

CERTIFICATE OF HIGHWAY MILEAGE year ending FEB. 10, 1993

Fill out form, make & file COPY with the Town Clerk, & mail ORIGINAL before Feb. 10, 1993 to:
 Vt. Agency of Transportation, Planning Dept., 133 State Street, Montpelier, Vt. 05633.

< IF NO CHANGES IN MILEAGE, OMIT PART I, CHECK PART II, SIGN PART III >

We, the Selectmen or Trustees or Aldermen of WATERBURY VILLA, 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.

DISTRICT 6

TOWN HIGHWAYS	PREVIOUS MILEAGE	ADDED MILEAGE	SUBTRACTED MILEAGE	TOTAL	* SCENIC HIGHWAYS
CLASS 1	1.356	0.025	*	1.381	*
CLASS 2	1.640		*	1.640	*
CLASS 3	3.970	0.40	*	4.370	*
STATE HWY	3.930	0.009	*	3.939	*
TOTAL(no Class 4)	10.896	0.434	*	11.330	*
CLASS 4	.170		*	.170	*

PART II - INFORMATION & DESCRIPTION OF CHANGES SHOWN ABOVE.

(1) NEW HIGHWAYS: Please attach Selectmen's "Certificate of Completion".

Ashford Lane +0.20 CLASS 3
 Acorn Dr. +0.20 CLASS 3 JPK

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

(3) RECLASSIFIED/REMEASURED: Please attach SIGNED copy of proceedings(minutes of meetings).
 Due to construction and relocation Project BRF 013-4(10) US 2

(4) SCENIC HIGHWAYS: Please attach copy of order designating/discontinuing Scenic Highways.

PART II - CHECK BOX IF NO CHANGES IN MILEAGES AND SIGN BELOW []

PART III - SIGNATURES - PLEASE SIGN.

SELECTMEN/ALDERMEN/TRUSTEES SIGNATURES:

[Signature]
[Signature]

CLERK SIGNATURE:

Barbara A. Lyons

DATE FILED

2/10/93

Please sign ORIGINAL & return for Transportation signature.

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

APPROVED:

[Signature]

Representative, Agency of Transportation

DATE:

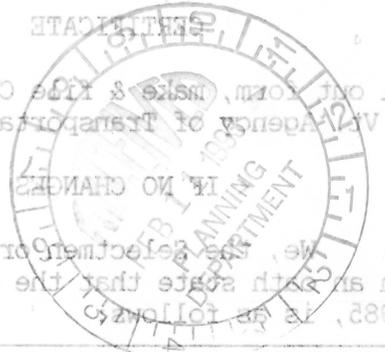
2-26-93

Fill out form, make & file COPY with the Town Clerk, & mail ORIGINAL before Feb. 10, 1993 to:
 Agency of Transportation, Planning Dept., 133 State Street, Montpelier, VT. 05633.

on an oath state that the mileage of highways, according to Title 19, V.S.A., Sec#305, added
 in 1985, is as follows:

we, the selectmen or Trustees of WATERBURY VILLA, WASHINGTON COUNTY
 do hereby certify that the mileage of highways, according to Title 19, V.S.A., Sec#305, added
 in 1985, is as follows:

IF NO CHANGES IN MILEAGE, OMIT PART I, CHECK PART II, SIGN PART III >



PART I - CHANGES & TOTALS - Please fill in and calculate totals. DISTRICT 6

TOWN HIGHWAYS	PREVIOUS MILEAGE	ADDED MILEAGE	SUBTRACTED MILEAGE	TOTAL	* SCENIC HIGHWAYS
CLASS 1	1.356	0.025	*	1.381	*
CLASS 2	1.640		*	1.640	*
CLASS 3	3.970	0.40	*	4.370	*
STATE HWY	3.930	0.009	*	3.939	*
TOTAL (no Class 4)	10.896	0.434	*	11.330	*
CLASS 4	1.170		*	1.170	*

PART II - INFORMATION & DESCRIPTION OF CHANGES SHOWN ABOVE.

