

District 9
Certcode 1007-0

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

Fill out form, make and file a copy with the Town Clerk, and submit the Mileage Certificate on or before February 20, 2023 to: Vermont Agency of Transportation, Division of Policy, Planning and Intermodal Development, Mapping Section via email to: aot.mileagecertificates@vermont.gov or if necessary via mail to: VTrans PPAID - Mapping Section, 219 North Main Street, Barre VT 05641.

We, the members of the legislative body of **DERBY** in **ORLEANS** 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	—	—	0.00	0.000
Class 2	22.980	—	—	22.980	0.000
Class 3	54.37	0.75	—	55.12	0.000
State Highway	25.477	—	—	25.477	0.000
Total	102.827	0.75	—	103.577	0.000
* Class 1 Lane	0.000	—	—	0.00	
* Class 4	2.66	—	—	2.66	0.000
* Legal Trail	7.96	—	—	7.96	

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

DS
PO

PART II - INFORMATION AND DESCRIPTION OF CHANGES SHOWN ABOVE.

1. **NEW HIGHWAYS:** Please attach Selectmen's "Certificate of Completion and Opening".

DAIRMANAKA DRIVE 0.75 miles CLASS 3 TH-100

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

3. **RECLASSIFIED/REMEASURED:** Please attach SIGNED copy of proceedings (minutes of meeting).

4. **SCENIC HIGHWAYS:** Please attach a copy of order designating/discontinuing Scenic Highways.

Town highway number added by P. DeAndrea VTrans 3/16/2023

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

PART III - SIGNATURES - PLEASE SIGN.

Signatures of Selectmen/ Aldermen/ Trustees:

Signature of T/C/V Clerk:

Yusef Morris

Date Filed:

2/9/2023

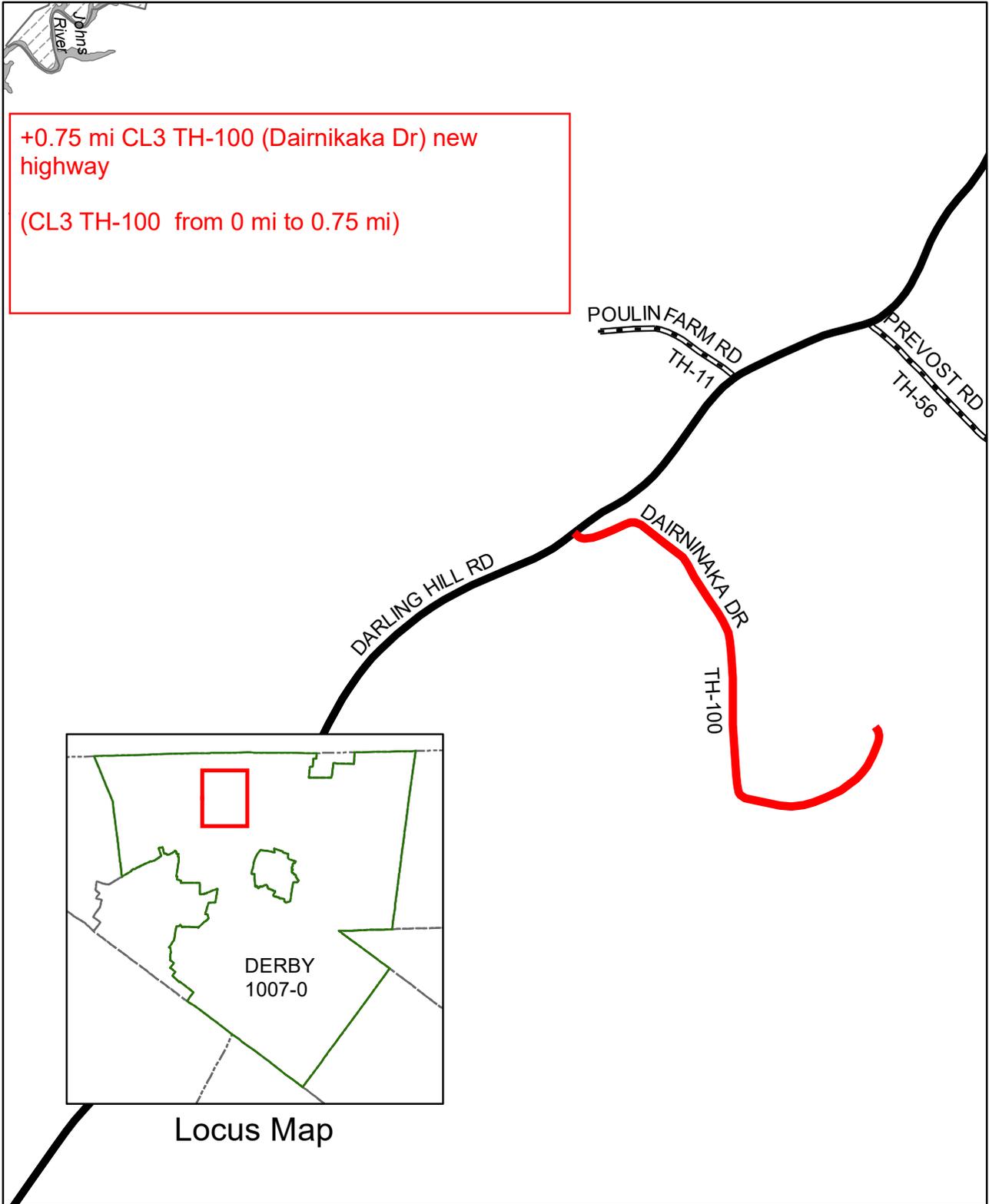
Please sign ORIGINAL and return it for Transportation signature.

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

APPROVED:

Johnathan Croft
Representative, Agency of Transportation

DATE: 4/28/2023

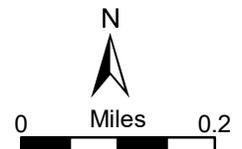


Mileage Certificate Changes 2023

DERBY

(CTUA:1007-0)
(CERTCODE:1007-0)

Mapping Section
Division of Policy and Planning
Vermont Agency of Transportation -- March 16, 2023



CERTIFICATE of COMPLETION and OPENING of a HIGHWAY for PUBLIC TRAVEL

VTrans Use Only Certificate Year: 2023 Highway Class: 3 Town Highway #: 100 Mileage: 0.75

Faye Morin, Town Clerk of the Town of Vermont.

Pursuant to Title 19, V.S.A., Chapter 7, this is to certify that the following described section of Class 3

Highway in the Town of Derby was COMPLETED AND OPENED

FOR PUBLIC TRAVEL on February 9, 2023

DESCRIPTION OF RIGHT OF WAY:

(Include road name and intersecting town highway numbers)

Starting at a point along Darling Hill Rd (TH 6) 0.3 miles Southwest of the intersection of Darling Hill Rd (TH 6) and Poulin Farm Rd (TH 11); Dairninaka Drive extends in the Southeasterly direction a distance of 0.75 miles

and as shown on a Survey Map of Dairninaka Drive in the Town of Derby

dated March 3, 2022, and filed in Book slide on page 454B #455A of the Records of

the Town of Derby by the Town Clerk of said Town

incorporated herein by reference and attested to on said map by said Town Clerk.

Dated at Derby, County of Orleans and State of Vermont,

this 9th day of February, A.D., 2023

Signatures of Selectman/Alderman/Trustee

DERBY, VT TOWN CLERK'S OFFICE RECEIVED FOR RECORD FEBRUARY 9, 2023 AT 5:00 P.M. AND RECORDED IN BOOK H & M #2 PAGE 121 OF HIGHWAY-MISC #2 RECORDS. ATTEST: Faye Morin, Town Clerk

BOARD OF SELECTMEN ALDERMAN or TRUSTEES

Town, VERMONT February 9, 2023

THE ABOVE IS A TRUE COPY OF THE DESCRIPTION OF CLASS 3 HIGHWAY COMPLETED AND OPENED

FOR PUBLIC TRAVEL, RECORDED IN BOOK 2 ON PAGE 121 OF THE Highway RECORDS

OF THE Town OF Derby ON THE 9th DAY OF February

2023, AT 5:00 O'CLOCK, P.M.

