

CERTIFICATE OF HIGHWAY MILEAGE

YEAR ENDING FEBRUARY 10, 2000

Fill out form, make and file copy with the Town Clerk, and mail ORIGINAL, before February 20, 2000 to: VT Agency of Transportation, Technical Services Division, Drawer 33, Montpelier, VT 05633.

We, the ~~Selectman or Trustee or Alderman~~ of NORTHFIELD VILLAGE in WASHINGTON County on an oath state that the mileage of highways, according to Title 19, V.S.A, Sec #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	1.279			1.279	0.000
* Class 1 Lane	0.165			0.165	
Class 2	0.000			0.000	0.000
Class 3	9.840	0.050 0.049		9.890 9.889	0.000
State Highway	0.556			0.556	0.000
Class 4	0.050			0.050	0.000
Total	11.675	0.050 0.049		11.774 11.725	0.000

* Class 1 Lane Mileage and Class 4 is NOT included in total.

PART II - INFORMATION AND DESCRIPTION OF CHANGES SHOWN ABOVE.

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

Pine Ridge Drive (please see attachments).

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.

RECEIVED
FEB 22 2000
TECHNICAL SERVICES

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

PART III - SIGNATURES - PLEASE SIGN.

~~Selectman/Alderman~~ Trustees Signatures:

Richard J. Suitor R. Suitor, Chair
Larry Drown L. Drown
T. Nelson T. Nelson
J. Quinn J. Quinn
R. Wobby R. Wobby

Clerk Signagture:

Debra J. Russo Date Filed: 2/16/00

Please sign ORIGINAL and return it for Transportation signature.

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

APPROVED:

John A. Ken DATE: 1 Mar 00
 Representative, Agency of Transportation

MUNICIPAL OFFICES



Municipal Manager
Superintendent of Public Works

Phone (802) 485-6121
Fax (802) 485-8426

51 SOUTH MAIN STREET
NORTHFIELD, VERMONT 05663

AGENDA
BOARD OF TRUSTEES
September 14, 1999

4:00 PM - SITE VISIT - PRIVATE ROAD EASTERLY OF GARVEY HILL
7:00 PM - MUNICIPAL BUILDING
PUBLIC HEARING - GARVEY HILL
REGULAR TRUSTEES MEETING

- I. ROLL CALL
- II. PUBLIC HEARING - GARVEY HILL - REGARDING LAYOUT OF VILLAGE HIGHWAY
- III. APPROVAL OF MINUTES: August 24, 1999 (Regular Meeting)
September 7, 1999 (Special Joint Meeting)
September 7, 1999 (Special Trustees Meeting)
- IV. APPROVAL OF BILLS: Warrant #0500-A - September 15, 1999 - \$189,211.38
Warrant #0500 - September 17, 1999 - \$246,161.56
- V. PUBLIC PARTICIPATION: None
- VI. MANAGER'S REPORT:
 - a. Redevelopment of Well #1 (in this year's C.I.P.)
- VII. SUPERINTENDENT OF PUBLIC WORKS:
 - a. Executive Summary - Water Street Bridge Engineer
 - b. Various Projects
- VIII. TRUSTEES:
 - a. Charter Change
- IX. PUBLIC PARTICIPATION: Non-agenda items
- X. ADJOURNMENT

**MINUTES OF BOARD OF TRUSTEES
SEPTEMBER 14, 1999**

I. ROLL CALL: Chair Richard Sutor, Trustees: R. Wobby, T. Nelson, J. Quinn, and L. Drown. Mgr. McGinley, Supt. W. Lyon, R. Goodrich of TransVideo.

Chair Sutor called the meeting to order at 7:05 PM.

II. PUBLIC HEARING--GARVEY HILL--REGARDING LAYOUT OF VILLAGE: Motion by J. Quinn, 2nd R. Wobby, to take over the Garvey Hill Road section. After a brief discussion of the costs associated with this takeover, and the reminder to the present Board that a commitment was made to take over this street by a prior Board, Trustee Wobby called the question. Vote on whether to vote, passed 5-0-0. Motion to accept road passed 4-1-0. L. Drown voted no. Road will be named Pine Ridge Drive.

III. APPROVAL OF MINUTES: Motion by J. Quinn to approve minutes. Motion was amended by T. Nelson, 2nd J. Quinn, to approve all three sets of minutes. Motion passed subject to the following abstentions: August 24, 1999 (Regular Meeting): 5-0-0; September 7, 1999 (Special Joint Meeting): 3-0-2 with Quinn and Wobby abstaining; September 7, 1999 (Special Trustees Meeting): 3-0-2 with Quinn and Wobby abstaining. Noted change to Special Joint and Special Trustee Meeting: minutes require a date of September 7, 1999. With respect to the Special Trustee Meeting Minutes, sentence under II. a. "Action: Motion by L. Drown, 2nd T. Nelson...", occurred after executive session and the minutes will reflect this change.

