

ORIG ✓

CERTIFICATE OF HIGHWAY MILEAGE year ending FEB. 10, 1998

Fill out form, make & file COPY with the Town Clerk, & mail ORIGINAL before Feb. 20, 1998 TO: 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	64.280	0.82		65.100	*
STATE HWY	22.195			22.195	*
TOTAL	104.545			105.365	*
CLASS 4	6.740			6.740	*

* Class 1 Lane Mileage is NOT added into the total.

PART II - INFORMATION & DESCRIPTION OF CHANGES SHOWN ABOVE.

(1) NEW HIGHWAYS: Please attach Selectmen's "Certificate of Completion and Opening".
Westgate drive ^{0.24} 0.236 miles 111 Sherwood Circle - ^{0.479} 0.479 miles
Tudor Lane - ^{0.104} 0.104 miles 0.48
0.10

(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]

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

DATE FILED February 18, 1998

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

APPROVED: Donald C. Harvey
Representative, Agency of Transportation

DATE: 2/24/98

CERTIFICATE OF COMPLETION AND OPENING
OF A HIGHWAY FOR PUBLIC TRAVEL

Annette L. Cappy, Town Clerk of the Town
of Brattleboro, 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 Town of Brattleboro was COMPLETED AND OPEN FOR PUBLIC TRAVEL ON February 17, 1998.

DESCRIPTION OF RIGHT-OF-WAY: Beginning

Being the Town roads presently known as Sherwood Circle, Tudor Lane, and Westgate Drive and more particularly described in attached schedule A.

and as shown on a Highway Map of the Town of Brattleboro, dated July 28, 1993, and filed in slide 377, 378, 379 of the Records of the Town of Brattleboro by the Town Clerk of said Brattleboro incorporated herein by reference and attested to on said map by said Town Clerk.

Dated at Brattleboro, County of Windham And State of Vermont, this 17th day of February, A.D., 1998.

[Handwritten Signature]
[Handwritten Signature]
[Handwritten Signature]
[Handwritten Signature]

BOARD
OF
SELECTMEN
ALDERMEN
TRUSTEES

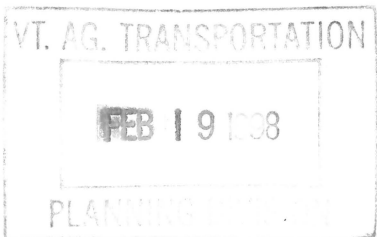
and the MAYOR of the City of Charles [Handwritten]

Brattleboro, VERMONT

February 18, 1998.

THE ABOVE IS A TRUE COPY OF THE DESCRIPTION OF CLASS 3 HIGHWAY COMPLETED AND OPENED FOR PUBLIC TRAVEL, RECORDED IN BOOK 2 ON PAGE 107 OF THE HIGHWAY RECORDS OF THE TOWN OF BRATTLEBORO ON THE 18 DAY OF February, 1998, AT 8:45 O'CLOCK, A.M.

ATTEST: Annette L. Cappy
Town CLERK OF Brattleboro, VERMONT



Book 264
Page 717

RESOLUTION OF TOWN OF BRATTLEBORO
RE: ACCPETANCE OF ROADS IN SHERWOOD HOLLOW DEVELOPMENT

WHEREAS; Cersosimo Lumber Company, Inc. is the owner of roadways and easements serving the housing development located in West Brattleboro commonly known as Sherwood Hollow; and

WHEREAS; Cersosimo Lumber Company, Inc. is the owner of the water and sewer systems which serve Sherwood Hollow Development; and

WHEREAS; The Town of Brattleboro has been maintaining the roads and water and sewer systems for over two years; and

WHEREAS; Cersosimo Lumber Company, Inc. has proposed to convey to the Town of Brattleboro by good and sufficient Warranty Deed (a copy of which is appended hereto as Schedule A) which described seven (7) parcels to wit:

Parcel 1: Sherwood Circle;

Parcel 2: Tudor Lane;

Parcel 3: Water Tank Lot;

Parcel 4: Westgate Drive Right-of-Way;

Parcel 5: Lot 24 Utility Easement;

Parcel 6: Lot 1 Utility Easement;

Parcel 7: Utility Easements over Lots 26, 27, 39, 40, 41, 44 and 45; and

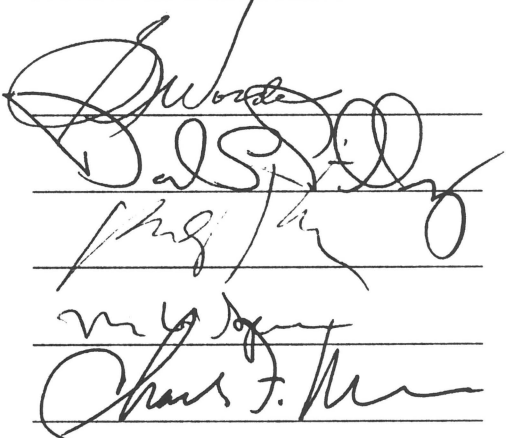
WHEREAS; the acceptance and dedication of the highways and utilities of Sherwood Hollow as described in the aforementioned deed would be in the best interests of the inhabitants of the Town of Brattleboro and the proposed conveyance meets the present requirements and standards of the Town of Brattleboro for highways and utilities; and

NOW, THEREFOR, BE IT RESOLVED:

That it is necessary and in the public interest that roads, easements, and improvements of Sherwood Hollow as described in Schedule A be acquired to provide continued public access to the roads and utilities of the Sherwood Hollow Development and that the grant of the roads, easements and improvements, as described, by Cersosimo Lumber Company, Inc. to the Town of Brattleboro as described in Schedule A attached hereto and incorporated herein by this reference is hereby accepted and dedicated for public purposes of the Town of Brattleboro with the roads named and known as described.

Dated at Brattleboro, this 3rd day of ^{February} ~~January~~, 1998.

Town of Brattleboro
Board of Selectmen


The image shows four handwritten signatures of the Board of Selectmen, each written over a horizontal line. The signatures are in dark ink and vary in style, with some being more cursive and others more blocky.

SCHEDULE A

WARRANTY DEED

KNOW ALL PERSONS BY THESE PRESENTS, that **CERSOSIMO LUMBER COMPANY, INC.**, a corporation duly organized by law and having its usual place of business in Brattleboro, Windham County, Vermont, **GRANTOR**, in consideration of One (\$1.00) Dollar and other valuable consideration to its full satisfaction paid by **TOWN OF BRATTLEBORO**, a Vermont Corporation with a principal place of business at Brattleboro, 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**, and its successors and assigns forever, a certain piece of land in Brattleboro, in the County of Windham and State of Vermont and described as follows, viz:

Being a portion of the same land and premises as was conveyed to the Grantor herein by Quit-Claim Deed of Norway Maple Real Estate, Inc., dated November 20, 1992 and recorded in Book 231, Page 737 of the Brattleboro Land Records and being more particularly described as follows:

PARCEL 1: Description of Sherwood Circle

Beginning at a point on the southeasterly boundary line of Lot 24 as shown on a plan by C.T. Male Associates, P.C. titled "Sherwood Hollow", Sheet 1 of 26, dated 4-12-89, project #89-06714, said point also being on the northwesterly side of a right of way called Westgate Drive;

Thence S 23° 38' 00" W a distance of 8.67 feet, more or less, to a point of curvature;

Thence along a curve to the left 194.00 feet, said curve having a radius of 175.00 feet, a delta of 63° 31' 00", a chord running S 08° 07' 30" E 184.22 feet, and being concave northeasterly, to a point of tangency;

Thence S 39° 53' 00" E a distance of 238.54 feet, more or less, to a point of curvature;

Thence along a curve to the right 197.00 feet, said curve having a radius of 150.00 feet, a delta of 75° 15' 00" a chord running S 02° 15' 30" E 183.15 feet, and being concave westerly, to a point of tangency;

Thence S 35° 22' 00" W crossing the easterly end of Tudor Lane, a total distance of 208.95 feet, more or less, to a point of curvature;

Thence along a curve to the right 179.34 feet, said curve having a radius of 150.00 feet, a delta of 68° 30' 00", a chord running S 69° 37' 00" W 168.84 feet, and being concave northerly to a point of tangency;

Thence N 76° 08' 00" W a distance of 101.49 feet, more or less, to a point of tangency;

Thence along a curve to the right 167.56 feet, said curve having a radius of 150.00 feet, a delta of 64° 00' 00", a chord running N 44° 08' 00" W 158.98 feet, and being concave northeasterly, to a point of tangency;

Thence N 12° 08' 00" W a distance of 119.15 feet, more or less, to a point of curvature;

Thence along a curve to the right 96.23 feet, said curve having a radius of 668.29 feet, a delta of 08° 15' 00", a chord running N 08° 00' 30"W 96.14 feet, and being concave easterly, to a point of tangency;

Thence N 03° 53' 00" W, crossing the westerly end of Tudor Lane, a total distance of 366.00 feet, more or less, to a point of curvature;

Thence N 03° 53' 00" W, crossing the westerly end of Tudor Lane, a total distance of 366.00 feet, more or less, to a point of curvature;

Thence along a curve to the right 106.69 feet, said curve having a radius of 236.62 feet, a delta of 25° 50' 00", a chord running N 09° 02' 00" E 105.79 feet, and being concave southeasterly, to a point of tangency;

Thence N 21° 57' 00" E a distance of 72.40 feet, more or less, to a point of curvature;

Thence along a curve to the right 263.24 feet, said curve having a radius of 150.00 feet, a delta of 100° 33' 00", a chord running N 72° 13' 30" E 307.65 feet, and being concave southerly, to a point of tangency;

Thence S 57° 30' 00" E a distance of 167.55 feet, more or less, to a point on the westerly side of a right of way called Westgate Drive;

Thence N 23° 38' 00" E along the westerly side of a right of way called Westgate Drive 50.60 feet, more or less, to a point;

Thence N 57° 30' 00" W a distance of 159.75 feet, more or less, to a point of curvature;

Thence along a curve to the left 350.99 feet, said curve having a radius of 200.00 feet, a delta of 100° 33' 00", a chord running S 72° 13' 30" W 307.65 feet, and being concave southerly, to a point of tangency;

Thence S 21° 57' 00" W a distance of 72.40 feet, more or less, to a point of curvature;

Thence along a curve to the left 129.23 feet, said curve having a radius of 286.62 feet, a delta of 25° 50' 00", a chord running S 09° 02' 00" W 128.14 feet, and being concave southeasterly, to a point of tangency;

Thence S 03° 53' 00" E a distance of 366.00 feet, more or less, to a point of curvature;

Thence along a curve to the left 103.43 feet, said curve having a radius of 718.29 feet, a delta of 08° 15' 00", a chord running S 08° 00' 30" E 103.34 feet, and being concave easterly, to a point of tangency;

Thence S 12° 08' 00" E a distance of 119.15 feet, more or less, to a point of curvature;

Thence along a curve to the left 223.40 feet, said curve having a radius of 200.00 feet, a delta of 64° 00' 00", a chord running S 44° 08' 00" E 211.97 feet, and being concave northeasterly, to a point of tangency;

Thence S 76° 08' 00" E a distance of 101.49 feet, more or less, to a point of curvature;

Thence along a curve to the left 239.11 feet, said curve having a radius of 200.00 feet, a delta of 68° 30' 00", a chord running N 69° 37' 00" E 225.12 feet, and being concave northerly, to a point of tangency;

Thence N 35° 22' 00" E a distance of 208.96 feet, more or less, to a point of curvature;

Thence along a curve to the left 262.68 feet, said curve having a radius of 200.00 feet, a delta of 75° 15' 00", a chord running N 02° 15' 30" W 244.20 feet, and being concave westerly, to a point of tangency;

Thence N 39° 53' 00" W a distance of 221.57 feet, more or less, to a point;

Thence N 26° 56' 00" E a distance of 16.50 feet, more or less, to a point on lands now or formerly of Westgate Associates, Ltd.;

Thence N 63° 04' 00" W along lands now or formerly of Westgate Associates, Ltd., a distance of 31.78 feet, more or less, to a point of curvature;

Thence along the southerly end of a right of way known as Westgate Drive and on a curve to the right 166.45 feet, said curve having a radius of 110.00 feet, a delta of 86° 42' 00", a chord running N 19° 43' 00" W 151.02 feet, and being concave northeasterly, to the point of beginning.

