

**CERTIFICATE OF HIGHWAY MILEAGE  
YEAR ENDING FEBRUARY 10, 2012**

Fill out form, make and file copy with the Town Clerk, and mail ORIGINAL, before February 20, 2012 to:  
Vermont Agency of Transportation, Division of Policy, Planning and Intermodal Development,  
One National Life Drive, Montpelier, VT 05633.

We, the members of the legislative body of BRATTLEBORO in WINDHAM County  
on an oath state that the mileage of highways, according to Vermont Statutes Annotated, Title 19, Section 305,  
added 1985, is as follows:

**PART I - CHANGES TOTALS - Please fill in and calculate totals.**

Town Highways	Previous Mileage	Added Mileage	Subtracted Mileage	Total	Scenic Highways
Class 1	6.420			6.420	0.000
Class 2	13.890			13.890	0.000
Class 3	65.20		0.19	65.01	0.000
State Highway	22.195			22.195	0.000
<b>Total</b>	<b>107.705</b>			<b>107.515</b>	<b>0.000</b>
* Class 1 Lane	0.503				0.000
* Class 4	7.56				
* Legal Trail	0.00				
* Unidentified Corridor	0.00				

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

**PART II - INFORMATION AND DESCRIPTION OF CHANGES SHOWN ABOVE.**

1. NEW HIGHWAYS: Please attach Selectmen's "Certificate of Completion and Opening".
2. DISCONTINUED: Please attach SIGNED copy of proceedings (minutes of meeting).
3. RECLASSIFIED/REMEASURED: Please attach SIGNED copy of proceedings (minutes of meeting).
4. SCENIC HIGHWAYS: Please attach a copy of order designating/discontinuing Scenic Highways.

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

**PART III - SIGNATURES - PLEASE SIGN.**

Selectmen/ Aldermen/ Trustees Signatures:

*[Handwritten signatures]*

T/C/V Clerk Signature:

*[Handwritten signature: Annette L. Cappo]*

Date Filed:

2/8/12

Please sign ORIGINAL and return it for Transportation signature.

AGENCY OF TRANSPORTATION APPROVAL:

Signed copy will be returned to T/C/V Clerk.

APPROVED:

Representative, Agency of Transportation

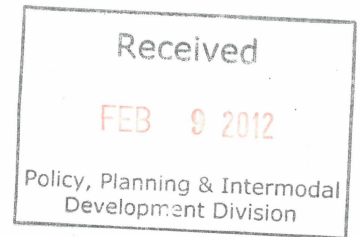
*[Handwritten signature: Johnathan Croft]*

DATE:

6/25/2012

## Vermont Statutes Annotated

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



#### § 305. Measurement and inspection

(a) After reasonable notice to the selectboard, a representative of the agency may measure and inspect the class 1, 2, and 3 town highways in each town to verify the accuracy of the records on file with the agency. Upon request, the selectboard or their designee shall be permitted to accompany the representative of the agency during the measurement and inspection. The agency shall notify the town when any highway, or portion of a highway, does not meet the standards for its assigned class. If the town fails, within one year, to restore the highway or portion of the highway to the accepted standard, or to reclassify, or to discontinue, or develop an acceptable schedule for restoring to the accepted standards, the agency for purposes of apportionment under section 306 of this title shall deduct the affected mileage from that assigned to the town for the particular class of the road in question.

(b) Annually, on or before February 10, the selectboard shall file with the town clerk a sworn statement of the description and measurements of all class 1, 2, 3, and 4 town highways and trails then in existence, including any special designation such as a throughway or scenic highway. When class 1, 2, 3, or 4 town highways, trails, or unidentified corridors are accepted, discontinued, or reclassified, a copy of the proceedings shall be filed in the town clerk's office and a copy shall be forwarded to the agency.

(c) All class 1, 2, 3, and 4 town highways and trails shall appear on the town highway maps by July 1, 2015.

(d) At least 45 days prior to first including a town highway or trail that is not clearly observable by physical evidence of its use as a highway or trail and that is legally established prior to February 10, 2006 in the sworn statement required under subsection (b) of this section, the legislative body of the municipality shall provide written notice and an opportunity to be heard at a duly warned meeting of the legislative body to persons owning lands through which a highway or trail passes or abuts.

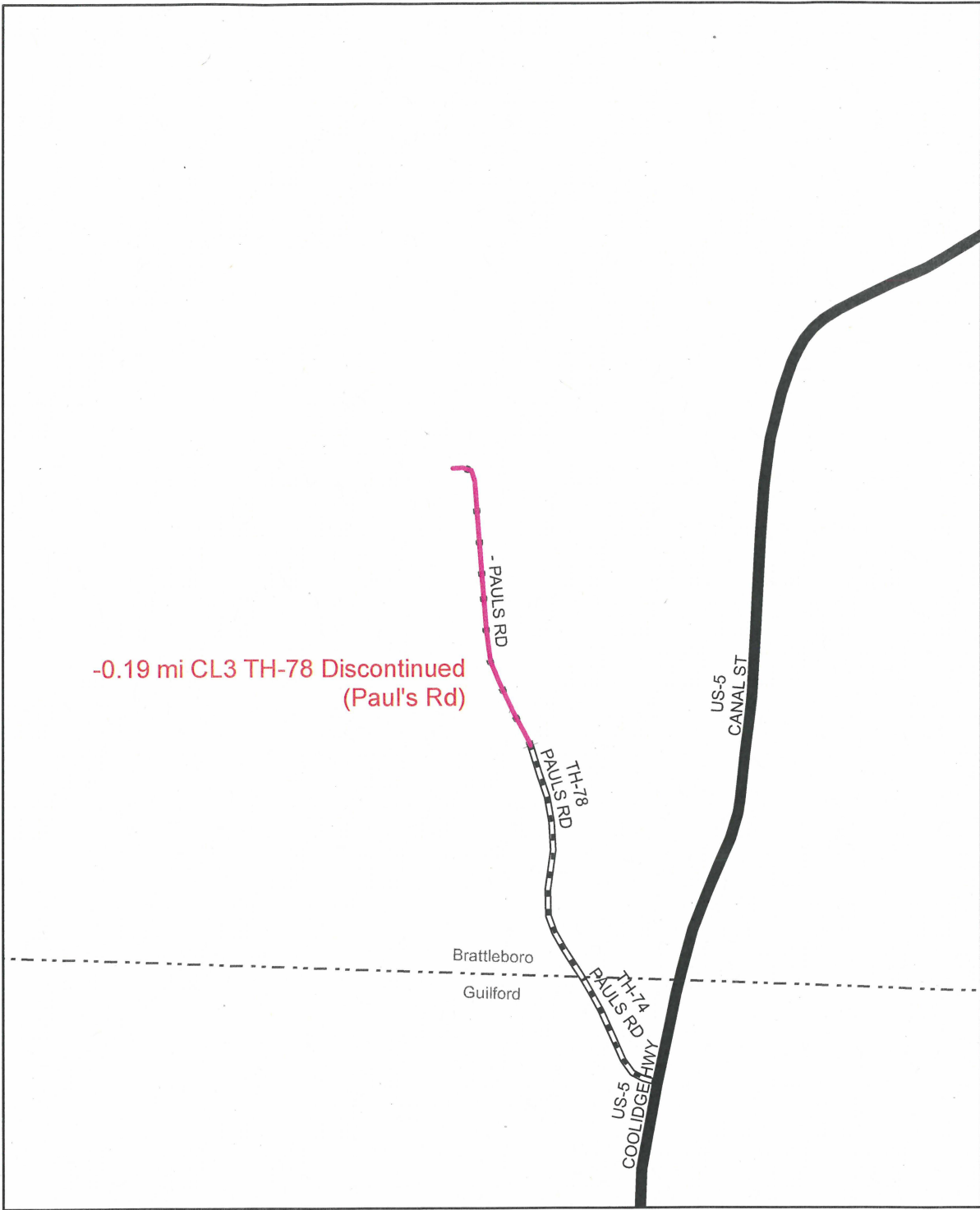
(e) The agency shall not accept any change in mileage until the records required to be filed in the town clerk's office by this section are received by the agency. A request by a municipality to the agency for a change in mileage shall include a description of the affected highway or trail, a copy of any surveys of the affected highway or trail, minutes of meetings at which the legislative body took action with respect to the changes, and a current town highway map with the requested deletions and additions sketched on it. A survey shall not be required for class 4 town highways that are legally established prior to February 10, 2006. All records filed with the agency are subject to verification in accordance with subsection (a) of this section.

(f) The selectboard of any town who are aggrieved by a finding of the agency concerning the measurement, description or classification of a town highway may appeal to the transportation board by filing a notice of appeal with the executive secretary of the transportation board.

(g) The agency shall provide each town with a map of all of the highways in that town together with the mileage of each class 1, 2, 3, and 4 highway, as well as each trail, and such other information as the agency deems appropriate.

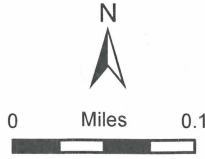
Excerpt of 19 V.S.A. § 305 - *Measurement and inspection* from Vermont Statutes Online located at – <http://www.leg.state.vt.us/statutes/fullsection.cfm?Title=19&Chapter=003&Section=00305>

12/20/2010



Mapping Unit  
Division of Policy and Planning  
Vermont Agency of Transportation -- February 2012

### Mileage Certificate Change 2012 BRATTLEBORO



STATE OF VERMONT  
TOWN OF BRATTLEBORO

WHEREAS, at Brattleboro, Vermont, on the 13<sup>th</sup> day of April, 2004, the Selectboard of the Town of Brattleboro, on their own Motion, did vote to propose that pursuant to Title 19 Vermont Statutes Annotated, Chapter 7, as amended, that the following public highway in the Town of Brattleboro be layed out in part and discontinued in part as follows:

The Highway to be DISCONTINUED is described as follows: Being all of the so-called roadway of Paul's Road beyond the proposed turnaround area at the entrance to lands of Delta Industries, LLC:

Beginning at a 1/2" rebar pin set 15" up on the westerly side of Paul's Road, said pin being at the boundary between lands of Freeman and lands of Delta Industries, LLC; thence N 79° 26' 06" E a distance of 35 feet to a point on the easterly side of Paul's Road; thence N 10° 33' 54" W a distance of 210.18 feet to a point; thence along an arc a distance of 112.24 feet, the radius of which is 293.98 in a northeasterly direction; thence N° 11 18' 36"E a distance of 306.83 feet to a point; hence N° 09 21' 01" E a distance of 272.41 feet to a point; thence along a curve a distance of 43.12 feet, the radius of which is 52.62 feet (tie line being N 14° 01' 31" W a distance of 41.92 feet); thence along a curve a distance of 43.12 feet, the radius of which is 52.62 feet (tie line being N 60° 58' 35" W a distance of 41.92 feet); thence N 84° 27' 08" W a distance of 38.24 feet; thence S 05° 32' 52" W a distance of 33 feet to a point marking the terminus of the road; thence S 84° 27' 08" E a distance of 38.24 feet to a point; thence along a curve a distance of 32.15 feet, the radius of which is 19.62 feet (tie line being S 37° 30' 03" E a distance of 28.67 feet); thence S 09° 27' 01" W a distance of 271.88 feet to a point; thence S 11° 18' 36" W a distance of 306.10 feet; thence along a curve a distance of 124.84 feet, the radius of which is 326.98 feet (tie line being S 00° 22' 21" W a distance of 124.08 feet); thence S 10° 33' 54" E a distance of 210.18 feet to the point and place of beginning.