IV. APPROVAL OF BILLS: Warrant #0500-A--9/15/99--\$189,211.38: Motion by R. Wobby, 2nd J. Quinn, to approve. Motion passed 4-1-0. L. Drown voted no.

Warrant #0500--9/17/99--\$246,161.56: Motion by T. Nelson, 2nd J. Quinn, to approve warrant. Motion passed 5-0-0.

V. PUBLIC PARTICIPATION: None.

VI. MANAGER'S REPORT:

a. Redevelopment of Well #1 (in this year's C.I.P.)--Supt. W. Lyon briefly explained the 30 year history Northfield has with Layne Christensen. He has been able to call for parts when repairs were needed. He recommends this particular contractor because not only are they municipal contractor's but with the experience regarding this particular well and its history, Supt. Lyon recommends Layne Christensen. Motion by R. Wobby, 2nd J. Quinn, to approve Supt. Lyon's recommendation regarding contractor. Motion passed 4-1-0. L. Drown voted no.

b. Water/Sewer Update: Mgr. McGinley read a memo to the Board and the public regarding the rate study for water/sewer and protection of water source by sewer installations on the Rt.12 and 12A section of the Town. The sewer to these areas is estimated to be a cost of \$1 million.

VII. SUPERINTENDENT OF PUBLIC WORKS:

a. Executive Summary: Water Street Bridge Engineer--Motion by R. Wobby 2nd T. Nelson, to approve the recommendation of Supt. Lyon to have McFarland Johnson as the engineer to do the Water Street Bridge Project. Trustee Nelson called the question. Vote to vote passed 5-0-0. Motion passed 5-0-0.

b. Various projects: Electric Upgrade conversion project is completed. The transformers will have to be tested before they can be sold to recover some of the project's expense.

Labor Day Festivities went very well.

Paving will continue next week pending good weather.

Board was in recess from 8:20 PM until 8:25 PM.

VIII. TRUSTEES:

a. Charter Change is postponed until next meeting.

b. GMP dispute--Board elected R. Sutor to represent the Board in this dispute. Negotiations are continuing. The present contract with GMP is due to expire next August. The outcome of the present dispute will affect the next rate case. The Board has asked to terminate the contract. To now, the Village has spent an extra \$200,000 more than estimated; however, the full contract would be at a cost of an additional \$200,000. If the Village can recoup the extra costs (money currently in dispute) there may be no need to another rate case.

c. Trustee Wobby reported that the stop sign the Village approved for the corner of Prospect and Highland has worsened the problem. Ed and Bonnie Flannigan would like to address the Board on this issue.

IX. PUBLIC PARTICIPATION: Non-agenda items: None.

X. ADJOURNMENT: Motion by T. Nelson, 2nd L. Drown, to adjourn. Motion passed 5-0-0. Board adjourned at 8:40 PM.

Respectfully submitted,


Clare O'Shaughnessy
Clerk

These minutes are subject to approval at the next regular meeting.

Village of Northfield, Vermont

**DECISION AND ORDER LAYING OUT PUBLIC HIGHWAY
INCLUDING CERTIFICATE OF COMPLETION**

**In re: Request to Lay Out as a Village Street the Private Roadway Leading Easterly from
Garvey Hill Road to the Gambler Residence**

This is the Decision and Order of the Board of Trustees of the Village of Northfield, Vermont, on proceedings regarding a request to lay out as a Village street the private roadway leading easterly from Garvey Hill Road to the Gambler residence.

On September 14, 1999, and pursuant to 19 V.S.A. § 708 (a) the Board of Trustees voted at a regularly scheduled meeting to hold a public hearing on its own motion in response to Elizabeth H. Gambler's request for laying out this private roadway as a Village street. At this same meeting, the Trustees voted to hold a public hearing in response to the petition for discontinuance of the highway. In accordance with 19 V.S.A. § 709, not less than 30 days before the scheduled inspection and hearing, the Trustees gave due notice of the inspection of the premises and public hearing by certified mail to owners of the property abutting the proposed Village street. The owners so notified are: James & Ingrid Wilson, David & Sunja Hayden, James Pedley, and Elizabeth Gambler.

In accordance with 19 V.S.A. § 709, not less than 10 days before the scheduled inspection and hearing, the Trustees posted the notice in the Town Clerk's office and published notice in the Northfield News, a local newspaper of general circulation in the Village of Northfield. In accordance with the forgoing notice and 19 V.S.A. § 709, the Trustees on September 14, 1999, examined the premises and held a public hearing on the proposed laying out.

