

**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 **SHELDON** 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			-	0.000
Class 2	15.990			15.990	0.000
Class 3	28.67	0.20		28.87	0.000
State Highway	15.811			15.811	0.000
Total	60.471			60.671	0.000
* Class 1 Lane	0.000			-	
* Class 4	2.46			2.46	0.000
* Legal Trail	2.06			2.06	

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

PART II - INFORMATION AND DESCRIPTION OF CHANGES SHOWN ABOVE.

- NEW HIGHWAYS:** Please attach Selectmen's "Certificate of Completion and Opening".
+ 0.19 mi CL3 TH-54 (Trophy Lane) extended
- DISCONTINUED:** Please attach SIGNED copy of proceedings (minutes of meeting).
- RECLASSIFIED/REMEASURED:** Please attach SIGNED copy of proceedings (minutes of meeting).
+ 0.01 mi CL3 TH-51 (Trophy Lane + Forest Heights Rd) intersection realignment
- 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:

Gregory [Signature]

T/C/V Clerk Signature:

Pauline Bocash

Date Filed:

1-26-2016

Please sign ORIGINAL and return it for Transportation signature.

AGENCY OF TRANSPORTATION APPROVAL:

Signed copy will be returned to T/C/V Clerk.

APPROVED:

[Signature]

DATE:

5/12/2016

Representative, Agency of Transportation

Vermont Statutes Annotated

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

Received

JAN 27 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.

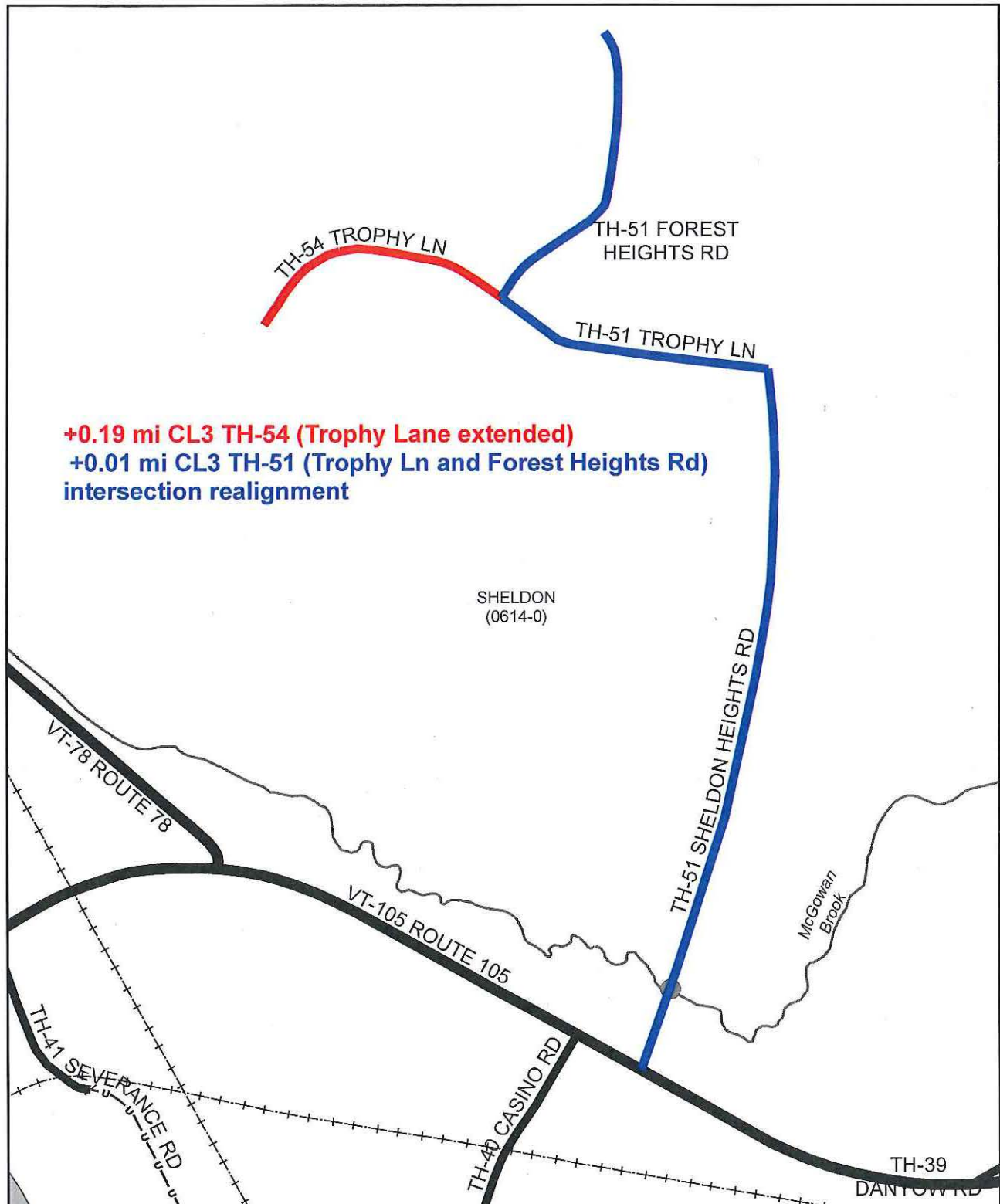
(e) The agency shall not accept any change in mileage until the records required to be filed in the town clerk's office by this section are received by the agency. A request by a municipality to the agency for a change in mileage shall include a description of the affected highway or trail, a copy of 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

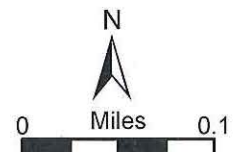
Excerpt of 19 V.S.A. § 305 - *Measurement and inspection* from Vermont Statutes Online located at – <http://legislature.vermont.gov/statutes/section/19/003/00305>

December 2015



Mileage Certificate Change 2016
SHELTON (0614-0)

Mapping Section
 Division of Policy and Planning
 Vermont Agency of Transportation -- February 8, 2016



Alley, Kerry

From: Alley, Kerry
Sent: Wednesday, January 13, 2016 9:24 AM
To: M. Lussier (redcowman@gmail.com)
Subject: FW: Sheldon Information

Follow Up Flag: Follow up
Flag Status: Completed

Hi Mary,

I've finally caught up with the details for Trophy Ln. If you or the surveyor have any issue with the measures, let me know. We don't normally have the towns assign new highway numbers on the certificate, but since this is pre-approved, TH-54 is good-to-go.

