

District 5
Certcode 0413-0

**CERTIFICATE OF HIGHWAY MILEAGE
YEAR ENDING FEBRUARY 10, 2024**

Fill out form, make and file a copy with the Town Clerk, and submit the Mileage Certificate on or before February 20, 2024 to: Vermont Agency of Transportation, Division of Policy, Planning and Intermodal Development, Mapping Section via email to: aot.mileagecertificates@vermont.gov or if necessary via mail to: VTrans PPAID - Mapping Section, 219 North Main Street, Barre VT 05641.

We, the members of the legislative body of **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			-	
Class 2	25.220			25.220	
Class 3	27.52	0.14 ^{0.15}		27.66 27.67	
State Highway	6.655			6.655	
Total	59.395	0.14^{0.15}		59.556 59.545	
* Class 1 Lane	0.000			-	
* Class 4	0.10			0.10	
* 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".

Ferndale Way new road + 0.14^{0.15}m. CL3 TH-108

Mileage adjustment and unchanged mileage totals added by K.Alley (VTrans) as per attached email dated 4/1/2024

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

DS
KMA

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: Place an X in the box and sign below.

PART III - SIGNATURES - PLEASE SIGN.

Signatures of Selectmen/ Aldermen/ Trustees:

Mitchell *Alley* *...*

Signature of T/C/V Clerk:

Sara B. Vail

Date Filed:

3/12/2024

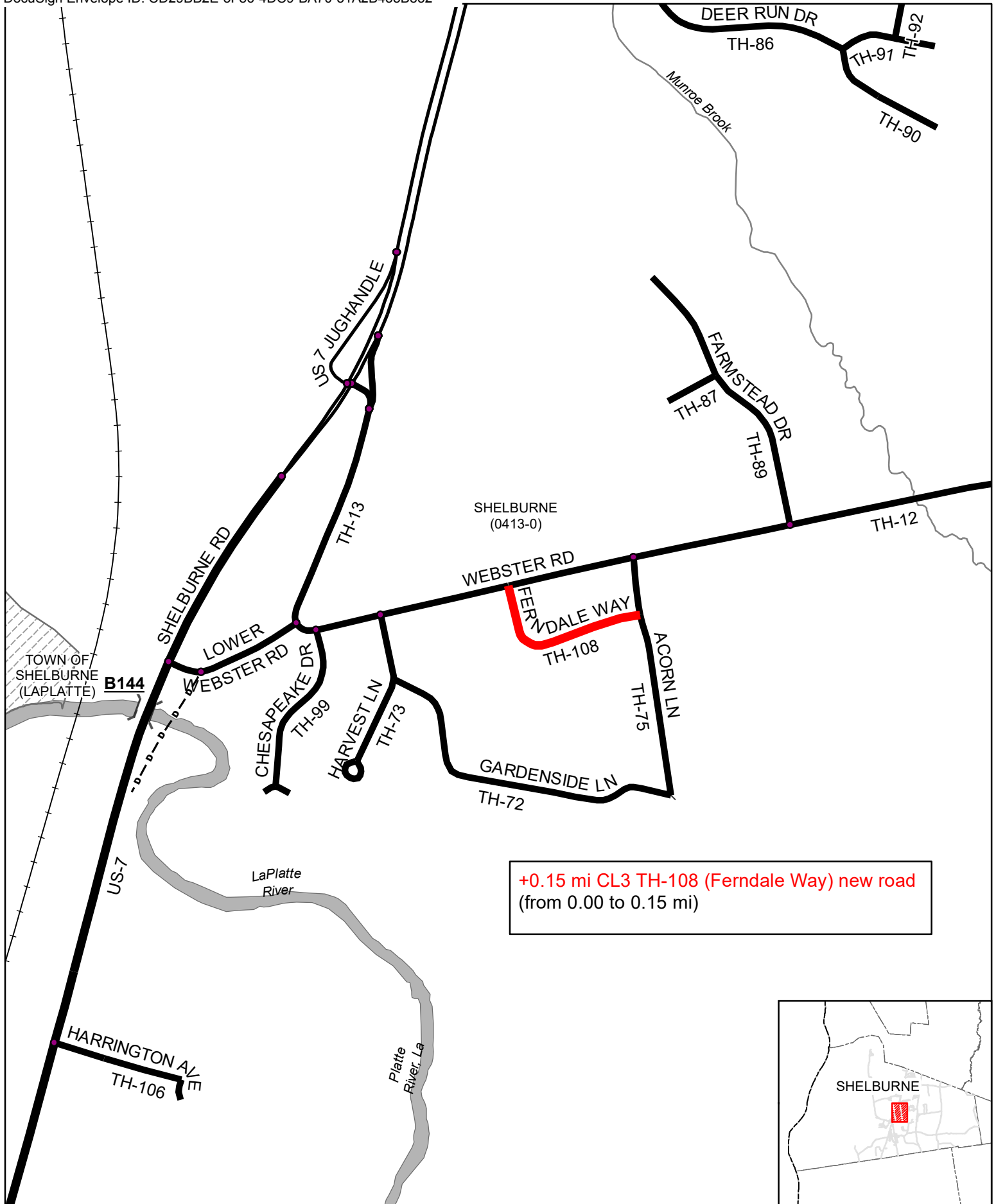
Please sign ORIGINAL and return it for Transportation signature.

