

**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 **LOWELL** 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			-	0.000
Class 2	9.850			9.850	0.000
Class 3	24.16		0.05	24.11	0.000
State Highway	12.127			12.127	0.000
Total	46.137			46.087	0.000
* Class 1 Lane	0.000			-	
* Class 4	16.78			16.78	0.000
* Legal Trail	0.00			-	

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

PART II - INFORMATION AND DESCRIPTION OF CHANGES SHOWN ABOVE.

- NEW HIGHWAYS:** Please attach Selectmen's "Certificate of Completion and Opening".
- DISCONTINUED:** Please attach SIGNED copy of proceedings (minutes of meeting).
- RECLASSIFIED/REMEASURED:** Please attach SIGNED copy of proceedings (minutes of meeting).
-0.05 mi CL3 TH-21 (Rickaby Rd) remeasured
- SCENIC HIGHWAYS:** Please attach a copy of order designating/discontinuing Scenic Highways.

TH-21 remeasurement and totals added by K. Alley (3/16/2016) as per emails with A. Carlson on 3/7/2016 and 3/16/2016.

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

PART III - SIGNATURES - PLEASE SIGN.

Selectmen/ Aldermen/ Trustees Signatures:

Richard Biron
Alden Biron
Douglas Richardson

T/C/V Clerk Signature:

Christy Daseene

Date Filed:

1/14/2016

Please sign ORIGINAL and return it for Transportation signature.

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

APPROVED:

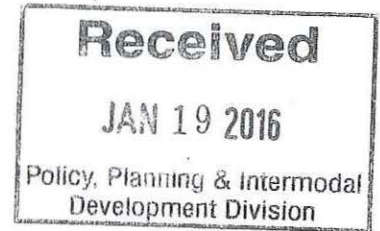
[Signature]
Representative, Agency of Transportation

DATE:

4/19/2016

Vermont Statutes Annotated

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



§ 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.

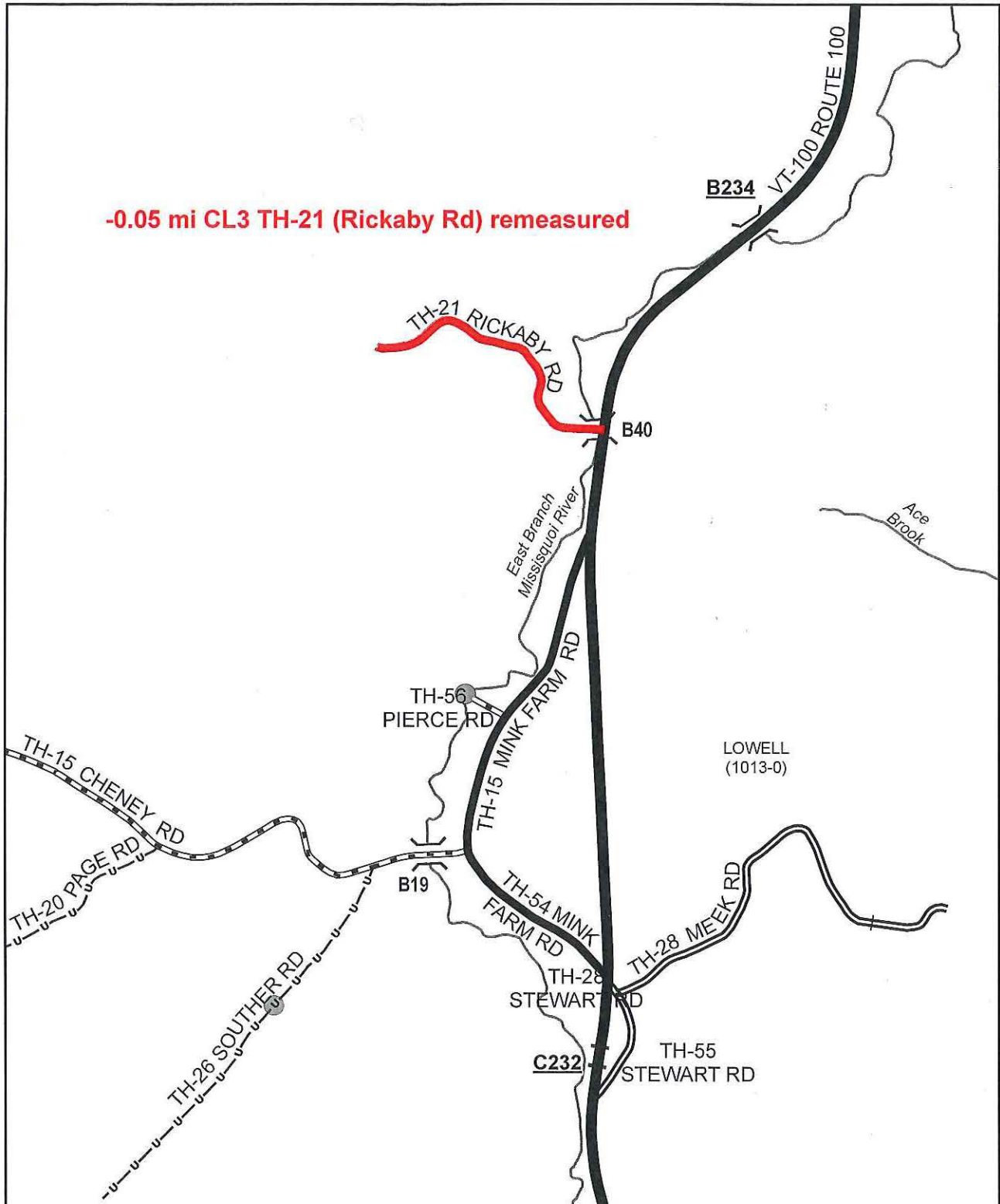
(e) The agency shall not accept any change in mileage until the records required to be filed in the town clerk's office by this section are received by the agency. A request by a municipality to the agency for a change in mileage shall include a description of the affected highway or trail, a copy of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

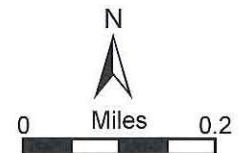
Excerpt of 19 V.S.A. § 305 - *Measurement and inspection* from Vermont Statutes Online located at – <http://legislature.vermont.gov/statutes/section/19/003/00305>

December 2015



**Mileage Certificate Changes 2016
LOWELL (1013-0)**

Mapping Section
 Division of Policy and Planning
 Vermont Agency of Transportation -- March 17, 2016



Alley, Kerry

From: A Carlson <acarlson@lowelltown.org>
Sent: Wednesday, March 16, 2016 10:19 AM
To: Alley, Kerry
Subject: RE: Town Highway #21 (Rickaby Rd) questions
Attachments: 3-8-16.pdf

Good Morning,

Richard isn't able to respond to you by email – should I have a letter written and scan to you or will the attached Minutes from the last meeting be sufficient for you? They state that the Board will allow you to do this.

Please let me know.

Thank you
Amanda Carlson
Town Administrator

Town of Lowell
2170 VT Route 100
Lowell, VT 05847

Tel: (802) 744 6559
Fax: (802) 744 2357
acarlson@lowelltown.org

*Please note that this email message, along with any response or reply, is considered a public record, and thus, subject to disclosure under the Vermont Public Records Law (1 V.S.A. §§ 315-320).
Thank You.*

From: Alley, Kerry [mailto:Kerry.Alley@vermont.gov]
Sent: Monday, March 07, 2016 2:54 PM
To: A Carlson <acarlson@lowelltown.org>
Subject: RE: Town Highway #21 (Rickaby Rd) questions

Hi Amanda,

Thank you for help tracking down the survey map! It is the one I wanted.

