

District 8
Certcode 0609-0

**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 HIGHGATE in FRANKLIN 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	
Class 2	20.920			20.92	
Class 3	42.88			42.88	
State Highway	22.695			22.695	
Total	86.495			86.495	
* Class 1 Lane	0.000			0	
* Class 4	3.86			3.86	
* Legal Trail	4.29			4.29	

* 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".
- DISCONTINUED:** Please attach SIGNED copy of proceedings (minutes of meeting).
- RECLASSIFIED/REMEASURED:** Please attach SIGNED copy of proceedings (minutes of meeting).
 0.28 mi CL4/NUTS TH-9 (Rheaume Rd) now legally CL4 (no mileage change)
 0.23 mi CL4/NUTS TH-38 (Waugh Farm Rd) now legally CL4 (no mileage change)
 0.02 mi CL4/NUTS TH-58 (Beyor Rd) now legally CL4 (no mileage change)
- 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:
Richard I. Hunt, Jeffery M. ...

Signature of T/C/V Clerk: *[Signature]* Date Filed: 1/19/2024

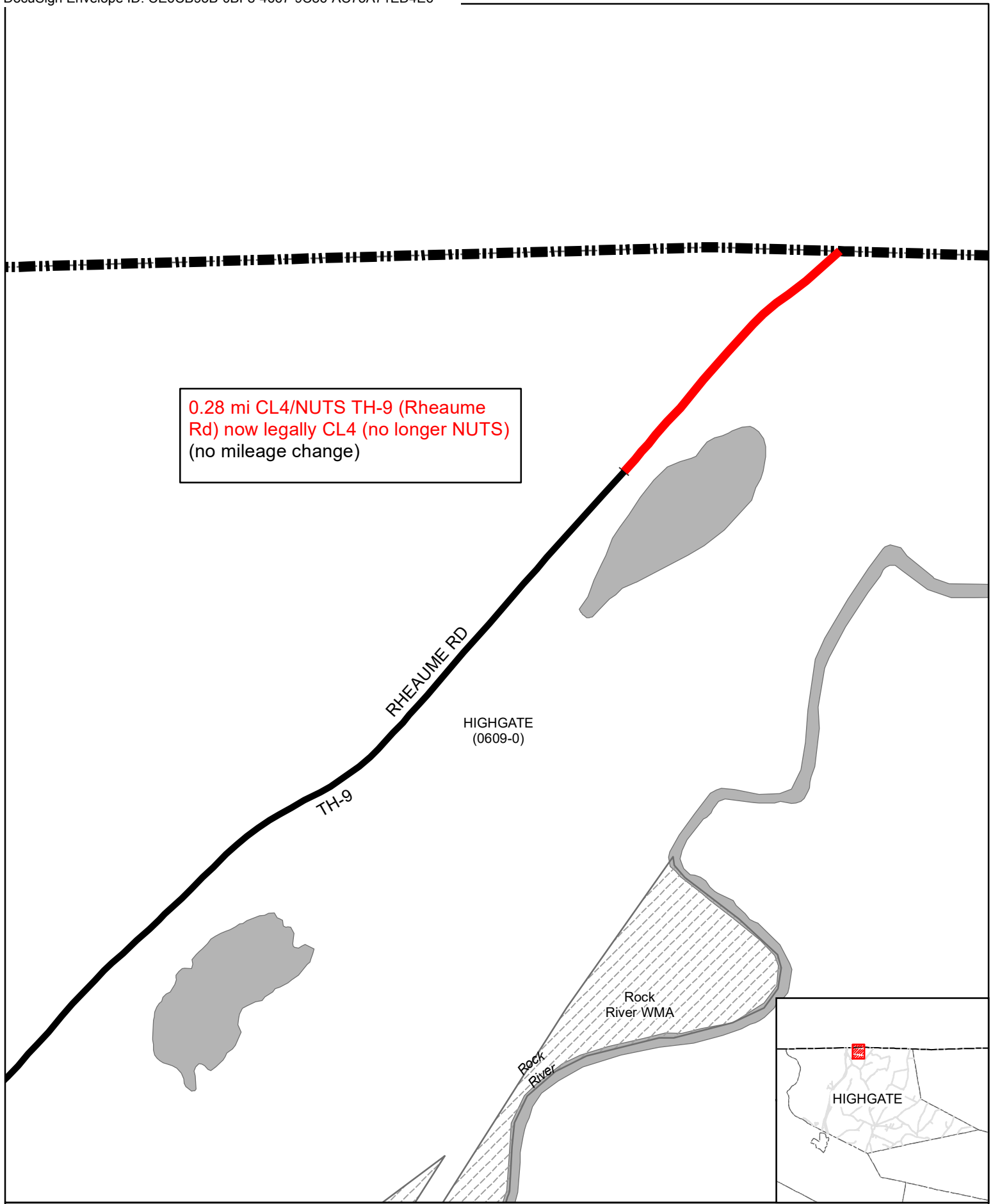
Please sign ORIGINAL and return it for Transportation signature.

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

DS
[Signature]

DocuSigned by:
APPROVED: *[Signature]*
John ... Representative, Agency of Transportation
8B1F350F309C4C9...

