

**CERTIFICATE OF HIGHWAY MILEAGE  
YEAR ENDING FEBRUARY 10, 2015**

Fill out form, make and file copy with the Town Clerk, and mail ORIGINAL, before February 20, 2015 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 GUILFORD 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	0.000				0.000
Class 2	17.250			17.25	0.000
Class 3	49.56	.03	.04	49.55	0.000
State Highway	10.683			10.683	0.000
<b>Total</b>	<b>77.493</b>			<b>77.483</b>	<b>0.000</b>
* Class 1 Lane	0.000				
* Class 4	10.37	1.54	2.99	8.92	0.000
* Legal Trail	0.00	4.05		4.05	
* 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:

*Richard J. Clark*  
*Aimee Rider*

T/C/V Clerk Signature: *Penny Marine* Date Filed: *1/28/2015*

Please sign ORIGINAL and return it for Transportation signature.

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

APPROVED:

*[Signature]*  
Representative, Agency of Transportation  
**Johnathan Croft**

DATE:

*3/30/2015*

Received

FEB 02 2015

Policy, Planning & Intermodal  
Development Division

## 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.

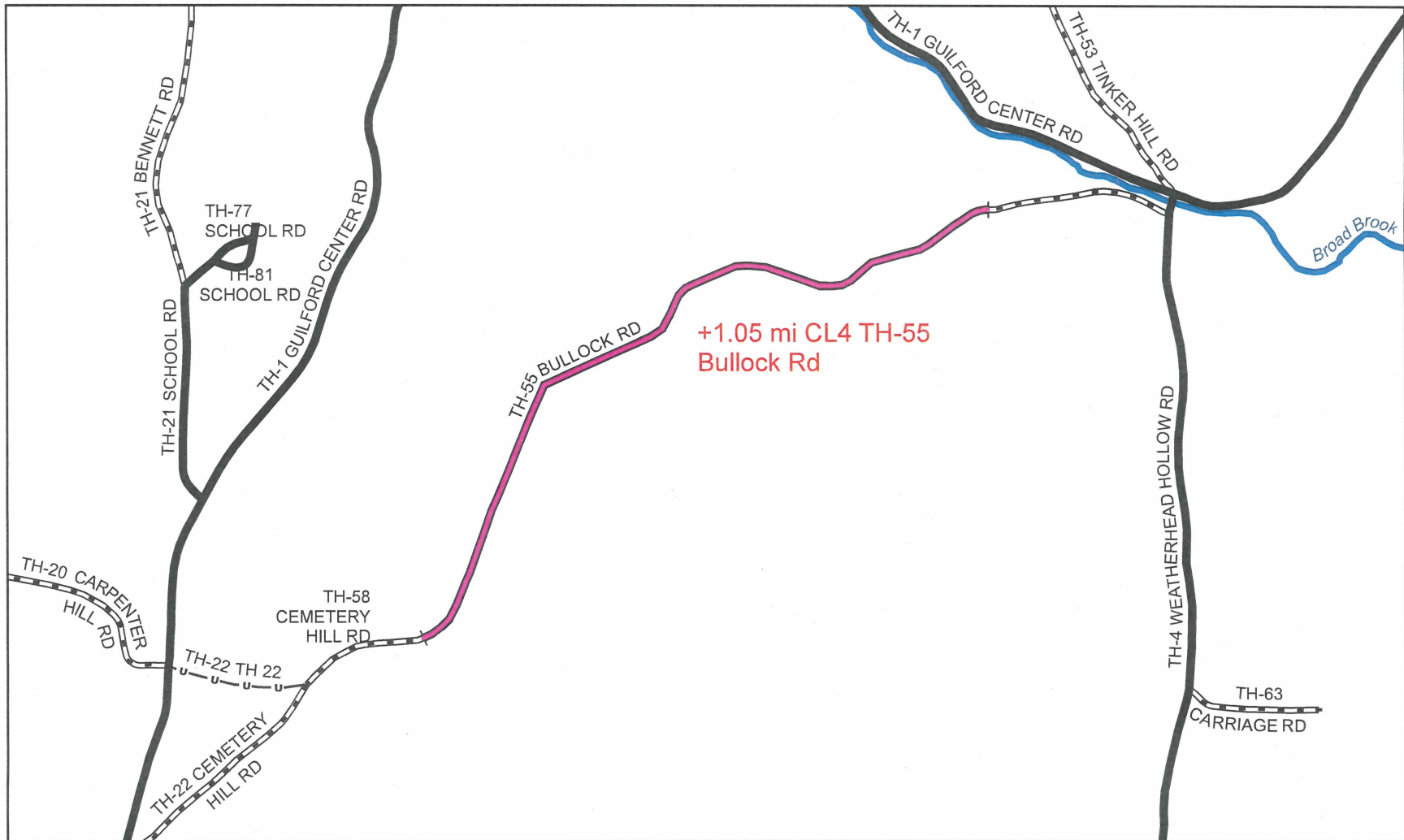
(e) The agency shall not accept any change in mileage until the records required to be filed in the town clerk's office by this section are received by the agency. A request by a municipality to the agency for a change in mileage shall include a description of the affected highway or trail, a copy of 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.

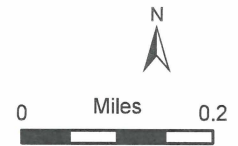
Excerpt of 19 V.S.A. § 305 - *Measurement and inspection* from Vermont Statutes Online located at – <http://www.leg.state.vt.us/statutes/fullsection.cfm?Title=19&Chapter=003&Section=00305>

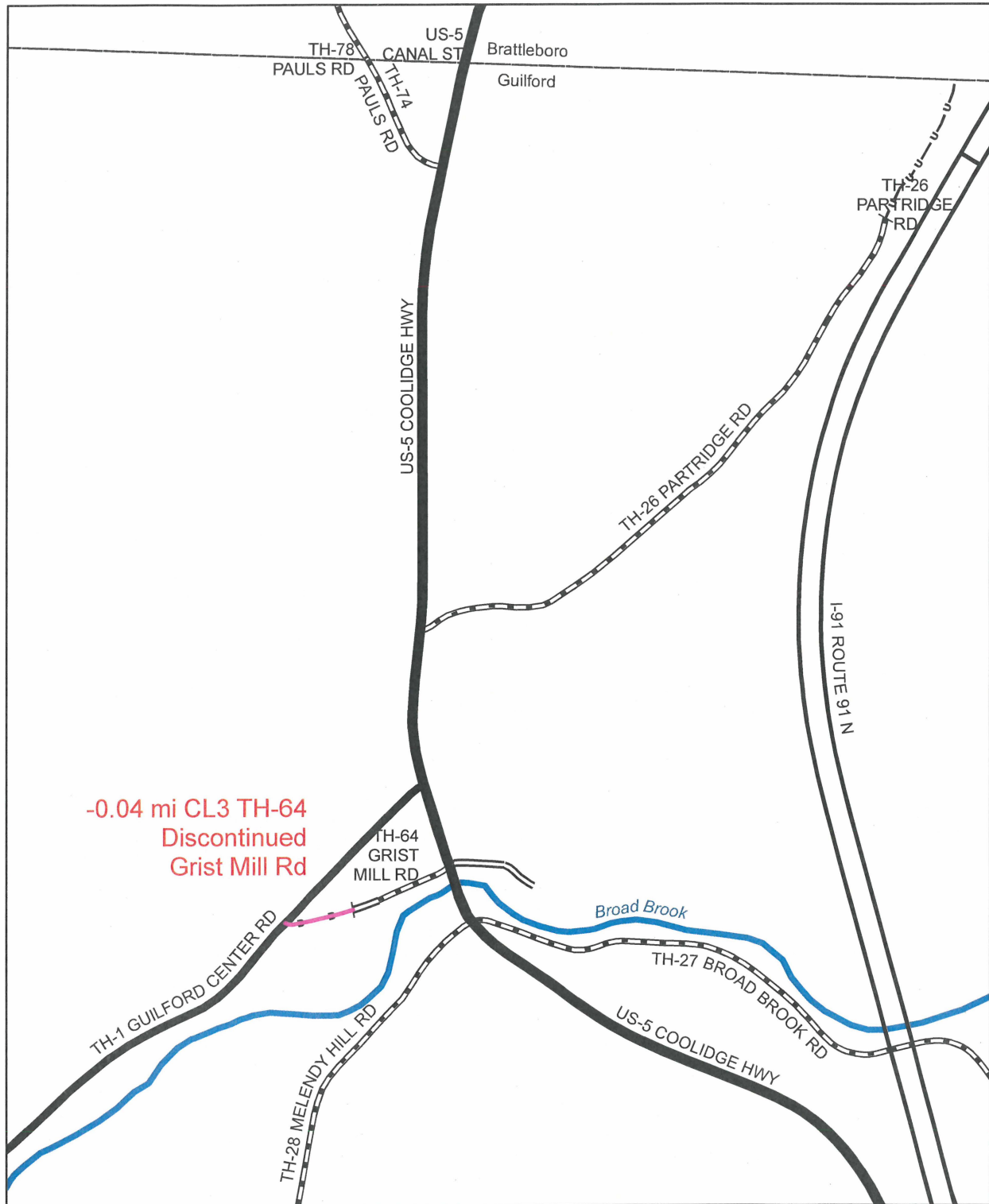
January 2015



**Mileage Certificate Change 2015  
GUILFORD**

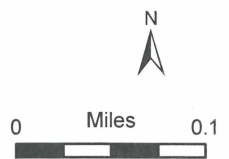
Mapping Section  
 Division of Policy, Planning and Intermodal Development  
 Vermont Agency of Transportation - March 2015

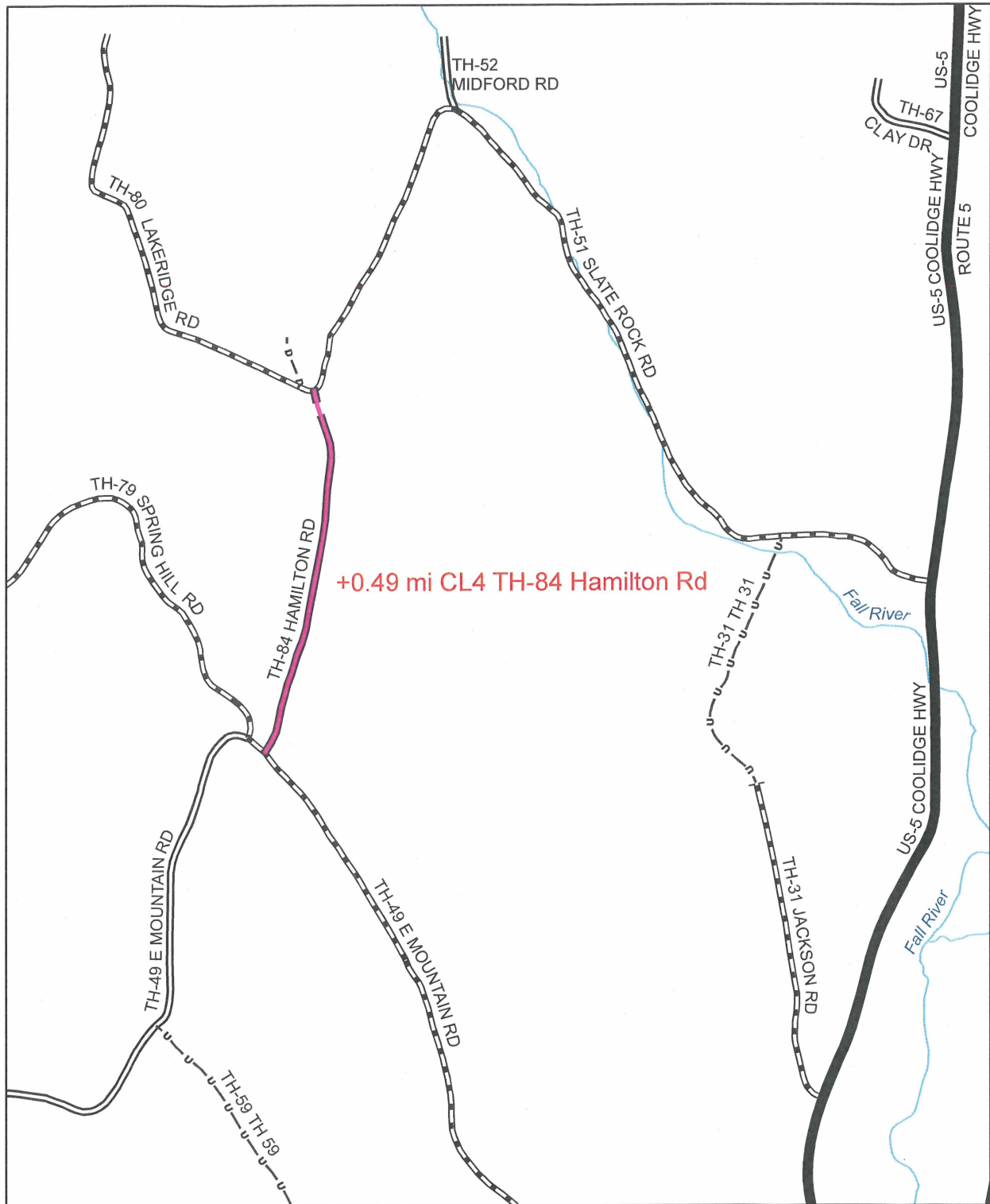




**Mileage Certificate Change 2015  
GUILFORD**

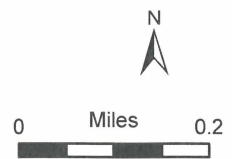
Mapping Section  
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 Vermont Agency of Transportation - March 2015

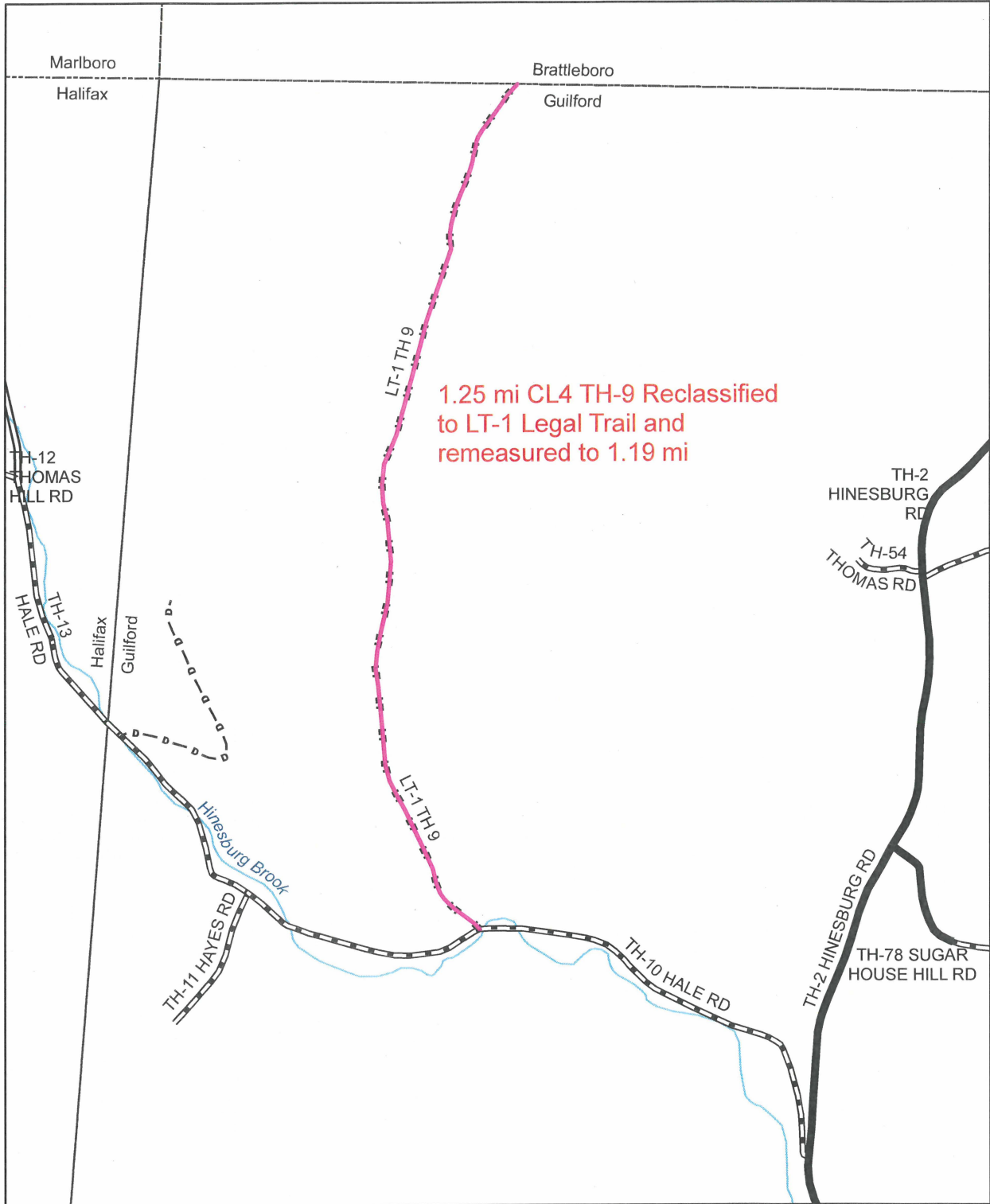




## Mileage Certificate Change 2015 GUILFORD

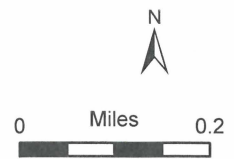
Mapping Section  
 Division of Policy, Planning and Intermodal Development  
 Vermont Agency of Transportation - March 2015

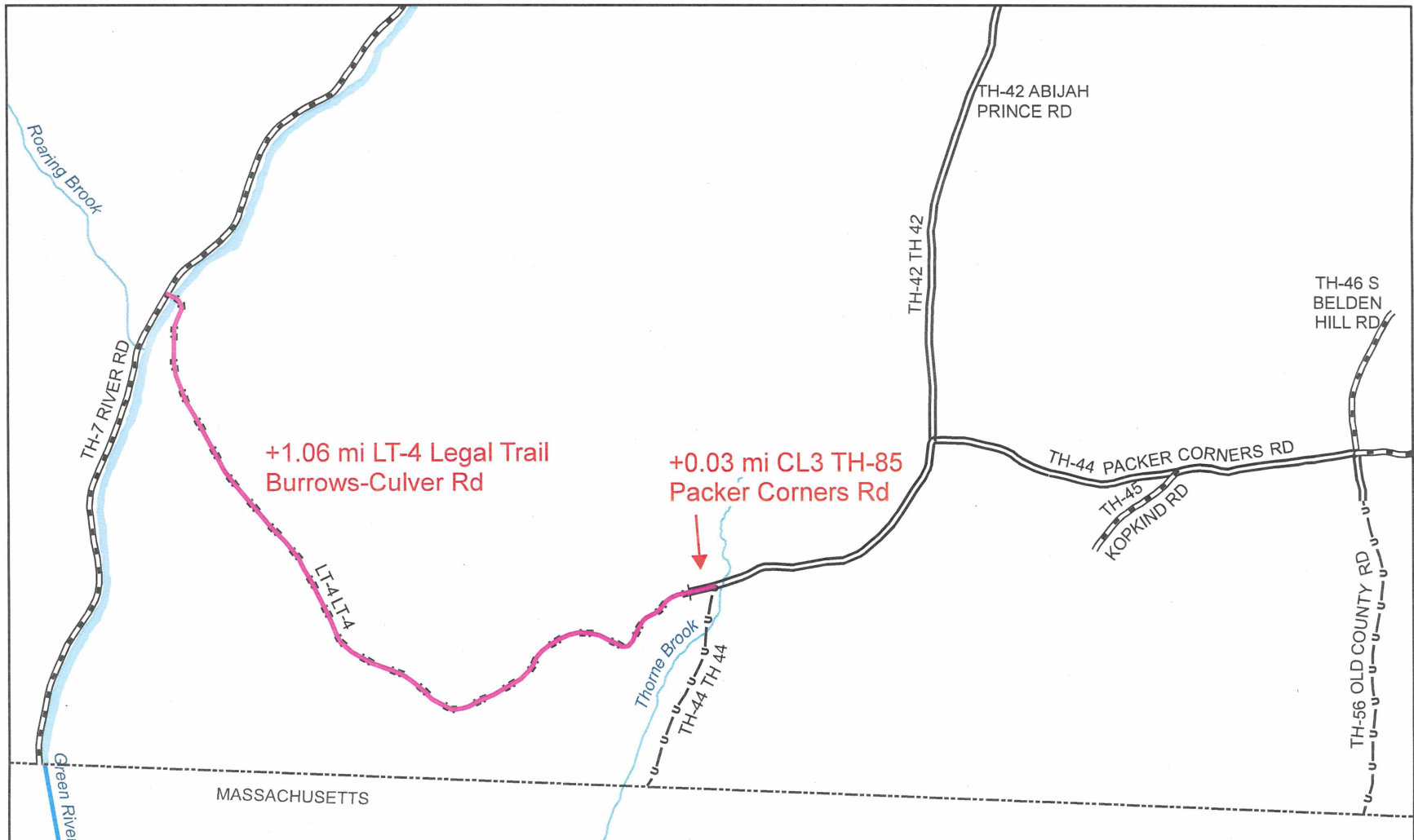




**Mileage Certificate Change 2015  
GUILFORD**

Mapping Section  
 Division of Policy, Planning and Intermodal Development  
 Vermont Agency of Transportation - March 2015