The survey states that "Any rights or easements which may encumber or be appurtenant to this property were not identified and located as part of the survey," so I'm assuming that it only shows the visible roadway, rather than surveyed right of way bounds. Therefore, in order to remeasure TH-21, I'll have to use the location of its terminus as specified by Richard Pion on the Lowell_TH21_Current_Terminus_3.pdf map (referenced in previous emails). The length of TH-21 is currently 0.40 mi, rounded to the nearest hundredth of a mile.

Although you have already returned the signed 2016 Certificate of Highway Mileage indicating that there were no changes since last year's certificate was submitted, it would be simplest if I could just add this remeasurement of TH-21 onto this year's certificate. Could you have Richard email me (i.e. create a paper trail) saying that it is ok to add this

change to the 2016 Certificate before we sign, process, and return a copy of it to you? If he thinks that there might be additional information revising this measurement in the near future, then it would be best to wait until next year to process the remeasurement.

Thanks again for your help,

Kerry

From: A Carlson [<mailto:acarlson@lowelltown.org>]
Sent: Monday, March 07, 2016 12:12 PM
To: Alley, Kerry <Kerry.Alley@vermont.gov>
Subject: RE: Town Highway #21 (Rickaby Rd) questions

Kerry,

The Listers found the attached Map – 2-151 Slide 104 which is referenced in the deed. I copied it half and half and then a copy of the center section so hopefully you can piece it all together. Let me know if you have any problems or questions about it though.

Thank you
Amanda Carlson
Town Administrator

Town of Lowell
2170 VT Route 100
Lowell, VT 05847

Tel: (802) 744 6559
Fax: (802) 744 2357
acarlson@lowelltown.org

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Thank You.

From: Alley, Kerry [<mailto:Kerry.Alley@vermont.gov>]
Sent: Friday, March 04, 2016 9:51 AM
To: A Carlson <acarlson@lowelltown.org>
Subject: RE: Town Highway #21 (Rickaby Rd) questions

Hi Amanda,

Was anyone able to find a copy of the survey map referenced in the Warrantee Deeds (see below)? I'm hoping that it will show TH-21, as the text in the deeds only described where it enters the parcel, not how far it extends into it. Alternatively, a description of the TH-21 right of way itself (rather than the adjacent parcels) would clarify this.

Thank you!

Kerry

From: A Carlson [<mailto:acarlson@lowelltown.org>]
Sent: Thursday, February 04, 2016 10:02 AM
To: Alley, Kerry <Kerry.Alley@vermont.gov>
Subject: RE: Town Highway #21 (Rickaby Rd) questions

Kerry,

That map reference doesn't match up to our map numbering so I am not sure where to find that! I have looked under the names and haven't found a reference either.

When one of the Listers comes into the office I will ask them and see if they have more information and let you know what we can dig up.

I will get back to you as soon as I can.

Thank you
Amanda Carlson
Town Administrator

Town of Lowell
2170 VT Route 100
Lowell, VT 05847

Tel: (802) 744 6559
Fax: (802) 744 2357
acarlson@lowelltown.org

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Thank You.

From: Alley, Kerry [<mailto:Kerry.Alley@vermont.gov>]
Sent: Tuesday, February 02, 2016 10:50 AM
To: A Carlson <acarlson@lowelltown.org>
Subject: RE: Town Highway #21 (Rickaby Rd) questions

Hi Amanda,

Thanks for sending me scans of those documents. They are helpful. Do you also happen to have Map No. 251-00 mentioned in both Warranty Deeds? Could you scan that as well? It is ok if it doesn't fit onto a single scan (most surveys don't).

Thanks again!

Kerry

Original Attachments of message below: <<BK 43 Pages 39 to 42.pdf>>

From: A Carlson [<mailto:acarlson@lowelltown.org>]
Sent: Monday, February 01, 2016 10:18 AM
To: Alley, Kerry <Kerry.Alley@vermont.gov>
Subject: RE: Town Highway #21 (Rickaby Rd) questions

Good Morning Kerry,

My sincerest apologies for this being such a delayed response! I was right in the middle of year end and Town Report and this email was buried and I completely forgot.

Attached are the pages from book 43 – pages 39 right through to page 42 as you indicated. I hope these are what you are looking for but if you have any questions or need any other information please let me know.

I'm sorry again for the late reply.

Thank you
Amanda Carlson
Town Administrator

Town of Lowell
2170 VT Route 100
Lowell, VT 05847

Tel: (802) 744 6559
Fax: (802) 744 2357
acarlson@lowelltown.org

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Thank You.

From: Alley, Kerry [<mailto:Kerry.Alley@vermont.gov>]
Sent: Monday, January 11, 2016 11:37 AM
To: A Carlson <acarlson@lowelltown.org>
Subject: RE: Town Highway #21 (Rickaby Rd) questions

Hi Amanda,

Thanks for the contact information for CAI Technologies, and clarifying the location that Richard had indicated.

CAI Technologies mentioned that the current deed for the property at the end of Rickaby Rd (Tax Map 11, Block 2, parcel 43.111) is in Book 43, p 37. But they also said that there was additional information regarding Rickaby Rd in a survey referred to as the "Meulhauser Plan" in Book 43, p. 39. If those documents (especially the plan) have information about Rickaby Rd, could you send me copies (scanned or on paper)? Essentially what I'm looking for is a legal document that I can include in our records that clarifies how far the right of way extends into parcel 11-2-43.111.

Thanks again for your help!

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: A Carlson [<mailto:acarlson@lowelltown.org>]
Sent: Monday, January 04, 2016 2:32 PM
To: Alley, Kerry <Kerry.Alley@vermont.gov>
Subject: RE: Town Highway #21 (Rickaby Rd) questions

Kerry,

I spoke with the Select Board at the last meeting and showed them all of the maps you provided. After going over the information and reviewing the options, they are in agreement that the road should end on the dotted line furthest to the left where Richard had originally indicated it was.

I will see if I can find the deed or you can also talk to CAI Technologies – (603) 444 6768 who handles all of our parcel data mapping.

Please let me know if there is anything else I can help with or anything else you need.

Thank you
Amanda Carlson
Town Administrator

Town of Lowell
2170 VT Route 100
Lowell, VT 05847

Tel: (802) 744 6559
Fax: (802) 744 2357
acarlson@lowelltown.org

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Thank You.

From: Alley, Kerry [<mailto:Kerry.Alley@vermont.gov>]
Sent: Thursday, December 17, 2015 4:21 PM
To: A Carlson <acarlson@lowelltown.org>
Subject: RE: Town Highway #21 (Rickaby Rd) questions

Hi Amanda,

I spoke with Richard Pion earlier today, and he described what he believes to be the end of Rickaby Rd for me. That variable is more likely to influence the length of TH-21 than the relocation of the bridge.

I have drawn two dashed lines on the attached map "Lowell_TH21_Current_Terminus_3.pdf," one of which might match Richard's description. I believe Richard's description most closely matched the dashed line furthest to the left, but I placed the other line where it appears that the road enters the "front yard." The third possibility is that the road ends at the property boundary, as shown by the parcel data shown in that same map. The other two maps simply provide additional views of the area.

... Terminus_1.pdf
... Terminus_2.pdf

Could you show this email and these maps to Richard and the Road Foreman to see what they think about those three possibilities?

Also, does anyone know what information/document may have been used to create the parcel data? That document (a deed or laying out) might help clarify where the end of the road was originally established.

Thanks again for your help keeping our records up to date.