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

APPROVED:

DocuSigned by:
Johnathan Croft
Representative, Agency of Transportation
8B1F350F309C4C9...

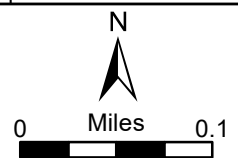
DATE: 4/22/2024



+0.15 mi CL3 TH-108 (Ferndale Way) new road
(from 0.00 to 0.15 mi)



Mileage Certificate Changes 2024
SHELBURNE



Alley, Kerry

From: Alley, Kerry
Sent: Monday, April 1, 2024 11:28 AM
To: Diana Vachon
Cc: Matt Lawless; Michael Ashooh
Subject: RE: SHELBURNE: 2024 Mileage Certificate Not Yet Received

Good afternoon Matt, Diana and Michael,

I just realized that I processed the addition of Ferndale Way with a mileage of 0.15 mi instead of 0.14 mi (it really could have gone either way, as our mapping software suggests it is 0.1449 mi). At this point it is easier for us if we leave it at 0.15 mi in our records, so I have adjusted the Mileage Certificate accordingly, and added a note to that regard.

I apologize for any confusion this may have caused!

Kerry

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

From: AOT - Mileage Certificates <AOT.MileageCertificates@vermont.gov>
Sent: Wednesday, March 13, 2024 7:00 PM
To: Diana Vachon <dvachon@shelburnevt.org>; AOT - Mileage Certificates <AOT.MileageCertificates@vermont.gov>
Cc: Matt Lawless <mlawless@shelburnevt.org>; Michael Ashooh <Mashooh@shelburnevt.org>; Alley, Kerry <Kerry.Alley@vermont.gov>
Subject: RE: SHELBURNE: 2024 Mileage Certificate Not Yet Received

Yes that should work fine Diana. Thank you.

Pam

Pamela DeAndrea (she/her) | AOT GIS Professional III
Policy, Planning & Research Bureau – Mapping Section
Policy, Planning & Intermodal Development Division
Vermont Agency of Transportation
219 N. Main Street | Barre, VT 05641
802-793-7555 phone | pam.deandrea@vermont.gov
<http://vtrans.vermont.gov>



Help raise money for Vermonters impacted by flood damage and show your Vermont pride with *Vermont Strong* and *Tough Too* license plates and socks. [Click here to purchase your Vermont Strong gear](#) or visit DMV.Vermont.gov/VermontStrong23.

Impacted Vermonters can find resources and referrals by visiting Vermont.Gov/Flood.

From: Diana Vachon <dvachon@shelburnevt.org>

Sent: Wednesday, March 13, 2024 5:02 PM

To: AOT - Mileage Certificates <AOT.MileageCertificates@vermont.gov>

Cc: Matt Lawless <mlawless@shelburnevt.org>; Michael Ashooh <Mashooh@shelburnevt.org>

Subject: RE: SHELBURNE: 2024 Mileage Certificate Not Yet Received

You don't often get email from dvachon@shelburnevt.org. [Learn why this is important](#)

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

Hi Kerry,

Just saw your email about the .14 instead of .13. I have corrected the Certificate form and attached it here. Will this work?

Thank you!

Diana

Diana Vachon, CMC, CVC

Shelburne Town Clerk

PO Box 88

5420 Shelburne Road

Shelburne, VT 05482

Ph: 802-985-5116

Fx: 802-985-9550

Cell: 802-343-3145

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

pronoun (she/her)

"There are three ways to ultimate success: The first way is to be kind. The second way is to be kind. The third way is to be kind." ~ Fred Rogers

The Town Clerk's Office will close at 2 P.M. the day before all Elections.

