

District 8  
Certcode 0609-0

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

RECEIVED FOR RECORD  
Jan 09, 2023 11:00:00A  
WENDI DUSABLOW  
TOWN CLERK

Fill out form, make and file a copy with the Town Clerk, and submit the Mileage Certificate on or before February 10, 2023 to: Vermont Agency of Transportation, Division of Policy, Planning and Intermodal Development, Mapping Section via email to: aot.mileagecertificates@vermont.gov or if necessary via mail to: VTrans PPAID - Mapping Section, 219 North Main Street, Barre VT 05641.

We, the members of the legislative body of HIGHGATE in FRANKLIN County Received  
on an oath state that the mileage of highways, according to Vermont Statutes Annotated, Title 19, Section 305, 1/17/2023  
added 1985, is as follows: VTrans Mapping Section

**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	20.940	0.49	0.02	20.92	0.000
Class 3	42.39	<del>0.34</del>		<del>42.73</del> 42.88	0.000
State Highway	22.695				0.000
<b>Total</b>	<b>86.025</b>	<del>0.34</del> 0.49	0.02	<del>86.375</del> 86.495	<b>0.000</b>
* Class 1 Lane	0.000				
* Class 4	4.01		0.15	3.86	0.000
* Legal Trail	4.29			-	

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

DS  
PO

Change to TH-18 and adjustments to mileage totals by K. Alley (VTrans) on 3/24/2023 as per email correspondence with town.

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

- NEW HIGHWAYS:** Please attach Selectmen's "Certificate of Completion and Opening".  
The Selectboard accepted a private development Rd into the town's road system 0.34 miles. It will be Hwy # 74 Class 3. Thank Boulevard
- DISCONTINUED:** Please attach SIGNED copy of proceedings (minutes of meeting).
- RECLASSIFIED/REMEASURED:** Please attach SIGNED copy of proceedings (minutes of meeting).  
-0.02 mi CL2 TH-6 (Saint Armand Rd) reconfigured intersection Y to T at US-7  
0.15 mi CL4-NUTS TH-18 (Fortin Rd) no longer NUTS (now fully CL3)
- SCENIC HIGHWAYS:** Please attach a copy of order designating/discontinuing Scenic Highways.

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

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

Signatures of Selectmen/ Aldermen/ Trustees:  

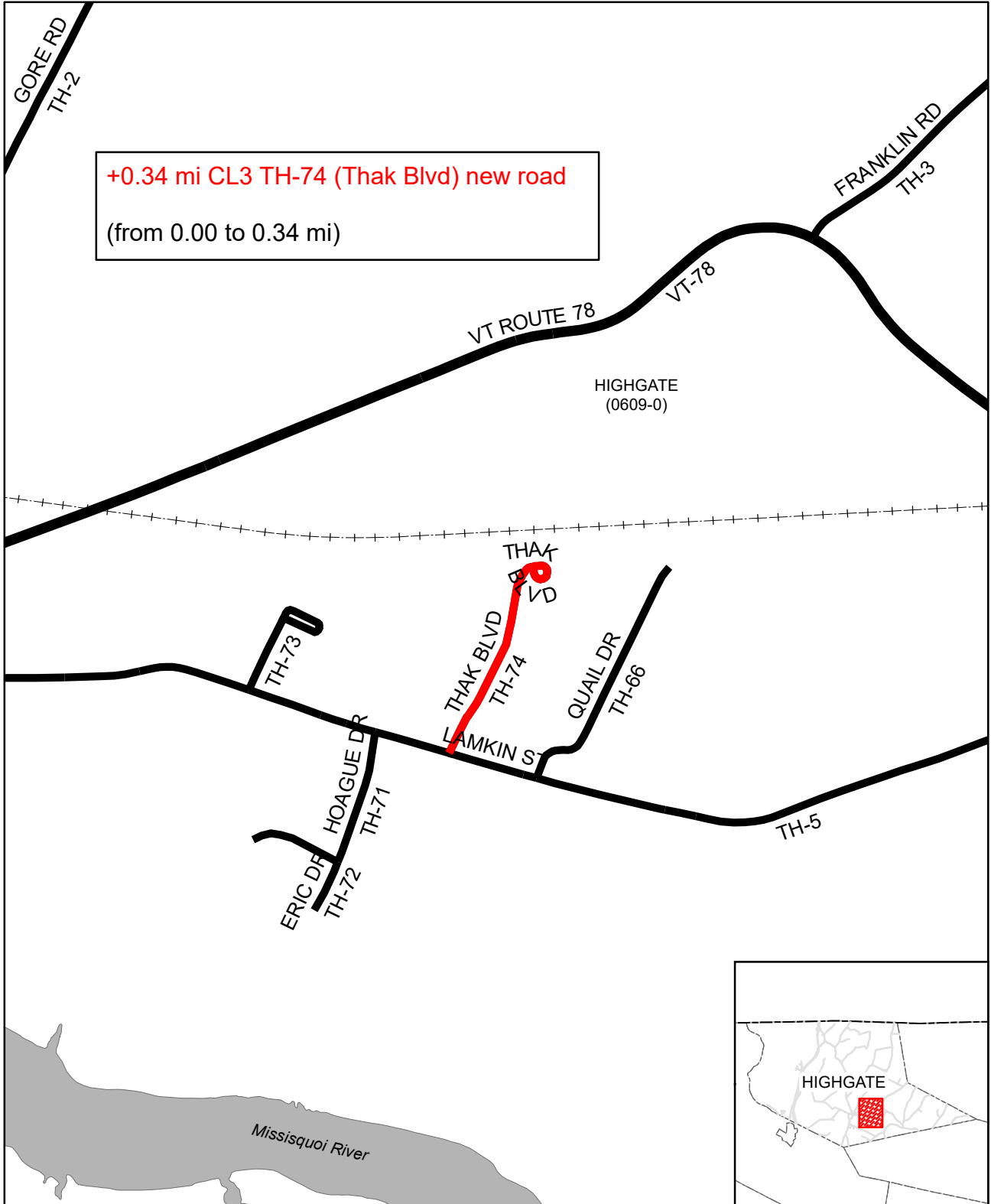

Signature of T/C/V Clerk:  Date Filed: 1-5-23

Please sign ORIGINAL and return it for Transportation signature.

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

APPROVED:   
Johnathan Croft  
881F350F309C4C9  
Representative, Agency of Transportation

DATE: 5/8/2023



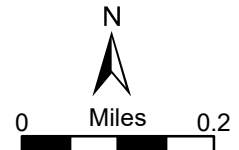
**+0.34 mi CL3 TH-74 (Thak Blvd) new road**  
(from 0.00 to 0.34 mi)