(1) NEW HIGHWAYS: Please attach Selectmen's "Certificate of Completion".
*Added Class 4 to Class 2
 from the Class 2*

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

(3) RECLASSIFIED/REMEASURED: Please attach SIGNED copy of proceedings (minutes of meeting).
 Due to construction and relocation Project BRP 013-4(10) US 2

(4) SCENIC HIGHWAYS: Please attach copy of order designating/discontinuing Scenic Highways.

PART III - CHECK BOX IF NO CHANGES IN MILEAGES AND SIGN BELOW []

PART III - SIGNATURES - PLEASE SIGN.

SELECTMEN/ALDERMEN/TRUSTEES
 SIGNATURES:

Barbara A. Lyons
Michael J. Lyons
Barbara A. Lyons

CLERK SIGNATURE:

Please sign ORIGINAL & return for Transportation signature.

DATE FILED: 2/10/93

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

APPROVED:

Representative, Agency of Transportation

DATE: 2-10-93

[Handwritten Signature]

CERTIFICATE OF COMPLETION AND OPENING
OF A HIGHWAY FOR PUBLIC TRAVEL

Barbara Lyons, Village Clerk of the Village
of Waterbury, Vermont.

Pursuant to Title 19, V.S.A., Section 15, as amended 1973, this is to certify that
the following described section of Class 3 Highway in the Village of
Waterbury was COMPLETED AND OPEN FOR PUBLIC TRAVEL
on February 19, 1992.

DESCRIPTION OF RIGHT-OF-WAY: Beginning

and as shown on a Highway Map of the _____ of _____,
dated _____, 19____, and filed in Book 124 on page 276-282 of the Records
of the TOWN of WATERBURY by the TOWN Clerk of
said _____ incorporated herein by reference and attested to on
said map by said TOWN Clerk.

Dated at WATERBURY, County of WASHINGTON and State of
Vermont, this _____ day of _____, A.D., 19____.

ES
Everette Coffey
Michael Fay
BOARD
OF
SELECTMEN
ALDERMEN
TRUSTEES

and the MAYOR of the City of _____.

WATERBURY, VERMONT
February 10, 1993.

THE ABOVE IS A TRUE COPY OF THE DESCRIPTION OF CLASS 3 HIGHWAY COMPLETED AND OPENED
FOR PUBLIC TRAVEL, RECORDED IN BOOK 124 ON PAGE 276-282 OF THE LAND RECORDS
OF THE TOWN OF WATERBURY ON THE 19th DAY OF February,
1992, AT 4:00 O' CLOCK, P.M.

ATTEST: Barbara A. Lyons
Village CLERK OF Waterbury, VERMONT

WARRANTY DEED

KNOW ALL PERSONS BY THESE PRESENTS

That OAKWOOD ESTATES, LTD, a Vermont corporation with its principal place of business in the Town of Waterbury in the County of Washington and State of Vermont, Grantor, in the consideration of One Dollar (\$1) and other good and valuable consideration paid to its full satisfaction by the VILLAGE OF WATERBURY, a municipal corporation situated in the County of Washington and State of Vermont, Grantee, by these presents, does freely Give, Grant, Sell, Convey And Confirm unto said Grantee certain land and premises in the Town of Waterbury in the County of Washington and State of Vermont, described as follows, viz:

Being part of the same land and premises conveyed to Oakwood Estates, Ltd. by Warranty Deed of Neil F. Pendergast and Donna A. Pendergast dated May 4, 1987 and of record in Book 105 at Page 74 of the Town of Waterbury Land Records, as follows:

Being a strip of land seventy feet wide, forked at the end and containing a road and is further described a follows:

Beginning at an iron rod set which bears westerly and northerly 780 feet ± along the southerly property line of Kennedy Drive from its intersection with Blush Hill Road (State Aid Highway 2);

thence S 56° 12' 40" W 12.99 feet to a concrete monument set;

thence N 22° 44' 30" W 8.02 feet to a concrete monument set at the point of curvature of a 380.00 foot radius curve to the right;

thence northerly along said curve to a concrete monument set which bears N 17° 23' 40" W 70.84 feet from the last monument mentioned;

thence northerly along said curve to an iron rod set which bears N 07° 13' 00" W 63.98 feet from the last monument mentioned;

thence northeasterly along said curve to a concrete monument set which bears N 21° 49' 10" E 311.61 feet from the last rod mentioned and S 47° 18' 40" W 16.91 feet from a concrete monument set at the point of curvature of a 110.00 foot radius curve to the right;

thence N 03° 39' 30" E 73.99 feet to a concrete monument set;

thence S 86° 20' 30" E 70.00 feet to a concrete monument set;

thence S 03° 39' 30" W 31.18 feet to a point on said 110.00 foot radius curve, which bears N 65° 59' 30" E 65.85 feet from the fifth concrete monument mentioned above;

thence easterly along said 110.00 foot radius curve to the right to a concrete monument set which bears N 84° 03' 30" E 2.23 feet from the last mentioned point;

thence N 84° 34' 30" E 32.81 feet to a concrete monument set;

thence S 05° 25' 30" E 70.00 feet to a concrete monument set;

thence S 84° 34' 30" W 32.81 feet to a concrete monument set at the point of curvature of a 40.00 foot radius curve to the left;

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thence westerly along said curve to a concrete monument set at the point of curvature of a 310.00 foot radius curve to the left which bears S 66° 34' 30" W 24.71 feet from the last monument mentioned;

then southerly along said curve to a concrete monument set which bears S 13° 17' 30" W 358.13 feet from the last monument mentioned;

thence S 66° 29' 20" W 8.21 feet along the line of land of Dufresne to an iron pipe found;

thence S 56° 12' 40" W 50.00 feet across the end of Kennedy Drive to the beginning, containing nine tenths of an acre.

Bearings are based on a line whose bearing is magnetic as of 1973. Distances are accurate plus or minus five hundredths of a foot and given to hundredths for mathematical purposes.

Reserved from this conveyance are underground electricity, telephone and television lines with their appurtenant equipment as well as a utility pole with its overhead lines as shown on the plat referred to below (V1218-181D) recorded in Map Book 3 on Page 141 of the Waterbury land records.

This conveyance is subject to a ten foot wide right of way easement for Green Mountain Power Corporation to maintain and replace their electricity lines and appurtenant equipment.

Reference may be had to a survey plat titled "J. L. Poitras et al to Town of Waterbury, Waterbury, Vermont, November 1972, by Keller and Lowe, Inc., Waterbury, Vermont, Scale 1 inch = 40 feet" (K&L 1218-102A) which is recorded in Map Book 2 on Page 56 of the Waterbury land records. Also to a deed dated November 27, 1973 recorded in Book 75 on Pages 1-5 of the Waterbury land records. Also to a survey plat titled "Oakwood Estates Homeowners Association, Property & As-Built, Waterbury, Vermont, August, 1990, by Keller and Lowe, Inc., Waterbury, Vermont, Scale - 1 inch = 40 feet" (K&L V1218-181D) recorded in Map Book 3 on Page 141 of said land records.

Further reference may be had to a survey plat titled "ACORN DRIVE, Oakwood Estates Limited to Village of Waterbury, Waterbury, Vermont, November 1989, by Keller and Lowe, Inc., Waterbury, Vermont, Scale 1 inch = 40 feet." (K&L V1218-181B) recorded in Map Book 3 at Page 146 of the Waterbury land records.

Reference may be had to the above-mentioned deed and to its record and to all prior deeds and their records for a more complete and particular description of the herein conveyed land and premises.

To Have And To Hold all of the said granted premises, with all the privileges and appurtenances thereof, to the said Grantee VILLAGE OF WATERBURY, its successors and assigns, to their own use and behoof forever;

And the said Grantor OAKWOOD ESTATES, LTD., for itself and its successors and assigns, does covenant with the said Grantee VILLAGE OF WATERBURY, its successors and assigns, that until the ensembling of these presents it is the sole owner of the premises, and has good right and title to convey the same in manner aforesaid, that they are Free From Every Encumbrance except of record; and

It hereby engages to Warrant and Defend the same against all lawful claims whatever, except as above stated.