DATE: 4/22/2024

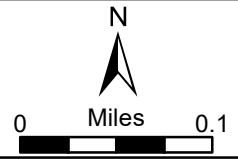


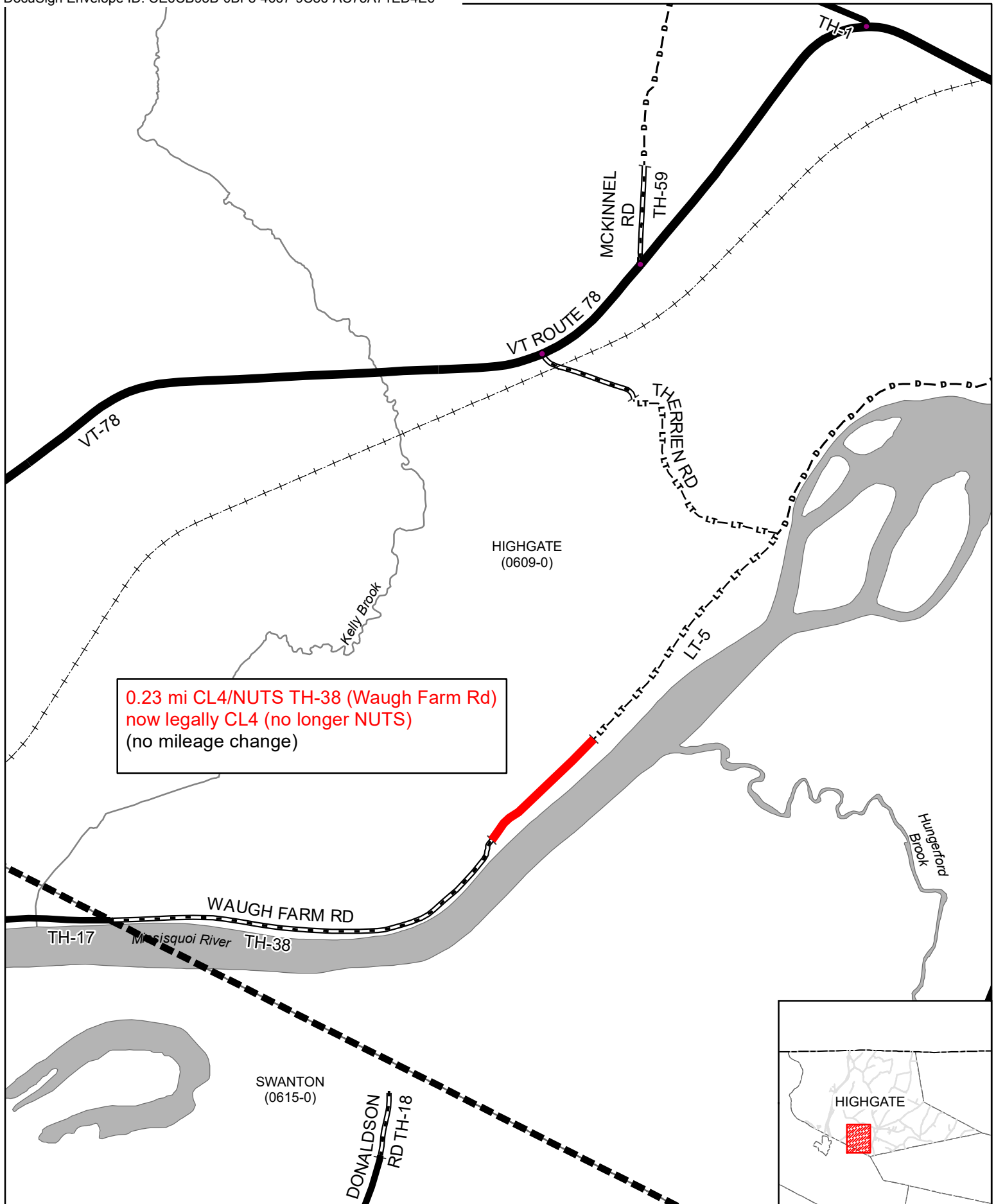
0.28 mi CL4/NUTS TH-9 (Rheaume Rd) now legally CL4 (no longer NUTS) (no mileage change)

Mileage Certificate Changes 2024

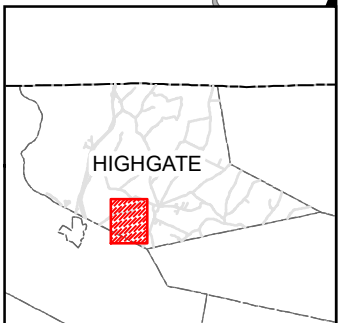
HIGHGATE

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





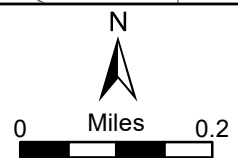
0.23 mi CL4/NUTS TH-38 (Waugh Farm Rd)
 now legally CL4 (no longer NUTS)
 (no mileage change)