Here's how you can add the "pre-approved" changes to the Mileage Certificate:

Part II

NEW HIGHWAYS section:

+0.19 mi CL3 TH-54 (Trophy Ln) extended

RECLASSIFIED/REMEASURED section:

+0.01 mi CL3 TH-51 (Trophy Ln & Forest Heights Rd) intersection realignment

Part I

Just add 0.20 mi to the Class 3 mileage, and calculate new totals

Let me know if you have any questions,

Kerry

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

From: Alley, Kerry
Sent: Tuesday, December 22, 2015 4:13 PM
To: 'M. Lussier' <redcowman@gmail.com>
Subject: RE: Sheldon Information

Hi Mary,

I couldn't get the mileage certificate "pre-loaded" with the changes because I didn't have time to verify the measures. I can do that in January and be in touch with you regarding how to add it to the certificate before the Selectboard signs it.

Happy Holidays!

Kerry

From: M. Lussier [<mailto:redcowman@gmail.com>]

Sent: Tuesday, December 22, 2015 1:32 PM

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

Subject: Re: Sheldon Information

Perfect.

On Tue, Dec 22, 2015 at 1:10 PM, Alley, Kerry <Kerry.Alley@vermont.gov> wrote:

It's exactly what I needed! ☺

From: M. Lussier [<mailto:redcowman@gmail.com>]

Sent: Monday, December 21, 2015 11:59 AM

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

Subject: Re: Sheldon Information

here is the attachment...dah..sorry

On Mon, Dec 21, 2015 at 11:58 AM, M. Lussier <redcowman@gmail.com> wrote:

Kerry,

I hope this will help, I highlighted in yellow on the third page the word condemned. Let me know.

Thanks and Happy Holidays.

--

Mary Lussier

Sheldon Lister's Office

[802-933-2524](tel:802-933-2524) ext 204

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Mary Lussier

Sheldon Lister's Office

[802-933-2524 ext 204](tel:802-933-2524)

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Mary Lussier

Sheldon Lister's Office

802-933-2524 ext 204

Alley, Kerry

From: M. Lussier <redcowman@gmail.com>
Sent: Wednesday, March 04, 2015 2:03 PM
To: Alley, Kerry
Subject: Re: Sheldon
Attachments: trophy lane sheldon.pdf

be nice if I would attach it..see why I'm sending to you for safe keeping..

On Wed, Mar 4, 2015 at 2:02 PM, M. Lussier <redcowman@gmail.com> wrote:
Hi Kerry I'm back from vacation and this was on my desk, I'm putting it in your hands before I lose it...

Thanks,

Mary

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Mary Lussier
Sheldon Zoning/Lister Office
[802-933-2524 ext 204](tel:802-933-2524)

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Mary Lussier
Sheldon Zoning/Lister Office
802-933-2524 ext 204

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS THAT *SHELDON HEIGHTS, LLC*, a Limited Liability Company, formed and organized under the laws of the State of Vermont, with its principal place of business in the Town of Georgia, in the County of Franklin, and State of Vermont, Grantor, in consideration of TEN AND MORE DOLLARS(\$10.00) paid to its full satisfaction by the *TOWN OF SHELDON*, a Vermont Municipal Corporation, organized and existing under the laws of the State of Vermont, of Sheldon, in the County of Franklin and State of Vermont, Grantee, by these presents do freely, GIVE, GRANT, CONVEY and CONFIRM unto the said Grantee, *TOWN OF SHELDON*, and its successors and assigns forever, a certain piece of land in the Town of Sheldon, County of Franklin and State of Vermont, described as follows, viz:

Being a highway with a uniform width of 60.00 feet known as "Trophy Lane", which highway is currently used for ingress and egress to and from a ten lot residential subdivision and its associated common areas, situated north of, but not adjacent to Vermont Route 105. Said subdivision consists of lots numbered twenty-eight (28) thru thirty-seven (37), inclusive, and the common areas, as are set forth in a certain subdivision map, entitled: Map of Subdivision, Phase 4, Sheldon Heights, LLC, dated January 3, 2008, revised on April 24, 2008, June 30, 2008, and January 23, 2013 Sheets 1 through 3, by Cross Consulting Engineers, P.C., and recorded on May 15, 2013, at Map Slide Nos. E-27, E-28 and E-29, of the Town of Sheldon Land Records. Said highway is described therein as follows:

Beginning at a point at the westerly terminus of the relocated portion of "Forest Heights Road", which portion forms the beginning of Trophy Lane, so-called, and was the subject of a recent condemnation by the Town of Sheldon, and which point is set in the south line of said Trophy Lane; thence proceeding in a northwesterly direction on a curve to the left having a radius of 170.00 feet, and arc distance of 73.20 feet, more or less, to a point; thence turning and proceeding N 64°07'10"W, a distance of 168.73 feet, more or less and being marked by a steel reinforcing bar; thence turning and proceeding N 64°07'12"W, a distance of 67.70 feet, more or less to a point; thence in a general westerly direction on a curve to the left having a radius of 275.68 feet, and an arc distance of 117.36 feet, more or less, and being marked by a steel reinforcing bar; thence

continuing on the same radius an arc distance of 216.79 feet, more or less, to a point; thence turning and proceeding S 46°25'55" W, a distance of 46.35 feet, more or less to a point; thence in a general southerly direction on a curve to the left having a radius of 20.00 feet, and an arc distance of 17.91 feet, more or less, to a point; thence turning to the right and proceeding in a general southerly, westerly and northwesterly direction on a curve to the right having a radius of 60.00 feet around the outer edge of the right of way limit of a cul-de-sac the following arc distances: 37.55 feet and being marked by a steel reinforcing bar; 27.61 feet to a point; 21.35 feet to a point; 131.56 feet to a point; 77.89 feet to a point; thence in a general northerly direction on a curve to the left having a radius of 20.00 feet, and an arc distance of 17.91 feet to a point; thence turning and proceeding N 46°25'55"E, a distance of 46.35 feet, more or less to a point; thence proceeding in a general northeasterly direction on a curve to the right having a radius of 335.68 feet, and an arc distance of 160.46 feet, more or less to a point; thence continuing on the same radius an arc a distance of 150.00 feet, more or less and being marked by a steel reinforcing bar; thence continuing further on the same radius an arc distance of 13.71 feet, more or less, thence continuing further on the same radius an arc distance of 82.71 feet, more or less, to a point; thence turning and proceeding S 64°07'10"E, a distance of 58.58 feet, more or less to a point; thence continuing S 64°07'10"E, a distance of 177.85 feet, more or less and being marked by a steel reinforcing bar; thence in a general southeasterly direction on a curve to the right having a radius of 230.00 feet, and an arc distance of 99.04 feet, more or less, to a point; thence turning and proceeding S 39°26'50" E a distance of 68.03 feet, more or less, to a point; thence in a general easterly direction on a curve to the left having a radius of 60.00 feet, and an arc distance of 36.30 feet, more or less to a point: thence turning to the right and proceeding N 74°06'50" W, a distance of 124.21 feet and crossing said Trophy Lane to the place of beginning.