ATTEST: Faye Morin (Clerk's Name)

4,000

528,000

BEEBE PLAIN INSET 5

North Derby

NUTS (0.05)

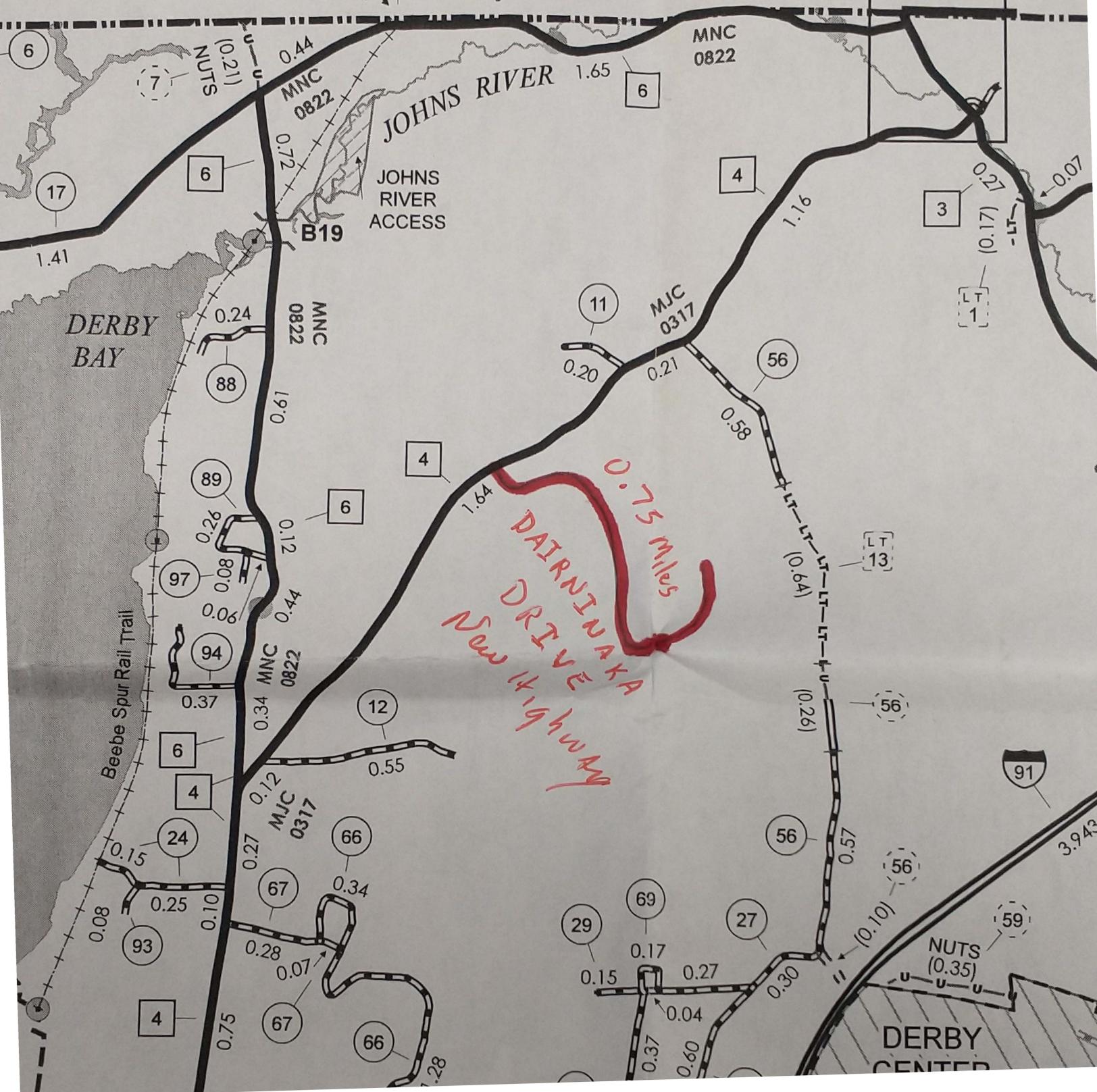
JOHNS RIVER

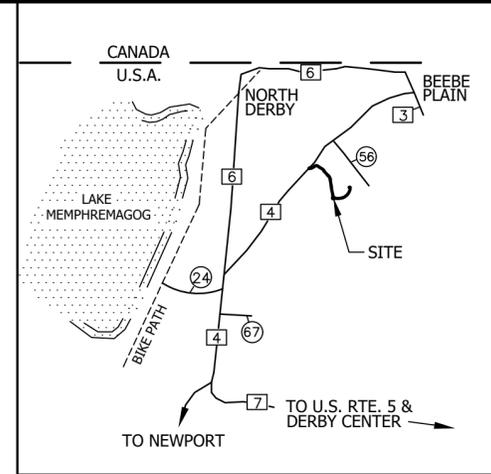
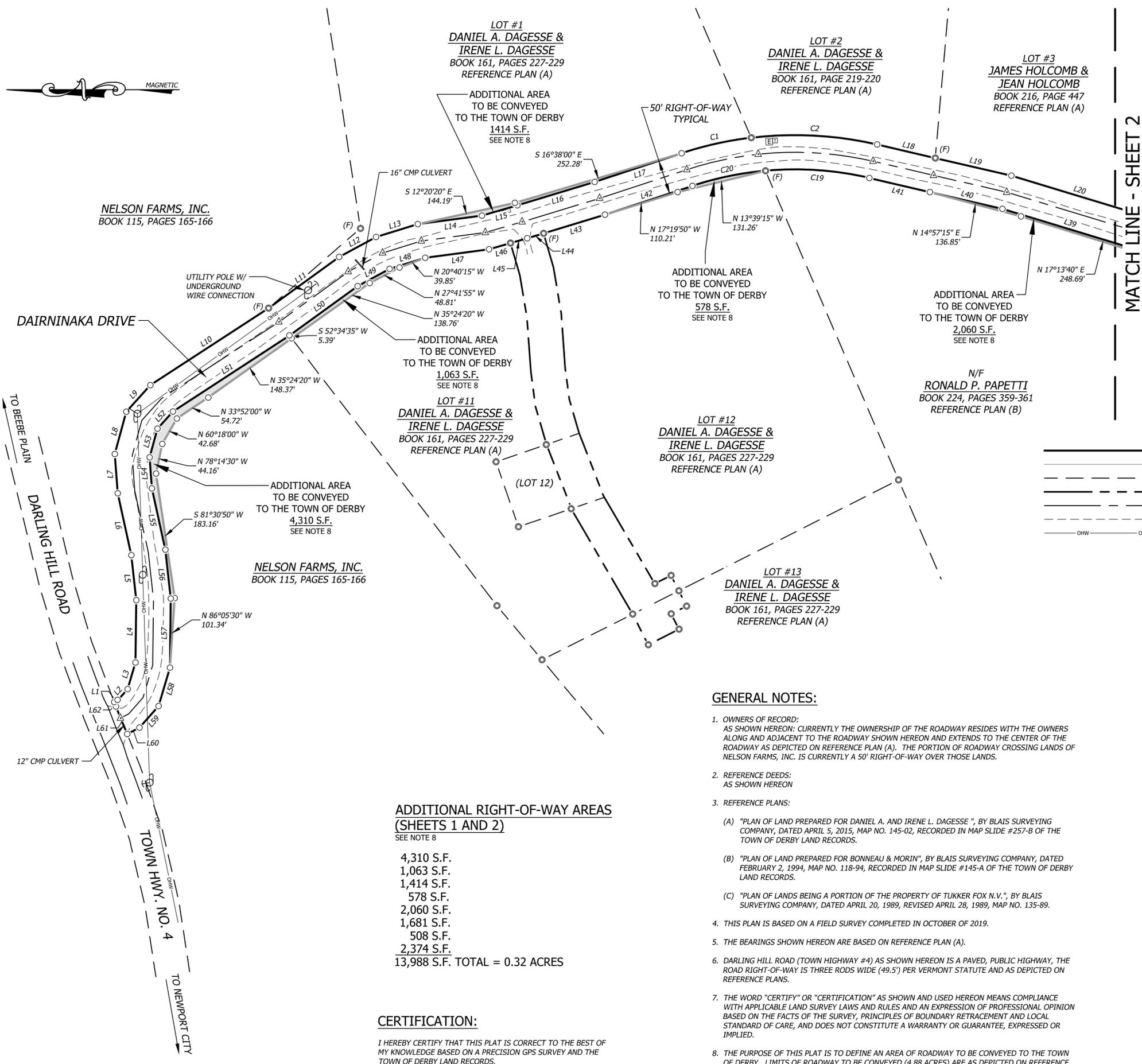
JOHNS RIVER ACCESS