The roadway acreage being discontinued is approximately 0.76 acres.

The Highway to be LAID OUT AND ALTERED is described as follows:

Beginning at a point at the intersection of the Brattleboro-Guilford town line, said point being N 83° 58' 14" W. 239.88 feet, more or less, along said town line from a monument on the westerly side of Route 5; Thence N 73° 58' 14" E. 46.80 feet, more or less, along said town line to a point, said point being the intersection of the easterly side of Paul's Road in Guilford and said town line; thence N 73° 58' 14" E. 67.35 feet, more or less, along said town line to a point on the westerly side of Paul's Road; thence N 19° 38' 42" W. 124.59 feet, more or less, along the westerly side of Paul's Road to a point; thence

W?  
S. Moulton  
14 AS 2012

compared against survey



along a curve to the right having a radius of 221.50 feet, a length of 179.86 feet and a chord of N 03° 37' 02" E, 174.96 feet, more or less, along the westerly side of Paul's Road to a point; thence N 26° 52' 47" E, 90.18 feet, more or less, along the westerly side of Paul's Road to a point; thence along a curve to the left having a radius of 213.50 feet, a length of 87.65 feet and a chord of N 15° 07' 09" E, 87.03 feet, more or less, along the westerly side of Paul's Road to a point; thence N 03° 32' 31" E, 104.79 feet, more or less, along the westerly side of Paul's Road to a point; thence N 08° 20' 49" E, 125.51 feet, more or less, along the westerly side of Paul's Road to a point of curve or a non tangent curve; thence along a curve to the left, having a radius of 875.00 feet, a length of 101.56 feet and a chord of N 05° 52' 01" W, 101.50 feet, more or less, along the westerly side of Paul's Road to a point; thence S 77° 00' 12" W, a distance of 24.78 feet, more or less, along the westerly side of Paul's Road to a point; thence N 10° 31' 57" W, a distance of 68.35 feet, more or less, along the westerly side of Paul's Road to appoint; thence N 79° 29' 03" E, a distance of 115.63 feet, more or less, along the northerly side of Paul's Road to a point; thence S 09° 25' 34" E, a distance of 94.70 feet, more or less, along the easterly side of Paul's Road to a point of curve of a non tangent curve; thence along a curve to the right, having a radius of 965.00 feet, a length of 505.74 feet and a chord of S 07° 19' 28" W, 499.97 feet, more or less, along the easterly side of Paul's Road to a point of reverse curve; thence along a curve to the left having a radius of 235.00 feet, a length of 154.21 feet and a chord of S 03° 32' 21" W, 151.46 feet, more or less, along the easterly side of Paul's Road to a point; thence S 15° 15' 36" E, a distance of 165.81 feet, more or less, along the easterly side of Paul's Road to the point of beginning. And,

Beginning at a point on the southerly boundary of land of Delta Industries, LLC and the northerly boundary of land of Dana A. Holby, said point being the southwest corner of the parcel herein described; thence N 10° 31' 57" W, a distance of 68.35 feet, more or less, along land of Delta Industries, LLC to a point; thence N 79° 28' 03" E, a distance of 115.63 feet, more or less, along land of Delta Industries, LLC to a point; thence S 09° 25' 34" E, a distance of 94.70 feet, more or less, along land of Delta Industries, LLC to a point at the northeasterly corner of Tract 1, land of Jeremy G. Freeman, Jr. and Douglas L. Freeman, said point being the southeasterly corner of the parcel herein described; thence N 67° 59' 23" w, a distance of 51.95 feet, more or less, along said Trace 1 to a point at the easterly side of existing Paul's Road; thence S 79° 26' 06" W, a distance of 33.00 feet, more or less, to a point at the westerly side of existing Paul's Road and the northeasterly corner of Tract 2; thence S 77° 00' 12" W, a distance of 12.27 feet, more or less, along said Trace 2 to a point; thence S 77° 00' 12" W, a distance of 24.78 feet, more or less, along land of Dana A. Holby to the point of beginning.

The roadway acreage being considered for laying out and altering is approximately 2.27 acres, or 98,976 square feet.

Said roadway to be discontinued being referenced in the "Boundary Survey, Road Discontinuance & Merger - Paul's Road, Bratt. VT" prepared for Delta Industries, LLC by Eric Morse, Land Surveyor, Job #2096 dated February 1, 2002, and recorded at Slide #A115.4 of the Brattleboro, Vermont Land Records.

Said roadway to be laid out and altered being referenced in the "Proposed Right-of-Way and Easement Plan – Paul's Road, Brattleboro & Guilford, Vermont" prepared for Delta Industries, LLC by Eric Morse, Land Surveyor, Job #2096 dated January 6, 2004, and recorded at Slide #A/21.4 of the Brattleboro, Vermont Land Records.

WHEREFORE, the Selectboard did order and appoint that on the 18<sup>th</sup> day of May, 2004, at 4:30 p.m. they would meet at the site and then at 6:15 p.m. they would meet at the Brattleboro Selectboard Meeting Room in Brattleboro, Vermont for the purpose of hearing all persons interested in said public highway and its alteration, discontinuance and new layout and for the purpose of examining the premises affected thereby, and did give notice thereof to the statutory parties and to those set forth in Exhibit "A" attached hereto all being persons who own or are interested in the lands on which said proposed road now lies or abutting on said roadway at their last known addresses; and did give notice thereof to the voters of the Town of Brattleboro by posting notices thereon on April 14, 2004 in the public places within the Town, and did give notice to the voters of the Town of Brattleboro by causing a notice to be published in the Brattleboro Daily Reformer, a newspaper with a circulation in Brattleboro, Vermont on May 8, 2004, and did leave a copy of such notice with the Brattleboro Town Clerk

AND, afterwards, on or before May 18, 2004 all of the Selectmen did examine said premises, and did hold a public hearing on May 18, 2004, at 6:15 p.m. at the Brattleboro Selectboard Meeting Room at which time individuals were given the opportunity to appear and give testimony regarding said road. There were no claims for damages. There were no individuals who gave testimony.

AND, the Selectboard determined that the present status of the public highway is as follows:

1. That the roadway is a public highway;
2. That the roadway is being discontinued in part and layed out in part as part of the development of the Delta Business Park and corresponding residential development;

3. That the laying out of the road widens the highway along the hill and creates a T-shaped turn around for vehicles at the end of the public section of the road;

4. That the road laying out and discontinuance is in the best interest of the Town.

AND, after due discussion and deliberation with those in attendance and after review of the premises with the adjoining landowners, the Selectboard were of the opinion and did so vote that the necessity and convenience of the inhabitants and the public good requires that the road as previously laid out be discontinued in part and layed out in part and maintained as a public road up to the T-shaped turn-around.

AND, the said Selectboard did determine and vote that no damage was sustained by any person owning or interested in lands through which said proposed highway runs or abuts.

THEREFORE, it is ORDERED by the Selectboard that (1) the roadway as above first described be discontinued and (2) the roadway as above second described be layed out a sa public road.

Dated at Brattleboro, Vermont this 1<sup>st</sup> day of ~~May~~ <sup>June</sup>, 2004.

Selectboard, Town of Brattleboro

Steven Steidle  
Steven Steidle, Chairman

Greg Worden

Jorg Mayer  
Jorg Mayer

Pat D'Angelo  
Pat D'Angelo

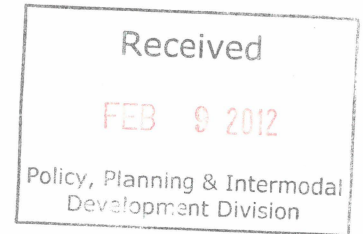
Kevin Yager  
Kevin Yager

TOWN CLERK, BRATTLEBORO, VT  
RECEIVED AT 1:15 P M  
JUN 2 2004  
Highway BK 2 PG 138  
Annette L. Cappy, Town Clerk

**Town of Brattleboro**  
**DEPARTMENT OF PUBLIC WORKS**

211 Fairground Road, Brattleboro, Vermont 05301  
Tel: 802-254-4255 • Fax: 802-257-2316 • E-mail: brattdpw@sover.net

To: Barb Sondag, Town Manager  
From: Stephen Barrett, Director of Public Works  
Date: January 16, 2012  
Subject: Certificate of Highway Mileage



Enclosed is the Vermont Agency of Transportation Certificate of Highway Mileage for the Town of Brattleboro.

The Certificate is used to verify the classification and number of miles of roadway in the Town of Brattleboro, and to determine the Town's share of State aid.

The Certificate has been reviewed and a section of Paul's Road has been subtracted from the total mileage. This section of roadway was discontinued by the Select Board in 2004 as part of the Delta project. It appears that the Certificate of Highway Mileage wasn't updated at that time.

Please have the Board review and sign the Certificate so it can be submitted.

A handwritten signature in black ink, consisting of a large, stylized 'S' and 'B' intertwined, with a horizontal line extending to the right. Below the signature, the name "Steve Barrett" is printed in a standard sans-serif font.

Steve Barrett

SB/cp  
Enclosure



## Moulton, Sara

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**From:** Moulton, Sara  
**Sent:** Monday, February 13, 2012 12:55 PM  
**To:** 'acappy@brattleboro.org'  
**Subject:** Brattleboro Mileage Certificate Follow Up

I am processing Brattleboro's 2012 Certificate of Highway Mileage. The following two surveys were referenced in the documentation and I am wondering if you would be able to send a copy of each to me to make our file more complete. The surveys are identified as:

"Boundary Survey Road Discontinuance & Merge – Paul's Road, Bratt. VT" prepared for Delta Industries, LLC by Eric Morse, Land Surveyor, Job #2096 dated February 1, 2002, and recorded at Slide #A115.4 of the Brattleboro, Vermont Land Records

"Proposed Right-of-Way and Easement Plan – Paul's Road, Brattleboro & Guilford, Vermont" prepared for Delta Industries, LLC by Eric Morse, Land Surveyor, Job #2096 dated January 6, 2004, and recorded at Slide #A121.4 of the Brattleboro, Vermont Land Records.

Either a hardcopy or digital version would be fine.

Mailing address:

Sara Moulton  
VTrans - PPID – Mapping Unit  
1 National Life Dr  
Montpelier, VT 05633-5001.

Thank you for any help you can give with this.

Sara Moulton, GISP  
Mapping & GIS Specialist, Mapping Unit  
Division of Policy and Planning  
Vermont Agency of Transportation (VTrans)  
Tel: 802-828-2109

ORIGINAL INK ON MYLAR

DESCRIPTION OF THE PROPOSED RIGHT-OF-WAY OF PAUL'S ROAD IN GUILFORD (THE PROPOSED RIGHT-OF-WAY INCLUDES THE EXISTING PAUL'S ROAD AND TRACT 4.)