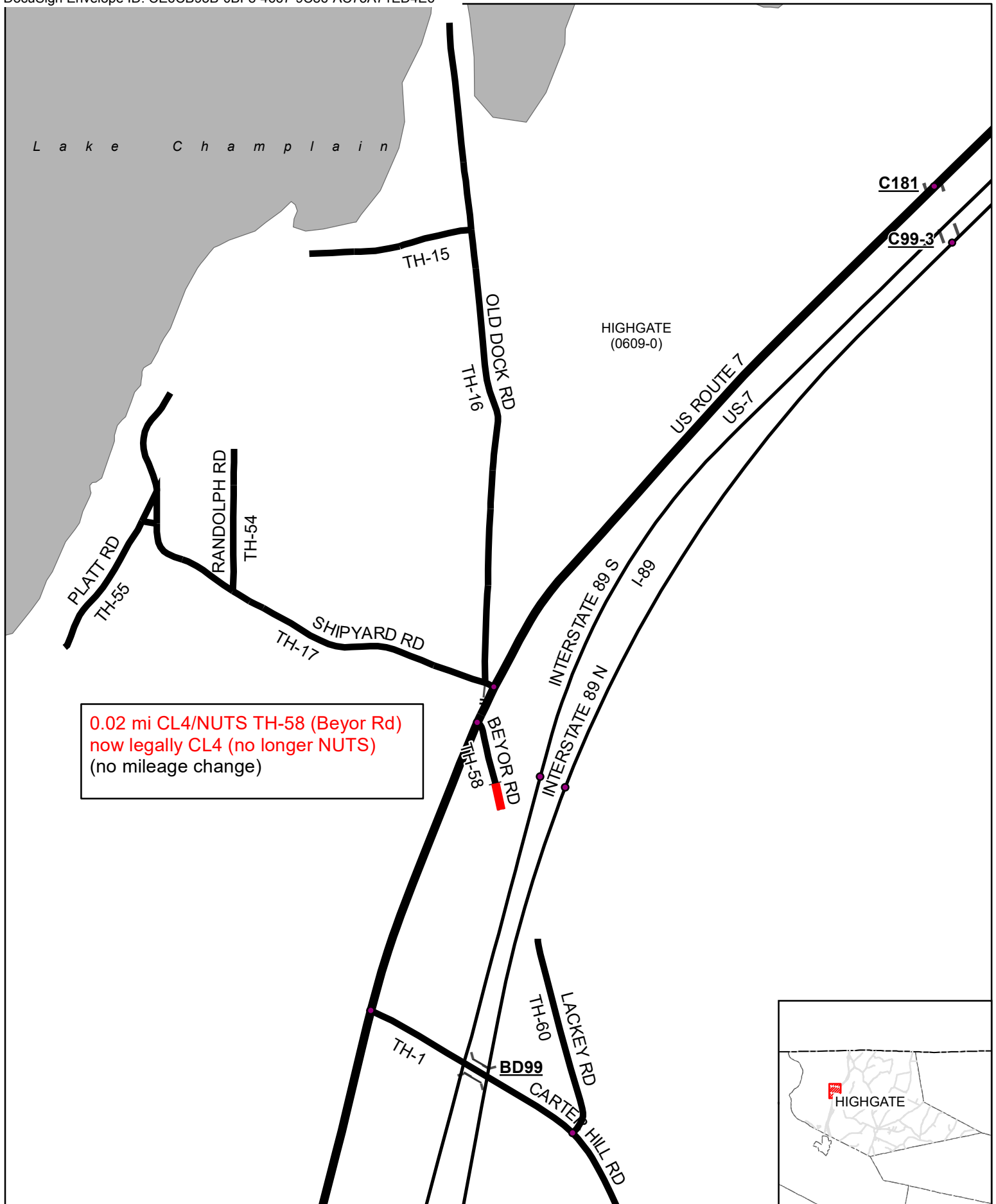


Mileage Certificate Changes 2024

HIGHGATE

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



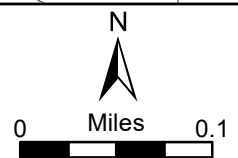


0.02 mi CL4/NUTS TH-58 (Beyor Rd)
 now legally CL4 (no longer NUTS)
 (no mileage change)

Mileage Certificate Changes 2024

HIGHGATE

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



TOWN OF HIGHGATE

Selectboard Meeting

Thursday, June 15, 2023 @ 6:30pm
Approved Minutes

NOTE: All actions taken are unanimous unless otherwise stated

Join Zoom Meeting
<https://us02web.zoom.us/j/82251397556>

**Site visits to Beyor Road, Rheume Road, Waugh Farm Road beginning at 4:30pm.
Those present: Butch Brosseau; Sharon Bousquet; Richard Flint; Merry Souza; Scott Martin*

A. Call to Order & Pledge of Allegiance

The meeting was called to order by Sharon Bousquet, Chair @ 6:30pm followed by the Pledge of Allegiance. **This meeting was a hybrid of in-person and Zoom video.** Participants were in-person unless otherwise noted.

Highgate Selectboard Members – Sharon Bousquet, Chair; Richard Flint, Vice Chair; Scott Martin; Merry Souza; Vern Brosky III
Highgate Office Staff – Wendi Dusablon, Town Clerk & Public Meetings Clerk; Shelley Laroche, Treasurer + DTC *Absent – Heidi Britch-Valenta, Town Admin.*
Public / Other – Travis Belisle; Kevin Many; Craig White (via Zoom)

B. Public Comments

Sue Cota called and wanted the board to know that the State was on Monument Road today cutting trees / replacing trees / moving trees to stabilize where the bank is giving out.

C. Road Reclassification Hearing

Prior to this hearing there were three site visits, which were warned, beginning at 4:30pm. Each of the roads has sections that are classified as Class 3 and are proposed to be changed to Class 4. Each of these sections on Beyor Rd, Rheume Rd, and Waugh Farm Rd are currently not being maintained as Class 3, so it means no changes to the way things are being done. It is a paperwork clarification with the State. Craig White, Rheume Road resident, logged on via Zoom and had questions about the reasoning and what it means for him and his property. Sharon read aloud from the warned notice about the site visits and hearing. For Mr. White, as well as the other roads, they will not see any changes to the way those sections of road are maintained, or not maintained, by the town. It is simply a classification change from 3 to 4 to clarify our highway mileage with AOT. Our grant funding is based on mileage of Class 2, 3, and 4 roads in our town, so basically the change to Class 4 for these three sections will mean the State pays us less. We are doing our due diligence to clarify the paperwork and our funding. The warning for this process is attached in full at the end of these minutes. Motion by Richard Flint to change the road classification for a 106' section of Beyor Road, starting 264' from US Route 7 to Class 4. The motion was seconded by Merry Souza – **APPROVED**. Motion by Scott Martin to change the road classification for a 1,479' section of Rheume Road, starting 4,594' from the intersection with US Route 7 to Class 4. The motion was seconded by Richard Flint – **APPROVED**. Motion by Merry Souza to change the road classification for a 1,215' section of Waugh Farm Road, starting 3,644' from the Swanton / Highgate town line to Class 4. The motion was seconded by Scott Martin – **APPROVED**.

D. Zoning District Change Hearing

Travis Belisle and Kevin Many were present for this warned hearing. A copy of the full warning for this proposal is attached to the end of these minutes. There was previously a warned hearing with the Planning Commission also on this process. Plans were shared with the Selectboard of the entire property and their request is to change the section currently zoned Agricultural to Industrial / Commercial. The property is located southeast of the Lamoille Valley Rail Trail, commencing at o Waugh Farm Road (formerly known as the VT Brick Factory extraction pit) and extending to the Industrial / Commercial zone boundary located at 1438 VT Route 78 and Therrien Road. There was discussion and questions on the property itself, which was also pulled up on our GIS program for clarification. Kelly Brook runs through the property and essentially separates the zoning districts. The applicants, Highgate Airport Industrial Park LLC, wish to complete an industrial park and foster industrial commercial development in the area surrounding the FC Airport. This area has been identified as a potential Phase II of the water and sewer extension in the Highgate Airport Infrastructure Feasibility Study in 2020. The development at the FC Airport, as well as the completion of the highway in Canada will increase traffic here in Highgate and at our border crossing. Travis and Kevin are looking to develop 15 lots at the site. Utilities were discussed: VT Gas, three phase power, and hopefully to eventually extended water and sewer from the airport. They have also been working with Tim Smith at FCIDC. All permits to cross over the LVRT have been obtained by the State and are recorded here with the town. The entrance will be between the Roach and Lebeau properties on Route 78 (in the area across from Dubois Drive). Following more discussion and questions, each board member shared their thoughts on the proposal and what it means for Highgate. Motion by Richard Flint to extend the already existing Industrial / Commercial boundary line to include the full lot owned by Highgate Airport Industrial Park LLC. The motion was seconded by Vern Brosky III – **APPROVED**.