Online you can register to vote online at:

<https://olvr.vermont.gov/>

And to check the status of your absentee ballot online click on the following link:



<https://mvp.vermont.gov/>

Disclaimer: please be advised that your email communication to the Town may be considered public record and may be subject to disclosure under the Vermont Open Public Records Act. Vermont's "Public Records Law" is found in Title 1, Chapter 5, Subchapter 3 of Vermont Statutes Annotated (1 V.S.A. §§ 315-320)

From: Diana Vachon
Sent: Wednesday, March 13, 2024 4:55 PM
To: 'AOT - Mileage Certificates' <AOT.MileageCertificates@vermont.gov>
Cc: Matt Lawless <mlawless@shelburnevt.org>; michael ashooch <mashooch@shelburnevt.org>
Subject: RE: SHELBURNE: 2024 Mileage Certificate Not Yet Received

Hi Kerry,

Attached are the forms you need to complete our Certificate of Highway Mileage. If there is anything else you need, please let me know.

Thank you for your patience.

Have a great day!

Diana

Diana Vachon, CMC, CVC
Shelburne Town Clerk
PO Box 88
5420 Shelburne Road
Shelburne, VT 05482
Ph: 802-985-5116
Fx: 802-985-9550
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From: Diana Vachon
Sent: Friday, March 8, 2024 11:08 AM
To: AOT - Mileage Certificates <AOT.MileageCertificates@vermont.gov>
Cc: Matt Lawless <mlawless@shelburnevt.org>; michael ashoooh <mashoooh@shelburnevt.org>
Subject: RE: SHELBURNE: 2024 Mileage Certificate Not Yet Received
Importance: High

Hi Kerry,

Our Selectboard Chair still needs to sign the form. We do have a road, Ferndale Way, to add to the form. I was consumed by election duties last week and this week. I will get this to you asap. Thank you for the reminder.

Kind regards,

Diana

Diana Vachon, CMC, CVC
Shelburne Town Clerk
PO Box 88
5420 Shelburne Road
Shelburne, VT 05482
Ph: 802-985-5116
Fx: 802-985-9550
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From: AOT - Mileage Certificates <AOT.MileageCertificates@vermont.gov>

Sent: Friday, March 8, 2024 10:55 AM

To: Diana Vachon <dvachon@shelburnevt.org>

Cc: Matt Lawless <mlawless@shelburnevt.org>

Subject: SHELBURNE: 2024 Mileage Certificate Not Yet Received

Attached: MileageCertificate_SHELBURNE_2024.pdf

Greetings from the VTrans Mapping Section,

The VTrans Mapping Section sent you an email on 01/04/2024 with Shelburne's 2024 Mileage Certificate attached. To date, we have not yet received this certificate, and therefore want to remind Shelburne to sign and return the Certificate to the Mapping Section as soon as possible. For your convenience we have also attached a copy of the certificate to this email. Certificates can be scanned and returned to us at aot.mileagecertificates@vermont.gov.

Please note that the Mileage Certificates need to be signed and returned to the Mapping Section, even if there are no changes. VTrans uses 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 18, 2024, we will assume there are no changes from last year's certificate and state aid will be based on those mileages.

Sincerely,

Kerry Alley

Kerry Alley | GIS Professional III
Policy, Planning & Research Bureau - Mapping Section
Policy, Planning & Intermodal Development Division
Vermont Agency of Transportation
219 North Main Street | Barre, VT 05641

Alley, Kerry

From: Alley, Kerry
Sent: Friday, March 1, 2024 11:25 AM
To: Diana Vachon
Subject: RE: SHELBURNE: 2024 Mileage Certificate Not Yet Received

Hi Diana,

It is our policy to measure CL3 highways from centerline to centerline and round to the nearest 0.01 mi, so the measure we would put in our records is actually 0.14 mi (instead of 0.13 that you entered on the Cert)

And you can add the following to the New Highways section of Part II of the Certificate:

+0.14 mi CL3 TH-108 (Ferndale Way) new road

Thank you Diana!

Kerry

From: Diana Vachon <dvachon@shelburnevt.org>
Sent: Thursday, February 29, 2024 3:09 PM
To: Alley, Kerry <Kerry.Alley@vermont.gov>
Subject: RE: SHELBURNE: 2024 Mileage Certificate Not Yet Received

You don't often get email from dvachon@shelburnevt.org. [Learn why this is important](#)

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

Hi Kerry,

Matt Lawless told me the Shelburne Selectboard approved the AOT mileage form this past Tuesday. I need to get it signed and over to you. Did you send Matt a completed for with Ferndale Way's milage added? I had filled one out for him. I just want to make sure we are signing the correct form.