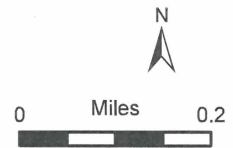


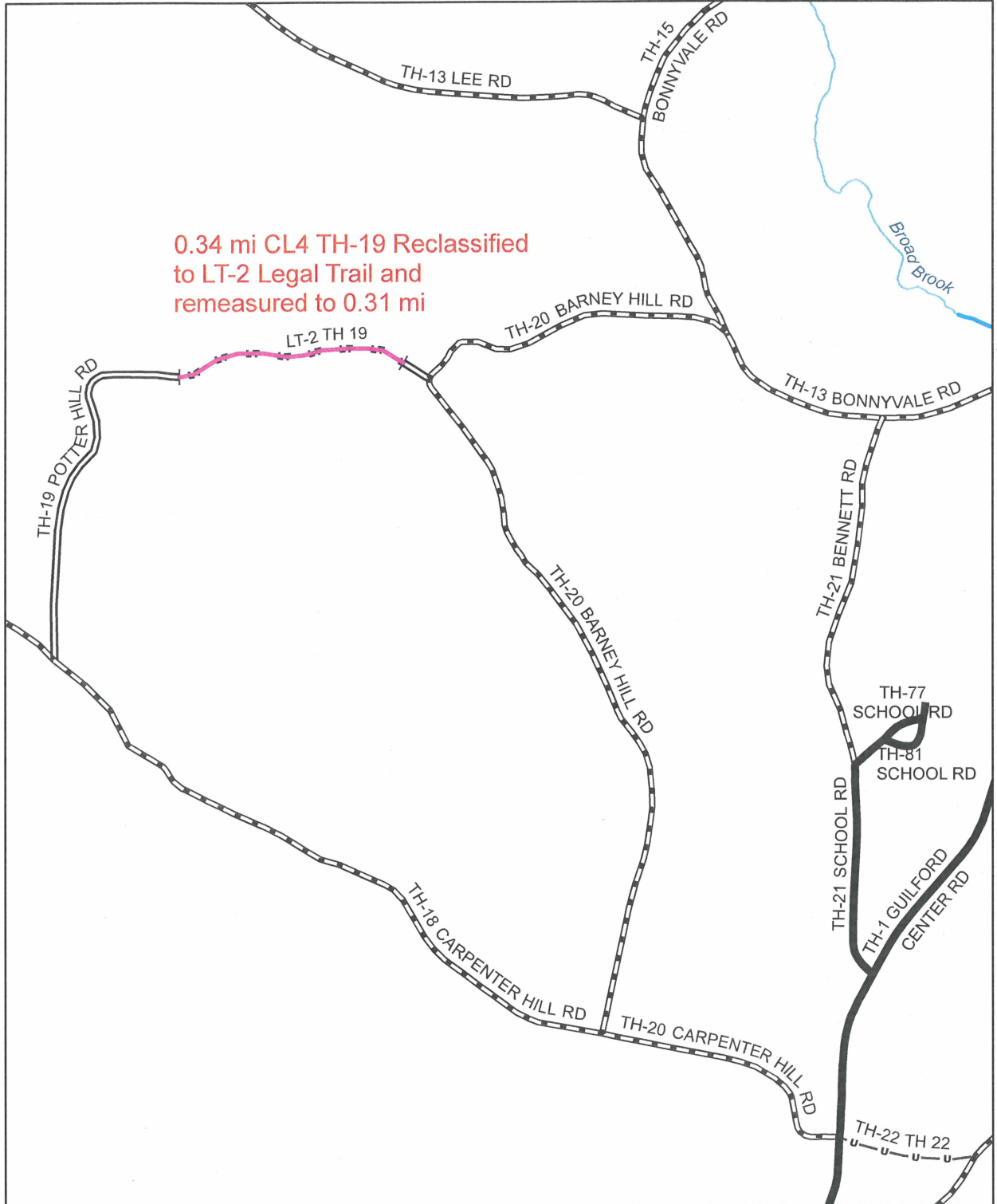
+1.06 mi LT-4 Legal Trail  
Burrows-Culver Rd

+0.03 mi CL3 TH-85  
Packer Corners Rd

### Mileage Certificate Change 2015 GUILFORD

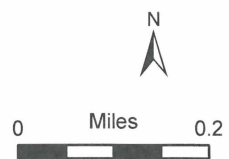
Mapping Section  
Division of Policy, Planning and Intermodal Development  
Vermont Agency of Transportation - March 2015



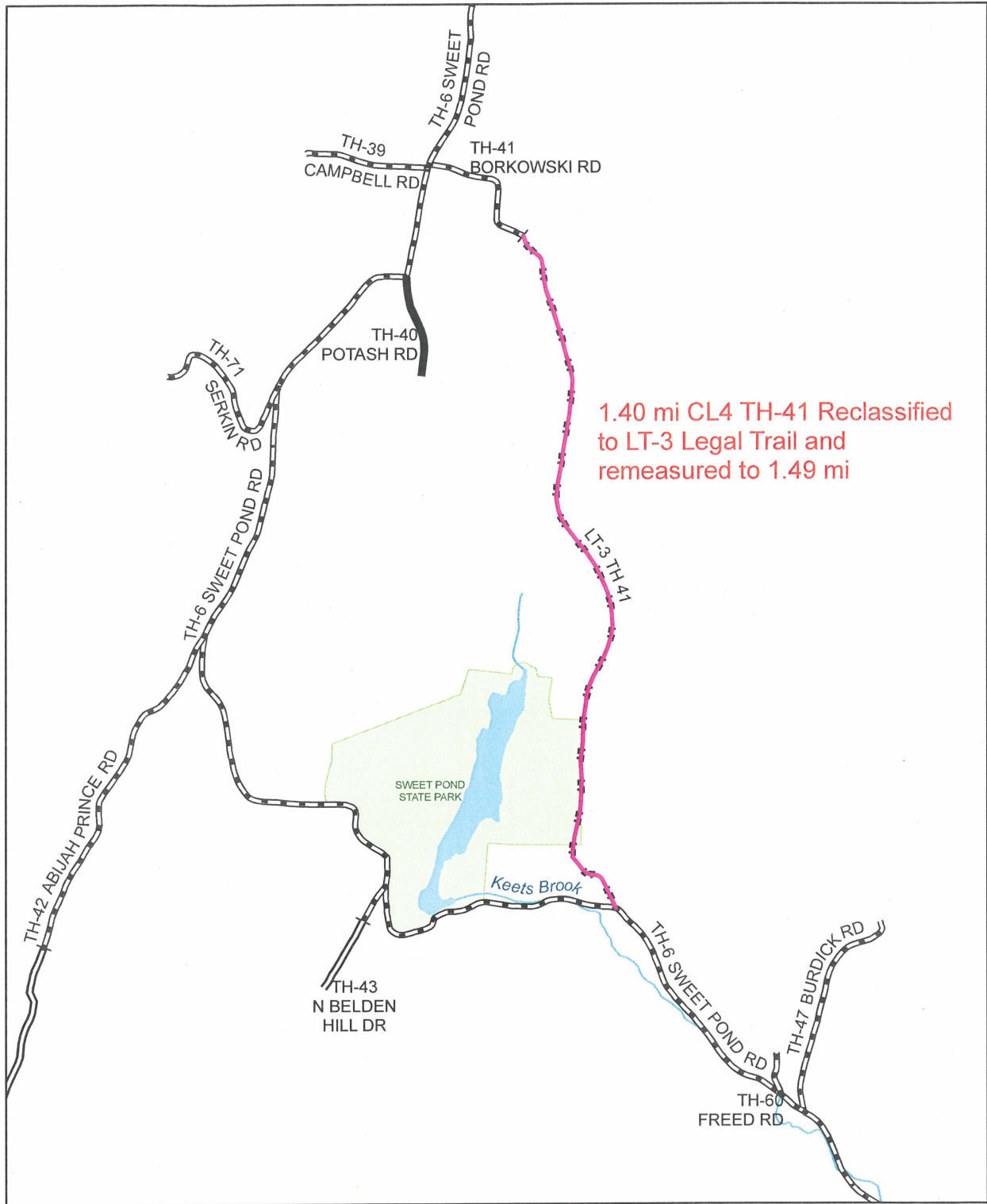


**Mileage Certificate Change 2015  
GUILFORD**

Mapping Section  
 Division of Policy, Planning and Intermodal Development  
 Vermont Agency of Transportation - March 2015



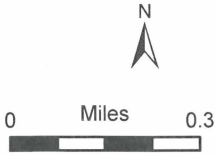




1.40 mi CL4 TH-41 Reclassified to LT-3 Legal Trail and remeasured to 1.49 mi

### Mileage Certificate Change 2015 GUILFORD

Mapping Section  
 Division of Policy, Planning and Intermodal Development  
 Vermont Agency of Transportation - March 2015



Town of Guilford | VTrans Map Changes | January 26, 2015

TH #	Road Name	Road Description	Mileage	Action for 2015 VTrans Map	Town Records	Record Description
55	Bullock Road	Old road segment, part of which is Bullock Drive, connects Bullock Road (TH-55) to Cemetery Hill Road (TH-58). It appears as a Town Highway on the 1856, 1860, 1869 and 1884 maps of Guilford.	1.05 mi.	Add as a <b>Class 4</b> road.	Hwy Bk 1/57-59	1795 layout
					Hwy Bk G/359-60	1882 change to pent road
					Map Slide 197B	2003 survey
No #	Hamilton Road	Old road runs between East Mountain Road (TH-49) and Slate Rock Road (TH-51).	0.49 mi.	Add as a <b>Class 4</b> road.	Hwy Bk 2/113-114	1860 layout
					Map Slide 1	1968-1970 survey
[44W]	[Burrows-Culver Road]	Old road connects Packer Corners Road (TH-44) to River Road (TH-7). It appears as a Town Highway on the 1856, 1860, 1869, 1884, and 1910 maps of Guilford. It provides access to the Burrows Plain town cemetery, several fine old cellar holes and other stone remains. <b>Note:</b> Packer Corners Road (TH-44) is mapped incorrectly on 2014 VTrans map. See sample maps included.	0.03	Add 1.09 miles, then: Reclassify eastern 0.03 mi. as <b>Class 3</b> road.	Hwy Bk 2/71	1833 alteration
			1.06	Reclassify western 1.06 mi. as <b>Legal Trail</b> .	F. W. Beers Atlas	1869 map of Guilford
					WRC map study	Correct and incorrect maps
64	Grist Mill Road	Old road connects US Route 5 to Guilford Center Road (TH-1). The west section was discontinued in 2012.	0.04 mi.	Discontinue as <b>Class 3</b> road.	Hwy Bk 4/92-93, 95	2012 discontinuance
					Map Slide 203A	2007 survey
					Map Slide 213B	2014 survey
9	[Governors Mountain Road]	Old road runs north from Hale Road (TH-10) to the Brattleboro town line. It appears as an Impassable/Untraveled Class 4 road on the 2014 VTrans map.	1.19 mi.	Reclassify as <b>Legal Trail</b> and update mileage.	Hwy Bk 3/47-52	1958 change to trail
19	Part of [Potter Hill Road]	Old road segment connects Potter Hill Road (TH-19), which is off Carpenter Hill Road (TH-18), to a Class 3 section of TH-19 off Barney Hill Road (TH-20). It appears as an Impassable/Untraveled Class 4 road on the 2014 VTrans map.	0.31 mi.	Reclassify as <b>Legal Trail</b> and update mileage.	Hwy Bk 3/47-52	1958 change to trail
					VTrans email to WRC	2015-01-26 mileage note
41	Part of [Borkowski Road]	Old road segment connects Borkowski Road, TH-41 (off upper Sweet Pond Road, TH-6) to lower Sweet Pond Road. It appears as an Impassable/Untraveled Class 4 road on the 2014 VTrans map.	1.49 mi.	Reclassify as <b>Legal Trail</b> and update mileage.	Hwy Bk 3/47-52	1958 change to trail
					Map Slide 192B	2010 survey

TH-84

TH-85 LT-4

Disc.

LT-1

LT-2

LT-3

Town of Guilford | VTrans Map Changes | January 26, 2015

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					Map Slide 192B	2010 survey

## Town Highway/Legal Trails Addition Checklist

The following includes a checklist of the documentation to be supplied to VTrans when adding highways and trails that have not been previously mapped and are required to be mapped under the provisions of Act 178 of 2006. The documentation is subject to verification by VTrans.

Check the box  if the information is included as part of the documentation submitted.

- A description of the affected highway or trail (*7 highways or trails are described one l table*)
- 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
- A current town highway map with the requested deletions and additions sketched on it  
*+ marked up VTrans map*

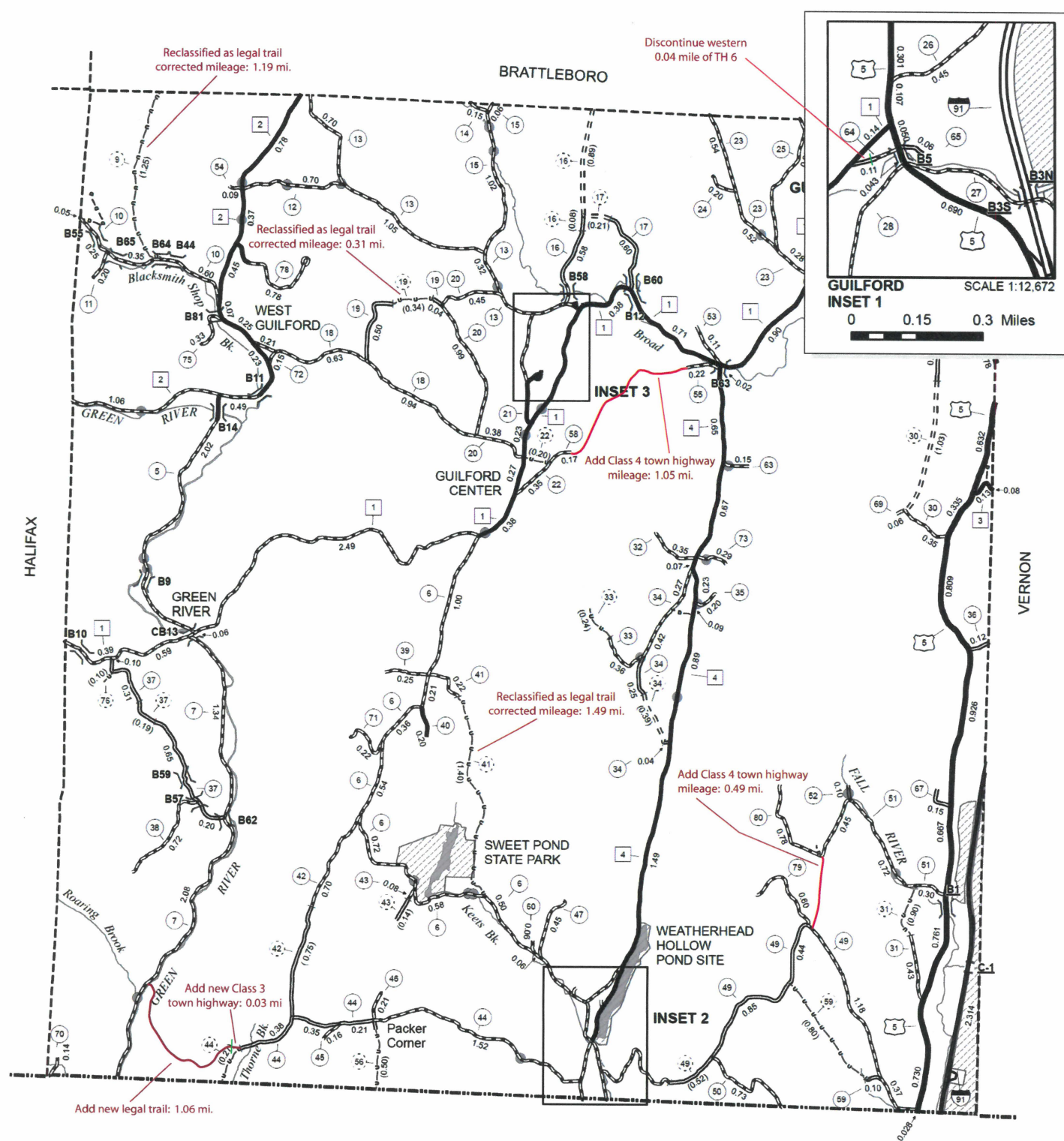
If the highway or trail to be added is “not clearly observable by physical evidence of its use as a highway or trail”, then supply the additional documentation pursuant to the following statute:

19 V.S.A. § 305(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.

- Evidence of written notice to adjoining landowners
- Minutes of the public hearing at which the legislative body took action with respect to the addition of the town highway or trail

\*Note: 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 19 V.S.A. § 305 (a) and 19 V.S.A. § 305 (e).