Said road is conveyed subject to any applicable terms, conditions of all existing State and Local permits including, but not limited to, Land Use Permit No. 6F0197-7, recorded on July 23, 2004, at Book 83, page 547-51, of said land records; and Act 250 Permit No. 6F0197-7A, dated September 10, 2009, and recorded at Book 104, page 390 of said land records; and Waste Water Permit No. WW-6-0887, recorded on July 1, 2004, at Book 83, page 313-16 of said land records; and Waste Water Permit No. WW-6-0887-5, dated July 9, 2008, and recorded at Book ____, page ____ of said land records; and Amended Authorization to Discharge Permit No. 3532-9015A. **To the extent that work is required within the limits of the roadway herein conveyed for the maintenance of any drainage facility within the subdivision, or for any other purpose required under the terms of the foregoing permits, such work shall be at the sole expense of the Grantor or its successor in interest, and any road surface disturbed in connection with such work shall be returned to its original condition at the sole expense of Grantor or its successor in interest. Grantor acknowledges that a permit for any such work must first be obtained from the Town.**

By acceptance of this deed, the Town of Sheldon agrees that its approval as to the location of future utility lines, poles, guys and other necessary power-related structures, gas lines, water lines and other similar utilities for service to all residential lots accessed by this highway will not be unreasonably withheld.

Being a portion of the land conveyed to Sheldon Heights, LLC by warranty deed of Ronald Villeneuve, dated April 8, 2002, recorded at Volume 71, Page 584 of the Town of Sheldon Land Records, and a portion of the land conveyed to Sheldon Heights, LLC by Warranty deed of Remi and Charlene Bourdeau, dated March 31, 2010 and recorded Volume 106, page 275 of said land records.

To which deeds and surveys, and to the deeds and records referred to therein, further reference may be had in aid of this description.

TO HAVE AND TO HOLD said granted premises with all privileges and appurtenances thereof, to the said Grantee, **TOWN OF SHELDON**, and its successors and assigns, to its own use and behoof forever; and the said Grantor, **SHELDON HEIGHTS, LLC**, for itself and its successors, executors and administrators does covenant with the said Grantee, **TOWN OF SHELDON**, its successors and assigns, that until the ensealing of these presents it is the sole owner of the premises and has good right and title to convey the same in manner aforesaid, that they are free from every encumbrance, except for easements shown on the above-mentioned maps of subdivision, including, but not limited to, an easement conveyed by the within Grantor to CVPSC and Telephone Operating Company of Vermont, LLC, dated January 17, 2011, and recorded at Book 109, page 454 of said land records; provided that this paragraph shall not reinstate any such encumbrances previously extinguished by the Marketable Record Title Act, Subchapter 7, Title 27, V.S.A.; and it hereby engages to warrant and defend the same against all lawful claims whatever.

IN WITNESS WHEREOF, Sheldon Heights, LLC hereunto sets its hand and seal this 9 day of February, 2015.

IN PRESENCE OF:

SHELDON HEIGHTS, LLC

Kathy W. Labtry

James A. Harrison
By: James A. Harrison
its Duly Authorized Agent

STATE OF VERMONT
FRANKLIN COUNTY, SS.

At Georgia, in said county, this 9 day of February, 2015, James Harrison, duly authorized agent of Sheldon Heights, LLC, personally appeared, and he acknowledged this instrument, by him sealed and subscribed, to be his free act and deed and the free act and deed of Sheldon Heights, LLC.

Before me,

Doris A. Callan

Notary Public

My Commission expires February 10, 2015

SHELDON, VT

Town Clerk's Office
Received for Record

02-10- A.D. 20 15

at 2 o'clock 05 minutes P M

and recorded in Book 121 Page 109-112

Attest: Paulita Bocash Town Clerk

VERMONT PROPERTY TRANSFER
32 V.S.A. CHAP. 231

- ACKNOWLEDGMENT -
RETURN RECEIVED

Return No. [REDACTED]

Signed Paulita Bocash Clerk

Date 2-13-15

1 V.S.A. § 317(c)(6)

VERMONT
Property Transfer Tax Return

Form
PT-172



* 1 3 1 7 2 1 1 0 0 *

A SELLER'S (TRANSFEROR'S) INFORMATION

TOTAL number
of SELLERS

If more than 2,
attach Form 172-S.

BLACK OUT ON TOWN COPY ONLY Entity SELLER #1 Federal ID number Individual SELLER #1 Social Security Number Individual SELLER #2 Social Security Number
03 0369698

Entity SELLER #1 Name

SHELDON HEIGHTS LLC

Individual SELLER #1 Last Name

First Name

Initial

Entity SELLER #1 or Individual SELLER #1 Mailing Address Following Transfer (Number and Street or Road Name)

PO BOX 2098

City or Town

State

Zip Code

GEORGIA

VT

05468

Individual SELLER #2 Last Name

First Name

Initial

Individual SELLER #2 Mailing Address Following Transfer (Number and Street or Road Name)

City or Town

State

Zip Code

B BUYER'S (TRANSFEEE'S) INFORMATION

TOTAL number
of BUYERS

If more than 2,
attach Form 172-B.