For the reason stated below, the Board of Trustees has decided to grant the request to lay out this private roadway as a public street.

Findings of Fact.

After examination of the premises and upon consideration of the evidence and testimony offered at the public hearing, the Board of Trustees makes the following findings:

1. The private roadway leading easterly from Garvey Hill Road to the Gambler residence (called in this decision and order the "Roadway") is approximately 258 feet in length. The owners of the Roadway have tendered a deed which would convey to the Village ownership in fee simple of the entire Roadway length, with the Roadway width being 3 rods (49.5 feet). The Village attorney and the highway superintendent have reviewed the proposed conveyance and have approved the same.
2. Three single family residences are now served by the Roadway. The Village has not provided snow removal or other maintenance or highway services for this private Roadway since it was first laid out around 1959. The taxpayers whose property access is

- provided by the Roadway have paid for all expenses of the Roadway.
3. The Roadway has been improved and, as now constructed, the traveled surface and drainage meet all applicable Village standards for a public highway.
 4. No party has objected to laying out the Roadway as a public highway.
 5. No person presented evidence of any compensable damage or harm which they would suffer if the Trustees layout the Roadway as a public highway.

Conclusions.

1. The public good, necessity and the convenience of the inhabitants of the Village require that the Roadway be laid out as a Village street (i.e., as a public highway).
2. The Roadway, as now constructed, meets all applicable public highway specifications of the Village and, therefore, is now ready for travel.
3. The Trustee's order in these proceedings does not take any land or interest in land from any person nor otherwise cause compensable damages to any person. Accordingly, the Village should not pay damages in this proceeding to any person.

Decision and Order.

Based on the foregoing findings and conclusions, the Trustees of the Village of Northfield hereby makes the following ORDERS:

1. The Roadway is hereby laid out as a 49.5 foot wide public highway described as follows:

Being a 50 foot wide strip of land leading from the easterly edge of the right of way for Garvey Hill Road, so-called, in a northeasterly and easterly direction to lands of Pedley and lands of Gambler. The highway is shown on a survey plan titled "Road Survey in Northfield, VT for Elizabeth Gambler and James Pedley and David and Sunja Hayden" dated June 3, 1999, drawn by American Survey Company and to be recorded in the Land Records in the Town of Northfield. The highway is bounded and described according to said plan as follows:

BEGINNING at an iron pin set in an iron pipe found set on the easterly edge of the right of way for Garvey Hill Road. Northerly of its intersection with the driveway now located on the within conveyed premises and on lands now or formerly of Wilson;

Thence N 45° 01' 36" E 84.00 feet to an iron rod set in an iron pipe found;

Thence S 67° 31' 41" E 92.51 feet to an iron rod set at an iron pipe found;

Thence S 67° 18' 37" E 123.00 feet to an iron rod set near an iron rod found;

Thence S 22° 54' 18" W 16.85 feet to an iron rod found;

Thence S 23° 49' 57" W 32.66 feet to an iron rod set at an iron rod found;

Thence N 67° 18' 37" W 122.19 feet to an iron rod set;

Thence N 67° 31' 41" W 59.37 feet to an iron rod set;

Thence S 45° 01' 36" W 48.13 feet to a point on the easterly edge of the right of way for Garvey Hill Road marked by an iron rod set;

Thence northerly along the easterly edge of the right of way for Garvey Hill Road 50 feet to the iron rod marking the point and place of BEGINNING.

Also including the three "turn-around" rights of way which may be used for the turning around of vehicular traffic. The said turn-around rights of way are described as follows:

Number 1 : Being a 20' X 20' easement area northerly of the terminus of the above described roadway and located on the present driveway between the Hayden and Pedley dwellings as shown on the said survey plan; and

Number 2 : Being a 16.85' X 20' easement area located easterly of the terminus of the above described roadway and located on the present driveway between the Pedley and Gambler dwellings as shown on the said survey plan.

Number 3 : Being a 25' X 50' easement area located southerly of the terminus of the above described roadway and located on the present driveway to the dwelling as shown on the said survey plan.

2. The highway laid out by this order is hereby named Pine Ridge Drive.
3. The said public highway being now ready for travel, this order and decision shall operate as a certificate of completion under 19 V.S.A. § 715.
4. No damages are awarded to any party affected by this order and decision.
5. The Municipal Manager and/or Clerk shall :
 - a. Mail a copy of this Decision, Order and Certificate of Completion to all persons who are parties to these proceedings, including all persons owning property abutting the Roadway, or through whose property the Roadway may pass, and
 - b. Publish this Decision, Order and Certificate of Completion in the Northfield News; and

- c. Accept and record in the Northfield Land Records the tendered deed from Gambler, et. al, to the Village conveying the Roadway to the Village;
- d. Record a copy of this Decision, Order and Certificate of Completion in the offices of the Northfield Village Clerk and Northfield Town Clerk.