DERBY BAY

Beebe Spur Rail Trail

*DAIRNIKA DRIVE
New Highway
0.75 miles*





MATCH LINE - SHEET 2

LEGEND

- ROADWAY BOUNDARY LINE PER REFERENCE PLAN (A)
- ADDITIONAL ROADWAY AREA BOUNDARY LINE
- ABUTTING BOUNDARY LINE
- RIGHT-OF-WAY LINE
- CENTERLINE OF ROADWAY PER REF. PLAN (A)
- EDGE OF GRAVEL
- OHW— OHW— OVERHEAD UTILITY WIRES
- △ NON-MONUMENTED CENTERLINE POINT PER REF. PLAN (A)
- REBAR LOCATION PER REF. PLAN (A)
- NON-MONUMENTED ROADWAY BOUNDARY POINT
- ⊙ UTILITY POLE
- GUY WIRE
- ⊞ TELEPHONE PEDESTAL
- ⊞ ELECTRICAL VAULT
- ⊞ UNDERGROUND ELECTRIC METER POST
- (F) REBAR FOUND (OCTOBER 2019)

GENERAL NOTES:

1. OWNERS OF RECORD:
AS SHOWN HEREON: CURRENTLY THE OWNERSHIP OF THE ROADWAY RESIDES WITH THE OWNERS ALONG AND ADJACENT TO THE ROADWAY SHOWN HEREON AND EXTENDS TO THE CENTER OF THE ROADWAY AS DEPICTED ON REFERENCE PLAN (A). THE PORTION OF ROADWAY CROSSING LANDS OF NELSON FARMS, INC. IS CURRENTLY A 50' RIGHT-OF-WAY OVER THOSE LANDS.
2. REFERENCE DEEDS:
AS SHOWN HEREON
3. REFERENCE PLANS:
(A) "PLAN OF LAND PREPARED FOR DANIEL A. AND IRENE L. DAGESSE", BY BLAIS SURVEYING COMPANY, DATED APRIL 5, 2015, MAP NO. 145-02, RECORDED IN MAP SLIDE #257-B OF THE TOWN OF DERBY LAND RECORDS.
(B) "PLAN OF LAND PREPARED FOR BONNEAU & MORIN", BY BLAIS SURVEYING COMPANY, DATED FEBRUARY 2, 1994, MAP NO. 118-94, RECORDED IN MAP SLIDE #145-A OF THE TOWN OF DERBY LAND RECORDS.
(C) "PLAN OF LANDS BEING A PORTION OF THE PROPERTY OF TUKKER FOX N.V.", BY BLAIS SURVEYING COMPANY, DATED APRIL 20, 1989, REVISED APRIL 28, 1989, MAP NO. 135-89.
4. THIS PLAN IS BASED ON A FIELD SURVEY COMPLETED IN OCTOBER OF 2019.
5. THE BEARINGS SHOWN HEREON ARE BASED ON REFERENCE PLAN (A).
6. DARLING HILL ROAD (TOWN HIGHWAY #4) AS SHOWN HEREON IS A PAVED, PUBLIC HIGHWAY, THE ROAD RIGHT-OF-WAY IS THREE RODS WIDE (49.5') PER VERMONT STATUTE AND AS DEPICTED ON REFERENCE PLANS.
7. THE WORD "CERTIFY" OR "CERTIFICATION" AS SHOWN AND USED HEREON MEANS COMPLIANCE WITH APPLICABLE LAND SURVEY LAWS AND RULES AND AN EXPRESSION OF PROFESSIONAL OPINION BASED ON THE FACTS OF THE SURVEY, PRINCIPLES OF BOUNDARY RETRACEMENT AND LOCAL STANDARD OF CARE, AND DOES NOT CONSTITUTE A WARRANTY OR GUARANTEE, EXPRESSED OR IMPLIED.
8. THE PURPOSE OF THIS PLAN IS TO DEFINE AN AREA OF ROADWAY TO BE CONVEYED TO THE TOWN OF DERBY. LIMITS OF ROADWAY TO BE CONVEYED (4.88 ACRES) ARE AS DEPICTED ON REFERENCE PLAN (A) TAKEN FROM DIGITAL FILES OF BLAIS SURVEYING COMPANY. A NUMBER OF REFERENCE POINTS (REBARS FOUND) WERE LOCATED AND THE EXISTING ROADWAY, DRIVEWAYS AND UTILITIES WERE PLOTTED HEREON. INFORMATION DEFINING THE PORTION OF ROADWAY TO BE CONVEYED WAS PROVIDED BY DANIEL DAGESSE. ADDITIONAL AREAS ARE ALSO SHOWN HEREON TO BE CONVEYED TO THE TOWN OF DERBY. THE LIMITS OF THESE AREAS ARE 25 FEET FROM THE EXISTING CENTERLINE OF DAIRNINAKA DRIVE AS LOCATED BY THIS SURVEY. THE TOTAL ACREAGE OF THESE ADDITIONAL AREAS IS 13,988 SQUARE FEET (S.F.) OR 0.32 ACRES.

ADDITIONAL RIGHT-OF-WAY AREAS (SHEETS 1 AND 2)

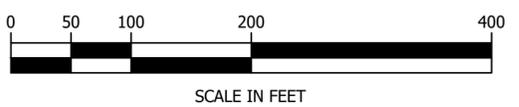
- SEE NOTE 8
- 4,310 S.F.
 - 1,063 S.F.
 - 1,414 S.F.
 - 578 S.F.
 - 2,060 S.F.
 - 1,681 S.F.
 - 508 S.F.
 - 2,374 S.F.
- 13,988 S.F. TOTAL = 0.32 ACRES**

CERTIFICATION:

I HEREBY CERTIFY THAT THIS PLAN IS CORRECT TO THE BEST OF MY KNOWLEDGE BASED ON A PRECISION GPS SURVEY AND THE TOWN OF DERBY LAND RECORDS.

THIS PLAN MEETS THE REQUIREMENTS OF 27 VSA 1403.

