

Fill out form, make & file COPY with the Town Clerk, & mail ORIGINAL before Feb. 10, 1995  
 Vt. Agency of Transportation, Planning Dept., 133 State Street, Montpelier, Vt. 05633.

We, the Selectmen or Trustees or Aldermen of BRATTLEBORO, WINDHAM 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 2

TOWN HIGHWAYS	PREVIOUS MILEAGE	ADDED MILEAGE	SUBTRACTED MILEAGE	TOTAL	* SCENIC HIGHWAYS
CLASS 1	6.250			6.250	*
CL1 LANE	.503			.503	*
CLASS 2	11.820			11.820	*
CLASS 3	63.900	0.24		64.140	*
STATE HWY	22.280			22.280	*
<b>TOTAL</b>	<b>.000</b>			<b>104.993</b>	<b>*</b>
CLASS 4	6.740			6.740	*

PART II - INFORMATION & DESCRIPTION OF CHANGES SHOWN ABOVE.

(1) NEW HIGHWAYS: Please attach Selectmen's "Certificate of Completion and Opening".  
 Added 1,250 LF. - Extension of "COUNTRY HILL" Town Highway #708

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

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

(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:

*[Handwritten signatures: John L. B... Mary Carey Peter J. Duff]*

CLERK SIGNATURE: Annette L. Cappy  
 Please sign ORIGINAL & return for Transportation signature.

DATE FILED February 8, 1995

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

APPROVED: Donald C. Harvey  
 Representative, Agency of Transportation

DATE: 2/14/95

*m*



STATE OF VERMONT  
AGENCY OF TRANSPORTATION  
133 State Street, Administration Building  
Montpelier, Vermont 05633-5001



April 20, 1994

CLASS 1 TOWN HIGHWAY  
SUPPLEMENTAL CERTIFICATION

TOWN: BRATTLEBORO COUNTY: WINDHAM DISTRICT: 2

Using the formula as outlined, additional lane mileage is: 0.503

PLEASE SIGN AND RETURN TO: VERMONT AGENCY OF TRANSPORTATION  
PLANNING DIVISION, E. J. CHABOT  
133 STATE STREET, STATE ADM. BLD.  
MONTPELIER VT 05633

BY: MAY 16, 1994

SIGNATURES:

SELECTMEN/ALDERMEN/TRUSTEES:

Peter J. Duff  
[Signature]  
Mary M. Cheney  
[Signature]  
[Signature]

CLERK SIGNATURE: Please make a copy for your records.

Annette L. Cappy, Town Clerk DATE: May 4/94



# VERMONT PROPERTY TRANSFER TAX RETURN

VERMONT DEPARTMENT OF TAXES  
MONTPELIER, VERMONT 05609-1401

(PLEASE TYPE OR PRINT CLEARLY)