PAUL'S ROAD IN GUILFORD IS TOWN HIGHWAY NO. 74.

BEGINNING AT A POINT AT THE INTERSECTION OF THE WESTERLY SIDE OF ROUTE 5 AND THE EASTERLY SIDE OF PAUL'S ROAD, SAID POINT BEING S 20°24'03" W, 325.68 FEET, MORE OR LESS, FROM A MONUMENT ON THE WESTERLY EDGE OF ROUTE 5 AT THE BRATTLEBORO-GUILFORD TOWN LINE;

DESCRIPTION OF TRACT 4 - PART OF LOT 6-259, LAND OF DELTA INDUSTRIES, LLC, TO BE CONVEYED BY EASEMENT TO THE TOWN OF GUILFORD

BEGINNING AT A POINT AT THE INTERSECTION OF THE WESTERLY SIDE OF ROUTE 5, SAID POINT BEING S 20°24'03" W, 325.68 FEET, MORE OR LESS, FROM A MONUMENT ON THE WESTERLY EDGE OF ROUTE 5 AT THE BRATTLEBORO-GUILFORD TOWN LINE;

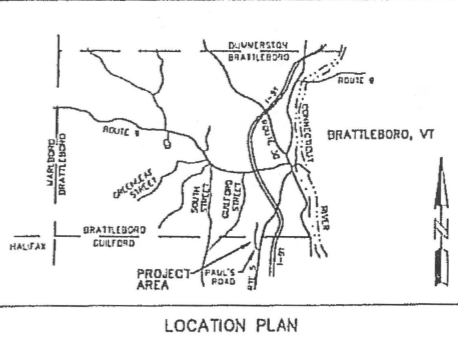
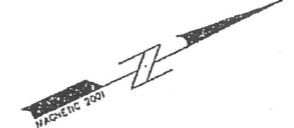
DESCRIPTION OF THE PROPOSED RIGHT-OF-WAY OF PAUL'S ROAD IN BRATTLEBORO (THE PROPOSED RIGHT-OF-WAY INCLUDES THE EXISTING PAUL'S ROAD, TRACT 1, TRACT 2 AND LOT 27.)

PAUL'S ROAD IN BRATTLEBORO IS TOWN HIGHWAY NO. 78.

BEGINNING AT A POINT AT THE INTERSECTION OF THE BRATTLEBORO-GUILFORD TOWN LINE, SAID POINT BEING N 73°58'14" W, 232.68 FEET, MORE OR LESS, ALONG SAID TOWN LINE FROM A MONUMENT ON THE WESTERLY SIDE OF ROUTE 5;

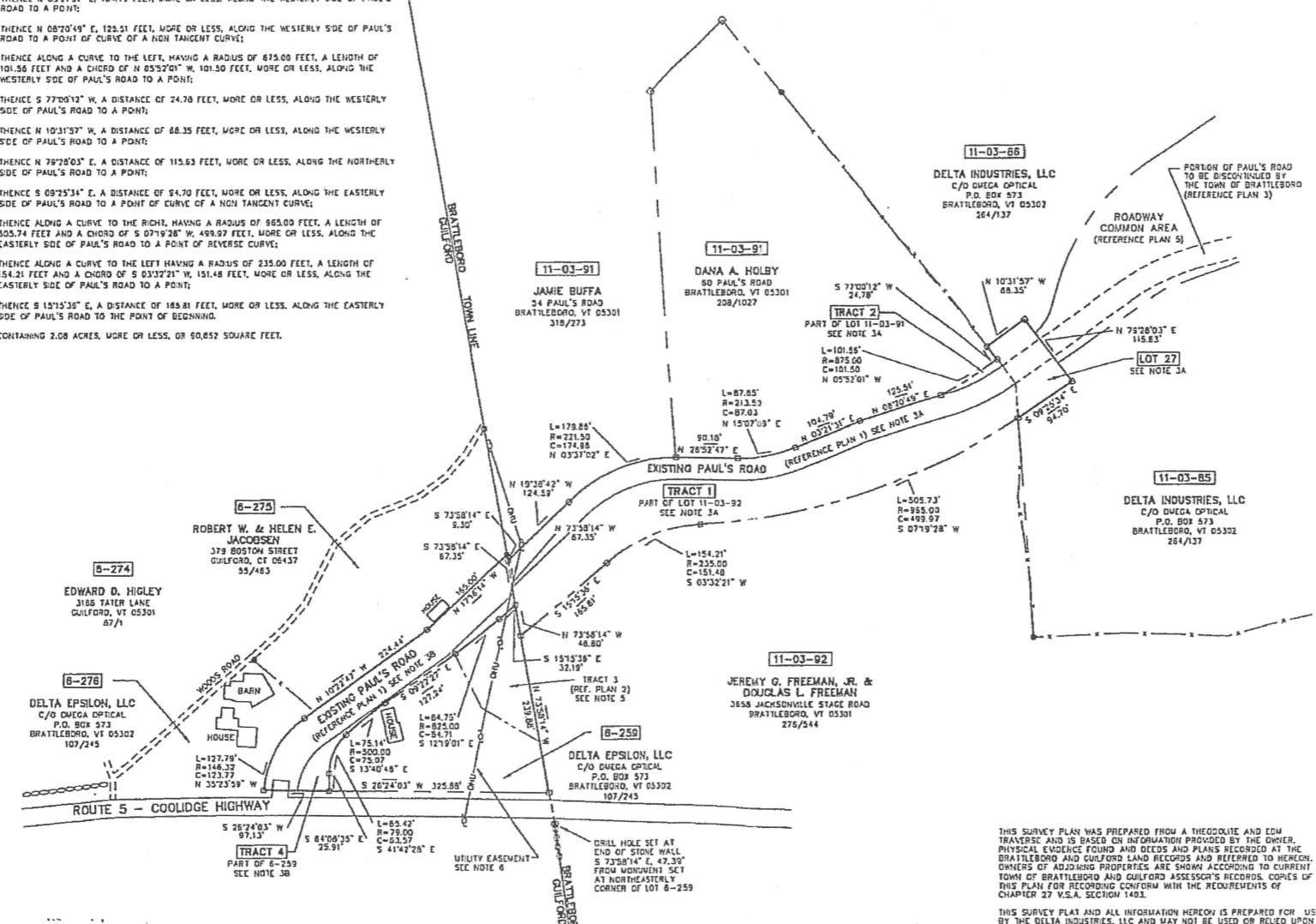
DESCRIPTION OF LOT 27 - PART OF LOTS 11-03-85 & 86, LAND OF DELTA INDUSTRIES, LLC, TO BE CONVEYED TO THE TOWN OF BRATTLEBORO

BEGINNING AT A POINT ON THE SOUTHERLY BOUNDARY OF LAND OF DELTA INDUSTRIES, LLC AND THE NORTHERLY BOUNDARY OF LAND OF DANA A. HOLBY, SAID POINT BEING THE SOUTHWESTERLY CORNER OF THE PARCEL HEREIN DESCRIBED;



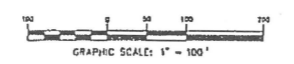
- REFERENCE PLANS
1. EXISTING RIGHT-OF-WAY PLAN, PAUL'S ROAD IN BRATTLEBORO & GUILFORD, VERMONT PREPARED FOR DELTA INDUSTRIES, LLC C/O OMEGA OPTICAL P.O. BOX 573, BRATTLEBORO, VERMONT 05302, DATED 11/23/2001, PREPARED BY ERIC M. MORSE, RECORDED IN SLIDE 86 AT THE BRATTLEBORO LAND RECORDS AND SLIDE 142 AT THE GUILFORD LAND RECORDS.

- NOTES
1. BEARINGS ARE MAGNETIC 2001 AS PER REFERENCE PLAN 1.
2. 11-03-92 DENOTES TAX MAP (11), BLOCK (03) & LOT NUMBER (92).



LEGEND table with symbols for IRON PIN FOUND, IRON PIN TO BE SET, UTILITY POLE, BARBED WIRE FENCE, STONE WALL, CHU, OVERHEAD UTILITY, EASEMENT LINE, and ADJUTER PROPERTY LINE (APPROX).

TOWN CLERK'S OFFICE BRATTLEBORO, VT. RECEIVED March 17 2004 4 M 35 P M. Recorded Book 516 Page 47



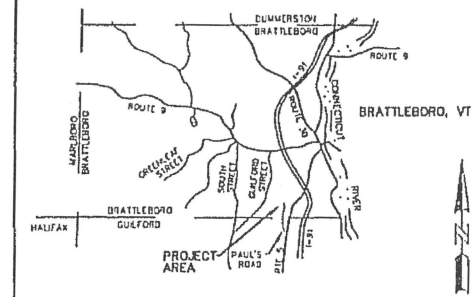
THIS PLAN HAS BEEN REDUCED FOR RECORDING PURPOSES THE REDUCED SCALE IS: 1" = 150'

THIS SURVEY PLAN WAS PREPARED FROM A THEODOLITE AND EDM TRAVELER AND IS BASED ON INFORMATION PROVIDED BY THE OWNER. OWNERS OF ADJOINING PROPERTIES ARE SHOWN ACCORDING TO CURRENT TOWN OF BRATTLEBORO AND GUILFORD ASSESSOR'S RECORDS. COPIES OF THIS PLAN FOR RECORDING CONFORM WITH THE REQUIREMENTS OF CHAPTER 27 V.S.A. SECTION 1403.



Table with columns: REV, DATE, DESCRIPTION. Includes title 'PROPOSED RIGHT-OF-WAY AND EASEMENT PLAN' and details for Delta Industries, LLC, prepared by Eric M. Morse, Land Surveyor. Includes date 1/8/2001, scale 1" = 100', and sheet 1 of 1.

