

**CERTIFICATE OF HIGHWAY MILEAGE  
YEAR ENDING FEBRUARY 10, 2016**

Fill out form, make and file copy with the Town Clerk, and mail ORIGINAL, before February 20, 2016 to:  
Vermont Agency of Transportation, Division of Policy, Planning and Intermodal Development, Mapping Section  
One National Life Drive, Montpelier, VT 05633.

We, the members of the legislative body of RICHFORD 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	2.804			2.804	0.000
Class 2	8.210			8,210	0.000
Class 3	38.36		0.09	38.27	0.000
State Highway	10.047			10.047	0.000
<b>Total</b>	<b>59.421</b>			<b>59.331</b>	<b>0.000</b>
* Class 1 Lane	0.000			—	
* Class 4	2.49			2.49	0.000
* Legal Trail	0.28			0.28	

\* 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.** Totals by K. Alley  
2/8/2016

- NEW HIGHWAYS:** Please attach Selectmen's "Certificate of Completion and Opening".  
+ 0.09 mi Class 3 TH 27 (Nickson Rd) new road due to relocation
- DISCONTINUED:** Please attach SIGNED copy of proceedings (minutes of meeting).  
0.15 mi CL3 TH 27 (Nickson Rd) discontinued road due to relocation
- RECLASSIFIED/REMEASURED:** Please attach SIGNED copy of proceedings (minutes of meeting).  
- 0.03 mi CL3 TH 27 remeasured
- SCENIC HIGHWAYS:** Please attach a copy of order designating/discontinuing Scenic Highways.

IF THERE ARE NO CHANGES IN MILEAGE: Check box and sign below. [ ]

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

Selectmen/ Aldermen/ Trustees Signatures:

*[Handwritten signatures: Linda Collins, Wayne ...]*

T/C/V Clerk Signature:

*[Handwritten signature]*

Date Filed: 2-2-2016

Please sign ORIGINAL and return it for Transportation signature.

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

APPROVED:

*[Handwritten signature]*  
Representative, Agency of Transportation

DATE:

5/12/2016

Vermont Statutes Annotated

19 V.S.A. § 305. Measurement and inspection

Received

FEB 04 2016

Policy, Planning & Intermodal  
Development Division

§ 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 their 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.

(b) Annually, on or before February 10, the selectboard shall file with the town clerk a sworn statement of the description and measurements of all class 1, 2, 3, and 4 town highways and trails then in existence, including any special designation such as a throughway or scenic highway. When class 1, 2, 3, or 4 town highways, trails, or unidentified corridors are accepted, discontinued, or reclassified, a copy of the proceedings shall be filed in the town clerk's office and a copy shall be forwarded to the agency.

(c) All class 1, 2, 3, and 4 town highways and trails shall appear on the town highway maps by July 1, 2015.

(d) At least 45 days prior to first including a town highway or trail that is not clearly observable by physical evidence of its use as a highway or trail and that is legally established prior to February 10, 2006 in the sworn statement required under subsection (b) of this section, the legislative body of the municipality shall provide written notice and an opportunity to be heard at a duly warned meeting of the legislative body to persons owning lands through which a highway or trail passes or abuts.

(e) The agency shall not accept any change in mileage until the records required to be filed in the town clerk's office by this section are received by the agency. A request by a municipality to the agency for a change in mileage shall include a description of the affected highway or trail, a copy of any surveys of the affected highway or trail, minutes of meetings at which the legislative body took action with respect to the changes, and a current town highway map with the requested deletions and additions sketched on it. A survey shall not be required for class 4 town highways that are legally established prior to February 10, 2006. All records filed with the agency are subject to verification in accordance with subsection (a) of this section.

(f) The selectboard of any town who are aggrieved by a finding of the agency concerning the measurement, description, or classification of a town highway may appeal to the transportation board by filing a notice of appeal with the executive secretary of the transportation board.

(g) The agency shall provide each town with a map of all of the highways in that town together with the mileage of each class 1, 2, 3, and 4 highway, as well as each trail, and such other information as the agency deems appropriate

Excerpt of 19 V.S.A. § 305 - *Measurement and inspection* from Vermont Statutes Online located at –  
<http://legislature.vermont.gov/statutes/section/19/003/00305>

December 2015

TH-12 JOHNSON RD

VT-105 JAY RD

- Disc.