MASSACHUSETTS  
 Guilford Vt. mileage changes. January 2015

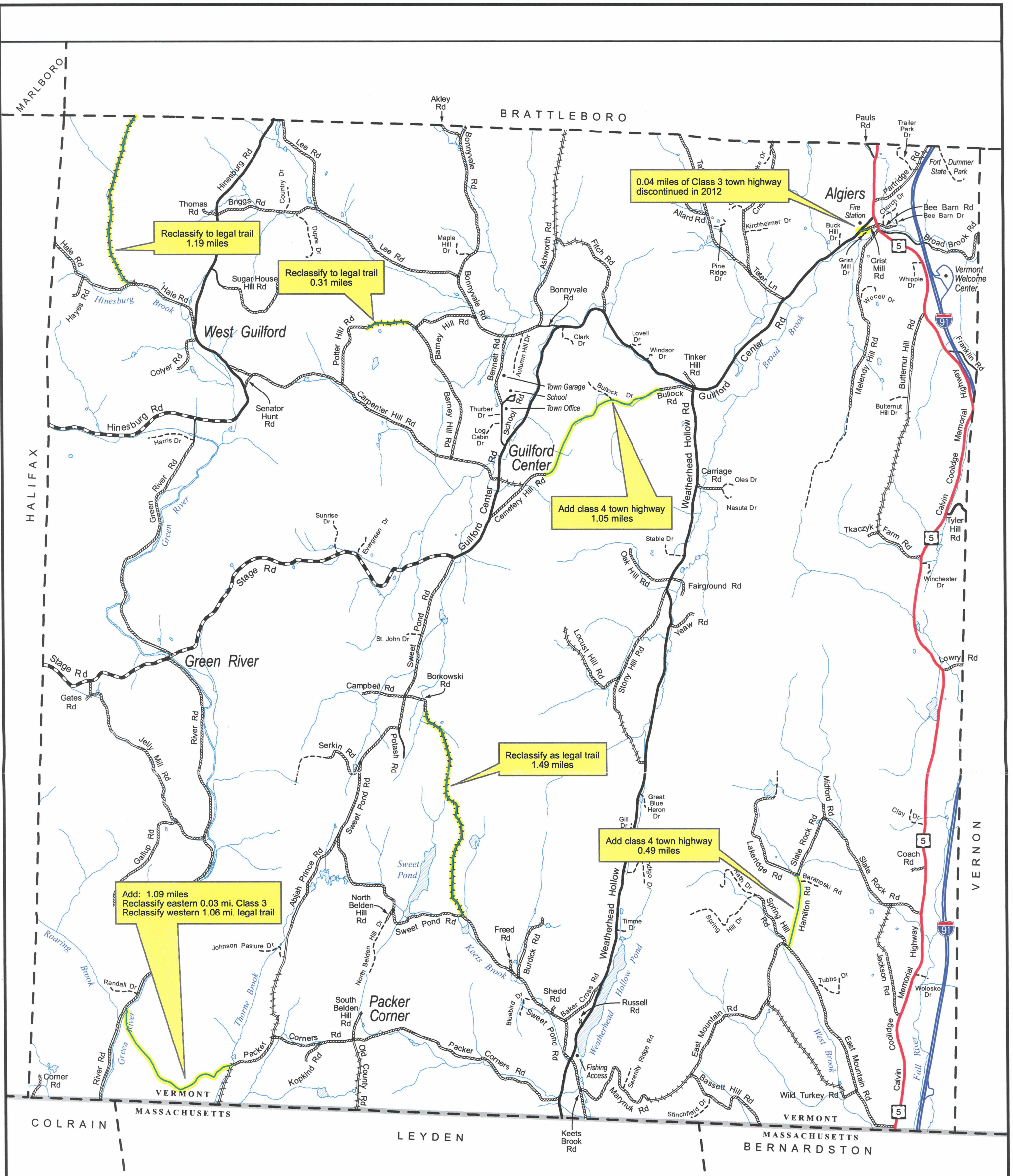
# **Town Records and other Support Materials**

for Town of Guilford

VTrans Map Changes

January 26, 2015

**Note:** These documents are organized and labeled according to the table of road changes provided in this packet.



# Road Map Changes

## Town of Guilford, Vermont

### January 2015

- Interstate Highway
- Federal Highway
- Class 2 town highway - paved
- Class 2 town highway - unpaved
- Class 3 town highway - paved
- Class 3 town highway - unpaved
- Class 4 town highway (unpaved)
- Legal Town Trail
- Private road/drive
- Stream
- River or pond
- Impassable road

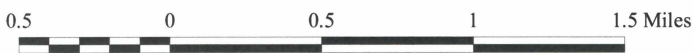
Sources:

- Town highway locations were digitized from 1989 1:5000 orthophotos by Greenhome & O'Mara Inc. under contract with OGIS. Some road locations were updated by microDATA using GPS during data collection for Enhanced 9-1-1. Other road locations were corrected by WRC GIS staff in 2006 using rights-of-way locations as shown on the VGIS 1:5000 PARCEL coverage. Information for these latter corrections were provided by officials from the Town of Guilford.

- Town highway attributes (i.e. class and pavement) are from AOT highway maps. These data were corrected by WRC GIS staff using information provided by officials from the Town of Guilford.

- Road names data were provided by the Town of Guilford.

- Surface waters are from the Vermont Hydrography Dataset (VGIS data layer SWnnnnmm). The dataset was generated at a scale of 1:5000 and was developed using digital orthophotos, topographic maps, color infrared aerial



Map scale -- 1:40,000

Windham Guilford September 14<sup>th</sup> AD. 1795.

Then at the Request and under the Special  
 Discretion of the Subscribers of the said  
 Guilford for the above year three Rods wide and lying  
 a Line Beginning at a White Stone about it Standing in  
 Guilford and South line of Brattleborough a few Rods  
 Eastward of the Dwelling House of Lewis Abiathar &  
 Lewis Joy. and from thence running

Survey plotted  
 24 Mar 2015

Dist	Deg	Min	Dir	Adm. Lin	Description
36		20	South	23. 00	to a Stake & Stones
W. 00		30	N.	6. 18	to a Stake & Stones
W. 36		30	S.	10. 16	to a Stake & Stones
S. 33		00	H.	11. 16	to an Oak Staddle & Stones
S. 35		40	H.	37. 09	to a Chestnut Staddle & Stones
H. 41		30	S.	25. 10	to a Chestnut Staddle & Stones
H. 34		00	S.	30. 12	to a Stake & Stones
H. 15		00	S.	10. 22	to a Cherry tree marked & stones
H. 00		00	-	20. 00	to a Stake & Stones
H. 40		00	S.	2. 04	to Stake & Stones on line of field
S. 35		00	W.	16. 00	to Stake & Stones
S. 3		00	H.	8. 00	to a Stake and Stones
S. 20		00	E.	8. 00	to a Stake & Stones
S. 10		00	H.	8. 00	to a Stake & Stones
H. 39		00	S.	20. 10	to a Stake & Stones on

the left hand of the said Road and from thence the said  
 line being 3 Rods to the left hand of a line running from the  
 said last mentioned Stake and Stones

Dist 43	00	S.	27	2	to a Dry Hemlock Tree
S. 35	00	H.	4	10	to a Hemlock Staddle marked
H. 41	30	S.	6	12	to a Hemlock Tree marked
H. 9	00	S.	7	15	to a Hemlock Staddle marked
H. 22	00	S.	6	20	to the Centre of a great Rock
H. 26	30	S.	7	00	to a Hemlock Tree marked
H. 33	00	S.	3	14	to a Stake & Stones by a post
H. 26	30	S.	5	7	to a Great Maple Tree marked

turn over



Endhamf Guilford September 14<sup>th</sup> AD. 1795.

Then at the Request and under the Special Discretion of the Subscribers Selectmen of said Guilford for the above year I Surveyed a Road three Rods wide and lying to the Right hand of a Line Beginning at a Whiteoak Staddle with Stones about it Standing in the North line of S. Guilford and South line of Brattleborough a few Rods Eastward of the Dwelling House of Lewis Abiathar & Lewis Joy. and from thence running

Dist	Begin	Min	Dir	Perch. Lin.	Description
36		20	South	23. 00	to a Stake & Stones
H. 00		30	N.	6. 10	to a Stake & Stones
H. 36		30	S.	10. 16	to a Stake & Stones
S. 33		00	H.	11. 16	to an Oak Staddle & Stones
S. 35		40	H.	37. 09	to a Chestnut Staddle & Stones
H. 41		30	S.	25. 10	to a Chestnut Staddle & Stones
H. 34		00	S.	30. 12	to a Stake & Stones
H. 15		00	S.	10. 22	to a Cherry tree marked & Stone
H. 00		00	—	20. 00	to a Stake & Stones
H. 40		00	S.	2. 04	to Stake & Stones on line of lot
S. 35		00	W.	16. 00	to Stake & Stones
S. 3		00	H.	0. 00	to a Stake and Stones
S. 20		00	S.	0. 00	to a Stake & Stones
S. 10		00	H.	0. 00	to a Stake & Stones
H. 39		00	S.	20. 10	to a Stake & Stones on

the left hand of the said Road and from thence the said line running 3 Rods to the left hand of a line running from the said last mentioned Stake and Stones

H. 43		00	S.	27. 2	to a Dry Hemlock Tree
S. 35		00	H.	4. 10	to a Hemlock Staddle marked
H. 41		30	S.	6. 12	to a Hemlock Tree marked
H. 9		00	S.	7. 15	to a Hemlock Staddle marked
H. 22		00	S.	6. 20	to the Centre of a great Rock
H. 26		30	S.	7. 00	to a Hemlock Tree marked
H. 33		00	S.	3. 14	to a Stake & Stones by a Post
H. 26		30	S.	5. 7	to a Great Maple Tree marked

Went	Deg	Min	Dir	Ac	Dist	to
H. 36	00	00	South	40	00	to a Stake & Stones
H. 10	00	00	S.	10	06	to a Stake & Stones
J. 40	00	00	W.	14	00	to a Stake & Stones
J. 27	00	00	W.	37	12	to a Stake & Stones
J. 31	00	00	W.	9	17	to a Stake & Stones
W. 39	20	00	J.	10	00	to a Stake & Stones
W. 15	00	00	J.	10	10	to a Stake & Stones
W. 6	00	00	J.	22	6	to a Stake & Stones
W. 21	40	00	J.	9	00	to a Stake & Stones near <sup>(Babbs Brook)</sup>
J. 30	00	00	W.	36	00	to a Stake & Stones
J. 33	00	00	W.	16	00	to a Stake & Stones
J. 20	20	00	W.	14	10	to a Stake & Stones
W. 30	00	00	J.	27	00	to a Stake & Stones near <sup>Crishole</sup>
W. 36	00	00	J.	50	00	to North end of <sup>top of heap of stones</sup> Blacksmith
J. 41	00	00	W.	42	00	to a Stake & Stones
J. 27	00	00	W.	9	06	to a Stake & Stones at <sup>Crishole</sup>
J. 43	00	00	W.	40	00	to a Stake & Stones
W. 29	00	00	J.	12	10	to a Stake & Stones
W. 17	00	00	N.	13	00	to a Stake & Stones
W. 5	00	00	N.	7	07	to a Stake & Stones <sup>(line of 18 11 72)</sup>
W. 26	00	00	N.	16	16	to a Stake & Stones in E =
W. 25	20	00	N.	20	00	to a Stake & Stones
W. 25	00	00	J.	15	00	to a Stake & Stones <sup>(mill)</sup> near y =
W. 3	00	00	J.	36	00	to Stake & Stones at 9. gals
W. 25	00	00	J.	32	40	to a Birch Tree
W. 9	30	00	J.	34	02	to Stake & Stones at y = Hall
W. 40	00	00	J.	11	11	to Corner of y = Hall a Stake & S
W. 5	00	00	J.	6	00	to Stake by Side of y = Hall Fern
W. 20	00	00	N.	15	06	to Stake & Stones <sup>by end of y = Hall</sup>
W. 31	00	00	N.	15	00	to Stake & Stones by y = end of y = rock
W. 5	00	00	J.	13	19	to an Elm Tree marked
W. 20	00	00	J.	22	00	to a Stake & Stones
J. 32	00	00	W.	20	00	to a Stake & Stones
W. 39	00	00	J.	6	00	to a Small Maple Staddle
W. 6	00	00	J.	12	15	to a beech Staddle marked
W. 15	30	00	J.	34	15	to a Stake & Stones

Continued

Deg: Min: Sec	Dir	Dist	to	Point
29. 00.	West	20. 11.	to a	Beach Tree Marked
26. 30.	W.	74. 00.	to a	Stake & Stones
35. 00.	N.	12. 06.	to Post & Stone of	Corner of <sup>Woodleys garden</sup> <del>W. 20</del>
28. 00.	S.	12. 10.	to Post & Stone	Corner of <sup>yard</sup> <del>Barrow</del>
12. 30.	S.	5. 00.	to a	Stake & Stones
6. 00.	N.	18. 00.	to the	Southeast Corner of the White-Meeting House Plot.

A True Survey  
 Attest Samuel Shepardson Surveyor

We the Subscribers Selectmen of the Town of Guilford for the year of our Lord 1795. on the Request of sundry Persons Inhabitants of said Guilford have Laid out the foregoing Described Road at the time and in the manner as above Surveyed and the owners of the Lands through which the said Road was laid Requiring no Recompence none was agreed on or Tendered

William Bigelow }  
 John Hayes } Selectmen of  
 Guilford for A.D.  
 1795.

October 29<sup>th</sup> of 1795 then this survey was  
 came in for record  
 Attest William Bigelow town Clerk

367  
559

Bullock Road  
Hwy Bk G/359-60  
1882 change to pent road

the upon the completion of  
of the above described new road,  
the old pent road leading from Richard  
Tobler to the Stage road.

F. G. Taylor )  
Wm. Tyler )  
P. S. Canus ) Selectmen  
of  
Guilford

The above and foregoing  
a true record of what it purports to be.

Attest: S. S. Herd - Town Clerk

Guilford, Vt. April 11th 1882

To the Honorable board of Selectmen of the  
Town of Guilford -

We the undersigned citizens and taxpayers of  
said town, hereby Petition your board to view  
the road leading from Mrs. Knox Bullocks dwelling  
house to Guilford Centre by the Graves farm so called  
and to cause the same to be discontinued, or at least  
a Pent Road - cause the parties interested, to place  
suitable Bars or Gates to be erected and maintained  
on the same - an early action in the matter is requested

- S. L. Hunt
- Nathan Conant
- Gilbert Clark
- Stephen Wheeler
- Edson C. Blanchard
- G. N. Bond
- F. E. Jacobs

A true copy Attest Wm. W. Barney  
Town Clerk

Agreeably to the foregoing Petition, we the undersigned Selectmen of the Town of Guilford have on this 21st day of April A.D., 1882 viewed the road leading from Mrs Knox Bullocks dwelling House by the Graves Farm so called, to Guilford Centre, and caused so much of said road made into a Gent road or Bridle road as herein after described. By the creation of three gates as follows— One gate erected on said road near Mrs Knox Bullocks sugar House— One gate on said road near the division line between the land of Mrs Knox Bullock & Gilbert & Harriet Clark— One Gate erected on the said Road on or near the south line of the said Gilbert & Harriet Clarks land east side of said road described—

Mrs Knox Bullock or her assigns are to erect a suitable Gate near said Sugar House and  $\frac{1}{2}$  of said gate on the line between said Bullock & Clarks, & Gilbert & Harriet Clark <sup>or their assigns</sup> are to erect a good and suitable Gate on at or near the south line of said Clarks land as above described, and one half of said gate on said line between said Clark & Bullock as above described—

Mrs Knox Bullock and Gilbert & Harriet Clark or their assigns are to keep the aforesaid gates in good repair for the time to come as above described— In case the Town of Guilford should want to use of the above described road for public travel the Gates are to be kept open while the travel continues on said road

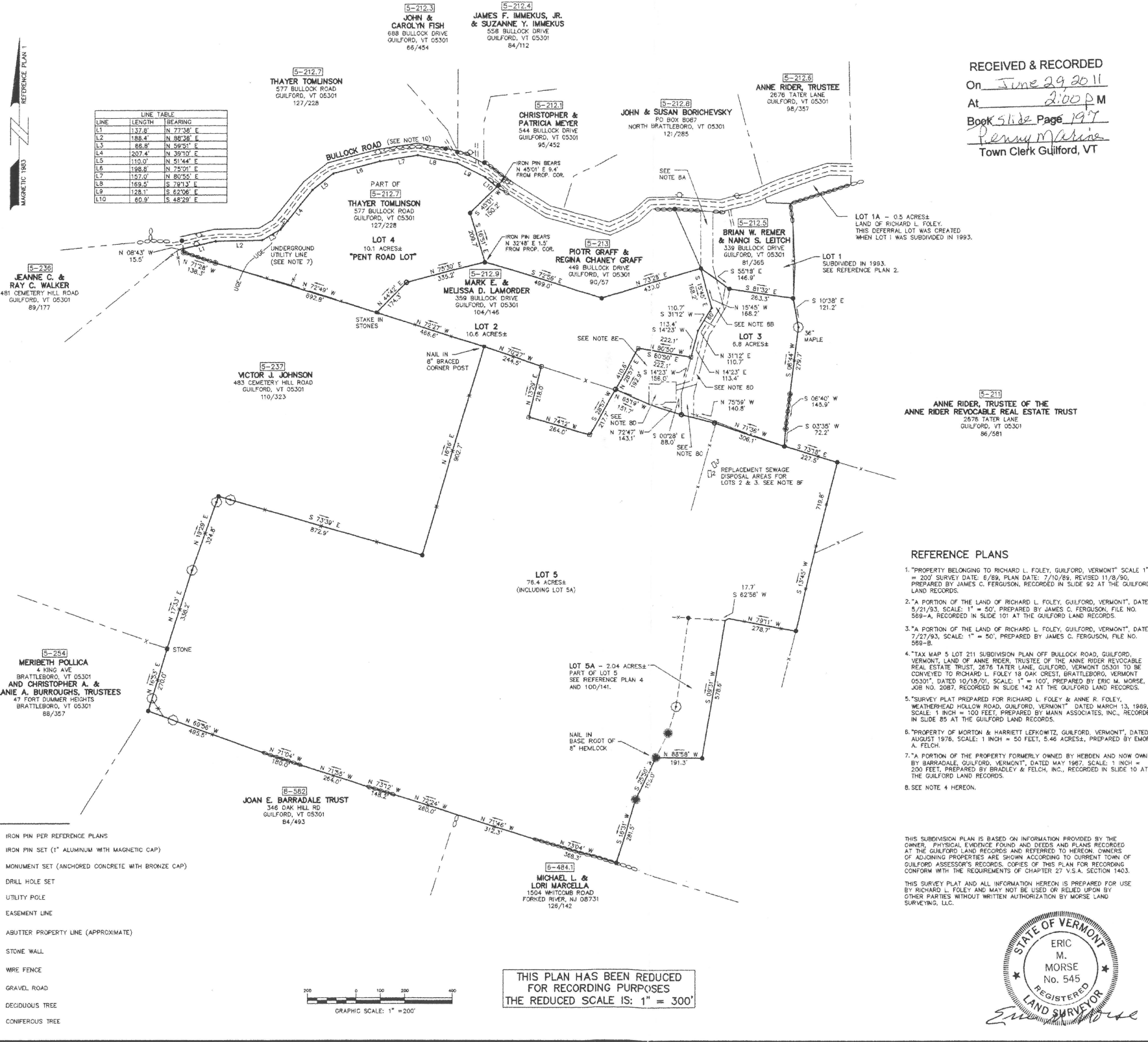
Guilford May 3<sup>rd</sup> 1882

F. G. Taylor  
Wm. H. Tyler  
P. S. Charles } Selectmen  
of  
Guilford

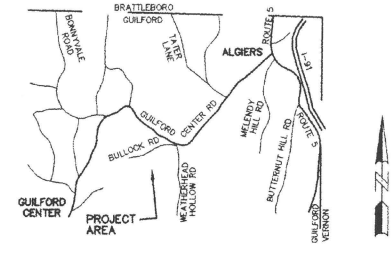
A true Copy

Attest Wm. W. Barney  
Town Clerk

THIS PLAT MEETS THE REQUIREMENTS OF 27 V.S.A. § 1403  
ORIGINAL INK ON MYLAR



RECEIVED & RECORDED  
On June 29, 2011  
At 2:00 PM  
Book Slide Page 197  
*Penny Malina*  
Town Clerk Guilford, VT