<b>A SELLER'S (TRANSFEROR'S) NAME(S)</b>		COMPLETE MAILING ADDRESS FOLLOWING TRANSFER	SOCIAL SECURITY NO. OR TAXPAYER IDENT. NO.
Bast Corporation		13 Green St., Brattleboro, VT 05301	[REDACTED] 9 V.S.A. § 2440 (d)
<b>B BUYER'S (TRANSFEEE'S) NAME(S)</b>		COMPLETE MAILING ADDRESS FOLLOWING TRANSFER	SOCIAL SECURITY NO. OR TAXPAYER IDENT. NO.
Town of Brattleboro		c/o Board of Selectmen, Municipal Building, Brattleboro, VT 05301	
<b>C PROPERTY LOCATION (Address in full)</b> Country Hill Road Extension, Brattleboro, VT			<b>D DATE OF CLOSING</b>
<b>E INTEREST IN PROPERTY</b>			
1. <input checked="" type="checkbox"/> FEE SIMPLE      3. <input type="checkbox"/> UNDIVIDED 1/2 INTEREST      5. <input type="checkbox"/> TIME-SHARE ESTATE      7. <input type="checkbox"/> EASEMENT 2. <input type="checkbox"/> LIFE ESTATE      4. <input type="checkbox"/> UNDIVIDED ___% INTEREST      6. <input type="checkbox"/> LEASE      8. <input type="checkbox"/> OTHER _____			
<b>F FRONTAGE AND DEPTH</b>		<b>G TOTAL ACREAGE</b> 1.17 +/-	
<b>H BUILDINGS ON PROPERTY AT THE TIME OF TRANSFER (CHECK ALL THAT APPLY).</b>			
1. <input checked="" type="checkbox"/> NONE      5. <input type="checkbox"/> BARN      9. <input type="checkbox"/> STORE 2. <input type="checkbox"/> FACTORY      6. <input type="checkbox"/> MULTI-FAMILY WITH _____ ( INSERT NUMBER ) DWELLING UNITS TRANSFERRED      10. <input type="checkbox"/> OTHER _____ DESCRIBE 3. <input type="checkbox"/> SINGLE FAMILY DWELLING      7. <input type="checkbox"/> MOBILE HOME 4. <input type="checkbox"/> CAMP/VACATION HOME      8. <input type="checkbox"/> CONDOMINIUM WITH _____ ( INSERT NUMBER ) UNITS TRANSFERRED			
CHECK WHETHER THE BUILDINGS WERE EVER <input type="checkbox"/> OCCUPIED <input type="checkbox"/> RENTED <input type="checkbox"/> WILL BE RENTED AFTER SALE			
<b>I PRIMARY USE OF PROPERTY BEFORE TRANSFER (CHECK ONE):</b>			
1. <input type="checkbox"/> PRIMARY RESIDENCE      3. <input type="checkbox"/> CAMP/VACATION      5. <input type="checkbox"/> OPERATING FARM      7. <input type="checkbox"/> COMMERCIAL _____ DESCRIBE 2. <input type="checkbox"/> OPEN LAND      4. <input type="checkbox"/> TIMBERLAND      6. <input type="checkbox"/> GOVERNMENT USE      8. <input type="checkbox"/> INDUSTRIAL _____ DESCRIBE 9. <input checked="" type="checkbox"/> OTHER private roadway DESCRIBE			
<b>J PRIMARY USE OF PROPERTY AFTER TRANSFER (CHECK ONE):</b>			
1. <input type="checkbox"/> PRIMARY RESIDENCE      3. <input type="checkbox"/> CAMP/VACATION      5. <input type="checkbox"/> OPERATING FARM      7. <input type="checkbox"/> COMMERCIAL _____ DESCRIBE 2. <input type="checkbox"/> OPEN LAND      4. <input type="checkbox"/> TIMBERLAND      6. <input type="checkbox"/> GOVERNMENT USE      8. <input type="checkbox"/> INDUSTRIAL _____ DESCRIBE 9. <input checked="" type="checkbox"/> OTHER town road DESCRIBE			
<b>K IS ANY PORTION OF THE LAND BEING CONVEYED SUBJECT TO A LIEN OR OTHER RESTRICTIONS UNDER CHAPTER 124 OF 32 V.S.A. (Agricultural, Forest, Farmland or Working Farmland Tax Abatement Use Value Appraisal Programs)?</b> <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No			
<b>L IF TRANSFER IS EXEMPT FROM PROPERTY TRANSFER TAX, CITE EXEMPTION FROM INSTRUCTIONS AND COMPLETE SECTIONS M, N and O BELOW.</b> Transfer to town of Brattleboro			
<b>M TOTAL PRICE PAID \$</b> -0-		<b>N PRICE PAID FOR PERSONAL PROPERTY \$</b> -0-	
		<b>O PRICE PAID FOR REAL PROPERTY \$</b> -0-	
IF PRICE PAID FOR REAL PROPERTY IS LESS THAN FAIR MARKET VALUE ENTER FAIR MARKET VALUE ON LINE O AND DESCRIBE THE CIRCUMSTANCES: _____			
<b>PROPERTY TRANSFER TAX</b>			-0-
<b>P TAX DUE:</b> Enter amount from rate schedule on reverse side. COMPLETE RATE SCHEDULE FOR ALL TRANSFERS			\$
<b>Q DATE SELLER ACQUIRED</b> 7-29-88			
<b>R IF A VERMONT LAND GAINS TAX RETURN IS NOT BEING FILED, CITE EXEMPTION FROM INSTRUCTIONS ON PAGE 4 OF THIS BOOKLET</b> 1			

(CONTINUE ON REVERSE SIDE)

THIS SECTION TO BE COMPLETED BY TOWN OR CITY CLERK		TOWN NUMBER
TOWN/CITY <u>Brattleboro</u>	ACKNOWLEDGEMENT	
DATE OF RECORD <u>February 2, 1995</u>	RETURN RECEIVED (INCLUDING CERTIFICATES AND, IF REQUIRED, ACT 250 DISCLOSURE STATEMENT) AND TAX PAID. <u>95.00164</u>	
BOOK NUMBER <u>246</u> PAGE NO. <u>979</u>	SIGNED <u>Melina Murphy Ant</u> CLERK	
LISTED VALUE \$ _____ GRAND LIST OF 19 <u>94</u>	DATE <u>February 2, 1995</u>	
PARCEL ID OR MAP NO. _____		
GRAND LIST CATEGORY _____		