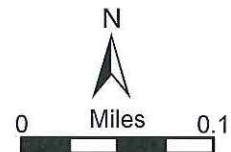
TH-27 NICKSON RD

RICHFORD  
(0611-0)

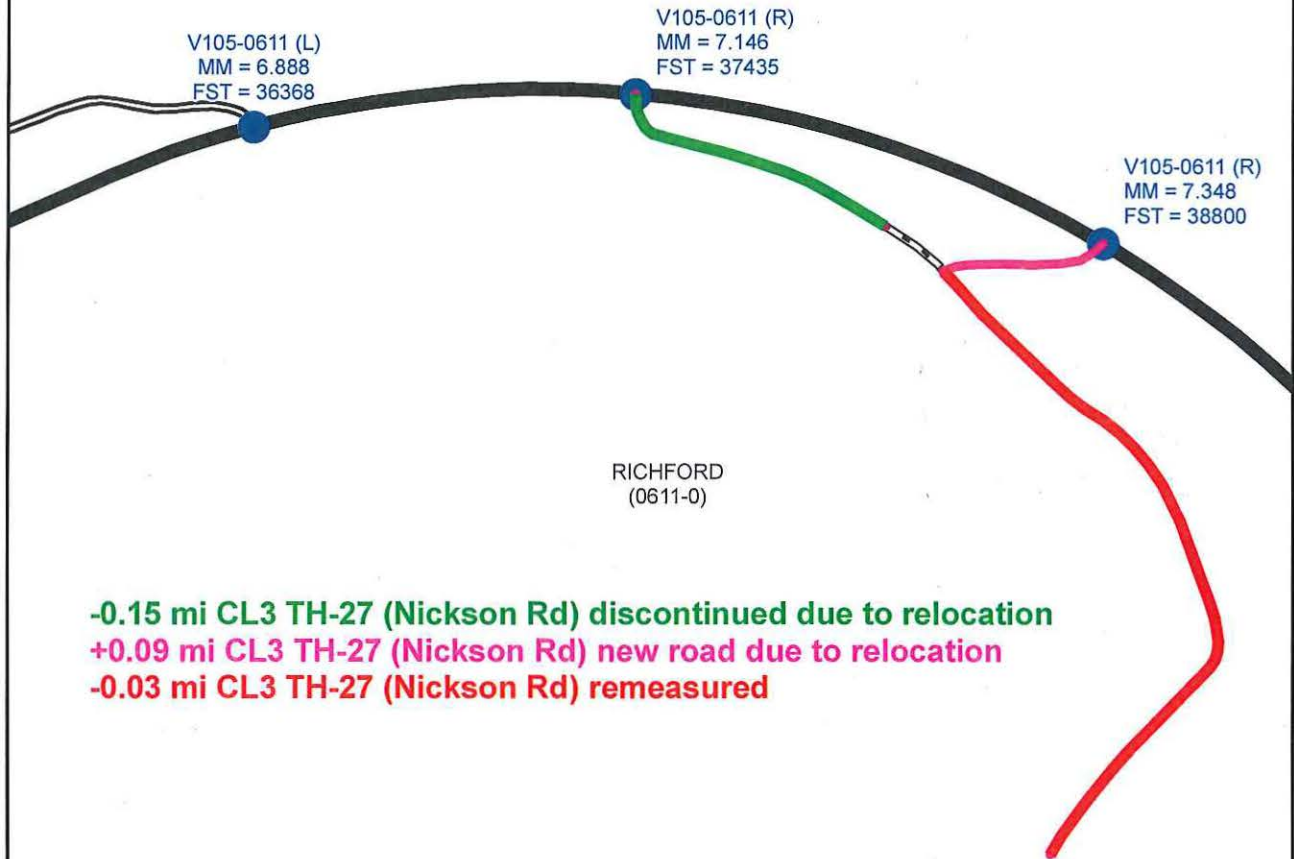
**-0.15 mi CL3 TH-27 (Nickson Rd) discontinued due to relocation**  
**+0.09 mi CL3 TH-27 (Nickson Rd) new road due to relocation**  
**-0.03 mi CL3 TH-27 (Nickson Rd) remeasured**

**Mileage Certificate Change 2016**  
**RICHFORD (0611-0)**

Mapping Section  
Division of Policy and Planning  
Vermont Agency of Transportation -- February 9, 2016

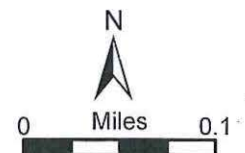


**CL3 TH-27 (Nickson Rd) updated in TransRDS. Route Log  
already reflected current intersection: Off VT-105, MM 7.348,  
south side (was at MM 7.146)**



**Mileage Certificate Change 2016  
RICHFORD (0611-0)**

Mapping Section  
Division of Policy and Planning  
Vermont Agency of Transportation -- February 9, 2016



**SELECTBOARD MEETING  
RICHFORD, VERMONT**

**February 1, 2016**

Chair Linda Collins called the regular meeting to order at 7:00 PM with members Tim Green, Wayne Hurtubise, Chris Martel and Norris Tillotson present. Also present were Laura Ovitt, Lance Carr, Shelly Carr, Eric Collins and Joey Randall.

Lance Carr inquired about the deadline for applying for the highway position. Wayne Hurtubise advised that the application period is now closed.