Nathan P. Nadeau 3/3/2022
NAME DATE



horizons Engineering

LITTLETON NH • NEWPORT VT
NEW LONDON NH • POMFRET VT • KENNEBUNK ME

ROAD DEDICATION SURVEY PREPARED FOR

DANIEL DAGESSE

OF LANDS ENCOMPASSING
DAIRNINAKA DRIVE

TOWN OF DERBY, COUNTY OF
ORLEANS, STATE OF VERMONT

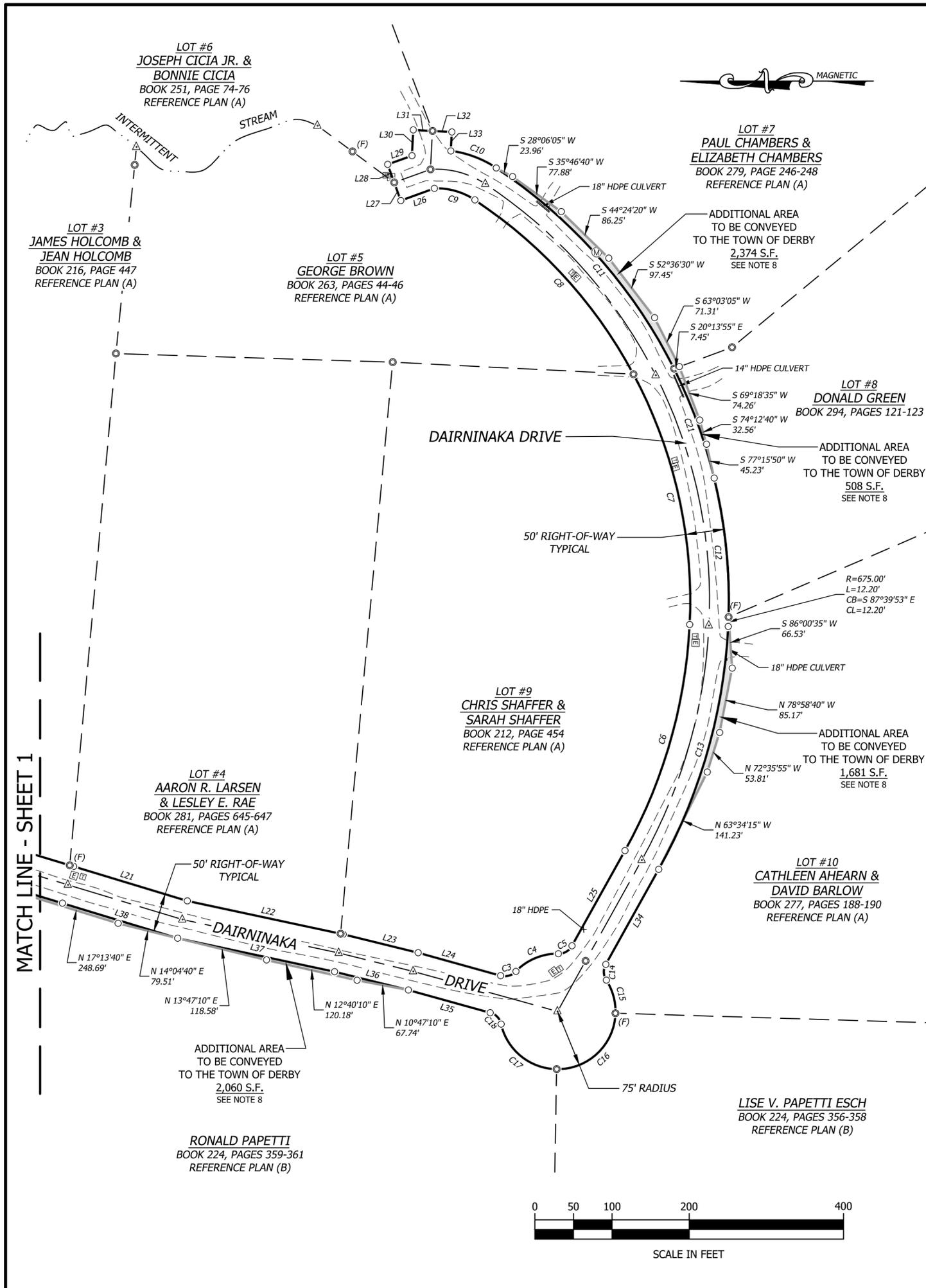
NO.	DATE	REVISION DESCRIPTION	ENG	DWG

STATE OF VERMONT
LAND SURVEYOR
LICENSED
NATHAN P. NADEAU
No. 754

DATE: 3/03/2022	PROJECT #: S-19079
SURV'D BY: JH	DRAWN BY: SJB
CHECK'D BY: NPN	ARCHIVE #: H-5580

SHEET 1 OF 2

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LINE TABLE - REF. PLAN (A)

LINE #	BEARING	DISTANCE
L1	S 27°28'07" E	5.96'
L2	S 48°45'51" E	21.37'
L3	S 73°30'14" E	40.34'
L4	S 89°16'04" E	90.60'
L5	N 83°42'31" E	65.84'
L6	N 77°38'33" E	92.22'
L7	N 85°45'20" E	57.38'
L8	S 74°46'03" E	63.70'
L9	S 47°55'51" E	51.94'
L10	S 33°10'13" E	206.01'
L11	S 36°02'22" E	125.38'
L12	S 28°32'41" E	60.88'
L13	S 17°15'20" E	63.32'
L14	S 07°34'19" E	93.88'
L15	S 16°11'43" E	53.52'
L16	S 16°56'11" E	117.03'
L17	S 18°15'50" E	132.86'
L18	S 13°10'12" W	90.10'
L19	S 13°02'51" W	109.64'
L20	S 16°55'08" W	202.73'
L21	S 16°55'08" W	153.97'

LINE TABLE - REF. PLAN (A)

LINE #	BEARING	DISTANCE
L22	S 12°06'10" W	206.56'
L23	S 13°54'48" W	100.11'
L24	S 15°33'13" W	110.78'
L25	S 60°57'26" E	141.39'
L26	S 19°53'34" E	46.24'
L27	N 70°06'26" E	25.00'
L28	N 70°06'26" E	25.00'
L29	S 19°53'34" E	33.41'
L30	S 87°01'16" E	33.41'
L31	S 02°58'44" W	25.00'
L32	S 02°58'44" W	25.00'
L33	S 87°01'16" E	24.67'
L34	S 60°57'26" E	141.28'
L35	S 15°33'13" W	110.07'
L36	S 13°54'48" W	98.61'
L37	S 12°06'10" W	207.87'
L38	S 16°55'08" W	156.07'
L39	S 16°55'08" W	201.04'
L40	S 13°02'51" W	108.01'
L41	S 13°10'12" W	90.12'
L42	S 18°15'50" E	133.44'

LINE TABLE - REF. PLAN (A)

LINE #	BEARING	DISTANCE
L43	S 16°56'11" E	93.11'
L44	S 16°56'11" E	24.83'
L45	S 16°11'43" E	25.17'
L46	S 16°11'43" E	32.44'
L47	S 07°34'19" E	93.41'
L48	S 17°15'20" E	54.14'
L49	S 28°32'41" E	52.66'
L50	S 36°02'22" E	123.35'
L51	S 33°10'13" E	200.78'
L52	S 47°55'51" E	33.54'
L53	S 74°46'03" E	43.19'
L54	N 85°45'20" E	45.26'
L55	N 77°38'33" E	91.32'
L56	N 83°42'31" E	71.56'
L57	S 89°16'04" E	100.60'
L58	S 73°30'14" E	58.22'
L59	S 48°45'51" E	41.74'
L60	S 27°28'07" E	20.24'
L61	N 67°52'25" E	43.29'
L62	N 69°35'13" E	6.96'

CURVE TABLE - REFERENCE PLAN (A)

CURVE #	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	525.00'	103.74'	N 12°36'11" W	103.57'
C2	525.00'	183.69'	N 03°04'52" E	182.75'
C3	20.00'	21.55'	S 15°18'34" E	20.52'
C4	75.00'	61.35'	N 22°44'15" W	59.66'
C5	20.00'	21.52'	S 30°07'47" E	20.50'
C6	674.98'	308.22'	S 74°03'57" E	305.54'
C7	625.00'	337.54'	N 77°22'54" E	333.45'
C8	625.00'	308.90'	N 47°45'04" E	305.77'
C9	90.00'	55.37'	N 15°58'01" E	54.50'
C10	140.00'	63.32'	N 20°38'09" E	62.78'
C11	675.00'	351.94'	N 48°31'45" E	347.97'
C12	675.00'	182.13'	N 84°05'14" E	181.58'
C13	725.02'	331.07'	S 74°03'54" E	328.20'
C14	20.00'	21.57'	S 88°08'38" W	20.54'
C15	75.00'	45.15'	N 74°29'34" E	44.48'
C16	75.00'	116.82'	S 43°38'12" E	105.36'
C17	75.00'	99.87'	S 39°07'58" W	92.65'
C18	20.00'	21.55'	N 46°25'00" E	20.52'
C19	475.00'	151.50'	N 03°57'51" E	150.86'
C20	475.00'	108.53'	N 11°43'06" W	108.29'
C21	675.00'	151.87'	N 69°54'42" E	151.55'

CERTIFICATION:

I HEREBY CERTIFY THAT THIS PLAN IS CORRECT TO THE BEST OF MY KNOWLEDGE BASED ON A PRECISION GPS SURVEY AND THE TOWN OF DERBY LAND RECORDS.

THIS PLAN MEETS THE REQUIREMENTS OF 27 VSA 1403.