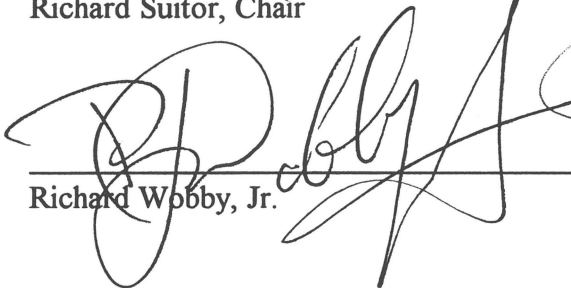
This Decision and Order was approved by the Village of Northfield Trustees by a vote of 4 in favor, 1 against, and 0 abstaining on September 14, 1999. Voting in favor were Trustee members R. Sutor, R. Wobby, J. Quinn, and T. Nelson. Voting against was member L. Drown.

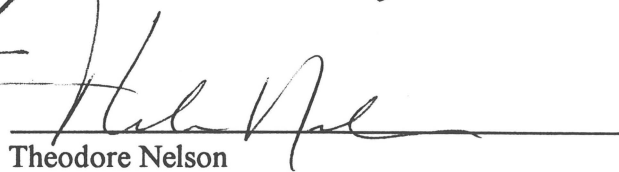
DATED September 14, 1999, at Northfield, Vermont by

THE TRUSTEES OF THE VILLAGE OF NORTHFIELD:


Richard Sutor, Chair


John Quinn Jr.


Richard Wobby, Jr.


Theodore Nelson

Lawrence Drown

NORTHFIELD TOWN CLERK'S OFFICE

Received For Record

October 13th, 1999 at 8 o'clock 15 minutes AM

And recorded in Book 125 Page 173-76

Attest. Kim Pombay
Assistant Town Clerk

WARRANTY DEED

KNOW ALL PERSONS BY THESE PRESENTS that we, Elisabeth H. Gambler; James Wilson and Ingrid Eriksen-Wilson, husband and wife; James M. Pedley; David Hayden and Sunja Hayden, husband and wife; all of the Town of Northfield, County of Washington and State of Vermont, Grantors, in consideration of TEN DOLLARS (\$10.00) AND OTHER VALUABLE CONSIDERATION paid to our full satisfaction by the Village of Northfield, a Vermont municipal corporation with its principal office in the Town of Northfield, County of Washington, and State of Vermont, Grantee, by these presents, do freely GIVE, GRANT, SELL, CONVEY AND CONFIRM unto the said Grantee, the Village of Northfield, and its successors and assigns forever, a certain piece of land and premises located thereon in the Town of Northfield, County of Northfield and State of Vermont, described as follows, viz:

Being a 50 foot wide strip of land leading from the easterly edge of the right of way for Garvey Hill Road, so-called, in a northeasterly and easterly direction to lands of Pedley and lands of Gambler. The highway is shown on a survey plan titled "Road Survey in Northfield, VT for Elizabeth Gambler and James Pedley and David and Sunja Hayden" dated June 3, 1999, drawn by American Survey Company and to be recorded in the Land Records in the Town of Northfield. The highway is bounded and described according to said plan as follows:

BEGINNING at an iron rod set in an iron pipe found set on the easterly edge of the right of way for Garvey Hill Road. Northerly of its intersection with the driveway now located on the within conveyed premises and on lands now or formerly of Wilson;

Thence N 45° 01' 36" E 84.00 feet to an iron rod set in an iron pipe found ;

Thence S 67° 31' 41" E 92.51 feet to an iron rod set at an iron pipe found;

Thence S 67° 18' 37" E 123.00 feet to an iron rod set near an iron rod found;

Thence S 22° 54' 18" W 16.85 feet to an iron rod found;

Thence S 23° 49' 57" W 32.66 feet to an iron rod set at an iron rod found;

Thence N 67° 18' 37" W 122.19 feet to an iron rod set;

Thence N 67° 31' 41" W 59.37 feet to an iron rod set;

Thence S 45° 01' 36" W 48.13 feet to a point on the easterly edge of the right of way for Garvey Hill Road marked by an iron rod set;

Thence northerly along the easterly edge of the right of way for Garvey Hill Road 50 feet to the iron rod marking the point and place of BEGINNING.