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LOCATION PLAN

REFERENCE PLANS

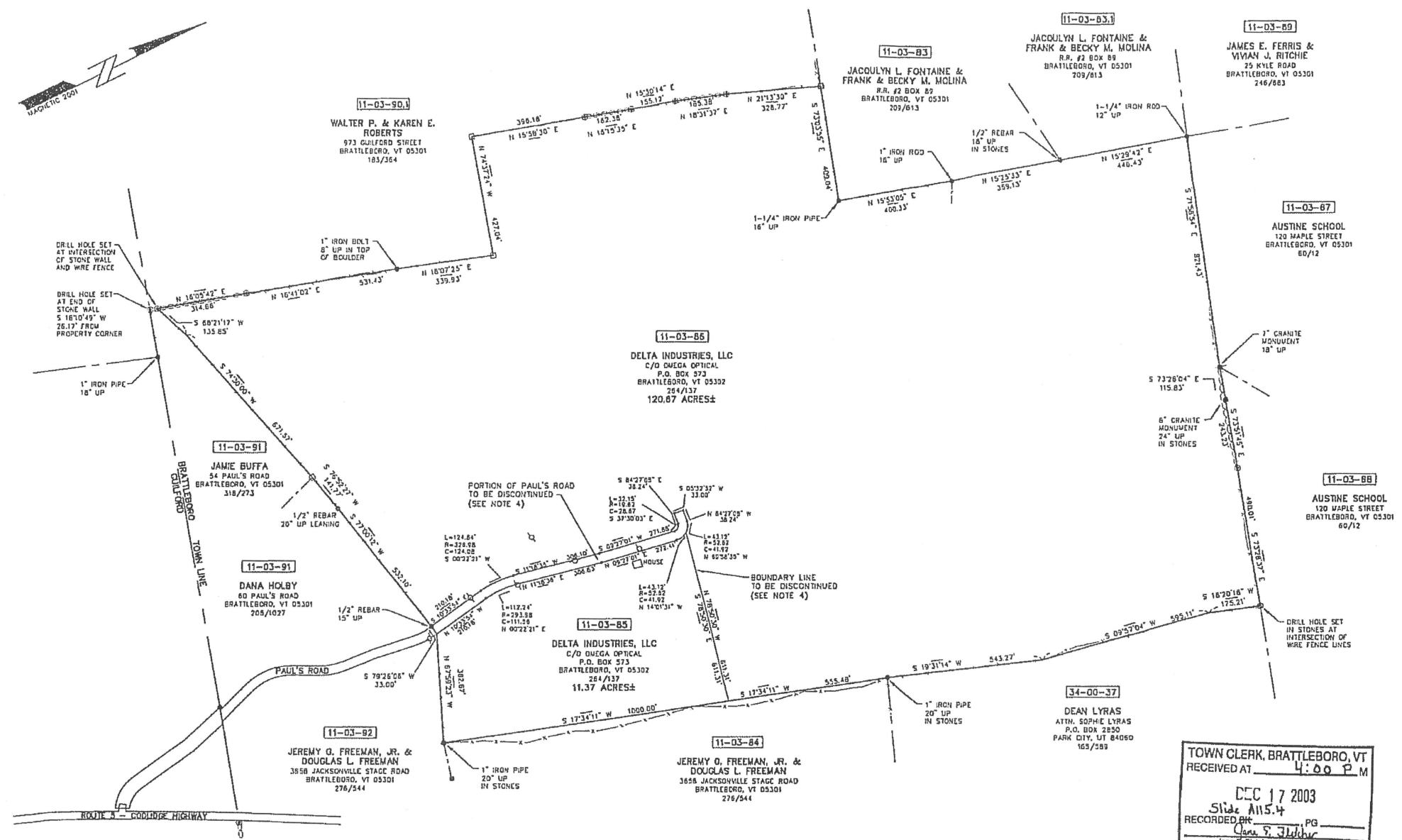
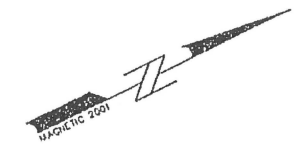
- 1. SUBDIVISION PLAN: LAND OF GLADYS G. PIERSON, BK. 109, PG. 303, PAUL'S ROAD, BRATTLEBORO, VERMONT, DATED 12/85, SCALE: 1" = 200', PREPARED BY C.T. MALE ASSOCIATES, INC., JOB NO. 85-V080.
2. THE ADJOINING PROPERTIES OF JEREMY G. FREEMAN ESTATE, BRATTLEBORO, VERMONT, DATED 1/12/07, SCALE: 1" = 200', PREPARED BY JAMES C. FERGUSON, FILE NO. 485.
3. PROPERTY OF LOUISA TRACY HALL, GUILFORD, VT., DATED 8/72, SCALE: 1" = 200', PREPARED BY EMORY A. FELCH, RECORDED IN SLIDE 13 AT THE GUILFORD LAND RECORDS, REVISED PLAN DATED 5/8/79, NOT RECORDED.
4. AUSTINE SCHOOL PLAN FOR THE DEAF, BRATTLEBORO, VT., PREPARED BY SOUTHERN VERMONT ENGINEERING, JAN. 1976, PROJ. NO. 738.
5. PROPOSED SUBDIVISION OF PROPERTY BELONGING TO JACQUYLN FONTAINE/ALLEN AND FRANK & BECKY MOLINA, (P.P. NO. 11-03-83), BRATTLEBORO, VERMONT, DATED 8/9/98, SCALE: 1" = 100', PREPARED BY JAMES C. FERGUSON, JOB NO. 837, RECORDED IN SLIDE 54 AT THE BRATTLEBORO LAND RECORDS.
6. EXISTING RIGHT-OF-WAY PLAN, PAUL'S ROAD IN BRATTLEBORO & GUILFORD, VERMONT, PREPARED FOR DELTA INDUSTRIES, LLC C/O OMEGA OPTICAL, P.O. BOX 573, BRATTLEBORO, VERMONT 05302, DATED 11/23/2001, SCALE: 1" = 100', PREPARED BY ERIC M. MORSE, JOB NO. 2096, RECORDED IN SLIDE 92 AT THE BRATTLEBORO LAND RECORDS.
7. EASEMENT PLAN FOR DRIVEWAY ACCESS AND ROAD IMPROVEMENTS ALONG PAUL'S ROAD IN BRATTLEBORO & GUILFORD, VERMONT, PREPARED FOR DELTA INDUSTRIES, LLC C/O OMEGA OPTICAL, P.O. BOX 573, BRATTLEBORO, VT 05302, DATED 12/4/2001, PREPARED BY ERIC M. MORSE, RECORDED IN SLIDE 92 AT THE BRATTLEBORO LAND RECORDS.
8. TAX MAP 11 BLOCK 03 LOT 91, SUBDIVISION PLAN, PAUL'S ROAD, BRATTLEBORO, VERMONT, LAND OF DANA A. HOLBY BY PAUL'S ROAD, BRATTLEBORO, VT 05301, DATED 4/4/2003, REVISED 8/1/2003, PREPARED BY ERIC M. MORSE, RECORDED IN SLIDE 113 AT THE BRATTLEBORO LAND RECORDS.

NOTES

- 1. BEARINGS ARE MAGNETIC 2001.
2. OWNER OF RECORD: DELTA INDUSTRIES, LLC C/O OMEGA OPTICAL P.O. BOX 573 BRATTLEBORO, VT 05302 DEED: BOOK 284 PAGE 137 LOTS 11-03-85 & 86
3. 11-03-85 DENOTES TAX MAP (11), BLOCK (03) & LOT NUMBER (85).
4. PURPOSE OF PLAN: SHOW THE BOUNDARY LINES OF LAND OF DELTA INDUSTRIES, LLC IN BRATTLEBORO (LOTS 11-03-85 & 86) AND THE PORTION OF PAUL'S ROAD TO BE DISCONTINUED BY THE TOWN OF BRATTLEBORO, THE 2 PARCELS AND THE SAID DISCONTINUED PORTION OF PAUL'S ROAD ARE TO BE MERGED INTO ONE PARCEL.
5. AREAS: LOT 11-03-85 11.37 ACRES LOT 11-03-86 120.67 ACRES DISCONTINUED PORTION OF PAUL'S ROAD 0.78 ACRES TOTAL 132.82 ACRES
6. ZONE: PLANNED UNIT DEVELOPMENT (PUD). REFERENCE IS MADE TO A FINDINGS & NOTICE OF DECISION, DATED MARCH 2, 1989, RECORDED IN BOOK 284 PAGE 980 AND A DEVELOPMENT AGREEMENT, DATED FEBRUARY 16, 1999, RECORDED IN BOOK 272 PAGE 890 AT THE BRATTLEBORO LAND RECORDS.
7. PAUL'S ROAD, TOWN HIGHWAY NO. 78, IS ASSUMED TO BE A 2 ROD ROAD (33 FEET WIDE), AS PER INFORMATION PROVIDED BY THE BRATTLEBORO DEPARTMENT OF PUBLIC WORKS AND REFERENCE PLAN 6.
8. THE BRATTLEBORO-GUILFORD TOWN LINE SHOWN HEREON IS BASED ON REFERENCE PLANS NOTED HEREON AND PHYSICAL EVIDENCE FOUND.
9. THE PROPERTY IS SUBJECT TO A UTILITY EASEMENT CONVEYED BY WILLIAM E. PIERSON AND GRACE PIERSON TO CENTRAL VERMONT PUBLIC SERVICE IN A DEED DATED NOVEMBER 4, 1950 AND RECORDED IN BOOK 85 PAGE 302 AT THE BRATTLEBORO LAND RECORDS.
10. THE PROPERTY IS SUBJECT TO A UTILITY EASEMENT CONVEYED BY GLADYS G. PIERSON TO CENTRAL VERMONT PUBLIC SERVICE CORPORATION AND NEW ENGLAND TELEPHONE AND TELEGRAPH COMPANY IN A DEED DATED JANUARY 25, 1988 AND RECORDED IN BOOK 203 PAGE 277 AT THE BRATTLEBORO LAND RECORDS.
11. THE PROPERTY MAY ALSO BE SUBJECT TO OR BENEFIT FROM OTHER EASEMENTS AS THEY EXIST OF RECORD OR IN FACT, ERIC M. MORSE DOES NOT INTEND OR REPRESENT THAT ALL RIGHTS AND EASEMENTS AFFECTING THE SUBJECT PROPERTY ARE SHOWN. A SPECIFIC TITLE EXAMINATION IS SUGGESTED TO DETERMINE THE NATURE AND EXTENT OF RIGHTS AND EASEMENTS AFFECTING THE SUBJECT PROPERTY.

Table with 2 columns: REV. and DESCRIPTION. Row 1: 1, 12/4/2003, GENERAL REVISIONS.

TAX MAP 11 BLOCK 3 LOTS 85 & 86 BOUNDARY SURVEY, ROAD DISCONTINUANCE & MERGER PAUL'S ROAD, BRATTLEBORO, VERMONT PREPARED FOR DELTA INDUSTRIES, LLC C/O OMEGA OPTICAL P.O. BOX 573 BRATTLEBORO, VERMONT 05302 ERIC M. MORSE, LAND SURVEYOR 127 NORTH BELDEN HILL DRIVE GUILFORD, VERMONT 05301 (802) 254-8477 VERMONT - NEW HAMPSHIRE - MASSACHUSETTS DATE: 2/1/2002 SCALE: 1" = 200' JOB NUMBER: 2098 SHEET: 1 OF 1



DESCRIPTION OF THE PORTION OF PAUL'S ROAD TO BE DISCONTINUED

PAUL'S ROAD, TOWN HIGHWAY NO. 78, IS 2 RODS (33 FEET) WIDE. BEGINNING AT AN IRON PIN ON THE WESTERLY SIDE OF PAUL'S ROAD AT THE NORTHEAST CORNER OF LOT 11-03-91 AND THE SOUTHWEST CORNER OF LOT 11-03-86; THENCE N 10°33'54" W, 210.18 FEET TO A POINT; THENCE ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 326.98 FEET, A LENGTH OF 124.84 FEET AND A CHORD OF N 05°22'21" E, 124.08 FEET TO A POINT; THENCE N 11°16'36" E, 306.10 FEET TO A POINT; THENCE N 09°27'01" E, 271.89 FEET TO A POINT; THENCE ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 19.82 FEET, A LENGTH OF 32.15 FEET AND A CHORD OF N 37°30'03" W, 28.67 FEET TO A POINT; THENCE N 84°27'08" W, 38.24 FEET TO A POINT AT THE END OF PAUL'S ROAD. THE LAST 6 COURSES BEING ALONG THE WESTERLY SIDE OF PAUL'S ROAD; THENCE N 05°32'52" W, 33.00 FEET ALONG THE END OF PAUL'S ROAD TO A POINT;

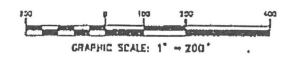
THENCE S 84°27'08" E, 38.24 FEET TO A POINT; THENCE ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 32.82 FEET, A LENGTH OF 80.23 FEET AND A CHORD OF S 37°30'03" E, 78.90 FEET TO A POINT; THENCE S 09°27'01" W, 272.41 FEET TO A POINT; THENCE S 11°16'36" W, 306.63 FEET TO A POINT; THENCE ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 393.98 FEET, A LENGTH OF 112.24 FEET AND A CHORD OF S 09°22'21" W, 111.55 FEET TO A POINT; THENCE S 10°33'54" E, 210.18 FEET TO A POINT AT THE SOUTHWESTERLY CORNER OF LOT 11-03-85 AND THE NORTHEAST CORNER OF LOT 11-03-84. THE LAST 6 COURSES BEING ALONG THE EASTERLY SIDE OF PAUL'S ROAD; THENCE S 79°28'08" W, 33.00' ACROSS PAUL'S ROAD TO THE POINT OF BEGINNING, CONTAINING 0.76 ACRES± 33,154 SQUARE FEET.