PARCEL 2: Description of Tudor Lane

Beginning at a point on the westerly side of Sherwood Circle, said point also being the southeasterly corner of Lot No. 28 as shown on a plan by C.T. Male Associates, P.C., titled "Sherwood Hollow", Sheet 1 of 26, dated 4-12-89, project #89-06714;

Thence S 35° 22' 00" W along the westerly side of Sherwood Circle a distance of 50.77 feet, more or less, to a point;

Thence N 64° 38' 00" W a distance of 389.87 feet, more or less, to a point of curvature;

Thence along a curve to the left 76.57 feet, said curve having a radius of 150.00 feet, a delta of 29° 15' 00", a chord running N 79° 15' 30" W 75.75 feet, and being concave southerly, to a point of tangency;

Thence S 86° 07' 00" W a distance of 66.21 feet, more or less, to a point on the easterly side of Sherwood Circle;

Thence N 03° 53' 00" W along the easterly side of Sherwood Circle a distance of 50.00 feet, more or less, to a point;

Thence N 86° 07' 00" E a distance of 66.21 feet, more or less, to a point of curvature;

Thence along a curve to the right 102.10 feet, said curve having a radius of 200.00 feet, a delta of 29° 15' 00", a chord running S 79° 15' 30" E 101.00 feet, and being concave southerly, to a point of tangency;

Thence S 64° 38' 00" E a distance of 398.68 feet, more or less, to the point of beginning.

PARCEL 3: Water Tank Lot

Beginning at an iron pin set in the stone wall which marks the northerly boundary of lands now or formerly of Stephen C. Massey which iron pin marks the southwest corner of lands now or formerly of the Grantor known as Lot 12 and the southeast corner of the premises herein conveyed;

Thence running along a stone wall and land of Massey N 73° 53' 09" W a distance of 300.00 feet to an iron pin for a corner;

Thence turning and running along lands now or formerly of Albert E. Grass N 16° 26' 10" E a distance of 150.00 feet to a iron pin for a corner;

Thence turning and running along land of Grass S 75° 53' 09" E a distance of 300.00 feet to a iron pin set in the westerly boundary of other lands of the Grantor known as Lot 13;

Thence turning and running along Lot 13 S 16° 26' 10" W a distance of 25.00 feet to an iron pin which marks the northwest corner of the above mentioned Lot 12;

Thence continuing along Lot 12 S 16° 26' 10" W a distance of 125.00 feet to the iron pin which marks the point and place of beginning.

Also conveying an easement over Lots 11 and 12 to be used in common with the owners of Lots 11 and 12 and others and more particularly described as follows:

Beginning at an iron pin set in the southwesterly boundary of the roadway known as Sherwood Circle which iron pin marks the southeast corner of Lot 12 and the northeast corner of Lot 11;

Thence northerly in a curve to the right having a radius of 200.00 feet a distance of 12.38 feet to a point;

Thence continuing along the westerly boundary of Sherwood Circle N 12° 08' 00" W a distance of 2.85 feet to a point for a corner;

Thence turning and running in Lot 12 the following five (5) courses and distances, to wit:

S 66° 25' 01" W a distance of 200.06 feet
S 76° 56' 05" W a distance of 51.38 feet
S 81° 49' 56" W a distance of 69.54 feet
N 89° 20' 40" W a distance of 53.95 feet
N 70° 43' 14" W a distance of 51.17 feet

to a point in the easterly boundary of the above described Water Tank Lot;

Thence turning and running along the Water Tank Lot S 16° 26' 10" W a distance of 57.94 feet to an iron pin for a corner which marks the southwest corner of Lot 12;

Thence turning and running along a stone wall and the southwesterly boundary of Lot 12 S 73° 42' 20" E a distance of 86.46 feet to an iron pin which marks the northwest corner of Lot 11;

Thence running along a stone wall and the southwesterly boundary of Lot 11 S 73° 42' 20" E a distance of 38.99 feet to a point for a corner;

Thence turning and running in Lot 11 N 66° 25' 01" E a distance of 340.71 feet to a point in the southwesterly boundary of Sherwood Circle;

Thence turning and running northerly along the southwesterly boundary of Sherwood Circle in a curve to the right having a radius of 200.00 feet a distance of 25.09 feet to the iron pin which marks the point and place of beginning.

The purpose of the easement is for access and utilities and such other reasonable uses associated with the use by the Town of Brattleboro of the Water Tank Lot.

PARCEL 4: Westgate Drive Right of Way

Also conveying a right of way over Westgate Drive for all manner of ingress and egress by all members of the general public (as well as employees, agents and representatives of the Town of Brattleboro), for any and all uses and for any and all purposes to be used in common with others and more particularly described as follows:

Beginning at a point on the southerly side of Vermont Route 9, at the northeasterly corner of lands now or formerly of Albert A. Clark, said point being located S 59° 55' 20" E a distance of 80.06 feet from a monument shown on a plan by C.T. Males Associates, P.C., titled "Sherwood Hollow", Sheet 1 of 26, dated 4-12-89, project #89-06714;

Thence along lands now or formerly of Albert A. Clark S 28° 51' 10" W a distance of 379.61 feet, more or less, to a point of curvature on the southerly bank of the Whetstone Brook;

Thence along a curve to the left 93.27 feet, said curve having a radius of 89.25 feet, a delta of 59° 52' 30", a chord running S 01° 05' 05" E 89.08 feet, and being concave easterly, to a point of tangency;

Thence S 31° 01' 20" E a distance of 57.03 feet, more or less, to a point of curvature;

Thence along a curve to the right 115.26 feet, said curve having a radius of 103.47 feet, a delta of 63° 49' 20", a chord running S 0° 53' 20" W 109.39 feet, and being concave westerly, to a point of tangency;

Thence S 32° 48' 00" W a distance of 103.78 feet, more or less, to a point of curvature;

Thence along a curve to the left 115.28 feet, said curve having a radius of 150.00 feet, a delta of 44° 02' 00", a chord running S 10° 47' 00" W 112.46 feet, and being concave easterly, to a point of tangency;

Thence S 11° 14' 00" E a distance of 33.00 feet, more or less, to a point of curvature;

Thence along a curve to the right 94.32 feet, said curve having a radius of 155.00 feet, a delta of 34° 52' 00", a chord running S 06° 12' 00" W 92.87 feet, and being concave westerly, to a point of tangency;

Thence S 23° 38' 00" W a distance of 150.00 feet, more or less, to a point of curvature at the intersection of Westgate Drive and Sherwood Circle;

Thence along Sherwood Circle and on a curve to the left 164.11 feet, said curve having a radius of 110.00 feet, a delta of 85° 28' 47", a chord running S 19° 06' 24" E 149.31 feet, and being concave northeasterly, to a point of tangency;

Thence along a curve to the right 117.57 feet, said curve having a radius of 125.00 feet, a delta of 53° 53' 24", a chord running N 03° 18' 42" W 113.28 feet, and being concave easterly, to a point of tangency;

Thence N 23° 38' 00" E a distance of 158.67 feet, more or less, to a point of curvature;

Thence along a curve to the left 124.75 feet, said curve having a radius of 205.00 feet, a delta of 34° 52' 00", a chord running N 06° 12' 00" E 122.83 feet, and being concave westerly, to a point of tangency;

Thence N 11° 14' 00" W a distance of 33.00 feet, more or less, to a point of curvature;

Thence along a curve to the right 105.58 feet, said curve having a radius of 100.00 feet, a delta of 44° 02' 00", a chord running N 10° 47' 00" E 74.98 feet, and being concave easterly, to a point of tangency;

Thence N 32° 48' 00" E a distance of 103.78 feet, more or less, to a point of curvature;

Thence along a curve to the left 170.95 feet, said curve having a radius of 153.47 feet, a delta of 63° 49' 20", a chord running N 00° 53' 20" E 162.25 feet, and being concave westerly, to a point of tangency;

Thence N 31° 01' 20" W a distance of 57.03 feet, more or less, to a point of curvature;

Thence along a curve to the right 41.02 feet, said curve having a radius of 39.25 feet, a delta of 59° 52' 30", a chord running N 01° 05' 05" W 39.18 feet, and being concave easterly, to a point of tangency;

Thence crossing the Whetstone Brook N 28° 51' 10" E a distance of 379.61 feet, more or less, to a point on the southerly side of Vermont Route 9; Thence westerly along the southerly side of Vermont Route 9, 50 feet, more or less, to the point of beginning.

PARCEL 5: Lot 24 Utility Easement

Also conveying an easement on Lot 24 for the presently constructed drainage swale which easement was received in deed of Cersosimo Lumber Company, Inc. to Wesley L. Brock and Julie A. Brock dated May 31, 1994 and recorded in the Brattleboro Land Records at Book 243, Page 155 and therein described as follows:

Beginning at the iron pin which marks the northeast corner of Lot 24 at the intersection of Westgate Drive and Sherwood Circle;

Thence along Sherwood Circle N 57° 30' 00" W a distance of 100.00 feet, more or less, to a point for a corner;

Thence turning and running S 00° 00' 00" E a distance of 70.00 feet; Thence S 30° 00' 00" E a distance of 60.00 feet to a point; Thence N 50° 17' 10" E a distance of 50.00 feet to a point in the westerly side of Westgate Drive; Thence along Westgate Drive N 23° 38' 00" E a distance of 39.61 feet, more or less, to the iron pin which marks the point and place of beginning. The Grantor, its successors and assigns shall have the right to enter the drainage easement for all purposes including but not limited to the construction of a fence around the drainage swale located therein.

PARCEL 6: Lot 1 Utility Easement

Also conveying a right of way for drainage and utilities located on Lot 1 and land now or formerly of Westgate Associates, Ltd. which easement is for all reasonable uses associated with the maintenance and use of the presently constructed drainage swale and the utility equipment presently located on the following described areas, to wit:

Beginning at an iron pin set in the northerly side of Sherwood Circle which iron pin makes the southwest corner of Lot 1;

Thence running along the northerly side of Sherwood Circle S 39° 53' 00" E a distance of 115.98 feet to an iron pin;

Thence turning and running in Lot 1 S 64° 13' 30" E a distance of 115.00 feet to a point;

Thence turning and running N 31° 10' 50" E a distance of 60.00 feet to a point in the northerly boundary of Lot 1;

Thence running in lands now or formerly of Westgate Associates, Ltd. N 09° 37' 30" E a distance of 80.00 feet to a point for a corner;

Thence turning and running in land of Westgate Associates, Ltd. N 80° 48' 30" W a distance of 212.33 feet to a point for a corner;

Thence turning and running in land of Westgate Associates, Ltd. S 26° 56' 00" W a distance of 11.67 feet to an iron pin which marks the northwest corner of Lot 1;

Thence along Lot 1 S 26° 56' 00" W a distance of 16.50 feet to the iron pin which marks the point and place of beginning.

PARCEL 7: Utility Easements over Lots 26, 27, 39, 40, 41, 44 and 45

Also conveying an easement over Lots 26, 27, 39, 40, 41, 44 and 45 for the newly constructed sewer line as depicted on a plan entitled "Sewer Easement Plan prepared for Cersosimo Lumber Company, Inc. of Sherwood Hollow" dated June 24, 1996 and prepared by Southern Vermont Engineering project number 235-288C and to be recorded in the Brattleboro Land Records, said easement being more particularly described as follows:

Beginning at a point located in the westerly boundary of the roadway known as Sherwood Circle, which point is located N 39° 53' 00" W a distance of 19.02 feet from the iron pin which marks the northeast corner of Lot 27 and the southeast corner of Lot 26;

Thence S 45° 28' 04" W a distance of 24.88 feet to a point in the northerly boundary of Lot 27;

Thence turning and running along Lot 27 S 84° 32' 33" W a distance of 112.06 feet to a point located N 84° 32' 33" E a distance of 8.73 feet from the iron pin which marks the northeast corner of Lot 41;

Thence turning and running across Lot 27 S 10° 01' 54" E a distance of 9.99 feet to a point in the northerly boundary of Lot 40;

Thence across Lot 40 S 10° 01' 54" E a distance of 19.06 feet to a point for a corner;

Thence turning and running across Lot 40 S 45° 14' 22" E a distance of 74.05 feet to a point in the westerly boundary of Lot 39;

Thence turning and running along the westerly boundary of Lot 39 S 19° 55' 29" W a distance of 33.06 feet to a point for a corner;

Thence turning and running across Lot 40 N 45° 14' 22" W a distance of 97.45 feet to a point;

Thence turning and running N 10° 01' 54" W a distance of 2.31 feet to a point in the easterly boundary of Lot 41;

Thence crossing Lot 41 N 10° 01' 54" W a distance of 45.88 feet to a point in the southerly boundary of Lot 26; which point is located N 77° 58' 10" W a distance of 22.98 feet from the iron pin which marks the northeast corner of Lot 41;

Thence turning and running along the northeasterly boundary of Lot 41 N 77° 58' 10" W a distance of 22.02 feet to an iron pin which marks the southwest corner of Lot 26;

Thence continuing along the northerly boundary of Lot 41 N 77° 58' 10" W a distance of 45.45 feet to the iron pin which marks the northeast corner of Lot 42;

Thence running along the northerly boundary of Lot 42 N 77° 58' 10" W a distance of 124.96 feet to a iron pin which marks the northeast corner of Lot 43;

Thence running along the northerly boundary of Lot 43 N 77° 58' 08" W a distance of 27.06 feet to a point for a corner;

Thence turning and running through Lot 44 N 12° 01' 52" E a distance of 30.00 feet to a point for a corner;

Thence turning and running through Lot 44 S 77° 58' 08" E a distance of 27.05 feet to a point for a corner;

Thence turning and running through Lot 44 N 45° 44' 54" W a distance of 98.21 feet to a point in the southerly boundary of Lot 45;

Thence turning and running along the southerly boundary of Lot 45 S 82° 45' 08" E a distance of 49.84 feet to a point;

Thence turning and running through Lot 44 S 45° 44' 54" E a distance of 106.00 feet to a point;

Thence turning and running through Lot 44 S 77° 58' 10" E a distance of 69.53 to a point in the westerly boundary of Lot 26;

Thence running through Lot 26 S 77° 58' 10" E a distance of 40.39 feet to a point ; N 84° 32' 53" E a distance of 105.58 feet to a point and N 45° 28' 04" E a distance of 16.68 feet to a point in the westerly boundary of the above mentioned road known as Sherwood Circle;

Thence turning and running southerly along the westerly boundary of Sherwood Circle S 39° 53' 00" E a distance of 30.10 feet to the point and place of beginning.