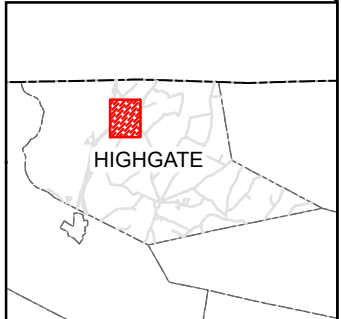
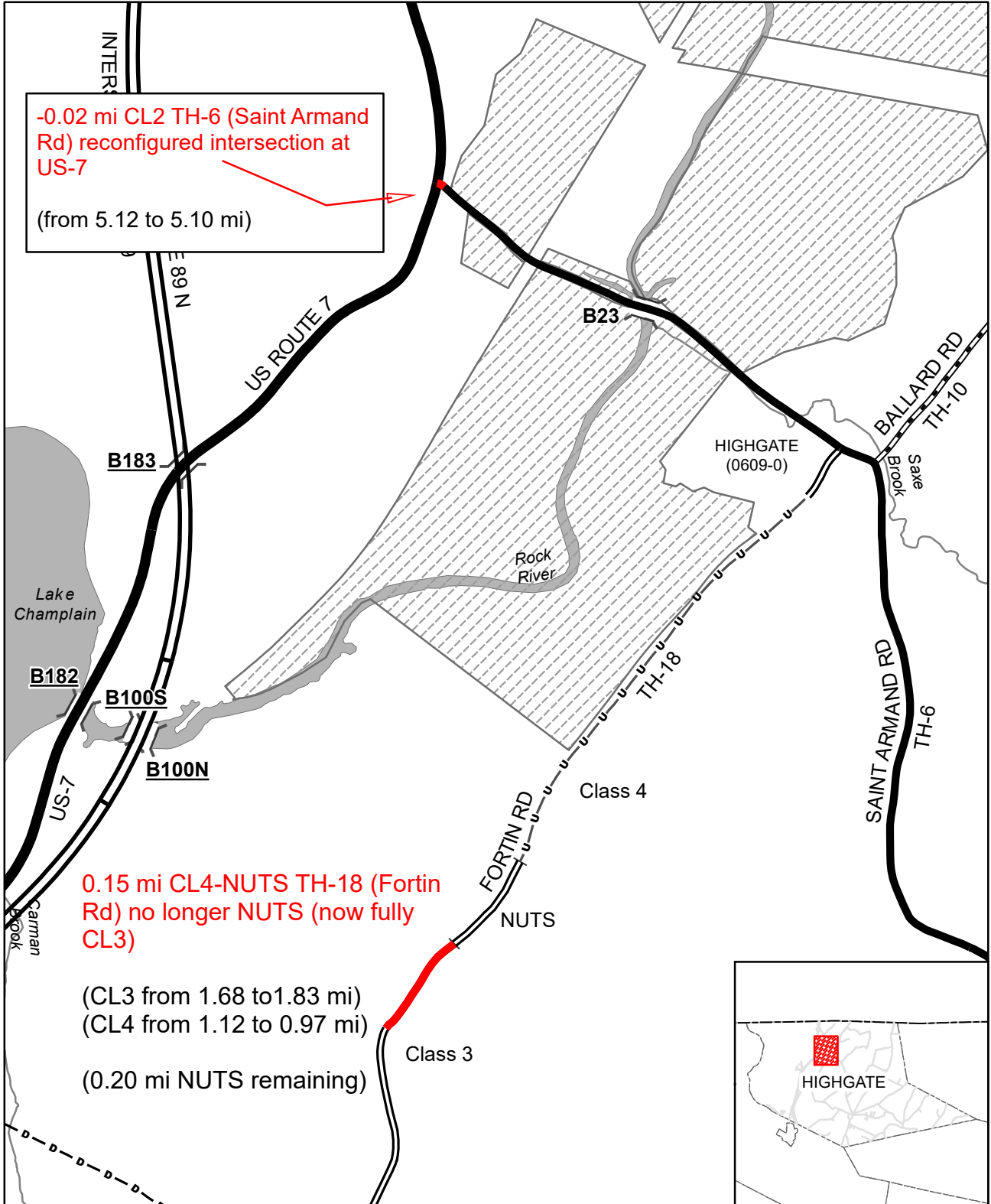
### Mileage Certificate Changes 2023

#### HIGHGATE

(CTUA:0609-0)  
(CERTCODE:0609-0)

Mapping Section  
Division of Policy and Planning  
Vermont Agency of Transportation -- March 23, 2023



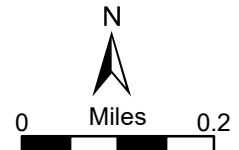


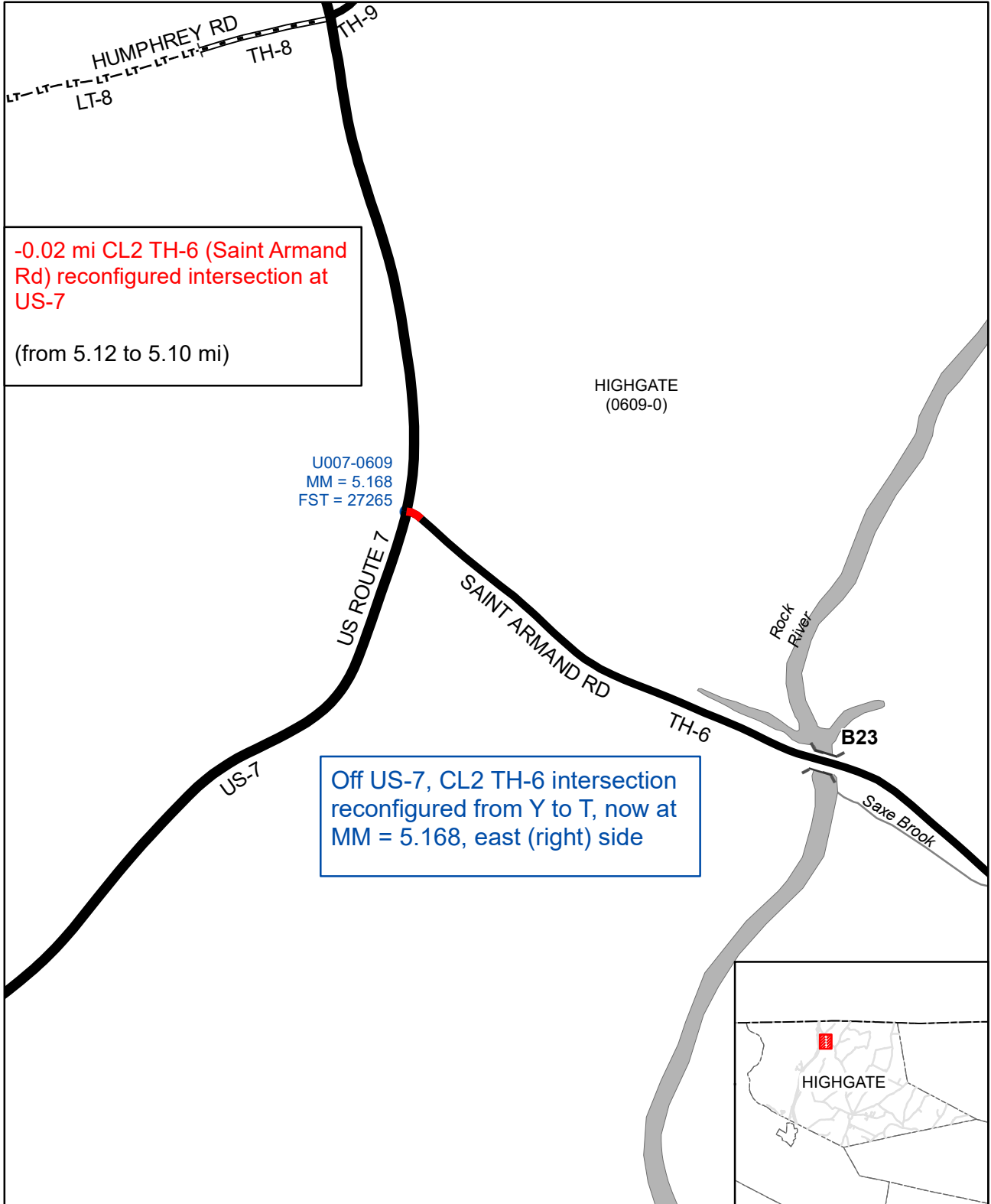
### Mileage Certificate Changes 2023

#### HIGHGATE

(CTUA:0609-0)  
(CERTCODE:0609-0)

Mapping Section  
Division of Policy and Planning  
Vermont Agency of Transportation -- March 23, 2023



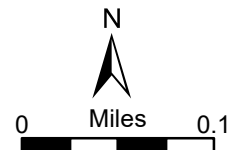


**Mileage Certificate Changes 2023**

**HIGHGATE**

(CTUA:0609-0)  
(CERTCODE:0609-0)

Mapping Section  
Division of Policy and Planning  
Vermont Agency of Transportation -- March 23, 2023



**KISSANE ASSOCIATES  
ATTORNEYS AT LAW**

Two North Main Street, Suite 3, St. Albans, Vermont 05478-1665  
Telephone: 802-524-9546 Fax: 802-524-6993  
E-mail: vtlex@aol.com

*Rec'd  
5-4-23*  
*ML*

John G. Kissane (1914-2005)  
David M. Yarnell (1945-2003)  
Jesse D. Bugbee  
William T. Counos, II\*  
Shane Clark

Hannah LaFlam, Paralegal  
Telephone: 802-524-9546 Ext. 12

\*Also Admitted in California

**VIA US MAIL**

Town of Highgate  
Attention: Wendi Dusablon, Town Clerk  
PO Box 189  
Highgate, Vermont 05459

*Re: Documents for Recording*

Dear Wendi:

April 27, 2023  
*Copies*

I am enclosing the following documents to be recorded in the Town of Highgate Land Records:

1. Certificate of Trust
2. Warranty Deed
3. PTTR

I have also enclosed a check in the amount of \$60.00 to cover the cost of recording the documents.