E. Treasurer – Shelley Laroche

- Motion by Vern Brosky III to approve and sign the check warrants. The motion was seconded by Scott Martin – **APPROVED**.
- The delinquent tax balance is \$57,962.46. The assistance program has come to an end.
- Dennise Paradis came in asking about prizes from the Memorial Day parade. She also gave receipts to Keith for the wreaths she made, which have not found their way to the office yet. Her wreaths were beautiful, thank you Dennise! Float winner was RL Vallee \$75.00 and Bicycle winners were Ryker Souza \$20.00 and Ashlyn Machia \$10.00.
- Changes have been made to the personnel policy over the last several meetings, including an added holiday and some employee benefits. Shelley has updated the policy, as necessary, and it is ready for approval and signatures. Sharon has recused herself from this, as she is moving from a Selectboard member to a full-time town employee. Motion by Richard Flint to approve and sign the personnel policy as updated. The motion was seconded by Merry Souza – **APPROVED**.

F. Town Clerk – Wendi Dusablon

- Motion by Scott Martin to approve and sign the minutes from June 1, 2023, as written. The motion was seconded by Richard Flint – **APPROVED**.
- Special Town Meeting floor vote – Thursday, July 20th @ 6pm at Highgate Sports Arena. This has been warned with all the information out to the public. A copy of the warning and flyer are both attached to the end of these minutes. This special meeting / vote will determine if the registered voters of the Town of Highgate wish to purchase a parcel from WRB LLC, 18.5 acres off Lamkin Street, for a village wastewater system to serve the VCMP property for future development. More info on this vote is around town, at the office, on social media, and on our website www.highgatevt.org. This is a floor vote, so you must be present in-person to vote. Wendi has reached out to Phil Ladue to see if he is available to moderate this meeting for us. If not, a Selectboard member, or someone they appoint, will

moderate the meeting. The discussion begins at 6pm on July 20th, followed by questions and a floor vote, and then a regular Selectboard meeting to follow – all at Highgate Sports Arena.

- The flooring project is coming up soon. We will be pulling out all the carpet in the front half of the building – main office; listers office; treasurer office, town administrator office; public works office and restroom – and replacing it with the epoxy flooring system to match what we have out back. We will be closed beginning on June 29th to move all the furniture out. Matt Bouchard will be on site to help with all the technology. We will be closed for a period of time, to include new vinyl cove installation, a deep cleaning afterwards by Wicked Klean, and we will move back in beginning on July 13th. The office staff will be working remotely during this time and a flyer has been shared widely on how town business can still occur during this project. Our plan is to be back open with normal hours on Monday, July 17th. The main counter will be replaced also, we still have some details to figure out with that piece.
- The Public Works Director position is posted all over with, so far, no applicants. The board would like us to repost and keep the information out there as much as possible. Shelley can also post it on Indeed if the board would like.
- The listers office completed their mailing of any change in appraised values and will hold grievance meetings on June 20th beginning at 10am. Please contact the listers office by June 20th or come to the office on that day between 10am – 2pm.
- The draft surveys for the turn-around locations on Gagne Road and Rheaume Road were reviewed and discussed. Motion by Richard Flint to accept the drafts and pass them along to the legal team for begin the easement agreement paperwork. The motion was seconded by Merry Souza – **APPROVED**.

G. Selectboard Items

- The special vote was discussed above. It will be a floor vote on July 20th @ 6pm at Highgate Sports Arena. You must be present to vote, as we vote public questions from the floor. We have discussed this at town meeting several times, and it has yet to be changed, so this is how we have to do it. The purchase price for 18.5 acres from WRB LLC is \$300,000.00 to be covered by a grant and ARPA funds. We cannot move forward with any development on the VCMP property without a wastewater system. This will basically be a large leach field for the “grey water” on the property we will (potentially) purchase from WRB LLC. Sharon also explained that if the vote is successful, we have a \$2 million dollar grant for the construction of the system.
- Motion by Vern Brosky III to sign the letter of support addressed to Abbie Sherman @ VT Economic Development Council for Swanton Village’s upgrade project of their water and sewer infrastructure. The motion was seconded by Scott Martin – **APPROVED**.
- The residents of Quarry Lane were before the Selectboard on June 1st for their appeal of the board’s decision to not take over that road. Each board member spoke on their thoughts and unanimously decided that based on stormwater questions and other concerns, in addition to the added work load for our crew, we are not in a position to take Quarry Lane over. Sharon would like to look into any grant funding she can find, as our new Town Administrator, that could assist us with the possibility of taking over new roads, and all the costs associated with doing so. Motion by Richard Flint to *deny* the appeal request to take over Quarry Lane as a town road. The motion was seconded by Merry Souza – **APPROVED**. Residents of Quarry Lane will be notified of the board’s final decision.
- Motion by Vern Brosky III to adopt and sign the Snow Removal Ordinance, which became effective on June 8, 2023. The motion was seconded by Richard Flint – **APPROVED**. This ordinance will allow us to fine anyone who would continue to deposit snow into the roadways, which is clearly stated within the policy.
- Merry has been getting calls about fireworks and permits. Info has been posted on our website and social media pages on this topic. Basically, unless you have a permit you are not allowed to have them, and the town does not issue these permits. There was discussion on enforcement, which is tough to do, and the safety of our employees and volunteers is

definitely the top priority. Fines can be issued, and it does not have to be the day of the event. There is a list of municipal employees / elected & appointed officials who can issue fines.

- Merry has gotten complaints about the garage structure on Cross Street / Route 78 owned by Dennis Feeley. Neighbors have complained about noise and emissions from the trucks left running for hours. Merry has reached out to the State for guidance. The renters are actively looking for another location, and one in town will open up soon, so it might take care of itself sooner than later.
- Sharon Bousquet tendered her resignation from the Highgate Selectboard and as Chair. This will be her last meeting with us as a Selectboard member. She applied for, interviewed, and was offered the full-time position of Highgate Town Administrator, which she will begin on Tuesday, June 20th. She asked everyone to bear with her as she acclimates to her new role. She thanked everyone for their support during her time on the Selectboard, it is one of the better things she has ever done. But she isn't going far and will continue to work with the board and her new co-workers in her new role. The Selectboard vacancy will be advertised beginning tomorrow, with letters of interest due by July 20th @ 4pm. A round of applause was well deserved for Sharon, and we are thankful for her leadership on the Selectboard and look forward to growing that relationship in her new position. The board now needs to reorganize.
- Motion by Vern Brosky III to nominate Richard Flint as Chair of the Highgate Selectboard. The motion was seconded by Scott Martin – **APPROVED**. Sharon will be there to support Richard during this transition. Motion by Richard Flint to nominate Vern Brosky III as Vice-Chair of the Highgate Selectboard. The motion was seconded by Merry Souza – **APPROVED**.