RESOLUTION ACCEPTING COUNTRY HILL ROAD EXTENSION

Whereas the Bast Corporation conveyed to the Town of Brattleboro by good and sufficient Warranty Deed dated November 16, 1994, a certain strip of land being Country Hill Road Extension, being approximately twelve hundred fifty feet (1,250) in length and approximately thirty-three feet (33) in width and located at the southerly end of what is now known as Country Hill, (Town Highway 708) for highway purposes, and whereas, the acceptance and dedication of the highway as tendered to the Town of Brattleboro by Warranty Deed dated November 16, 1994 would be in the best interests of the inhabitants of the Town of Brattleboro and others; and Whereas the proposed conveyance meets all present requirements and standards of the Town of Brattleboro for highway purposes,

NOW, THEREFORE, BE IT RESOLVED: That it is necessary in the public interest that land be acquired for highway purposes to provide access to the Country Hill Subdivision, and that the gift of land for such purposes by the Bast Corporation as described in their Warranty Deed dated November 16, 1994 be, and the same hereby is, accepted and dedicated for public purposes over the following described pieces or parcels of land:

Beginning at an iron pin at the southerly corner of lands now or formerly of K.J. & N.W. Martin (see Book 93, Page 443) on the westerly line of Country Hill Road;

Thence S 28° 39' W, 39.2 feet more or less to an iron pin;

Thence southwesterly along a curve to the right 149.1 feet more or less, said curve having a radius of 125.0 feet and being concave northerly, to an iron pin;

Thence N 82° 51' W, 132.5 feet more or less to an iron pin;

Thence westerly along a curve to the left 126.4 feet more or less, said curve having a radius of 95 feet and being concave southerly, to an iron pin;

Thence S 20° 59' W, 256.9 feet more or less to an iron pin;

Thence southerly, easterly and northeasterly along a curve to the left 319.2 feet more or less, said curve having a radius of 121.9 feet and being concave northeasterly, to an iron pin;

Thence N 51° 00' E, 222.4 feet more or less to an iron pin;

Thence northeasterly and northerly along a curve to the left 294.2 feet more or less, said curve having a radius of 306.45 feet and being concave northwesterly, to an iron pin near the "Y" in the road;

Thence turning and running S 85° 59' 40" W, across said Country Hill road, 33.0 feet to an iron pin at the fillet on Lot #26;

Thence southerly and southwesterly along a curve to the right 262.8 feet more or less, said curve having a radius of 273.5 feet and being concave westerly, to an iron pin;

Thence S 51° 00' W, 222.5 feet more or less to an iron pin;

Thence southwesterly, westerly and northerly along a curve to the right 232.6 feet, said curve having a radius of 88.9 feet and being concave northeasterly, to an iron pin;

Thence N 20° 59' E, 256.7 feet more or less to an iron pin;

Thence northeasterly along a curve to the right 82.5 feet more or less, said curve having a radius of 62 feet and being concave southerly, to an iron pin;

Thence S 82° 51' E, 132.5 feet more or less to a point;

Thence easterly along a curve to the left 104.0 feet more or less, said curve having a radius of 158.0 feet and being concave northerly, to a point;

Thence easterly along a fillet curve 25.6 feet more or less, said curve having a radius of 15.5 feet, a delta angle of 116° 27' and being concave southerly, to an iron pin at the end of the fillet curve;

Thence N 85° 59' 40" E, across said road, 33.0 feet to an iron pin;

Thence northerly along a curve to the right 115.1 feet more or less, said curve having a radius of 200.9 feet and being concave easterly, to a point;

Thence N 45° 43' E, 3.1 feet more or less to an iron pin;

Thence N 78° 56' W, across said road, 35.5 feet to the point of beginning.

Containing 1.17 acres more or less.

Being Country Hill road Extension as shown on a plat titled "Country Hill" prepared by James C. Ferguson dated October 24, 1988, revised December 6, 1990 and December 22, 1992 and filed on December 6th, 1994 in Charts and Plans, Slide 400, of the Brattleboro Land Records.

Also conveying drainage and slope easements 10 feet in width, which easements are along certain of the lots in the so-called Country Hill Development as they abut the roadway hereinabove described as Country Hill Road Extension, said easements being over the following numbered lots as shown on the plan hereinbefore referred to: Lots 12, 13, 14, 15, 18, 22, 23, 24, 28, 29, 30 and 31.

Also granting a permanent easement 30 feet in width across the easterly portion of Lot 23, running from the above described Country Hill Road Extension to Bonnyvale Road, said easement being for the purpose of maintenance of that portion of the sewer line which is located on Lot 23, and all as shown on the map hereinabove referred to.