THIS SURVEY PLAN WAS PREPARED FROM A THEODOLITE AND EDM TRAVERSE AND IS BASED ON INFORMATION PROVIDED BY THE OWNER, PHYSICAL EVIDENCE FOUND AND DEEDS AND PLANS RECORDED AT THE BRATTLEBORO AND GUILFORD LAND RECORDS AND REFERRED TO HEREON. OWNERS OF ADJOINING PROPERTIES ARE SHOWN ACCORDING TO CURRENT TAX MAPS OF BRATTLEBORO AND GUILFORD ASSESSORS RECORDS. COPIES OF THIS PLAN FOR RECORDING CONFORM WITH THE REQUIREMENTS OF CHAPTER 27 V.S.A., SECTION 1403. THIS SURVEY PLAN AND ALL INFORMATION HEREON IS PREPARED FOR USE BY DELTA INDUSTRIES, LLC AND MAY NOT BE USED OR RELIED UPON BY OTHER PARTIES WITHOUT WRITTEN AUTHORIZATION BY ERIC M. MORSE.

TOWN CLERK, BRATTLEBORO, VT RECEIVED AT 4:00 P.M. DEC 17 2003 SLD:AMS:4 RECORDED PG 1000 Jans E. Fitcher, Ass't Town Clerk



THIS PLAN HAS BEEN REDUCED FOR RECORDING PURPOSES THE REDUCED SCALE IS: 1" = 300'



- LEGEND: IRON PIN FOUND, MONUMENT FOUND, MONUMENT SET (FERO/POLYROC WITH CAP), DRILL HOLE SET, UTILITY POLE, STONE WALL, WIRE FENCE, ADJUTER PROPERTY LINE (APPROXIMATE)



ORIGINAL INK ON MYLAR

DESCRIPTION OF THE PROPOSED RIGHT-OF-WAY OF PAUL'S ROAD IN GUILFORD (THE PROPOSED RIGHT-OF-WAY INCLUDES THE EXISTING PAUL'S ROAD AND TRACT 4.)

PAUL'S ROAD IN GUILFORD IS TOWN HIGHWAY NO. 74.

BEGINNING AT A POINT AT THE INTERSECTION OF THE WESTERLY SIDE OF ROUTE 5 AND THE EASTERLY SIDE OF PAUL'S ROAD, SAID POINT BEING S 26°24'03" W, 325.88 FEET, MORE OR LESS, FROM A MONUMENT ON THE WESTERLY EDGE OF ROUTE 5 AT THE BRATTLEBORO-GUILFORD TOWN LINE;

THENCE S 26°24'03" W, 97.13 FEET, MORE OR LESS, ALONG THE WESTERLY SIDE OF ROUTE 5 TO A POINT;

THENCE ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 148.32 FEET, A LENGTH OF 127.79 FEET, MORE OR LESS, AND A CHORD OF N 35°23'59" W, 123.77 FEET, ALONG THE WESTERLY SIDE OF PAUL'S ROAD TO A POINT;

THENCE N 10°22'47" W, 224.44 FEET, MORE OR LESS, ALONG THE WESTERLY SIDE OF PAUL'S ROAD TO A POINT;

THENCE N 17°16'14" W, 165.00 FEET, MORE OR LESS, TO AN IRON PIN ON THE BRATTLEBORO-GUILFORD TOWN LINE;

THENCE S 73°58'14" E, A DISTANCE OF 9.30 FEET, MORE OR LESS, ALONG SAID TOWN LINE TO A POINT, SAID POINT BEING THE INTERSECTION OF THE WESTERLY SIDE OF PAUL'S ROAD IN BRATTLEBORO AND SAID TOWN LINE;

THENCE S 73°58'14" E, A DISTANCE OF 67.35 FEET, MORE OR LESS, ALONG SAID TOWN LINE TO A POINT;

THENCE S 15°15'36" E, A DISTANCE OF 32.19 FEET, MORE OR LESS, ALONG THE EASTERLY SIDE OF PAUL'S ROAD TO A POINT;

THENCE ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 825.00 FEET, A LENGTH OF 84.75 FEET, MORE OR LESS, AND A CHORD OF S 12°19'02" E, 84.71 FEET, MORE OR LESS, ALONG THE EASTERLY SIDE OF PAUL'S ROAD TO A POINT;

THENCE S 09°22'27" E, A DISTANCE OF 127.24 FEET, MORE OR LESS, ALONG THE EASTERLY SIDE OF PAUL'S ROAD TO A POINT;

THENCE ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 500.00 FEET, A LENGTH OF 75.14 FEET AND A CHORD OF S 13°40'46" E, 75.07 FEET, MORE OR LESS, ALONG THE EASTERLY SIDE OF PAUL'S ROAD TO A POINT OF COMPOUND CURVE;

THENCE ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 79.00 FEET, A LENGTH OF 65.42 FEET AND A CHORD OF S 41°42'28" E, 63.57 FEET, MORE OR LESS, ALONG THE EASTERLY SIDE OF PAUL'S ROAD TO A POINT;

THENCE S 64°08'35" E, A DISTANCE OF 25.91 FEET, MORE OR LESS, ALONG THE EASTERLY SIDE OF PAUL'S ROAD TO THE POINT OF BEGINNING.

CONTAINING 0.66 ACRES, MORE OR LESS, OR 28,827 SQUARE FEET.

DESCRIPTION OF TRACT 4 - PART OF LOT 6-259, LAND OF DELTA INDUSTRIES, LLC, TO BE CONVEYED BY EASEMENT TO THE TOWN OF GUILFORD

BEGINNING AT A POINT AT THE INTERSECTION OF THE WESTERLY SIDE OF ROUTE 5, SAID POINT BEING S 26°24'03" W, 325.88 FEET, MORE OR LESS, FROM A MONUMENT ON THE WESTERLY EDGE OF ROUTE 5 AT THE BRATTLEBORO-GUILFORD TOWN LINE;

THENCE S 26°24'03" W, A DISTANCE OF 47.51 FEET, MORE OR LESS ALONG THE WESTERLY SIDE OF ROUTE 5 TO A POINT ON THE EASTERLY SIDE OF THE EXISTING PAUL'S ROAD;

THENCE ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 86.82 FEET, A LENGTH OF 81.81 FEET AND A CHORD OF N 34°35'07" W, 79.40 FEET, MORE OR LESS, ALONG THE EASTERLY SIDE OF THE EXISTING PAUL'S ROAD TO A POINT;

THENCE N 10°22'47" W, A DISTANCE OF 227.42 FEET, MORE OR LESS, ALONG THE EASTERLY SIDE OF THE EXISTING PAUL'S ROAD TO A POINT;

THENCE N 17°16'14" W, A DISTANCE OF 135.46 FEET, MORE OR LESS, ALONG THE EASTERLY SIDE OF THE EXISTING PAUL'S ROAD TO A POINT ON THE BRATTLEBORO-GUILFORD TOWN LINE;

THENCE S 73°58'14" E, A DISTANCE OF 17.43 FEET, MORE OR LESS, ALONG THE BRATTLEBORO-GUILFORD TOWN LINE, TO A POINT;

THENCE S 15°15'36" E, A DISTANCE OF 32.19 FEET, MORE OR LESS, TO A POINT OF CURVE;

THENCE ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 825.00 FEET, A LENGTH OF 84.75 FEET AND A CHORD OF S 12°19'02" E, 84.71 FEET, MORE OR LESS, TO A POINT;

THENCE S 09°22'27" E, A DISTANCE OF 127.24 FEET, MORE OR LESS, TO A POINT OF CURVE;

THENCE ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 500.00 FEET, A LENGTH OF 75.14 FEET AND A CHORD OF S 13°40'46" E, 75.07 FEET, MORE OR LESS, TO A POINT OF COMPOUND CURVE;

THENCE ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 79.00 FEET, A LENGTH OF 65.42 FEET AND A CHORD OF S 41°42'28" E, 63.57 FEET, MORE OR LESS, TO A POINT;

THENCE S 64°08'35" E, A DISTANCE OF 25.91 FEET, MORE OR LESS, TO THE POINT OF BEGINNING.

CONTAINING 0.12 ACRES, MORE OR LESS, OR 5,020 SQUARE FEET.

DESCRIPTION OF THE PROPOSED RIGHT-OF-WAY OF PAUL'S ROAD IN BRATTLEBORO (THE PROPOSED RIGHT-OF-WAY INCLUDES THE EXISTING PAUL'S ROAD, TRACT 1, TRACT 2 AND LOT 27.)

PAUL'S ROAD IN BRATTLEBORO IS TOWN HIGHWAY NO. 78.