Thanks!

Diana

Diana Vachon, CMC, CVC
Shelburne Town Clerk
PO Box 88
5420 Shelburne Road
Shelburne, VT 05482
Ph: 802-985-5116
Fx: 802-985-9550
Cell: 802-343-3145
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pronoun (she/her)

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From: AOT - Mileage Certificates <AOT.MileageCertificates@vermont.gov>

Sent: Thursday, February 22, 2024 9:54 AM

To: Matt Lawless <mlawless@shelburnevt.org>; AOT - Mileage Certificates <AOT.MileageCertificates@vermont.gov>;
Diana Vachon <dvachon@shelburnevt.org>; Alley, Kerry <Kerry.Alley@vermont.gov>

Subject: RE: SHELBURNE: 2024 Mileage Certificate Not Yet Received

Thank you Matt,

Pam

Pamela DeAndrea (she/her) | AOT GIS Professional III
Policy, Planning & Research Bureau – Mapping Section
Policy, Planning & Intermodal Development Division
Vermont Agency of Transportation
219 N. Main Street | Barre, VT 05641
802-793-7555 phone | pam.deandrea@vermont.gov
<http://vtrans.vermont.gov>



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Impacted Vermonters can find resources and referrals by visiting Vermont.Gov/Flood.

From: Matt Lawless <mlawless@shelburnevt.org>
Sent: Wednesday, February 21, 2024 4:08 PM
To: AOT - Mileage Certificates <AOT.MileageCertificates@vermont.gov>; Diana Vachon <dvachon@shelburnevt.org>; Alley, Kerry <Kerry.Alley@vermont.gov>
Subject: RE: SHELBURNE: 2024 Mileage Certificate Not Yet Received

You don't often get email from mlawless@shelburnevt.org. [Learn why this is important](#)

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Good afternoon,

Thank you for the reminder, Kerry. We'll get right on it. I am out sick until Friday but will sign and send it then.

Diana, could you help with one detail of this, please? As far as I know, the only mileage change we have is our action to take in Ferndale Way. Not very long, but we recorded its length and should add it to the map. The contentious segment of Harbor Road doesn't have a formal change yet. I called Kerry and talked about it with her. So please look up the length of Ferndale from our recordation, and briefly check with Paul that there isn't anything else from before I started work.

Thank you both very much!

Matt Lawless
Shelburne Town Manager
802.985.5111
[Web](#), [Facebook](#), [LinkedIn](#)
(he/him)

From: AOT - Mileage Certificates <AOT.MileageCertificates@vermont.gov>
Sent: Wednesday, February 21, 2024 3:38 PM
To: Diana Vachon <dvachon@shelburnevt.org>
Cc: Matt Lawless <mlawless@shelburnevt.org>
Subject: SHELBURNE: 2024 Mileage Certificate Not Yet Received

Attached: MileageCertificate_SHELBURNE_2024.pdf

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Sincerely,

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

VTrans Use Only	
Certificate Year:	<u>2024</u>
Highway Class:	<u>3</u>
Town Highway #:	<u>108</u>
Mileage:	<u>0.15</u>

Diana K. Vachon, Town Clerk of the Town of Shelburne, Vermont.
(Clerk's Name) (City/Town/Village) (City/Town/Village)

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 Shelburne was COMPLETED AND OPENED
(City/Town/Village) (City/Town/Village Name)
FOR PUBLIC TRAVEL on November 2, 2023.
(Month - Day) (Year)

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

Ferndale Way intesects with south side of Webster Rd and the west side of Acorn Ln. as depicted on Slide 921A Subdivision Plat Ferndale Way recorded in the Shelburne Land Records on 16 June. 2021.

and as shown on a Highway Map of the Slide 921A Tax Map 32 of Town of Shelburne
(City/Town/Village) (City/Town/Village Name)
dated April 1, 2023 and filed in Book maps on page 921A of the Records of
(Month - Day) (Year) (Book #) (Page #)
the Land records of Shelburne by the Shelburne 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 Shelburne Clerk.
(City/Town/Village)

Dated at Shelburne, County of Chittenden and State of Vermont,
(City/Town/Village Name) (County Name)
this 12 day of March, A.D., 2024.
(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]
(Selectman/Alderman/Trustee Signature)
[Signature]
(Selectman/Alderman/Trustee Signature)
[Signature]
(Selectman/Alderman/Trustee Signature)