For your convenience, I have included a self-addressed envelope for you to return the documents to my office. Thank you.

Very Truly Yours,

*Hannah*

Hannah LaFlam for:  
Jesse D. Bugbee, Esq.

**CERTIFICATE OF TRUST PURSUANT TO 14A V.S.A. §1013**

1. The Trust. The name of the Trust is the Duane J. Tremblay Revocable Trust.
2. The Date: The date of the Trust Instrument is May 8, 2002. The instrument has not been amended.
3. The Grantor/Settlor. The name of the Grantor or Settlor of the Trust Instrument is Duane J. Tremblay.
4. The Trustee. The name of each Original Trustee is Duane J. Tremblay.
5. Empowered Trustee: The name and address of the trustee empowered to act under the Trust Instrument at the time of execution of this Certificate is: Duane J. Tremblay, PO Box 1, Highgate, Vermont 05459
6. Trust Abstract. An abstract of the provisions of the trust instrument authorizing the Trustee to act in the manner contemplated by the instrument follows:

“The Trustee shall have the fullest and broadest powers allowed and authorized under the laws of the State of Vermont in administering the trust.”

7. Trustee’s Certification. The undersigned Trustee hereby certifies the following:

- A. The Trust Agreement has not been revoked or amended as to the foregoing authorizing provisions and the same remain in full force and effect;
- B. There are no provisions in the Trust Instrument limiting the authority so granted; and
- C. The Trust is NOT under the supervision of any Court.

IN WITNESS WHEREOF, I hereunto set my hand and seal this 10th day of April 2023.



Witness

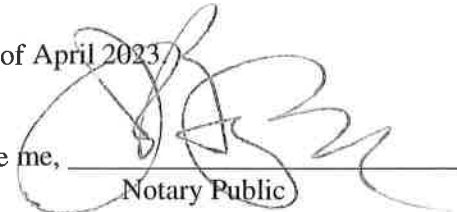
Duane J. Tremblay Revocable Trust



Duane J. Tremblay, Trustee

STATE OF VERMONT  
FRANKLIN COUNTY, SS.

Sworn to and subscribed before me is 10<sup>th</sup> day of April 2023/

Before me, 

Notary Public

Jesse D. Bugbee, Esq.  
My Commission Expires: 1/31/2025  
My Commission Number: 157.0006165  
Notary Public, State of Vermont

**TRUSTEE'S DEED**

**KNOW ALL MEN BY THESE PRESENTS**, that DUANE J. TREMBLAY, of Highgate, in the County of Franklin, State of Vermont, Trustee of the DUANE J. TREMBLAY REVOCABLE TRUST, under an Agreement (the "Agreement") dated May 8, 2002, (the "Grantor"), for good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged by the Grantor, by these presents does freely GIVE, GRANT, SELL, CONVEY AND CONFIRM unto THE TOWN OF HIGHGATE, a Vermont Municipal Corporation, in the County of Franklin, State of Vermont, (the "Grantee"), and Grantees successors and assigns forever, certain land located in the Town of Highgate, County of Franklin and State of Vermont, described as follows (the "Property"):

Being a roadway known as "THAK Boulevard" so called, located on the Easterly side of Lampkin Street, in the Town of Highgate, Vermont. Said roadway is more particularly depicted on a survey entitled "Duane J. Tremblay Revocable Trust" dated May 27<sup>th</sup>, 2002, and recorded at Map Slide 309B of the Town of Highgate Land Records; said roadway is also depicted on a Survey entitled "Duane J. Tremblay Revocable Trust, THAK Boulevard, Highgate, Vermont" dated June 24<sup>th</sup>, 2010, and recorded at Map Slide 354B of the Town of Highgate Land Records.

Being a portion of the lands and premises conveyed to Duane J. Tremblay, as Trustee of the Duane J. Tremblay Revocable Trust, by Deed Into Trust of Duane J. Tremblay, dated May 8, 2002, and recorded at Book 113, page 397 of said land Records.

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

And the said DUANE J. TREMBLAY, as Trustee of the DUANE J. TREMBLAY REVOCABLE TRUST, does covenant with the Grantee, TOWN OF HIGHGATE, and its successors and assigns, that until the ensealing of these presents, the Grantor, acting in the capacity as Trustee, is the sole owner of the Property and is authorized by law and the Agreement to convey the Property to the Grantee in the manner set forth in this deed; that the Grantor, acting in the capacity of Trustee, has in all things observed the direction of the law and the Agreement in this conveyance, and the Grantor, and the Grantor's successors as Trustee, shall WARRANT AND DEFEND the Property

against all persons claiming the Property by, from, or under the DUANE J. TREMBLAY REVOCABLE TRUST, or the Grantor, as Trustee, but against no other person.

The Grantor hereby certifies that the Grantor has been properly appointed as the sole Trustee under the Agreement, is currently serving as the sole Trustee, and is fully vested with all the title, estate, rights, powers, duties, and obligations of the Trustee under the Agreement.

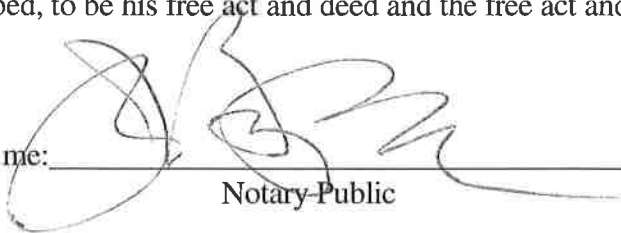
IN WITNESS WHEREOF, DUANE J. TREMBLAY, as Trustee of the DUANE J. TREMBLAY REVOCABLE TRUST, executed this Trustee's Deed on this 10th day of April 2023,

**DUANE J. TREMBLAY REVOCABLE TRUST**

By:   
Duane J. Tremblay, Trustee

STATE OF VERMONT  
COUNTY OF FRANKLIN, SS.

At St. Albans, in said County and State, the 10th day of April 2023, personally appeared, Duane J. Tremblay, Trustee of the Duane J. Tremblay Revocable Trust, and he acknowledged this instrument by him sealed and subscribed, to be his free act and deed and the free act and deed of the Duane J. Tremblay Revocable Trust.

Before me:   
Notary Public

Jesse D. Bugbee, Esq.  
My Commission Expires: 1/31/2025  
My Commission Number: 157.0006165  
Notary Public, State of Vermont



**E-Filed**

<b>VT Form</b> <b>PTT-172</b>	<b>VERMONT</b> <b>PROPERTY TRANSFER TAX RETURN</b>
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0-074-182-912  
Confirmation number



For Town Use Only

**TRANSFERORS (Sellers)**

THE DUANE J. TREMBLAY REV. TRUST  
P.O. BOX 1  
HIGHGATE , VT 05459

**TRANSFEREES (Buyers)**

THE TOWN OF HIGHGATE  
P.O. BOX 189  
HIGHGATE , VT 05459

\*Any additional transferors or transferees are listed at the bottom of this page

**Date Acquired by Transferor:** May-08-2002      **Date of this Closing:** Apr-10-2023      **Land Size (acres):** 0.25

<b>Property Physical Location:</b>	<b>City/Town:</b>	<b>SPAN#</b>	<b>Check if property is located in multiple cities or towns</b> <input type="checkbox"/>
THAK BLVD.	Highgate	291-092-11652	<b>This sale did not involve land</b> <input type="checkbox"/>

**Buyer Seller relationship type:**      **If other, description:**

**If transfer is exempt from Property Transfer Tax:** 04 - 32 V.S.A. § 9603 (4)

**Interest in property:** Fee Simple      **If other, description:**

**If "undivided" percent of interest:**      **If other, description:**

**Type of building construction:** None      **If other, description:**

**Transferors use of property before transfer:** Other      **If other, description:** PRIVATE ROAD -THAK BLVD

**Transferees use of property after transfer:** Other      **If other, description:** PUBLIC ROAD - THAK BLVD

**Will the property be rented after transfer?** No      **Enrolled in the Current Use Program?** No

**Have development rights been conveyed separately?** No      **New owner elects to continue current use enrollment?** No

