OF THE DESCRIPTION OF CLASS 3 HIGHWAY COMPLETED AND OPENED FOR PUBLIC TRAVEL, RECORDED IN BOOK 444 ON PAGE 357 OF THE LAND RECORDS OF THE TOWN OF SHELBURNE ON THE 30th DAY OF JANUARY 2018 AT 12 O'CLOCK, P.M.

ATTEST: ASST CLERK OF SHELBURNE, VERMONT

Revision 12/2014 TOWN CLERK'S OFFICE Received Jan 30, 2018 12:00P Recorded in VOL: 444 PG: 357- 357 OF Shelburne Land Records Attest: Diana Vachon Town Clerk

END OF DOCUMENT

WARRANTY DEED

KNOW ALL PEOPLE BY THESE PRESENTS, that THE VERMONT TEDDY BEAR CO., INC., a New York corporation with its principal place of business in Shelburne, Chittenden County, Vermont (the "Grantor"), in consideration of Ten or More Dollars paid to the Grantor's full satisfaction by the TOWN OF SHELBURNE, a Vermont municipality situated in Chittenden County, Vermont (the "Grantee"), by these presents does freely GIVE, GRANT, SELL, CONVEY AND CONFIRM unto the Grantee, and the Grantee's successors and assigns forever, certain land and premises in Shelburne, Chittenden County, Vermont, described as follows (the "Property"):

Being a portion of the land and premises conveyed to The Vermont Teddy Bear Co., Inc., by Warranty Deed of Holmberg, Inc., dated August 18, 1994, and recorded in Volume 178, Pages 435-440 of the Town of Shelburne land records, more particularly described as follows:

Being the as-built portion of South Park Road extending from the easterly sideline of U.S. Route 7 and continuing in a general easterly direction to the northwest corner of Lot 14 as more particularly depicted on the plan entitled "Vermont Teddy Bear Planned Unit Development, Shelburne, Vermont, Final Plat of Subdivision Modification, Properties of Vermont Teddy Bear Co., Inc., and URSA (VT) QRS 1230, Inc.," prepared by Civil Engineering Associates, Inc., dated June 26, 2000, and to be recorded as Map Slide 233B in the Town of Shelburne land records (the "Plan").

Also conveyed herewith is a twenty foot wide water line easement depicted as "Proposed Relocation of 20 Foot Wide Water Easement" on the Plan, which water line easement relocates the water line easement granted to the Town of Shelburne by Easement Deed of Holmberg, Inc., dated June 23, 1993, and recorded in Volume 163, Page 368 of the Town of Shelburne land records.

This Warranty Deed shall act as a Bill of Sale and does hereby convey any sanitary sewer mains, manholes, water mains, hydrants, and any appurtenances thereto located on, under and through the property hereby conveyed.

Reference is hereby made to the instruments and plans referred to above and the records thereof, and the instruments and plans referred to therein and the records thereof, in further aid of this description.

This Deed is executed and delivered by the Grantor in partial satisfaction of the Grantor's obligation to convey certain subdivision roadways pursuant to a certain First Amendment to Irrevocable Offer of Dedication from the Grantor to the Grantee, dated March 23, 1999, and recorded in Volume 229, Page 231 of the Town of Shelburne land records, an in partial satisfaction of an obligation of Holmberg, Inc. to convey a water line easement pursuant to Irrevocable Offers of Dedication from Holmberg, Inc., to the Town of Shelburne dated June 23, 1993, and recorded in Volume 163 Page 371, and re-recorded at Volume 172 Page 132 of the Town of Shelburne land records.

TO HAVE AND TO HOLD the Property, with all the privileges and appurtenances thereof, to the Grantee, and the Grantee's successors, and assigns, to the Grantee's own use and behoof forever.

And the Grantor, for the Grantor and the Grantor's successors and assigns, does covenant with the Grantee, and the Grantee's successors and assigns, that until the encasing of these presents, the Grantor is the sole owner of the Property and has good right and title to convey the same in the manner described in this Deed; and that the Property is **FREE FROM EVERY ENCUMBRANCE**, except as provided in this Deed; and the Grantor hereby engages to **WARRANT AND DEFEND** the same against all lawful claims whatever, except as provided in this Deed.

ACKNOWLEDGEMENT

Return Received (including Certificates and, if Required, Act 250 Disclosure Statement) and Tax Paid. 2002-311
Signed Pat M. Williams Not. Clerk

RECEIVED FOR RECORD
SHELBURNE TOWN CLERK'S OFFICE

2/10/2003 @ 8:01 AM
RECORDED IN VOL. 229 PAGE(S) 632-633
OF SHELBURNE RECORDS

ATTEN: Clerk

South Park Rd - WD.pdf

Dinse, Knapp
& McAndrew, P.C.
ATTORNEYS AT LAW
DUNELINGTON, VT 05418-0000
802-664-9191

288 633

IN WITNESS WHEREOF, THE VERMONT TEDDY BEAR CO., INC., has caused this instrument to be executed by its duly authorized agent this 17th day of July, 2000.