Nathan P. Naudeau 3/3/2022
 NAME DATE

horizons Engineering
 LITTLETON NH • NEWPORT VT
 NEW LONDON NH • POMFRET VT • KENNEBUNK ME

ROAD DEDICATION SURVEY PREPARED FOR
DANIEL DAGESSE
 OF LANDS ENCOMPASSING
DAIRNINAKA DRIVE
 TOWN OF DERBY, COUNTY OF
 ORLEANS, STATE OF VERMONT

NO.	DATE	REVISION DESCRIPTION	ENG	DWG

STATE OF VERMONT
 LAND LICENSED SURVEYOR
 NATHAN P. NADEAU
 No. 754

DATE: 3/03/2022	PROJECT #: S-19079
SURV'D BY: JH	DRAWN BY: SJB
CHECK'D BY: NPN	ARCHIVE #: H-5580

WARRANTY DEED

K N O W A L L P E R S O N S B Y T H E S E P R E S E N T S

That we, **NORTH EAST AGRICULTURAL TRUST, LLC**, a Vermont Limited Liability Company, having a place of business at the Town of Derby in the County of Orleans and State of Vermont; **DANIEL A. DAGESSE** and **IRENE L. DAGESSE** of Derby in the County of Orleans and State of Vermont; **RONALD P. PAPETTI** of Fairfax in the County of Fairfax and State of Virginia; **LISE V. PAPETTI ESCH** of Folly Beach in the County of Charleston and State of South Carolina; **ALBERT WESLEY MCKEE, III** and **ADRIANA ELIZABETH BAUDRY**; **AARON R. LARSEN** and **LESLEY E. RAE LARSEN**; **CHRIS SHAFFER** and **SARAH SHAFFER**; **KATHLEEN AHEARN** and **DAVID BARLOW**; **DONALD GREEN** and **PAMELA J. GREEN**; **DWIGHT ABBOTT** and **SONYA ABBOTT**; **PAUL CHAMBERS** and **ELIZABETH CHAMBERS** and **JOSEPH CICIA, JR.**, and **BONNIE CICIA** and **DAVID MARC RIENDEAU** all of Derby in the County of Orleans and State of Vermont, GRANTORS, in the consideration of One Dollar and other valuable consideration paid to our full satisfaction by the **Town of Derby** a Vermont municipality having its situs in the Town of Derby in the County of Orleans and State of Vermont, GRANTEE, by these presents do freely GIVE, GRANT, SELL, CONVEY AND CONFIRM unto the said GRANTEE, the **Town of Derby** and its successors and assigns forever, a certain piece of land in the Town of Derby, in the County of Orleans and State of Vermont, described as follows, viz:

Being a certain 50' wide parcel of land in the Town of Derby, County of Orleans, and State of Vermont, as depicted on a Survey entitled "Road Dedication Survey Prepared for Daniel Dagesse of Lands Encompassing Dairninaka Drive", by Horizons Engineering, dated March 3, 2022, project #S-19079, sheets 1 and 2 of 2, to be recorded in the Town of Derby Map records, and on said Survey, the land and premises herein conveyed are depicted as follows:

Beginning at a non-monumented roadway boundary point at the northwest corner of the herein described parcel in the existing westerly edge of Dairninaka Drive and the existing southerly edge of Darling Hill Road;

Thence proceeding on a bearing of N 67° 52' 25" E a distance of forty three and twenty nine hundredths feet (43.29') along the southerly edge of Darling Hill Road to a non-monumented roadway boundary point;

Thence proceeding on a bearing of N 69° 35' 13" E a distance of six and ninety six hundredths feet (6.96') along the southerly edge of Darling Hill Road to a non-monumented roadway boundary point in the easterly edge of Dairninaka Drive;

Thence turning and proceeding on a bearing of S 27° 28' 07" E a distance of five and ninety six hundredths feet (5.96') to a non-monumented roadway boundary point;

Thence proceeding on a bearing of S 48° 45' 51" E a distance of twenty one and thirty seven hundredths feet (21.37') to a non-monumented roadway boundary point;

Thence proceeding on a bearing of S 73° 30' 14" E a distance of forty and thirty four hundredths feet (40.34') to a non-monumented roadway boundary point;

Thence proceeding on a bearing of S 89° 16' 04" E a distance of ninety and sixty hundredths feet (90.60') to a non-monumented roadway boundary point;

Thence proceeding on a bearing of N 83° 42' 31" E a distance of sixty five and eighty four hundredths feet (65.84') to a non-monumented roadway boundary point;

Thence proceeding on a bearing of N 77° 38' 33" E a distance of ninety two and twenty two hundredths feet (92.22') to a non-monumented roadway boundary point;

Thence proceeding on a bearing of N 85° 45' 20" E a distance of fifty seven and thirty eight hundredths feet (57.38') to a non-monumented roadway boundary point;

Thence proceeding on a bearing of S 74° 46' 03" E a distance of sixty three and seventy hundredths feet (63.70') to a non-monumented roadway boundary point;

Thence proceeding on a bearing of S 47° 55' 51" E a distance of fifty one and ninety four hundredths feet (51.94') to a non-monumented roadway boundary point;

Thence proceeding on a bearing of S 33° 10' 13" E a distance of two hundred six and one hundredths feet (206.01') to a non-monumented roadway boundary point;

Thence proceeding on a bearing of S 36° 02' 22" E a distance of one hundred twenty five and thirty eight hundredths feet (125.38') to a non-monumented roadway boundary point;

Thence proceeding on a bearing of S 28° 32' 41" E a distance of sixty and eighty eight hundredths feet (60.88') to a non-monumented roadway boundary point;

Thence proceeding on a bearing of S 17° 15' 20" E a distance of sixty three and thirty two hundredths feet (63.32') to a non-monumented roadway boundary point;

Thence proceeding on a bearing of S 12° 20' 20" E a distance of one hundred forty four and nineteen hundredths feet (144.19') to a non-monumented roadway boundary point;

Thence proceeding on a bearing of S 16° 38' 00" E a distance of two hundred fifty two and twenty eight hundredths feet (252.28') to a non-monumented roadway boundary point;

Thence proceeding through a curve to the right having a radius of five hundred twenty five and zero hundredths feet (525.00') and a length of one hundred three and seventy four hundredths feet (103.74') whose chord bears S 12° 36' 11" E a distance of one hundred three and fifty seven hundredths feet (103.57') to a non-monumented roadway boundary point;

Thence proceeding through a curve to the right having a radius of five hundred twenty five and zero hundredths feet (525.00') and a length of one hundred eighty three and sixty nine hundredths feet (183.69') whose chord bears S 03° 04' 52" W a distance of one hundred eighty two and seventy five hundredths feet (182.75') to a non-monumented roadway boundary point;

Thence proceeding on a bearing of S 13° 10' 12" W a distance of ninety and ten hundredths feet (90.10') to a point marked by a rebar found;

Thence proceeding on a bearing of S 13° 02' 51" W a distance of one hundred nine and sixty four hundredths feet (109.64') to a non-monumented roadway boundary point;

Thence proceeding on a bearing of S 16° 55' 08" W a distance of three hundred fifty six and seventy hundredths feet (356.70') to a non-monumented roadway boundary point;

Thence proceeding on a bearing of S 12° 06' 10" W a distance of two hundred six and fifty six hundredths feet (206.56') to a non-monumented roadway boundary point;

Thence proceeding on a bearing of S 13° 54' 48" W a distance of one hundred and eleven hundredths feet (100.11') to a non-monumented roadway boundary point;

Thence proceeding on a bearing of S 15° 33' 13" W a distance of one hundred ten and seventy eight hundredths feet (110.78') to a non-monumented roadway boundary point;

Thence proceeding through a curve to the left having a radius of twenty and zero hundredths feet (20.00') and a length of twenty one and fifty five hundredths feet (21.55') whose chord bears S 15° 18' 34" E a distance of twenty and fifty two hundredths feet (20.52') to a non-monumented roadway boundary point;

Thence proceeding through a curve to the right having a radius of seventy five and zero hundredths feet (75.00') and a length of sixty one and thirty five hundredths feet (61.35') whose chord bears S 22° 44' 15" E a distance of fifty nine and sixty six hundredths feet (59.66') to a non-monumented roadway boundary point;

Thence proceeding through a curve to the left having a radius of twenty and zero hundredths feet (20.00') and a length of twenty one and fifty two hundredths feet (21.52') whose chord bears S 30° 07' 47" E a distance of twenty and fifty hundredths feet (20.50') to a non-monumented roadway boundary point;