**Does the transferee hold title to any adjoining property:** No

<b>Value paid or transferred as defined in 32 V.S.A. § 9601(6)</b>	\$0.00
<b>Value paid or transferred for personal property</b>	\$0.00
<b>Value paid or transferred for real property</b>	\$0.00
<b>Tax Due</b>	\$0.00

**Preparer's Name:** HANNAH LAFLAM  
**Preparer's Address:** ST. ALBANS, VT 05488-0000

**Preparer's Phone:** (802) 524-9546  
**Preparer's E-mail:** hlaflam@kissanelaw.com

Transferee's Name THAK BLVD.  
 Property Location \_\_\_\_\_  
 Date of this Closing Apr-10-2023

**Note: Long names or addresses may not display fully on the paper copy of the return, but the full names and addresses are submitted electronically to the Town and Department.**

**LOCAL AND STATE PERMITS AND ACT 250 NOTICE**

This serves as notice that:

- The property being transferred may be subject to regulations governing potable water supplies and wastewater systems under 10 V.S.A. Chapter 64 and building, zoning and subdivision regulations;
- The property being transferred may be subject to Act 250 regulations regarding land use and development under 10 V.S.A. Chapter 151;
- The parties have an obligation to investigate and disclose knowledge regarding flood regulations affecting the property.

To determine if the property is in compliance with or exempt from these rules, contact the relevant agency. Contact information is provided in the instructions.

**Town Clerk - Sign into your myVtax to enter this recording information. After you have entered the recording information print a copy to deliver to the primary Transferee per 32 V.S.A 9607.**

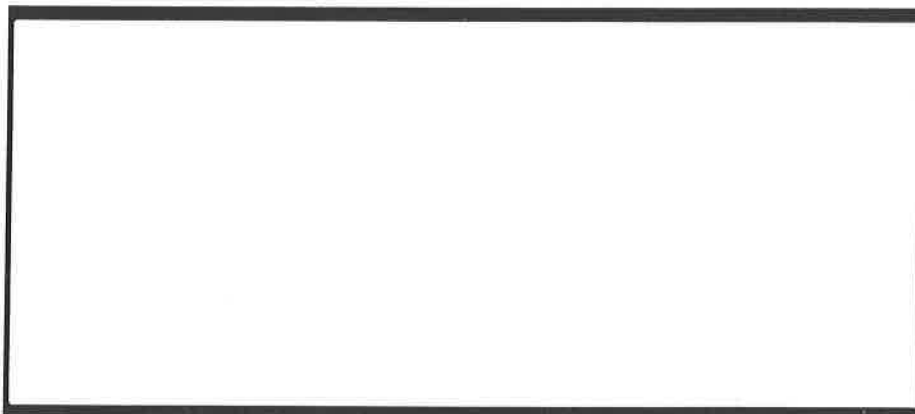
**This section to be completed by Town or City Clerk**

Book Number*	Page Number*	Grand List year*
City or Town* Highgate	Parcel ID Number	Date of Record*
Grand List Value	Grand List Category*	SPAN* 291-092-11652
Comments, additional information, etc.		

- Duplicate Return Suspected     
  Portion of the property sold/subdivision     
  Original Return Waiting on Deed  
 Deed Acknowledgment and Return Received

SIGNED \_\_\_\_\_

Clerk DATE \_\_\_\_\_



For Town Use Only

**CERTIFICATE of COMPLETION and OPENING**

RECEIVED FOR RECORD  
Jan 09, 2023 11:00:00A  
WENDI DUSABLON  
TOWN CLERK  
HIGHGATE, VT

**of a HIGHWAY for PUBLIC TRAVEL**

Wendi Dusablon Town Clerk of the Town of Highgate Vermont.  
(Clerk's Name) (City/Town/Village) (City/Town/Village)  
(Municipality)

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 Highgate was COMPLETED AND OPENED FOR PUBLIC TRAVEL December 12, 2022  
(City, Town, Village) (Municipality) (1,2,3 or 4)  
(Month & Day) (Year)

DESCRIPTION OF RIGHT OF WAY:  
Beginning on north side of Lamkin Street and continuing north to a cul-de-sac a total of 0.34 miles. Thak Blvd Town Highway #74

and as shown on a Highway Map of the Town of Highgate dated January 6, 2006, and filed in Book — on page — of the Records of the Town of Highgate by the Town Clerk of said Town incorporated herein by reference and attested to on said map by said Highgate Clerk.  
(City, Town, Village) (Municipality Name) (Month & Day) (Year) (book #) (Page #) (City, Town, Village) (Municipality Name) (City, Town, Village) (Municipality Name) (City, Town, Village) (Municipality)

Dated at Highgate, County of Franklin and State of Vermont, this 5 day of January, A.D., 2023.  
(Municipality Name) (County Name) (Date - Day) (Date - Month) (Year)

Shawn Benoit  
(Selectmen/Alderman/Trustee Signature)  
Ronald Thibault  
(Selectmen/Alderman/Trustee Signature)  
Chris C...  
(Selectmen/Alderman/Trustee Signature)  
(Manager/Mayor Signature)

Vern Brud...  
(Selectmen/Alderman/Trustee Signature)  
(Selectmen/Alderman/Trustee Signature)  
(Selectmen/Alderman/Trustee Signature)

BOARD OF SELECTMEN, ALDERMAN, or TRUSTEES

and the Manager/Mayor of the City/Town/Village of \_\_\_\_\_  
(Municipality Name)

\*\*\*\*\*

Highgate, Vermont Map slide 309-B  
(Municipality Name) (Month - Day) (Year) recorded mylar

THE ABOVE IS A TRUE COPY OF THE DESCRIPTION OF CLASS 3 HIGHWAY COMPLETED AND OPENED FOR PUBLIC TRAVEL, RECORDED IN BOOK — ON PAGE — OF THE Highgate RECORDS OF Highgate ON THE 12 DAY OF Jan. 2006 AT 8:45 O'CLOCK, A. M.  
(1,2,3 or 4) (Book #) (Page #) (City/Town/Village) (Municipality) (Date - Day) (Date - Month) (Date - Year) (Time) (A or P)

ATTEST: Wendi Dusablon  
(Clerk's Name)  
Town CLERK OF Highgate VERMONT  
(City/Town/Village) (Municipality Name)

309B

BK: 202 PG: 876  
INST: 00101993  
ORIGINAL MAP ON FILE

Notes

- All perimeter data digitized herein has been obtained from a grading survey performed for the owner. Reference to survey grade in a survey plat without "MAP OR SUBCOMMIT RECORD"—DUANE TREMOLAY TRUST as prepared by Steven W. Brooks dated July 8, 1984 (and revised June 15, 1985) and dated as map #128. All additional measurements required for lot(s) and report the proposed subdivision shown herein have been obtained with a SOKKIA SET 5A TOTAL STATION INSTRUMENT as taken from the original survey however performed by H&B.
- Except where otherwise expressly indicated herein, no attempt has been made to locate and identify any unrecorded and/or unrecorded easement or right of way that may exist.
- Subdivision of parcel as per owner's instructions.
- All lot improvements, such as driveway, sidewalks, located on the parcels surveyed as well as the adjoining lots are necessarily shown thereon.
- All markers indicated on soil consist of a 6" stake and an orange identification cap.
- Highway right of way limit width for Larkish Street (Town Highway #6) has been taken from the original survey as noted above.
- All bearings magnetic and oriented to the north datum utilized in the 1985 survey.

THIS FINAL PLAT HAS BEEN APPROVED BY RESOLUTION OF THE PLANNING COMMISSION OF THE TOWN OF HIGHGATE, VERMONT, THIS 23<sup>RD</sup> DAY OF DECEMBER, 2006, SUBJECT TO THE REQUIREMENTS AND CONDITIONS OF SAID RESOLUTION.