Motion made by Chris Martel, seconded by Norris Tillotson, to approve the minutes of the Jan. 18 regular meeting. The motion carried.

Motion made by Chris Martel, seconded by Norris Tillotson, to approve the minutes of the Jan. 14 budget meeting. The motion carried.

Laura presented a deed restriction that REAC must have recorded for their property at 111-113 Main Street. The board approved the restriction.

Linda Collins read a letter from the Planning Commission nominating John Libbey to be acting zoning administrator, and a letter from John Libbey asking to be considered for the position. Motion made by Tim Green, seconded by Chris Martel, to approve the appointment until July 15, 2016 when the current term expires. The motion carried. Laura was directed to send a letter to the planning commission asking them to be looking for a replacement.

Wayne Hurtubise reported it has been a mild winter so far.

The village truck is on the fritz.

The board discussed the certificate of highway mileage. Motion made by Wayne Hurtubise, seconded by Linda Collins, to add 0.09 miles CL3 TH-27 (Nickson Road) new road due to relocation, to reclassify -0.03 mi CL3 TH-27 due to remeasuring, and to discontinue 0.15 miles CL3 TH-27 due to road relocation. The motion carried.

Motion made by Wayne Hurtubise, seconded by Linda Collins, to execute the Certificate of Compliance regarding Town Road & Bridge Standards. The motion carried.

Chris Martel reported there will be a new director for the summer day camp this year.

Chris reported he has received a draft deed to transfer the South Richford Cemetery to the town.

Tim Green reported he has a punch list of repairs needed at the emergency services building.

Tim reported Berkshire has canceled the Richford Ambulance coverage; further discussion is planned.

Tim will follow up with zoning on trash issues.

Norris Tillotson reported the water and sewer departments are up-to-date with rules and regulations and with testing.

The men will need to attend three classes in the near future.

Motion made by Tim Green, seconded by Wayne Hurtubise, to enter executive session at 7:30 PM to discuss personnel. The motion carried. All guests and Laura left the meeting.

Motion made by Norris Tillotson, seconded by Chris Martel, to leave executive session at 8:30 PM. The motion carried.

As a result of executive session, the board and Laura agreed on part-time hours and duties for the administrative assistant.

The meeting adjourned at 8:30 PM.



Laura Ovitt  
Administrative Assistant

A true copy. Attest:

Town Clerk

## Alley, Kerry

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**From:** LAURA OVITT <laurao@richfordvt.org>  
**Sent:** Thursday, January 28, 2016 11:04 AM  
**To:** Alley, Kerry  
**Subject:** RE: Nickson Rd

You are welcome.

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**From:** Alley, Kerry [mailto:Kerry.Alley@vermont.gov]  
**Sent:** Thursday, January 28, 2016 11:04 AM  
**To:** LAURA OVITT  
**Subject:** RE: Nickson Rd

Hi Laura,

Thanks for keeping me posted!

Kerry

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**From:** LAURA OVITT [mailto:laurao@richfordvt.org]  
**Sent:** Thursday, January 28, 2016 10:14 AM  
**To:** Alley, Kerry <Kerry.Alley@vermont.gov>  
**Subject:** RE: Nickson Rd

Hi Kerry,

I finally caught up with the road foreman this morning. He agreed that your information is accurate. I will take the Certificate of Highway Mileage to the board on Monday.

Laura

Laura Ovitt  
Selectboard Administrative Assistant  
PO Box 236 94 Main Street  
Richford, VT 05476-0236  
Phone: 802-848-7751 ext. 203  
Fax: 802-848-7752  
[www.richfordvt.org](http://www.richfordvt.org)

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**From:** Alley, Kerry [mailto:Kerry.Alley@vermont.gov]  
**Sent:** Thursday, January 21, 2016 12:18 PM  
**To:** LAURA OVITT  
**Cc:** RICHFORD LISTERS  
**Subject:** FW: Nickson Rd

Hi Laura,

I've taken a look at the deeds regarding TH-27 (Nickson Rd) that Susan sent me. It appears that all Town rights have been relinquished on part of TH-27, and that the relocated alignment has been deeded to the town. Am I correct in

assuming that the relinquished portion is no longer a town highway and the new segment is? Please refer to the attached map for clarification regarding the segments that I am referring to and their measures.

Please let me know if this is the case, and the Selectboard can add the following changes to the 2016 Certificate of Highway Mileage:

NEW HIGHWAYS

+0.09 mi CL3 TH-27 (Nickson Rd) new road due to relocation

RECLASSIFIED/REMEASURED

-0.03 mi CL3 TH-27 remeasured

DISCONTINUED

-0.15 mi CL3 TH-27 (Nickson Rd) discontinued road due to relocation

PART I

In the top section of the Certificate with the mileage totals, enter the net change for class three mileages. If TH-27 is the only class 3 change, then the net change is -0.09 mi.