INTERNATIONAL
address checkbox

BLACK OUT ON TOWN COPY ONLY Entity BUYER #1 Federal ID number Individual BUYER #1 Social Security Number Individual BUYER #2 Social Security Number
03 6000685

Entity BUYER #1 Name

TOWN OF SHELDON

Individual BUYER #1 Last Name

First Name

Initial

Entity BUYER #1 or Individual BUYER #1 Mailing Address Following Transfer (Number and Street or Road Name)

1640 MAIN ST

City or Town

State

Zip Code

SHELDON

VT

05483

Individual BUYER #2 Last Name

First Name

Initial

Individual BUYER #2 Mailing Address Following Transfer (Number and Street or Road Name)

City or Town

State

Zip Code

For Town Use Only

Buyer #1 or Entity _____
 SSN or FID _____
 Property Location _____
 Date of Closing _____



* 1 3 1 7 2 1 3 0 0 *

RATE SCHEDULE

Tax on Special Rate Property

- 1. Value of purchaser's principal residence. **Also enter on Line P.** (See instructions) 1. _____
- 2. For transfers prior to July 1, 2011, value of property enrolled in current use program. **Also enter on Line Q.** ... 2. _____
- 3. For transfers prior to July 1, 2011, value of qualified working farm. **Also enter on Line R.** 3. _____
- 4. Add Lines 1, 2, and 3 4. _____
- 5. Tax rate 5. **0.005**
- 6. Tax due on Special Rate Property (Multiply Line 4 by Line 5) 6. _____

Tax on General Rate Property

- 7. Enter amount from Line O on page 2 of this form. 7. _____
- 8. Enter amount from Line 4 above. 8. _____
- 9. Subtract Line 8 from Line 7. 9. _____
- 10. Tax rate 10. **0.0125**
- 11. Tax due on General Rate Property (Multiply Line 9 by Line 10) 11. _____

TOTAL TAX DUE

- 12. Add Line 6 and Line 11. Enter here and on Line S on page 2 of this form. 12. _____

LOCAL AND STATE PERMITS AND ACT 250 NOTICE

The parties are hereby given 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 on page 7.

WITHHOLDING CERTIFICATION

Buyer(s) certifies that Vermont income tax has been withheld from the purchase price and will be remitted to the Commissioner of Taxes with Form RW-171 within 30 days from the transfer,

OR that the transfer is exempt from income tax withholding for the following reason (check one):

- 1. Under penalties of perjury, seller(s) certifies that at the time of transfer, each seller was a resident of Vermont or an estate.
- 2. Buyer(s) certifies that the parties obtained withholding certificate number _____ from the Commissioner of Taxes in advance of this sale.
- 3. Buyer(s) certifies that this is a transfer without consideration. (See instructions for Form RW-171.)
- 4. Seller(s) is a mortgagor conveying the mortgaged property to a mortgagee in a foreclosure or transfer in lieu of foreclosure, with no additional consideration.

For Town Use Only

VERMONT	<i>Property Transfer Payment Voucher</i>	Form PT-173
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* 1 0 1 7 3 1 1 0 0 *

- Use Blue or Black Ink Only
- **ATTENTION: As of January 1, 2011, the Vermont property transfer tax payment due date and the place to which the tax is sent has changed.**

NEW DUE DATE: Date of closing.

TAX SENT TO: VERMONT DEPARTMENT OF TAXES

What this means is that you will no longer send the property transfer tax payment to the city or town, but will send the payment directly to the Department of Taxes at time of closing using this payment voucher. The property transfer tax return, deed and applicable fees will still be sent to the city/town as before. The city/town clerk will forward a copy of the acknowledged property transfer return to the Department within 30 days of receipt.

****Please send the transfer tax payment to the VT Department of Taxes.**

****Please send the Property Transfer Tax Return to the city/town.**

- You will note that the buyer used on this voucher is identified as "BUYER #1". This relates to BUYER #1 on the Property Transfer Tax Return (PT-172), and this **must be** the buyer used on this payment voucher. Please ensure the federal identification/social security number, buyer's name and address are identical to the information for BUYER #1 on the transfer tax return. Since this voucher is sent directly to the VT Department of Taxes and the Property Transfer Tax Return is sent to the town, the information and the name on the voucher needs to match the payment with the return when the city/town files the return with the Department. ****If you do not use BUYER #1 from the transfer return on this payment voucher, the Department cannot match the payment with the filed return from the city/town, the Department will issue a bill with penalty and interest.**
- If filing electronically, please ensure the access fee is included in the amount of payment.
- A voucher must accompany payment for proper tax credit.

Entity BUYER #1 Federal ID number

Individual BUYER #1 Social Security Number

7 03 6000685

INTERNATIONAL
address checkbox

Entity BUYER #1 Name as shown on Form PT-172

TOWN OF SHELDON

Individual BUYER #1 Last Name as shown on Form PT-172

First Name

Initial

Entity BUYER #1 or Individual BUYER #1 Mailing Address Following Transfer (Number and Street or Road Name) as shown on Form PT-172

1640 MAIN ST

City or Town

State

Zip Code

SHELDON

VT

05483

DATE OF CLOSING

02 09 2015
M M D D Y Y Y Y

AMOUNT OF PAYMENT

0.00

Make checks payable to:

VERMONT DEPARTMENT OF TAXES

Make checks payable to and send with this voucher to: Vermont Department of Taxes
133 State Street
Montpelier, VT 05633-1401

For assistance with this form and general property transfer tax questions, please call 802-828-2542.

Form PT-173

07/10

Alley, Kerry

From: M. Lussier <redcowman@gmail.com>
Sent: Friday, March 06, 2015 11:58 AM
To: Alley, Kerry
Subject: Fwd: Sheldon Heights
Attachments: Boundary Survey-SHEET 1 Plat Arch C.pdf; plan C-2.pdf
SheldonHts1.pdf *SheldonHts2.pdf*

Here is a PDF from the engineer regarding Trophy Lane, if you need any information that I can help you with let me know..

Mary

----- Forwarded message -----

From: Peter Mazurak <PMazurak@crossconsultingengineers.com>
Date: Thu, Mar 5, 2015 at 9:11 AM
Subject: RE: Sheldon Heights
To: "M. Lussier" <redcowman@gmail.com>

Of Course,

See attached PDF's. In the computer, I measure 960 feet from the intersection with Forest Heights to the end of Trophy lane (at the center of the Cul-de-sac).

Let me know if you need anything else.

Thank you,

Peter Mazurak, P.E.