SIGNED THIS 23<sup>RD</sup> DAY OF SEPTEMBER, 2006  
BY *[Signature]* CHAIR

COMING REGULATIONS ZONE:	MINIMUM SETBACK
MINIMUM LOT AREA	1 ACRE
MINIMUM ROAD FRONTAGE	300 FEET
MINIMUM FRONT SETBACK	75 FEET
MINIMUM SIDE SETBACK	30 FEET
MINIMUM REAR SETBACK	30 FEET
MINIMUM LOT FRONTAGE	50'

TOWN OF HIGHGATE

RECEIVED FOR RECORD

January 12<sup>th</sup> 2008 MAP NO. 309B

AT 10 O'CLOCK 45 MINUTES A.M.

AND RECEIVED IN HIGHGATE, VERMONT

ATTEST *[Signature]* TOWN CLERK

LINE	LENGTH	BEARING
1	21.71	S47°28'37" W
2	23.24	S47°28'37" W
3	21.71	S47°28'37" W
4	23.24	S47°28'37" W
5	21.71	S47°28'37" W
6	23.24	S47°28'37" W
7	21.71	S47°28'37" W
8	23.24	S47°28'37" W

DUANE J. TREMOLAY REVOCABLE TRUST  
DUANE J. TREMOLAY TRUST GRANTOR  
TOWN OF HIGHGATE, VERMONT  
18.33 ACRES, or 798,568 SQ. FT.  
Tax Map Reference: PARCEL 21 000207  
Deed Reference: VOLUME 113 PAGE 397

CURVE TABLE			
CURVE	LENGTH	RADIUS	BEARING
C1	24.75	174.00	S15°00'22" W
C2	27.75	191.25	S27°29'

Legend

- CORNER
- ▬ IRON NAIL
- ▬ CONCRETE MONUMENT
- ▬ SET BY FINISH MARKER
- ▬ PLANT
- ▬ LOT LINE
- ▬ PERMITS LINE
- ▬ EDGE OF EASEMENT/RIGHT OF WAY
- ▬ EDGE OF HIGHWAY RIGHT
- ▬ EVIDENT SETBACK LINE



Subdivision Map

DUANE J. TREMOLAY REVOCABLE TRUST  
TOWN OF HIGHGATE, VERMONT  
Brooks Land Surveying

DATE: MAY 22, 2008  
SCALE: 1" = 40' (PL)

MAP NO. 309B

RECEIVED FOR RECORD  
Jan 09, 2023 11:00:00A  
MENDI DUSABLO  
TOWN CLERK  
HIGHGATE, VT

BK: 202 PG: 441  
INST: 00101853

RECEIVED FOR RECORD  
Nov 07, 2022 01:00:00P  
WENDI DUSABLON  
TOWN CLERK  
HIGHGATE, VT

## ROAD OWNERS AGREEMENT

**THIS AGREEMENT** is made this 3<sup>rd</sup> day of November, 2022, by and between the homeowners residing on a private drive known as THAK Boulevard, in the Town of Highgate, Vermont (hereinafter referred to collectively as the "Owners").

### RECITALS

**WHEREAS** the Owners each own a residential lot in a subdivision shown on the following plans: "Duane J. Tremblay Revocable Trust Thak Blvd. Highgate, Vermont" dated June 27, 2010, prepared by TDH Surveying & Design, PLC, and recorded in Map Slide 354B of the Highgate Land Records; "Thak Blvd. Subdivision (Phase 2) Off Lamkin Street Highgate, Vermont" dated April 3, 2006, prepared by Ridge Consulting Engineers, and recorded in Map Slide 309B of the Highgate Land Records; "Duane J. Tremblay Revocable Trust, PO Box 1, Highgate Center, Vermont 05459" prepared by Brooks Land Surveying, last revised on May 27, 2002, and recorded in Map Slide 291A of the Highgate Land Records; and

**WHEREAS**, the Owner all share a common right of access to their respective properties over and upon THAK Boulevard; and

**WHEREAS**, THAK Boulevard is subject to State Stormwater Permit No. 4237-9010; and

**WHEREAS**, the Town of Highgate is considering accepting THAK Boulevard as a municipal Street, but has conditioned such acceptance upon the terms of this Agreement;

**NOW THEREFORE**, in consideration of the mutual covenants herein set forth, it is agreed by the parties hereto as follows:

1. Owners each agree to the dedication of THAK Boulevard to the Town of Highgate as a municipal street, and that their easements and rights of way over and upon THAK Boulevard shall become subordinate to the rights and interests of the Town of Highgate upon consummation of the dedication.
2. Owners each agree to be responsible for, and to pay upon demand, their pro-rata share of the costs of any renewal of the Stormwater Permit, including, but not limited to, any engineering or inspection fees and permit renewal or administrative fees. Such fees and costs shall be part of the "Road Maintenance" costs set forth in Article IX of the Declaration of Covenants, Conditions and Restrictions dated December 20, 2004, and recorded in Book 135, Page 503 of the Highgate Land Records; and Amended Declaration of Covenants, Conditions & Restrictions dated December 14, 2007, and recorded in Book 148, Page 529 of the Highgate Land Records.

BK: 202 PG: 442  
INST: 00101853

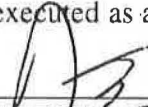
RECEIVED FOR RECORD  
Nov 07, 2022 01:00:00P  
WENDI DUSABLON  
TOWN CLERK  
HIGHGATE, VT


3. This Agreement sets forth the entire agreement and understanding between the parties hereto, and there are no other agreements or understandings, oral or written with reference to the subject matter hereof that are not merged and superseded hereby.

4. This Agreement, and the rights and liabilities of the parties hereunder, shall be construed and governed in accordance with laws of the State of Vermont without regard to any state's principals of conflict or choice of law that would default the application of Vermont Law.

5. In the event any action is required to enforce the terms of this Agreement, the substantially prevailing party shall be entitled to recover the costs and expenses of such enforcement, including a reasonable attorney's fee.

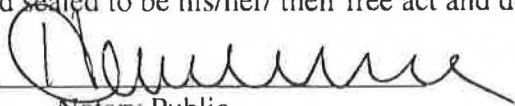
**IN WITNESS WHEREOF**, the parties hereunto have caused the Agreement to be executed as a sealed instrument by them, to be effective on the date first written above.

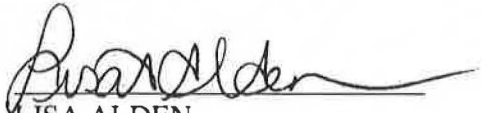
  
\_\_\_\_\_  
KATE GREENWOOD

  
\_\_\_\_\_  
KARI OROST

STATE OF VERMONT  
COUNTY OF FRANKLIN, SS.

At Highgate, in said State and County, this 3<sup>rd</sup> day of November, 2022, -  
KATE GREENWOOD and KARI OROST personally appeared and they acknowledged the foregoing instrument by him/her/them signed and sealed to be his/her/ their free act and deed.

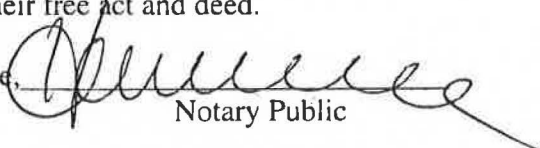
Before me,   
Notary Public

  
\_\_\_\_\_  
LISA ALDEN

Hannah L. LaFlam  
Notary Public, State of Vermont  
My Commission Number: 157.0012353  
My Commission Expires: 1/31/2023

STATE OF VERMONT  
COUNTY OF FRANKLIN, SS.

At Highgate, in said State and County, this 3<sup>rd</sup> day of November, 2022,  
LISA ALDEN personally appeared and she acknowledged the foregoing instrument by him/her/them signed and sealed to be his/her/ their free act and deed.

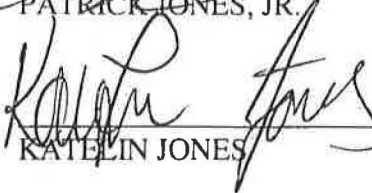
Before me,   
Notary Public

Hannah L. LaFlam  
Notary Public, State of Vermont  
My Commission Number: 157.0012353  
My Commission Expires: 1/31/2023

BK: 202 PG: 443  
INST: 00101853

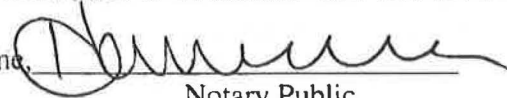
RECEIVED FOR RECORD  
Nov 07, 2022 01:00:00P  
WENDI DUSABLON  
TOWN CLERK  
HIGHGATE, VT

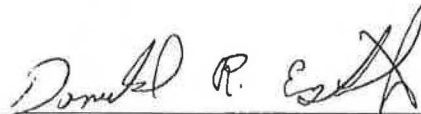
  
PATRICK JONES, JR.