That portion of the above described easement on Lot 41 was conveyed to the Grantor herein by deed of Eleanor M. Thomas dated November 4, 1996, to be recorded in the Brattleboro Land Records.

The foregoing parcels, easements, and rights of way are conveyed subject to such conditions as are contained in the following instruments:

1. Declaration of Covenants, Conditions and Restrictions dated July 30, 1993 and recorded in the Brattleboro Land Records at Book 236, Page 1007.

2. Development Agreements with the Town of Brattleboro dated July 11, 1989 and July 18, 1989 and recorded in Book 212, Page 211 as amended by Agreement dated May 8, 1990 and recorded in Book 216, Page 251 of the Brattleboro Land Records.

3. Terms and conditions of the following permits:

- a. EC-2-1740 dated August 7, 1989 and recorded in Book 212, Page 880 of the Brattleboro Land Records.
- b. Land Use Permit 2W0761 dated August 30, 1989 and recorded in Book 213, Page 59; Land Use Permit 2W0761-1 dated December 4, 1989 and recorded in Book 214, Page 493; Land Use Permit 2W0761-2 dated August 24, 1990 and recorded in Book 217, Page 778; Land Use Permit 2W0761-3 dated November 30, 1990 and recorded in Book 218, Page 836; Land Use Permit 2W0761-4 dated September 30, 1992 and recorded in Book 230, Page 454; Land Use Permit 2W0761-5 dated February 21, 1996 and recorded in Book 252, Page 676 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**, their heirs and assigns, to their own use and behoof forever; and the said **GRANTOR, CERSOSIMO LUMBER COMPANY, INC.** for itself and its successors and assigns, does covenant with the said **GRANTEE, TOWN OF BRATTLEBORO**, and their heirs and assigns forever, 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 the 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, Dominic Cersosimo, duly authorized agent of **CERSOSIMO LUMBER COMPANY, INC.**, hereunto sets his hand and seal this ____ day of January 1998.

IN PRESENCE OF:

CERSOSIMO LUMBER COMPANY, INC.

Witness

By: _____
Dominic Cersosimo,
Its Duly Authorized Agent

Witness

**STATE OF VERMONT
WINDHAM COUNTY, SS.**

At Brattleboro this ____ day of January A.D. 1998 Dominic Cersosimo duly authorized agent of **CERSOSIMO LUMBER COMPANY, INC.**, 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 **CERSOSIMO LUMBER COMPANY, INC.**

Before me, _____
Notary Public

My Commission Expires: 2/10/99

Brattleboro, Vermont

Town Clerk's Office, Brattleboro, Vermont, on the 6th day of February, 1998, at 4:20 P.M. received and recorded the foregoing Resolution in Town Highways, Volume 2, at page 97.

Attest:
Rosetta L. Cappa
Town Clerk

VERMONT PROPERTY TRANSFER TAX RETURN

VERMONT DEPARTMENT OF TAXES
MONTPELIER, VERMONT 05609-1401

(PLEASE TYPE OR PRINT CLEARLY)

A SELLER'S (TRANSFEROR'S) NAME(S)	COMPLETE MAILING ADDRESS FOLLOWING TRANSFER	SOCIAL SECURITY NO. OR TAXPAYER IDENT. NO.
Cersosimo Lumber Co., Inc.	P.O. Box 1800, Brattleboro, VT 05302	[REDACTED] <i>9 V.S.A. § 2440 (d)</i>
B BUYER'S (TRANSFeree'S) NAME(S)	COMPLETE MAILING ADDRESS FOLLOWING TRANSFER	SOCIAL SECURITY NO. OR TAXPAYER IDENT. NO.
Town of Brattleboro	230 Main Street, Brattleboro, VT 05301	

C PROPERTY LOCATION (Address in full) Seven parcels - various locations - refer to Warranty Deed	D DATE OF CLOSING
--	--------------------------

E INTEREST IN PROPERTY							
1. <input checked="" type="checkbox"/> FEE SIMPLE	3. <input type="checkbox"/> UNDIVIDED 1/2 INTEREST	5. <input type="checkbox"/> TIME-SHARE ESTATE	7. <input checked="" 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 _____				

F FRONTAGE AND DEPTH	G TOTAL ACREAGE
-----------------------------	------------------------

H BUILDINGS ON PROPERTY AT THE TIME OF TRANSFER (CHECK ALL THAT APPLY).			
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 OCCUPIED RENTED WILL BE RENTED AFTER SALE

I PRIMARY USE OF PROPERTY BEFORE TRANSFER (CHECK ONE):			
1. <input type="checkbox"/> PRIMARY RESIDENCE	3. <input type="checkbox"/> CAMP/VACATION	5. <input type="checkbox"/> OPERATING FARM	7. <input type="checkbox"/> COMMERCIAL _____ <small>DESCRIBE</small>
2. <input type="checkbox"/> OPEN LAND	4. <input type="checkbox"/> TIMBERLAND	6. <input type="checkbox"/> GOVERNMENT USE	8. <input type="checkbox"/> INDUSTRIAL _____ <small>DESCRIBE</small>
			9. <input checked="" type="checkbox"/> OTHER <u>Roads</u> <small>DESCRIBE</small>

J PRIMARY USE OF PROPERTY AFTER TRANSFER (CHECK ONE):			
1. <input type="checkbox"/> PRIMARY RESIDENCE	3. <input type="checkbox"/> CAMP/VACATION	5. <input type="checkbox"/> OPERATING FARM	7. <input type="checkbox"/> COMMERCIAL _____ <small>DESCRIBE</small>
2. <input type="checkbox"/> OPEN LAND	4. <input type="checkbox"/> TIMBERLAND	6. <input checked="" type="checkbox"/> GOVERNMENT USE	8. <input type="checkbox"/> INDUSTRIAL _____ <small>DESCRIBE</small>
			9. <input type="checkbox"/> OTHER _____ <small>DESCRIBE</small>

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)? Yes No

L IF TRANSFER IS EXEMPT FROM PROPERTY TRANSFER TAX, CITE EXEMPTION FROM INSTRUCTIONS AND COMPLETE SECTIONS M, N and O BELOW.

M TOTAL PRICE PAID \$ <u>0.00</u>	N PRICE PAID FOR PERSONAL PROPERTY \$ <u>0.00</u>	O PRICE PAID FOR REAL PROPERTY \$ <u>0.00</u>
--	--	--

IF PRICE PAID FOR REAL PROPERTY IS LESS THAN FAIR MARKET VALUE ENTER FAIR MARKET VALUE ON LINE O AND DESCRIBE THE CIRCUMSTANCES: _____

PROPERTY TRANSFER TAX	
P TAX DUE: Enter amount from rate schedule on reverse side. COMPLETE RATE SCHEDULE FOR ALL TRANSFERS	\$ _____
Q DATE SELLER ACQUIRED <u>11/20/92</u>	
R IF A VERMONT LAND GAINS TAX RETURN IS NOT BEING FILED, CITE EXEMPTION FROM INSTRUCTIONS ON PAGE 4 OF THIS BOOKLET _____	

(CONTINUE ON REVERSE SIDE)

THIS SECTION TO BE COMPLETED BY TOWN OR CITY CLERK		
TOWN/CITY <u>Brattleboro</u>	ACKNOWLEDGEMENT	TOWN NUMBER
DATE OF RECORD <u>February 6, 1998</u>	RETURN RECEIVED (INCLUDING CERTIFICATES AND, IF REQUIRED, ACT 250 DISCLOSURE STATEMENT) AND TAX PAID <u>98-00221</u>	
BOOK NUMBER <u>264</u> PAGE NO. <u>717</u>	SIGNED <u>Annette L. Capp</u> CLERK	
LISTED VALUE \$ _____ GRAND LIST OF 19 <u>97</u>	DATE <u>February 6, 1998</u>	
PARCEL ID OR MAP NO. <u>Subdivided</u>		
GRAND LIST CATEGORY _____		

RATE SCHEDULE

1. Tax on Special Rate Property:	
a. Value of purchaser's principal residence (not to exceed \$100,000) (See Instructions)	1. a. \$ _____
b. Value of property enrolled in current use program	b. \$ _____
c. Value of qualified working farm	c. \$ _____
d. Add Lines 1(a), (b) and (c)	d. \$ _____
e. Tax rate	e. <u>0.005</u>
f. Tax due on Special Rate Property: Multiply Line 1(d) by Line 1(e)	f. \$ _____
2. Tax on General Rate Property:	
a. Enter amount from Line O on front of return	2. a. \$ _____
b. Enter amount from Line 1(d) of Rate Schedule above	b. \$ _____
c. Subtract Line 2(b) from Line 2(a)	c. \$ _____
d. Tax rate	d. <u>0.0125</u>
e. Tax due on General Rate Property: Multiply Line 2(c) by Line 2(d)	e. \$ _____
3. Total Tax Due:	
Add Lines 1(f) and 2(e) and enter here and on Line P on front of return	3. \$ _____

FLOOD AND SUBDIVISION REGULATIONS AND ACT 250 CERTIFICATES

Buyer(s) and Seller(s) certify as follows:

- A. That they have investigated and disclosed to every party to this transaction all of their knowledge relating to flood regulations, if any, affecting the property.
- B. That the seller(s) advised the buyer(s) that local and state building regulations, zoning regulations and subdivision regulations pertaining to the property may limit significantly the use of the property.
- C. That this transfer is in compliance with or is exempt from the subdivision regulations of the Agency of Natural Resources for the following reasons:
 - 1. This property is the subject of Subdivision Permit No. EG-2-1740 and is in compliance with said permit, or
 - 2. This property and any retained parcel is exempt from the subdivision regulations because (see instructions for exemptions):
 - a. Parcel to be sold: Exemption Number _____ Number of acres _____
 - b. Parcel retained: Exemption Number _____ Number of acres _____

Please contact the district office in your area to determine compliance with Act 250. (See map on page 26.)

Seller(s) further certifies as follows:

- D. That this transfer of real property and any development thereon is in compliance with or exempt from 10 V.S.A. Chapter 151, Vermont's Land Use and Development Law (Act 250), for the following reason:
 - 1. This property is the subject of Act 250 Permit No. 240671, 240671-1, 2, 3, 4, 5 and is in compliance with said permit, or
 - 2. This property is exempt from Act 250 because: (list exemption number from instructions) _____
- E. That this transfer ~~does~~ does not (strike one) result in a partition or division of land. Note: If it does, an Act 250 Disclosure Statement must be attached to this return before filing with the town clerk.

WITHHOLDING CERTIFICATION

- Buyer(s) certifies that Vermont income tax has been withheld from the purchase price and will be remitted to the Commissioner of Taxes with Form REW-1 within 30 days from the transfer, OR that the transfer is exempt from income tax withholding for the following reason (check one):
- 1. Seller(s) certifies that at that time of transfer, each seller was a resident of Vermont or an estate.
- 2. Buyer(s) certifies that the parties obtained withholding certificate no. _____ from the Commissioner of Taxes in advance of this sale.
- 3. Buyer(s) certifies that this is a transfer without consideration. (See instructions for Form REW-1.)
- 4. Seller(s) is a mortgagor conveying the mortgaged property to a mortgagee in a foreclosure or transfer in lieu of foreclosure, with no additional consideration.

WE HEREBY SWEAR AND AFFIRM THAT THIS RETURN, INCLUDING ALL CERTIFICATES, IS TRUE, CORRECT AND COMPLETE TO THE BEST OF OUR KNOWLEDGE.