Cross Consulting Engineers, PC

103 Fairfax Road

St. Albans, VT 05478

P [\(802\) 524-2113 ext. 26](tel:(802)524-2113)

F [\(802\) 524-9681](tel:(802)524-9681)

From: M. Lussier [mailto:redcowman@gmail.com]
Sent: Wednesday, March 04, 2015 6:07 PM

To: Peter Mazurak
Subject: Sheldon Heights

Peter, O... Dear Peter!!!

Could you possibly send me a PDF of the new extension that is Trophy Lane..we finally got a deed and AOT wants a survey of the road to add to our town milage..can you get that for me? All I have is a mylar and it would be a mess for me to try and create that for them.

Let me know.

Thanks,

Mary

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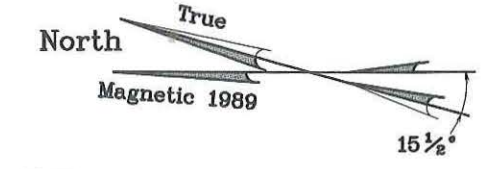
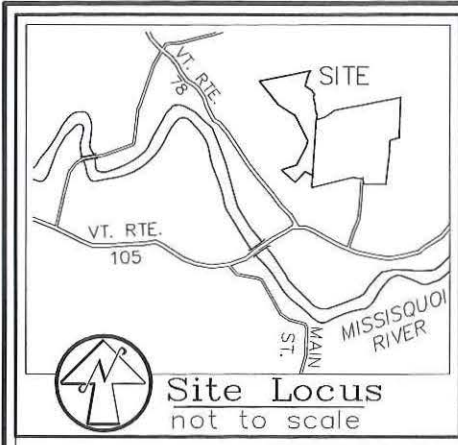
Mary Lussier

Sheldon Zoning/Lister Office

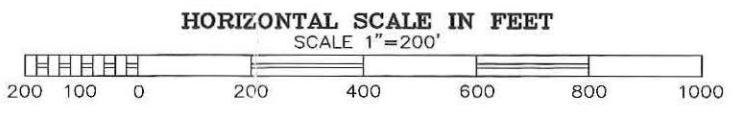
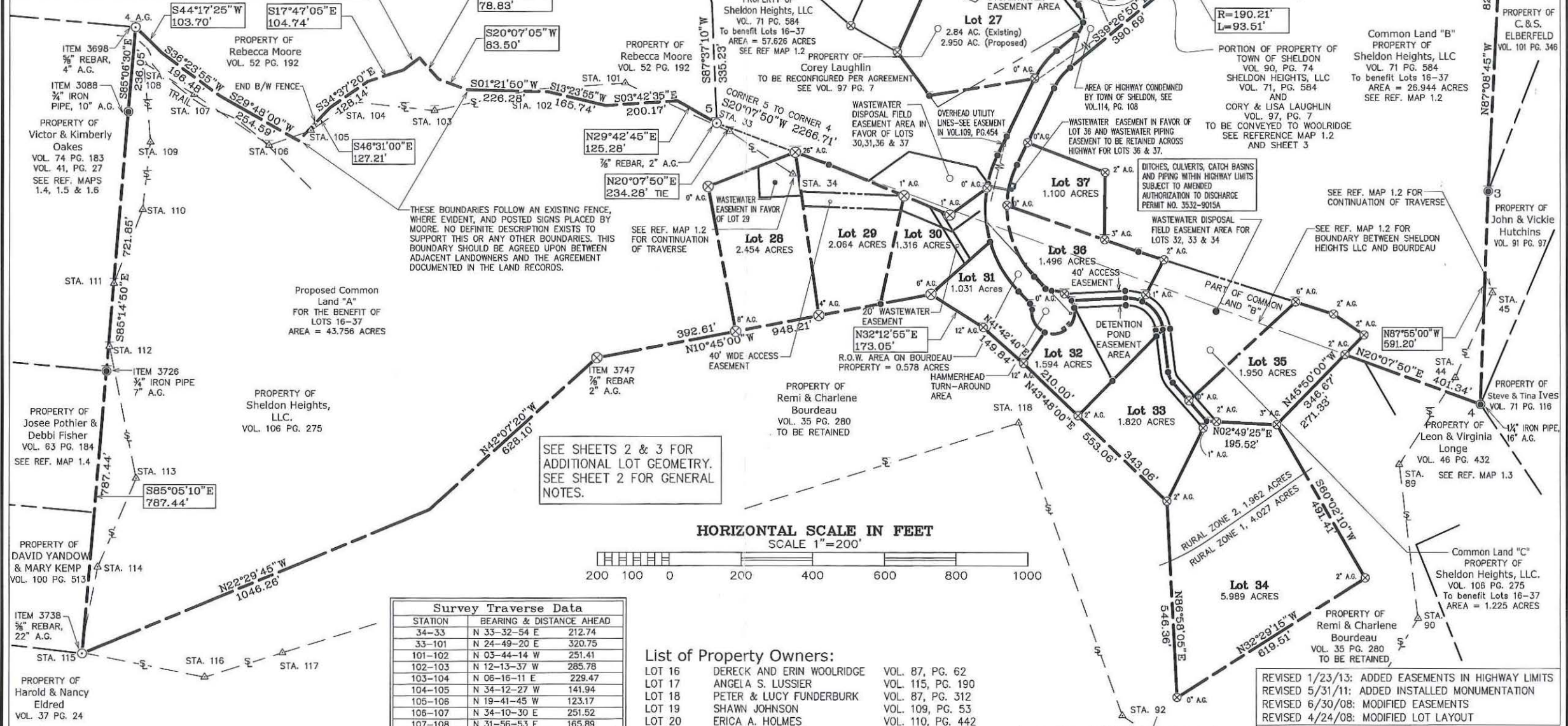
[802-933-2524 ext 204](tel:802-933-2524)

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Mary Lussier
Sheldon Zoning/Lister Office
802-933-2524 ext 204



NOTES:
 1.) PHASE 4 IS A CONTINUATION OF THE FOREST HEIGHTS DEVELOPMENT AND CONSISTS OF LOTS 28-37
 2.) LOTS 28-37 SHALL NOT BE SUBDIVIDED IN THE FUTURE. THIS RESTRICTION IS NOT INTENDED TO PREVENT BOUNDARY LINE ADJUSTMENTS BETWEEN ADJACENT LOTS. THE COMMON LAND PROVIDED FOR LOTS 16 THRU 37 SHALL NOT BE SUBDIVIDED.