IN PRESENCE OF:

THE VERMONT TEDDY BEAR CO., INC.

Christine D. Hart
Witness

By: Elisabeth B. Robert
Elisabeth B. Robert, Duly Authorized Agent

STATE OF VERMONT
COUNTY OF CHITTENDEN, SS.

At Dundwich, in said County, this 17th day of July, 2000, Elisabeth B. Robert, duly authorized agent of The Vermont Teddy Bear Co., Inc., personally appeared, and she acknowledged this instrument, by her subscribed, to be her free act and deed and the free act and deed of The Vermont Teddy Bear Co., Inc.

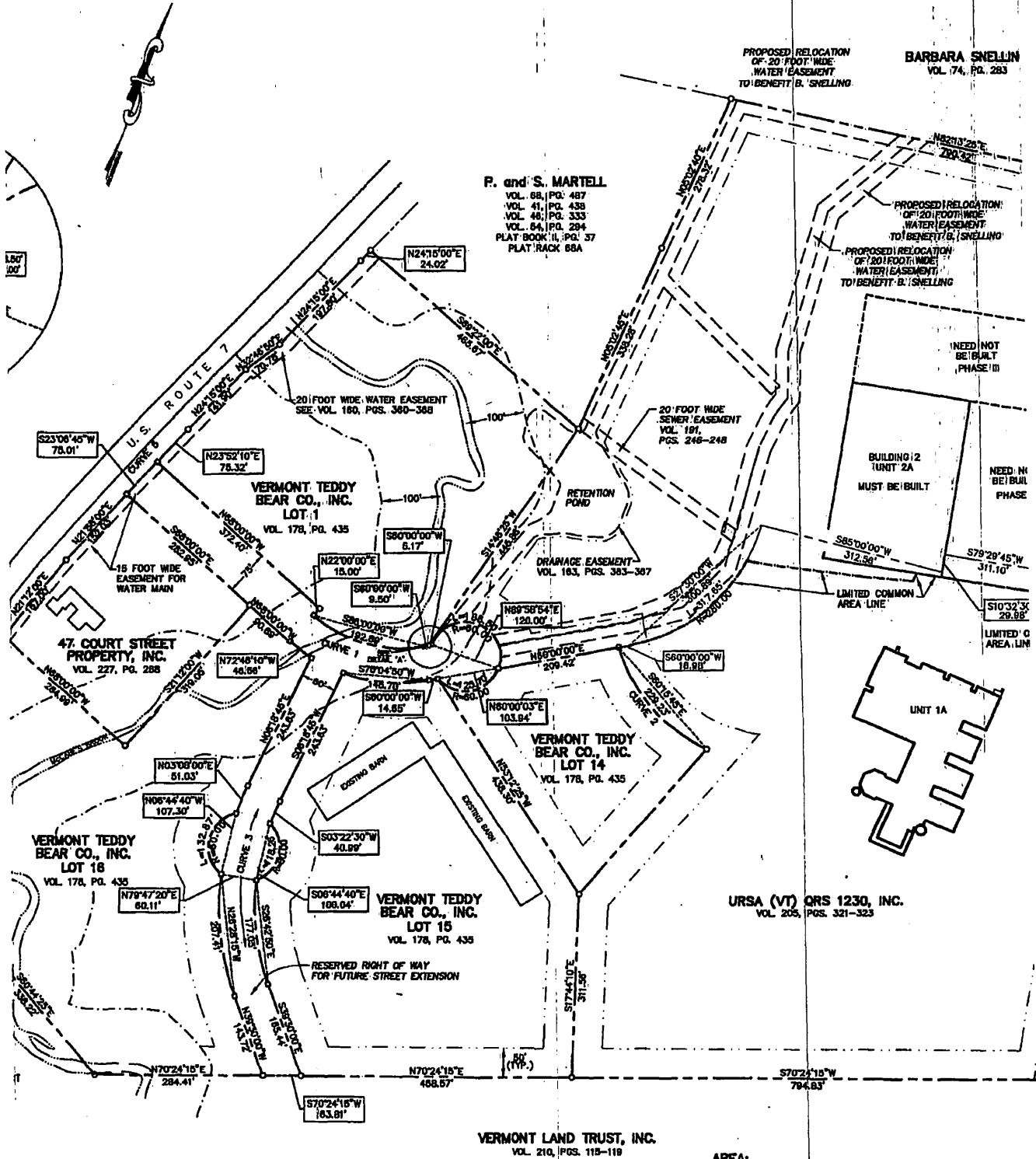
Before me:

Christine D. Hart
Notary Public
My Commission Expires: 2/10/2003

Dine, Knapp
& McAndrew, P.C.
ATTORNEYS AT LAW
LINGTON, VT 05142-0790
003-884-5751