IN WITNESS WHEREOF, OAKWOOD ESTATES, LTD. hereunto sets the hand and seal of its duly authorized agent this 30th day of November A.D. 1991.

In Presence of

OAKWOOD ESTATES, LTD.

[Signature]
Witness

By: [Signature]
NEIL F. PENDERGAST
President and Duly
Authorized Agent

[Signature]
Witness

STATE OF VERMONT
COUNTY OF WASHINGTON, SS.

At Montpelier this 30 day of November A.D. 1991, NEIL F. PENDERGAST personally appeared, and he acknowledged this instrument, by him sealed and subscribed, to be his free act and deed and the free act and deed of OAKWOOD ESTATES, LTD..

Before me, [Signature]
Notary Public

GKR:bl/sw
[6916-1]

Vermont Property Transfer Tax
32 V.S.A. Chap. 231
-ACKNOWLEDGMENT-
Return Rec'd.-Tax Paid-Board of Health Cert. Rec'd.-
Vt. Land Use & Development Plans Act '91 Rec'd.
Return No. _____
Signed M. J. Caulder Ass't. Clerk
Date 02-19-1992

DEED
WARRANTY

OAKWOOD ESTATES, LTD., Grantor

TO

VILLAGE OF WATERBURY, Grantee

Dated, 1991

Waterbury CLERK'S OFFICE

RECEIVED FOR RECORD

February 19 A.D. 1992

AT 4 O'CLOCK 24 MINUTES P. M.

AND RECORDED IN Books

BOOK 24 PAGE 276 OF LAND RECORDS

ATTEST [Signature] CLERK

RECORDERS FEE \$ _____

Prepared By:
Helen, Gifford & Gifford
96 Main Street, P. O. Box 7
Montpelier, VT 05601

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WARRANTY DEED

KNOW ALL PERSONS BY THESE PRESENTS

That OAKWOOD ESTATES, LTD, a Vermont corporation with its principal place of business in the Town of Waterbury in the County of Washington and State of Vermont, Grantor, in the consideration of One Dollar (\$1) and other good and valuable consideration paid to its full satisfaction by the VILLAGE OF WATERBURY, a municipal corporation situated in the County of Washington and State of Vermont, Grantee, by these presents, does freely Give, Grant, Sell, Convey And Confirm unto said Grantee certain land and premises in the Town of Waterbury in the County of Washington and State of Vermont, described as follows, viz:

Being part of the same land and premises conveyed to Oakwood Estates, Ltd. by Warranty Deed of Neil F. Pendergast and Donna A. Pendergast dated May 4, 1987 and of record in Book 105 at Page 74 of the Town of Waterbury Land Records, as follows:

Being a sixty foot wide strip of land, 2.2 acres, containing a road, part of which forms a loop, the perimeter of said strip being described as follows:

Beginning at a concrete bound set in the westerly line of Acorn Drive located about 79 feet northerly of the end of Kennedy Drive;

thence westerly 60.82 feet along a 130.00 foot radius curve to the right to an iron rod set at its point of tangency (PT) bearing N 69° 09' 10" W 60.27 feet from said bound;

thence N 55° 45' 00" W 33.00 feet to an iron rod set;

thence N 55° 45' 00" W 21.00 feet to the point of curvature (PC) of a 169.74 foot radius curve to the left;

thence westerly 139.78 feet along said curve to a point over a 36" culvert bearing N 79° 16' 50" W 135.53 feet from the last mentioned point;

thence westerly 63.52 feet along said curve to an iron rod set at a point of compound curvature bearing S 66° 28' 10" W 63.15 feet from the last mentioned point;

thence westerly 60.30 feet along a 186.91 foot radius curve to the right to a point bearing S 64° 59' 40" W 60.04 feet from the last mentioned rod;

thence westerly 67.63 feet along said curve to a point bearing S 84° 36' 10" W 67.27 feet from the last mentioned point;