Also conveying drainage easements 20 feet in width along the westerly boundary line of Lot 24 running from Country Hill Road Extension to Bonnyvale Road, and a 30 feet wide drainage easement, 15 feet of which is along the easterly boundary line of Lot 22 and 15 feet of which is along the westerly boundary line of Lot 23, running from Country Hill Road Extension to Bonnyvale Road, and all as shown on the map hereinbefore referred to.

Being a portion of those lands and premises conveyed to the Grantor herein by Warranty Deed of Laura S. Miniszek, joined by her husband, James H. Miniszek, dated July 29, 1988 and recorded in Book 207, Page 117 of the Brattleboro Land Records.

**TO HAVE AND TO HOLD** said granted premises, with all the privileges and appurtenances thereof, to the said Grantee, TOWN OF BRATTLEBORO, its successors and assigns, to its own use and behoof forever;

And it the said Grantor, BAST CORPORATION, for itself and its successors and assigns, does covenant with the said Grantee, TOWN OF BRATTLEBORO, its successors and assigns, that until the ensembling of these presents it is 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 as aforesaid.

And it does hereby engage to **WARRANT AND DEFEND** the same against all lawful claims whatever,

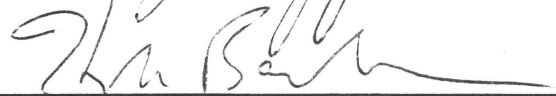
Except as aforesaid.

AND BE IT FURTHER RESOLVED: That the above described parcel of land shall be hereafter dedicated for public use and shall be known as COUNTRY HILL.

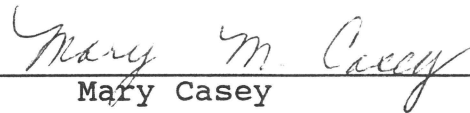
TOWN OF BRATTLEBORO  
BOARD OF SELECTMEN



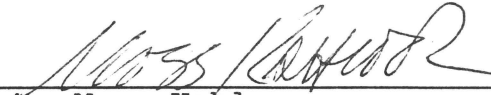
Peter J. Duff, Chairman



Hugh Barber



Mary Casey



Moss Kahler



George Roberge



## Vermont Warranty Deed

## KNOW ALL MEN BY THESE PRESENTS

That BAST CORPORATION, a Delaware corporation with a principal place of business at Brattleboro in the County of Windham and State of Vermont, Grantor, in the consideration of One or More Dollars paid to its full satisfaction by TOWN OF BRATTLEBORO, a municipality located in Brattleboro in the County of Windham and State of Vermont, Grantee, by these presents does freely GIVE, GRANT, SELL, CONVEY and CONFIRM unto the said Grantee, TOWN OF BRATTLEBORO, its successors and/or assigns forever, a certain piece of land in Brattleboro in the County of Windham and State of Vermont, described as follows, viz:

Beginning at an iron pin at the southerly corner of lands now or formerly of K.J. & N.W. Martin (see Book 93, Page 443) on the westerly line of Country Hill Road;

Thence S 28° 39' W, 39.2 feet more or less to an iron pin;

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**TO HAVE AND TO HOLD** said granted premises, with all the privileges and appurtenances thereof, to the said Grantee, TOWN OF BRATTLEBORO, its successors and assigns, to its own use and behoof forever;

And it the said Grantor, BAST CORPORATION, for itself and its successors and assigns, does covenant with the said Grantee, TOWN OF BRATTLEBORO, its successors and assigns, that until the ensembling of these presents it is 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 as aforesaid.

And it does hereby engage to **WARRANT AND DEFEND** the same against all lawful claims whatever,

Except as aforesaid.

**IN WITNESS WHEREOF**, BAST CORPORATION has caused its name and seal to be affixed this 8<sup>th</sup> day of December, 1994.

In Presence of

John J. Mantel  
Guill Britt Gustafson

BAST CORPORATION:

By: Daniel J. Cassidy (LS)  
Daniel J. Cassidy, Its Secretary and  
duly authorized agent.

STATE OF VERMONT  
WINDHAM COUNTY, SS.

At Brattleboro this 8<sup>th</sup> day of December, 1994, Daniel J. Cassidy, Secretary and duly authorized agent, 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 Bast Corporation.

Before me, Gull Britt Gustafson  
Notary Public

My commission expires: February 10, 1995

RECEIVED FOR RECORD

February 2 A.D., 1995 at 9 o'clock 45 minutes A  
m. and recorded in Book 246, Page 979 of the -Brattleboro  
Land Records.

Attest Melina Murphy  
Asst. Town Clerk

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 Cert. Rec'd.

Return No. 95-00164

Signed Melina Murphy <sup>Asst.</sup> Clerk

Date January 2, 1995