Kerry

From: A Carlson [<mailto:acarlson@lowelltown.org>]
Sent: Wednesday, December 09, 2015 1:36 PM
To: Alley, Kerry <Kerry.Alley@vermont.gov>
Subject: RE: Town Highway #21 (Rickaby Rd) questions

Kerry;

Select Board

Richard Pion
H 802-744-6838
C 802-355-3477

Alden Warner
802-744-2758

Dwight Richardson
802-744-6564

Thank you
Amanda Carlson
Town Administrator

Town of Lowell
2170 VT Route 100
Lowell, VT 05847

Tel: (802) 744 6559
Fax: (802) 744 2357
acarlson@lowelltown.org

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Thank You.

From: Alley, Kerry [<mailto:Kerry.Alley@vermont.gov>]
Sent: Tuesday, December 08, 2015 4:12 PM
To: A Carlson <acarlson@lowelltown.org>
Subject: RE: Town Highway #21 (Rickaby Rd) questions

Hi Amanda,

It might be easiest if I spoke with one of them directly. The realignment due to the bridge location does change the length of the highway, since part of the discrepancy in length could reflect an error in the original measurement, or an incorrect interpretation (on my part) of where the public right of way for Rickaby Rd ends. Could you give me a name and number, or have someone give me a call at 828-3666? I'm generally in the office 8:30 am - 4:30 pm.

Thanks,

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: A Carlson [<mailto:acarlson@lowelltown.org>]
Sent: Thursday, December 03, 2015 1:46 PM
To: Alley, Kerry
Subject: RE: Town Highway #21 (Rickaby Rd) questions

Good Afternoon,

I spoke with the Select Board about the Rickaby Road during the meeting this past Tuesday night.

They did confirm that the placement of the bridge on the current maps looks correct. When they had the bridge replaced it had shifted the location of it slightly.
As for the length, that has never changed according to the town. The Length should be the same as originally set.

So essentially, they looked at your current maps and said it all looks right to them.

I'm sorry I don't have anything more specific for you but if you need more information I would be happy to pass anything along to the Select Board for you, or can give you're their number to contact directly to answer any questions.

Thank you
Amanda Carlson
Town Administrator

Town of Lowell
2170 VT Route 100
Lowell, VT 05847

Tel: (802) 744 6559
Fax: (802) 744 2357
acarlson@lowelltown.org

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Thank You.

From: Alley, Kerry [<mailto:Kerry.Alley@vermont.gov>]
Sent: Tuesday, December 01, 2015 9:22 AM
To: acarlson@lowelltown.org
Cc: sladeau@lowelltown.org; Croft, Johnathan <Johnathan.Croft@vermont.gov>; Moulton, Sara <Sara.Moulton@vermont.gov>
Subject: Town Highway #21 (Rickaby Rd) questions

Ms. Carlson,

It has come to the attention of the VTrans Mapping Section that Town Highway #21 (TH-21, Rickaby Rd) had a slight change in alignment and length due to a relocation of the bridge across the river near the intersection with VT-100. The images in the attached maps ([Lowell_TH21_Old.pdf](#) and [Lowell_TH21_Current.pdf](#)) show the previous (1994) and current locations of the bridge, respectively. Michael Trunzo, a technician in the Mapping Section, therefore recently conducted a field inventory of TH-21 to obtain its present length (0.43 mile). However, I would like to confirm that we correctly identified the terminus of TH-21. My assumption of where TH-21 ends is illustrated in the third attached map ([Lowell_TH21_Current_Terminus.pdf](#)). If the alignment is different than what is shown on that map, please let me know so that I can adjust the map and mileage accordingly.

Another interpretation of the layout for TH-21 is that it ends at the property line of parcel number 2-43.111, based on the parcel data shown on last attached map ([Lowell_TH21_Current_Parcels.pdf](#)). Unfortunately that last map is difficult to interpret because the parcel data appears to be shifted about 0.06 mile westward with respect to the other data shown. I drew in a dashed line approximately where the property line would appear if the parcel data was shifted to align with the other data. If this is a more accurate representation of TH-21 than show in first three maps, please let me know.

If can confirm or clarify where TH-21 ends in the next couple weeks, I can pre-load the remeasurement onto the 2016 Certificate of Highway Mileage before sending it out to you in early January.

Please feel free to contact me with any questions about the remeasurement of TH-21, or about the Town Highway Map in general.

Thanks for helping us keep our records up-to-date!

Kerry

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

No virus found in this message.
Checked by AVG - www.avg.com
Version: 2015.0.6176 / Virus Database: 4477/11147 - Release Date: 12/09/15

No virus found in this message.
Checked by AVG - www.avg.com
Version: 2015.0.6176 / Virus Database: 4489/11377 - Release Date: 01/11/16

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Checked by AVG - www.avg.com
Version: 2015.0.6176 / Virus Database: 4522/11539 - Release Date: 02/02/16

No virus found in this message.
Checked by AVG - www.avg.com
Version: 2015.0.6189 / Virus Database: 4537/11746 - Release Date: 03/04/16

No virus found in this message.
Checked by AVG - www.avg.com
Version: 2015.0.6189 / Virus Database: 4540/11769 - Release Date: 03/07/16

NOTICE
Town of Lowell
SELECT BOARD MEETING
THE LOWELL SELECTBOARD WILL MEET ON
Tuesday March 8th, 2016 AT 5:30 P.M.
AT THE TOWN OFFICE BUILDING.

AGENDA

- Sign town orders
- Other business

SELECTBOARD:
Richard Pion- Chm.
Alden Warner
Dwight Richardson

MINUTES
SELECT BOARD MEETING
TOWN OF LOWELL

Meeting held on March 8th, 2016 at 5:30 p.m.

Board members present:

Richard Pion/Chairman, Alden Warner, Dwight Richardson
Amanda Carlson/Select Board Clerk
Calvin Allen/Road Commissioner

Discussion:

- Minutes of February 23rd, 2016 meeting signed. Approved unanimously.
- Minutes of March 1st, 2016 Reorganizational Meeting signed. Approved unanimously.
- Minutes from Town Meeting reviewed and signed by Alden Warner as Moderator.
- Truck Weight Permits signed by Richard Pion and approved for: *Jack F Corse, Inc.; Desrochers Excavating, Inc.; John G French & Sons Trucking Inc.; Bourne's Inc. & Bourne's Propane; Camp Precast Concrete Products Inc.; United Natural Foods Inc.*
- The Board signed the Certification of Compliance for Town Road and Bridge Standards and Network Inventory. The annual Road Meeting with VTrans will be scheduled soon to review budgets and grant opportunities.
- Kerry Alley from State of Vermont would like permission to re-measure Rickaby Road based on the previous conversations and correspondence with the office and after reviewing deeds and surveys. A letter will be written from Richard Pion granting permission to VTrans to measure the road and make changes to the 2016 Certificate of Highway Mileage if necessary.
- Review of VLCT PACIF Grant for Safety Equipment by the Board and Calvin Allen. Applications are due by April 30th. The grant will be discussed in the future after a review is done to see if anything is needed at the garage.
- Amanda Carlson to look into training options for flagging for the Road Department.
- The Board was reminded of the Hazard Mitigation Public meeting being held on Tuesday March 22nd, 2016 at 6:00pm with the Hazard Mitigation Committee, the NVDA and the plan writer, Jamie Caplan.
- VTrans notice received as to line painting this summer. Road Commissioner is to notify State of any work that might interfere with this.

- Adams Road is a Class 3 Road with only one land owner occupying it. It is a seasonal camp and the owner has asked in the past for this road to not be plowed in the winter unless requested. Calvin Allen is concerned that if he does not maintain the road and there is a fire that the Town will be liable if the Fire Trucks cannot access the property. Amanda Carlson will clarify with the VLCT Insurance how to proceed.