  
KATELIN JONES

STATE OF VERMONT  
COUNTY OF FRANKLIN, SS.

At Highgate, in said State and County, this 3<sup>rd</sup> day of November, 2022, -  
PATRICK JONES, JR. and KATELIN JONES personally appeared and they acknowledged the  
foregoing instrument by him/her/them signed and sealed to be his/her/ their free act and deed.

Before me,   
Notary Public

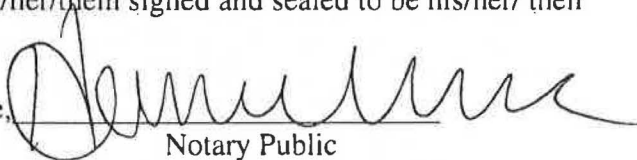
  
DONALD R. ENGLISH, TRUSTEE

Hannah L. LaFlam  
Notary Public, State of Vermont  
My Commission Number: 157.0012353  
My Commission Expires: 1/31/2023

  
DIANE L. ENGLISH, TRUSTEE

STATE OF VERMONT  
COUNTY OF FRANKLIN, SS.

At St. Albans, in said State and County, this 28<sup>th</sup> day of October, 2022,  
DONALD R. ENGLISH and DIANE L. ENGLISH, AS TRUSTEES OF THE DONALD R.  
ENGLISH AND DIANNA L. ENGLISH REVOCABLE TRUST personally appeared and they  
acknowledged the foregoing instrument by him/her/them signed and sealed to be his/her/ their  
free act and deed.

Before me,   
Notary Public

  
GEORGE VANCE

Hannah L. LaFlam  
Notary Public, State of Vermont  
My Commission Number: 157.0012353  
My Commission Expires: 1/31/2023

  
ROBYN VANCE

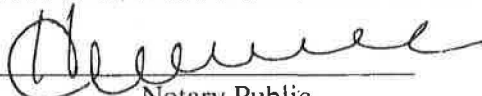
STATE OF VERMONT

BK: 202 PG: 444  
INST: 00101853

RECEIVED FOR RECORD  
Nov 07, 2022 01:00:00P  
WENDI DUSABLON  
TOWN CLERK  
HIGHGATE, VT

COUNTY OF FRANKLIN, SS.

At Highgate, in said State and County, this 3<sup>rd</sup> day of November, 2022, -  
GEORGE VANCE and ROBYN VANCE personally appeared and they acknowledged the  
foregoing instrument by him/her/them signed and sealed to be his/her/ their free act and deed.

Before me,   
Notary Public

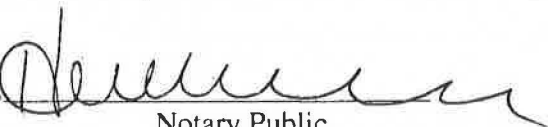
  
ANDREW MAXFIELD

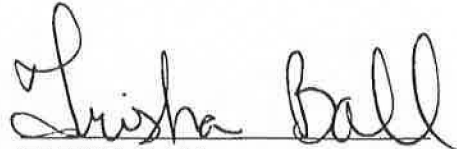
Hannah L. LaFlam  
Notary Public, State of Vermont  
My Commission Number: 157.0012353  
My Commission Expires: 1/31/2023

  
DANIELLE MAXFIELD

STATE OF VERMONT  
COUNTY OF FRANKLIN, SS.

At Highgate, in said State and County, this 3<sup>rd</sup> day of November, 2022, -  
ANDREW MAXFIELD and DANIELLE MAXFIELD personally appeared and they  
acknowledged the foregoing instrument by him/her/them signed and sealed to be his/her/ their  
free act and deed.

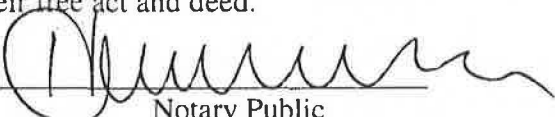
Before me,   
Notary Public


  
TRISHA BALL

Hannah L. LaFlam  
Notary Public, State of Vermont  
My Commission Number: 157.0012353  
My Commission Expires: 1/31/2023

STATE OF VERMONT  
COUNTY OF FRANKLIN, SS.

At Highgate, in said State and County, this 3<sup>rd</sup> day of November, 2022,  
TRISHA BALL personally appeared and she acknowledged the foregoing instrument by  
him/her/them signed and sealed to be his/her/ their free act and deed.

Before me,   
Notary Public

  
ROBERT REYNOLDS

Hannah L. LaFlam  
Notary Public, State of Vermont  
My Commission Number: 157.0012353  
My Commission Expires: 1/31/2023

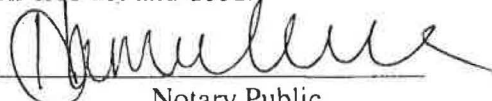


BK: 202 PG: 445  
INST: 00101853

RECEIVED FOR RECORD  
Nov 07, 2022 01:00:00P  
WENDI DUSABLON  
TOWN CLERK  
HIGHGATE, VT

STATE OF VERMONT  
COUNTY OF FRANKLIN, SS.

At Highgate, in said State and County, this 3<sup>rd</sup> day of November, 2022,  
ROBERT REYNOLDS personally appeared and he acknowledged the foregoing instrument by  
him/her/them signed and sealed to be his/her/ their free act and deed.

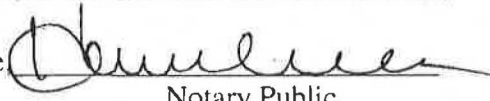
Before me,   
Notary Public

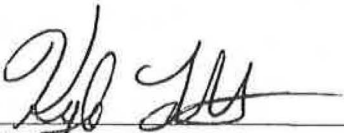
  
CHRISTOPHER HARTIGAN

Hannah L. LaFlam  
Notary Public, State of Vermont  
My Commission Number: 157.0012353  
My Commission Expires: 1/31/2023

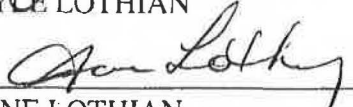
STATE OF VERMONT  
COUNTY OF FRANKLIN, SS.

At Highgate, in said State and County, this 3<sup>rd</sup> day of November, 2022, -  
CHRISTOPHER HARTIGAN personally appeared and he acknowledged the foregoing  
instrument by him/her/them signed and sealed to be his/her/ their free act and deed.

Before me,   
Notary Public

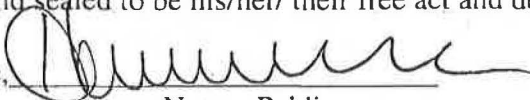
  
KYLE LOTHIAN

Hannah L. LaFlam  
Notary Public, State of Vermont  
My Commission Number: 157.0012353  
My Commission Expires: 1/31/2023

  
JANE LOTHIAN

STATE OF VERMONT  
COUNTY OF FRANKLIN, SS.

At Highgate, in said State and County, this 3<sup>rd</sup> day of November, 2022, -  
KYLE LOTHIAN and JANE LOTHIAN personally appeared and they acknowledged the  
foregoing instrument by him/her/them signed and sealed to be his/her/ their free act and deed.

Before me,   
Notary Public

  
MAGGIE BATCHELDER

Hannah L. LaFlam  
Notary Public, State of Vermont  
My Commission Number: 157.0012353  
My Commission Expires: 1/31/2023



BK: 202 PG: 446  
INST: 00101853

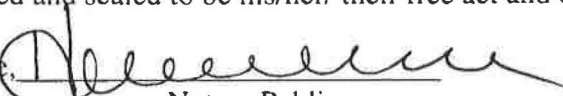
RECEIVED FOR RECORD  
Nov 07, 2022 01:00:00P  
WENDI DUSABLON  
TOWN CLERK  
HIGHGATE, VT

DOMENIC TENAN

STATE OF VERMONT  
COUNTY OF FRANKLIN, SS.