Thence proceeding on a bearing of S 60° 57' 26" E a distance of one hundred forty one and thirty nine hundredths feet (141.39') to a non-monumented roadway boundary point;

Thence proceeding through a curve to the left having a radius of six hundred seventy four and ninety eight hundredths feet (674.98') and a length of three hundred eight and twenty two hundredths feet (308.22') whose chord bears S 74° 03' 57" E a distance of three hundred five and fifty four hundredths feet (305.54') to a non-monumented roadway boundary point;

Thence proceeding through a curve to the left having a radius of six hundred twenty five and zero hundredths feet (625.00') and a length of three hundred thirty seven and fifty four hundredths feet (337.54') whose chord bears N 77° 22' 54" E a distance of three hundred thirty three and forty five hundredths feet (333.45') to a non-monumented roadway boundary point;

Thence proceeding through a curve to the left having a radius of six hundred twenty five and zero hundredths feet (625.00') and a length of three hundred eight and ninety hundredths feet (308.90') whose chord bears N 47° 45' 04" E a distance of three hundred five and seventy seven hundredths feet (305.77') to a non-monumented roadway boundary point;

Thence proceeding through a curve to the left having a radius of ninety and zero hundredths feet (90.00') and a length of fifty five and thirty seven hundredths feet (55.37') whose chord bears N 15° 58' 01" E a distance of fifty four and fifty hundredths feet (54.50') to a non-monumented roadway boundary point;

Thence proceeding on a bearing of N 19° 53' 34" W a distance of forty six and twenty four hundredths feet (46.24') to a non-monumented roadway boundary point;

Thence turning and proceeding on a bearing of N 70° 06' 26" E a distance of fifty and zero hundredths feet (50.00') to a non-monumented roadway boundary point;

Thence turning and proceeding on a bearing of S 19° 53' 34" E a distance of thirty three and forty one hundredths feet (33.41') to a non-monumented roadway boundary point;

Thence turning and proceeding on a bearing of S 87° 01' 16" E a distance of thirty three and forty one hundredths feet (33.41') to a non-monumented roadway boundary point;

Thence turning and proceeding on a bearing of S 02° 58' 44" W a distance of fifty and zero hundredths feet (50.00') to a non-monumented roadway boundary point;

Thence turning and proceeding on a bearing of N 87° 01' 16" W a distance of twenty four and sixty seven hundredths feet (24.67') to a non-monumented roadway boundary point;

Thence turning and proceeding through a curve to the right having a radius of one hundred forty and zero hundredths feet (140.00') and a length of sixty three and thirty two hundredths feet (63.32') whose chord bears S 20° 38' 09" W a distance of sixty two and seventy eight hundredths feet (62.78') to a non-monumented roadway boundary point;

Thence proceeding on a bearing of S 28° 06' 05" W a distance of twenty three and ninety six hundredths feet (23.96') to a non-monumented roadway boundary point;

Thence proceeding on a bearing of S 35° 46' 40" W a distance of seventy seven and eighty eight hundredths feet (77.88') to a non-monumented roadway boundary point;

Thence proceeding on a bearing of S 44° 24' 20" W a distance of eighty six and twenty five hundredths feet (86.25') to a non-monumented roadway boundary point;

Thence proceeding on a bearing of S 52° 36' 30" W a distance of ninety seven and forty five hundredths feet (97.45') to a non-monumented roadway boundary point;

Thence proceeding on a bearing of S 63° 03' 05" W a distance of seventy one and thirty one hundredths feet (71.31') to a non-monumented roadway boundary point;

Thence proceeding on a bearing of S 69° 18' 35" W a distance of seventy four and twenty six hundredths feet (74.26') to a non-monumented roadway boundary point;

Thence proceeding on a bearing of S 74° 12' 40" W a distance of thirty two and fifty six hundredths feet (32.56') to a non-monumented roadway boundary point;

Thence proceeding on a bearing of S 77° 15' 50" W a distance of forty five and twenty three hundredths feet (45.23') to a non-monumented roadway boundary point;

Thence proceeding through a curve to the right having a radius of six hundred seventy five and zero hundredths feet (675.00') and a length of one hundred eighty two and thirteen hundredths feet (182.13') whose chord bears S 84° 05' 14" W a distance of one hundred eighty one and fifty eight hundredths feet (181.58') to a non-monumented roadway boundary point;

Thence proceeding on a bearing of S 86° 00' 35" W a distance of sixty six and fifty three hundredths feet (66.53') to a non-monumented roadway boundary point;

Thence proceeding on a bearing of N 78° 58' 40" W a distance of eighty five and seventeen one hundredths feet (85.17') to a non-monumented roadway boundary point;

Thence proceeding on a bearing of N 72° 35' 55" W a distance of fifty three and eighty one hundredths feet (53.81') to a non-monumented roadway boundary point;

Thence proceeding on a bearing of N 63° 34' 15" W a distance of one hundred forty one and twenty three hundredths feet (141.23') to a non-monumented roadway boundary point;

Thence proceeding on a bearing of N 60° 57' 26" W a distance of one hundred forty one and twenty eight hundredths feet (141.28') to a non-monumented roadway boundary point;

Thence proceeding through a curve to the left having a radius of twenty and zero hundredths feet (20.00') and a length of twenty one and fifty seven hundredths feet (21.57') whose chord bears S 88° 08' 38" W a distance of twenty and fifty four hundredths feet (20.54') to a non-monumented roadway boundary point;

Thence proceeding through a curve to the right having a radius of seventy five and zero hundredths feet (75.00') and a length of forty five and fifteen hundredths feet (45.15') whose chord bears S 74° 29' 34" W a distance of forty four and forty eight hundredths feet (44.48') to a non-monumented roadway boundary point;

Thence proceeding through a curve to the right having a radius of seventy five and zero hundredths feet (75.00') and a length of one hundred sixteen and eighty two hundredths feet (116.82') whose chord bears N 43° 38' 12" W a distance of one hundred five and thirty six hundredths feet (105.36') to a non-monumented roadway boundary point;

Thence proceeding through a curve to the right having a radius of seventy five and zero hundredths feet (75.00') and a length of ninety nine and eighty seven hundredths feet (99.87') whose chord bears N 39° 07' 58" E a distance of ninety two and sixty five hundredths feet (92.65') to a non-monumented roadway boundary point;

Thence proceeding through a curve to the left having a radius of twenty and zero hundredths feet (20.00') and a length of twenty one and fifty five hundredths feet (21.55') whose chord bears N 46° 25' 00" E a distance of twenty and fifty two hundredths feet (20.52') to a non-monumented roadway boundary point;

Thence proceeding on a bearing of N 15° 33' 13" E a distance of one hundred ten and seven hundredths feet (110.07') to a non-monumented roadway boundary point;

Thence proceeding on a bearing of N 10° 47' 10" E a distance of sixty seven and seventy four hundredths feet (67.74') to a non-monumented roadway boundary point;

Thence proceeding on a bearing of N 12° 40' 10" E a distance of one hundred twenty and eighteen hundredths feet (120.18') to a non-monumented roadway boundary point;

Thence proceeding on a bearing of N 13° 47' 10" E a distance of one hundred eighteen and fifty eight hundredths feet (118.58') to a non-monumented roadway boundary point;

Thence proceeding on a bearing of N 14° 04' 40" E a distance of seventy nine and fifty one hundredths feet (79.51') to a non-monumented roadway boundary point;

Thence proceeding on a bearing of N 17° 13' 40" E a distance of two hundred forty eight and sixty nine hundredths feet (248.69') to a non-monumented roadway boundary point;

Thence proceeding on a bearing of N 14° 57' 15" E a distance of one hundred thirty six and eighty five hundredths feet (136.85') to a non-monumented roadway boundary point;

Thence proceeding on a bearing of N 13° 10' 12" E a distance of ninety and twelve hundredths feet (90.12') to a non-monumented roadway boundary point;

Thence proceeding through a curve to the left having a radius of four hundred seventy five and zero hundredths feet (475.00') and a length of one hundred fifty one and fifty hundredths feet (151.50') whose chord bears N 03° 57' 51" E a distance of one hundred fifty and eighty six hundredths feet (150.86') to a non-monumented roadway boundary point;