Board Warrants

General Order # 6 -	\$ 596.19
General Order # 7 -	\$ 5,547.58
Payroll # 5 -	\$ 7,097.31
Payroll General # 5 -	\$ 6,477.50

Signed by the Board for the Treasurer to draw checks totaling - **\$ 19,718.58**

Meeting adjourned at 6:40 PM

Next meeting date: March 22nd, 2016 at 5:30 p.m.

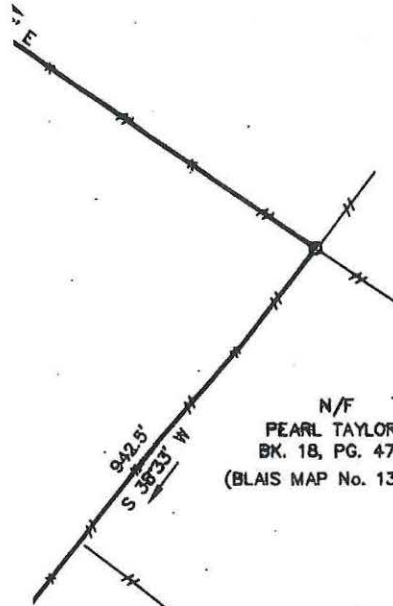
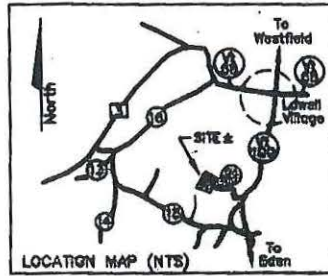
Richard Pion- Chm.

Amanda Carlson - Asst. Clerk

Alden Warner

Dwight Richardson

GOTTFRIED KESSLER &
URSULA KESSLER
BK. 22, PG. 317



N/F
PEARL TAYLOR
BK. 18, PG. 520
(BLAIS MAP
No. 135-96)

N/F
PEARL TAYLOR
BK. 18, PG. 479
(BLAIS MAP No. 135-96)

N/F
GERALD LITHWAY &
BONITA LITHWAY
BK. 24, PG. 75

36°01' E
131.3'
DWN HWY. #21
MED 3 ROD R/W

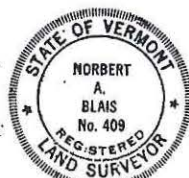
- LEGEND -

- IRON PIPE - FOUND
- ⊙ No. 5 REBAR w/BLAIS I.D. CAP - SET PREVIOUSLY
- ⊙ No. 5 REBAR w/BLAIS I.D. CAP - SET (NOV., 2000)
- ⊙ CENTERLINE
- R/W RIGHT-OF-WAY
- WIRE FENCELINE
- EXISTING BLAZED LINE
- STONE WALL
- N/F NOW OR FORMERLY

- NOTES -

- 1) DIMENSIONS COMPUTED FROM ELECTRONIC TOTAL STATION FIELD MEASUREMENTS TIED TO PREVIOUS TRANSIT AND E.D.M. PERIMETER TRAVERSE (BLAIS SURVEY No. 188-87).
- 2) BEARINGS REFER TO MAGNETIC NORTH AND ARE BASED ON A COMPASS READING OF THE INITIAL CONTROL TRAVERSE LEG.
- 3) THIS PLAN REPRESENTS THE PROPOSED SUBDIVISION OF THE LAND AND PREMISES CONVEYED TO DARREL M. MUEHLHAUSER & KRISTINA K. MUEHLHAUSER FROM RAYMOND OSTIGUY & STEPHANIE OSTIGUY BY WARRANTY DEED DATED APRIL 28, 1995, AND RECORDED IN BK. 36, PGS. 108-111 OF THE TOWN OF LOWELL LAND RECORDS.
- 4) BEARINGS AND DISTANCES GIVEN FROM CORNER TO CORNER. ACREAGES WERE CALCULATED TO EXISTING FENCELINES AND BLAZED LINES. THE AREA OF PROPOSED LOT 1A INCLUDES ANY AREA WHICH MAY LIE WITHIN THE PUBLIC RIGHT OF WAY OF TOWN HIGHWAY No. 21.
- 5) ANY RIGHTS OR EASEMENTS WHICH MAY ENCUMBER OR BE APPURTENANT TO THIS PROPERTY WERE NOT IDENTIFIED AND LOCATED AS PART OF THIS SURVEY.
- 6) MAP No. 251-00

THE EXISTING BOUNDARIES ARE BASED ON PHYSICAL EVIDENCE UNCOVERED DURING PREVIOUS SURVEYS PREPARED FOR FORMER OWNERS RAYMOND & STEPHANIE OSTIGUY (MAPS No. 155-95 and 115-94), AND FOR WANDA RICKERBY (MAP No. 188-87), AND ON INFORMATION ON FILE IN THE TOWN OF LOWELL LAND RECORDS. REFERENCE IS ALSO MADE TO SURVEYS OF ADJOINING PROPERTIES AS NOTED ON THE PLAN. THE NEW INTERIOR BOUNDARIES WERE ESTABLISHED ACCORDING TO INSTRUCTIONS SUPPLIED BY DARREL & KRISTINA MUEHLHAUSER TO CREATE THE TWO PARCELS SHOWN.



NORBERT A. BLAIS

PLAN of LAND
LOCATED IN
LOWELL, VERMONT
PREPARED FOR
DARREL M. & KRISTINA K. MUEHLHAUSER

SCALE: 1" = 200' SURVEYED: J.B., D.R.
DATE: NOVEMBER 30, 2000 DRAWN: J.B.

THIS PLAT MEETS THE REQUIREMENTS
OF 27 VSA 1403. NORBERT A. BLAIS

LOWELL TOWN CLERK'S OFFICE
 RECEIVED FOR RECORD
JANUARY - 20th A.D. **2003**
 AT **9:00** O'CLOCK **25** MINUTES **A.M.**
 AND AS CORDED IN MAP BOOK
#2 PAGE **151**
 ATTEST: *Nanette Bonneau*
 CLERK

DANIEL L. MENARD
 & JANE C. MENARD
 BK. 35, PGS. 265-267
 (BLAIS MAP No. 115-94)