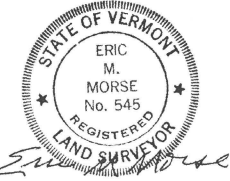


- NOTES**
- BEARINGS ARE MAGNETIC 1983, PER REFERENCE PLAN 1.
  - OWNER OF RECORD: RICHARD L. FOLEY, 18 OAK CREST, BRATTLEBORO, VERMONT 05301. DEEDS: BOOK 73 PAGE 204 AND BOOK 100 PAGE 141.
  - 5-212 DENOTES TAX MAP (S) LOT NUMBER (212).
  - PURPOSE OF PLAN: SHOW OVERALL EXISTING BOUNDARY INFORMATION FOR LAND OF RICHARD L. FOLEY BASED ON THE REFERENCE PLANS NOTED HEREON AND SHOW LOT 3 AND LOT 5 AND RELATED EASEMENTS. THIS PLAN IS A REVISION OF THE SUBDIVISION PLAN DATED 1/18/2003, RECORDED IN SLIDE 150 AT THE GUILFORD LAND RECORDS.
  - BOUNDARY INFORMATION AND FEATURES SUCH AS STONE WALLS, WIRE FENCES, TREES, ETC. ARE BASED ON THE REFERENCE PLANS NOTED HEREON. INFORMATION BASED ON FIELD WORK PERFORMED BY MORSE LAND SURVEYING, LLC FOR THIS SUBDIVISION PLAN IS LIMITED TO THE BOUNDARIES OF LOT 2, LOT 3, AND LOT 4. CERTAIN BOUNDARY DIMENSIONS FROM THE VARIOUS REFERENCE PLANS HAVE BEEN ROTATED AND SLIGHTLY ALTERED SO THAT ALL DIMENSIONS GENERALLY AGREE WITH REFERENCE PLAN 1.
  - AREAS: LOT 2 = 10.6 ACRES; LOT 3 = 6.8 ACRES; LOT 4 = 10.1 ACRES; LOT 5 = 78.4 ACRES.
  - LOT 4 IS SUBJECT TO A UTILITY LINE EASEMENT AS DESCRIBED IN A DEED TO CENTRAL VERMONT PUBLIC SERVICE CORPORATION AND NEW ENGLAND TELEPHONE AND TELEGRAPH COMPANY, DATED NOVEMBER 27, 1986 AND RECORDED IN BOOK 88 PAGE 378. THE UTILITY LINE SERVES LOT 5-237, LAND OF JOHNSON & MOHANEY.
  - EASEMENTS:
    - LOT 1 IS SUBJECT TO A 50' WIDE RIGHT-OF-WAY FOR THE BENEFIT OF LOT 2, LOT 3 AND LOT 5. SEE BOOK 81 PAGE 365, BOOK 104 PAGE 146 AND REFERENCE PLANS 2 AND 3.
    - LOT 3 IS SUBJECT TO A 50' WIDE RIGHT-OF-WAY FOR THE BENEFIT OF LOT 2 AND LOT 5. SEE BOOK 104 PAGE 146 AND REFERENCE PLAN 3.
    - LOT 3 IS SUBJECT TO A 50' WIDE RIGHT-OF-WAY FOR THE BENEFIT OF LOT 5. DIMENSIONS FOR THE WESTERLY LINE OF SAID 50' WIDE RIGHT-OF-WAY ARE SHOWN HEREON.
    - LOT 3 IS SUBJECT TO A 20' WIDE SEWER LINE EASEMENT AND AN EASEMENT FOR A SEWAGE DISPOSAL AREA FOR THE BENEFIT OF LOT 1. SEE BOOK 81 PAGE 365 AND REFERENCE PLANS 2 AND 3.
    - LOT 3 IS SUBJECT TO AN EASEMENT FOR A SEWER LINE AND SEWAGE DISPOSAL AREA FOR THE BENEFIT OF LOT 2. SEE BOOK 104 PAGE 146 AND PERMITS OF RECORD AND PLANS REFERENCED THEREIN.
    - LOT 5 IS SUBJECT TO EASEMENTS FOR REPLACEMENT SEWAGE DISPOSAL AREAS FOR THE BENEFIT OF LOT 2 AND LOT 3. SEE BOOK 104 PAGE 146 AND PERMITS OF RECORD AND PLANS REFERENCED THEREIN.
  - THE PARCELS MAY BE SUBJECT TO OTHER EASEMENTS AS THEY EXIST OF RECORD OR IN FACT. MORSE LAND SURVEYING, LLC DOES NOT INTEND OR REPRESENT THAT ALL RIGHTS AND EASEMENTS AFFECTING THE SUBJECT PROPERTIES ARE SHOWN. A SPECIFIC TITLE EXAMINATION IS SUGGESTED TO DETERMINE THE NATURE AND EXTENT OF RIGHTS AND EASEMENTS AFFECTING THE SUBJECT PROPERTIES.
  - BULLOCK ROAD, TOWN HIGHWAY NO. 55, IS CLASSIFIED AS A PENT ROAD AND IS ASSUMED TO BE A 3' ROAD (49.5 FEET WIDE). REFERENCE IS MADE TO REGULATIONS GOVERNING TOWN TRAILS AND PENT ROADS AND TO HIGHWAY BOOK G PAGE 359 AT THE GUILFORD LAND RECORDS. THE BOUNDARY LINES ALONG THE BULLOCK ROAD RIGHT-OF-WAY ARE BASED ON A LINE APPROXIMATELY 24.75 FEET FROM AND PARALLEL TO THE CENTER LINE OF THE EXISTING TRAVELED WAY. THE PARCELS SHOWN HEREON BENEFIT FROM THE RIGHT TO USE SAID BULLOCK ROAD, IN COMMON WITH OTHERS, AND ARE SUBJECT TO MAINTENANCE RESPONSIBILITIES AS DESCRIBED IN THEIR RESPECTIVE DEEDS.

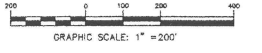
- REFERENCE PLANS**
- "PROPERTY BELONGING TO RICHARD L. FOLEY, GUILFORD, VERMONT" SCALE 1" = 200' (SURVEY DATE: 6/29/89, PLAN DATE: 7/10/89, REVISED 1/18/90). PREPARED BY JAMES C. FERGUSON, RECORDED IN SLIDE 92 AT THE GUILFORD LAND RECORDS.
  - "A PORTION OF THE LAND OF RICHARD L. FOLEY, GUILFORD, VERMONT", DATED 5/21/93, SCALE: 1" = 50', PREPARED BY JAMES C. FERGUSON, FILE NO. 569-A, RECORDED IN SLIDE 101 AT THE GUILFORD LAND RECORDS.
  - "A PORTION OF THE LAND OF RICHARD L. FOLEY, GUILFORD, VERMONT", DATED 7/27/93, SCALE: 1" = 50', PREPARED BY JAMES C. FERGUSON, FILE NO. 569-B.
  - "TAX MAP 5 LOT 211 SUBDIVISION PLAN OFF BULLOCK ROAD, GUILFORD, VERMONT, LAND OF ANNE RIDER, TRUSTEE OF THE ANNE RIDER REVOCABLE REAL ESTATE TRUST, 2676 TATER LANE, GUILFORD, VERMONT 05301 TO BE CONVEYED TO RICHARD L. FOLEY 18 OAK CREST, BRATTLEBORO, VERMONT 05301", DATED 10/19/01, SCALE: 1" = 100', PREPARED BY ERIC M. MORSE, JOB NO. 2087, RECORDED IN SLIDE 142 AT THE GUILFORD LAND RECORDS.
  - "SURVEY PLAT PREPARED FOR RICHARD L. FOLEY & ANNE R. FOLEY, WEATHERHEAD HOLLOW ROAD, GUILFORD, VERMONT" DATED MARCH 13, 1989, SCALE: 1 INCH = 100 FEET, PREPARED BY MANN ASSOCIATES, INC., RECORDED IN SLIDE 85 AT THE GUILFORD LAND RECORDS.
  - "PROPERTY OF MORTON & HARRIETT LEFKOWITZ, GUILFORD, VERMONT", DATED AUGUST 1976, SCALE: 1 INCH = 50 FEET, 5.46 ACRES, PREPARED BY EMORY A. FELCH.
  - "A PORTION OF THE PROPERTY FORMERLY OWNED BY HERBEN AND NOW OWNED BY BARRADALE, GUILFORD, VERMONT", DATED MAY 1987, SCALE: 1 INCH = 200 FEET, PREPARED BY BRADLEY & FELCH, INC., RECORDED IN SLIDE 10 AT THE GUILFORD LAND RECORDS.
  - SEE NOTE 4 HEREON.

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

THIS SURVEY PLAT AND ALL INFORMATION HEREON IS PREPARED FOR USE BY RICHARD L. FOLEY AND MAY NOT BE USED OR RELIED UPON BY OTHER PARTIES WITHOUT WRITTEN AUTHORIZATION BY MORSE LAND SURVEYING, LLC.



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



REV.	DATE	DESCRIPTION
1	5/26/11	LOT 3, LOT 5, EASEMENTS, NOTES, GENERAL REVISIONS

TAX MAP 5 LOT 212  
**SUBDIVISION PLAN**  
BULLOCK ROAD  
GUILFORD, VERMONT  
LAND OF  
RICHARD L. FOLEY  
18 OAK CREST  
BRATTLEBORO, VERMONT 05301  
MORSE LAND SURVEYING, LLC  
638 COOLIDGE HIGHWAY  
GUILFORD, VERMONT 05301  
(802) 254-8477  
VERMONT - NEW HAMPSHIRE - MASSACHUSETTS

DATE: 1/18/2003 SCALE: 1" = 200'  
JOB NUMBER: 2101 SHEET: 1 OF 1

The the undesignated Section of the town  
 of Guilford, Maine line are established the  
 following Part or Bridge Road, to wit: Begin-  
 ning at a point bearing  $S 15^{\circ} 4' E$  Six rods 45  
 links from the S.E. corner of Daniel McElroy's  
 dwelling house, from thence  $S 22^{\circ} \frac{1}{2}' E$  22 rods  
 to a Stake - thence  $S 41^{\circ} 18'$  418 links to a hem-  
 lock tree marked - thence  $S 12^{\circ} 30'$  19 rods to a  
 Hemlock tree - thence  $S 42^{\circ} 22'$  422 links to a  
 a Hemlock tree - thence  $S 12^{\circ} 30'$  8 rods  
 416 links to a maple tree marked - thence  $S 20^{\circ} 2'$   
 37 rods 410 links to a Hemlock tree marked -  
 thence  $S 19^{\circ} 2'$  12 rods 5 links - thence  $S 33^{\circ} 7'$  18 rods  
 9 links - thence  $S 21^{\circ} 2'$  15 rods 10 links - thence  $S 22^{\circ} 7'$   
 7 rods 10 links - thence  $S 44^{\circ} 2'$  5 rods 19 links to a  
 maple tree marked - thence South same course to  
 the road leading from Solomon Andrews  
 dwelling house to J. W. Roberts. All stations are  
 on the West side of said road, which is two rods  
 wide

Survey Plotted  
 24 Mar 2015  
 this section

The line also line are established one  
 other part or bridge road; Beginning on road E.  
 from the center of a large Chestnut tree marked  
 standing on the south side of the road leading  
 from Asa Hays to Ephraim Stone's dwelling house  
 - thence  $S 46^{\circ} 7'$  8 rods 19 links to a stake -  
 thence  $S 16^{\circ} 7'$  10 rods to a stake - thence  $S 34^{\circ} 7'$  29  
 rods 21 links to a Spruce tree marked - thence  $S 30^{\circ} 7'$   
 11 rods 8 links to a stake standing on road East  
 of a Hemlock tree marked - thence  $S 44^{\circ} 7'$  26 rods  
 19 links to a stake - thence  $S 34^{\circ} 7'$  26 rods 15 links  
 thence  $S 23^{\circ} 2'$  19 rods 3 links to a stake standing  
 on the West side of the first mentioned road -  
 which leads from Daniel McElroy to Solomon

We the undersigned Surveyors of the Town  
of Guilford, have laid and established the  
following Part or Bridge Road, to wit: Begin-  
ning at a point bearing  $S 15^{\circ} 4' E$  Six rods & 5  
links from the S.E. corner of Daniel McElm's  
dwelling house, from thence  $S 22^{\circ} E$  22 rods  
to a white - thence  $S 5^{\circ} E$  18 rods & 18 links to a hem-  
lock tree marker - thence  $S 12^{\circ} W$  19 rods to a  
hemlock tree - thence  $S 8^{\circ} W$  8 rods & 22 links to a  
a hemlock tree marker - thence  $S 12^{\circ} W$  8 rods  
& 16 links to a maple tree marker - thence  $S 20^{\circ}$   
 $W$  37 rods & 10 links to a hemlock tree marker -  
thence  $S 19^{\circ} W$  12 rods 5 links - thence  $S 33^{\circ} W$  18 rods  
& 1 link - thence  $S 21^{\circ} W$  15 rods 10 links - thence  $S 22^{\circ} W$   
7 rods 10 links - thence  $S 44^{\circ} W$  5 rods 19 links to a  
maple tree marker - thence South same course to  
the same landing from Solomon Andrews  
dwelling house to J. W. Roberts. All stations are  
on the West side of said road, which is laid two  
rods wide

We have also laid and established one  
other part or bridge road; Beginning on road E.  
from the center of a large Chestnut tree marker  
standing on the east side of the road leading  
from Acad. Hays to Ephraim Stone, the line be-  
gins - thence  $S 46^{\circ} W$  8 rods 17 links to a stake -  
thence  $S 16^{\circ} W$  10 rods to a stake - thence  $S 34^{\circ} W$  29  
rods 21 links to a pine tree marker - thence  $S 30^{\circ}$   
 $W$  11 rods 8 links to a stake standing one rod East  
of a hemlock tree marker - thence  $S 44^{\circ} W$  26 rods  
17 links to a stake - thence  $S 34^{\circ} W$  26 rods 15 links  
thence  $S 23^{\circ} W$  19 rods 3 links to a stake standing  
on the West side of the part mentioned road -  
which led to from Daniel McElm's to Solomon



Answer, said last mentioned stake  
28 rods 5 links from the southwest corner  
of Daniel McClain's dwelling house -  
All stakings are in the centre of said road  
which is laid two rods wide.

Guilford March 31. 1860.

Isaac Brown }  
Barnard Synce } Deputies  
Samuel Short }

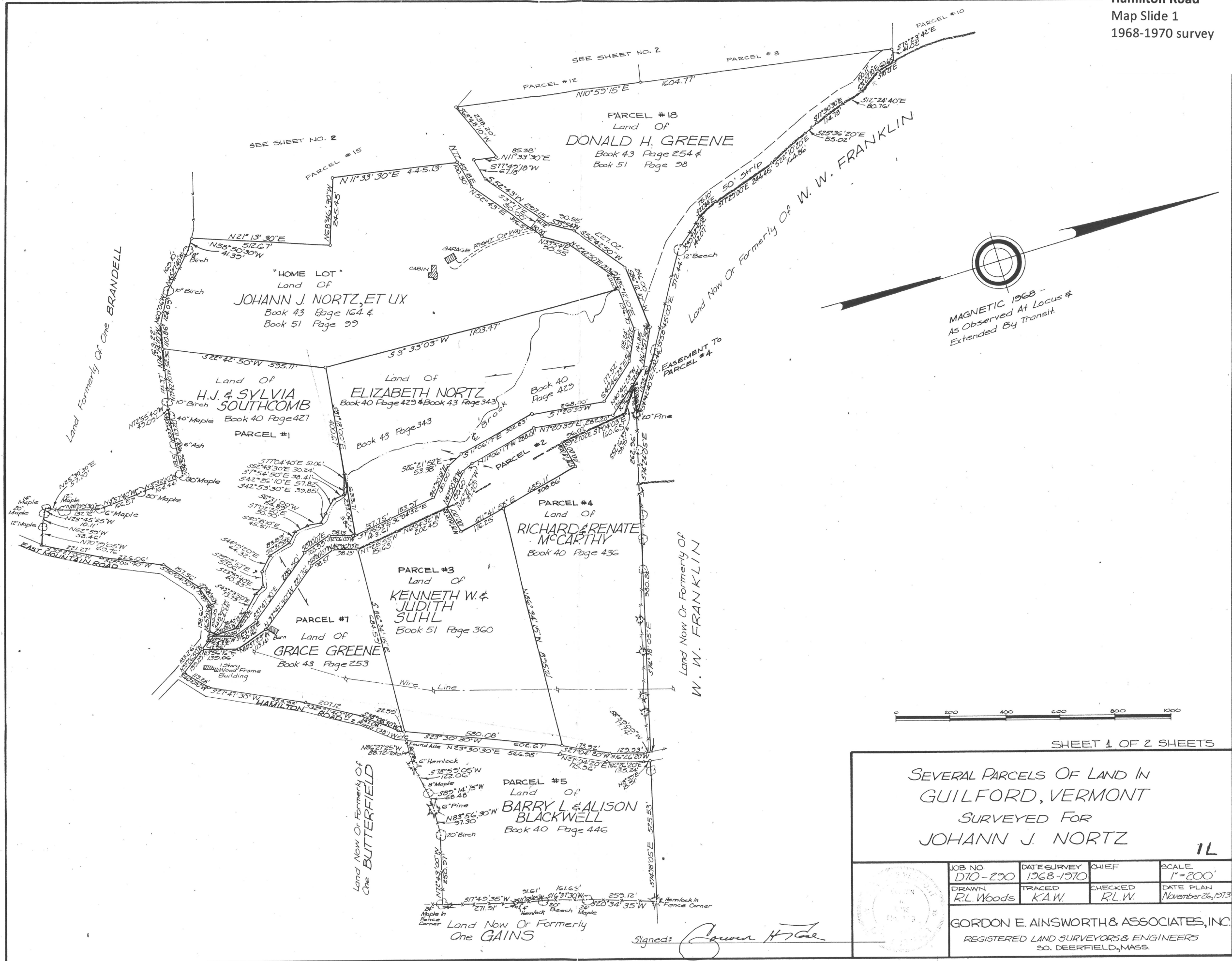
Town Clerk Office }  
Guilford 1861 }

Receive a survey file for  
become of said the above and foregoing  
by a true copy and return

Attest, Samuel Short  
Town Clerk

Pursuant to a Petition of P. F. Franklin  
and others be the undersigned Selectmen of the  
Town of Guilford have laid and established  
the following road, to wit: Beginning at a  
point leading S. 87 1/2° W. 2 rods 17 links from the  
southwest corner of P. F. Franklin's dwelling house  
from thence S. 87 1/2° W. 4 rods to a stake, thence S. 46° W.  
5 rods to a stake - thence S. 15° W. 16 rods to a stake  
thence S. 30 1/2° W. 12 rods to a stake - thence S. 39° W. 4 rods to  
the centre of the road of the road leading from  
Guilford Centre to Syden Centre. All stakings are  
in the centre of said road which is laid out  
two rods wide.

Guilford Oct 26. 1864. Knox Bullock }  
Hiram Barney } Selectmen  
John S. Bullock }



MAGNETIC 1968 -  
As Observed At Locus #  
Extended By Transit.



SHEET 1 OF 2 SHEETS

SEVERAL PARCELS OF LAND IN  
GUILFORD, VERMONT  
SURVEYED FOR  
JOHANN J. NORTZ

IL

JOB NO. D70-290	DATE SURVEY 1968-1970	CHIEF K.A.W.	SCALE 1"=200'
DRAWN R.L. Woods	TRACED K.A.W.	CHECKED R.L.W.	DATE PLAN November 26, 1973

GORDON E. AINSWORTH & ASSOCIATES, INC.  
REGISTERED LAND SURVEYORS & ENGINEERS  
50, DEERFIELD, MASS.

Signed: *Gordon E. Ainsworth*

of said lines, making in width a three rods in width <sup>the</sup> road agreeable to law.

Guilford Sept. 24. A.D. 1833. Then by a legal request to us directed, we the subscribers, Selectmen of said town layed out the above described road and caused the same to be surveyed according to law, and do agree to pay to Hosea Norton as a damage for the above alteration one hundred dollars, and to Chester Gains as a damage as above twelve dollars, to be paid before said road is made. And said Hosea N. and Chester Gains is to have the old road when the new one is made and opened.

Lease Brown Jr. } Selectmen  
Nathan Conant, }  
Abel Weatherhead. } Guilford. Attest, Ois Sheperdson  
County Surveyor.

Guilford, Town Clerks Office, February 27. 1834, then received a survey bill for record, of which the above and foregoing is a true copy and record.