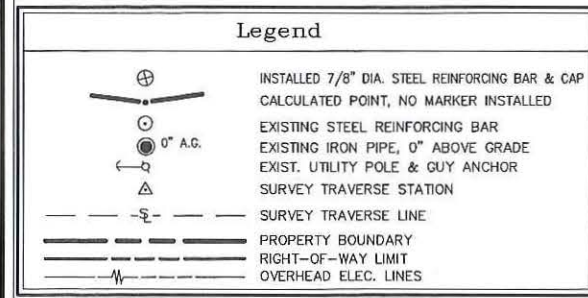


STATION	BEARING & DISTANCE AHEAD	
34-33	N 33-32-54 E	212.74
33-101	N 24-49-20 E	320.75
101-102	N 03-44-14 W	251.41
102-103	N 12-13-37 W	285.78
103-104	N 08-16-11 E	229.47
104-105	N 34-12-27 W	141.94
105-106	N 19-41-45 W	123.17
106-107	N 34-10-30 E	251.52
107-108	N 31-56-53 E	165.89
108-109	S 85-05-07 W	221.00
109-110	N 83-34-09 W	188.34
110-111	N 68-43-13 W	219.97
111-112	N 86-01-15 W	175.73
112-113	S 78-32-50 W	373.39
113-114	N 66-35-33 W	268.06
114-115	N 78-42-26 W	241.55
115-116	S 11-18-35 W	352.40
116-117	S 17-25-14 E	226.58
117-118	S 17-17-35 E	2148.36
118-92	S 70-24-19 W	863.40
92-91	S 33-32-05 W	581.45
91-90	S 58-44-00 E	679.51
90-89	N 83-03-21 E	430.53
89-44	S 57-08-45 E	286.82
44-45	S 66-11-01 E	257.74

- List of Property Owners:
- | | | |
|-----------|-----------------------------|-------------------|
| LOT 16 | DERECK AND ERIN WOOLRIDGE | VOL. 87, PG. 62 |
| LOT 17 | ANGELA S. LUSSIER | VOL. 115, PG. 190 |
| LOT 18 | PETER & LUCY FUNDERBURK | VOL. 87, PG. 312 |
| LOT 19 | SHAWN JOHNSON | VOL. 109, PG. 53 |
| LOT 20 | ERICA A. HOLMES | VOL. 110, PG. 442 |
| LOT 21 | BURTON PAQUIN III | VOL. 94, PG. 466 |
| LOT 22 | CHRISTOPHER & JENNIFER CARY | VOL. 94, PG. 527 |
| LOT 23 | KEVIN & SHANNON HARRISON | VOL. 90, PG. 44 |
| LOT 24 | RHODI-S-GIBNEY & GIBNEY | VOL. 92, PG. 233 |
| LOT 25 | JEAN & LINDA ST. CYR | VOL. 110, PG. 516 |
| LOT 26 | MICHAEL & SHARON MCGINNIS | VOL. 98, PG. 567 |
| LOT 27 | COREY & LISA LAUGHLIN | VOL. 97, PG. 7 |
| LOT 28 | REMI & CHARLENE BOURDEAU | VOL. 35, PG. 280 |
| LOT 29&30 | SHELDON HEIGHTS, LLC | VOL. 106, PG. 275 |
| LOT 31 | KELLY MESSIER | VOL. 112, PG. 20 |
| LOT 32&33 | SHELDON HEIGHTS, LLC | VOL. 106, PG. 275 |
| LOT 34 | REMI & CHARLENE BOURDEAU | VOL. 35, PG. 280 |
| LOT 35 | SHELDON HEIGHTS, LLC | VOL. 106, PG. 275 |
| LOT 36 | DAVID & KELSI CAREY | VOL. 110, PG. 49 |
| LOT 37 | DAVID & TRULA SOUTHWICK | VOL. 113, PG. 542 |

LOT NUMBER	AREA IN ACRES
Common Land "A"	43.756
Common Land "C"	1.225
Lot 28	2.454
Lot 29	2.064
Part of Lot 30	1.225
Lot 31	1.031
Lot 32	1.594
Lot 33	1.820
Lot 34	5.989
Part of Lot 35	1.507
Part of Lot 36	0.800
Part of Wastewater Easement Area	0.065
Road R.O.W.	0.578
TOTAL AREA	64.108

REVISED 1/23/13: ADDED EASEMENTS IN HIGHWAY LIMITS
 REVISED 5/31/11: ADDED INSTALLED MONUMENTATION
 REVISED 6/30/08: MODIFIED EASEMENTS
 REVISED 4/24/08: MODIFIED LOT LAYOUT