BEGINNING AT A POINT AT THE INTERSECTION OF THE BRATTLEBORO-GUILFORD TOWN LINE, SAID POINT BEING N 73°58'14" W, 239.88 FEET, MORE OR LESS, ALONG SAID TOWN LINE FROM A MONUMENT ON THE WESTERLY SIDE OF ROUTE 5;

THENCE N 73°58'14" E, 48.80 FEET, MORE OR LESS, ALONG SAID TOWN LINE TO A POINT, SAID POINT BEING THE INTERSECTION OF THE EASTERLY SIDE OF PAUL'S ROAD IN GUILFORD AND SAID TOWN LINE;

THENCE N 73°58'14" E, 67.35 FEET, MORE OR LESS, ALONG SAID TOWN LINE TO A POINT ON THE WESTERLY SIDE OF PAUL'S ROAD;

THENCE N 19°18'42" W, 124.59 FEET, MORE OR LESS, ALONG THE WESTERLY SIDE OF PAUL'S ROAD TO A POINT;

THENCE ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 221.50 FEET, A LENGTH OF 179.86 FEET AND A CHORD OF N 03°32'02" E, 174.96 FEET, MORE OR LESS, ALONG THE WESTERLY SIDE OF PAUL'S ROAD TO A POINT;

THENCE N 20°52'47" E, 90.18 FEET, MORE OR LESS, ALONG THE WESTERLY SIDE OF PAUL'S ROAD TO A POINT;

THENCE ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 213.50 FEET, A LENGTH OF 87.85 FEET AND A CHORD OF N 15°07'09" E, 87.03 FEET, MORE OR LESS, ALONG THE WESTERLY SIDE OF PAUL'S ROAD TO A POINT;

THENCE N 03°21'31" E, 104.79 FEET, MORE OR LESS, ALONG THE WESTERLY SIDE OF PAUL'S ROAD TO A POINT;

THENCE N 08°20'49" E, 125.51 FEET, MORE OR LESS, ALONG THE WESTERLY SIDE OF PAUL'S ROAD TO A POINT OF CURVE OF A NON TANGENT CURVE;

THENCE ALONG A CURVE TO THE LEFT, HAVING A RADIUS OF 675.00 FEET, A LENGTH OF 101.56 FEET AND A CHORD OF N 05°52'01" W, 101.50 FEET, MORE OR LESS, ALONG THE WESTERLY SIDE OF PAUL'S ROAD TO A POINT;

THENCE S 77°00'12" W, A DISTANCE OF 24.70 FEET, MORE OR LESS, ALONG THE WESTERLY SIDE OF PAUL'S ROAD TO A POINT;

THENCE N 10°31'57" W, A DISTANCE OF 68.35 FEET, MORE OR LESS, ALONG THE WESTERLY SIDE OF PAUL'S ROAD TO A POINT;

THENCE N 79°28'03" E, A DISTANCE OF 115.63 FEET, MORE OR LESS, ALONG THE NORTHERLY SIDE OF PAUL'S ROAD TO A POINT;

THENCE S 09°25'34" E, A DISTANCE OF 94.70 FEET, MORE OR LESS, ALONG THE EASTERLY SIDE OF PAUL'S ROAD TO A POINT OF CURVE OF A NON TANGENT CURVE;

THENCE ALONG A CURVE TO THE RIGHT, HAVING A RADIUS OF 959.00 FEET, A LENGTH OF 505.74 FEET AND A CHORD OF S 07°19'28" W, 499.97 FEET, MORE OR LESS, ALONG THE EASTERLY SIDE OF PAUL'S ROAD TO A POINT OF REVERSE CURVE;

THENCE ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 235.00 FEET, A LENGTH OF 154.21 FEET AND A CHORD OF S 03°32'21" W, 151.48 FEET, MORE OR LESS, ALONG THE EASTERLY SIDE OF PAUL'S ROAD TO A POINT;

THENCE S 15°15'36" E, A DISTANCE OF 188.81 FEET, MORE OR LESS, ALONG THE EASTERLY SIDE OF PAUL'S ROAD TO THE POINT OF BEGINNING.

CONTAINING 2.08 ACRES, MORE OR LESS, OR 90,852 SQUARE FEET.

DESCRIPTION OF LOT 27 - PART OF LOTS 11-03-85 & 86, LAND OF DELTA INDUSTRIES, LLC, TO BE CONVEYED TO THE TOWN OF BRATTLEBORO

BEGINNING AT A POINT ON THE SOUTHERLY BOUNDARY OF LAND OF DELTA INDUSTRIES, LLC AND THE NORTHERLY BOUNDARY OF LAND OF DANA A. HOLBY, SAID POINT BEING THE SOUTHWESTERLY CORNER OF THE PARCEL HEREIN DESCRIBED;

THENCE N 10°31'57" W, A DISTANCE OF 68.35 FEET, MORE OR LESS, ALONG LAND OF DELTA INDUSTRIES, LLC TO A POINT;

THENCE N 79°28'03" E, A DISTANCE OF 115.63 FEET, MORE OR LESS, ALONG LAND OF DELTA INDUSTRIES, LLC TO A POINT;

THENCE S 09°25'34" E, A DISTANCE OF 94.70 FEET, MORE OR LESS, ALONG LAND OF DELTA INDUSTRIES, LLC TO A POINT AT THE NORTHEASTERLY CORNER OF TRACT 1, LAND OF JEREMY G. FREEMAN, JR AND DOUGLAS L. FREEMAN, SAID POINT BEING THE SOUTHEASTERLY CORNER OF THE PARCEL HEREIN DESCRIBED;

THENCE N 67°59'23" W, A DISTANCE OF 51.95 FEET, MORE OR LESS, ALONG SAID TRACT 1 TO A POINT AT THE EASTERLY SIDE OF EXISTING PAUL'S ROAD;

THENCE S 79°28'06" W, A DISTANCE OF 33.00 FEET, MORE OR LESS, TO A POINT AT THE WESTERLY SIDE OF EXISTING PAUL'S ROAD AND THE NORTHEASTERLY CORNER OF TRACT 2;

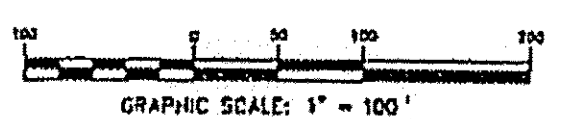
THENCE S 77°00'12" W, A DISTANCE OF 12.27 FEET, MORE OR LESS, ALONG SAID TRACT 2 TO A POINT;

THENCE S 77°00'12" W, A DISTANCE OF 24.70 FEET, MORE OR LESS, ALONG LAND OF DANA A. HOLBY TO THE POINT OF BEGINNING.

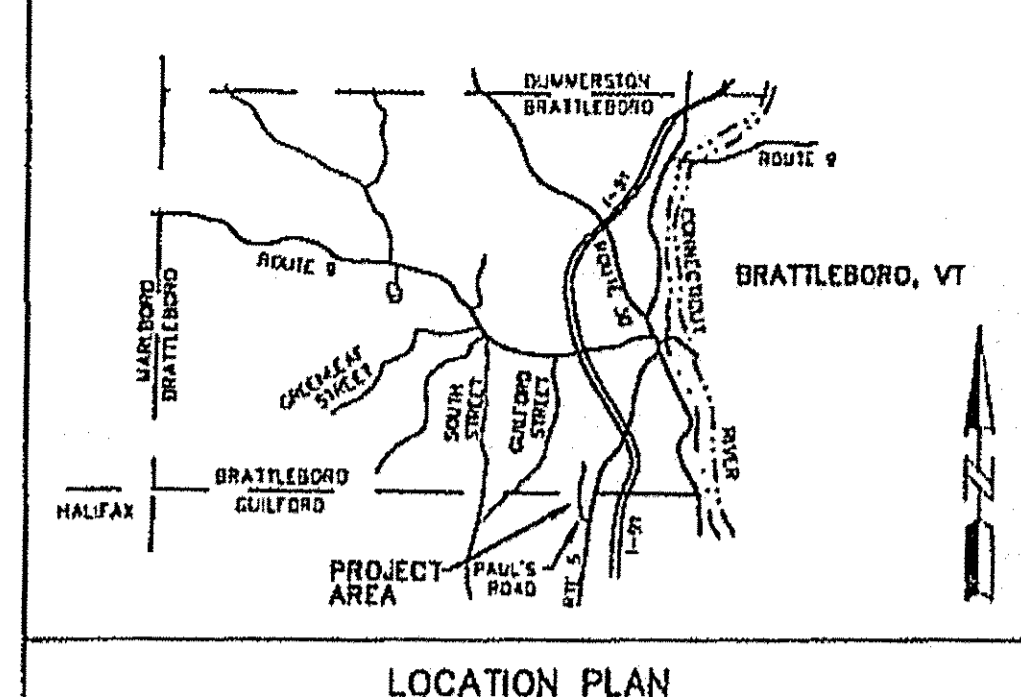
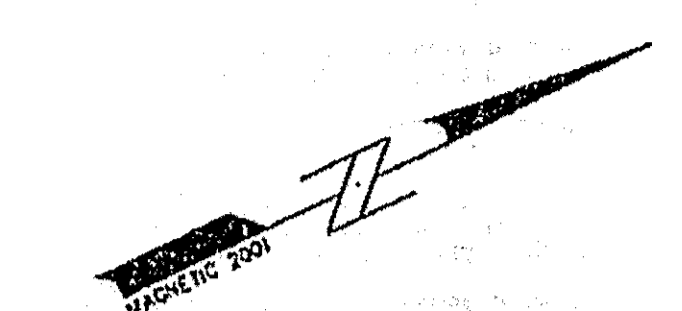
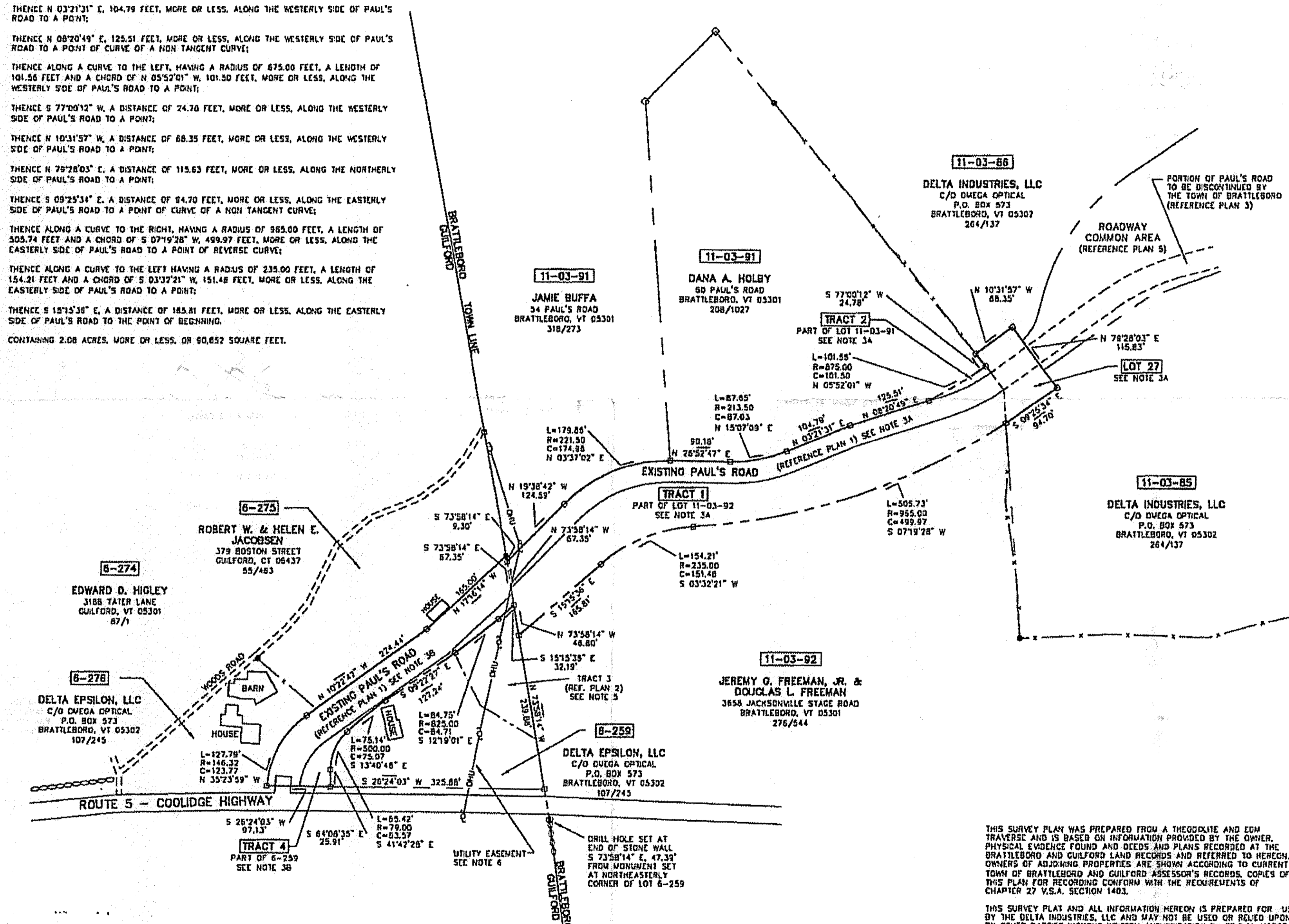
CONTAINING 0.19 ACRES, MORE OR LESS, OR 8,324 SQUARE FEET.