Attest, Kara Bullock Town Clerk

Windham County ss. Guilford October 7<sup>th</sup> 1833. Then by special direction of the subscribers, Selectmen of the town of Guilford, I surveyed two alterations in the road on the Culver and Burrows hill, as so called, near the southwest corner of said town, as by them ordered, the first of said alterations beginning and ending according to the following description, Beginning on an angular point made by two lines, one running west 41° 00' N. from near the south bounds of the old road to the top of the chimney of the dwelling house of Hiram Burrows said house being about 16 rods from the place of beginning, the 2<sup>nd</sup> course running due north from the place of beginning to a humlock about two feet through and about 20 rods from the south bounds of old road as above described. Beginning at the intersection of the two lines, as described, for a corner on or near the south bounds of the old road, thence south 17° 00' E. 10<sup>th</sup> 00' to a corner, thence south 34° 00' E. 5<sup>th</sup> 00' to a corner, thence south 17° 00' E. 7<sup>th</sup> 00' to intersect the old course of Travet and road again, and ending said alteration No. 1<sup>st</sup>. The lines as above described make the westerly bounds of the alteration as here made of a three rods in width road as here layed by said Selectmen. Alteration No. 2<sup>nd</sup> being on the east side of said hill and beginning at an elm tree on the south bounds of the old road, crossing said hill and on the division line between David Culver and Josiah Chovy, or may be known as the west bounds of the farm formerly called the Bennett farm, from the said elm tree west 25° 00' E. 8<sup>th</sup> 00' to a beech tree close by the stone wharfing of the road, thence south 36° 00' west 93 rods 10 links to a corner at a bend in the road, thence west 20° 00' north 8 rods to intersect the old road in its course across said hill, said lines as lastly described being the southerly bounds of a three rods in width road as here layed by said Selectmen. Thus ending alteration No. 2<sup>nd</sup>. The above is a true copy

GUILFORD 2015 MILEAGE CERTIFICATE  
Burrows-Culver Road Hwy Bk 2 page 71 1833 alteration  
Transcribed by S. Moulton 2015-03-25

Windham County  
Guilford October 1st, 1833

Then by special direction of the subscribers, Selectmen of the Town of Guilford, I surveyed two alterations in the road on the Culver and Burrows hill, as so called, near the southwest corner of said town, as by Them ordered. The first of said alterations beginning and ending according to the following description,

Beginning on an angular point made by two lines, one running west  $41^{\circ} 00'$  N[orth] from near the south bounds of the old road to the top of the chimney of the dwelling house of Hiram Burrows said house being about 16 rods from the place of beginning. The 2<sup>nd</sup> course running due north from the place of beginning to a hemlock about two feet through and about 20 rods from the south bounds of old road as above described.

Beginning at the intersection of the two lines, as described, for a corner on or near the south bounds of the old road. Thence south  $17^{\circ} 00'$  E 10 rods 00 links to a corner, Thence south  $34^{\circ} 00'$  E 5 rods 00 links to a corner, thence south  $17^{\circ} 00'$  E 7 rods 00 links to intersect the old course of travel and road again and ending said alteration No. 1<sup>st</sup>.

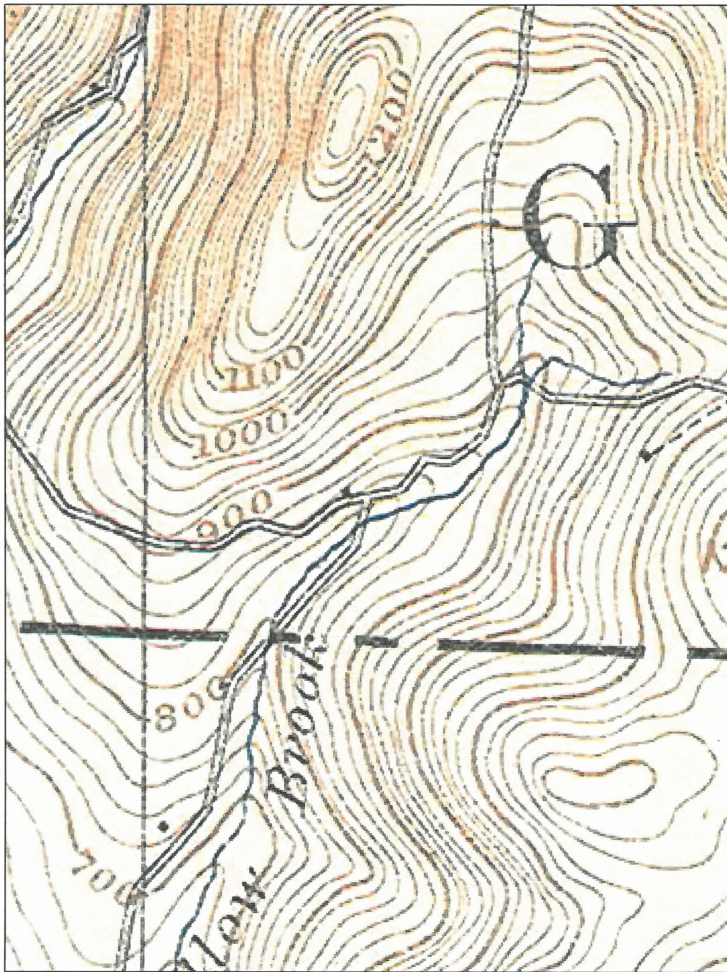
The lines as above described make the westerly bounds of the alterations as have made of a three rods in width road as here layed by said Selectmen.

Alteration No. 2<sup>nd</sup> being on the east side of said hill and beginning at an elm tree on the south bounds of the old road crossing said hill and on the division line between David Culver and Josiah Avery, or may be known as the west bounds of the farm formerly called the Bennett farm, from the said elm tree west  $25^{\circ} 00'$  S 8 rods 00 links to a beach tree close by the stone wharfing of the road, Thence south  $36^{\circ} 00'$  west 13 rods 10 links to a corner at a bend in the road, Thence west  $20^{\circ} 00'$  north 8 rods to intersect the old road in its course across said hill, said lines as lastly described being the southerly bounds of a three roads in width road as have layed by said Selectmen, thus ending alteration No. 2<sup>nd</sup>. The above is a true copy.

## Burrows-Culver Road. Guilford

Map segments from Jeff Nugent at WRC illustrating mapping inconsistencies for Packer Corners Road and [Burrows-Culver Road]

1894 topo map



(Continued on reverse)

## E911 Map Section of Packer Corners Road



2014 VTrans Map which shows the mileage and classification as agreed upon between the Town and VTrans.



[Burrows-Culver Road]  
WRC Map Study

**[Burrows-Culver Road], Guilford**

Jeff Nugent's WRC map study (1/7/15)



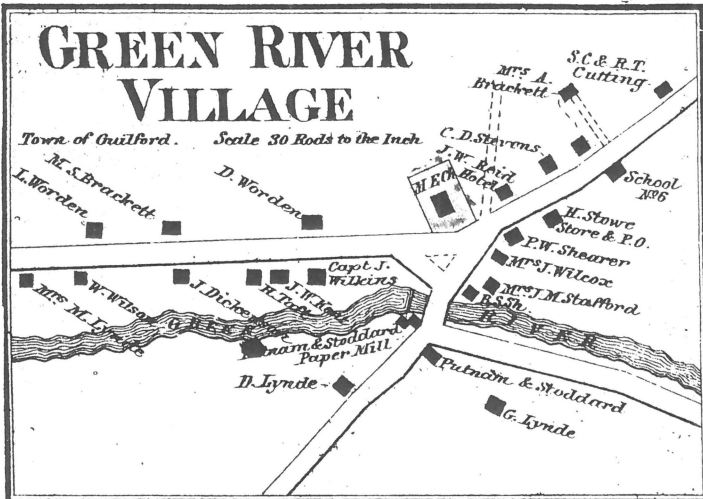
(Continued on back)

### Guilford Business Directory.

Ashcraft F. S. Manufacturer and Dealer in Carriages; also Blacksmithing, District No 8  
 Bangs N. J. Manufacturer of Melodeon Springs, Wagon Axles, &c., Guilford Village  
 Boyden L. Farmer, residence Guilford Village  
 Cutting S. C. Farmer, residence Green River Village  
 Chase H. R. Proprietor Hotel, Guilford Center  
 Olisbee H. N. Manufacturer and dealer in Flour, Feed, &c., Guilford  
 Edwards S. H. Manufacturer of Childrens' Carriages, Guilford  
 Flagg J. Farmer, residence Guilford village  
 Houghton J. M. Manufacturer and dealer in Brick, District No 3  
 Hunt S. L. Residence Guilford Center  
 Keith V. Manufacturer and dealer in Lumber; also Bedstead and Wagon Shafts. District No 1, Guilford  
 Kent J. W. Residence Green River Village  
 Lynde C. C. Residence Guilford Center  
 Putnam A. W. Manufacturer of Wall Paper, Green River Village  
 Rose T. Residence Guilford  
 Smith S. Residence Guilford  
 Smith S. A. Manufacturer and dealer in Childrens' Carriages, District No 12  
 Smith H. S. Manufacturer of Childrens' Carriages, Guilford  
 Wilder J. M. Blacksmith, District No 8  
 Yeaw S. T. Carriage Shop. All kinds of turning done with neatness and despatch, District No 12

# GUILFORD

Scale 1/2 Inch to the Mile



### TOWN OF GUILFORD, VERMONT

## Report of the Selectbord for the Town of Guilford, Vermont, on proceedings to discontinue a highway in Guilford

On the thirteenth day of December, 2012 A.D., we, the undersigned members of the Selectboard of the Town of Guilford, Vermont, a municipal corporation in Windham County, State of Vermont, in writing, of the proposed discontinuance of a highway in Guilford, Vermont, in accordance with the provisions of Title 19, Chapter 7, Sub-chapter 1, of the Vermont Statutes Annotated.

The highway described is described as follows:

Beginning at a one inch iron pipe in the south line of Town Highway 64 at the westerly extremity thereof. The point of beginning lies in the common corner of the south line of Town Highway 64, premises now or formerly owned by Gail Hartley and premises now or formerly owned by Reed T. Sr. and Mary L. Fisher;

thence N 89° 36' 22" E for a distance of 205.96 feet along line L8 and the south line of Town Highway 64, and along the north line of the Fisher premises and then premises now or formerly of Tara N. Brooks, to an unmarked point;

thence N 58° 16' 45" E for a distance of 63.47 feet across Town Highway 64 along line L7 as shown on the Survey to an unmarked point in the north line of Town Highway 64;

thence S 89° 36' 22" W for a distance of 271.74 feet along Line 10 and the north line of Town Highway 64 as shown on the Survey to an unmarked point;

thence S 55° 55' 25" W for a distance of 59.50 feet along the west line of Town Highway 64 to the one inch iron pipe at the point of beginning.

For the purposes of this metes and bounds description, the word "Survey" means the survey map by Eric M. Morse, Land Surveyor, dated October 10, 2007 and last revised and titled:

"Boundary Survey, Guilford Center Road, Coolidge Highway (US Route 5) and Grist Mill Road, Part of Algiers Village, Guilford, Vermont"

In a public notice dated November 8, 2011, posted at the Guilford Town Office, the Broad Brook Grange, the Guilford Free Library, the Green River Covered Bridge and the Guilford Country Store and the and published in the newspaper of record for the Town, it stated that the Selectboard would meet at 6:00 o'clock, P.M., on the twelfth day of December, 2011, to consider the Selectbord's decision to discontinue the said section of Town Highway 64.

A copy of this notice was mailed to the following abutting property owners and parties of interest on November 9, 2011:

Ms. Gail Hartley  
58 Grist Mill Drive  
Guilford, VT 05301

Mr. Reed T. Fisher, Sr.  
Ms. Mary L. Fisher  
35 Grist Mill Drive  
Guilford, VT 05301

Ms. Tara Brooks  
13 Grist Mill Road  
Guilford, VT 05301

*Processed  
125 mail  
23-3-2015*



**TOWN OF GUILFORD, VERMONT****Report of the Selectbord for the Town of Guilford, Vermont, on  
proceedings to discontinue a highway in Guilford**

On the thirteenth day of February, 2012 A.D., we, the undersigned members of the Selectboard of the Town of Guilford, Vermont, a municipal corporation in Windham County, State of Vermont, prepared a notice, in writing, of the proposed discontinuance of a highway in the Town of Guilford, in accordance with the provisions of Title 19, Chapter 7, Sub-chapter 2, of the Vermont Statutes Annotated.

The highway to be discontinued is described as follows:

Beginning at a one inch iron pipe in the south line of Town Highway 64 at the westerly extremity thereof. The point of beginning lies in the common corner of the south line of Town Highway 64, premises now or formerly owned by Gail Hartley and premises now or formerly owned by Reed T. Sr. and Mary L. Fisher;

thence N 89 36' 22" E for a distance of 205.96 feet along line L8 and the south line of Town Highway 64, and along the north line of the Fisher premises and then premises now or formerly of Tara N. Brooks, to an unmarked point;

thence N 58 16' 45" E for a distance of 63.47 feet across Town Highway 64 along line L7 as shown on the Survey to an unmarked point in the north line of Town Highway 64;

thence S 89 36' 22" W for a distance of 271.74 feet along Line 10 and the north line of Town Highway 64 as shown on the Survey to an unmarked point;

thence S 55 55' 25" W for a distance of 59.50 feet along the west line of Town Highway 64 to the one inch iron pipe at the point of beginning.

For the purposes of this metes and bounds description, the word "Survey" means the survey map by Eric M. Morse, Land Surveyor, dated October 10, 2007 and last revised titled:

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Guilford, VT 05301

Mr. Reed T. Fisher, Sr.  
Ms. Mary L. Fisher  
35 Grist Mill Drive  
Guilford, VT 05301

Ms. Tara Brooks  
13 Grist Mill Road  
Guilford, VT 05301

FOAVI  
638 Coolidge Highway  
Guilford, VT 05301

Guilford Volunteer Fire Department  
108 Guilford Center Road  
Guilford, VT 05301

Vermont Agency of Transportation  
District 2  
P.O. Box 8236  
North Brattleboro, VT 05304-8236

they being the owners of the land abutting the said highway to be discontinued and other interested parties. The notice was also recorded in the records of the Town of Guilford.

At 6:00 o'clock, P.M., on Monday, December 12, 2011, the Selectboard convened a public hearing at the Guilford Town Office. Present were Selectboard members: Richard J. Clark (Chair), Troy Revis, Jr. and Anne Rider. Also present were Katie Buckley (Town Administrator), Eric Morse (Land Surveyor) and Cathi Wilken (no abutting property owners were present).

After the Selectboard received testimony and other information from those parties participating, the following facts were determined:

Based upon the foregoing findings of fact, the Selectboard has made the following conclusions of law, in accordance with Title 19, Section 710, of the Vermont Statutes Annotated:

- A. The public good requires the right-of-way be discontinued.
- B. The convenience of the inhabitants of the Town of Guilford requires that the right of-way be discontinued.

Therefore, the Selectboard of the Town of Guilford, Vermont, hereby discontinue and extinguish the former portion of right-of-way of Town Highway 64 as aforementioned and described.

Dated at Town of Guilford, Windham County, State of Vermont, this 13<sup>th</sup> day of February, 2012.

Richard J. Clark, Chair

Troy Revis, Jr.

Anne Rider

RECEIVED & RECORDED  
On April 24, 2012  
At 2:00 P M  
Book 4 Page 92-93  
Penny Maline  
Town Clerk Guilford, VT

## TOWN OF GUILFORD, VERMONT

Report of the Selectbord for the Town of Guilford, Vermont, on  
proceedings to discontinue a highway in Guilford

AMENDMENT TO REPORT RECORDED ON APRIL 24, 2012 IN TOWN OF  
GUILFORD HIGHWAY RECORDS, BOOK 4, PAGE 92-93

In accordance with the survey plan on which it acted entitled:

"Tax Map 6 Lots 322 and 322.2, Boundary Survey, Guilford Center  
Road, Coolidge Highway and Grist Mill Road, part of Algiers Village,  
Guilford, Vermont, prepared for Friends of Algiers Village, Inc., 638  
Coolidge Highway, Guilford, VT 05301"

prepared by Eric M. Morse, dated 10/10/2007, revised through 12/23/10,  
recorded on May 10, 2012 in Slide 203 of the plat file at the Guilford Land  
Records and in accordance with V.S.A. 19, §775, the Guilford Selectboard  
amends the above referenced Report to add the following language to  
expressly state:

*The discontinued portion of T.H. #64 originally came out of lots now  
owned by Friends of Algiers Village, Inc. and is returned to Friends of  
Algiers Village, Inc.*

Dated at Town of Guilford, Windham County, State of Vermont, this 14<sup>th</sup>  
day of May, 2012.

Richard J. Clark, Chair

Troy Revis, Jr.

Anne Rider

RECEIVED & RECORDED  
On May 16, 2012  
At 3:16 P.M.  
Book 4 Page 95  
Penny Mason  
Town Clerk Guilford, VT

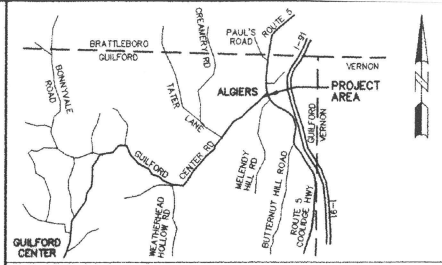
ORIGINAL INK ON MYLAR THIS PLAT MEETS THE REQUIREMENTS OF 27 V.S.A. § 1403

**ABUTTER LIST**

- 6-322  
FRIENDS OF ALGIERS VILLAGE, INC.  
638 COOLIDGE HIGHWAY  
GUILFORD, VT 05301  
111/125
- 6-322.2  
FRIENDS OF ALGIERS VILLAGE, INC.  
638 COOLIDGE HIGHWAY  
GUILFORD, VT 05301  
111/288 AND 111/290
- 6-324  
PETER P. & BEVERLY L. SHAW  
71 SUNNY ACRES  
BRATTLEBORO, VT 05301  
77/163
- 6-322.1  
ROBERT J. DELGREGO, JR.  
PETER TANNINI  
536 WOODBURY ROAD  
SPRINGFIELD, VT 05156  
101/286

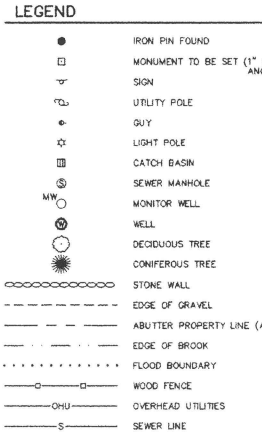
**REFERENCE PLANS**

1. "MORTGAGE INSPECTION PLAN, PREPARED FOR RAFAEL H. & PATRICIA M. CARBONELL, GUILFORD, VERMONT", DATED OCTOBER 24, 1989, PREPARED BY PARRISH LAND SURVEYING, RECORDED IN BOOK 101 PAGE 288 AT THE GUILFORD LAND RECORDS.
2. "MAP OF PROPOSED SUBMISSION LAND OF THOMAS A. AND MARY E. COULOMBE, GUILFORD, VERMONT", DATED JUNE 1976, REVISED 6-28-76, PREPARED BY SOUTHERN VERMONT ENGINEERING, INC., RECORDED IN SLICE 23 AT THE GUILFORD LAND RECORDS.
3. "WASTEWATER COLLECTION SYSTEM FOR THE ALGIERS FIRE DISTRICT #1 GUILFORD, VERMONT", REVISED THROUGH 5-8-96, PREPARED BY MIGHT ENGINEERING, LTD., SHEETS 1 THROUGH 19, ON FILE AT THE GUILFORD TOWN CLERK'S OFFICE AND WITH THE ALGIERS FIRE DISTRICT #1.