At Highgate, in said State and County, this 3<sup>rd</sup> day of November, 2022, -  
MAGGIE BATCHELDER and DOMENIC TENAN personally appeared and they acknowledged  
the foregoing instrument by him/her/them signed and sealed to be his/her/ their free act and deed.

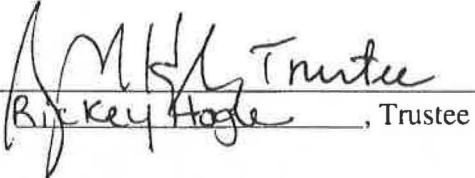
Before me,

  
Notary Public

HOGLE REV. LIVING TRUST

Hannah L. LaFlam  
Notary Public, State of Vermont  
My Commission Number: 157.0012353  
My Commission Expires: 1/31/2023

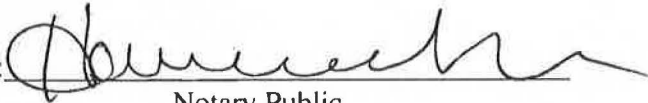
By:

  
Rickey Hogle, Trustee

STATE OF VERMONT  
COUNTY OF FRANKLIN, SS.

At Highgate, in said County and State, the 3<sup>rd</sup> day of November, 202,  
personally appeared, Rickey Hogle, Trustee of the Hogle Revocable Living Trust, and s/he  
acknowledged this instrument by them sealed and subscribed, to be their free act and deed and the  
free act and deed of the Hogle Revocable Living Trust.

Before me:

  
Notary Public

Hannah L. LaFlam  
Notary Public, State of Vermont  
My Commission Number: 157.0012353  
My Commission Expires: 1/31/2023

## ROAD OWNERS AGREEMENT

**THIS AGREEMENT** is made this 3<sup>rd</sup> day of November, 2022, by and between the homeowners residing on a private drive known as THAK Boulevard, in the Town of Highgate, Vermont (hereinafter referred to collectively as the "Owners").

### RECITALS

**WHEREAS** the Owners each own a residential lot in a subdivision shown on the following plans: "Duane J. Tremblay Revocable Trust Thak Blvd. Highgate, Vermont" dated June 27, 2010, prepared by TDH Surveying & Design, PLC, and recorded in Map Slide 354B of the Highgate Land Records; "Thak Blvd. Subdivision (Phase 2) Off Lamkin Street Highgate, Vermont" dated April 3, 2006, prepared by Ridge Consulting Engineers, and recorded in Map Slide 309B of the Highgate Land Records; "Duane J. Tremblay Revocable Trust, PO Box 1, Highgate Center, Vermont 05459" prepared by Brooks Land Surveying, last revised on May 27, 2002, and recorded in Map Slide 291A of the Highgate Land Records; and

**WHEREAS**, the Owner all share a common right of access to their respective properties over and upon THAK Boulevard; and

**WHEREAS**, THAK Boulevard is subject to State Stormwater Permit No. 4237-9010; and

**WHEREAS**, the Town of Highgate is considering accepting THAK Boulevard as a municipal Street, but has conditioned such acceptance upon the terms of this Agreement;

**NOW THEREFORE**, in consideration of the mutual covenants herein set forth, it is agreed by the parties hereto as follows:

1. Owners each agree to the dedication of THAK Boulevard to the Town of Highgate as a municipal street, and that their easements and rights of way over and upon THAK Boulevard shall become subordinate to the rights and interests of the Town of Highgate upon consummation of the dedication.
2. Owners each agree to be responsible for, and to pay upon demand, their pro-rata share of the costs of any renewal of the Stormwater Permit, including, but not limited to, any engineering or inspection fees and permit renewal or administrative fees. Such fees and costs shall be part of the "Road Maintenance" costs set forth in Article IX of the Declaration of Covenants, Conditions and Restrictions dated December 20, 2004, and recorded in Book 135, Page 503 of the Highgate Land Records; and Amended Declaration of Covenants, Conditions & Restrictions dated December 14, 2007, and recorded in Book 148, Page 529 of the Highgate Land Records.

3. This Agreement sets forth the entire agreement and understanding between the parties hereto, and there are no other agreements or understandings, oral or written with reference to the subject matter hereof that are not merged and superseded hereby.

4. This Agreement, and the rights and liabilities of the parties hereunder, shall be construed and governed in accordance with laws of the State of Vermont without regard to any state's principals of conflict or choice of law that would default the application of Vermont Law.

5. In the event any action is required to enforce the terms of this Agreement, the substantially prevailing party shall be entitled to recover the costs and expenses of such enforcement, including a reasonable attorney's fee.

**IN WITNESS WHEREOF**, the parties hereunto have caused the Agreement to be executed as a sealed instrument by them, to be effective on the date first written above.

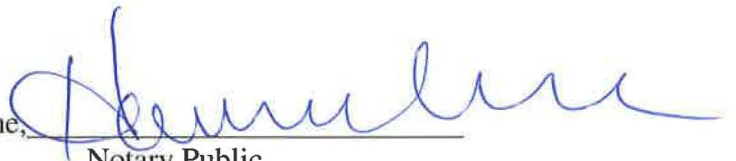


Duane J. Tremblay, Trustee of the Duane J. Tremblay Revocable Trust

STATE OF VERMONT  
COUNTY OF FRANKLIN, SS.

At St. Albans, in said State and County, this 12<sup>th</sup> day of December, 2022, -  
Duane J. Tremblay, Trustee of the Duane J. Tremblay Revocable Trust personally appeared and he acknowledged the foregoing instrument by him signed and sealed to be his free act and deed, and the free act and deed of the Duane J. Tremblay Revocable Trust.

Before me,



Notary Public

Hannah L. LaFlam  
Notary Public, State of Vermont  
My Commission Number: 157.0012353  
My Commission Expires: 1/31/2023

## Alley, Kerry

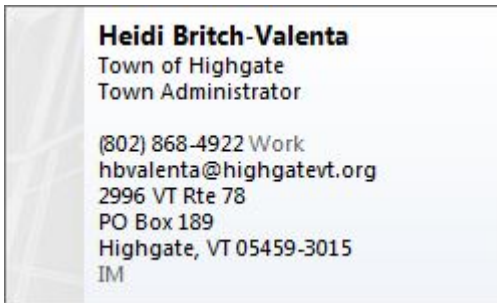
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**From:** Heidi Britch-Valenta <hbvalenta@highgatevt.org>  
**Sent:** Thursday, March 23, 2023 1:11 PM  
**To:** Alley, Kerry; DeAndrea, Pam  
**Cc:** Highgate Public Works  
**Subject:** RE: Text from legislation

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

Yes, please add 0.15 to class 3 on Fortin Rd.

Thank you.  
Heidi



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**From:** Alley, Kerry <Kerry.Alley@vermont.gov>  
**Sent:** Monday, March 20, 2023 2:45 PM  
**To:** Heidi Britch-Valenta <hbvalenta@highgatevt.org>; DeAndrea, Pam <Pam.DeAndrea@vermont.gov>  
**Cc:** Highgate Public Works <publicworks@highgatevt.org>  
**Subject:** RE: Text from legislation

Hello Heidi,

I just left you a (slightly confusing) voicemail, and decided to send an email as well... Do you have a copy of the deed for the Thak Blvd, or some other document indicating that it was "dedicated" to the Town?

Also, I know that Fortin Rd (TH-18) is now maintained to CL3 standards up through the drives to 1828 Fortin Rd and 1831 Fortin Rd. That means that 0.15 mi that has been "CL4-NUTS" is now fully class 3. Do you want me to add that to the Highgate certificate? I assume that you haven't finished the reclassifications you've planned, as they weren't on the Certificate, but there's no reason not to include the removal of the NUTS designation along that portion. I could add the change to the certificate, initial it, and add a note referencing our email correspondence.