SELLER(S) SIGNATURE(S)	DATE	BUYER(S) SIGNATURE(S)	DATE
<i>Cesarino Humberto</i>	<u>1-30-98</u>	<i>Town of Brattleboro</i>	<u>2/4/98</u>
<i>by Maria Perreault</i>		<i>Thomas Durkin Agent</i>	
		<i>Town of Brattleboro</i>	

Preparer's Signature *Jeffrey G. Morse* Prepared by Jeffrey G. Morse

Preparer's Address P.O. Box 1800, Brattleboro, VT Buyer's Representative Thomas Durkin Tel. 257-2221
(Print or Type)

WARRANTY DEED

KNOW ALL PERSONS BY THESE PRESENTS, that **CERSOSIMO LUMBER COMPANY, INC.**, a corporation duly organized by law and having its usual place of business in Brattleboro, Windham County, Vermont, **GRANTOR**, in consideration of One (\$1.00) Dollar and other valuable consideration to its full satisfaction paid by **TOWN OF BRATTLEBORO**, a Vermont Corporation with a principal place of business at Brattleboro, 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**, and its successors and assigns forever, a certain piece of land in Brattleboro, in the County of Windham and State of Vermont and described as follows, viz:

Being a portion of the same land and premises as was conveyed to the Grantor herein by Quit-Claim Deed of Norway Maple Real Estate, Inc., dated November 20, 1992 and recorded in Book 231, Page 737 of the Brattleboro Land Records and being more particularly described as follows:

PARCEL 1: Description of Sherwood Circle

Beginning at a point on the southeasterly boundary line of Lot 24 as shown on a plan by C.T. Male Associates, P.C. titled "Sherwood Hollow", Sheet 1 of 26, dated 4-12-89, project #89-06714, said point also being on the northwesterly side of a right of way called Westgate Drive;

Thence S 23° 38' 00" W a distance of 8.67 feet, more or less, to a point of curvature;

Thence along a curve to the left 194.00 feet, said curve having a radius of 175.00 feet, a delta of 63° 31' 00", a chord running S 08° 07' 30" E 184.22 feet, and being concave northeasterly, to a point of tangency;

Thence S 39° 53' 00" E a distance of 238.54 feet, more or less, to a point of curvature;

Thence along a curve to the right 197.00 feet, said curve having a radius of 150.00 feet, a delta of 75° 15' 00" a chord running S 02° 15' 30" E 183.15 feet, and being concave westerly, to a point of tangency;

Thence S 35° 22' 00" W crossing the easterly end of Tudor Lane, a total distance of 208.95 feet, more or less, to a point of curvature;

Thence along a curve to the right 179.34 feet, said curve having a radius of 150.00 feet, a delta of 68° 30' 00", a chord running S 69° 37' 00" W 168.84 feet, and being concave northerly to a point of tangency;

Thence N 76° 08' 00" W a distance of 101.49 feet, more or less, to a point of tangency;

Thence along a curve to the right 167.56 feet, said curve having a radius of 150.00 feet, a delta of 64° 00' 00", a chord running N 44° 08' 00" W 158.98 feet, and being concave northeasterly, to a point of tangency;

Thence N 12° 08' 00" W a distance of 119.15 feet, more or less, to a point of curvature;

Thence along a curve to the right 96.23 feet, said curve having a radius of 668.29 feet, a delta of 08° 15' 00", a chord running N 08° 00' 30" W 96.14 feet, and being concave easterly, to a point of tangency;

Thence N 03° 53' 00" W, crossing the westerly end of Tudor Lane, a total distance of 366.00 feet, more or less, to a point of curvature;

Thence N 03° 53' 00" W, crossing the westerly end of Tudor Lane, a total distance of 366.00 feet, more or less, to a point of curvature;

Thence along a curve to the right 106.69 feet, said curve having a radius of 236.62 feet, a delta of 25° 50' 00", a chord running N 09° 02' 00" E 105.79 feet, and being concave southeasterly, to a point of tangency;

Thence N 21° 57' 00" E a distance of 72.40 feet, more or less, to a point of curvature;

Thence along a curve to the right 263.24 feet, said curve having a radius of 150.00 feet, a delta of 100° 33' 00", a chord running N 72° 13' 30" E 307.65 feet, and being concave southerly, to a point of tangency;

Thence S 57° 30' 00" E a distance of 167.55 feet, more or less, to a point on the westerly side of a right of way called Westgate Drive;

Thence N 23° 38' 00" E along the westerly side of a right of way called Westgate Drive 50.60 feet, more or less, to a point;

Thence N 57° 30' 00" W a distance of 159.75 feet, more or less, to a point of curvature;

Thence along a curve to the left 350.99 feet, said curve having a radius of 200.00 feet, a delta of 100° 33' 00", a chord running S 72° 13' 30" W 307.65 feet, and being concave southerly, to a point of tangency;

Thence S 21° 57' 00" W a distance of 72.40 feet, more or less, to a point of curvature;

Thence along a curve to the left 129.23 feet, said curve having a radius of 286.62 feet, a delta of 25° 50' 00", a chord running S 09° 02' 00" W 128.14 feet, and being concave southeasterly, to a point of tangency;

Thence S 03° 53' 00" E a distance of 366.00 feet, more or less, to a point of curvature;

Thence along a curve to the left 103.43 feet, said curve having a radius of 718.29 feet, a delta of 08° 15' 00", a chord running S 08° 00' 30" E 103.34 feet, and being concave easterly, to a point of tangency;

Thence S 12° 08' 00" E a distance of 119.15 feet, more or less, to a point of curvature;

Thence along a curve to the left 223.40 feet, said curve having a radius of 200.00 feet, a delta of 64° 00' 00", a chord running S 44° 08' 00" E 211.97 feet, and being concave northeasterly, to a point of tangency;

Thence S 76° 08' 00" E a distance of 101.49 feet, more or less, to a point of curvature;

Thence along a curve to the left 239.11 feet, said curve having a radius of 200.00 feet, a delta of 68° 30' 00", a chord running N 69° 37' 00" E 225.12 feet, and being concave northerly, to a point of tangency;

Thence N 35° 22' 00" E a distance of 208.96 feet, more or less, to a point of curvature;

Thence along a curve to the left 262.68 feet, said curve having a radius of 200.00 feet, a delta of 75° 15' 00", a chord running N 02° 15' 30" W 244.20 feet, and being concave westerly, to a point of tangency;

Thence N 39° 53' 00" W a distance of 221.57 feet, more or less, to a point;

Thence N 26° 56' 00" E a distance of 16.50 feet, more or less, to a point on lands now or formerly of Westgate Associates, Ltd.;

Thence N 63° 04' 00" W along lands now or formerly of Westgate Associates, Ltd., a distance of 31.78 feet, more or less, to a point of curvature;

Thence along the southerly end of a right of way known as Westgate Drive and on a curve to the right 166.45 feet, said curve having a radius of 110.00 feet, a delta of 86° 42' 00", a chord running N 19° 43' 00" W 151.02 feet, and being concave northeasterly, to the point of beginning.

PARCEL 2: Description of Tudor Lane

Beginning at a point on the westerly side of Sherwood Circle, said point also being the southeasterly corner of Lot No. 28 as shown on a plan by C.T. Male Associates, P.C., titled "Sherwood Hollow", Sheet 1 of 26, dated 4-12-89, project #89-06714;

Thence S 35° 22' 00" W along the westerly side of Sherwood Circle a distance of 50.77 feet, more or less, to a point;

Thence N 64° 38' 00" W a distance of 389.87 feet, more or less, to a point of curvature;

Thence along a curve to the left 76.57 feet, said curve having a radius of 150.00 feet, a delta of 29° 15' 00", a chord running N 79° 15' 30" W 75.75 feet, and being concave southerly, to a point of tangency;

Thence S 86° 07' 00" W a distance of 66.21 feet, more or less, to a point on the easterly side of Sherwood Circle;

Thence N 03° 53' 00" W along the easterly side of Sherwood Circle a distance of 50.00 feet, more or less, to a point;

Thence N 86° 07' 00" E a distance of 66.21 feet, more or less, to a point of curvature;

Thence along a curve to the right 102.10 feet, said curve having a radius of 200.00 feet, a delta of 29° 15' 00", a chord running S 79° 15' 30" E 101.00 feet, and being concave southerly, to a point of tangency;

Thence S 64° 38' 00" E a distance of 398.68 feet, more or less, to the point of beginning.

PARCEL 3: Water Tank Lot

Beginning at an iron pin set in the stone wall which marks the northerly boundary of lands now or formerly of Stephen C. Massey which iron pin marks the southwest corner of lands now or formerly of the Grantor known as Lot 12 and the southeast corner of the premises herein conveyed;

Thence running along a stone wall and land of Massey N 73° 53' 09" W a distance of 300.00 feet to an iron pin for a corner;

720
Thence turning and running along lands now or formerly of Albert E. Grass N 16° 26' 10" E a distance of 150.00 feet to a iron pin for a corner;

Thence turning and running along land of Grass S 75° 53' 09" E a distance of 300.00 feet to a iron pin set in the westerly boundary of other lands of the Grantor known as Lot 13;

Thence turning and running along Lot 13 S 16° 26' 10" W a distance of 25.00 feet to an iron pin which marks the northwest corner of the above mentioned Lot 12;

Thence continuing along Lot 12 S 16° 26' 10" W a distance of 125.00 feet to the iron pin which marks the point and place of beginning.

Also conveying an easement over Lots 11 and 12 to be used in common with the owners of Lots 11 and 12 and others and more particularly described as follows:

Beginning at an iron pin set in the southwesterly boundary of the roadway known as Sherwood Circle which iron pin marks the southeast corner of Lot 12 and the northeast corner of Lot 11;

Thence northerly in a curve to the right having a radius of 200.00 feet a distance of 12.38 feet to a point;

Thence continuing along the westerly boundary of Sherwood Circle N 12° 08' 00" W a distance of 2.85 feet to a point for a corner;

Thence turning and running in Lot 12 the following five (5) courses and distances, to wit:

S 66° 25' 01" W a distance of 200.06 feet
S 76° 56' 05" W a distance of 51.38 feet
S 81° 49' 56" W a distance of 69.54 feet
N 89° 20' 40" W a distance of 53.95 feet
N 70° 43' 14" W a distance of 51.17 feet

to a point in the easterly boundary of the above described Water Tank Lot;

Thence turning and running along the Water Tank Lot S 16° 26' 10" W a distance of 57.94 feet to an iron pin for a corner which marks the southwest corner of Lot 12;

Thence turning and running along a stone wall and the southwesterly boundary of Lot 12 S 73° 42' 20" E a distance of 86.46 feet to an iron pin which marks the northwest corner of Lot 11;

Thence running along a stone wall and the southwesterly boundary of Lot 11 S 73° 42' 20" E a distance of 38.99 feet to a point for a corner;

Thence turning and running in Lot 11 N 66° 25' 01" E a distance of 340.71 feet to a point in the southwesterly boundary of Sherwood Circle;

Thence turning and running northerly along the southwesterly boundary of Sherwood Circle in a curve to the right having a radius of 200.00 feet a distance of 25.09 feet to the iron pin which marks the point and place of beginning.

The purpose of the easement is for access and utilities and such other reasonable uses associated with the use by the Town of Brattleboro of the Water Tank Lot.