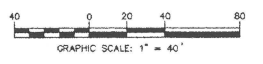


**NOTES**

1. BEARINGS ARE MAGNETIC 2006.
2. OWNER OF RECORD: FRIENDS OF ALGIERS VILLAGE, INC.  
638 COOLIDGE HIGHWAY,  
GUILFORD, VT 05301  
DEEDS: LOT 6-322 - BOOK 111, PAGE 125  
LOT 6-322.2 - BOOK 111, PAGE 290 (NORTH OF GRIST MILL ROAD)  
BOOK 111, PAGE 288 (SOUTH OF GRIST MILL ROAD)
3. 6-322 DENOTES TAX MAP(6) - LOT NUMBER(322)
4. PURPOSE OF PLAN: BOUNDARY SURVEY OF LOTS 6-322 AND 6-322.2, LAND OF FRIENDS OF ALGIERS VILLAGE, INC.
5. AREAS: 6-322 - 0.20 ACRES, 8,568 SQ. FT.  
6-322.2 - 0.87 ACRES, 37,723 SQ. FT. (NORTH OF GRIST MILL ROAD)  
0.14 ACRES, 6,316 SQ. FT. (SOUTH OF GRIST MILL ROAD)
6. A. THE WESTERLY BOUNDARY LINE OF LOT 6-322 SHOWN HEREON IS A LINE MONY BETWEEN THE "TONTINE BUILDING", THE APARTMENT HOUSE ON LOT 6-322, AND THE BUILDING ON LOT 6-322.1. THIS LOCATION IS BASED ON AN INTERPRETATION OF THE DESCRIPTION OF PARCEL II IN A DEED FROM RAFAEL H. CARBONELL AND PATRICIA M. CARBONELL TO ROBERT J. DELGREGO, JR. AND PETER TANNINI RECORDED IN BOOK 101 PAGE 288 AT THE GUILFORD LAND RECORDS AND REFERENCE PLAN 1. A BOUNDARY LINE AGREEMENT IS RECOMMENDED. LEGAL COUNSEL SHOULD BE CONSULTED.  
B. THE PORTION OF THE EASTERLY BOUNDARY OF LOT 6-322.2 IN COMMON WITH THE WESTERLY BOUNDARY OF PARCEL II, PART OF LOT 6-322.1, SHOWN HEREON, IS A LINE FROM A POINT ON THE SOUTHERLY SIDE OF GUILFORD CENTER ROAD, SAID POINT BEING 120 FEET WESTERLY FROM THE NORTHEASTLY CORNER OF LOT 6-322.1, RUNNING SOUTHERLY TO THE NORTHWESTLY CORNER OF PARCEL I, THE OTHER PART OF LOT 6-322.1. THIS LOCATION IS BASED ON AN INTERPRETATION OF THE DESCRIPTION OF PARCEL II IN THE ABOVE MENTIONED DEED AND PLAN. A BOUNDARY LINE AGREEMENT IS RECOMMENDED. LEGAL COUNSEL SHOULD BE CONSULTED.
7. COOLIDGE HIGHWAY, U.S. ROUTE 5, IS A 3 R/D ROAD (49.5 FEET WIDE) PER INFORMATION PROVIDED BY THE VERMONT AGENCY OF TRANSPORTATION. THE BOUNDARY LINES ALONG COOLIDGE HIGHWAY ARE BASED ON A LINE APPROXIMATELY 24.75 FEET WESTERLY OF AND PARALLEL TO THE CENTER OF THE EXISTING PAVEMENT.
8. GUILFORD CENTER ROAD, TOWN HIGHWAY NO. 1, IS A 3 R/D ROAD (49.5 FEET WIDE). REFERENCE IS MADE TO HIGHWAY BOOK 2 PAGE 74 AT THE GUILFORD LAND RECORDS. THE BOUNDARY LINES ALONG THE GUILFORD CENTER ROAD ARE BASED ON A LINE APPROXIMATELY 24.75 FEET SOUTHEASTERLY OF AND PARALLEL TO THE CENTER OF THE EXISTING PAVEMENT.
9. GRIST MILL ROAD, TOWN HIGHWAY NO. 84, IS A 2 R/D ROAD (33 FEET WIDE). THE BOUNDARY LINES ALONG GRIST MILL ROAD ARE BASED ON PHYSICAL EVIDENCE, THE LAYOUT DESCRIBED IN BOOK G PAGE 335 AT THE GUILFORD LAND RECORDS AND REFERENCE PLAN 2.
10. LOT 6-322.2, LAND OF FRIENDS OF ALGIERS VILLAGE, INC., IS SUBJECT TO A 10 FOOT WIDE RIGHT OF WAY FOR THE BENEFIT OF LOT 6-322.1 THAT RUNS FROM GUILFORD CENTER ROAD, IN A SOUTHERLY DIRECTION ALONG THE WESTERLY BOUNDARY OF LOT 6-322.1, FOR PURPOSES OF INGRESS AND EGRESS TO PARCEL I, AS DESCRIBED IN BOOK 101 PAGE 288 AND SHOWN ON REFERENCE PLAN 1.
11. REFERENCE IS MADE TO A GUY ANCHOR EASEMENT DESCRIBED IN A DEED FROM FRIENDS OF ALGIERS VILLAGE, INC. TO CENTRAL VERMONT PUBLIC SERVICE CORPORATION RECORDED AT THE GUILFORD LAND RECORDS.
12. SURFACE AND UNDERGROUND DRAINAGE WAYS AND LINES FROM ADJOINING ROADS AND PROPERTIES CROSS LOT 6-322.2. NO DRAINAGE EASEMENTS OF RECORD FOUND.
13. THE PARCELS MAY BE SUBJECT TO 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 PROPERTIES ARE SHOWN. A SPECIFIC TITLE EXAMINATION IS SUGGESTED TO DETERMINE THE NATURE AND EXTENT OF RIGHTS AND EASEMENTS AFFECTING THE SUBJECT PROPERTIES.
14. UNDERGROUND SEWER LINES AND BURIED SEWER MANHOLE COVERS ARE NOT SHOWN ON THIS PLAN. REFERENCE IS MADE TO REFERENCE PLAN 2 AND INFORMATION ON FILE WITH THE ALGIERS FIRE DISTRICT #1 FOR MORE INFORMATION PERTAINING TO THE MUNICIPAL SEWER SYSTEM.
15. THE LOCATION OF ANY UTILITY INFORMATION SHOWN ON THIS PLAN IS APPROXIMATE. ERIC M. MORSE MAKES NO CLAIMS TO THE ACCURACY OR COMPLETENESS OF THE UTILITIES SHOWN. FIELD VERIFICATION IS REQUIRED PRIOR TO ANY EXCAVATION ON THE SITE. CONTACT VERMONT DIG SAFE AT 1-888-344-7233.
16. PORTIONS OF LOT 6-322.2 APPEAR TO BE IN ZONE A, AS SHOWN ON THE FLOOD INSURANCE RATE MAP COMMUNITY NO. 50030B WHICH HAS AN EFFECTIVE DATE OF JUNE 3, 1996. ZONE A DENOTES AN AREA WITHIN THE 100 YEAR FLOOD PLAIN IN WHICH BASE FLOOD ELEVATION AND FLOOD HAZARD FACTORS HAVE NOT BEEN DETERMINED. FIELD SURVEYING WAS NOT PERFORMED TO DETERMINE THIS ZONE.
17. THE SOUTHERLY BOUNDARY OF LOT 6-322.2 (SOUTHERLY OF GRIST MILL ROAD) SHOWN HEREON IS THE NORTHERLY EDGE OF BROAD BROOK AS LOCATED ON FEBRUARY 20, 2006. SAID SOUTHERLY BOUNDARY IS DESCRIBED AS "ALONG BROAD BROOK" IN BOOK 111 PAGE 288. THE NORTHERLY BOUNDARY OF LOT 6-318, LAND OF GEORGE F. LEWIS, IS DESCRIBED AS "ALONG THE SOUTHEASTERLY SIDE OF SAID BROAD BROOK ALONG THE HIGHWATER MARK" IN BOOK 91 PAGE 457. TITLE MAY EXTEND TO THE CENTER OR TO THE SOUTHERLY SIDE OF BROAD BROOK.
18. REFERENCE IS MADE TO A PARKING EASEMENT AGREEMENT BETWEEN FRIENDS OF ALGIERS VILLAGE, INC. AND WINDHAM HOUSING TRUST DATED OCTOBER 31, 2007 AND RECORDED IN BOOK 119, PAGE 118 AT THE GUILFORD LAND RECORDS, FOR PARKING ON LOT 6-322.2 FOR THE BENEFIT OF LOT 6-322. THE LOCATION OF THE PARKING SPACES SHOWN HEREON IS TEMPORARY, SUBJECT TO FUTURE SITE DEVELOPMENT.



THIS PLAN HAS BEEN REDUCED FOR RECORDING PURPOSES THE REDUCED SCALE IS: 1" = 60'



**LINE TABLE FOR GRIST MILL ROAD DIMENSIONS**

WESTERLY PORTION OF GRIST MILL ROAD TO BE DISCONTINUED AND MERGED WITH LOT 6-322.2, LAND OF FRIENDS OF ALGIERS VILLAGE, INC. - SEE NOTE BELOW			EASTERLY PORTION OF GRIST MILL ROAD TO REMAIN CLASS 3 TOWN ROAD		
LINE	LENGTH	BEARING	LINE	LENGTH	BEARING
L1	59.50	N 55°32'24" E	L7	63.47	N 58°16'45" E
L2	210.67	N 89°36'22" E	L8	61.08	N 88°36'22" E
L3	63.47	S 58°16'45" W	L9	251.45	N 80°36'22" E
L4	206.96	S 88°36'22" W	L10	33.23	S 03°09'19" E

**NOTE ABOUT DISCONTINUED PORTION OF GRIST MILL ROAD**

AS DESCRIBED IN HIGHWAY BOOK G PAGE 335, "IN ACCORDANCE WITH THE PETITION OF C.F. ESTABROOK, H.N. CUSBEE AND OTHERS OF APRIL 21, 1895", THE SELECTMEN OF GUILFORD LAND OUT AND ESTABLISHED A NEW HIGHWAY THAT THE GRIST MILL OF CUSBEE AND RICHMOND, OVER LANDS OF E.C. CARPENTER AND N.J. BANGS."

MARY E. SMITH OBTAINED THE LAND FORMERLY OWNED BY N.J. BANGS BY DEEDS 18/228 AND 19/472. BY DEED 19/205 DATED SEPTEMBER 15, 1890, MARY E. SMITH CONVEYED TO HENRY N. WILDER THE LAND ON THE SOUTH SIDE OF THE (GRIST MILL) ROAD... SAID HIGHWAY FORMING THE NORTHERN BOUNDARY OF ALL LANDS CONVEYED BY THIS DEED."

THE DESCRIPTIONS ABOVE AND AN OLD MAP OF GUILFORD DATED 1869 APPEAR TO INDICATE THAT THE ENTIRE PORTION OF GRIST MILL ROAD TO BE DISCONTINUED WAS ON LAND OF MARY E. SMITH (FORMERLY OF BANGS, NOW OF FRIENDS OF ALGIERS VILLAGE, INC.), AND THAT THE DISCONTINUED PORTION OF GRIST MILL ROAD IS TO BECOME PART OF THE LAND OF FRIENDS OF ALGIERS VILLAGE, INC.

THIS BOUNDARY PLAN WAS PREPARED FROM AN ACTUAL ON THE GROUND FIELD SURVEY AND IS BASED ON INFORMATION PROVIDED BY THE OWNER, PHYSICAL EVIDENCE FOUND AND DEEDS AND PLANS RECORDED AT THE GUILFORD LAND RECORDS AND REFERRED TO HEREON. OWNERS OF ADJOINING PROPERTIES ARE SHOWN ACCORDING TO CURRENT 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 FRIENDS OF ALGIERS VILLAGE, INC. AND MAY NOT BE USED OR RELIED UPON BY OTHER PARTIES WITHOUT WRITTEN AUTHORIZATION BY ERIC M. MORSE.

*Received & Recorded on May 10, 2012 at 11:30 AM Slide 203 Renny Meline Town Clerk, Guilford, VT*



TAX MAP 6 LOTS 322 AND 322.2  
**BOUNDARY SURVEY**  
GUILFORD CENTER ROAD  
COOLIDGE HIGHWAY (US ROUTE 5)  
AND GRIST MILL ROAD  
PART OF  
ALGIERS VILLAGE  
GUILFORD, VERMONT  
PREPARED FOR  
FRIENDS OF ALGIERS VILLAGE, INC.  
ERIC M. MORSE, LAND SURVEYOR  
638 COOLIDGE HIGHWAY  
GUILFORD, VERMONT 05301  
(802) 254-8477  
VERMONT - NEW HAMPSHIRE - MASSACHUSETTS  
DATE: 10/10/2007 SCALE: 1" = 40'  
JOB NUMBER: 2199 SHEET: 1 OF 1

ORIGINAL INK ON MYLAR  
THIS PLAT MEETS THE REQUIREMENTS OF 27 V.S.A. § 1403

**REFERENCE PLANS**

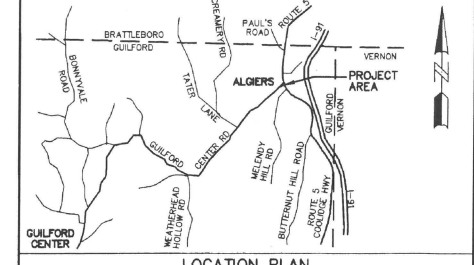
- "TAX MAP 6 LOT 6-322, ALTA/ACSM LAND TITLE SURVEY, GUILFORD CENTER ROAD, COOLIDGE HIGHWAY (U.S. ROUTE 5) AND GRIST MILL ROAD, ALGIERS VILLAGE, GUILFORD, VERMONT, LAND OF FRIENDS OF ALGIERS VILLAGE, INC., 638 COOLIDGE HIGHWAY, GUILFORD, VERMONT 05301, PREPARED FOR HOUSING VERMONT, 123 ST. PAUL STREET, BURLINGTON, VERMONT 05401, DATED 7/10/2012, PREPARED BY MORSE LAND SURVEYING, LLC, RECORDED IN SLIDE 208.
- "TAX MAP 6 LOTS 6-322 AND 322.2, BOUNDARY SURVEY, GUILFORD CENTER ROAD, COOLIDGE HIGHWAY (U.S. ROUTE 5) AND GRIST MILL ROAD, PART OF ALGIERS VILLAGE, GUILFORD, VERMONT, PREPARED FOR FRIENDS OF ALGIERS VILLAGE, INC., 638 COOLIDGE HIGHWAY, GUILFORD, VERMONT 05301, DATED 10/10/2007, PREPARED BY ERIC M. MORSE, RECORDED IN SLIDE 171.
- "TAX MAP 6 LOTS 6-322 AND 322.2, BOUNDARY SURVEY, GUILFORD CENTER ROAD, COOLIDGE HIGHWAY (U.S. ROUTE 5) AND GRIST MILL ROAD, PART OF ALGIERS VILLAGE, GUILFORD, VERMONT, PREPARED FOR FRIENDS OF ALGIERS VILLAGE, INC., 638 COOLIDGE HIGHWAY, GUILFORD, VERMONT 05301, DATED 10/10/2007, REVISED THROUGH 12/23/10, PREPARED BY ERIC M. MORSE, RECORDED IN SLIDE 203.
- "TAX MAP 6 LOT 322.1, SIDEWALK EASEMENT PLAN, 31 GUILFORD CENTER ROAD, GUILFORD, VERMONT, LAND OF ROBERT J. DELGREGO, JR. AND PETER TANNINI, 536 WOODBURY ROAD, SPRINGFIELD, VERMONT 05156, PREPARED FOR TONTINE & CANAL LIMITED PARTNERSHIP, 68 BIRGE STREET, BRATTLEBORO, VERMONT 05301, DATED 6/17/2008, PREPARED BY ERIC M. MORSE, RECORDED IN SLIDE 184.
- "WASTEWATER COLLECTION SYSTEM FOR THE ALGIERS FIRE DISTRICT #1, GUILFORD, VERMONT, REVISED THROUGH 5-8-06, PREPARED BY WRIGHT ENGINEERING, LTD., SHEETS 1 THROUGH 19, ON FILE AT THE GUILFORD TOWN CLERK'S OFFICE AND WITH THE ALGIERS FIRE DISTRICT #1.
- "MORTGAGE INSPECTION PLAN, PREPARED FOR RAFAEL H. & PATRICIA M. CARBONELL, GUILFORD, VERMONT, DATED OCTOBER 24, 1994, PREPARED BY PARRISH LAND SURVEYING, RECORDED IN BOOK 101 PAGE 288.
- "MAP OF PROPOSED SUBDIVISION LAND OF THOMAS A. AND MARY E. COULOMBE, GUILFORD, VERMONT, DATED JUNE 1976, REVISED 6-28-76, PREPARED BY SOUTHERN VERMONT ENGINEERING, INC., RECORDED IN SLIDE 23.
- "ALGIERS FAMILY HOUSING, 91 & 71 GUILFORD CENTER ROAD, GUILFORD, VERMONT, PREPARED FOR WINDHAM AND WINDSOR HOUSING TRUST & HOUSING VERMONT, 68 BIRGE STREET, BRATTLEBORO, VERMONT, EXISTING CONDITIONS PLAN, DWG. NO. C-1, SHEET 1 OF 9, DATED 12/20/2011, PREPARED BY STEVENS & ASSOCIATES, P.C.

**ABUTTER LIST**

- 6-322  
TONTINE & CANAL LIMITED PARTNERSHIP  
68 BIRGE STREET  
BRATTLEBORO, VT 05301  
119/233
- 6-322.2  
ALGIERS FAMILY HOUSING LIMITED PARTNERSHIP  
123 ST. PAUL STREET  
BURLINGTON, VT 05401  
132/447
- 6-324  
PETER P. & BEVERLY L. SHAW  
71 SUNNY ACRES  
BRATTLEBORO, VT 05301  
77/183
- 6-322.1  
ROBERT J. DELGREGO, JR.  
PETER TANNINI, TRUSTEE OF THE  
PETER TANNINI TRUST  
536 WOODBURY ROAD  
SPRINGFIELD, VT 05156  
126/586

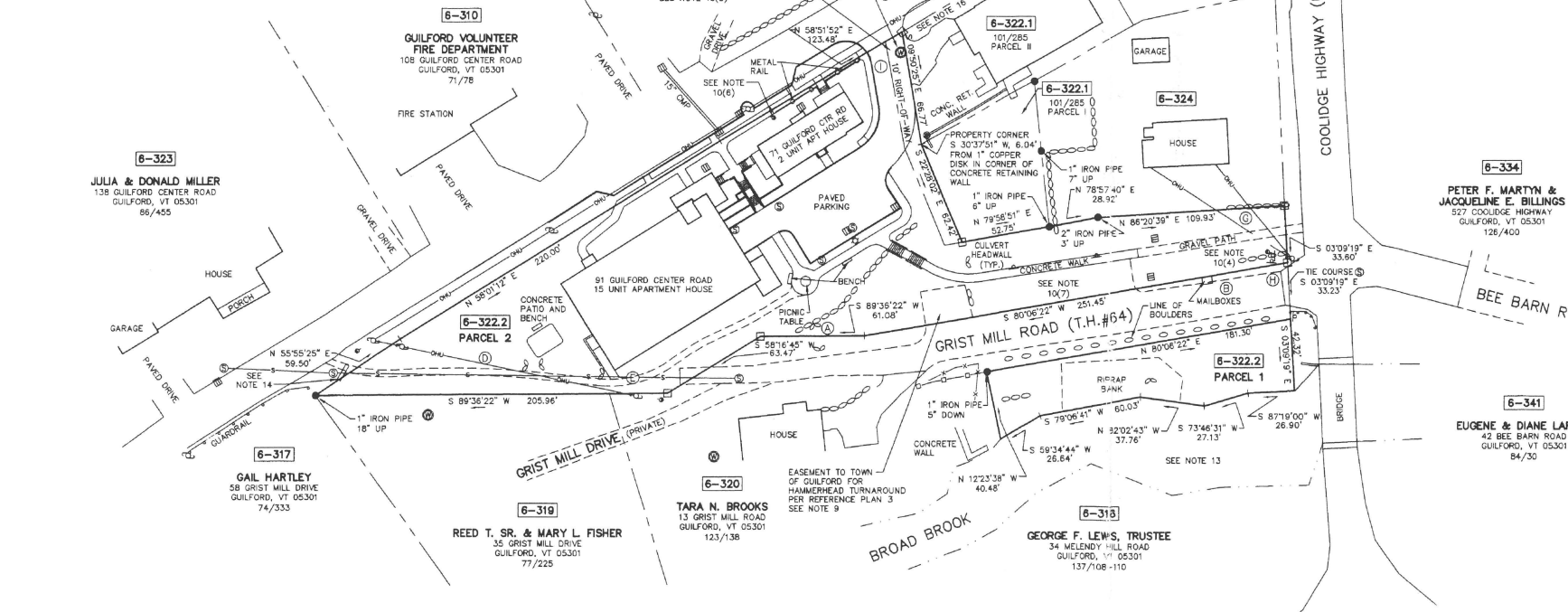
**NOTES CONTINUED**

- PORTIONS OF LOT 6-322.2 ALONG THE NORTHERLY BANK OF BROAD BROOK APPEAR TO BE IN ZONE A. ZONE A DESIGNATES A SPECIAL FLOOD HAZARD AREA (SFHA) SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE OF FLOOD (THE 100 YEAR FLOOD) IN WHICH BASE FLOOD ELEVATIONS HAVE NOT BEEN DETERMINED. REFERENCE IS MADE TO THE FLOOD INSURANCE RATE MAP FOR WINDHAM COUNTY, VERMONT, PANEL 505 OF 502, MAP NUMBER 5002500050, EFFECTIVE DATE OF SEPTEMBER 28, 2007. PORTIONS OF LOT 6-322.2 NOT IN ZONE A ARE IN ZONE X. AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN. REFERENCE IS MADE TO A LETTER OF MAP AMENDMENT (LOMA) DATED FEBRUARY 14, 2013, CASE NO. 13-01-1007A (WHICH REMOVED THE STRUCTURE AT 71 GUILFORD CENTER ROAD FROM THE SFHA) RECORDED IN BOOK 134 PAGE 455.
- THE SOUTHERLY BOUNDARY OF LOT 6-322.2 (SOUTHERLY OF GRIST MILL ROAD) SHOWN HEREON IS THE NORTHERLY EDGE OF BROAD BROOK AS LOCATED ON FEBRUARY 20, 2006, OBSERVED AND CONFIRMED ON 8/7/2012 AND 1/28/2014. SAID SOUTHERLY BOUNDARY IS DESCRIBED AS "ALONG BROAD BROOK" IN BOOK 111 PAGE 288. THE NORTHERLY BOUNDARY OF LOT 6-318, LAND OF GEORGE F. LEWIS, TRUSTEE, IS DESCRIBED AS "ALONG THE SOUTHEASTERLY SIDE OF SAID BROAD BROOK" ALONG THE HIGHWATER MARK" IN BOOK 91 PAGE 457. TITLE MAY EXTEND TO THE CENTER OR TO THE SOUTHERLY SIDE OF BROAD BROOK. THE BOUNDARY ALONG BROAD BROOK IS SUBJECT TO CHANGE DUE TO NATURAL CAUSES AND MAY OR MAY NOT REPRESENT THE ACTUAL LOCATION OF THE LIMIT OF TITLE.
- A TEMPORARY CONCRETE BARRIER AT THE WESTERLY END OF THE DISCONTINUED PORTION OF GRIST MILL ROAD WAS OBSERVED.
- THE TOWN OF GUILFORD DOES NOT HAVE A ZONING ORDINANCE.
- THE WESTERLY END OF SIDEWALK AND CURBING THAT RUNS ALONG THE SOUTHERLY SIDE OF GUILFORD CENTER ROAD IS EASTERLY OF AND WITHIN 5 FEET OF THE NORTHEASTERLY CORNER OF PARCEL 2.