I can update the Town Highway Map once we have received a Please don't hesitate to contact me if you have any questions,

Kerry

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Kerry Alley  
AOT Mapping & GIS Specialist  
Vermont Agency of Transportation (VTrans)  
[Kerry.Alley@vermont.gov](mailto:Kerry.Alley@vermont.gov) – Please note new email address  
(802) 828-3666

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**From:** RICHFORD LISTERS [<mailto:listers@richfordvt.org>]  
**Sent:** Wednesday, January 06, 2016 10:34 AM  
**To:** Alley, Kerry <[Kerry.Alley@vermont.gov](mailto:Kerry.Alley@vermont.gov)>  
**Subject:** RE: Nickson Rd

Kerry,  
Selectboard was notified on Monday, Jan 4, 2016 on the update & status of this road.  
The listers office has done everything that we can do up to this point.  
Any upcoming issues please contact the selectboard's administrative assistant Laura Ovitt. Her email is [laurao@richfordvt.org](mailto:laurao@richfordvt.org) . The phone number is 802-848-7751 ext 6 (has voice mail)  
Susan

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**From:** Alley, Kerry [<mailto:Kerry.Alley@vermont.gov>]  
**Sent:** Monday, January 04, 2016 4:52 PM  
**To:** RICHFORD LISTERS  
**Subject:** Automatic reply: Nickson Rd



I will be out of the office until January 6. If you need to reach someone in the VTrans Mapping Section, please contact [Michael.Trunzo@vermont.gov](mailto:Michael.Trunzo@vermont.gov), [Sarah.Moulton@vermont.gov](mailto:Sarah.Moulton@vermont.gov), or [Johnathan.Croft@vermont.gov](mailto:Johnathan.Croft@vermont.gov).

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Kerry Alley  
AOT Mapping & GIS Specialist  
Vermont Agency of Transportation (VTrans)  
[Kerry.Alley@vermont.gov](mailto:Kerry.Alley@vermont.gov) – Please note new email address  
(802) 828-3666

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## Alley, Kerry

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**From:** RICHFORD LISTERS <listers@richfordvt.org>  
**Sent:** Monday, January 04, 2016 4:52 PM  
**To:** Alley, Kerry  
**Subject:** RE: Nickson Rd

Kerry,

We spent this afternoon looking at the minutes, proceedings & town reports-nothing mentioned about the authorization or warnings about the buying or selling of land for roads.

The best we can do is the deeds.

We will mail a copy to you.

Susan, Kim & Eric

Richford Listers

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**From:** Alley, Kerry [mailto:Kerry.Alley@vermont.gov]  
**Sent:** Friday, December 18, 2015 10:30 AM  
**To:** RICHFORD LISTERS  
**Subject:** RE: Nickson Rd

Great, Thanks!

I'll be out of the office until then too. ☺

Happy Holidays!

Kerry

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**From:** RICHFORD LISTERS [<mailto:listers@richfordvt.org>]  
**Sent:** Friday, December 18, 2015 9:38 AM  
**To:** Alley, Kerry <[Kerry.Alley@vermont.gov](mailto:Kerry.Alley@vermont.gov)>  
**Subject:** RE: Nickson Rd

Kerry,

I'll do more research. I will be out of the office until Jan 4<sup>th</sup>.

Susan

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**From:** Alley, Kerry [mailto:Kerry.Alley@vermont.gov]  
**Sent:** Wednesday, December 16, 2015 4:20 PM  
**To:** RICHFORD LISTERS  
**Subject:** RE: Nickson Rd

Hi Susan,

The deeds are definitely relevant! Could you send copies? I will see what I can do with those documents, but the portion that was sold should be formally discontinued following the statutory process, unless the town retains a right of way. Likewise, the new highway should ideally have been formally laid out, with notice and hearing etc. Is it unusual for there to be no meeting minutes related to the transactions? I guess I'm hoping some minutes might be *\*somewhere\** tucked away. ☺

Kerry

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**From:** RICHFORD LISTERS [<mailto:listers@richfordvt.org>]  
**Sent:** Monday, December 14, 2015 2:37 PM  
**To:** Alley, Kerry <[Kerry.Alley@vermont.gov](mailto:Kerry.Alley@vermont.gov)>  
**Subject:** RE: Nickson Rd

Kerry,

The selectboard minutes were researched & the only mention was about a request for resuming or extending the highway # 27 but would not be added at this time.

But the good news is we found 2 quit claim deeds from September of 1982. One with the Town purchasing the road (present day entrance) to the old Farm house & the 2<sup>nd</sup> with the town selling the old highway # 27 entrance & road to the farm house,( the part we thought should be class 4)

What do you need??