thence westerly 82.47 feet along said curve to an iron rod set at its PT bearing N 72° 23' 30" W 81.80 feet from the last mentioned point;

thence N 59° 45' 00" W 32.00 feet to an iron rod set at the PC of a 180.00 foot radius curve to the right;

thence northwesterly 98.96 feet along said curve to an iron rod set at its PT bearing N 44° 00' 00" W 97.71 feet from the last mentioned rod;

thence N 28° 15' 00" W 206.00 feet to an iron rod set at the PC of a 130.00 foot radius curve to the right;

thence northerly 25.71 feet along said curve to an iron rod set bearing N 22° 35' 00" W 25.68 feet from the last mentioned rod;

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thence northerly 113.15 feet along said curve to an iron rod set bearing N 08° 01' 00" E 109.61 feet from the last mentioned rod;

thence northeasterly 127.74 feet along said curve to an iron rod set at its PT bearing N 61° 06' 00" E 122.66 feet from the last mentioned rod;

thence N 89° 15' 00" E 101.00 feet to an iron rod set at the PC of a 170.00 foot radius curve to the right;

thence southeasterly 274.94 feet along said curve to an iron rod set at its PT bearing S 44° 25' 00" E 245.94 feet from the last mentioned rod;

thence S 01° 55' 00" W 182.00 feet to an iron rod set at the PC of a 71.02 foot radius curve to the left;

thence southerly 31.54 feet along said curve to an iron rod set bearing S 10° 48' 20" E 31.28 feet from the last mentioned rod;

thence easterly 80.63 feet along a 229.74 foot radius curve to the right to a point over a 36" culvert bearing N 73° 38' 40" E 80.22 feet from the last mentioned rod;

thence easterly 120.91 feet along said curve to an iron rod set bearing S 81° 13' 30" E 119.52 feet from the last mentioned point;

thence southeasterly 41.70 feet along said curve to an iron rod set at its PT bearing S 60° 57' 00" E 41.64 feet from the last mentioned rod;

thence S 55° 45' 00" E 54.00 feet to an iron rod set at the PC of a 70.00 foot radius curve to the left;

thence southeasterly 16.41 feet along said curve to an iron rod set in the westerly line of Acorn Drive bearing S 62° 28' 10" E 16.37 feet from the last mentioned rod;

thence southerly 64.06 feet along a 380.00 foot radius curve to the left, said westerly line of Acorn Drive, to the beginning bearing S 07° 13' 00" E 63.98 feet from the last mentioned rod.

The INSIDE LINE OF THE LOOP begins at an iron rod set at the PC of a 120.00 foot radius curve to the right bearing N 30° 15' 00" E 60.00 feet from an iron rod set at the end of the N 59° 45' 00" W 32.00 foot line described above, the last mentioned rod bearing generally westerly 560.52 feet along the southerly line of Ashford Lane from the concrete bound mentioned at the beginning of the above description;

thence northwesterly 65.97 feet along said curve to an iron rod set at its PT bearing N 44° 00' 00" W 65.14 feet from the rod mentioned above at the curve's PC;

thence N 28° 15' 00" W 125.00 feet to an iron rod set;

thence N 28° 15' 00" W 81.00 feet to an iron rod set at the PC of a 70.00 foot radius curve to the right;

thence northeasterly 143.55 feet along said curve to an iron rod set at its PT bearing N 30° 30' 30" E 119.69 feet from the last mentioned rod;

thence N 89° 15' 00" E 35.00 feet to an iron rod set;

thence N 89° 15' 00" E 66.00 feet to an iron rod set at the PC of a 110.00 foot radius curve to the right;

thence southeasterly 177.90 feet along said curve to an iron rod set at its PT bearing S 44° 25' 00" E 159.14 feet from the last mentioned rod;

thence S 01° 55' 00" W 66.35 feet to an iron rod set;

thence S 01° 55' 00" W 115.65 feet to an iron rod set at the PC of a 131.02 foot radius curve to the left;

thence southerly 64.02 feet along said curve to an iron rod set bearing S 12° 04' 50" E 63.39 feet from the last mentioned rod;

thence westerly 114.04 feet along a 126.91 foot radius curve to the right to an iron rod set at its PT bearing N 85° 29' 30" W 110.24 feet from the last mentioned rod;

thence N 59° 45' 00" W 32.00 feet to the beginning.