**NOTES**

- BEARINGS ARE MAGNETIC 2006, PER REFERENCE PLAN 1.
  - OWNER OF RECORD: ALGIERS FAMILY HOUSING LIMITED PARTNERSHIP  
123 ST. PAUL STREET  
BURLINGTON, VERMONT 05401  
DEED: BOOK 132, PAGE 447
  - 6-322.2 DENOTES TAX MAP(6) - LOT NUMBER(322.2)
  - DEEDS AND PLANS REFERRED TO HEREON ARE RECORDED AT THE GUILFORD LAND RECORDS UNLESS OTHERWISE NOTED.
  - PURPOSE OF PLAN: ALTA/ACSM LAND TITLE SURVEY OF LOT 6-322.2, LAND OF ALGIERS FAMILY HOUSING LIMITED PARTNERSHIP.
  - AREAS: PARCEL 1 - 0.14 ACRES, 6,316 SQ. FT. (SOUTH OF GRIST MILL ROAD)  
PARCEL 2 - 1.02 ACRES, 44,597 SQ. FT. (NORTH OF GRIST MILL ROAD)
  - COOLIDGE HIGHWAY, U.S. ROUTE 5, IS A 3 ROD ROAD (49.5' FEET WIDE) PER INFORMATION PROVIDED BY THE NORTHERLY AGENCY OF TRANSPORTATION. THE BOUNDARY LINES ALONG COOLIDGE HIGHWAY ARE BASED ON A LINE APPROXIMATELY 24.75 FEET WESTERLY OF AND PARALLEL TO THE CENTER OF THE EXISTING PAVEMENT.
  - GUILFORD CENTER ROAD, TOWN HIGHWAY NO. 1, IS A 3 ROD ROAD (49.5 FEET WIDE). REFERENCE IS MADE TO HIGHWAY BOOK 2, PAGE 74 AT THE GUILFORD LAND RECORDS. THE BOUNDARY LINES ALONG GUILFORD CENTER ROAD ARE BASED ON A LINE APPROXIMATELY 24.75 FEET SOUTHEASTERLY OF AND PARALLEL TO THE CENTER OF THE EXISTING PAVEMENT.
  - GRIST MILL ROAD, TOWN HIGHWAY NO. 64, IS A 2 ROD ROAD (33 FEET WIDE). THE BOUNDARY LINES ALONG GRIST MILL ROAD ARE BASED ON PHYSICAL EVIDENCE. THE LAYOUT DESCRIBED IN BOOK 6 PAGE 335, THE DISCONTINUITY OF THE WESTERLY PORTION OF GRIST MILL ROAD RECORDED IN HIGHWAY BOOK 4 PAGES 92-93 AND 95, AND REFERENCE PLAN 3.
  - PERTINENT EASEMENTS, RIGHTS AND RESTRICTIONS PER TITLE OPINION TO PREMISES OF FRIENDS OF ALGIERS VILLAGE, INC. IN GUILFORD, DATED MAY 23, 2012, PREPARED BY GONBORG, ATWELL & GREAVES, PLLC FOR HOUSING VERMONT AND WINDHAM & WINDSOR HOUSING TRUST, INC., UPDATED JULY 18, 2012. THE TITLE OPINION WAS UPDATED AGAIN ON JANUARY 28, 2014 FOR THE PREMISES NOW OF ALGIERS FAMILY HOUSING LIMITED PARTNERSHIP.
  - REFERENCE IS MADE TO A GUY PERMIT DESCRIBED IN A DEED FROM RAFAEL H. CARBONELL AND PATRICIA M. CARBONELL TO CENTRAL VERMONT PUBLIC SERVICE CORPORATION AND NEW ENGLAND TELEPHONE AND TELEGRAPH COMPANY RECORDED IN BOOK 41 PAGE 60.
  - LOT 6-322.2, LAND OF FRIENDS OF ALGIERS VILLAGE, INC. IS SUBJECT TO A 10 FOOT WIDE RIGHT-OF-WAY FOR THE BENEFIT OF LOT 6-322.1 THAT RUNS FROM GUILFORD CENTER ROAD, IN A SOUTHERLY DIRECTION ALONG THE WESTERLY BOUNDARY OF LOT 6-322.1, FOR PURPOSES OF INGRESS AND EGRESS TO PARCEL 1, AS DESCRIBED IN BOOK 101 PAGE 285 AND SHOWN ON REFERENCE PLAN 6.
  - REFERENCE IS MADE TO A GUY ANCHOR EASEMENT DESCRIBED IN A DEED FROM FRIENDS OF ALGIERS VILLAGE, INC. TO CENTRAL VERMONT PUBLIC SERVICE CORPORATION AND VERIZON NEW ENGLAND, INC. RECORDED IN BOOK 113 PAGE 150.
  - REFERENCE IS MADE TO A PARKING EASEMENT AGREEMENT BETWEEN FRIENDS OF ALGIERS VILLAGE, INC. AND WINDHAM HOUSING TRUST DATED OCTOBER 31, 2007 AND RECORDED IN BOOK 119 PAGE 118, FOR PARKING ON LOT 6-322.2 FOR THE BENEFIT OF LOT 6-322.
  - UNDERGROUND SEWER LINES AND BURIED SEWER MANHOLE COVERS ARE NOT SHOWN ON THIS PLAN. REFERENCE IS MADE TO REFERENCE PLANS 5 AND 8 AND INFORMATION ON FILE WITH THE ALGIERS FIRE DISTRICT #1 FOR MORE INFORMATION PERTAINING TO THE MUNICIPAL SEWER SYSTEM.
- THE LOCATION OF ANY UTILITY INFORMATION SHOWN ON THIS PLAN IS APPROXIMATE. MORSE LAND SURVEYING, LLC MAKES NO CLAIMS TO THE ACCURACY OR COMPLETENESS OF THE UTILITIES SHOWN. FIELD VERIFICATION IS REQUIRED PRIOR TO ANY EXCAVATION ON THE SITE. CONTACT VERMONT DIG SAFE AT 1-888-344-7233.
- THIS SURVEY WAS PERFORMED DURING WINTER SNOW CONDITIONS. PHYSICAL FEATURES SHOWN ON THIS PLAN, SUCH AS EDGES OF PAVEMENT, CURBING, UTILITIES, EDGES OF GRAVEL, STONE WALLS, ETC., ARE SUBJECT TO OBSERVATION AND CONFIRMATION IN THE SPRING.

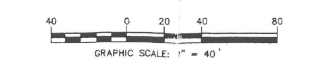


**LEGEND**

●	IRON PIN FOUND
⊕	MONUMENT TO BE SET (1" COPPER DISK, 1" IRON PIPE OR ANCHORED CONC. WITH BRONZE CAP)
⊙	1" COPPER DISK SET
⊕	SIGN
⊕	UTILITY POLE
⊕	GUY
⊕	LIGHT POLE
⊕	CATCH BASIN
⊕	SEWER MANHOLE
⊕	WELL
⊕	STONE WALL
---	EDGE OF GRAVEL
---	ABUTTER PROPERTY LINE (APPROX.)
---	EASEMENT LINE
---	EDGE OF BROOK
---	WOOD FENCE
---	OVERHEAD UTILITIES
---	SEWER LINE

- LIST OF POSSIBLE ENCROACHMENTS**
- SURFACE AND UNDERGROUND DRAINAGE WAYS AND LINES FROM ADJOINING ROADS AND PROPERTIES CROSS LOT 6-322.2. NO DRAINAGE EASEMENT OF RECORD FOUND.
  - BANK OF MAILBOXES AND CONCRETE PAD ON/OVER/NEAR PARCEL 2. PROPERTY LINE.
  - OVERHEAD UTILITY LINE CROSSES PARCEL 2 (DISCONTINUED PORTION OF GRIST MILL ROAD).
  - UNDERGROUND SEWER LINE CROSSES PARCEL 2 (DISCONTINUED PORTION OF GRIST MILL ROAD) SEE NOTE 11.
  - WELL AND WATER LINE (UNDER PAVEMENT) FOR LOT 6-322.1 OVER PARCEL 2. PROPERTY LINE.
  - OVERHEAD UTILITY LINES CROSS PARCEL 2 TO THE HOUSE ON LOT 6-324.
  - HIGHWAY SIGN ON PARCEL 2.
  - VEHICLES THAT USE THE 10' RIGHT-OF-WAY FOR ACCESS TO LOT 6-322.1 MAY CROSS OVER THE WESTERLY LIMIT OF SAID RIGHT-OF-WAY.

THIS PLAN HAS BEEN REDUCED FOR RECORDING PURPOSES THE REDUCED SCALE IS: 1" = 60'

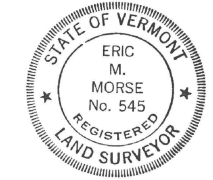


**CERTIFICATION**

TO WINDHAM & WINDSOR HOUSING TRUST, INC., CONNECTICUT ATTORNEYS TITLE INSURANCE COMPANY, ALGIERS FAMILY HOUSING LIMITED PARTNERSHIP, TO BANK, N.A., VERMONT HOUSING FINANCE AGENCY, VERMONT HOUSING AND CONSERVATION BOARD, THE TOWN OF GUILFORD, COMMUNITY CAPITAL HOUSING VERMONT FUND 2 LIMITED PARTNERSHIP AND ITS SUCCESSORS AND ASSIGNS.

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2011 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 4, 8, 11(B), 13, 16, 17, 18, 19, 20 AND 22 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON JANUARY 30, 2014. NO EVIDENCE WAS OBSERVED OF ENCROACHMENTS OTHER THAN AS NOTED HEREON.

*Eric M. Morse* 2/5/14  
ERIC M. MORSE DATE  
545  
REGISTRATION NO.



Received & Recorded  
on February 24, 2014  
at 1:30 pm  
Slide 213B  
Remy Maine  
Town Clerk Guilford, VT

REV.	DATE	DESCRIPTION
		TAX MAP 6 LOT 322.2 <b>ALTA/ACSM LAND TITLE SURVEY</b> 71 AND 91 GUILFORD CENTER ROAD COOLIDGE HIGHWAY (U.S. ROUTE 5) AND GRIST MILL ROAD ALGIERS VILLAGE, GUILFORD, VERMONT LAND OF ALGIERS FAMILY HOUSING LIMITED PARTNERSHIP 123 ST. PAUL STREET, BURLINGTON, VERMONT 05401 PREPARED FOR HOUSING VERMONT 123 ST. PAUL STREET, BURLINGTON, VERMONT 05401 MORSE LAND SURVEYING, LLC 638 COOLIDGE HIGHWAY GUILFORD, VERMONT 05301 (802) 254-8477 VERMONT - NEW HAMPSHIRE - MASSACHUSETTS
DATE:	2/5/2014	SCALE: 1" = 40'
JOB NUMBER:	2199	SHEET: 1 OF 1

**TOWN OF GUILFORD SELECTBOARD**

**GRIST MILL ROAD DISCONTINUANCE**

**PUBLIC HEARING**

**Monday, December 12, 2011, 6:00 PM**

**PRESENT:** Katie Buckley (Town Administrator), Richard Clark (Selectboard Chair), Eric Morse, Troy Revis (Selectman), Anne Rider (Selectwoman)

The meeting was called to order at 6:00 PM by Selectboard Chair, Richard Clark. Mr. Clark stated that the purpose of the meeting was to hold a public hearing for Town Highway 64 in Guilford, known as Grist Mill Road, and receive testimony from persons interested in the matter to determine whether the following described portion of Town Highway 64 may be discontinued by the Selectboard pursuant to Subchapters 2 and 7 of Chapter 7 of Title 19 of the Vermont Statutes Annotated, consistent with the public good, necessity and convenience of the inhabitants of the Town:

Beginning at a one inch iron pipe in the south line of Town Highway 64 at the westerly extremity thereof. The point of beginning lies in the common corner of the south line of Town Highway 64, premises now or formerly owned by Gail Hartley and premises now or formerly owned by Reed T. Sr. and Mary L. Fisher;

thence N 89° 36' 22" E for a distance of 205.96 feet along line L8 and the south line of Town Highway 64, and along the north line of the Fisher premises and then premises now or formerly of Tara N. Brooks, to an unmarked point;

thence N 58° 16' 45" E for a distance of 63.47 feet across Town Highway 64 along line L7 as shown on the Survey to an unmarked point in the north line of Town Highway 64;

thence S 89° 36' 22" W for a distance of 271.74 feet along Line 10 and the north line of Town Highway 64 as shown on the Survey to an unmarked point;

thence S 55° 55' 25" W for a distance of 59.50 feet along the west line of Town Highway 64 to the one inch iron pipe at the point of beginning.

For the purposes of this metes and bounds description, the word "Survey" means the survey map by Eric M. Morse, Land Surveyor, dated October 10, 2007 and last revised titled:

"Boundary Survey, Guilford Center Road, Coolidge Highway (US Route 5) and Grist Mill Road, Part of Algiers Village, Guilford, Vermont"

Mr. Clark, a native of Guilford, commented that in his lifetime he has used this portion of Grist Mill Road 10 or 15 times. Ms. Rider, a long-time resident, added that she has used it even less. While Mr. Revis uses the lower portion of the road to retrieve his mail, he explained that the upper part (the portion in question) is extremely dangerous when exiting from it onto Guilford Center Road due to lack of visibility. Mr. Morse said that he has spoken with the people who live there and they also agree that it is dangerous.

Mr. Clark indicated that he had spoken with Dan Zumbruski (Guilford Highway Commissioner and Road Foreman) to learn his opinion on this matter. He said that Mr. Zumbruski opinion is in accordance with that of the Selectboard; he is in favor of this discontinuance. In addition to it being very hazardous, it is a very difficult road to plow in the winter and maintain in general. Mr. Zumbruski's only concern was being able to turn the Town plow truck around should it become a dead end. Mr. Morse explained that this had been taken into consideration (refer to Selectboard Meeting minutes from 9/27/2010 for the dialogue creating the basis of the new design) and addressed through a proposed easement between FOAVI and the Town for 20' X 30' hammerhead turnaround (identified on the Boundary Survey).

No abutters were present for comment. A general discussion took place about the current and future layouts of the road and how it may be marked when the discontinuance process is complete.

The meeting was recessed at 6:09 PM to allow time for any persons with concerns to appear. None did.

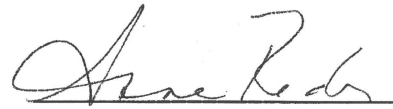
Ms. Rider moved to adjourn the Grist Mill Road Discontinuance Hearing at 6:25 PM. Troy seconded. Motion carried.



Richard Clark



Troy Revis, Jr.



Anne Rider

# GUILFORD SELECTBOARD MEETING

December 26, 2011

**PRESENT:** Richard Clark (Chair), Troy Revis, Jr., Anne Rider, Katie Buckley (Town Administrator)

**I. Call to order - 6:30 PM.**

**II. Recognition of Public**

- Bill Jewell (Conservation Commission)

**III. Approval Minutes**

- Troy moved to accept the minutes from December 12, 2011. Anne seconded. Motion carried.
- Troy moved to accept the minutes from Grist Mill Road Discontinuance Hearing on December 12, 2011. Anne seconded. Motion carried.

**IV. New Business**

- Watershed Management – Mark Melchior – tabled
- Ancient Roads – Bill Jewell – Bill updated the Board on the ancient roads project; work on it is ongoing. Transcribed notes from old highway records were given to Jeff Nugent, Windham Regional Commission, to see if he could convert this information into current data to place on a map. Jeff indicated that the amount of work to do this is quite large. He recommended that a priority list be made and that he would work on the highest level ones first. Bill and Dick will continue to work on this project and fine tune the materials which they supply to Jeff. The goal of the project is to get the “ancient roads” placed on the VTrans Highway Map as Class 4 roads and then hold public hearings to downgrade them to trails. The deadline for this project is 2015. It is unclear whether the information for the roads discussed will be read for their addition to the 2012 Highway Mileage Certificate which will be due before February 20, 2012.

**V. Old Business**

- VCRD – Community Visit Program – Letter to Paul Costello, Executive Director - The Board signed the letter drafted to Paul Costello, inviting him to Guilford to educate us on the Community Visits Program. No action necessary; already moved during the 12/12/2011 meeting.

**VI. Finance**

- Warrants:

○ PR 12/18/2011	\$ 4,290.09
Warrant # 12	\$ 7,898.72
<b>TOTAL EXPENSES</b>	<b>\$ 12,188.81</b>

Anne moved to pay the above stated PR Warrant 12/18/2011 and Warrant #12. Troy seconded. Motion carried.



**VII. Communications**

- Town of Brattleboro – Department of Public Works – Letter, 12/6/2011 – Water Allocation, Village of Algiers
- State of Vermont Department of Taxes – Division of Property Valuation and Review – Certified Equalized Education Property Value (Effective 1/1/2012)
- WSWMD – Letter, 12/14/2011 – Appointment – Robert Spencer, Executive Director effective 1/1/2012
- WSWMD – Letter, 12/14/2011 – Joe Kowalski Resignation
- Windham County Sheriff's Department – STARRS Report – November, 2011
- Northern VT Resource Conservation & Development Council – FY13 Appropriation Request (no petition)
- Bob Arnold (Resident) – Letter, 12/17/2011- Re: Trespassing and Neighborhood Issues
- Susan Arnold (Resident) – Letter, 12/15/2011 – Re: Trespassing and Neighborhood Issues

Anne moved to adjourn the meeting at 7:15 PM. All were in favor. Motion carried.

The next Selectboard Meeting will be held on Monday, January 9, 2011 at 6:30 PM at the Town Office.