Motion by Richard Flint to exit the regular meeting @ 7:43pm. The motion was seconded by Vern Brosky III – **APPROVED**.


H. Executive Session

Motion by Sharon Bousquet to enter into executive session with Shelley Laroche and Wendi Dusablon @ 7:43pm to discuss personnel, contracts, and legal, where premature general public knowledge would place the town and / or the individuals involved at a substantial disadvantage. The motion was seconded by Merry Souza – **APPROVED**. Shelley exited executive session @ 7:55pm. Wendi exited executive session @ 8:25pm. Motion by Richard Flint to exit executive session @ 8:45pm. The motion was seconded by Vern Brosky III – **APPROVED**.

I. Adjournment

Motion by Richard Flint to adjourn the meeting @ 8:45pm. The motion was seconded by Merry Souza – **APPROVED**.

Respectfully submitted by:



Wendi Dusablon
Town Clerk & Public Meetings Clerk

Minutes Approved by:



Richard Flint
Selectboard Chair

**NOTICE OF PUBLIC HEARING TO CONSIDER THE
RECLASSIFICATION OF THE FOLLOWING TOWN HIGHWAYS:**

Interested persons and persons owning or interested in lands through which the Town Highway, or sections thereof, as described below, may pass or abut are hereby warned of a public hearing to be held by the Selectboard of the Town of Highgate VT to consider the reclassification of said roads as described below. Pursuant to 19 V.S.A. § 709, the proceedings will commence with an examination of each of the premises, convening at places and times as outlined below. No testimony shall be accepted at the site visits. Following the examinations of all the premises, the Selectboard of the Town of Highgate will meet at the Municipal Building to receive testimony from any interested parties. The Selectboard shall issue a written decision within 60 days of the hearing.

Date of Examinations and Hearing: Thursday, June 15, 2023

Time of Hearing: 6:30pm

Location of Hearing: Highgate Municipal Building
2996 VT Route 78
Highgate Center VT

Descriptions:

Town Hwy #58 - Beyor Road

A 106' section of Town Hwy #58 known as **Beyor Road**, currently listed as Class 3, will be classified as Class 4, starting 264' from US Route 7

Date / Time / Location of Examination: 6/15/23 4:30-4:45pm
near 55 Beyor Road

Town Hwy #9 - Rheume Road

A 1,479' section of Town Highway #9 known as **Rheume Road**, currently listed as Class 3, will be classified as Class 4, starting 4,594' from the intersection with US Route 7

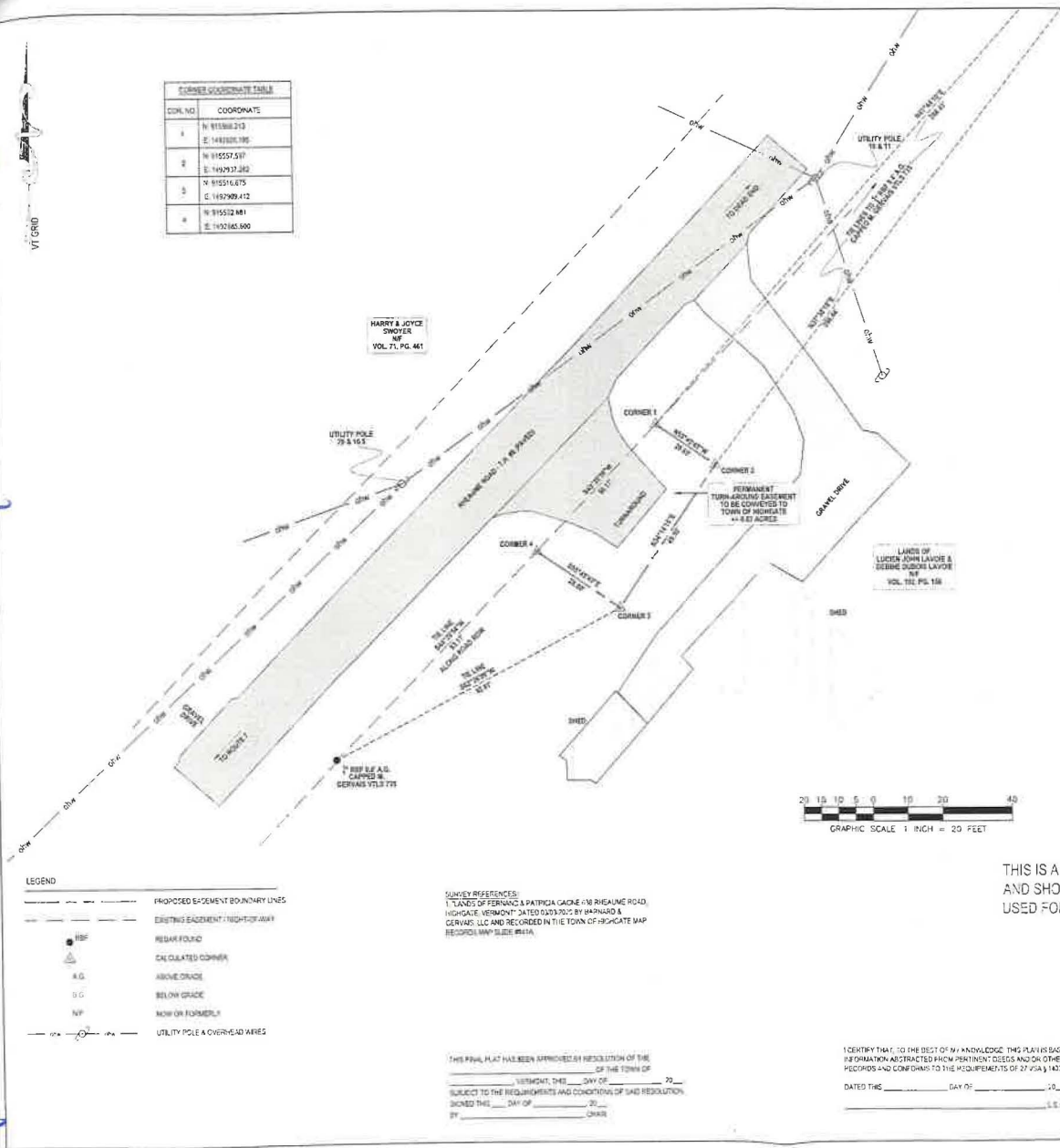
Date / Time / Location of Examination: 6/15/23 5:00-5:15pm
@ 658 Rheume Road