Bearings are referred to a line whose bearing is magnetic as of 1973. Distances are accurate plus or minus five hundredths of a foot and given to hundredths for mathematical purposes.

Included in this conveyance are five cross road corrugated galvanized metal pipe culverts which extend outside the street limits, right of way easements as may be necessary for the maintenance and replacement of said culverts and for the discharge of storm water. The culverts are located as follows: an 18" pipe at the beginning of Ashford Lane, a 36" pipe at about 240 feet from said beginning and three 15" pipes at about 370 feet, 540 feet and 800 feet from said beginning of Ashford Lane.

Reserved from this conveyance are underground electricity, telephone and television lines with their appurtenant equipment as well as two utility poles with their overhead lines all as shown on the plat referred to below.

This conveyance is subject to a ten foot wide right of way easement for Green Mountain Power Corporation to maintain and replace their electricity lines and appurtenant equipment.

Further reference may be had to a survey plat titled "Oakwood Estates - Ashford Lane, Property & As-Built, Waterbury, Vermont, September, 1990, revised 17 June 1991, by Keller and Lowe, Inc., Waterbury, Vermont, Scale - 1 inch = 40 feet" (K&L V1218-181E) recorded in Map Book 3 on Page 145 of the Waterbury land records.

Reference may be had to the above-mentioned deed and to its record and to all prior deeds and their records for a more complete and particular description of the herein conveyed land and premises.

To Have And To Hold all of the said granted premises, with all the privileges and appurtenances thereof, to the said Grantee VILLAGE OF WATERBURY, its successors and assigns, to their own use and behoof forever;

And the said Grantor OAKWOOD ESTATES, LTD., for itself and its successors and assigns, does covenant with the said Grantee VILLAGE OF WATERBURY, its successors and assigns, that until the ensealing of these presents it is the sole owner of the premises, and has good right and title to convey the same in manner aforesaid, that they are Free From Every Encumbrance except of record; and

It hereby engages to Warrant and Defend the same against all lawful claims whatever, except as above stated.

IN WITNESS WHEREOF, OAKWOOD ESTATES, LTD. hereunto sets the hand and seal of its duly authorized agent this 30th day of November A.D. 1991.

In Presence of

OAKWOOD ESTATES, LTD.

Janis K. Rie
Witness

By: Neil F. Pendergast
NEIL F. PENDERGAST
President and Duly
Authorized Agent

Brigitte Lacroix
Witness

STATE OF VERMONT
COUNTY OF WASHINGTON, SS.

At Montpelier this 30 day of November A.D. 1991, NEIL F. PENDERGAST personally appeared, and he acknowledged this instrument, by him sealed and subscribed, to be his free act and deed and the free act and deed of OAKWOOD ESTATES, LTD..

Before me, Janis K. Rie
Notary Public

GKR:bl/sw
[6916-1]

Vermont Property Transfer Act
32 V.S.A. Chap. 231
-ACKNOWLEDGMENT-
Return Rec'd.--Tax Paid--Board of Health Cert. Rec'd.--
Vt. Land Use & Development Plans Act "sr. Rec'd."
Notary No. _____
Signed Neil F. Pendergast, Clerk
Date 02-19-1992

DEED
WARRANTY

OAKWOOD ESTATES, LTD., Grantor

TO

LLAGE OF WATERBURY, Grantee

dated, 1991

Waterbury CLERK'S OFFICE

RECEIVED FOR RECORD

February 19 A.D. 1992
at 0'clock 24 MINUTES P.M.

RECORDED IN Books

PAGE 272 OF LAND RECORDS
-EST. Marie C. Coulter Clerk

CLERK

ORDERS FEE \$ _____

Prepared By:
McKee, Glavin & Cleveland
96 Main Street, P. O. Box 9
Montpelier, VT 05601