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

Shelburne, VERMONT March 12th, 2024
(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 487 ON PAGE 859 OF THE Land RECORDS
(Book #) (Page #) (Land Highway etc)
OF THE TOWN OF Shelburne ON THE 02 DAY OF November
(City/Town/Village) (City/Town/Village Name) (Date - Day) (Date - Month)
2023, AT 9:30 O'CLOCK, A. A.M.
(Date - Year) (Time) (A or P)

ATTEST: Diana K Vachon
(Clerk's Name)
Town CLERK OF Shelburne, VERMONT
(City/Town/Village) (City/Town/Village Name)

RECEIVED FOR RECORD 16 JUNE 2021 AT 9:30 AM AND RECORDED AT MAP SLIDE 921A OF THE SHELburne LAND RECORDS.
ATTEST: W. O'Brien, Asst. Town Clerk
THIS IS AN ORIGINAL MYLAR

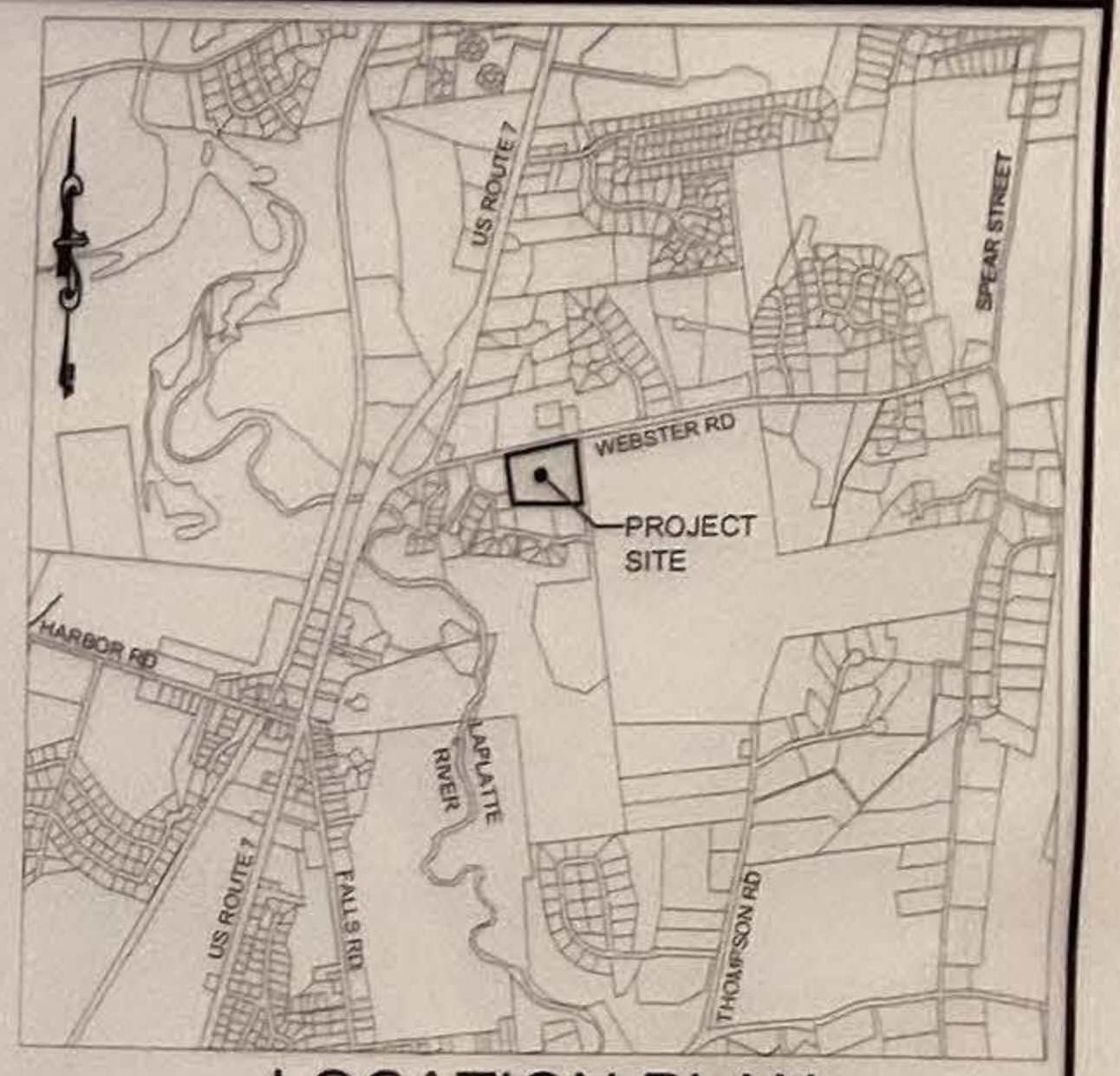


LEGEND:

- PROJECT PERIMETER PROPERTY LINE
- ABUTTING PROPERTY LINE
- PROPOSED PROPERTY LINE
- SIDELINE OF EXISTING EASEMENT
- SIDELINE OF PROPOSED EASEMENT
- N/F NOW OR FORMERLY
- IPF IRON PIPE FOUND
- IRON PIPE TO BE SET
- IRS IRON ROD TO BE SET
- CONCRETE MONUMENT TO BE SET
- AG ABOVE GROUND
- BG BELOW GROUND

EASEMENT LEGEND

- E1 PROPOSED UTILITY & STORMWATER EASEMENT TO THE TOWN OF SHELburne AND THE HOMEOWNERS' ASSOCIATION
- E2 PROPOSED UTILITY EASEMENT TO THE HOMEOWNERS ASSOCIATION
- E3 PROPOSED ACCESS EASEMENT FOR SHARED DRIVEWAY TO LOTS 4 & 5
- E4 PROPOSED 15' WIDE UTILITY EASEMENT TO THE HOMEOWNERS ASSOCIATION
- E5 PROPOSED STORMWATER EASEMENT TO THE TOWN OF SHELburne
- E6 PROPOSED 10' WIDE UTILITY EASEMENT TO THE HOMEOWNERS ASSOCIATION
- E7 PROPOSED 15' WIDE UTILITY EASEMENT TO THE TOWN OF SHELburne



LOCATION PLAN
NTS

NOTES:

- THIS PLAT WAS COMPILED FROM FIELD SURVEYS AND RECORD RESEARCH INCLUDING THE USE OF THE FOLLOWING PLATS:
 - A. "FINAL PLAT-MINOR SUBDIVISION, PROPERTY OF THOMAS AND LOIS HADDOCK" BY CIVIL ENGINEERING ASSOCIATES, INC. LAST REVISED 12-12-88, AS RECORDED IN SLIDE 90A OF THE TOWN OF SHELburne LAND RECORDS
 - B. "FINAL SUBDIVISION PLAN OF GARDENSIDE" PREPARED BY PALMER COMPANY, LTD. REVISED 6-8-82, AS RECORDED IN SLIDE 671A OF THE TOWN OF SHELburne LAND RECORDS
 - C. "FINAL SUBDIVISION PLAN OF GARDENSIDE" PREPARED LAND PLANNING & INVESTMENT, JAMES HARVELL L.S., DATED 10-30-1979, AS RECORDED IN SLIDE 638B OF THE TOWN OF SHELburne LAND RECORDS
 - D. "FINAL PLAT FARMSTEAD AT SHELburne - NO. 1, GREEN MOUNTAIN DEVELOPMENT GROUP" BY CIVIL ENGINEERING ASSOCIATES, INC. LAST REVISED 12-12-88, AS RECORDED IN SLIDE 79A OF THE TOWN OF SHELburne LAND RECORDS
 - E. "FINAL PLAT FARMSTEAD AT SHELburne - NO. 2, GREEN MOUNTAIN DEVELOPMENT GROUP" BY CIVIL ENGINEERING ASSOCIATES, INC. LAST REVISED DECEMBER 1988, AS RECORDED IN SLIDE 78B OF THE TOWN OF SHELburne LAND RECORDS.
- THE 49.5 FEET WIDE RIGHT-OF-WAY FOR WEBSTER ROAD IS BASED UPON THE PLAN REFERENCED ABOVE IN NOTE 1A. THE 60 FEET WIDE RIGHT OF WAY FOR ACORN LANE IS BASED UPON THE PLANS REFERENCED IN NOTES 1B & 1C ABOVE.
- ALL IRON PIPES SET ARE 1" INSIDE DIAMETER. MONUMENTATION FOUND IS AS NOTED ON PLAN.
- A SURVEY WAS COMPLETED IN MAY 2019 USING A COMBINATION OF GPS BASELINES AND CONVENTIONAL SURVEY EQUIPMENT. THE METHODS AND THE RESULTING ERROR MEET OR EXCEED THE MINIMUM PRECISION REQUIREMENTS FOR SUBURBAN SURVEYS.
- THIS PROPERTY MAY BE SUBJECT TO OTHER EASEMENTS AND/OR RIGHTS-OF-WAY.