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.Aleley@vermont.gov](mailto:Kerry.Aleley@vermont.gov)  
<http://vtrans.vermont.gov/planning/maps>

---

**From:** Alley, Kerry  
**Sent:** Monday, February 13, 2023 11:01 AM  
**To:** Heidi Britch-Valenta <[hbvalenta@highgatevt.org](mailto:hbvalenta@highgatevt.org)>; DeAndrea, Pam <[Pam.DeAndrea@vermont.gov](mailto:Pam.DeAndrea@vermont.gov)>  
**Cc:** Highgate Public Works <[publicworks@highgatevt.org](mailto:publicworks@highgatevt.org)>  
**Subject:** RE: Text from legislation

Hello Heidi,

There wasn't enough evidence to suggest that the measures for the past remeasurements/reclassifications along Fortin Rd (TH-18) were incorrect, so we can keep the beginning of the class 4 section (currently between NUTS and CL4 segments) as we have it mapped, or reclassify anything that remains between the end of current class 3 maintenance and the class 4 segment. The latter option would simultaneously redefine and clarify the location of this transition. If you leave it as mapped, you can maintain up to that point, though it might not be a convenient location, and there might be some uncertainty about where that location is supposed to be.

Because you are planning on going through the process of making other changes, it might be easiest to do a reclassification... and pick the best location for the transition.

One question about TH-30 (Gagne Rd)... Did you ever find additional documentation for the part of the "loop" that is already mapped? I also wanted to remind you about the possibility that the last discontinuance that the Mapping Section is aware of probably left a right of way that extends beyond the loop, and it is unclear whether that might have ever been discontinued. That might also be worth investigating.

Please feel free to call me if you have additional questions!

Kerry

---

**From:** Alley, Kerry  
**Sent:** Friday, February 10, 2023 11:47 AM  
**To:** Heidi Britch-Valenta <[hbvalenta@highgatevt.org](mailto:hbvalenta@highgatevt.org)>; DeAndrea, Pam <[Pam.DeAndrea@vermont.gov](mailto:Pam.DeAndrea@vermont.gov)>  
**Cc:** Highgate Public Works <[publicworks@highgatevt.org](mailto:publicworks@highgatevt.org)>  
**Subject:** RE: Text from legislation

Good afternoon Heidi,

I'm taking another look at Fortin Rd (TH-18), but there should be a clear path forward even if we can't precisely determine the where the LT begins.

Meanwhile, there are several ways to map or describe the segments for purposes of the notice:

Some towns use verbal descriptions only, or mark up magnified excerpts from the town highway map, or make maps using their own data and mapping software.

I know you already use some online mapping tools, but I just discovered this app yesterday:

<https://maps.vermont.gov/vcgi/html5viewer/?viewer=vtmapviewer>

It even allows you to draw on the maps. It can be a little overwhelming with all the data options, and the road data doesn't exactly match the VTtrans road data, but it will probably still suit your purposes.

This web app was built to show State right of ways, but it also includes the VT parcel data, and the VTtrans road centerline data, and is a little easier to use (but is missing some bells and whistles):

<https://vtrans.maps.arcgis.com/apps/webappviewer/index.html?id=b419eb6a5e4541cfb4445e7de7a0749f>

Kerry

---

**From:** Heidi Britch-Valenta <[hbvalenta@highgatevt.org](mailto:hbvalenta@highgatevt.org)>

**Sent:** Thursday, February 9, 2023 3:31 PM

**To:** Alley, Kerry <[Kerry.Alley@vermont.gov](mailto:Kerry.Alley@vermont.gov)>; DeAndrea, Pam <[Pam.DeAndrea@vermont.gov](mailto:Pam.DeAndrea@vermont.gov)>

**Cc:** Highgate Public Works <[publicworks@highgatevt.org](mailto:publicworks@highgatevt.org)>

**Subject:** FW: Text from legislation

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

Hello Ladies,

I am getting around to making some of the changes we discussed and I wanted to make sure that we are all on the same page because we have had phone conversations with both of you.

Rheaume Rd (9)- we will reclassify the end section to class 4

Beyor- (58) we will reclassify the end section to Class 4

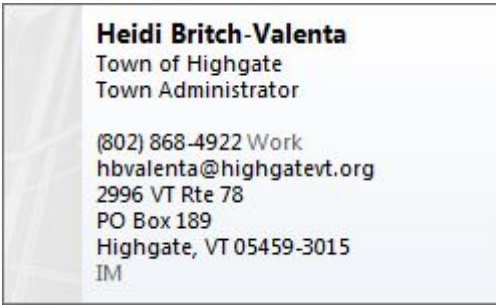
Fortin- (18)- I am unclear if we know what needs to be done to the section identified as NUTS to bring it back to Class 3 standards.

Gagne- (30)- Highgate is discussing an easement or ownership of the segment that is privately owned. If Highgate owns it, it will be a class 4.

Question- what is the best way to identify the segments discussed for the notice?

Thanks for your help.

Heidi



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**From:** Heidi Britch-Valenta  
**Sent:** Wednesday, January 4, 2023 12:49 PM  
**To:** DeAndrea, Pam <[Pam.DeAndrea@vermont.gov](mailto:Pam.DeAndrea@vermont.gov)>  
**Cc:** Highgate Public Works <[publicworks@highgatevt.org](mailto:publicworks@highgatevt.org)>  
**Subject:** RE: Text from legislation

Hi Pam,

Thanks for your time on the phone. Butch and I discussed the information and he is not interested in getting the ends of Rheaume (9), Beyor (58) because they are dead ends not serving anyone so they are not maintained. We will begin the process to reclassify them to Class 4.

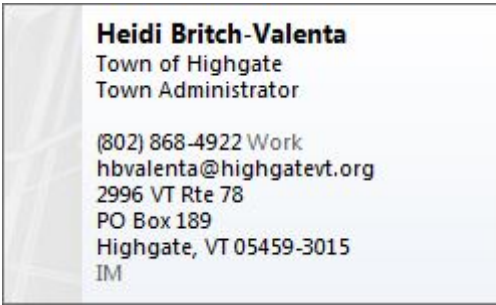
Fortin Rd (18) is one that they would like to make necessary changes to keep as a Class 3. Problem is, we are not aware what the problems are. The Class 3 description in the Orange Book doesn't really give us a clue what is going on there (see attached pg 13-2). We recently completed a Road Erosion Inventory and there were a few references to issues on the road but they don't seem to match up with the area that you have indicated as NUTS. I have attached a project summary map with the issues identified. If you could offer your understanding of the deficiencies in the section NUTS, that would be helpful.

Same issue for Waugh Farm Rd (38) the area that is identified as NUTS is classified as U - untraveled. We are not currently receiving funding for that stretch so why would there be a note that it is not being maintained properly?

Lastly, we recently accepted a new private development road into our inventory. Thak Boulevard. We will complete the Certificate of Acceptance on pg 13-6 and add this into the inventory. Is there anything else you need to accept this new road?

Thanks,  
Heidi





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**From:** DeAndrea, Pam <[Pam.DeAndrea@vermont.gov](mailto:Pam.DeAndrea@vermont.gov)>  
**Sent:** Wednesday, January 4, 2023 11:53 AM  
**To:** Heidi Britch-Valenta <[hbvalenta@highgatevt.org](mailto:hbvalenta@highgatevt.org)>  
**Subject:** Text from legislation

Hi Heidi,

Here is the text from the legislation Title 19 (<https://legislature.vermont.gov/statutes/title/19>) on roads classes not meeting the standards of their class:

### § 305. Measurement and inspection

(a) After reasonable notice to the selectboard, a representative of the Agency may measure and inspect the class 1, 2, and 3 town highways in each town to verify the accuracy of the records on file with the Agency. Upon request, the selectboard or its designee shall be permitted to accompany the representative of the Agency during the measurement and inspection. The Agency shall notify the town when any highway, or portion of a highway, does not meet the standards for its assigned class. If the town fails, within one year, to restore the highway or portion of the highway to the accepted standard, or to reclassify, or to discontinue, or develop an acceptable schedule for restoring to the accepted standards, the Agency for purposes of apportionment under section 306 of this title shall deduct the affected mileage from that assigned to the town for the particular class of the road in question.

The reclassification process and what is needed is outlined in Chapter 7 of Title 19 and you can access that through this link: (<https://legislature.vermont.gov/statutes/chapter/19/007>)

Thank you and let me know if you need any more help.

Happy New Year!

Pam

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