Thence proceeding on a bearing of N 13° 39' 15" W a distance of one hundred thirty one and twenty six hundredths feet (131.26') to a non-monumented roadway boundary point;

Thence proceeding on a bearing of N 17° 19' 50" W a distance of one hundred ten and twenty one hundredths feet (110.21') to a non-monumented roadway boundary point;

Thence proceeding on a bearing of N 16° 56' 11" W a distance of one hundred seventeen and ninety four hundredths feet (117.94') to a non-monumented roadway boundary point;

Thence proceeding on a bearing of N 16° 11' 43" W a distance of fifty seven and sixty one hundredths feet (57.61') to a non-monumented roadway boundary point;

Thence proceeding on a bearing of N 07° 34' 19" W a distance of ninety three and forty one hundredths feet (93.41') to a non-monumented roadway boundary point;

Thence proceeding on a bearing of N 20° 40' 15" W a distance of thirty nine and eighty five one hundredths feet (39.85') to a non-monumented roadway boundary point;

Thence proceeding on a bearing of N 27° 41' 55" W a distance of forty eight and eighty one hundredths feet (48.81') to a non-monumented roadway boundary point;

Thence proceeding on a bearing of N 35° 24' 20" W a distance of one hundred thirty eight and seventy six one hundredths feet (138.76') to a non-monumented roadway boundary point;

Thence proceeding on a bearing of N 35° 24' 20" W a distance of one hundred forty eight and thirty seven one hundredths feet (148.37') to a non-monumented roadway boundary point;

Thence proceeding on a bearing of N 33° 52' 00" W a distance of fifty four and seventy two hundredths feet (54.72') to a non-monumented roadway boundary point;

Thence proceeding on a bearing of N 60° 18' 00" W a distance of forty two and sixty eight one hundredths feet (42.68') to a non-monumented roadway boundary point;

Thence proceeding on a bearing of N 78° 14' 30" W a distance of forty four and sixteen one hundredths feet (44.16') to a non-monumented roadway boundary point;

Thence proceeding on a bearing of S 81° 30' 50" W a distance of one hundred eighty three and sixteen one hundredths feet (183.16') to a non-monumented roadway boundary point;

Thence proceeding on a bearing of N 86° 05' 30" W a distance of one hundred one and thirty four one hundredths feet (101.34') to a non-monumented roadway boundary point;

Thence proceeding on a bearing of N 73° 30' 14" W a distance of fifty eight and twenty two hundredths feet (58.22') to a non-monumented roadway boundary point;

Thence proceeding on a bearing of N 48° 45' 51" W a distance of forty one and seventy four hundredths feet (41.74') to a non-monumented roadway boundary point;

Thence proceeding on a bearing of N 27° 28' 07" W a distance of twenty and twenty four hundredths feet (20.24') to the point of beginning.

The land and premises herein conveyed containe 5.20 acres, more or less, and it is the intent of all of the parties hereto that the land and premises herein conveyed shall be utilized Town of Derby for roadway purposes.

Reference is hereby made to a certain Warranty Deed dated April 9, 2022 and recorded in Book 306, Pages 222-230 of the Town of Derby Land Records from Nelson Farms, Inc., to **NORTH EAST AGRICULTURAL TRUST, LLC**.

Reference is hereby made to a certain Warranty Deeds dated June 1, 1999 and recorded in Book 161, Pages 219-229 of the Town of Derby Land Records from Bonneau & Morin, to **DANIEL A. DAGESSE and IRENE L. DAGESSE**.

Reference is hereby made to a certain Warranty Deed dated August 13, 2007 and recorded in Book 224, Pages 359-361 of the Town of Derby Land Records from Gail J. Papetti to Gail J. Papetti, now deceased and **RONALD P. PAPETTI**.

Reference is hereby made to a certain Warranty Deed dated August 13, 2007 and recorded in Book 224, Pages 356-358 of the Town of Derby Land Records from Gail J. Papetti to Gail J. Papetti, now deceased and **LISE V. PAPETTI ESCH**.

Reference is hereby made to a certain Warranty Deed dated November 16, 2021 and recorded in Book 216, Pages 447-449 of the Town of Derby Land Records from James Holcomb and Jean Holcomb to **ALBERT WESLEY MCKEE, III and ADRIANA ELIZABETH BAUDRY**.

Reference is hereby made to a certain Warranty Deed dated April 6, 2018 and recorded in Book 281, Pages 645-647 of the Town of Derby Land Records from Timothy P. Sevall and Lynn T. Sevall to **AARON R. LARSEN and LESLEY E. RAE LARSEN**.

Reference is hereby made to a certain Warranty Deed dated January 25, 2006 and recorded in Book 212, Pages 454-456 of the Town of Derby Land Records from Daniel A. Dagesse and Irene L. Dagesse to **CHRIS SHAFFER and SARAH SHAFFER**.

Reference is hereby made to a certain Warranty Deed dated May 16, 2017 and recorded in Book 277, Pages 188-190 of the Town of Derby Land Records from Richard L. Isabelle to **KATHLEEN AHEARN and DAVID BARLOW**.

Reference is hereby made to a certain Warranty Deed dated July 16, 2020 and recorded in Book 294, Pages 121-123 of the Town of Derby Land Records from Ben James Bruce and Alexandria Francis Bruce to **DONALD GREEN**.

Reference is hereby made to a certain Warranty Deed dated October 20, 2022 and recorded in Book 309, Pages 343-346 of the Town of Derby Land Records from George A. Brown and Charlotte V. Lewis to **DWIGHT ABBOTT and SONYA ABBOTT**.

Reference is hereby made to a certain Warranty Deed dated September 15, 2017 and recorded in Book 279, Pages 246-248 of the Town of Derby Land Records from Daniel A. Dagesse and Irene L. Dagesse to **PAUL CHAMBERS and ELIZABETH CHAMBERS.**

Reference is hereby made to a certain Warranty Deed dated June 20, 2012 and recorded in Book 251, Pages 74-76 of the Town of Derby Land Records from Daniel A. Dagesse and Irene L. Dagesse to **JOSEPH CICIA, JR., and BONNIE CICIA.**

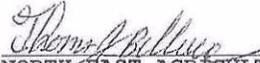
Reference is hereby made to a certain Warranty Deed dated November 3, 2022 and recorded in Book 309, Pages 547-549 of the Town of Derby Land Records from Daniel A. Dagesse and Irene L. Dagesse to **DAVID MARC RIENDEAU.**

Reference is hereby made to the above mentioned deeds, to the references and descriptions therein contained and to the Derby Land Records for further and more complete description of the land and premises hereby conveyed.

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

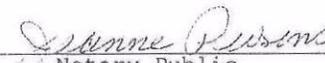
And we, the said GRANTORS, **NORTH EAST AGRICULTURAL TRUST, LLC; DANIEL A. DAGESSE and IRENE L. DAGESSE; RONALD P. PAPETTI; LISE V. PAPETTI ESCH; ALBERT WESLEY MCKEE, III, and ADRIANA ELIZABETH BAUDRY; AARON R. LARSEN and LESLEY E. RAE LARSEN; CHRIS SHAFFER and SARAH SHAFFER; KATHLEEN AHEARN and DAVID BARLOW; DONALD GREEN and PAMELA J. GREEN; DWIGHT ABBOTT and SONYA ABBOTT; PAUL CHAMBERS and ELIZABETH CHAMBERS; and JOSEPH CICIA, JR., and BONNIE CICIA, and DAVID MARC RIENDEAU** for ourselves and our heirs, executors and administrators, do covenant with the said GRANTEE, **the Town of Derby** and its successors and assigns, that until the ensembling of these presents we are the sole owners of the premises, and have good right and title to convey the same in manner aforesaid, that they are **FREE FROM EVERY ENCUMBRANCE;** and we hereby engage to **WARRANT AND DEFEND** the same against all lawful claims whatever,

IN WITNESS WHEREOF, I hereunto set my hand and seal this 2nd day of February, A.D. 2023.