Susan

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**From:** Alley, Kerry [<mailto:Kerry.Alley@vermont.gov>]  
**Sent:** Tuesday, December 08, 2015 4:25 PM  
**To:** RICHFORD LISTERS  
**Subject:** RE: Nickson Rd

Thanks Susan!

I'll assume that no portions of Nickson Rd have been formally reclassified (until I hear otherwise).

Thanks for the .dgn file!! I can look at it with the Bentley Viewer, so I'm sure I'll figure out how to import it into ArcMap... eventually.

Is the proposed class 4 segment the only portion of Nickson Rd not being maintained to class 3 standards (including winter plowing)?

The permit to "relocate TH-27 approx 1500 Ft Easterly" was issued on 9/15/1981.

Do you think someone would look through selectboard minutes to find any actions they might have taken with the new alignment? Any plans/drawings?

Thanks again for your help!

Kerry

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**From:** RICHFORD LISTERS [<mailto:listers@richfordvt.org>]  
**Sent:** Tuesday, December 08, 2015 3:23 PM  
**To:** Alley, Kerry <[Kerry.Alley@vermont.gov](mailto:Kerry.Alley@vermont.gov)>  
**Subject:** Nickson Rd

Kerry,

On our State highway map it is all listed as Class 3. I have attached a map showing the dividing line of the proposed Class 4 & current Class 3.

Property Id NR0048's warranty deed from 1983 uses the reference of Rt 27 meeting Rt 105.

Susan

Spoke w/ Susan Fletcher 12/7/2015  
re: Nickson Rd, She will look for plans  
+ minutes.

She said part of T#-27 (Nickson Rd) is  
Class 4 now

Will send parcel data to us in CAD Format  
when she can.

Nothing has been done regarding Ancient  
Rds + extensions submitted on 2014 Cert.

Permit ID = 352 issued 9/15/1981  
mm = 7.348

RPC query → for parcel data

TION  
TION

RICHFORD

FRANKLIN

HWY. DIST. NO.

EM & NO. T-27

OF DATE 7/27/11

ON RD

END

OLD MILEAGE .61

2496' .47

← → V105



**ROAD INVENTORY FORM**

VERMONT AGENCY OF TRANSPORTATION  
 PLANNING DIVISION  
 MAPPING AND ROAD INVENTORY SECTION

PARTY CHIEF JAY KILTON  
 RECORDER DAVE BARRANCE  
 TOWN OFFICIAL \_\_\_\_\_  
 TITLE \_\_\_\_\_

TOWN RICHFORD  
 COUNTY FRANKLIN HWY. DIST. NO. 8  
 ROAD SYSTEM & NO. T-21  
 SHEET NO. 1 OF 1 DATE 5/18/89

SURFACE TYPE & WIDTH	SHOULDER TYPE & WIDTH		SIDEWALK TYPE & WIDTH		DITCHES	CONDITION	ROAD CLASS	REMARKS
	LT.	RT.	LT.	RT.				
								<u>NICKSON</u>
<u>A</u>								<u>BEGIN 4WD</u> ↑ <u>0 60</u> ↑ <u>BEGIN 4WD</u>
<u>D-10</u>								<u>BEGIN 44</u> ↑ <u>SD</u> <u>0 44</u> ↑ <u>BEGIN 44</u>
								<u>0 38 SD</u>
								<u>0 34 60°</u>
<u>E-17</u>								<u>0 21</u>
								<u>0 20 H</u>
<u>E-15</u>								<u>0 17</u>
								<u>90°</u> <u>69 300' H</u> <u>OLD T-21</u> ←
<u>E-20</u>								<u>0 00 U.S. 105</u>

U.S. 105



# HMS Bust Reporting Sheet

Date 12/27/10 Filled Out By MICHAEL  
Town RICHFORD Map Year \_\_\_\_\_  
Town Highway # 27 Highway Class 3  
Data Layer \_\_\_\_\_