LEGEND table with symbols for IRON PIN FOUND, IRON PIN TO BE SET, UTILITY POLE, BARBED WIRE FENCE, STONE WALL, OVERHEAD UTILITY, EASEMENT LINE, ADJUTER PROPERTY LINE (APPROX.)

TOWN CLERK'S OFFICE BRATTLEBORO, VT. RECEIVED March 17, 2004 4:11:35 PM. Recorded Book 514 Page 4164



THIS PLAN HAS BEEN REDUCED FOR RECORDING PURPOSES THE REDUCED SCALE IS: 1" = 150'

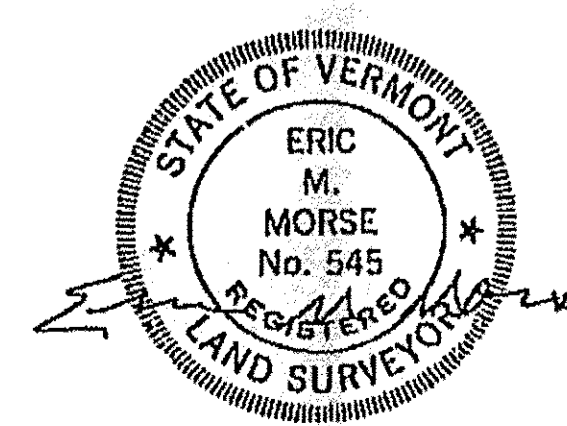


- REFERENCE PLANS 1-6: Cite various survey and map documents used in the plan, including easement plans and subdivision plans.

- NOTES 1-7: Provide additional details and conditions regarding the survey, including magnetic bearings, parcel descriptions, and easement areas.

THIS SURVEY PLAN WAS PREPARED FROM A THEODOLITE AND EDM TRAVERSE AND IS BASED ON INFORMATION PROVIDED BY THE OWNER, PHYSICAL EVIDENCE FOUND AND DEEDS AND PLANS RECORDED AT THE BRATTLEBORO AND GUILFORD LAND RECORDS AND REFERRED TO HEREIN. OWNERS OF ADJOINING PROPERTIES ARE SHOWN ACCORDING TO CURRENT TOWN OF BRATTLEBORO AND GUILFORD ASSESSOR'S RECORDS. COPIES OF THIS PLAN FOR RECORDING CONFORM WITH THE REQUIREMENTS OF CHAPTER 27 V.S.A. SECTION 1403.

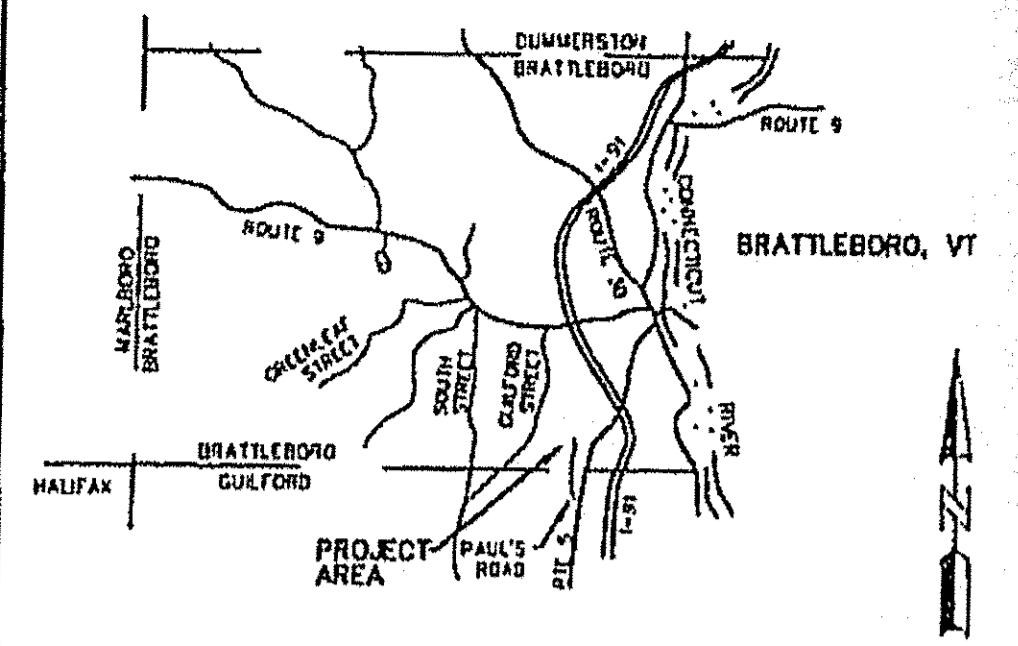
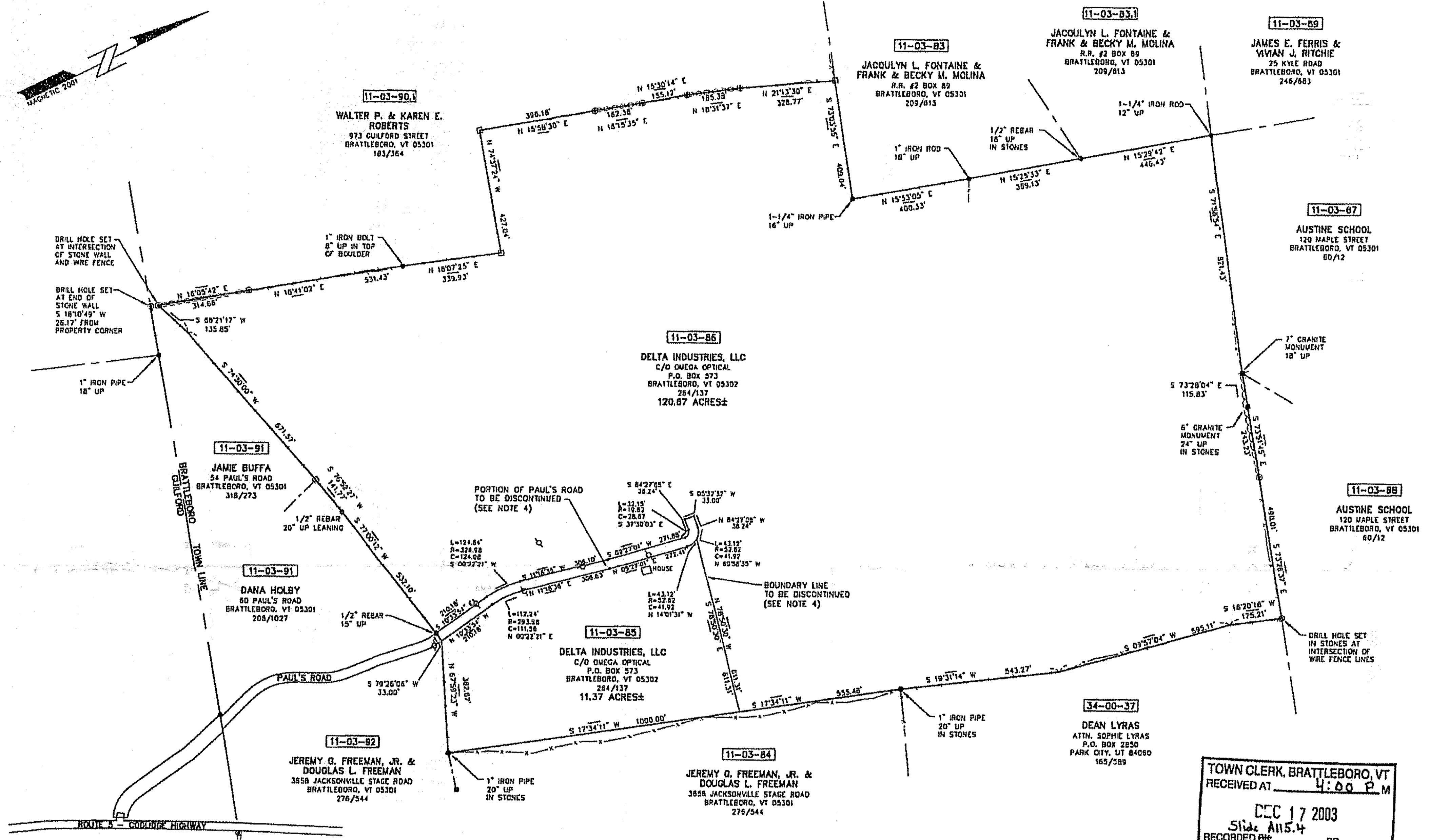
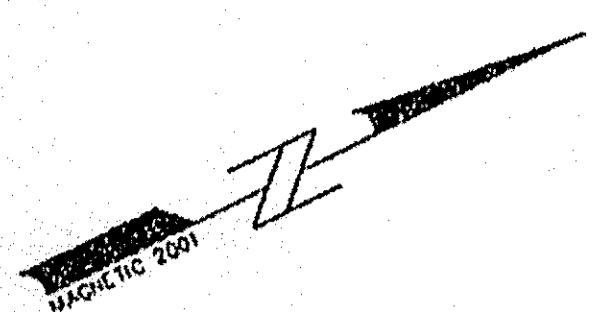
THIS SURVEY PLAN AND ALL INFORMATION HEREON IS PREPARED FOR USE BY THE DELTA INDUSTRIES, LLC AND MAY NOT BE USED OR REPRODUCED BY OTHER PARTIES WITHOUT WRITTEN AUTHORIZATION BY ERIC M. MORSE.



PROPOSED RIGHT-OF-WAY AND EASEMENT PLAN. PAUL'S ROAD BRATTLEBORO & GUILFORD, VERMONT. PREPARED FOR DELTA INDUSTRIES, LLC. ERIC M. MORSE, LAND SURVEYOR. DATE: 1/8/2004. SHEET: 1 OF 1.