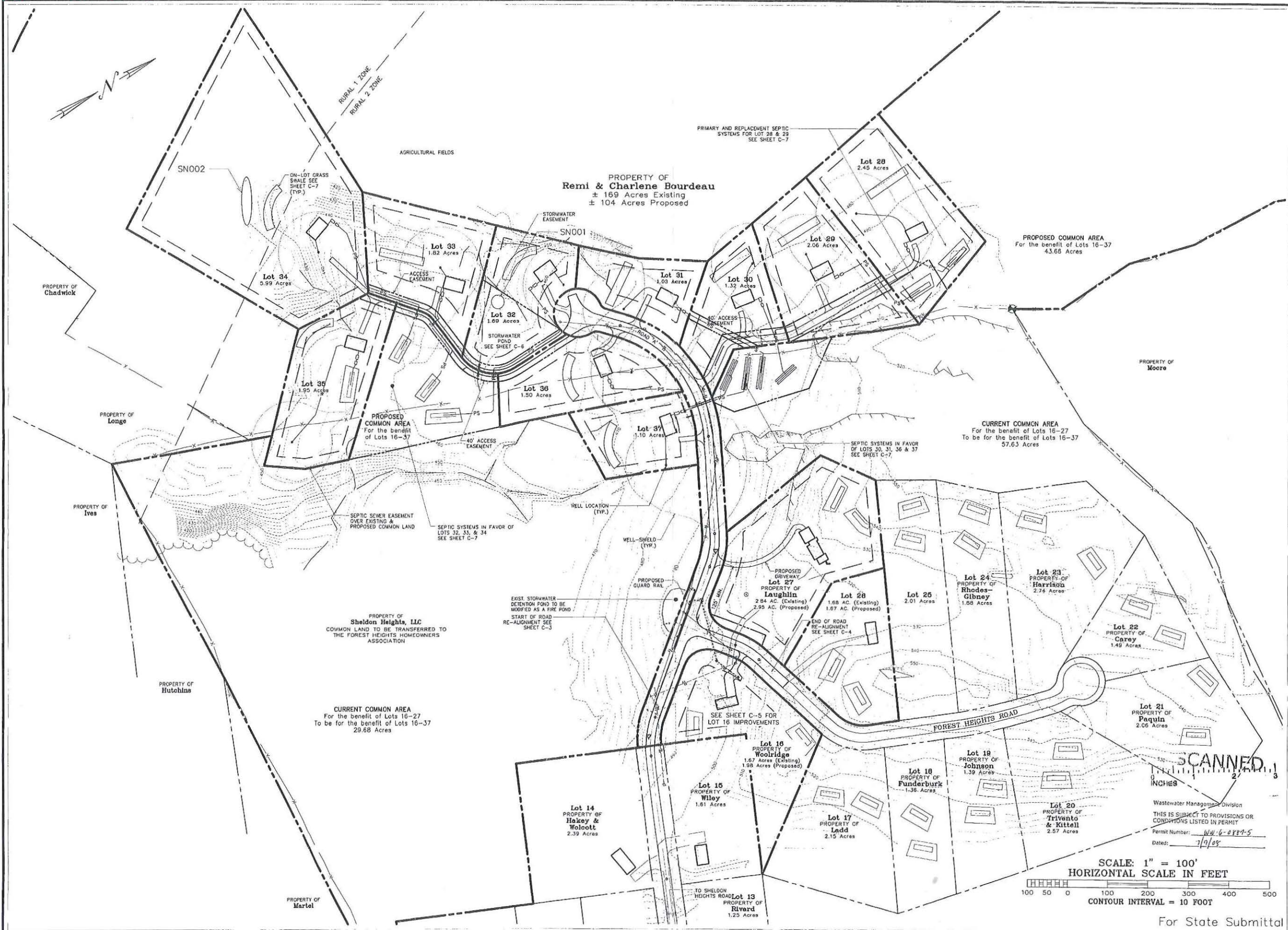


James & Janet Harrison
 Georgia, Vermont

MAP OF SUBDIVISION
 PHASE 4
Sheldon Heights, LLC
 Sheldon, Vermont

DATE: Jan. 3, 2008
 DRAWN: G.F.G.
 CHECKED: P.H.C.
 APPROVED: P.H.C.
 PROJECT: 05046
 SCALE: 1"=200'
 SHEET: 1 of 3

CCF CROSS CONSULTING ENGINEERS, P.C.
 103 Fairfax Rd.
 St. Albans, Vermont 05478
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 Cross Consulting Engineers, P.C.



Partial Site Plan

James & Janet Harrison
Georgia, Vermont

Proposed Subdivision

Forest Heights Road Sheldon, VT

Civil

C-2

SHEET 2 OF 16

PROJECT: 05046
 DATE: Feb. 13, 2007
 DESIGN: PM
 DRAWN: JKH
 CHECKED: JKH
 APPROVED: PHC
 SCALE: 1" = 100'

103 Forest Hills
 St. Albans, Vermont 05478
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 Cross Consulting Engineers, P.C.



REVISIONS:
 4/29/08 FOR RECONSTRUCTED LOTS
 3/05/2008 ADDED LOT LABEL OF LOT 27
 1/22/2008 ADJUSTED PROPERTY LINES TO NEW SUBDIVISION PLAN
 4/24/2007 NEW PROPOSED BOUNDARY LINES

SCALE: 1" = 100'
 HORIZONTAL SCALE IN FEET

CONTOUR INTERVAL = 10 FOOT

Wastewater Management Division
 THIS IS SUBJECT TO PROVISIONS OR
 CONDITIONS LISTED IN PERMIT
 Permit Number: WW-6-0889-5
 Dated: 7/9/08



SHOW ROOM
(detached)

TRAIL

DUFFY HILL RD

2430 DUFFY
HILL RD

2334 DUFFY
HILL RD

2338 DUFFY
HILL RD

2336 DUFFY
HILL RD

2332 DUFFY
HILL RD

2330 DUFFY
HILL RD

2328 DUFFY
HILL RD

ENK

OK JHK 1989
 JHK 1991
 JHK 1990
 1992 (del)
 1996 (del)
 1998 (del)
 1999 (del)

MILEAGES ON THIS LIST
 AGREES WITH FEB. 19, 1974
 CERTIFICATE. W.M.T.

Officials Participating:

Paul Bouchard, Selectman
 Donald Reed, Selectman
 Ronald Bocash, Road Commissioner

ACT 63 RECLASSIFICATION
 (Preliminary Recommendations)

List agrees with 1987
 Mileage Certificate

Town SHELDON
 Sheet 1 of 23

Field Work By W. E. Ladd
 Date 11/28/73

Compilation By M. A. Jennings
 Date 12/12/73

OK 2001 (del)

Town Hwy. No.	Present Mileage	Class 3	Provisional Class 3	Class 4	Remarks
8	1.10	1.10			
9	2.10	2.10			
10	1.05	1.05			
11	1.85	1.85			
12	0.30	0.30			
13	0.50	0.50			
14	0.30	0.30			
15	0.77	0.77		0.98	0.98 4/T → CL4 (1977) 0.98 CL4 → 4/T (1987)
16	5.65	5.65			
17	0.90	0.90		1.15	1.15 4/T → CL4 (1977)
18	0.40			0.40	
19	0.40	0.40			
20	0.10	0.10			
21	0.40	0.40		0.13	
22	1.10	1.10			
23	0.20	0.20			
24	0.89	0.89			
25	0.13			0.63	0.63 4/T → CL4 (1977) 0.63 CL4 → 4/T (1987)
26	0.06			0.45	
27	1.65	1.65			-1.65 CL#3 1999 RECLASSIFIED TO CL#2
28	2.10	2.10			
29	1.10	1.10			
30	0.15	0.15			
31	1.20	1.20			-1.20 CL#3 1999 RECLASSIFIED TO CL#2