Also including the conveyance hereby of three "turn-around" rights of way which may be used for the turning around of vehicular traffic. The said turn-around rights of way are described as follows:

Number 1 : Being a 20' X 20' easement area northerly of the terminus of the above described roadway and located on the present driveway between the Hayden and Pedley dwellings as shown on the said survey plan; and

Number 2 : Being a 16.85' X20' easement area located easterly of the terminus of the above described roadway and located on the present driveway between the Pedley and Gambler dwellings as shown on the said survey plan.

Number 3 : Being a 25' X 50' easement area located southerly of the terminus of the above described roadway and located on the present driveway to the dwelling as shown on the said survey plan.

Also conveyed hereby is the perpetual right to construct, maintain, repair and replace slopes, culverts and drainage ways within the area of conveyed easements, together with the right to drain surface water onto the retained lands of the within Grantors at such locations as the Grantee may designate from time to time.

These premises are conveyed subject to the provisions of Deferral of Permit DE-5-2879, dated December 1, 1993. Said permit imposes the following: WAIVER OF DEVELOPMENT RIGHTS: In order to comply with the State of Vermont Environmental Protection Rules on the subdivision of lands and disposal of wastes including sewage, the grantee shall not construct or erect a structure or building on the parcel of land conveyed herein, the useful occupancy of which will require the installation of plumbing and sewage treatment facilities or convey this land without first complying with said State regulations. The grantee by acceptance of this deed acknowledges that this lot may not qualify for approval for development under the appropriate environmental protection or health regulations and that the State may deny an application to develop the lot.

These premises are conveyed subject to utility easements of record.

The within conveyed lands and premises are a part of all and the same lands and premises conveyed to the within grantors by the following deeds:

1. Warranty deed of Leonard C. Gambler and Elisabeth H. Gambler to Leonard C. Gambler (who is now deceased) and Elisabeth H. Gambler dated January 12, 1994, of record in Book 105, Page 383, of the Land Records of the Town of Northfield;

2. Warranty deed of Leonard C. Gambler and Elisabeth H. Gambler and Elisabeth H. Gambler to James Wilson and Ingrid Eriksen-Wilson dated January 12, 1994, of record in Book 105, Page 379, of the Land Records of the Town of Northfield;

3. Warranty deed of Norwich University to Charlotte Pedley (who is now deceased) and James M. Pedley dated July 28, 1971, of record in Book 63, Page 494, of the Land Records of the Town of Northfield;

4. Quitclaim deed of K. Martin Simon, trustee, to James M. Pedley dated December 2, 1998, of record in the Land Records of the Town of Northfield (book and page not yet assigned);

5. Warranty deed of William Asbell, Jr. and Cathleen S. Asbell dated June 30, 1983, of record in Book 77, Page 469, of the Land Records of the Town of Northfield;

6. Quitclaim deed of K. Martin Simon, trustee, to David Hayden and Sunja Hayden dated February 4, 1999, of record in the Land Records of the Town of Northfield (book and page not yet assigned); and

7. Warranty deed of Leonard C. Gambler and Elisabeth H. Gambler to David Hayden and Sunja Hayden dated February 26, 1987, of record in Book 87, Page 288, of the Land Records of the Town of Northfield.

Reference is here made to said deed and its record and to all prior deeds and their respective records by which said property or any part of the same has been previously conveyed in aid of this description.

Northfield Savings Bank joins in the within deed for the sole purpose of releasing and discharging the within conveyed lands and premises from the lien of each of the following mortgages of Northfield Savings Bank:

1. Mortgage granted to Northfield Savings Bank by mortgage deed of Leonard C. Gambler and Elisabeth H. Gambler dated March 26, 1996, of record in Book 112, Page 281, of the Land Records of the Town of Northfield;

2. Mortgage granted to Northfield Savings Bank by mortgage deed of Leonard C. Gambler and Elisabeth H. Gambler dated March 26, 1996, of record in Book 112, Page 285, of the Land Records of the Town of Northfield;

3. Mortgage granted to Northfield Savings Bank by mortgage deed of David Hayden and Sunja Hayden dated June 30, 1983, of record in Book 77, Page 471, of the Land Records of the Town of Northfield; and

4. Mortgage granted to Northfield Savings Bank by mortgage deed of David Hayden and Sunja Hayden dated September 16, 1992, of record in Book 100, Page 281, of the Land Records of the Town of Northfield.