NORTH EAST AGRICULTURAL TRUST, LLC

STATE OF VERMONT
~~ORLEANS~~ COUNTY SS. At St. Albans this 2nd day of February, A.D. 2023, Thomas J. Bellavance, authorized agent of **NORTH EAST AGRICULTURAL TRUST, LLC**, personally appeared, and acknowledged this instrument, by his sealed and subscribed, to be his free act and deed and the free act and Deed of **NORTH EAST AGRICULTURAL TRUST, LLC**

Before Me: 
Notary Public
My Commission Expires 1-31-2025
157.0006327

19th IN WITNESS WHEREOF, we hereunto set our hands and seals this day of January, A.D. 2023.

Irene Dagesse
IRENE L. DAGESSE

Daniel A. Dagesse
DANIEL A. DAGESSE

STATE OF VERMONT
ORLEANS COUNTY SS. At Derby this 19th day of January, A.D. 2023, DANIEL A. DAGESSE and IRENE L. DAGESSE, personally appeared, and they each acknowledged this instrument, by them sealed and subscribed, to be their free act and deed.

Before Me: Maureen Steaunt
Notary Public
My Commission Expires 1-31-2023
#157.0004844

IN WITNESS WHEREOF, I hereunto set my hand and seal this 1st day of JANUARY, A.D. 2023.

Ronald P. Papetti
RONALD P. PAPETTI

Fairfax Virginia

STATE OF VERMONT
ORLEANS COUNTY SS. At The UPS Store this 9th day of January, A.D. 2023, RONALD P. PAPETTI personally appeared, and he acknowledged this instrument, by him sealed and subscribed, to be his free act and deed.



Before Me: Hajera Hayat
Notary Public
My Commission Expires 01/30/2025

IN WITNESS WHEREOF, I hereunto set my hand and seal this 03 day of Jan, A.D. 2023.

Lise V. Papetti Esch
LISE V. PAPETTI ESCH

South Carolina
STATE OF VERMONT
ORLEANS COUNTY SS. At The UPS Store this 03 day of Jan, A.D. 2023, LISE V. PAPETTI ESCH personally appeared, and she each acknowledged this instrument, by her sealed and subscribed, to be her free act and deed.



Before Me: Kimberly Holmes
Notary Public
My Commission Expires 06-21-2031

5th IN WITNESS WHEREOF, we hereunto set our hands and seals this day of January, A.D. 2023.

Adriana Elizabeth Baudry
ADRIANA ELIZABETH BAUDRY

Albert Wesley Mckee, III
ALBERT WESLEY MCKEE, III

MORRIS ~~STATE OF VERMONT~~ NEW JERSEY
ORLEANS COUNTY SS. At Derby this 5th day of January, A.D. 2023, ALBERT WESLEY MCKEE, III and ADRIANA ELIZABETH BAUDRY personally appeared, and they each acknowledged this instrument, by them sealed and subscribed, to be their free act and deed.

JHON PAUL RIOS-GIL
NOTARY PUBLIC OF NEW JERSEY
Commission # 50094003
My Commission Expires 11/14/2023

Before Me: Jhon Paul Rios Gil
Notary Public
My Commission Expires 11-14-2023

IN WITNESS WHEREOF, we hereunto set our hands and seals this 18th day of January, A.D. 2023.

Aaron R. Larsen
AARON R. LARSEN

Lesley E. RAE Larsen
LESLEY E. RAE LARSEN

STATE OF VERMONT
ORLEANS COUNTY SS. At Derby this 18 day of January, A.D. 2023, AARON R. LARSEN and LESLEY E. RAE LARSEN personally appeared, and they each acknowledged this instrument, by them sealed and subscribed, to be their free act and deed.

Before Me: Nancy Stone
Notary Public
My Commission Expires 1-31-2023
157.0004708

IN WITNESS WHEREOF, we hereunto set our hands and seals this 18th day of January, A.D. 2023.

Chris Shaffer
CHRIS SHAFFER

Sarah Shaffer
SARAH SHAFFER

STATE OF VERMONT
ORLEANS COUNTY SS. At Derby this 18 day of January, A.D. 2023, CHRIS SHAFFER and SARAH SHAFFER personally appeared, and they each acknowledged this instrument, by them sealed and subscribed, to be their free act and deed.

Before Me: Nancy Stone
Notary Public
My Commission Expires 1-31-2023
157.0004708

5th IN WITNESS WHEREOF, we hereunto set our hands and seals this day of January, A.D. 2023.

Kathleen Ahearn
KATHLEEN AHEARN

David Barlow
DAVID BARLOW

STATE OF VERMONT
ORLEANS COUNTY SS. At Derby this 5th day of January, A.D. 2023, KATHLEEN AHEARN and DAVID BARLOW personally appeared, and they each acknowledged this instrument, by them sealed and subscribed, to be their free act and deed.

Before Me: Jaye Merin
Notary Public
My Commission Expires 1/31/23
157.0004809

IN WITNESS WHEREOF, we hereunto set our hands and seals this 4th day of JANUARY, A.D. 2023.

Donald Green
DONALD GREEN

Pamela J. Green
PAMELA J. GREEN

STATE OF VERMONT
ORLEANS COUNTY SS. At Derby this 4th day of January, A.D. 2023, DONALD GREEN and PAMELA J. GREEN personally appeared, and they each acknowledged this instrument, by them sealed and subscribed, to be their free act and deed.

Before Me: Maureen Lefebvre
Notary Public
My Commission Expires 1-31-2023
157.0004844

IN WITNESS WHEREOF, we hereunto set our hands and seals this 5th day of January, A.D. 2023.

Dwight Abbott
DWIGHT ABBOTT

Sonya Abbott
SONYA ABBOTT

STATE OF VERMONT
ORLEANS COUNTY SS. At Derby this 5th day of January, A.D. 2023, DWIGHT ABBOTT and SONYA ABBOTT personally appeared, and they each acknowledged this instrument, by them sealed and subscribed, to be their free act and deed.

Before Me: Jaye Merin
Notary Public
My Commission Expires 1/31/2023
157.0004809

IN WITNESS WHEREOF, we hereunto set our hands and seals this 5th day of January, A.D. 2023.

Paul Chambers Elizabeth Chambers

STATE OF VERMONT ORLEANS COUNTY SS. At Derby this 5th day of January, A.D. 2023, PAUL CHAMBERS and ELIZABETH CHAMBERS personally appeared, and they each acknowledged this instrument, by them sealed and subscribed, to be their free act and deed.

Before Me: Guye Merin Notary Public My Commission Expires 11/31/2023 #157.0004809

IN WITNESS WHEREOF, we hereunto set our hands and seals this 3rd day of January, A.D. 2023.

Joseph Cicia, Jr. Bonnie Cicia

STATE OF VERMONT ORLEANS COUNTY SS. At Derby this 3rd day of January, A.D. 2023, JOSEPH CICIA, JR., and BONNIE CICIA personally appeared, and they each acknowledged this instrument, by them sealed and subscribed, to be their free act and deed.

Before Me: Guye Merin Notary Public My Commission Expires 11/31/2023 #157.0004809

IN WITNESS WHEREOF, I hereunto set my hand and seal this 4th day of January, A.D. 2023.

David Marc Riendeau

STATE OF VERMONT ORLEANS COUNTY SS. At Derby this 4th day of January, A.D. 2023, DAVID MARC RIENDEAU personally appeared, and he acknowledged this instrument, by him sealed and subscribed, to be his free act and deed.

Vermont Property Transfer Tax 32 V.S.A. Chapter 239 -ACKNOWLEDGEMENT-

Return Rec'd - Tax Paid - Board of Health Cert. Rec'd. Vt. Land Use & Development Plans Act Cert. Rec'd. Return No. 2023-239 Signed Maupin Steuauet Clerk Date FEBRUARY 9, 2023

Before Me: Guye Merin Notary Public My Commission Expires 11/31/2023 #157.0004809

DERBY, VT TOWN CLERK'S OFFICE RECEIVED FOR RECORD FEBRUARY 9 A.D. 2023 at 10 o'clock 15 minutes A.M. and recorded in Book 310 Page 542-553 of LAND Records. Maupin Steuauet ASSISTANT Town Clerk

DAVIES LAW, P.L.C. P.O. BOX 303 ARTON, VERMONT 05822 802-525-3766