ORIGINAL INK ON MYLAR



LOCATION PLAN

REFERENCE PLANS

- 1. "SUBDIVISION PLAN: LAND OF GLADYS G. PIERSON, BK. 100, PG. 305, PAUL'S ROAD, BRATTLEBORO, VERMONT", DATED 12/85, SCALE: 1" = 200', PREPARED BY C.T. MALE ASSOCIATES, INC., JOB NO. 85-V069.
2. "THE ADJOINING PROPERTIES OF JEREMY G. FREEMAN ESTATE, BRATTLEBORO, VERMONT", DATED 1/12/87, SCALE: 1" = 200', PREPARED BY JAMES C. FERGUSON, FILE NO. 485.
3. "PROPERTY OF LOUISA TRACY HALL, GUILFORD, VT.", DATED 8/72, SCALE: 1" = 200', PREPARED BY EMORY A. FELCH, RECORDED IN SLIDE 13 AT THE GUILFORD LAND RECORDS. REVISED PLAN DATED 5/8/79, NOT RECORDED.
4. "AUSTINE SCHOOL PLAN FOR THE DEAF, BRATTLEBORO, VT.", PREPARED BY SOUTHERN VERMONT ENGINEERING, JAN. 1978, PROJ. NO. 738.
5. "PROPOSED SUBDIVISION OF PROPERTY BELONGING TO JACQUYLN FONTAINE/MOLINA AND FRANK & BECKY MOLINA, (T.P. NO. 11-03-83), BRATTLEBORO, VERMONT", DATED 8/9/98, SCALE: 1" = 100', PREPARED BY JAMES C. FERGUSON, JOB NO. 837, RECORDED IN SLIDE 54 AT THE BRATTLEBORO LAND RECORDS.
6. "EXISTING RIGHT-OF-WAY PLAN, PAUL'S ROAD IN BRATTLEBORO & GUILFORD, VERMONT PREPARED FOR DELTA INDUSTRIES, LLC C/O OMEGA OPTICAL P.O. BOX 573, BRATTLEBORO, VERMONT 05302, DATED 11/23/2001, SCALE: 1" = 100', PREPARED BY ERIC M. MORSE, JOB NO. 2098, RECORDED IN SLIDE 88 AT THE BRATTLEBORO LAND RECORDS.
7. "EASEMENT PLAN FOR DRIVEWAY ACCESS AND ROAD IMPROVEMENTS ALONG PAUL'S ROAD IN BRATTLEBORO & GUILFORD, VERMONT, PREPARED FOR DELTA INDUSTRIES, LLC C/O OMEGA OPTICAL P.O. BOX 573, BRATTLEBORO, VT 05302, DATED 12/4/2001, PREPARED BY ERIC M. MORSE, RECORDED IN SLIDE 92 AT THE BRATTLEBORO LAND RECORDS.
8. "TAX MAP 11 BLOCK 03 LOT 91, SUBDIVISION PLAN, PAUL'S ROAD, BRATTLEBORO, VERMONT, LAND OF DANA A. HOLBY, 54 PAUL'S ROAD, BRATTLEBORO, VT 05301, DATED 4/4/2003, REVISED 8/1/2003, PREPARED BY ERIC M. MORSE, RECORDED IN SLIDE 113 AT THE BRATTLEBORO LAND RECORDS.

NOTES

- 1. BEARINGS ARE MAGNETIC 2001.
2. OWNER OF RECORD: DELTA INDUSTRIES, LLC C/O OMEGA OPTICAL P.O. BOX 573 BRATTLEBORO, VT 05302 DEED: BOOK 284 PAGE 137 LOTS 11-03-85 & 86
3. 11-03-85 DENOTES TAX MAP (11), BLOCK (03) & LOT NUMBER (85).
4. PURPOSE OF PLAN: SHOW THE BOUNDARY LINES OF LAND OF DELTA INDUSTRIES, LLC IN BRATTLEBORO (LOTS 11-03-85 & 86) AND THE PORTION OF PAUL'S ROAD TO BE DISCONTINUED BY THE TOWN OF BRATTLEBORO. THE 2 PARCELS AND THE SAID DISCONTINUED PORTION OF PAUL'S ROAD ARE TO BE MERGED INTO ONE PARCEL.
5. AREAS: LOT 11-03-85 11.37 ACRES; LOT 11-03-86 120.67 ACRES; DISCONTINUED PORTION OF PAUL'S ROAD 0.78 ACRES; TOTAL 132.82 ACRES.
6. ZONE: PLANNED UNIT DEVELOPMENT (PUD). REFERENCE IS MADE TO A "FINDINGS & NOTICE OF DECISION", DATED MARCH 2, 1988, RECORDED IN BOOK 264 PAGE 980 AND A "DEVELOPMENT AGREEMENT", DATED FEBRUARY 16, 1989, RECORDED IN BOOK 272 PAGE 880 AT THE BRATTLEBORO LAND RECORDS.
7. PAUL'S ROAD, TOWN HIGHWAY NO. 78, IS ASSUMED TO BE A 2 ROD ROAD (33 FEET WIDE), AS PER INFORMATION PROVIDED BY THE BRATTLEBORO DEPARTMENT OF PUBLIC WORKS AND REFERENCE PLAN 6.
8. THE BRATTLEBORO-GUILFORD TOWN LINE SHOWN HEREON IS BASED ON REFERENCE PLANS NOTED HEREON AND PHYSICAL EVIDENCE FOUND.
9. THE PROPERTY IS SUBJECT TO A UTILITY EASEMENT CONVEYED BY WILLIAM E. PIERSON AND GRACE PIERSON TO CENTRAL VERMONT PUBLIC SERVICE IN A DEED DATED NOVEMBER 4, 1950 AND RECORDED IN BOOK 89 PAGE 502 AT THE BRATTLEBORO LAND RECORDS.
10. THE PROPERTY IS SUBJECT TO A UTILITY EASEMENT CONVEYED BY GLADYS G. PIERSON TO CENTRAL VERMONT PUBLIC SERVICE CORPORATION AND NEW ENGLAND TELEPHONE AND TELEGRAPH COMPANY IN A DEED DATED JANUARY 25, 1988 AND RECORDED IN BOOK 205 PAGE 277 AT THE BRATTLEBORO LAND RECORDS.
11. THE PROPERTY MAY ALSO BE SUBJECT TO OR BENEFIT FROM OTHER EASEMENTS AS THEY EXIST OF RECORD OR IN FACT. ERIC M. MORSE DOES NOT INTEND OR REPRESENT THAT ALL RIGHTS AND EASEMENTS AFFECTING THE SUBJECT PROPERTY ARE SHOWN. A SPECIFIC TITLE EXAMINATION IS SUGGESTED TO DETERMINE THE NATURE AND EXTENT OF RIGHTS AND EASEMENTS AFFECTING THE SUBJECT PROPERTY.

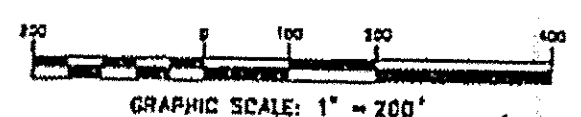
DESCRIPTION OF THE PORTION OF PAUL'S ROAD TO BE DISCONTINUED

PAUL'S ROAD, TOWN HIGHWAY NO. 78, IS 2 RODS (33 FEET) WIDE.

BEGINNING AT AN IRON PIN ON THE WESTERLY SIDE OF PAUL'S ROAD AT THE NORTHEAST CORNER OF LOT 11-03-91 AND THE SOUTHEAST CORNER OF LOT 11-03-86;
THENCE N 10°33'54" W, 210.18 FEET TO A POINT;
THENCE ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 326.98 FEET, A LENGTH OF 124.84 FEET AND A CHORD OF N 00°22'21" E, 124.08 FEET TO A POINT;
THENCE N 11°18'36" E, 306.10 FEET TO A POINT;
THENCE N 09°27'01" E, 271.88 FEET TO A POINT;
THENCE ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 19.82 FEET, A LENGTH OF 32.15 FEET AND A CHORD OF N 37°30'03" W, 28.87 FEET TO A POINT;
THENCE N 84°27'08" W, 38.24 FEET TO A POINT AT THE END OF PAUL'S ROAD. THE LAST 6 COURSES BEING ALONG THE WESTERLY SIDE OF PAUL'S ROAD;
THENCE N 05°32'52" W, 33.00 FEET ALONG THE END OF PAUL'S ROAD TO A POINT;

THENCE S 84°27'08" E, 38.24 FEET TO A POINT;
THENCE ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 52.82 FEET, A LENGTH OF 80.23 FEET AND A CHORD OF S 37°30'03" E, 78.90 FEET TO A POINT;
THENCE S 09°27'01" W, 272.41 FEET TO A POINT;
THENCE S 11°18'36" W, 306.83 FEET TO A POINT;
THENCE ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 293.98 FEET, A LENGTH OF 112.24 FEET AND A CHORD OF S 00°22'21" W, 111.55 FEET TO A POINT;
THENCE S 10°33'54" E, 210.18 FEET TO A POINT AT THE SOUTHWESTERLY CORNER OF LOT 11-03-85 AND THE NORTHWEST CORNER OF LOT 11-03-92. THE LAST 6 COURSES BEING ALONG THE EASTERLY SIDE OF PAUL'S ROAD;
THENCE S 79°25'09" W, 33.00' ACROSS PAUL'S ROAD TO THE POINT OF BEGINNING. CONTAINING 0.76 ACRES± 33,154 SQUARE FEET.

- LEGEND
IRON PIN FOUND
MONUMENT FOUND
MONUMENT SET (FENO/POLYROC WITH CAP)
DRILL HOLE SET
UTILITY POLE
STONE WALL
WIRE FENCE
ADJUTER PROPERTY LINE (APPROXIMATE)



THIS PLAN HAS BEEN REDUCED FOR RECORDING PURPOSES THE REDUCED SCALE IS: 1" = 300'

TOWN CLERK, BRATTLEBORO, VT RECEIVED AT 4:00 P.M. DEC 17 2003 Slide A115.4 RECORDED BY PG Jane S. Fletcher, Asst. Town Clerk

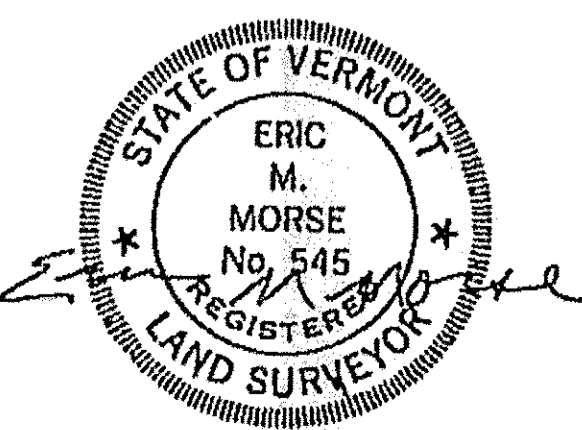


Table with columns: REV., DATE, DESCRIPTION. Includes title 'TAX MAP 11 BLOCK 3 LOTS 85 & 86 BOUNDARY SURVEY, ROAD DISCONTINUANCE & MERGER PAUL'S ROAD, BRATTLEBORO, VERMONT' and a revision entry for 12/4/2003.