PARCEL 4: Westgate Drive Right of Way

Also conveying a right of way over Westgate Drive for all manner of ingress and egress by all members of the general public (as well as employees, agents and representatives of the Town of Brattleboro), for any and all uses and for any and all purposes to be used in common with others and more particularly described as follows:

Beginning at a point on the southerly side of Vermont Route 9, at the northeasterly corner of lands now or formerly of Albert A. Clark, said point being located S 59° 55' 20" E a distance of 80.06 feet from a monument shown on a plan by C.T. Males Associates, P.C., titled "Sherwood Hollow", Sheet 1 of 26, dated 4-12-89, project #89-06714;

Thence along lands now or formerly of Albert A. Clark S 28° 51' 10" W a distance of 379.61 feet, more or less, to a point of curvature on the southerly bank of the Whetstone Brook;

Thence along a curve to the left 93.27 feet, said curve having a radius of 89.25 feet, a delta of 59° 52' 30", a chord running S 01° 05' 05" E 89.08 feet, and being concave easterly, to a point of tangency;

Thence S 31° 01' 20" E a distance of 57.03 feet, more or less, to a point of curvature;

Thence along a curve to the right 115.26 feet, said curve having a radius of 103.47 feet, a delta of 63° 49' 20", a chord running S 0° 53' 20" W 109.39 feet, and being concave westerly, to a point of tangency;

Thence S 32° 48' 00" W a distance of 103.78 feet, more or less, to a point of curvature;

Thence along a curve to the left 115.28 feet, said curve having a radius of 150.00 feet, a delta of 44° 02' 00", a chord running S 10° 47' 00" W 112.46 feet, and being concave easterly, to a point of tangency;

Thence S 11° 14' 00" E a distance of 33.00 feet, more or less, to a point of curvature;

Thence along a curve to the right 94.32 feet, said curve having a radius of 155.00 feet, a delta of 34° 52' 00", a chord running S 06° 12' 00" W 92.87 feet, and being concave westerly, to a point of tangency;

Thence S 23° 38' 00" W a distance of 150.00 feet, more or less, to a point of curvature at the intersection of Westgate Drive and Sherwood Circle;

Thence along Sherwood Circle and on a curve to the left 164.11 feet, said curve having a radius of 110.00 feet, a delta of 85° 28' 47", a chord running S 19° 06' 24" E 149.31 feet, and being concave northeasterly, to a point of tangency;

Thence along a curve to the right 117.57 feet, said curve having a radius of 125.00 feet, a delta of 53° 53' 24", a chord running N 03° 18' 42" W 113.28 feet, and being concave easterly, to a point of tangency;

Thence N 23° 38' 00" E a distance of 158.67 feet, more or less, to a point of curvature;

Thence along a curve to the left 124.75 feet, said curve having a radius of 205.00 feet, a delta of 34° 52' 00", a chord running N 06° 12' 00" E 122.83 feet, and being concave westerly, to a point of tangency;

Thence N 11° 14' 00" W a distance of 33.00 feet, more or less, to a point of curvature;

Thence along a curve to the right 105.58 feet, said curve having a radius of 100.00 feet, a delta of 44° 02' 00", a chord running N 10° 47' 00" E 74.98 feet, and being concave easterly, to a point of tangency;

Thence N 32° 48' 00" E a distance of 103.78 feet, more or less, to a point of curvature;

Thence along a curve to the left 170.95 feet, said curve having a radius of 153.47 feet, a delta of 63° 49' 20", a chord running N 00° 53' 20" E 162.25 feet, and being concave westerly, to a point of tangency;

Thence N 31° 01' 20" W a distance of 57.03 feet, more or less, to a point of curvature;

Thence along a curve to the right 41.02 feet, said curve having a radius of 39.25 feet, a delta of 59° 52' 30", a chord running N 01° 05' 05" W 39.18 feet, and being concave easterly, to a point of tangency;

Thence crossing the Whetstone Brook N 28° 51' 10" E a distance of 379.61 feet, more or less, to a point on the southerly side of Vermont Route 9; Thence westerly along the southerly side of Vermont Route 9, 50 feet, more or less, to the point of beginning.

PARCEL 5: Lot 24 Utility Easement

Also conveying an easement on Lot 24 for the presently constructed drainage swale which easement was received in deed of Cersosimo Lumber Company, Inc. to Wesley L. Brock and Julie A. Brock dated May 31, 1994 and recorded in the Brattleboro Land Records at Book 243, Page 155 and therein described as follows:

Beginning at the iron pin which marks the northeast corner of Lot 24 at the intersection of Westgate Drive and Sherwood Circle;

Thence along Sherwood Circle N 57° 30' 00" W a distance of 100.00 feet, more or less, to a point for a corner;

Thence turning and running S 00° 00' 00" E a distance of 70.00 feet; Thence S 30° 00' 00" E a distance of 60.00 feet to a point; Thence N 50° 17' 10" E a distance of 50.00 feet to a point in the westerly side of Westgate Drive; Thence along Westgate Drive N 23° 38' 00" E a distance of 39.61 feet, more or less, to the iron pin which marks the point and place of beginning. The Grantor, its successors and assigns shall have the right to enter the drainage easement for all purposes including but not limited to the construction of a fence around the drainage swale located therein.

PARCEL 6: Lot 1 Utility Easement

Also conveying a right of way for drainage and utilities located on Lot 1 and land now or formerly of Westgate Associates, Ltd. which easement is for all reasonable uses associated with the maintenance and use of the presently constructed drainage swale and the utility equipment presently located on the following described areas, to wit:

Beginning at an iron pin set in the northerly side of Sherwood Circle which iron pin makes the southwest corner of Lot 1;

Thence running along the northerly side of Sherwood Circle S 39° 53' 00" E a distance of 115.98 feet to an iron pin;

Thence turning and running in Lot 1 S 64° 13' 30" E a distance of 115.00 feet to a point;

Thence turning and running N 31° 10' 50" E a distance of 60.00 feet to a point in the northerly boundary of Lot 1;

Thence running in lands now or formerly of Westgate Associates, Ltd. N 09° 37' 30" E a distance of 80.00 feet to a point for a corner;

Thence turning and running in land of Westgate Associates, Ltd. N 80° 48' 30" W a distance of 212.33 feet to a point for a corner;

Thence turning and running in land of Westgate Associates, Ltd. S 26° 56' 00" W a distance of 11.67 feet to an iron pin which marks the northwest corner of Lot 1;

Thence along Lot 1 S 26° 56' 00" W a distance of 16.50 feet to the iron pin which marks the point and place of beginning.

PARCEL 7: Utility Easements over Lots 26, 27, 39, 40, 41, 44 and 45

Also conveying an easement over Lots 26, 27, 39, 40, 41, 44 and 45 for the newly constructed sewer line as depicted on a plan entitled "Sewer Easement Plan prepared for Cersosimo Lumber Company, Inc. of Sherwood Hollow" dated June 24, 1996 and prepared by Southern Vermont Engineering project number 235-288C and to be recorded in the Brattleboro Land Records, said easement being more particularly described as follows:

Beginning at a point located in the westerly boundary of the roadway known as Sherwood Circle, which point is located N 39° 53' 00" W a distance of 19.02 feet from the iron pin which marks the northeast corner of Lot 27 and the southeast corner of Lot 26;

Thence S 45° 28' 04" W a distance of 24.88 feet to a point in the northerly boundary of Lot 27;

Thence turning and running along Lot 27 S 84° 32' 33" W a distance of 112.06 feet to a point located N 84° 32' 33" E a distance of 8.73 feet from the iron pin which marks the northeast corner of Lot 41;

Thence turning and running across Lot 27 S 10° 01' 54" E a distance of 9.99 feet to a point in the northerly boundary of Lot 40;

Thence across Lot 40 S 10° 01' 54" E a distance of 19.06 feet to a point for a corner;

Thence turning and running across Lot 40 S 45° 14' 22" E a distance of 74.05 feet to a point in the westerly boundary of Lot 39;

Thence turning and running along the westerly boundary of Lot 39 S 19° 55' 29" W a distance of 33.06 feet to a point for a corner;

Thence turning and running across Lot 40 N 45° 14' 22" W a distance of 97.45 feet to a point;

Thence turning and running N 10° 01' 54" W a distance of 2.31 feet to a point in the easterly boundary of Lot 41;

Thence crossing Lot 41 N 10° 01' 54" W a distance of 45.88 feet to a point in the southerly boundary of Lot 26; which point is located N 77° 58' 10" W a distance of 22.98 feet from the iron pin which marks the northeast corner of Lot 41;

Thence turning and running along the northeasterly boundary of Lot 41 N 77° 58' 10" W a distance of 22.02 feet to an iron pin which marks the southwest corner of Lot 26;

Thence continuing along the northerly boundary of Lot 41 N 77° 58' 10" W a distance of 45.45 feet to the iron pin which marks the northeast corner of Lot 42;

Thence running along the northerly boundary of Lot 42 N 77° 58' 10" W a distance of 124.96 feet to a iron pin which marks the northeast corner of Lot 43;

Thence running along the northerly boundary of Lot 43 N 77° 58' 08" W a distance of 27.06 feet to a point for a corner;

Thence turning and running through Lot 44 N 12° 01' 52" E a distance of 30.00 feet to a point for a corner;

Thence turning and running through Lot 44 S 77° 58' 08" E a distance of 27.05 feet to a point for a corner;

Thence turning and running through Lot 44 N 45° 44' 54" W a distance of 98.21 feet to a point in the southerly boundary of Lot 45;

Thence turning and running along the southerly boundary of Lot 45 S 82° 45' 08" E a distance of 49.84 feet to a point;

Thence turning and running through Lot 44 S 45° 44' 54" E a distance of 106.00 feet to a point;

Thence turning and running through Lot 44 S 77° 58' 10" E a distance of 69.53 to a point in the westerly boundary of Lot 26;

Thence running through Lot 26 S 77° 58' 10" E a distance of 40.39 feet to a point ; N 84° 32' 53" E a distance of 105.58 feet to a point and N 45° 28' 04" E a distance of 16.68 feet to a point in the westerly boundary of the above mentioned road known as Sherwood Circle;

Thence turning and running southerly along the westerly boundary of Sherwood Circle S 39° 53' 00" E a distance of 30.10 feet to the point and place of beginning.

That portion of the above described easement on Lot 41 was conveyed to the Grantor herein by deed of Eleanor M. Thomas dated November 4, 1996, to be recorded in the Brattleboro Land Records.

The foregoing parcels, easements, and rights of way are conveyed subject to such conditions as are contained in the following instruments:

1. Declaration of Covenants, Conditions and Restrictions dated July 30, 1993 and recorded in the Brattleboro Land Records at Book 236, Page 1007.

2. Development Agreements with the Town of Brattleboro dated July 11, 1989 and July 18, 1989 and recorded in Book 212, Page 211 as amended by Agreement dated May 8, 1990 and recorded in Book 216, Page 251 of the Brattleboro Land Records.

3. Terms and conditions of the following permits:

- a. EC-2-1740 dated August 7, 1989 and recorded in Book 212, Page 880 of the Brattleboro Land Records.
- b. Land Use Permit 2W0761 dated August 30, 1989 and recorded in Book 213, Page 59; Land Use Permit 2W0761-1 dated December 4, 1989 and recorded in Book 214, Page 493; Land Use Permit 2W0761-2 dated August 24, 1990 and recorded in Book 217, Page 778; Land Use Permit 2W0761-3 dated November 30, 1990 and recorded in Book 218, Page 836; Land Use Permit 2W0761-4 dated September 30, 1992 and recorded in Book 230, Page 454; Land Use Permit 2W0761-5 dated February 21, 1996 and recorded in Book 252, Page 676 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, their heirs and assigns, to their own use and behoof forever; and the said GRANTOR, CERSOSIMO LUMBER COMPANY, INC. for itself and its successors and assigns, does covenant with the said GRANTEE, TOWN OF BRATTLEBORO, and their heirs and assigns forever, 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 the 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, Dominic Cersosimo, duly authorized agent of CERSOSIMO LUMBER COMPANY, INC., hereunto sets his hand and seal this 30th day of January 1998.

IN PRESENCE OF:

Jeffrey M. More
Witness

CERSOSIMO LUMBER COMPANY, INC.

By: Dominic Cersosimo
Dominic Cersosimo,
Its Duly Authorized Agent

Witness

STATE OF VERMONT
WINDHAM COUNTY, SS.

At Brattleboro this 30th day of January A.D. 1998 Dominic Cersosimo duly authorized agent of CERSOSIMO LUMBER COMPANY, INC., 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 CERSOSIMO LUMBER COMPANY, INC.

Before me,

Jeffrey M. More
Notary Public

My Commission Expires: 2/10/99

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. 98-06221
Signed Annette L. Pappay Clerk
Date February 6, 1998

TOWN CLERK'S OFFICE
BRATTLEBORO, VT.
RECEIVED
February 6, 1998
H. 4 H 20 P M
Recorded in Book 264 Page 717

Annette L. Pappay
Town Clerk

ALBERT E. GRASS
P.O. BOX 2342
BRATTLEBORO, VT.
BOOK 219 PAGE 842

STEPHEN C. MASSEY
108 E 81st ST
NEW YORK, NY 10028
BOOK 216 PAGE 273

DEAN, JAY & TIMOTHY HAMILTON
RR # 4 BOX 67
BRATTLEBORO, VT.
BOOK 182, PAGE 520

LINE	DIRECTION	DISTANCE
L1	S 12°08'00" E	2.85'
L2	N 66°25'01" E	200.06'
L3	N 76°56'05" E	51.38'
L4	S 81°49'56" W	69.54'
L5	N 89°20'40" W	53.95'
L6	N 70°43'14" W	51.17'
L7	N 16°26'10" E	57.94'
L8	S 73°42'20" E	38.99'
L9	N 66°25'01" E	340.71'

CURVE	RADIUS	LENGTH	DELTA
C1	200.00'	97.38'	27°53'50"
C2	200.00'	59.91'	17°09'49"
C3	200.00'	25.09'	07°11'13"
C4	200.00'	12.38'	03°32'48"

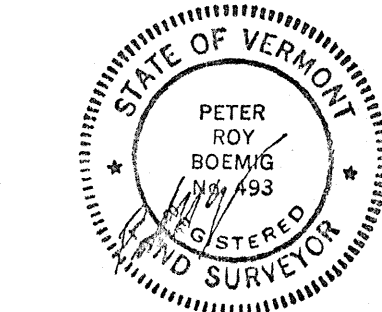
VERMONT CERTIFICATION

THIS SURVEY AND PLAT IS BASED ON INFORMATION PROVIDED BY THE CLIENT/OWNER AND PHYSICAL EVIDENCE FOUND. THIS SURVEY AND PLAT IS CONSISTENT WITH THE ABOVE INFORMATION. THIS SURVEY AND PLAT IS BASED ON AS BUILT SURVEY DATA AS PROVIDED BY BRUNO ASSOCIATES, INC. P.C. AND DEPICTED ON THE PLAT IN NOTE 2C AND THE SUBDIVISION PLAT IN NOTE 2A. THIS PLAT COMPLIES WITH VSA 27 SECTIONS 1403.