## Correction needed:

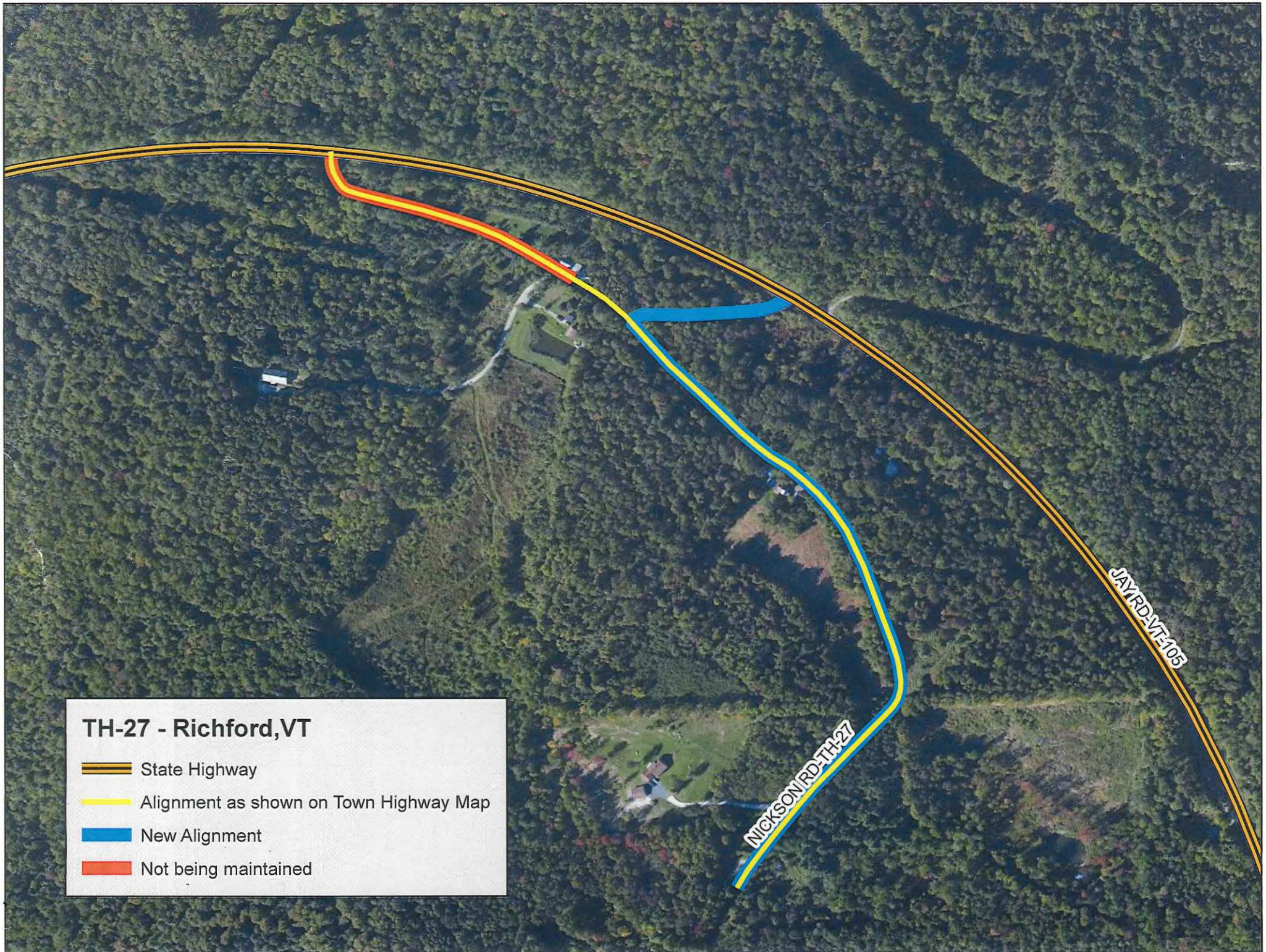
- RDS Needs Update
- Surface Water Name
- Map or Cartographic Fix
- Bridge/Transtruc Fix
- Public Land Fix

## Correction Description:





ROAD APPEARS TO HAVE NEW ALIGNMENT.

Correction or Updates made by \_\_\_\_\_ Date \_\_\_\_\_





### TH-27 - Richford, VT

-  State Highway
-  Alignment as shown on Town Highway Map
-  New Alignment
-  Not being maintained

IN WITNESS WHEREOF, I hereunto set my hand and seal  
this 25th day of August A. D. 1982.

In Presence of

Mary E. Reilly  
MARY E. REILLY, Trustee

STATE OF VERMONT, } ss. At St. Albans  
FRANKLIN County } 25th day of August this  
MARY E. REILLY, Trustee A. D. 19 82,

personally appeared, and she acknowledged this instrument, by  
her sealed and subscribed, to be her free act and deed.

Before me Wendell L. Fortier

NOTARY PUBLIC  
(Title)

Vermont Property Transfer Tax  
32 V.S.A. Chap. 231  
-ACKNOWLEDGMENT-  
return Rec'd.-Tax Paid-Board of Health Cert. Rec'd.-  
/1. Land Use & Development Plans Act Cert. Rec'd.

return No. [redacted]  
dated Aug. 27, 1982  
Wendell L. Fortier Clerk **1 VSA § 317(c) (6)**

Town Clerk's Office, Richford, Vt. Received for record Aug. 27, 1982 at 10:01 A. M.  
Attest: Wendell L. Fortier, Town Clerk.