TO HAVE AND TO HOLD said granted premises, with all the privileges and appurtenances thereof, to the said Grantee, the Village of Northfield, to its own use and behoof forever; and we the said Grantors, Elisabeth H. Gambler; James Wilson, Ingrid Eriksen-Wilson; James M. Pedley; David Hayden and Sunja Hayden, for ourselves and our heirs, personal representatives and assigns, do covenant with the said Grantee, 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 except as stated above; and we hereby engage to WARRANT AND DEFEND the same against all lawful claims whatever, except as above stated.

IN WITNESS WHEREOF, we hercunto set our hands and seals this 26th day of October, 1999.

IN PRESENCE OF:

Shirley A. Moore
Witness to FHG

Elisabeth H. Gambler
Elisabeth H. Gambler

Hendi A. Lehn
Witness to JW

James L. Wilson
James Wilson

Hendi A. Lehn
Witness to IEW

Ingrid M. Eriksen-Wilson
Ingrid Eriksen-Wilson

Hendi A. Lehn
Witness to JMP

James M. Pedley
James M. Pedley

Hendi A. Lehn
Witness to DH

David P. Hayden
David Hayden

Hendi A. Lehn
Witness to SH

Sunja Hayden
Sunja Hayden

Donna Ferdes
Witness to NSB

NORTHFIELD SAVINGS BANK
By: [Signature]
Duly Authorized

STATE OF VERMONT, COUNTY OF WASHINGTON SS: At the Town of Northfield, this 17th day of August, 1999, Elisabeth H. Gambler personally appeared, and he/she/they acknowledged this instrument, by him/her/them sealed and subscribed, to be his/her/their free act and deed.

Before me:

[Signature]
Notary Public (my commission expires 2/10/03)

STATE OF VERMONT, COUNTY OF WASHINGTON SS: At the Town of Northfield, this 17th day of September, 1999, James Wilson and Ingrid Eriksen-Wilson personally appeared, and he/she/they acknowledged this instrument, by him/her/them sealed and subscribed, to be his/her/their free act and deed.

Before me:

[Signature]
Notary Public (my commission expires 2/10/03)

STATE OF VERMONT, COUNTY OF WASHINGTON SS: At the Town of Northfield, this 20th day of August, 1999, James M. Pedley personally appeared, and he/she/they acknowledged this instrument, by him/her/them sealed and subscribed, to be his/her/their free act and deed.

Before me:

[Signature]
Notary Public (my commission expires 2/10/03)

STATE OF VERMONT, COUNTY OF WASHINGTON SS: At the Town of Northfield, this 22nd day of October, 1999, David Hayden and Sunja Hayden personally appeared, and he/she/they acknowledged this instrument, by him/her/them sealed and subscribed, to be his/her/their free act and deed.

Before me:

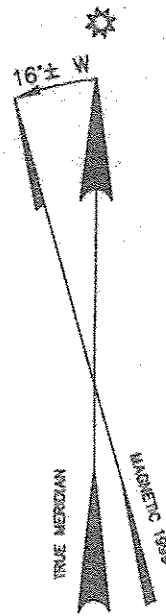
[Signature]
Notary Public (my commission expires 2/10/03)

STATE OF VERMONT, COUNTY OF WASHINGTON SS: At the Town of Northfield, this 26th day of October, 1999, Stephen P. Mucha personally appeared, a duly authorized agent for the Northfield Savings Bank, and he/she/they acknowledged this instrument, by him/her/them sealed and subscribed, to be his/her/their free act and deed.

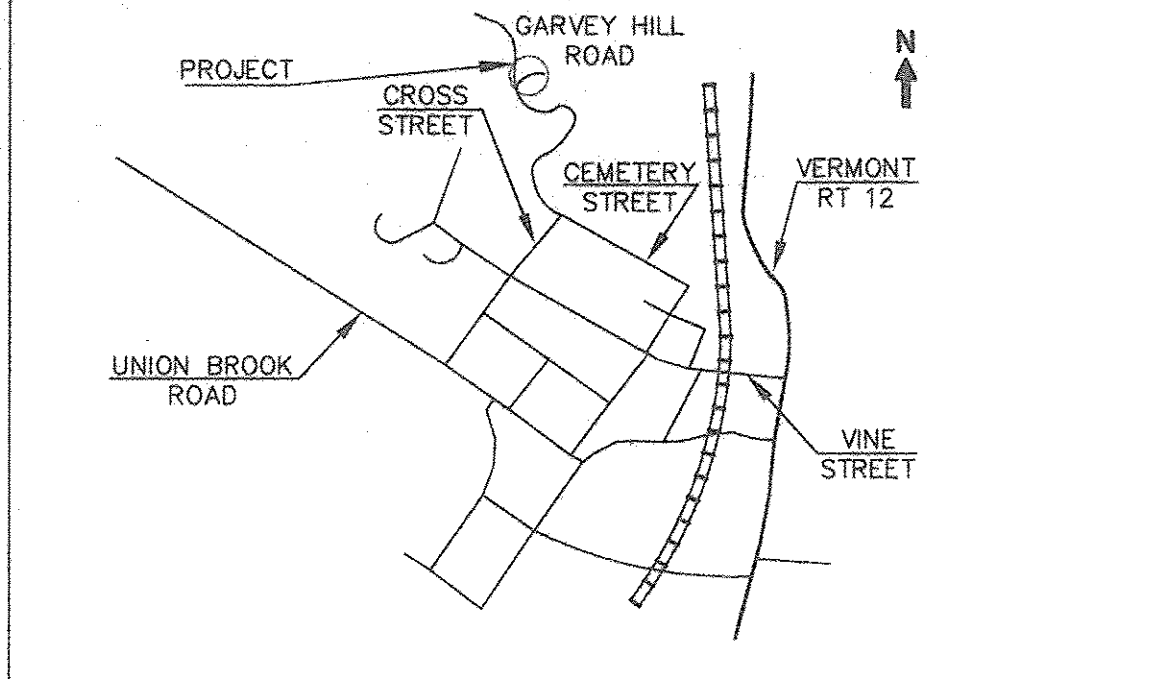
Before me:

[Signature]
Notary Public (my commission expires 2/10/03)

THIS PLAT CONFORMS TO VSA TITLE 27 SECTION 1403.



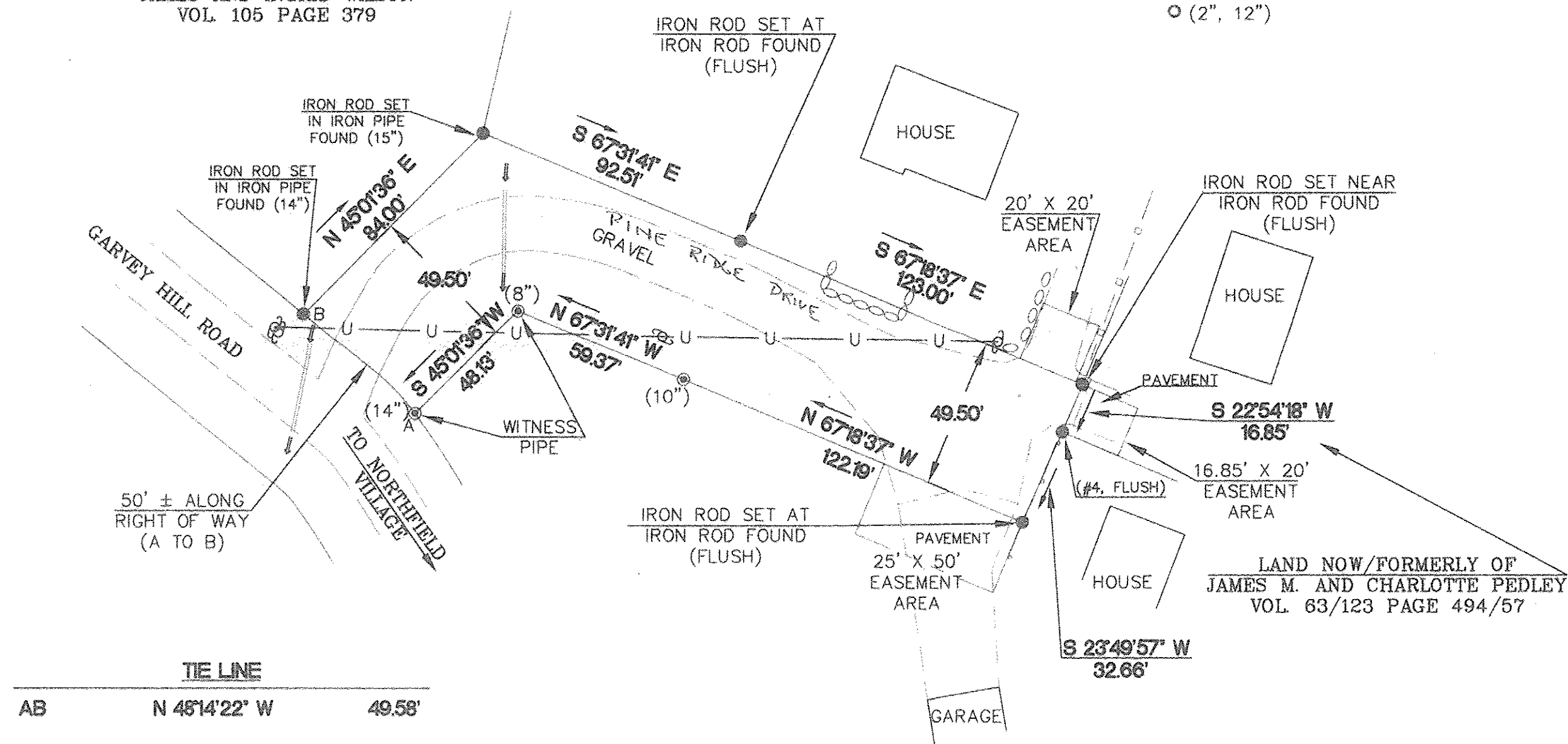
EASEMENT AREA
0.3 ACRES ±



LOCATION MAP
(NOT TO SCALE)

LAND NOW/FORMERLY OF
JAMES AND INGRID WILSON
VOL. 105 PAGE 379

LAND NOW/FORMERLY OF
DAVID AND SUNJA HAYDEN
VOL. 87/77/123 PAGES 288/469/59

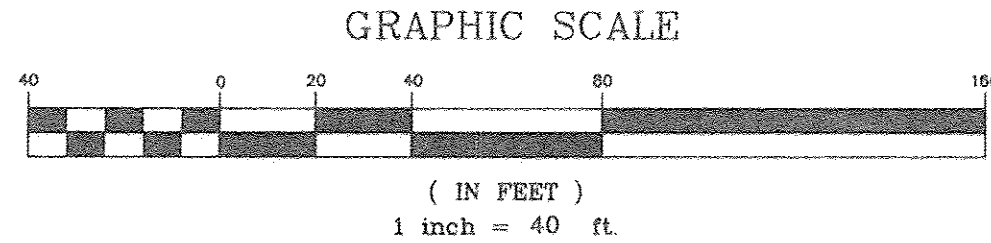


LEGEND

IRON PIPE FOUND (D, HT)	○
IRON ROD FOUND (D, HT)	●
IRON ROD SET (CAPPED #5, HT)	⊙
AESTHETIC STONE WALL	⊖⊖⊖⊖⊖⊖⊖⊖
RAIL FENCE	⊖⊖⊖⊖⊖⊖⊖⊖
PICKET FENCE	⊖⊖⊖⊖⊖⊖⊖⊖
RIGHT OF WAY	⊖⊖⊖⊖⊖⊖⊖⊖
EDGE OF TRAVEL	⊖⊖⊖⊖⊖⊖⊖⊖
12" CGMP CULVERT	⊖⊖⊖⊖⊖⊖⊖⊖
UTILITY POLE	⊖
UTILITY LINE	⊖
ASTRONOMIC NORTH	⊙

TIE LINE
AB N 48°14'22" W 49.58'

LAND NOW/FORMERLY OF
LEONARD C. AND ELIZABETH H. GAMBLER
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CERTIFICATION