Town Hwy #38 - Waugh Farm Road

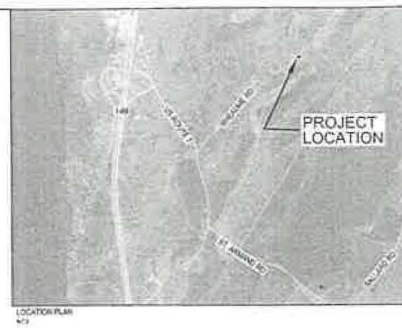
A 1,215' section of Town Highway #38, known as **Waugh Farm Road**, currently listed as Class 3, will become Class 4, starting 3,644' from the Swanton/Highgate town line

Date / Time / Location of Examination: 6/15/23 5:30-5:45pm
@ 581 Waugh Farm Road

Flow Turn Around Rte 100 around Rte 100



CORNER COORDINATE TABLE	
CON. NO.	COORDINATE
1	N 815888.243 E 1482028.195
2	N 815557.517 E 1492937.282
3	N 815516.675 E 1492909.412
4	N 815532.481 E 1492165.600



- SURVEY NOTES**
- BEARINGS AND COORDINATES SHOWN HEREON WERE GENERATED FROM SURVEY GRADE SPHERE HEIGHTS COLLECTED WITH A TRIMBLE 5700 (RECEIVER) IN A WOODS CONTROLLED POINTS AND RELATED TO VT GRID NAD83(2011) USING REAL TIME KINEMATIC CORRECTIONS FROM A VIRTUAL REFERENCE STATION GENERATED BY THE VERMONT CORS NETWORK.
 - NO ATTEMPT HAS BEEN MADE TO LOCATE OR IDENTIFY ANY EASEMENTS OR RIGHTS OF WAYS UNLESS OTHERWISE SHOWN ON THIS PLAN.
 - A CLOSED TRAVERSE SURVEY WAS COMPLETED IN MAY 2003 USING A TRIMBLE 5700 BASE-ROVER CONFIGURATION. THE MEASURING ERROR MEETS OR EXCEEDS THE MINIMUM REQUIRED STANDARDS FOR A SUBURBAN SURVEY AS ESTABLISHED BY THE VERMONT BOARD OF LAND SURVEYORS.
 - ALL EVIDENCE OF MONUMENTATION FOUND ON THE SURVEYED PREMISES IS SHOWN HEREON. MONUMENTATION FOUND IS CONSIDERED TO BE IN GOOD AND STABLE CONDITION UNLESS OTHERWISE NOTED. ALL IRON PIPE DIMENSIONS PERTAIN TO INSIDE DIAMETER UNLESS OTHERWISE NOTED.
 - THE RIGHT OF WAY WIDTH FOR RHEAUME ROAD, TOWN HIGHWAY #9 OF 3 RDS (49.5') IS BASED ON PREVIOUS SURVEYS OF RECORD. MONUMENTATION FOUND, THE TRAVEL WAY AND VERMONT STATE STATUTE.
 - ALL AREA CALCULATIONS ARE BASED ON THE EDGE OF THE RIGHTS OF WAY OF SAID ROAD AND NOT THE CENTERLINE THEREOF.
 - UNAUTHORIZED ALTERATIONS AND/OR MODIFICATIONS TO THIS PLAN SHALL INVALIDATE ANY AND ALL CERTIFICATIONS MADE BY BARNARD & GERVAIS, LLC AND FURTHER ANY PARTIES INVOLVED IN SAID ALTERATIONS AND/OR MODIFICATIONS SHALL BE HELD LIABLE AND MAY BE PROSECUTED IN A COURT OF LAW.
 - BARNARD & GERVAIS, LLC MAKES NO WARRANTIES THAT ALL ENCUMBRANCES THAT EXIST FOR THE SUBJECT PARCEL ARE SHOWN HEREON. ADDITIONAL ENCUMBRANCES THAT MAY EXIST INCLUDE, BUT ARE NOT LIMITED TO, WETLANDS, WELL AND SEPTIC REGULATION ZONES, HAZARDOUS WASTE SITES AND/OR BROWN FIELDS WITH ASSOCIATED ISOLATION ZONES.
 - THIS EASEMENT PLAN IS NOT INTENDING TO CREATE ANY EASEMENTS OTHER THAN THOSE SPECIFICALLY LISTED AND DESCRIBED HEREIN. ANY OTHER RIGHTS, TITLE OR OTHER INTERESTS SHOWN HEREON ARE CONSIDERED PRIVATE UNLESS OTHERWISE NOTED.
 - THE INTENT OF THIS SURVEY IS TO CREATE A PERMANENT TURN-AROUND EASEMENT FOR TOWN OF HIGHGATE HIGHWAY DEPARTMENT VEHICLES. FOR A MORE COMPLETE DESCRIPTION OF BOUNDARIES FOR THE LANDS OF LUCIEN JOHN LAVOIE & DEBBIE DUBOIS LAVOIE SEE SURVEY REFERENCE #1.
 - THIS EASEMENT SURVEY PLAN DOES NOT TRANSFER THE PROPERTY SHOWN HEREON. AFTER FINAL APPROVAL OF ANY AND ALL NECESSARY PERMITS, A DEED MUST BE CREATED AND RECORDED PROPERLY TO TRANSFER THE EASEMENT. AN ATTORNEY SHOULD BE CONSULTED TO ASSIST IN THIS MATTER.