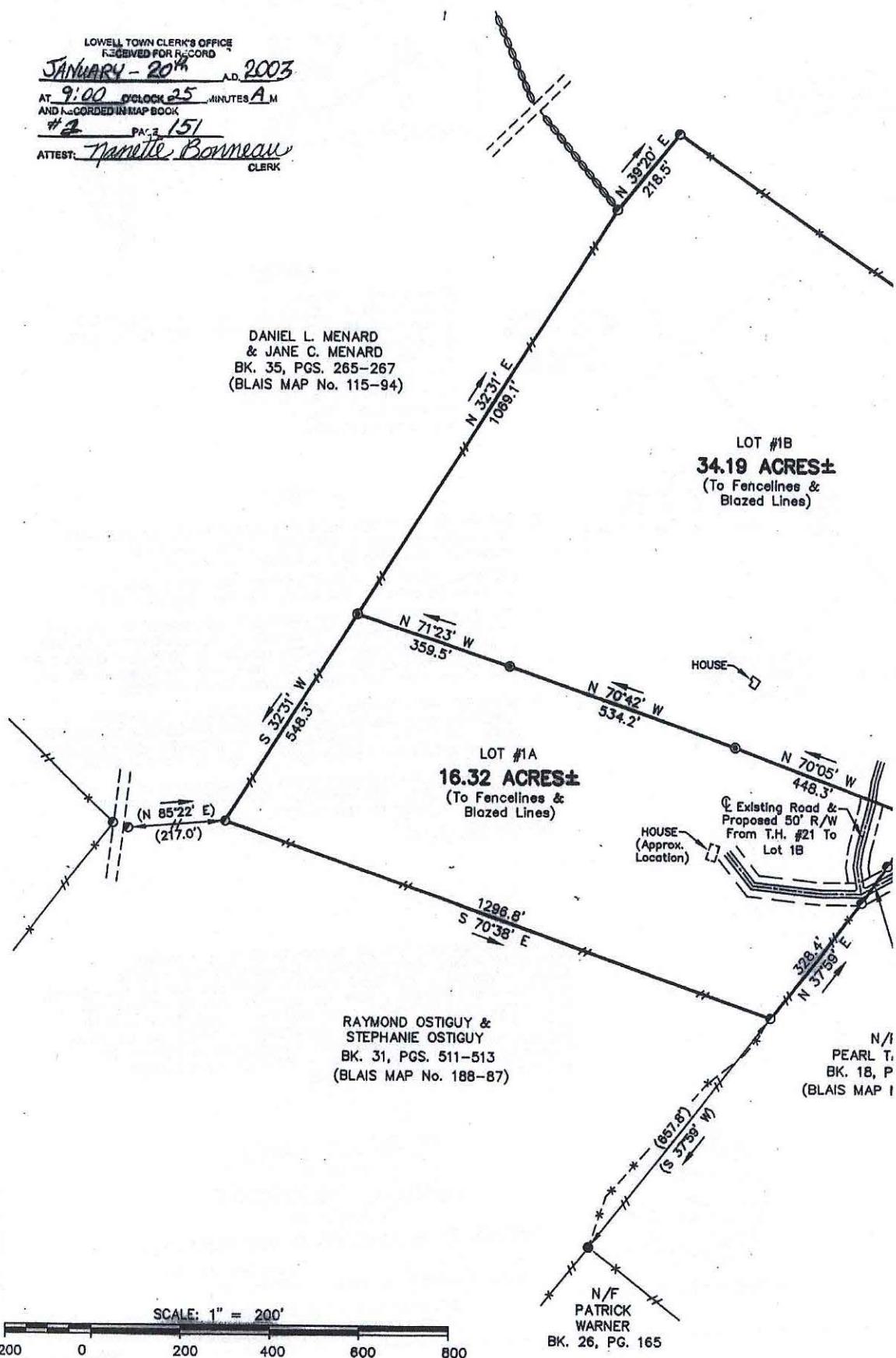
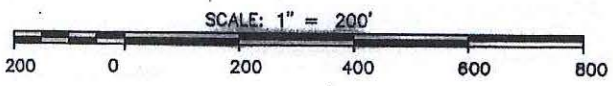
LOT #1B
34.19 ACRES±
 (To Fencelines &
 Blazed Lines)

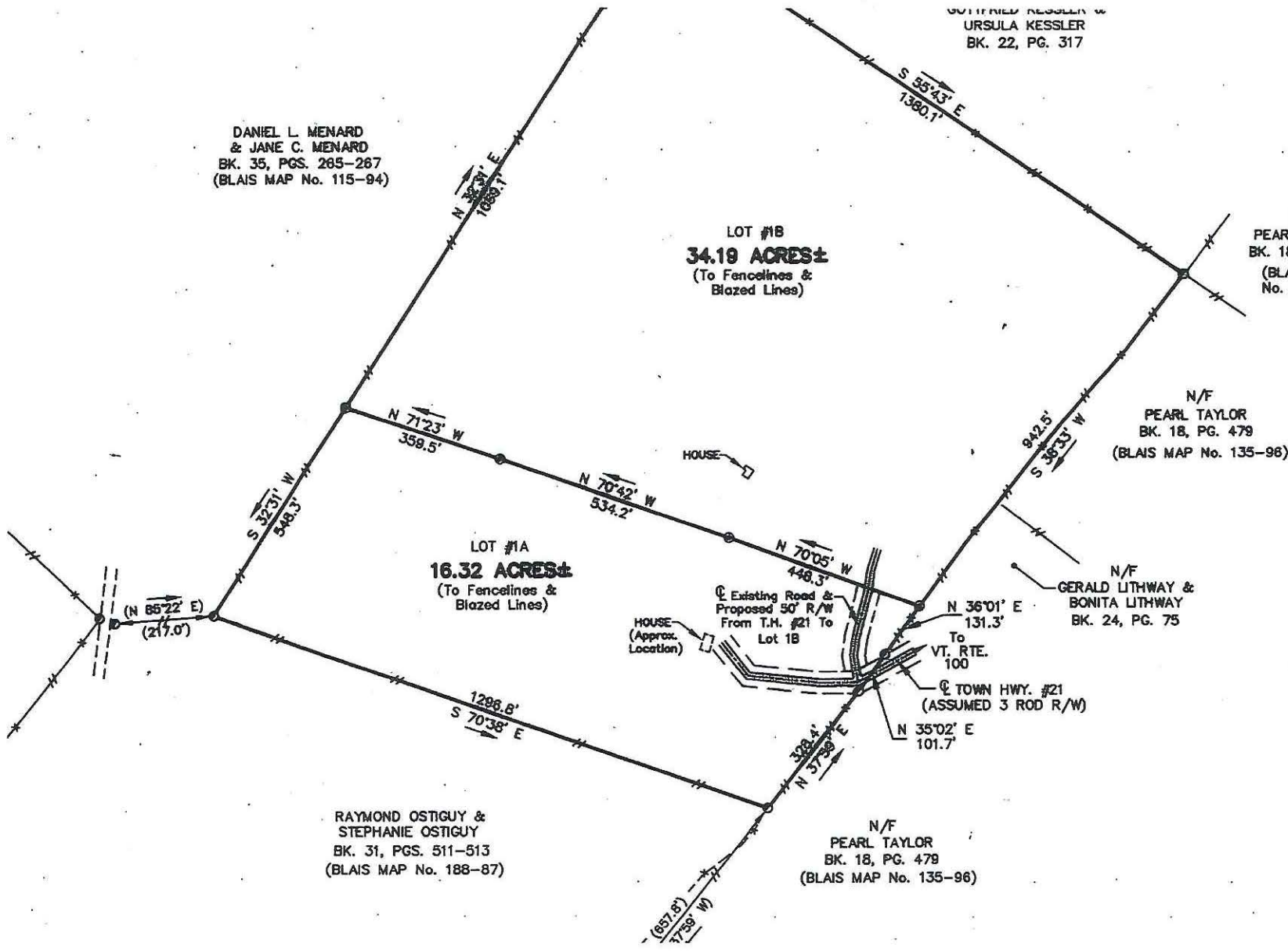
LOT #1A
16.32 ACRES±
 (To Fencelines &
 Blazed Lines)

RAYMOND OSTIGUY &
 STEPHANIE OSTIGUY
 BK. 31, PGS. 511-513
 (BLAIS MAP No. 188-87)

N/I
 PEARL T.
 BK. 18, P
 (BLAIS MAP I)

N/F
 PATRICK
 WARNER
 BK. 26, PG. 165





LOCATION MAP (NTS)