# Know all Men by these Presents

That

We, John E. Nickson and Dorothy B. Nickson, husband and wife,

of Richford Vermont in the County of Franklin  
and State of Vermont Grantors, in the consideration of  
ONE AND MORE Dollars  
paid to our full satisfaction by The Town of Richford, a municipal  
corporation,

of Richford Vermont in the County of Franklin  
and State of Vermont Grantee, have REMISED, RELEASED,  
AND FOREVER QUITCLAIMED unto the said  
Town of Richford

all right and title which we, John E. Nickson and Dorothy B. Nickson and its successors and ~~heirs~~ assigns,

certain piece of land in Richford or our heirs have in, and to a  
County of Franklin in the  
follows, viz: and State of Vermont, described as

Commencing at a point which point is on the edge of the paved portion  
of State of Vermont Highway #105; said point is also the edge of  
the radius of relocated Town Highway #27; and said point is also  
36.5 feet from the opposite radius where it intersects with the  
paved portion of Vermont #105; thence on a bearing of S 56° 18' W  
a distance of 84.89 feet, to a point which point is 19.5 feet to the  
left of the center of Town Highway #27; thence on a bearing of N 69°  
05' W a distance of 100.70 feet to a point in the center of Town

**Received**

JAN 07 2016

Policy, Planning & Intermodal  
Development Division

BK 57

Highway #27; thence on a bearing of N 75° 01' W a distance of 99.52 feet to a point; said point is 0.5 feet to the left of the center of Town Highway #27; thence on a bearing of N 70° 51' W a distance of 99.52 feet to a point; said point is 1.0 feet to the left of the center of Town Highway #27; thence on a bearing of N 61° 38' W a distance of 99.09 feet to a point; said point is 2.0 feet to the right of the center of Town Highway #27; thence on a bearing of N 32° 30' W a distance of 177.54 feet to a point; said point is 2.25 feet to the right of the center of Town Highway #27; said point is 24 feet from the former Harold Johnson house front face; said point is also at the intersection of a drive to the J. E. Nickson and Dorothy Nickson home; and said point is also the start of the relinquishment of the present Town Highway #27 from the Town of Richford to J. E. Nickson and Dorothy Nickson.

It is the purpose of this document to quitclaim all right, title and interest John E. Nickson and Dorothy Nickson have to the above described property, to the Town of Richford. The width shall be 3 rods (49.5 feet). Meaning to make 1 1/2 rods (24.75 feet) from the center of the above described center.

Being and meaning a portion of the lands and premises conveyed to the grantors herein by warranty deed of Richard Villeneuve and Arden Villeneuve dated January 14, 1978 and recorded in Book 54, Page 100 of the Richford Land Records.

Reference is also made to a quit claim deed from the Town of Richford to John E. Nickson and Dorothy B. Nickson executed contemporaneously with this document.

**TO HAVE AND TO HOLD** all **right and title in and to said quit-claimed premises, with the appurtenances thereof, to the said**

Town of Richford

and its successors **heirs and assigns forever**

**AND FURTHERMORE** we, **the said John E. Nickson and Dorothy B. Nickson**

**do for ourselves and our heirs, executors and administrators, covenant with the said**

Town of Richford

**and its successors heirs and assigns, that from and after the ensealing of these presents the said**

John E. Nickson and Dorothy B. Nickson

**will have and claim no right, in, or to the said quit-claimed premises.**

**IN WITNESS WHEREOF,** we **hereunto set our hand and seal** this 3rd day of September A.D. 19 82.

**In Presence of**

Shelton D. Fortier

John E. Nickson  
John E. Nickson

Wendell L. Fortier

Dorothy B. Nickson  
Dorothy B. Nickson

**STATE OF VERMONT,**  
FRANKLIN County

ss. At Richford  
3rd day of September A. D. 19 82

John E. Nickson and Dorothy B. Nickson

**personally appeared, and they**  
**them sealed and subscribed, to be their** **acknowledged this instrument, by their free act and deed.**

Before me Wendell L. Fortier

Vermont Property Transfer Tax  
22 V.S.A. Chap. 201

**ACKNOWLEDGMENT**

Return Rec'd. - Tax Paid - State of Health Cert. Rec'd. -  
Vt. Land Use & Development Dept. and Cert. Rec'd.

Notary No.                       
Signed Wendell L. Fortier, Clerk  
Date Sept. 3, 1982

(Title) Notary Public

1 VSA § 317 (c) (6)

Town of Richford, Vt., Town Clerk's Office. Received for record Sept. 3, 1982  
3:15 P. M. Attest: Wendell L. Fortier, Town Clerk.