SMITH-WEBSTER, INC
VOL. 128, PG 335
N/F

TOWN CLERK'S OFFICE
TOWN OF SHELburne, VT.
_____, 2021
RECEIVED FOR RECORD AT ____ O'CLOCK
____ M. AND RECORDED IN SLIDE# ____
ATTEST: _____
TOWN CLERK

date	description	ABR	by
09-14-20	ADD UTILITY EASE TO TOWN ALONG ACORN LN		ABR
REVISIONS			
THESE PLANS WITH LATEST REVISIONS SHOULD ONLY BE USED FOR THE PURPOSE SHOWN BELOW:			# OF SHEETS
<input type="checkbox"/>	SKETCH/CONCEPT		
<input type="checkbox"/>	PRELIMINARY		
<input type="checkbox"/>	FINAL		
<input type="checkbox"/>	RECORD DRAWING		
LANDS OF			
JEFFREY S. HADDOCK, DEBORAH PYLE, & CHRISTOPHER T. HADDOCK WEBSTER ROAD & ACORN LANE, SHELburne, VT			proj. no. 19082
			survey MS
			design ABR
			drawn ABR
			checked DLH
			date 06-19-20
			scale AS NOTED
			sht. no. PL

APPROVED BY RESOLUTION OF THE DEVELOPMENT REVIEW BOARD OF THE TOWN OF SHELburne, VERMONT, ON THE 6th DAY OF January, 2021, * SUBJECT TO THE REQUIREMENTS AND CONDITIONS OF SAID RESOLUTION.
SIGNED THIS 15th DAY OF June, 2021, BY,
Mark J. Sammut
CHAIRPERSON

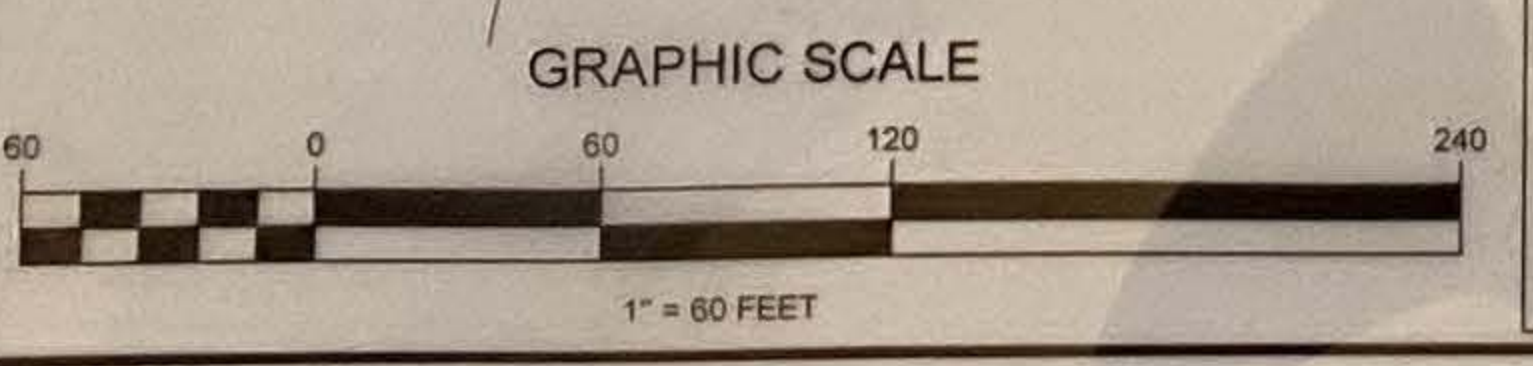
* For DRB Meeting held on 11/18/2020.

LANDOWNER:
JEFFREY S. HADDOCK, DEBORAH PYLE, AND CHRISTOPHER T. HADDOCK
428 WEBSTER ROAD
SHELburne, VT 05482

DEED REFERENCE: VOL. 424, PGS 715-718

TO THE BEST OF MY KNOWLEDGE, THIS PLAT IS BASED ON INFORMATION ABSTRACTED FROM PERTINENT DEEDS AND/OR OTHER OFFICIAL RECORDS, AND MARKERS EVIDENT ON THE PROPERTY, AND CONFORMS WITH THE REQUIREMENTS OF 27 VSA §1403, DATED THIS 27th DAY OF Nov 2021.