- IRON PIPE -
- No. 5 REBA
- ⊙ No. 5 REBA
- ⊕ CENTERLINE
- R/W RIGHT-OF-WAY
- WIRE
- EXIST
- STON
- N/F NOW OR

- 1) DIMENSIONS COMPUTED FROM PERIMETER TRAVERSE
- 2) BEARINGS REFER TO A COMPASS READING OF
- 3) THIS PLAN REPRESENTS PREMISES CONVEYED BY K. MUEHLHAUSER FROM WARRANTY DEED DATED PGS. 108-111 OF THE
- 4) BEARINGS AND DISTANCES WERE CALCULATED. THE AREA OF MAY LIE WITHIN THE
- 5) ANY RIGHTS OR EASES APPURTENANT TO THIS LOCATED AS PART OF
- 6) MAP No. 251-00

THE EXISTING BOUNDARIES / UNCOVERED DURING PREVIOUS OWNERS RAYMOND & STEPHANIE AND FOR WANDA RICKERBY FILE IN THE TOWN OF LOWELL MADE TO SURVEYS OF ADJACENT

WARRANTY DEED

KNOW ALL PERSONS BY THESE PRESENTS, that we, DARREL M. MUEHLHAUSER and KRISTINA K. MUEHLHAUSER, husband and wife, of the Town of Lowell, in the County of Orleans and State of Vermont, Grantors, in the consideration of One Dollar and other good and valuable consideration, paid to our full satisfaction by LINDALEE J. ANDREWS, of North Falmouth, in the County of Barnstable and State of Massachusetts, Grantee, by these presents, do freely GIVE, GRANT, SELL, CONVEY, AND CONFIRM unto the said LINDALEE J. ANDREWS, and her heirs and assigns forever, a certain piece of land in the Town of Lowell, in the County of Orleans and State of Vermont, described as follows, viz:

Being a parcel of land containing 16.32 acres, more or less, together with buildings and improvements thereon, depicted as Lot 1A on a survey plan prepared by Blais Surveying Company dated November 20, 2000, and bearing Map No. 251-00. Based upon said survey, the land and premises conveyed herein are described as follows:

Beginning at a No. 5 rebar with Blais I.D. cap set in the northeasterly corner of the herein conveyed land and premises, which point marks the southeasterly corner of Lot 1B as depicted on said survey; thence running from said point of beginning along the boundary line of Lot 1B as follows: N 70° 05' W a distance of 448.3' to a No. 5 Rebar with Blais I.D. cap set, N 70° 42' W a distance of 534.2 feet to a No. 5 rebar with Blais I.D. cap set, N 71° 23' W a distance of 359.5 feet to a No. 5 rebar with Blais I.D. cap set marking the northwesterly corner of the herein conveyed land and premises; thence turning and running S 32° 31' W along a blazed line marking the boundary of land now or formerly of Daniel and Jane Menard for a distance of 548.3 feet to a No. 5 rebar with Blais I.D. cap set marking the southwesterly corner of the herein conveyed land and premises; thence turning and running S 70° 38' E along a blazed line marking land now or formerly of Raymond and Stephanie Ostiguy for a distance of 1,296.8 feet to a No. 5 rebar with Blais I.D. cap set marking the southeasterly corner of the herein conveyed land and premises and the northeasterly corner of land now or formerly of Ostiguy; thence turning and running N 37° 59' E along a wire fenceline and blazed line marking the boundary line of land now or formerly of Pearl Taylor a distance of 328.4 feet to a No. 5 rebar with Blais I.D. cap set in the southerly edge of the right-of-way of Town Highway #21; thence running N 35° 02' E across the right-of-way of Town Highway #21 for a distance of 101.7 feet to a No. 5 rebar with Blais I.D. cap set in the northerly edge of the right-of-way of Town Highway #21; thence running N 36° 01' E along a wire fenceline and blazed line marking the Taylor boundary line a distance of 131.3 feet to the No. 5 rebar marking the point and place of beginning.

There is EXCEPTED and RESERVED, to the Grantors, their heirs and assigns, in common with the Grantee, her heirs and assigns, a right-of-way having a uniform width of fifty feet (50') for travel by vehicle or otherwise and for extension of utilities over the existing road which extends in a northerly direction from Town Highway #21 through the land and premises conveyed herein to the southerly boundary of the land and premises depicted on said survey as Lot 1B, all as more particularly depicted on said survey.

Meaning and intending hereby to convey a part only of all and the same land and premises as conveyed to Darrel M. Muehlhauser and Kristina K. Muehlhauser by Raymond Ostiguy and Stephanie Ostiguy by Warranty Deed dated April 28, 1995, and recorded in Book 36, Pages 108-111 of the Town of Lowell Land Records.

WARRANTY DEED

KNOW ALL PERSONS BY THESE PRESENTS, that we, DARREL M. MUEHLHAUSER and KRISTINA K. MUEHLHAUSER, husband and wife, of the Town of Lowell, in the County of Orleans and State of Vermont, Grantors, in the consideration of One Dollar and other good and valuable consideration, paid to our full satisfaction by LINDALEE J. ANDREWS, of North Falmouth, in the County of Barnstable and State of Massachusetts, Grantee, by these presents, do freely GIVE, GRANT, SELL, CONVEY, AND CONFIRM unto the said LINDALEE J. ANDREWS, and her heirs and assigns forever, a certain piece of land in the Town of Lowell, in the County of Orleans and State of Vermont, described as follows, viz:

Being a parcel of land containing 34.19 acres, more or less, together with buildings and improvements thereon, depicted as Lot 1B on a survey plan prepared by Blais Surveying Company dated November 20, 2000, and bearing Map No. 251-00. Based upon said survey, the land and premises conveyed herein are described as follows:

Commencing at a No. 5 rebar with Blais I.D. cap located at the southeasterly corner of the herein conveyed land and premises and the northeasterly corner of land and premises depicted on the above referenced survey as Lot 1A; thence running along the boundary of Lot 1A on the following bearings and distances: N 70° 05' W a distance of 448.3 feet to a No. 5 rebar with Blais I.D. cap, N 70° 42' W a distance of 534.2 feet to a No. 5 rebar with Blais I.D. cap, N 71° 23' W a distance of 359.5 feet to a No. 5 rebar with Blais I.D. cap set at the westernmost corner of the herein conveyed land and premises and the northwesterly corner of Lot 1A as depicted on said survey; thence turning a running N 32° 31' E a distance of 1,069.1 along a blazed line marking the boundary of land and premises now or formerly owned by Menard to a No. 5 rebar with a Blais I.D. cap set at the end of a stone wall; thence running N 39° 20' E a distance of 218.5 feet to a No. 5 rebar with Blais I.D. cap set at the northernmost corner of the land and premises conveyed herein; thence turning and running along a blazed line and wire fence line marking the boundary of land and premises now or formerly owned by Kessler S 55° 43' E a distance of 1,380.1 feet to a No. 5 rebar with Blais I.D. cap marking the easternmost corner of the land and premises conveyed herein; thence turning and running S 38° 33' W a distance of 942.5 feet along a wire fence line and blazed line marking the boundary of land and premises now or formerly owned by Taylor and land and premises now or formerly by Lithway to the No. 5 rebar located at the point and place of beginning.

There is also conveyed to the Grantee, her heirs and assigns, in common with the Grantors, their heirs and assigns, a right-of-way having a uniform width of fifty feet (50') for travel by vehicle or otherwise and for extension of utilities over the existing road which extends in a northerly direction from Town Highway #21 through the land and premises depicted on the above-referenced survey as Lot 1A to the southerly boundary of the land and premises conveyed herein, all as more particularly depicted on said survey.

Meaning and intending hereby to convey a part only of all and the same land and premises as conveyed to Darrel M. Muehlhauser and Kristina K. Muehlhauser by Raymond Ostiguy and Stephanie Ostiguy by Warranty Deed dated April 28, 1995, and recorded in Book 36, Pages 108-111 of the Town of Lowell Land Records.