RECEIVED FOR RECORD IN THE TOWN OF HIGHGATE
 THIS _____ DAY OF _____ 20____
 MAP BOOK _____ PAPER _____ SLIDES _____
 AT _____ LOCATION _____ MINUTES _____ M
 AND RECORDED IN HIGHGATE VERMONT
 ATTEST _____ TOWN CLERK

THIS IS A PRELIMINARY PLAN
 AND SHOULD NOT BE
 USED FOR CONVEYANCES

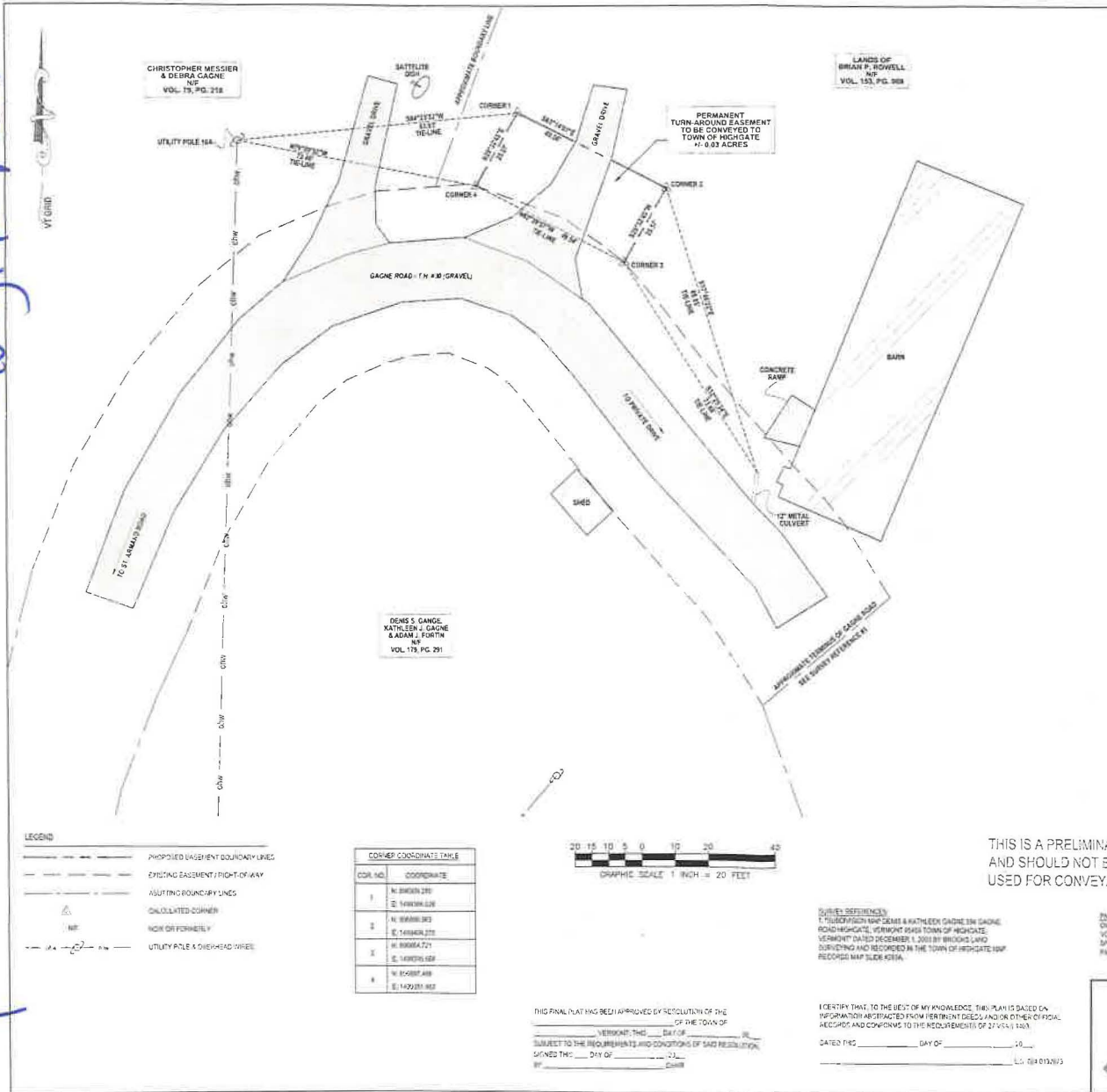
BARNARD & GERVAIS, LLC LAND SURVEYING Water & Wetland Environmental Consulting 45 New Street, Suite 101 Montpelier, VT 05602 Phone: 802.241.1111 Fax: 802.241.1112		PROJECT NO: 100-2013 DATE: 10/24/2013 SCALE: 1" = 20' SURVEY TECH. APP. DRAWN JMW CHECKED MAG ENGINEERING NO. 1 PL-1
LANDS OF LUCIEN JOHN LAVOIE & DEBBIE DUBOIS LAVOIE 858 RHEAUME ROAD, SWAMTON, VERMONT EASEMENT SURVEY PLAN		PROJECT INFORMATION OWNER: LUCIEN JOHN LAVOIE & DEBBIE DUBOIS LAVOIE VOL. 102, P. 156 SPAN: 201-055-12211 PARCEL ID: 200200000

THIS FINAL PLAN HAS BEEN APPROVED BY RESOLUTION OF THE _____ OF THE TOWN OF _____ VERMONT, THIS _____ DAY OF _____ 20____ (SUBJECT TO THE REQUIREMENTS AND CONDITIONS OF SAID RESOLUTION) SIGNED THIS _____ DAY OF _____ 20____ BY _____ CHAIR

I CERTIFY THAT, TO THE BEST OF MY KNOWLEDGE, THIS PLAN IS BASED ON INFORMATION ABSTRACTED FROM PERTINENT DEEDS AND/OR OTHER OFFICIAL RECORDS AND CONFORMS TO THE REQUIREMENTS OF 27 V.S.A. § 443.
 DATED THIS _____ DAY OF _____ 20____
 _____ S. S. SURVEYORS