Douglas L. Henson
DOUGLAS L. HENSON
No. 656



WARRANTY DEED

KNOW ALL PERSONS BY THESE PRESENTS that, Gardenside Properties, LLC, Grantor, in consideration of ten dollars and other good and valuable consideration paid to its full satisfaction by the Town of Shelburne, a municipality organized and existing under the laws of the State of Vermont, Grantee, by these presents do freely GIVE, GRANT, SELL, CONVEY AND CONFIRM unto the said Grantee, Town of Shelburne, and its successors and assigns, forever, a certain parcel of land in the Town of Shelburne, County of Chittenden and State of Vermont, described as follows, viz:

Being a portion of the lands and premises conveyed to Gardenside Properties, LLC by Warranty Deed of Jeffrey Haddock, Christopher Haddock and Deborah Pyle dated April 6, 2021 of record at Book 469, Page 751 of the Town of Shelburne Land Records.

Being the roadway and utilities (waterline, sewer system, and stormwater system) within the roadway depicted on a plan entitled "Lands of Jeffrey S. Haddock, Deborah Pyle & Christopher T. Haddock, Webster Road & Acorn Lane, Shelburne, VT, Subdivision Plat, Ferndale Way," dated June 19, 2020, last revised September 14, 2020, by Lamoureux & Dickinson Consulting Engineers, Inc. of record at Map Slide 921A of the Town of Shelburne Land Records (the "Plat").

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

Grantor reserves the right to convey underground utilities for water, gas, electricity and telecommunications within the above described lands and premises prior to the acceptance of the above described area for a public roadway.

Reference is made to the terms and conditions of the Declaration of Ferndale Way Planned Community dated June 16, 2022 and recorded in Volume 480, Page 721 of the Town of Shelburne Land Records, as the same may be amended from time to time.

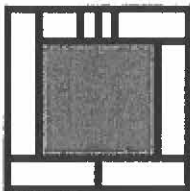
Reference is made to the terms and conditions of State of Vermont Wastewater System and Potable Water Supply Permit WW-4-5501 dated January 8, 2021 of record at Book 466, Page 773-775 of the Town of Shelburne Land Records, as the same may be amended from time to time.

Reference is made to the terms and conditions of State of Vermont Land Use Permit 41334 dated February 1, 2021 of record at Book 467, Page 354-361 of said Land Records, as the same may be corrected and/or amended from time to time.

Reference is made to the terms and conditions of State of Vermont Authorization to Discharge Under General Permit 3-9015, Permit Number 2019-414-9015 a notice of which is of record at Book 466, Page 772 of the Town of Shelburne Land Records, as the same may be amended and/or renewed from time to time.

TOWN CLERK'S OFFICE
Received Nov 02, 2023 09:30A
Recorded in VOL: 487 PG: 859-860
Of Shelburne Land Records
Attest:
Diana Vachon
Town Clerk

-ACKNOWLEDGEMENT-
VPTT RETURNS RECEIVED
Return No. 2023-165
Date 2 NOVEMBER 2023
Signed D.C. [Signature], Asst. Clerk



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LAW, PLLC
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Reference is made to the terms and conditions of the Town of Shelburne Findings of Fact and Order dated January 6, 2021 of record at Book 473, Page 379-385 of the Town of Shelburne Land Records.

This deed shall also act as a bill of sale and does hereby convey all of Grantor's right, title and interest in and to all portions of the Stormwater system located on, under and through the lands and premises herein conveyed to the Grantee free from all encumbrances, including but not limited to all pipes, catch basins, fixtures, appurtenances and equipment associated therewith.

Reference is hereby made to the above instruments and to their records, and to all deeds and records therein referred with all the privileges and appurtenances thereto, in further aid of this description.

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

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

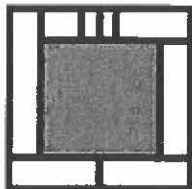
And the said Grantor hereby engages to **WARRANT AND DEFEND** the same against all lawful claims whatever, except as aforesaid.

IN WITNESS WHEREOF, I hereunto set my hand and seal this 1 day of November, 2023.

Bartlett H. Frisbie
Bartlett Frisbie, A Duly Authorized Agent of Gardenside Properties LLC

STATE OF VERMONT
COUNTY OF CHITTENDEN, SS.

This record was acknowledged before me by Bartlett Frisbie, a duly authorized agent of Gardenside Properties LLC on Nov 1st, 2023.



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Sign: *Elizabeth Simak*
Notary Public Name: Elizabeth Simak
Commission Expires: January 31, 2025
Commission Number: 157.0013477

END OF DOCUMENT