The land and premises conveyed herein are subject to the terms and conditions of Water Supply and Wastewater Disposal Permit WW-7-1024 dated December 19, 2002, and recorded in Book 42, Pages 487-489, of the Town of Lowell Land Records.

40

**ACT 250 DISCLOSURE STATEMENT
VERMONT ENVIRONMENTAL BOARD
MONTPELIER, VERMONT 05602**

NOTE: IF THIS TRANSACTION DOES NOT INVOLVE THE PARTITION OR DIVISION OF LAND, THIS ACT 250 DISCLOSURE STATEMENT IS NOT REQUIRED. REFER TO 10 V.S.A. §6001(14)(a) and (b).

1. SUBDIVIDER'S (TRANSFEROR) FULL NAME(S)	MAILING ADDRESS
Darrel M. Muehlhauser Kristina K. Muehlhauser	419 Rickaby Road, Lowell, VT 05847 SAME

NAME OF CONTACT PERSON FOR SUBDIVIDER	MAILING ADDRESS	TELEPHONE NO.
Darrel M. Muehlhauser	419 Rickaby Road, Lowell, VT 05847	802-744-2067

2. BUYER'S (TRANSFeree) FULL NAME(S)	MAILING ADDRESS
Lindalee J. Andrews	P.O. Box 445, North Falmouth, MA 02556

3. DESCRIPTION OF PROPERTY		
TOWN Lowell	ROAD 419 Rickaby Road	NUMBER OF ACRES Lot 1A 16.32 Lot 1B 34.19

4. State the total number of lots or parcels the Subdivider intends to create as part of this partition or division of land.	NUMBER OF LOTS
	2

5. Has the Subdivider divided or partitioned any other land within the past five years which is located within the same District or is located within five miles (if in a different district)? See map on page 34.	<input checked="" type="checkbox"/> NO	<input type="checkbox"/> YES	NUMBER OF LOTS

6. Have the Subdivider's parents or children (natural or adoptive) or spouse divided or partitioned any other land within the past five years which is located within the same District or is located within five miles (if in a different District) of the land being partitioned?		
<input checked="" type="checkbox"/> NO	<input type="checkbox"/> YES	IF "YES," COMPLETE THE FOLLOWING ABOUT THE FAMILY MEMBER
NAME	ADDRESS	RELATIONSHIP

7. Did the Subdivider profit or derive any consideration or financial benefit from the partition or division of the land of that family member as listed in #6 above.		
<input checked="" type="checkbox"/> NO	<input type="checkbox"/> YES	IF "YES," COMPLETE THE FOLLOWING ABOUT THE FAMILY MEMBER
NAME	ADDRESS	RELATIONSHIP

42

Reference is here made to the above deeds and their records, to the aforementioned survey, and to all prior deeds and the records thereof for a further and more complete description of the land and premises herein conveyed.

TO HAVE AND TO HOLD said granted premises, with all the privileges and appurtenances thereof, to the said LINDALEE J. ANDREWS, and her heirs and assigns, to her own use and behoof forever; and we, the said DARREL M. MUEHLHAUSER and KRISTINA K. MUEHLHAUSER, husband and wife, for ourselves and our heirs, executors and administrators, do covenant with the said LINDALEE J. ANDREWS, and her heirs 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, except as aforesaid and except for the Town of Lowell real estate taxes which are to be prorated in accordance with the agreement of the parties; and we hereby engage to WARRANT AND DEFEND the same against all lawful claims whatever, except as aforesaid.

IN WITNESS WHEREOF, we hereunto set our hands and seals this 15 day of January, A.D., 2003.

IN PRESENCE OF:

Justin Thomas Jr.
Witness To Both Signatures

Darrel M. Muehlhauser
DARREL M. MUEHLHAUSER (L.S.)

Kristina K. Muehlhauser
KRISTINA K. MUEHLHAUSER (L.S.)

STATE OF VERMONT)
)
ORLEANS COUNTY, SS.)

At Derby, Vermont, this 15 day of January, A.D., 2003, DARREL M. MUEHLHAUSER and KRISTINA K. MUEHLHAUSER, husband and wife, personally appeared, and they each acknowledged this instrument, by them sealed and subscribed, to be their free act and deed.

Before Me: *Justin Thomas Jr.*
NOTARY PUBLIC

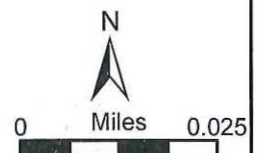
Lowell, VT Town Clerk's Office
Received for record Jan. 20th A.D. 2003
at 9:00 o'clock 25 minutes A. M. and
recorded in Book -43- Page 39-42
Attest: Nanette Bonneau Town Clerk

Vermont Property Transfer Tax
32 V.S.A. Chap. 231
--ACKNOWLEDGMENT--
Return to: U-Tax Pay-Record of P-305 Cert. Rec'd.
Vt. Land Use & Development Plans Act Cert. Rec'd.
Return No. A-2003-12
Signed Nanette Bonneau Clerk
Date January 20, 2003



**TH-21 Rickaby Rd (Legal end)
LOWELL**

Mapping Section
Division of Policy and Planning
Vermont Agency of Transportation -- December 17, 2015