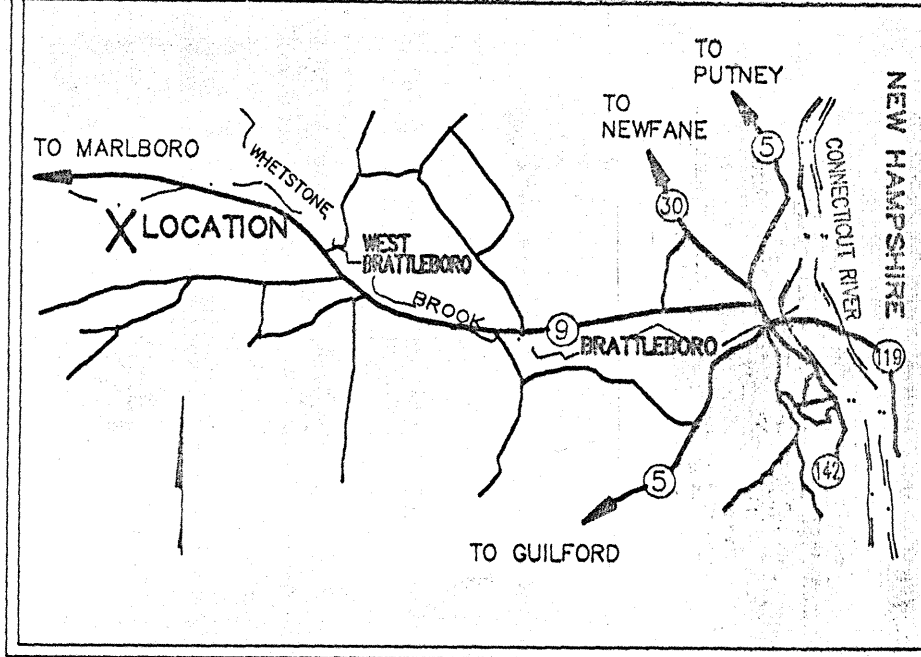
THE FOLLOWING INFORMATION WAS ALSO UTILIZED IN PERFORMING THIS SURVEY: DEEDS AND PLATS AS REFERENCED HEREON AND WHEREIN. THIS SURVEY PLAT AND ALL INFORMATION HEREON IS THE SOLE PROPERTY OF SOUTHERN VERMONT ENGINEERING AND IS PREPARED FOR THE SOLE BENEFIT OF CERSOSIMO LUMBER COMPANY AND MAY NOT BE USED OR RELIED UPON BY ANY THIRD PARTY EXCEPT WITH THE WRITTEN PERMISSION OF SOUTHERN VERMONT ENGINEERING.

Peter R. Boemig

PETER R. BOEMIG L.S.



<p>AS BUILT EASEMENT PLAT PREPARED FOR CERSOSIMO LUMBER CO., INC. OF SHERWOOD HOLLOW TOWN OF BRATTLEBORO WINDHAM COUNTY VERMONT</p>		<p>DATE PLAN: 7-28-93 DATE SURVEY: N/A DRAWN BY: WSG CHECKED BY: DAM SCALE: 1"=50' PROJ. NO. 235-288 CAD FILE NO. 23528801</p>
<p>SOUTHERN VERMONT ENGINEERING ENGINEERING • PLANNING • SURVEYING • LANDSCAPE ARCHITECTURE P.O. BOX 1801 BRATTLEBORO, VERMONT 05301 • 802-257-0561</p>		



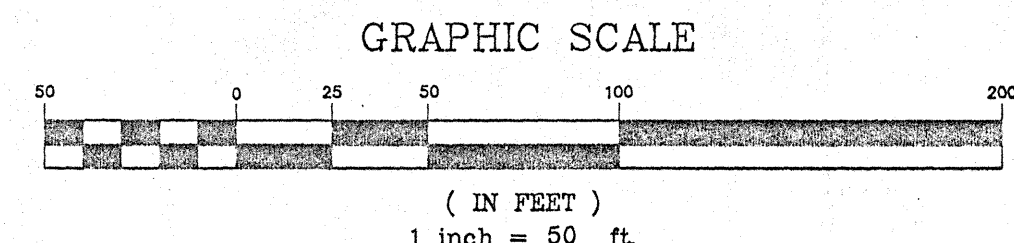
LOCATION MAP
SCALE: 1"=1 MILE ±

Approved by the Town of Brattleboro, Vermont Planning Commission on the _____ day of _____, 19____ and signed on the _____ day of August, 19____.

[Signature] Chairman
[Signature] Administrative Officer

NOTES:

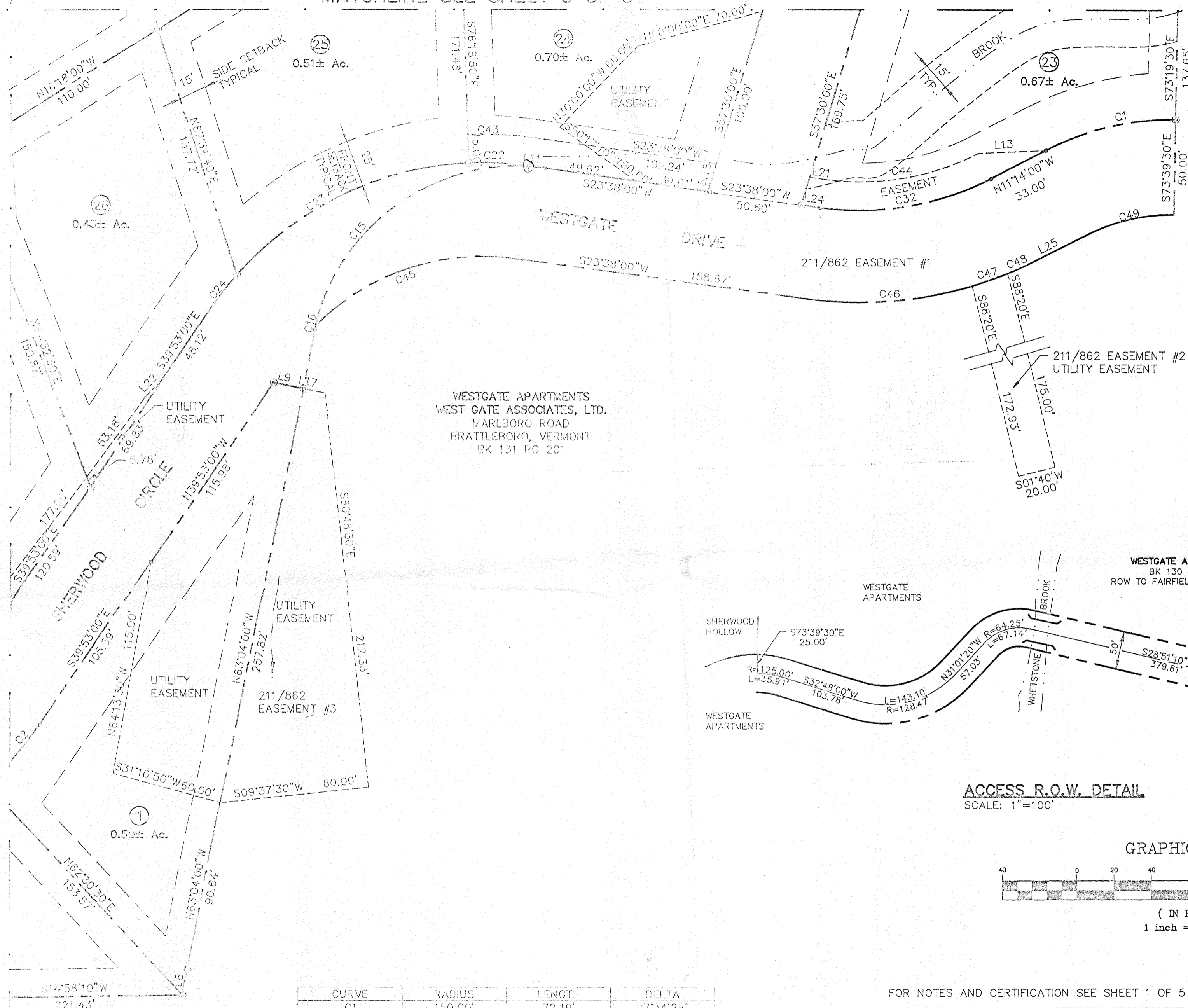
- BEARINGS ARE REFERENCED TO THE PLAT IN NOTE 2A.
- PLAT REFERENCES:
 - SHERWOOD HOLLOW SUBDIVISION PLAN DATED 4-12-89 PREPARED BY C.T. MALE ASSOCIATES, P.C.
 - SUBDIVISION PLAN ALBERT E. GRASS, ET AL DATED 3-7-90 PREPARED BY C.T. MALE ASSOCIATES, P.C.
 - BRUNO AS BUILT PLANS DATED 1-8-93 PREPARED BY BRUNO ASSOCIATES INC., P.C.
- LOTS 1 THROUGH 48 ARE SUBJECT TO DRAINAGE EASEMENTS TO CONSTRUCT, MAINTAIN, RELAY AND/OR REPAIR ALL DRAINAGE STRUCTURES, EROSION CONTROL STRUCTURES, AND IMPROVEMENTS AS THEY NOW EXIST OR AS PROPOSED.
- LOTS 1 THROUGH 48 ARE SUBJECT TO UTILITY EASEMENTS DESCRIBED IN BOOK 216 PAGE 970.
- SLOPE EASEMENT FOR ROADWAY CONSTRUCTION AND MAINTENANCE SHALL BE DEFINED AS EXTENDING 25' BEYOND AND PARALLEL WITH ALL ROADWAY SIDELINES.
- OWNER OF RECORD:
CERSOSIMO LUMBER CO., INC.
RR6 BOX 9
BRATTLEBORO, VT 05301
BK 231 PG 737



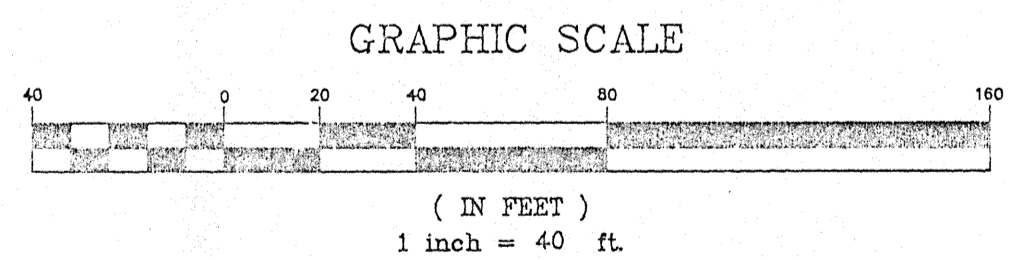
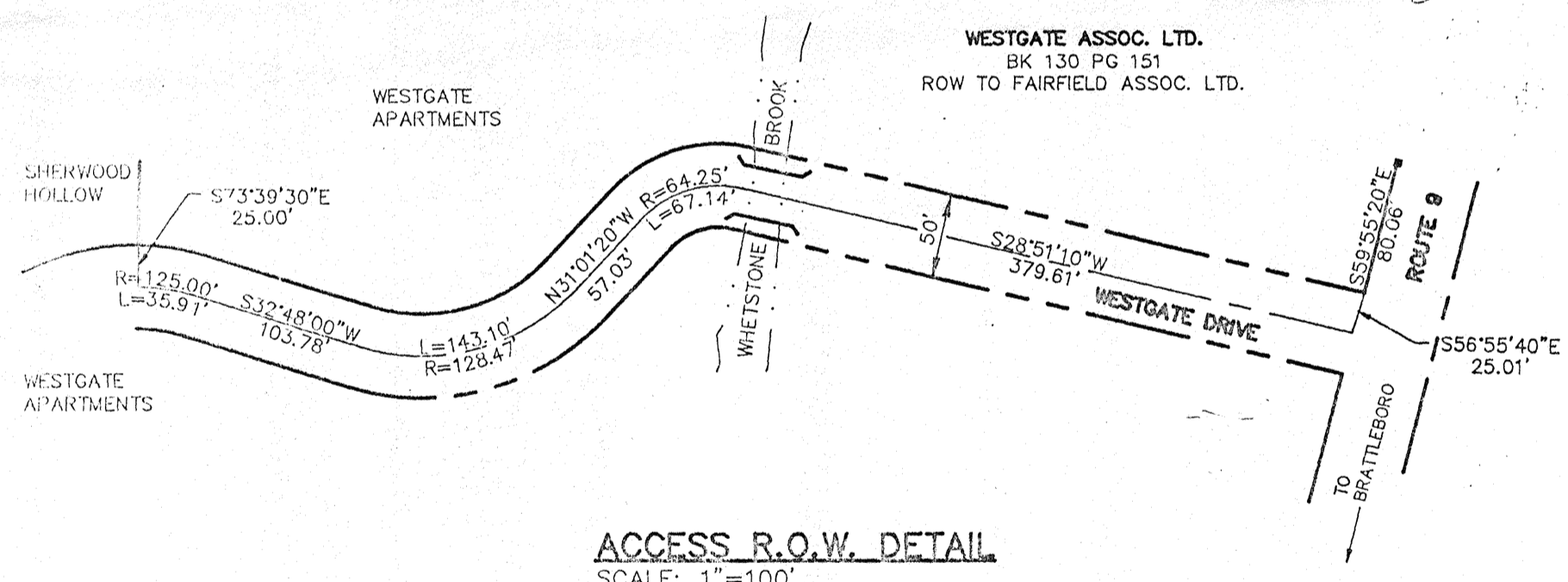
ORIGINAL INK ON MYLAR