**Received**

JAN 07 2016

Policy, Planning & Intermodal  
Development Division



# Know all Men by these Presents

That The Town of Richford, a municipal corporation

of Richford in the County of Franklin  
and State of Vermont Grantor, in the consideration of  
-----ONE AND MORE----- Dollars  
paid to its full satisfaction by

John E. Nickson and Dorothy B. Nickson, husband and wife,

of Richford in the County of Franklin  
and State of Vermont Grantee s, have REMISED, RELEASED,  
AND FOREVER QUITCLAIMED unto the said

John E. Nickson and Dorothy B. Nickson, husband and wife, as  
tenants by the entirety,

and their---heirs or assigns,  
all right and title which it, the Town of Richford

certain piece of land in Richford or its successors or assigns  
County of Franklin heirs have in, and to a  
follows, viz: and State of Vermont, described as

Commencing at a point which point is 2.25 feet to the right of  
the center of Town Highway #27; said point is twenty-four feet (24')  
from the former Harold Johnson house front face; said point is  
also at the intersection of a drive to the John E. Nickson and  
Dorothy B. Nickson home; and said point is also the future end  
of Town Highway #27; thence on a bearing of N 42° 31' W a dis-  
tance of 99.28 feet to a point; said point is 2.0 feet to the  
left of the center of Town Highway #27; thence on a bearing of  
N 41° 42' W a distance of 98.45 feet to a point in the center of  
Town Highway #27; thence on a bearing of N 50° 51' W a distance  
of 98.06 feet to a point; said point is 0.5 feet to the right of  
the center of Town Highway #27; thence on a bearing of N 56° 42' W  
a distance of 98.40 feet to a point; said point is 1.0 foot to  
the right of the center of Town Highway #27; thence on a bearing  
of N 57° 30' W a distance of 98.11 feet to a point; said point  
is 2.5 feet to the right of the center of Town Highway #27;  
thence on a bearing of N 59° 15' W a distance of 98.22 feet to  
a point; said point is 1.5 feet to the right of the center of  
Town Highway #27; thence on a bearing of N 44° 15' W a distance  
of 98.13 feet to a point; said point is 515 feet to the right of  
the center of Town Highway #27; thence on a bearing of N 11° 01' W  
a distance of 88.44 feet to a point; said point is 210 feet to the  
left of the center of Town Highway #27; said point is also on the  
edge of the pavement of State of Vermont Highway #105.

It is the purpose of this document to relinquish all right, title  
and interest the Town of Richford has to the above described por-  
tion of Town Highway #27 to John E. Nickson and Dorothy B. Nickson.  
It is noted the State of Vermont owns a portion of this for Vermont  
#105.

Reference is made to a quit claim deed from John E. Nickson and  
Dorothy B. Nickson to the Town of Richford executed contemporaneously  
with this document.

TO HAVE AND TO HOLD all right and title in and to said quit-  
claimed premises, with the appurtenances thereof, to the said

John E. Nickson and Dorothy B. Nickson, husband and wife,  
as tenants by the entirety,

and their heirs and assigns forever.

AND FURTHERMORE it, the said Town of Richford

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Development Division

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heirs and assigns, that from and after the ensembling of these presents it, the said Town of Richford


will have and claim no right, in, or to the said quit-claimed premises.


IN WITNESS WHEREOF, we hereunto set our hands and seals this 3rd day of September A.D. 19 82.


In Presence of


TOWN OF RICHFORD


By: Winton J. Rowse 

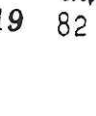
Joseph J. Wetherby 

Wendell L. Fortier 

Albert P. Martel 

Leonard Mearns 

Edward J. Sieder 

Chauncey B. Morse 

RECORDING PROPERTY TRANSFER TAX  
32 V.S.A. Chap. 251  
—ACKNOWLEDGMENT—  
Return Rec'd.—Tax Paid—State of Vermont Cert. Rec'd.—  
Vt. Land Use & Development Agency—Dist. Rec'd.  
Return By: Wendell L. Fortier, Clerk  
Date: Sept. 3, 1982

1 VSA § 317 (c) (6)

STATE OF VERMONT,  
FRANKLIN County

ss. At Richford this 3rd day of September A. D. 19 82

personally appeared, and they acknowledged this instrument, by them sealed and subscribed, to be their free act and deed, and the free act and deed of the Town of Richford

Before me Wendell L. Fortier  
(Title) Notary Public

Town Clerk's Office, Richford, Vt. Received for record Sept. 3, 1982 at 3:15 P.M.  
Attest: Wendell L. Fortier, Town Clerk.

FORM 902 VERMONT - QUIT CLAIM DEED

REV. 9/80

TUTBLANX REGISTERED U.S. PAT. OFFICE  
TUTTLE LAW PRINT PUBLISHERS RUTLAND, VT 05701

# Know all Men by these Presents

That We, Olive J. Casavant, Carmen Mayhew, both of Richford, in the County of Franklin and State of Vermont, Harlan Mayhew of Rutland, in the County of Rutland and State of Vermont, and Delma Guyette of Longwood, in the County of Seminole and State of Florida,

of ~~the State of~~ the State of ~~the County of~~ the County of ~~Grantors~~ Grantors, in the consideration of our full satisfaction by our Dollars  
Gordon Mayhew and Anita Mayhew, husband and wife,



**Received**

JAN 07 2016

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Development Division