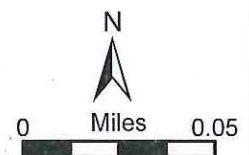


Lowell_TH21_Current_Terminus_3.pdf

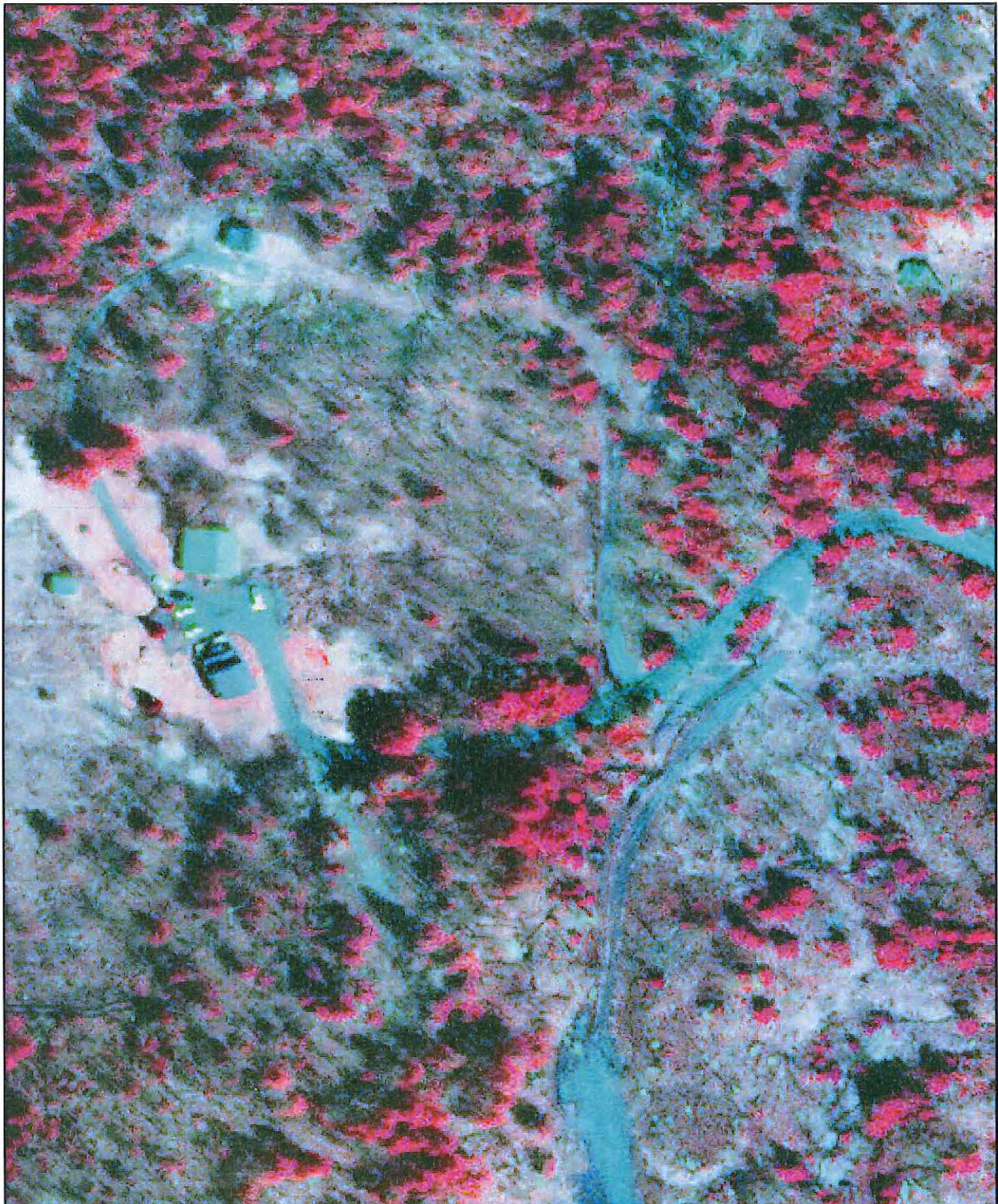


**TH-21 Rickaby Rd (Legal end)
LOWELL**

Mapping Section
Division of Policy and Planning
Vermont Agency of Transportation -- December 17, 2015

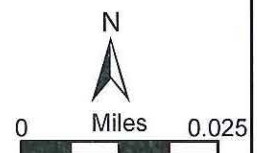


Lowell_TH 21-Current-Terminus-4.pdf

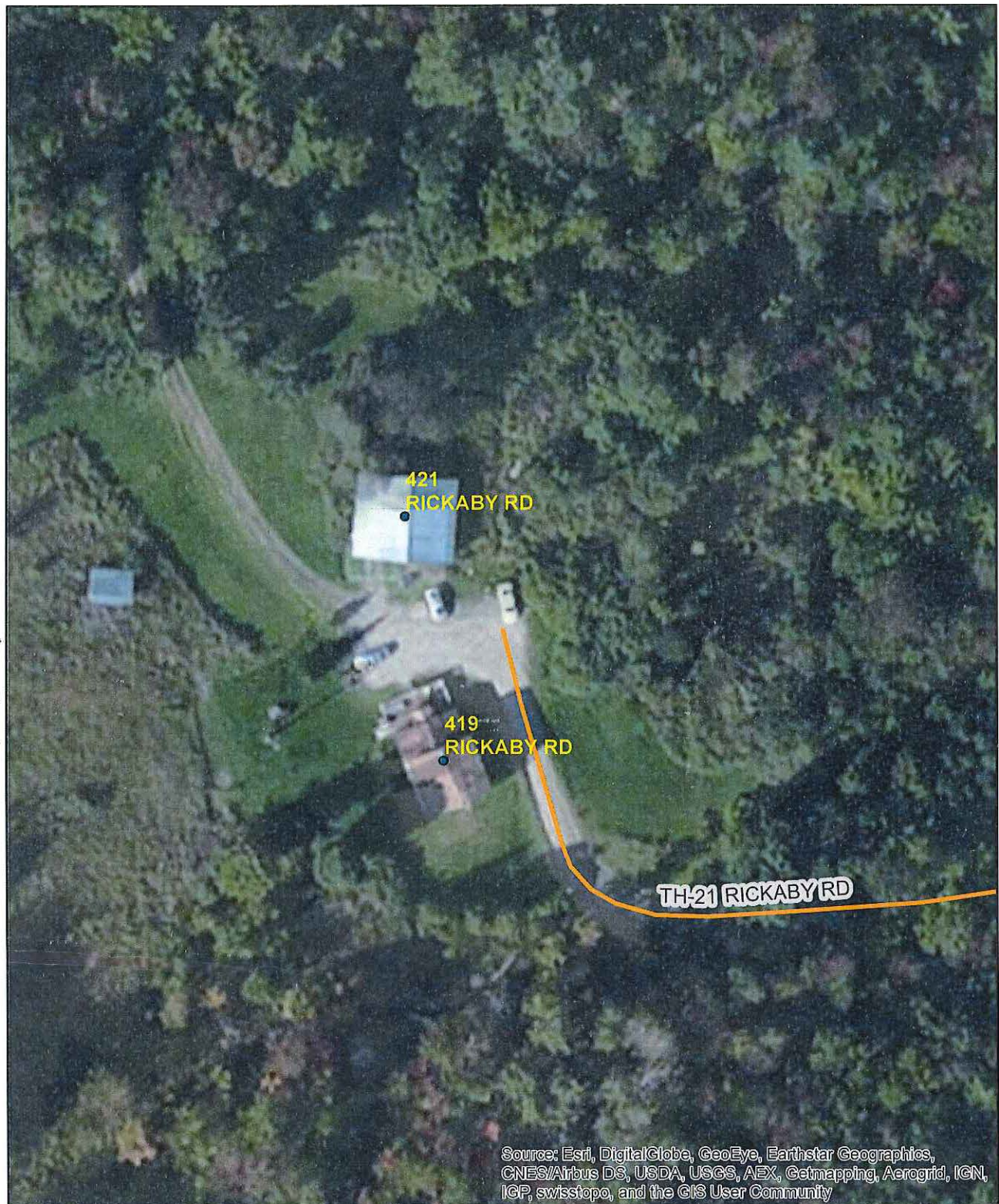


**TH-21 Rickaby Rd (Legal end)
LOWELL**

Mapping Section
Division of Policy and Planning
Vermont Agency of Transportation -- December 17, 2015



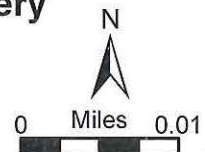
Lowell-TH 21-Current-Terminus-2.pdf



Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AEX, Getmapping, Aerogrid, IGN, IGP, swisstopo, and the GIS User Community

Terminus of TH-21 (Rickaby Rd) - Current Imagery LOWELL

Mapping Section
Division of Policy and Planning
Vermont Agency of Transportation -- November 30, 2015

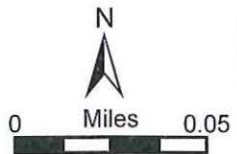


Lowell-TH21-Current-Terminus.pdf



**TH-21 (Rickaby Rd) - Old Imagery
LOWELL**

Mapping Section
 Division of Policy and Planning
 Vermont Agency of Transportation -- November 30, 2015

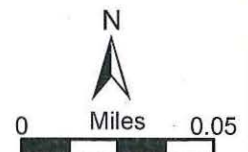


Lowell_TH21 - Current - Parcels.pdf



**TH-21 (Rickaby Rd) - Current Imagery
LOWELL**

Mapping Section
Division of Policy and Planning
Vermont Agency of Transportation -- November 30, 2015

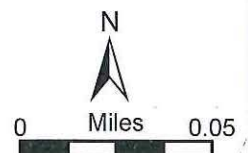


Lowell-TH21-Current.pdf



**TH-21 (Rickaby Rd) - Old Imagery
LOWELL**

Mapping Section
Division of Policy and Planning
Vermont Agency of Transportation -- November 30, 2015



Lowell-TH21-Old.pdf