DRAFT

flow turn around Eagan rd



- LOCATION PLAN**
874
- SURVEY NOTES**
1. BEARINGS AND COORDINATES (SHOWN HEREON) WERE GENERATED FROM SURVEY GRADE OPS READINGS COLLECTED WITH A TRIMBLE R10 GPS RECEIVER ON RANDOM CONTROL POINTS AND ADJUSTED TO VT CNO HORIZONTAL CONTROL FROM THE HORIZONTAL CONNECTIONS FROM A VIRTUAL REFERENCE STATION GENERATED BY THE VERMONT CORS NETWORK.
 2. NO ATTEMPT HAS BEEN MADE TO LOCATE OR IDENTIFY ANY EASEMENTS OR RIGHTS OF WAYS UNLESS OTHERWISE SHOWN ON THIS PLAN.
 3. A CLOSED TRAVERSE SURVEY WAS COMPLETED IN MAY, 2021 USING A TRIMBLE R10 BAST-ROVER CONFIGURATION. THE RESULTING ERROR MEETS OR EXCEEDS THE MINIMUM REQUIRED STANDARDS FOR A SUBURBAN SURVEY AS ESTABLISHED BY THE VERMONT BOARD OF LAND SURVEYS (BLS).
 4. ALL EVIDENCE OF MONUMENTATION FOUND ON THE SURVEYED PREMISES IS SHOWN HEREON. MONUMENTATION FOUND IS CONSIDERED TO BE IN GOOD AND STABLE CONDITION UNLESS OTHERWISE NOTED. ALL IRON PIPE DIMENSIONS PERTAIN TO INSIDE DIAMETER UNLESS OTHERWISE NOTED.
 5. THE FRONT OF ANY WIDTH FOR GAGNE ROAD, TOWN HIGHWAY #36 OF 34.000 (41.5) IS BASED ON PREVIOUS SURVEYS OF RECORD, MONUMENTATION FOUND, THE TRAVELED WAY AND VERMONT STATE STATUTE.
 6. ALL AREA CALCULATIONS ARE BASED ON THE EDGE OF THE RIGHTS OF WAY OF SAID ROAD AND NOT THE CENTERLINE THEREOF.
 7. UNAUTHORIZED ALTERATIONS AND/OR MODIFICATIONS TO THIS PLAN SHALL INVALIDATE ANY AND ALL CERTIFICATIONS MADE BY BARNARD & GERVAIS, LLC AND FURTHER ANY PARTIES INVOLVED IN SAID ALTERATIONS AND/OR MODIFICATIONS SHALL BE HELD LIABLE AND MAY BE PROSECUTED IN A COURT OF LAW.
 8. BARNARD AND GERVAIS, LLC MAKES NO WARRANTIES THAT ALL ENCUMBRANCES THAT EXIST FOR THE SUBJECT PARCELS ARE SHOWN HEREON. ADDITIONAL ENCUMBRANCES THAT MAY EXIST INCLUDE, BUT ARE NOT LIMITED TO: BIRTHRIGHT WELLS AND SEPTIC ISOLATION ZONES, HAZARDOUS WASTE SITES AND/OR BROWNFIELDS WITH ASSOCIATED ISOLATION ZONES.
 9. THIS EASEMENT PLAN IS NOT INTENDING TO CREATE ANY EASEMENTS OTHER THAN THOSE SPECIFICALLY LISTED AND DESCRIBED HEREON. ANY DRIVERS, PATHS, TRAILS OR OTHER AMENITIES SHOWN HEREON ARE CONSIDERED PRIVATE UNLESS OTHERWISE NOTED.
 10. THE INTENT OF THIS SURVEY IS TO CREATE A PERMANENT TURN-AROUND EASEMENT FOR TOWN OF HIGHGATE HIGHWAY DEPARTMENT VEHICLES.
 11. THIS EASEMENT SURVEY PLAN DOES NOT TRANSFER THE PROPERTY SHOWN HEREON AFTER FINAL APPROVAL OF ASH AND ALL NECESSARY PERMITS. A DEED MUST BE CREATED AND EXECUTED PROPERLY TO TRANSFER THE EASEMENT. AN ATTORNEY SHOULD BE CONSULTED TO ASSIST IN THIS MATTER.

RECEIVED FOR RECORD IN THE TOWN OF HIGHGATE
 THIS _____ DAY OF _____, 20____
 MAP BOOK # _____ PAGE # _____ INDEX # _____
 AT _____ O'CLOCK _____ MINUTES _____ M
 AND RECORDED IN HIGHGATE, VERMONT
 ATTEST: _____ TOWN CLERK

DATE	DESCRIPTION	BY
	Map	
BARNARD & GERVAIS, LLC <small>LAND SURVEYING TOWN & PROFESSIONAL Environmental Consulting</small>		
LANDS OF BRIAN P. ROWELL		
GAGNE ROAD, HIGHGATE, VERMONT		
EASEMENT SURVEY PLAT		
PROJECT NO. 11-21	DATE 11-21-21	DRAWN JAN MCG
CHECKED MCG	DATE 01-20-22	PROJECT NO. 11-21
<input type="checkbox"/> METRIC CONCEPT <input type="checkbox"/> PROFESSIONAL <input type="checkbox"/> FINAL LOCAL REVIEW		PL-1 <small>MINIMUM 1/4" = 1' AS SHOWN</small>

DRAFT

THIS FINAL PLAN HAS BEEN APPROVED BY RESOLUTION OF THE _____ OF THE TOWN OF _____ VERMONT, THIS _____ DAY OF _____, 20____, IN ACCORDANCE WITH THE REQUIREMENTS AND CONDITIONS OF SAID RESOLUTION.
 SIGNED THIS _____ DAY OF _____, 20____

I CERTIFY THAT, TO THE BEST OF MY KNOWLEDGE, THIS PLAN IS BASED ON INFORMATION ABSTRACTED FROM TOWNMENT DEEDS AND ON OTHER OFFICIAL RECORDS AND COMPIRES TO THE REQUIREMENTS OF 27 V.S.A. § 1403.
 DATED THIS _____ DAY OF _____, 20____

PARCEL INFORMATION
 OWNER: BRIAN P. ROWELL
 VOL. 132, PG. 919
 MAP: 291 (2) 115B
 PARCEL ID: 2000070-0

SURVEY DEFICIENCIES
 1. THESE PARCELS HAVE DEEDS & KATHLEEN GAGNE 2M GAGNE ROAD HIGHGATE, VERMONT 05455 TOWN OF HIGHGATE, VERMONT DATED DECEMBER 8, 2001 BY BROOKS LAND SURVEYING AND RECORDED IN THE TOWN OF HIGHGATE 200P RECORDED MAP SLIDE 428A.