MATCHLINE SEE SHEET 5 OF 5

MATCHLINE SEE SHEET 3 OF 5



Approved by the Town of Brattleboro, Vermont
Planning Commission on the _____ day of _____
19____, and signed on the _____
day of _____, 19____
[Signature] Chairman
[Signature] Administrative Officer

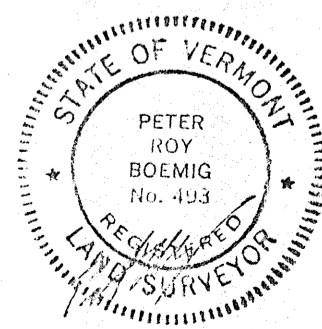


LINE	DIRECTION	DISTANCE
L8	S63°04'00"E	13.97'
L9	N26°56'00"E	16.50'
L11	S23°38'00"W	8.67'
L13	N13°12'39"E	36.25'
L17	N26°56'00"E	11.67'
L21	N23°38'00"E	7.83'
L22	S29°40'33"E	13.64'
L24	N23°38'00"E	10.17'
L25	N11°14'00"W	33.00'

CURVE	RADIUS	LENGTH	DELTA
C1	150.00'	72.19'	27°34'28"
C2	200.00'	43.26'	12°23'35"
C15	110.00'	164.11'	85°28'47"
C16	110.00'	2.34'	01°13'09"
C22	175.00'	32.15'	10°31'34"
C23	175.00'	141.99'	46°29'17"
C24	175.00'	19.86'	06°30'08"
C32	155.00'	94.32'	34°51'55"
C43	190.00'	34.91'	10°31'34"
C44	140.00'	85.19'	34°51'55"
C45	125.00'	117.57'	53°53'24"
C46	205.00'	89.63'	25°00'15"
C47	205.00'	20.11'	05°39'56"
C48	205.00'	15.00'	04°11'45"
C49	100.00'	76.85'	27°34'28"

FOR NOTES AND CERTIFICATION SEE SHEET 1 OF 5

SHEET 2 OF 5



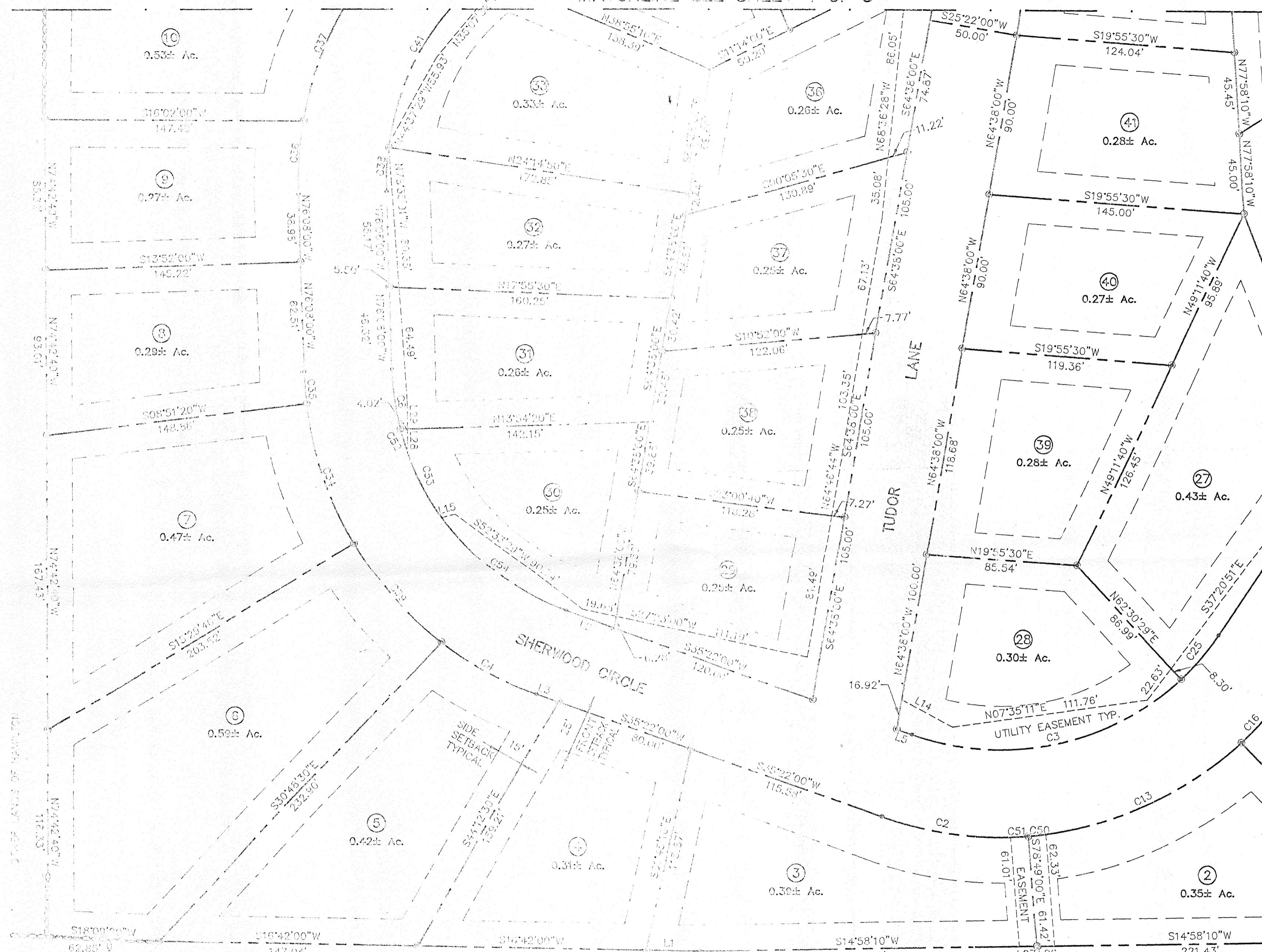
AS BUILT EASEMENT PLAT
PREPARED FOR
CERSOSIMO LUMBER CO., INC.
OF
SHERWOOD HOLLOW
TOWN OF BRATTLEBORO
WINDHAM COUNTY VERMONT

SOUTHERN VERMONT ENGINEERING
ENGINEERING • PLANNING • SURVEYING • LANDSCAPE ARCHITECTURE
P.O. BOX 1801 BRATTLEBORO, VERMONT 05301 • 802-257-0561

DATE PLAN: 7-28-93
DATE SURVEY: N/A
DRAWN BY: WSG
CHECKED BY: DAM
SCALE: 1"=40'
PROJ. NO. 235-288
CAD FILE NO. 23528802

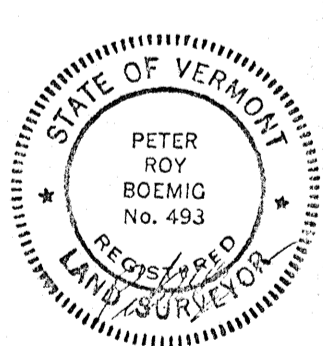
ORIGINAL INK ON MYLAR

MATCHLINE SEE SHEET 4 OF 5



MATCHLINE SEE SHEET 2 OF 5

Approved by the Town of Brattleboro
 Planning Commission
 Meeting held 1993
 1121
 10/5

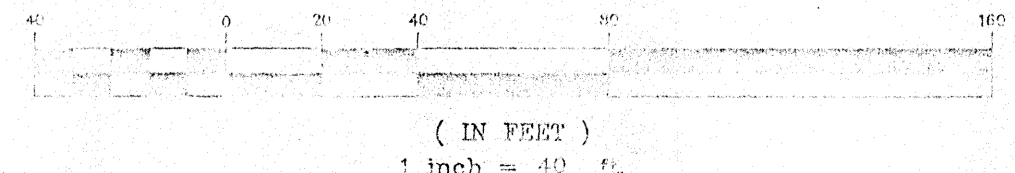


FOR NOTES AND CERTIFICATION
 SEE SHEET 1 OF 5.

SHEET 3 OF 5

LINE	DIRECTION	DISTANCE	CURVE	RADIUS	LENGTH	DELTA
L1	S16°42'00"W	30.00'	C2	200.00'	24.42'	21°19'07"
L2	S35°22'00"W	29.10'	C3	150.00'	164.36'	62°51'20"
L3	S35°22'00"W	13.38'	C4	200.00'	61.62'	17°39'10"
L4	S35°22'00"W	9.02'	C5	150.00'	33.64'	12°51'53"
L5	S13°46'01"E	0.02'	C6	200.00'	125.60'	35°48'31"
L6	N44°07'49"E	32.83'	C7	200.00'	43.26'	12°23'36"
L7	S10°15'53"W	7.57'	C8	150.00'	32.44'	12°23'28"
L8	S14°58'10"W	10.02'	C9	200.00'	25.00'	24°21'03"
L9	S14°58'10"W	10.02'	C10	200.00'	17.49'	05°00'38"
L10	N74°23'13"W	13.11'	C11	200.00'	41.69'	11°45'05"
L11	N74°23'13"W	14.91'	C12	200.00'	45.69'	24°21'03"
L12			C13	150.00'	24.83'	09°29'04"
L13			C14	200.00'	75.00'	21°29'09"
L14			C15	150.00'	115.00'	43°55'36"
L15			C16	200.00'	10.00'	02°31'58"
L16			C17	200.00'	10.00'	02°31'58"
L17			C18	150.00'	13.60'	05°11'45"
L18			C19	150.00'	42.54'	16°15'04"
L19			C20	150.00'	89.51'	34°11'28"

GRAPHIC SCALE



DEAN, JAY &
 TIMOTHY HAMILTON
 RR4 BOX 67
 BRATTLEBORO, VT
 BK 182 PG 520

AS BUILT EASEMENT PLAT
 PREPARED FOR
CERSOSIMO LUMBER CO., INC.
 OF
SHERWOOD HOLLOW
 TOWN OF BRATTLEBORO
 WINDHAM COUNTY VERMONT

SOUTHERN VERMONT ENGINEERING
 ENGINEERING • PLANNING • SURVEYING • LANDSCAPE ARCHITECTURE
 P.O. BOX 1801 BRATTLEBORO, VERMONT 05301 • 802-257-0561