THIS ROAD WAS SURVEYED TO BEST CONFORM TO DEEDS AND SURVEYS FOUND ON RECORD AT THE NORTHFIELD MUNICIPAL OFFICE AND TO EXISTING PHYSICAL EVIDENCE FOUND AT THE SITE. THE ROAD WAS SURVEYED OUT AS DIRECTED BY JAMES PEDLEY AND ELIZABETH GAMBLER. THE SURVEY WAS COMPLETED BY A SIX SECOND TOTAL STATION CLOSED TRAVERSE WITH A PRECISION RATIO OF 1:20,574. THE BEARINGS ARE ASTRONOMICALLY TRUE AND THE TRUE MERIDIAN IS BASED ON SOLAR OBSERVATIONS TAKEN BY THE HOUR ANGLE METHOD AT 44°-09'-27" NORTH LATITUDE AND 72°-39'-46" WEST LONGITUDE ON MAY 12, 1999. GARVEY HILL ROAD WAS ASSUMED TO BE IN THE APPROXIMATE CENTER OF A THREE ROD (49.5') RIGHT OF WAY AND ACCORDING TO VERMONT AGENCY OF TRANSPORTATION RECORDS IT IS A CLASS THREE TOWN ROAD.

ROAD SURVEY IN NORTHFIELD, VT. FOR
ELIZABETH GAMBLER, JAMES PEDLEY AND
DAVID AND SUNJA HAYDEN

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AMERICAN SURVEY COMPANY
"SURVEYING, MONUMENTING, AND MAPPING
THE LANDS OF AMERICA"

VERMONT OFFICE WILLIAMSTOWN, VT.
CHIEF OF PARTY R. TOWNSEND
COMPILED JUNE 3, 1999

APPROVED
Rudolph M. Townsend