09.01.73

ACT 63 RECLASSIFICATION
(Preliminary Recommendations)

Town SHELDON

Sheet 2 of 3

Officials Participating:

Paul Bouchard, Selectman
Donald Reed, Selectman
Ronald Bocash, Road Commissioner

Field Work By W. E. Ladd

Date 11/28/73

Compilation By M. A. Jennings

Date 12/12/73

Town Hwy. No.	Present Mileage	Class 3	Provisional Class 3	Class 4	Remarks
32	0.19			0.19	
33	1.74	1.74			
34	0.23	0.23 0.30		0.55 0.62	0.07 CL4 → CL3 (remeasurement) 1977 0.55 L/T → CL4 (1977) 0.55 CL4 → L/T (1987)
35	0.60	0.60			
36	1.38	1.38			
37	UNT			0.45	0.45 Unt → L/T CL4 (1977) 0.45 CL4 → L/T (1987)
38	0.25	0.25			
39	0.32	0.32			
40	0.30	0.30			
41	0.13	0.13		0.14	
42	NONE				
43	0.42	0.42			
44	0.39	0.39			
45	0.15	0.15			
46	0.07	0.07			
47	0.23	0.23			
48		0.20			0.20 CL3 - new rd (1978)
TOTALS	30.80	30.02		3.99	
49		0.24			+0.23 CL3 1991 Due to Town. JHE NW RD. Cedar Pk. Dr. 1990
50		0.29			+0.29 CL. 3 1992 ADDITION BEDARD CIRCLE
51		0.28 0.48 0.88		SHELDON HTS →	+0.28 CL#3 1996 ADDITION +0.20 2005 WILLENBUVE ROAD +0.40 2006
52		0.12			+0.12 CLASS #3 NEW RD. DEER RUN 2001
		31.10 30.82 20.85			
Totals		30.29 28.27		2.46	(continued on next page)

ACT 63 RECLASSIFICATION
 Program Development Services - Mapping Unit

Town Hwy. No.	Present Mileage	Class 3	Provisional Class 3	Class 4	Remarks
53		0.10			+0.10 CL3 new rd High St 2006
		29.07		2.46	2006
		28.57		2.46	2005
TOTALS		28.57		2.46	

Alley, Kerry

From: Alley, Kerry
Sent: Tuesday, September 23, 2014 4:11 PM
To: 'M. Lussier Lussier'
Cc: Croft, Johnathan; Moulton, Sara
Subject: RE: Sheldon

Hi Mary,

I hope that the information below clarifies what we would need from you in order to process the submitted mileage changes in 2015. Please let me know if you have questions about anything I've written. Also, more detailed information and copies of the 2014 documents can be obtained from our website here:

http://vtransplanning.vermont.gov/maps/mileage_certificates.

Any type of mileage change would require copies of notices posted prior to opening, reclassifying, or discontinuing a highway, as well as copies of Selectboard Meeting Minutes documenting that the change actually took place. Depending on the type of change, *additional* documentation may include deeds conveying rights of way from a private developer to the town (as in the Sheldon Heights roads), or a deed conveying a town right of way to a private landowner (as in discontinuing LT-2). Also, keep in mind that our policy is to avoid renumbering town highways (for recordkeeping purposes), but any changes to road names can be independent of our numbering system.

Additional information:

1. Sheldon Heights roads (Trophy Lane, Evergreen Terr, Forest Heights, and Sheldon Heights) – We need documentation of notice and copies of any deeds. A copy of a survey map would be wonderful (scanned or photocopied). I noticed that the pre-existing roadway was realigned significantly with the addition of the new roads. If the changes of alignment were within the deeded right of way, then we only need documentation for the new roadways. If any of the original right of way for TH-54 now belongs to a private landowner (e.g. maybe the house on the corner of Evergreen Terr and Forest Heights?) then we would need to full documentation for that change as well (discontinuation notice and minutes, and a copy of a deed would be helpful too). Based on imagery of the Sheldon Heights area, the portion of Sheldon Heights extending past the turnoff to Evergreen Terr resembles other roads you have already (or plan to) accepted as town highways. If it is indeed a town highway, we recommend that you submit it to us as a new town highway as well, following the same procedures as mentioned above.
2. LT-2: The process of discontinuing a Legal Trail is the same as for Town Highways, so we would also need documentation of discontinuation notice and meeting minutes when the discontinuation occurred. You sent one deed showing conveyance of right of way to a private owner, but it appears that LT-2 crossed two properties in 1996. If you can't find any documentation, we recommend that you go through the entire process of discontinuance again for legal clarity (for the town's sake to avoid potential future conflicts with landowners). Alternatively, although we don't recommend it, you can send us an affidavit from the Selectboard clarifying the current status of the Legal Trail. Such a document would need to unambiguously identify and describe the trail, state its current status (discontinued), acknowledge specific gaps in the documentation required by Vermont Stat Highway Statutes, and assume responsibility for any potential consequences of removing the legal trail from the Town Highway Map.
3. The reclassification of the class 4 portions of TH-17, 18, and 26 were not processed by VTrans in the '70's because there was no documentation that the process involved adjoining towns, as required by State Statute at that time. The highways were confirmed to be class 4 by the Sheldon selectboard in 1974 when Act 63

formalized the current classification system. We therefore recommend that you go through the reclassification process now, keeping in mind that because the highways historically crossed town boundaries, it is appropriate (and recommendable) to notify adjoining towns of the change.

Please feel free to contact me if you have any questions!

Kerry.Alley
AOT Mapping & GIS Specialist
Vermont Agency of Transportation (VTrans)
Kerry.Alley@state.vt.us
(802) 828-3666

From: M. Lussier Lussier [<mailto:redcowman@gmail.com>]
Sent: Tuesday, September 23, 2014 11:48 AM
To: Alley, Kerry
Subject: Sheldon

Hi Kerry,

I am reviewing some old emails and I found one from you dated right around February 3, 2014, indicating I would be out of the office for 3 weeks. You were going to send a formal letter that week regarding your review of each of the submitted changes that clarifies what additional documentation would be needed.

I haven't received this letter that I can find. While I was out it could have fallen into the black hole...Could you resend it to me so I can work on what I need to get ready for the next round of changes.

Thanks,

Mary Lussier
Sheldon Town Office
802-933-2524 ext 204