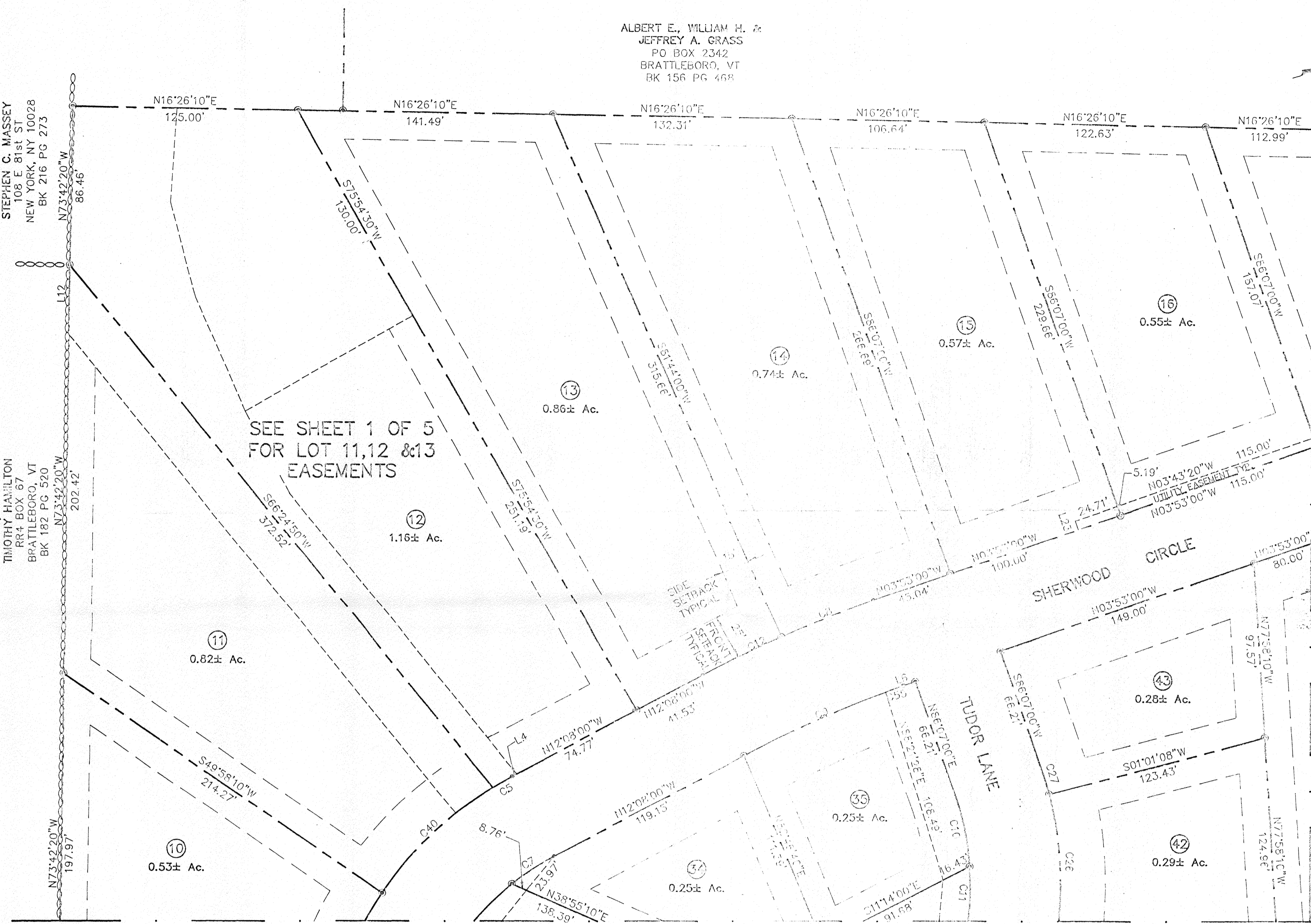
DATE PLAN: 7-25-93
 DATE SURVEY: N/A
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 CHECKED BY: DAM
 SCALE: 1"=40'
 PROJ. NO. 235-288
 CAD FILE NO. 23528803

ORIGINAL INK ON MYLAR

ALBERT E., WILLIAM H. &
JEFFREY A. GRASS
PO BOX 2342
BRATTLEBORO, VT
BK 156 PG 468

STEPHEN C. MASSEY
108 E 81st ST
NEW YORK, NY 10028
BK 216 PG 273

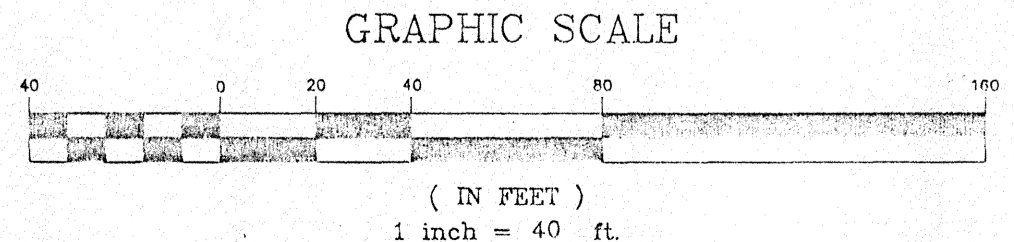
DEAN, JAY &
TIMOTHY HAMILTON
RR4 BOX 67
BRATTLEBORO, VT
BK 182 PG 520



Witnessed by the State of Vermont, Vermont
County Clerk, on the day of
July 28, 1993, at Brattleboro, Vermont.
[Signature]

LINE	DIRECTION	DISTANCE
L4	N12°08'00"W	2.85'
L6	N03°53'00"W	7.00'
L12	N73°42'20"W	23.40'
L23	S86°16'40"W	5.26'

CURVE	RADIUS	LENGTH	DELTA
C5	200.00'	12.38'	03°32'48"
C7	150.00'	27.73'	10°35'31"
C8	718.29'	54.96'	04°23'02"
C9	668.29'	96.23'	08°15'01"
C10	150.00'	40.67'	15°32'05"
C11	150.00'	35.90'	13°42'46"
C12	718.29'	48.47'	03°51'59"
C26	200.00'	85.00'	24°21'03"
C27	200.00'	17.10'	04°53'56"
C40	200.00'	85.00'	24°21'03"
C55	668.29'	10.54'	00°54'12"



MATCHLINE SEE SHEET 3 OF 5

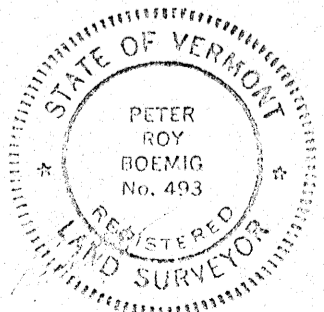
FOR NOTES AND CERTIFICATION SEE SHEET 1 OF 5

SHEET 4 OF 5

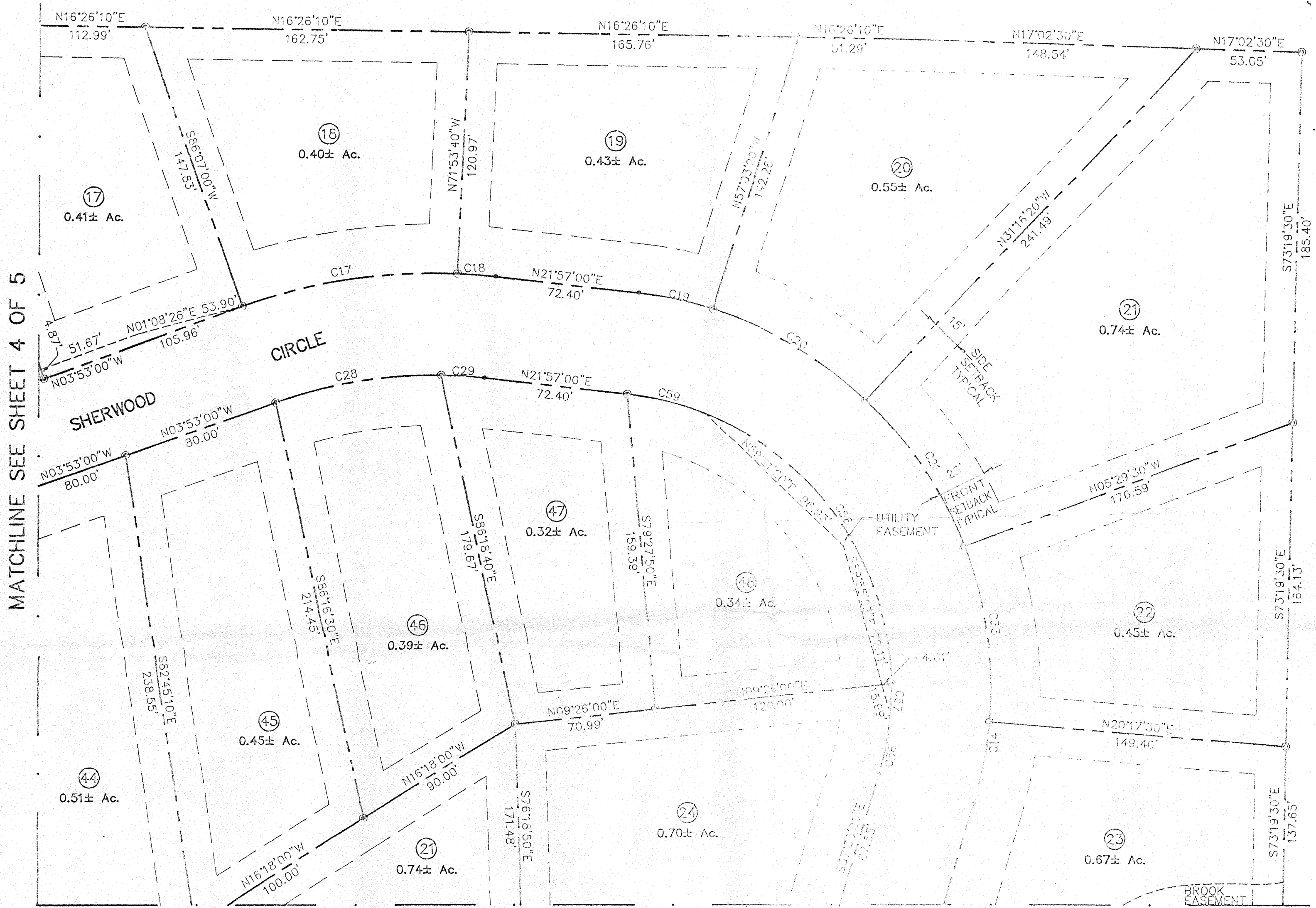
AS BUILT EASEMENT PLAT
PREPARED FOR
CERSOSIMO LUMBER CO., INC.
OF
SHERWOOD HOLLOW
TOWN OF BRATTLEBORO
WINDHAM COUNTY VERMONT

SOUTHERN VERMONT ENGINEERING
ENGINEERING • PLANNING • SURVEYING • LANDSCAPE ARCHITECTURE
P.O. BOX 1801 BRATTLEBORO, VERMONT 05301 • 802-257-0561

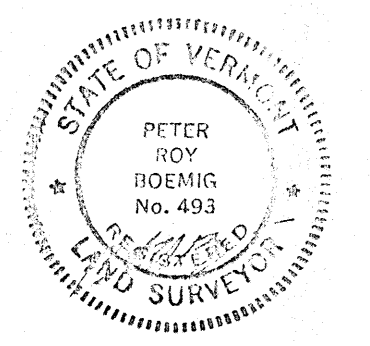
DATE PLAN: 7-28-93
DATE SURVEY: N/A
DRAWN BY: WSC
CHECKED BY: DAM
SCALE: 1"=40'
PROJ. NO. 235-288
CAD FILE NO. 23528804



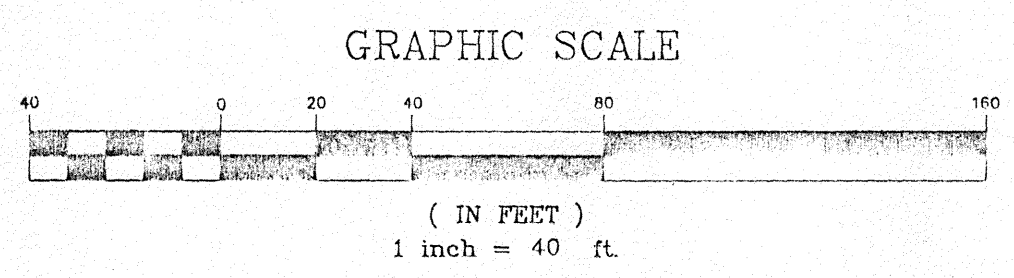
ORIGINAL INK ON MYLAR



Approved by the Town of Brattleboro, Vermont Planning Commission on this 10th day of July 1993, and signed by the Town Engineer
[Signature]
 Town Engineer



CURVE	RADIUS	LENGTH	DELTA
C14	200.00'	42.61'	12°12'25"
C17	286.62'	110.00'	21°59'21"
C18	286.62'	19.23'	03°50'39"
C19	200.00'	38.38'	10°59'42"
C20	200.00'	90.00'	23°46'59"
C21	200.00'	90.00'	23°46'59"
C28	236.62'	85.00'	20°34'56"
C29	236.62'	21.69'	05°15'07"
C33	200.00'	90.00'	23°46'59"
C56	150.00'	31.51'	12°02'13"
C57	150.00'	15.94'	06°05'15"
C58	150.00'	175.17'	66°54'32"
C59	150.00'	40.62'	15°31'00"



FOR NOTES AND CERTIFICATION SEE SHEET 1 OF 5

AS BUILT EASEMENT PLAT PREPARED FOR CERSOSIMO LUMBER CO., INC. OF SHERWOOD HOLLOW TOWN OF BRATTLEBORO WINDHAM COUNTY VERMONT		DATE PLAN: 7-28-93 DATE SURVEY: N/A DRAWN BY: WSG CHECKED BY: DAM SCALE: 1"=40' PROJ. NO. 235-288 CAD FILE NO. 23528805
SOUTHERN VERMONT ENGINEERING ENGINEERING • PLANNING • SURVEYING • LANDSCAPE ARCHITECTURE P.O. BOX 1801 BRATTLEBORO, VERMONT 05301 • 802-257-0561		

ORIGINAL INK ON MYLAR