2

END OF
DOCUMENT

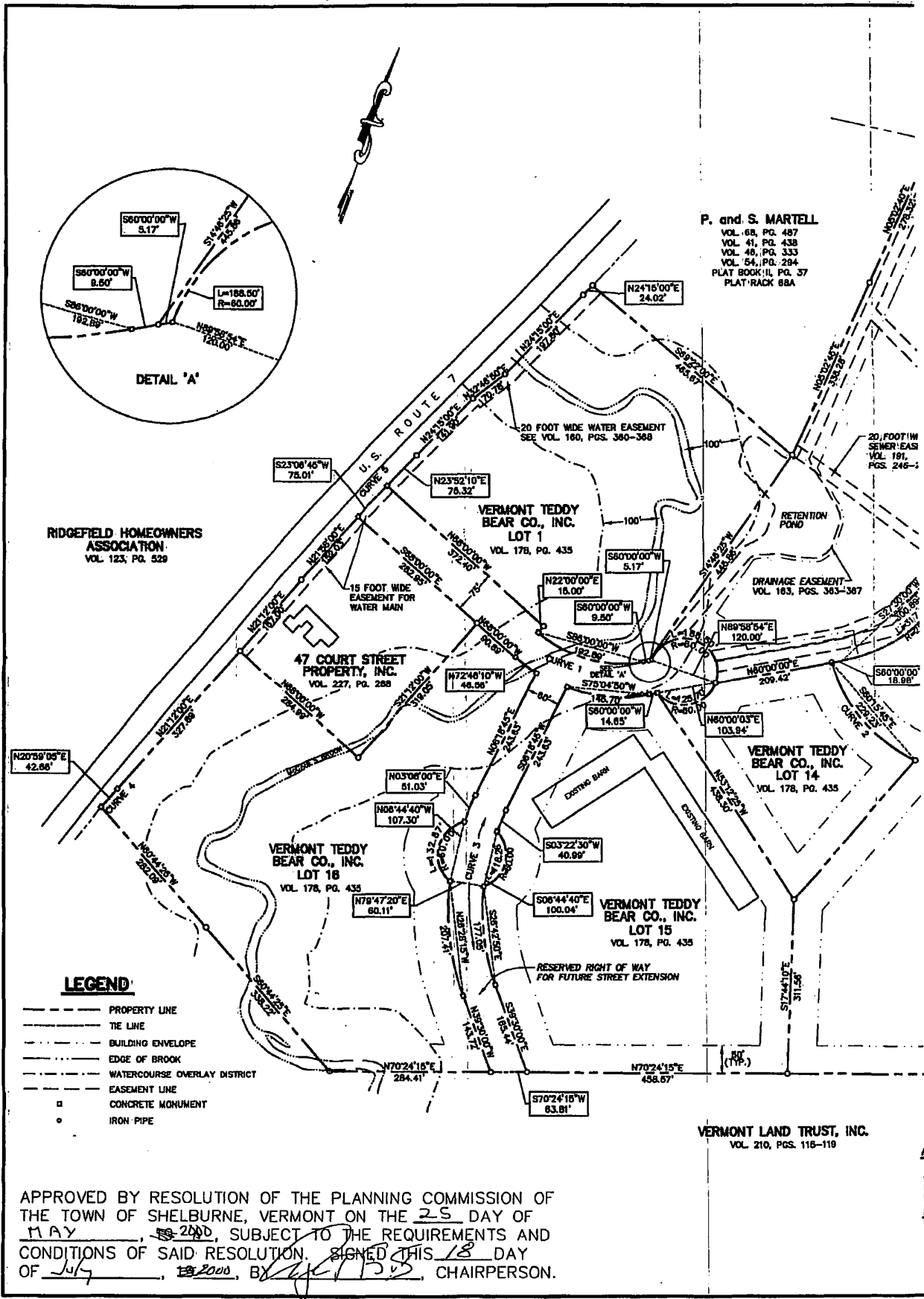


OF THE PLANNING COMMISSION OF VERMONT ON THE 25 DAY OF [unclear] SUBJECT TO THE REQUIREMENTS AND LUTION, SIGNED THIS 18 DAY BY [unclear], CHAIRPERSON.

AREA:

LOT 1	8.00 ACRES
LOT 14	2.16 ACRES
LOT 15	6.71 ACRES
LOT 18	7.57 ACRES
TEDDY BEAR P.U.D.	32.00 ACRES
ROAD R.O.W.	2.35 ACRES
TOTAL	58.84 ACRES

ATTEST: *Jan C. Mans*, Assistant Town Clerk



ORIGINAL INK ON MYLAR

SLIDE 233 B

District 5
Certcode 0413-0

**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 **SHELBURNE** 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
Class 2	25.190				0.000
Class 3	27.26	4168			0.000
State Highway	6.655				0.000
Total	59.105				0.000
* Class 1 Lane	0.000				
* Class 4	0.10				0.000
* Legal Trail	0.00				

* 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".

HARRINGTON AVENUE = 646'.60" }
SOUTH PARK ROAD = 1,554.59 } 2,201'.19"

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: _____

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 Hwy Mileage - 2018.pdf