Richard Clark

\_\_\_\_\_  
Troy Revis, Jr.



Anne Rider

47.  
 [Governors Mountain Road]  
 [Potter Hill Road]  
 [Borkowski Road]  
 Hwy Bk 3/47-52  
 1958 change to trails

NOTICE IS HEREBY GIVEN that the Selectmen of the Town of Guilford, Vermont propose that, pursuant to Chapter 236 of the Vermont Statutes, the following described public highways in the Town of Guilford be altered by changing them from open public highways to trails:

1. TOWN HIGHWAY NO. 9; Running northerly from Town Highway No. 10, at or near premises of E. Williamson in West Brattleboro Town Line, a distance of *Processed* *rd small*  $(1\frac{1}{4})$  miles.
2. PART OF TOWN HIGHWAY NO. 20, at or near premises of *27 Mar 2015* ~~Clark~~, a distance of approximately one-half ( $\frac{1}{2}$ ) mile.
3. PART OF TOWN HIGHWAY NO. 41; Running northerly from Town Highway No. 5, at or near premises of Russell Kemp, to premises of Ben Rubenstein, a distance of approximately one and one-half ( $1\frac{1}{2}$ ) miles.

THEREFORE, pursuant to Chapter 236 of Vermont Statutes, you are hereby notified that a hearing will be had on October 11, 1958 at 10:00 o'clock A.M. at the Town Hall in Guilford Center, Guilford, Vermont for the purpose of hearing all persons interested in said alterations and examining the premises affected thereby, and that at such hearing and after such examinations, if the Selectmen judge that such alterations are for the public good or the necessity or convenience of individuals, they shall thereupon, at such meeting, consider claims for damages.

For the information of persons interested, it is provided in Section 5012 of Vermont Statutes, Revision of 1947, as amended, that trails shall be deemed highways. As such, they provide adjoining landowners with a public right of way to their property. It is provided in Section 5013 of Vermont Statutes, Revision of 1947, however, that a town shall not be liable for the construction, maintenance or repair of a trail.

Dated at Guilford, this 11th day of September, 1958.

s/ Rodney J. Clark

s/ Ralph F. Bullock

s/ Wayne R. Weatherhead  
 Selectmen of the Town of Guilford,  
 Vermont



Received from the Postmaster the Registered, Certified, or Insured Article, the number of which appears on the face of this return receipt.

SIGNATURE OR NAME OF ADDRESSEE  
*Russell S. Kemp*

X SIGNATURE OF ADDRESSEE'S AGENT (Agent should enter addressee's name in item 1 above)  
*Wayne R. Weatherhead*

DELIVERY DATE *9/16* 19 *58*

06-16-71542-9

Received from the Postmaster the Registered, Certified, or Insured Article, the number of which appears on the face of this return receipt.

1. SIGNATURE OR NAME OF ADDRESSEE  
*Russell S. Kemp*

X 2. SIGNATURE OF ADDRESSEE'S AGENT (Agent should enter addressee's name in item 1 above)  
*Wayne R. Weatherhead*

3. DELIVERY DATE *9/16/58* 19 *58*

4.

06-16-71542-9

[Governors Mountain Road]  
[Potter Hill Road]  
[Borkowski Road]  
Hwy Bk 3/4/7-52  
1958 change to trails

NOTICE IS HEREBY GIVEN that the Selectmen of the Town of Guilford, Vermont propose that, pursuant to Chapter 236 of the Vermont Statutes, the following described public highways in the Town of Guilford be altered by changing them from open public highways to trails:

1. TOWN HIGHWAY NO. 9; Running northerly from Town Highway No. 10, at or near premises now or formerly of Richard E. Williamson in West Guilford, to the Brattleboro Town Line, a distance of approximately one and one-quarter (1 1/4) miles.
2. PART OF TOWN HIGHWAY NO. 19; Running westerly from Town Highway No. 20, at or near premises of R. J. and J. A. Clark, to premises of Owen Burdett, a distance of approximately one-half (1/2) mile.
3. PART OF TOWN HIGHWAY NO. 41; Running northerly from Town Highway No. 5, at or near premises of Russell Kemp, to premises of Ben Rubenstein, a distance of approximately one and one-half (1 1/2) miles.

THEREFORE, pursuant to Chapter 236 of Vermont Statutes, you are hereby notified that a hearing will be had on October 11, 1958 at 10:00 o'clock A.M. at the Town Hall in Guilford Center, Guilford, Vermont for the purpose of hearing all persons interested in said alterations and examining the premises affected thereby, and that at such hearing and after such examinations, if the Selectmen judge that such alterations are for the public good or the necessity or convenience of individuals, they shall thereupon, at such meeting, consider claims for damages.

For the information of persons interested, it is provided in Section 5012 of Vermont Statutes, Revision of 1947, as amended, that trails shall be deemed highways. As such, they provide adjoining landowners with a public right of way to their property. It is provided in Section 5013 of Vermont Statutes, Revision of 1947, however, that a town shall not be liable for the construction, maintenance or repair of a trail.

Dated at Guilford, this 11th day of September, 1958.

s/ Rodney J. Clark

s/ Ralph F. Bullock

s/ Wayne R. Weatherhead  
Selectmen of the Town of Guilford,  
Vermont



Received from the Postmaster the Registered, Certified, or Insured Article, the number of which appears on the face of this return receipt.

1. SIGNATURE OR NAME OF ADDRESSEE  
*Russell S. Kemp*

2. SIGNATURE OF ADDRESSEE'S AGENT (Agent should enter addressee's name in item 1 above)  
*Russell S. Kemp*

3. DELIVERY DATE  
*9/16 1958*

06-16-71542-9

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1. SIGNATURE OR NAME OF ADDRESSEE  
*Russell S. Kemp*

2. SIGNATURE OF ADDRESSEE'S AGENT (Agent should enter addressee's name in item 1 above)  
*Russell S. Kemp*

3. DELIVERY DATE  
*9/16/58*

06-16-71542-9

STATE OF VERMONT  
COUNTY OF WINDHAM  
TOWN OF GUILFORD

WHEREAS, at Guilford aforesaid, on the 11th day of September, 1958 the Selectmen of the Town of Guilford did unanimously vote to propose that pursuant to Chapter 236 of the Vermont Statutes, the following described public highways in the Town of Guilford be altered by changing them from open public highways to trails:

1. TOWN HIGHWAY NO. 9; Running northerly from Town Highway No. 10, at or near premises now or formerly of Richard E. Williamson in West Guilford, to the Brattleboro Town Line, a distance of approximately one and one-quarter (1 $\frac{1}{4}$ ) miles.
2. PART OF TOWN HIGHWAY NO. 19; Running westerly from Town Highway No. 20, at or near premises of R. J. and J. A. Clark, to premises of Owen Burdett, a distance of approximately one-half ( $\frac{1}{2}$ ) mile.
3. PART OF TOWN HIGHWAY NO. 41; Running northerly from Town Highway No. 5, at or near premises of Russell Kemp, to premises of Ben Rubenstein, a distance of approximately one and one-half (1 $\frac{1}{2}$ ) miles.

WHEREUPON, the said Selectmen did order and appoint that, on the 11th day of October, 1958, at the hour of 10:00 o'clock A.M., E.D.S.T., they would meet at the Town Hall in Guilford Center, Guilford, Vermont to examine the premises affected by such alterations and hear parties interested therein, and did give notice thereof (a copy of such notice being attached hereto) to the following persons who own or are interested in the lands on which said public highways now lie or abutting upon said public highways, at their last known addresses and in the manner hereafter stated:

- To Mr. and Mrs. Homer Thomas, RFD 4, Brattleboro, Vermont, by registered mail delivered September 16, 1958;
- To The Estate of Harold Putnam, C/o Osmer C. Fitts, co-executor, 16 High Street, Brattleboro, Vermont by registered mail delivered September 16, 1958;
- To Mr. Stig Palmgreen, 3 Jofran Lane, Greenwich, Connecticut by registered mail delivered September 17, 1958;
- To Mr. and Mrs. Richard E. Williamson, R.F.D. 4, Brattleboro, Vermont by registered mail delivered September 17, 1958;
- To Mr. Russell S. Kemp and Mildred M. Kemp, RFD 3, Brattleboro, Vermont by registered mail delivered September 16, 1958;
- To Dr. C. C. Sweet, 13 Maple Place, Ossining, N. Y. by registered mail delivered September 18, 1958;
- To Miss Tirzah Sweet, 12 Lindall Place, Boston, Massachusetts, by registered mail delivered September 19, 1958;
- To Mr. Benjamin Rubenstein, 18610 Mendota Avenue, Detroit 21, Michigan, by registered mail delivered September 17, 1958;

the receipts therefore being attached hereto, and

- To Mr. and Mrs. Owen Burdett, RFD 3, Brattleboro, Vermont by delivery in person to Mr. Owen Burdett by Rodney J. Clark, Selectman, prior to September 28, 1958;
- To Mr. and Mrs. Thomas B. Ragle, R.F.D. 3, Brattleboro, Vermont by delivery in person to Thomas B. Ragle by Rodney J. Clark, Selectman, prior to September 28, 1958;
- To Messrs. R.J. and J.A. Clark, R.F.D. 3, Brattleboro, Vermont by delivery in person to R.J. and J.A. Clark by Rodney J. Clark, Selectman, prior to September 28, 1958;

and did give notice thereof to the voters of the Town of Guilford by posting public notices (a copy of such notice being attached hereto) on September 16, 1958 at the Town Hall in Guilford Center,

Guilford, Vermont, at the Town Clerk's Office in Guilford, Vermont, and at Fisher's Store in Algiers, Guilford, Vermont; and did give notice to the voters of the Town of Guilford by causing a notice (a copy of such notice being attached hereto) to be published in the Brattleboro Daily Reformer, a newspaper with circulation in Guilford, Vermont, on September 26, 1958, all of which mailed, posted and published notices were in the same form as the notice which is attached hereto.

And, afterwards, on or before the 11th day of October, 1958, all of the Selectmen, to wit, Rodney J. Clark, Ralph Bullock and Wayne Weatherhead, did examine said premises, and at 10:00 o'clock A.M., E.D.S.T. on the 11th day of October, 1958, according to said appointment and notices, said Selectmen did meet at the Town Hall in Guilford Center, Guilford, Vermont, with Mrs. Richard E. Williamson, the only person to appear at said meeting, and did then and there propose to again examine the premises affected by the proposed alterations with Mrs. Richard E. Williamson, which reexamination Mrs. Richard E. Williamson desired to have waived, and at her request was waived, and after hearing from Mrs. Richard E. Williamson, there being no objection on her part thereto, the Selectmen were then and there of the unanimous opinion that the public good requires that the public highways above described be altered by changing them from open public highways to trails; which said highways are more particularly described by survey as follows:

1. TOWN HIGHWAY NO. 9., as the same was surveyed by the Selectmen of the Town of Guilford on October 18, 1802 and still is described by metes and bounds as follows: being a road two rods wide and lying to the right hand of and

adjoining to a line beginning at a stake and stones standing in the South line of Brattleboro and north line of Guilford and on the north line of premises formerly of Joseph Yeaw and about two rods easterly of a small Brook which runs from said Brattleboro through the five hundred acre lot in Guilford granted to Benning Wentworth, Esq. Gov. and from thence running South 47° West 80 rods to a Maple tree marker, thence South 25° West 20 rods to a stake and stones, thence South 19° West 12 rods to a stake and stones, thence South 20° West 46 rods to a stake and stones, thence South 28° 30' West 22 rods to a stake and stones, thence South 28° 30' West 19 rods 9 links to a stake and stones, thence South 15° West 13 rods 14 links to a stake and stones, thence South 33° West 14 rods to a stake and stones, thence South 24° West 10 rods to a Beach Tree, thence South 18° East 14 rods to a stake and stones, thence due South 13 rods 10 links to a Maple Tree, thence South 17° West 19 rods 8 links to a Beach stump, thence South 2° West 16 rods to a stake and stones, thence South 26° West 13 rods 16 links to a stake and stones, thence South 5° East 10 rods 15 links to a Birch stump, thence South 4° West 20 rods 13 links to a Beach Tree, thence South 5° West 14 rods 18 links to a Birch tree, thence South 27° East 23 rods to a Birch tree, thence South 22° East 8 rods 11 links to a Beach Staddle, thence due South 11 rods to a Hemlock staddle, thence South about 32° East 34 rods 11 links to a stake and stones in the north side of the road that leads from Guilford to Marlboro and on the westerly side of the aforesaid Brook being from the place of beginning one mile fifty six Rods and 10 links which is the length of this road.

2. PART OF TOWN HIGHWAY NO. 19; Being that part of Town Highway No. 19 which runs westerly from Town Highway No. 20 at or near premises of R.J. Clark and J.A. Clark to premises of Owen Burdett and wife, which highway is bounded on each side by stone walls which delineate and mark the boundaries of said roadway and which roadway runs for a distance of approximately one-half (½) mile from said Town Highway No. 20 to said premises of Owen Burdett and wife.

- 3. PART OF TOWN HIGHWAY NO. 41; Being that part of Town Highway No. 41 which runs northerly from Town Highway No. 5 at or near premises of Russell Kemp and wife to premises of Benjamin Rubenstein, which highway is bounded on each side by stone walls which delineate and mark the boundaries of said roadway and which roadway runs for a distance of approximately one and one-half (1½) miles from said Town Highway No. 20 to said premises of Benjamin Rubenstein.

And the said Selectmen did then and there determine that no damage was sustained by any person owning or interested in lands through which said public highways run or abutting upon said public highways, by reason of the alteration of said open public highways to trails, and said Selectmen did therefore award no damages.

WHEREUPON, it is ordered by the said Selectmen that the said highways, as above described, be and each of them hereby is altered from an open public highway to a trail.

Dated at Guilford, Windham County, this 24 day of October, 1958.

Rodney J. Clark  
Joseph F. Bullock

\_\_\_\_\_  
 Selectmen of the Town of Guilford



----- Original Message -----

**From:** [Moulton, Sara](#)

**To:** ['Jeff Nugent'](#)

**Cc:** [Croft, Johnathan](#)

**Sent:** Monday, January 26, 2015 8:57 AM

**Subject:** RE: Guilford mileage updates

Working with the existing data I have access to (and in the absence of a current field inventory), I would recommend that the reclassification of the Class 4 section of TH-19 be handled as a reclassification/remasurement.

The most recent inventory record I have access to (dated 1990, copy attached), has a distance of 0.49 miles for the western Class 3 portion of TH-19 and 0.05 miles for the eastern Class 3 portion, which is reasonably close to the official AOTMILES of 0.50 and 0.04 respectively.

With a total geometric mileage of 0.85 (ARCMILES), this would leave 0.31 miles left over for the Class 4 portion. Class 4 town highways are rarely field inventoried, so the actual field mileage is unmeasured.

If you don't want to include a remeasurement of the Class 3 portions in this year's Certificate process (which should include a field inventory under clear, dry road conditions), go ahead with the reclassification of Class 4 TH-19 and include a remeasurement from 0.34 miles to 0.31.

Sara Moulton, GISP

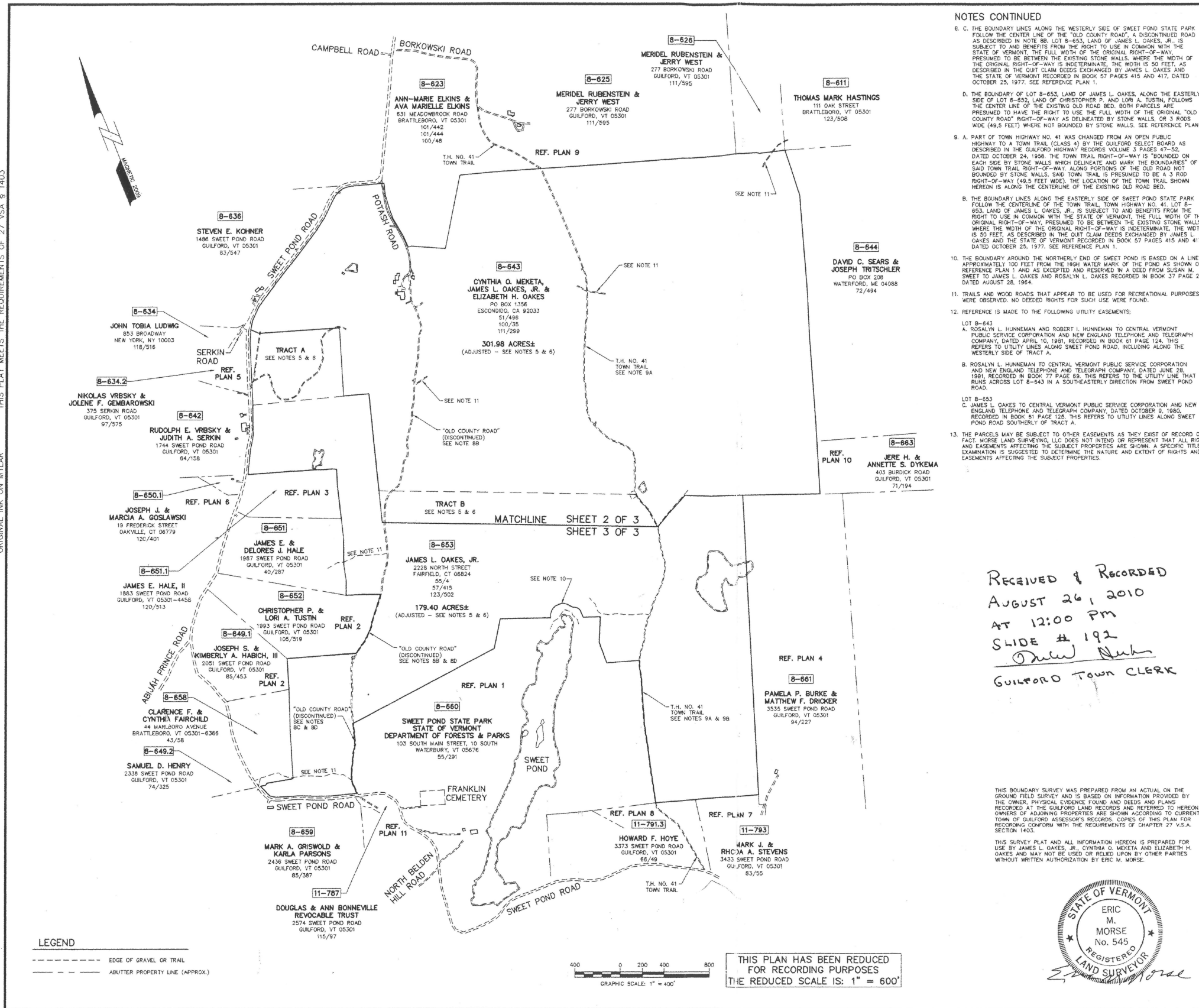
Mapping & GIS Specialist, Mapping Section

Division of Policy and Planning

Vermont Agency of Transportation (VTrans)

Tel: 802-828-2109

ORIGINAL INK ON MYLAR THIS PLAT MEETS THE REQUIREMENTS OF 27 V.S.A. § 1403



**NOTES CONTINUED**

6. C. THE BOUNDARY LINES ALONG THE WESTERLY SIDE OF SWEET POND STATE PARK FOLLOW THE CENTER LINE OF THE "OLD COUNTY ROAD", A DISCONTINUED ROAD AS DESCRIBED IN NOTE 8B. LOT 8-653, LAND OF JAMES L. OAKES, JR., IS SUBJECT TO AND BENEFITS FROM THE RIGHT TO USE IN COMMON WITH THE STATE OF VERMONT. THE FULL WIDTH OF THE ORIGINAL RIGHT-OF-WAY, PRESUMED TO BE BETWEEN THE EXISTING STONE WALLS, WHERE THE WIDTH OF THE ORIGINAL RIGHT-OF-WAY IS INDETERMINATE, THE WIDTH IS 50 FEET, AS DESCRIBED IN THE QUIT CLAIM DEEDS EXCHANGED BY JAMES L. OAKES AND THE STATE OF VERMONT RECORDED IN BOOK 57 PAGES 419 AND 417, DATED OCTOBER 25, 1977. SEE REFERENCE PLAN 1.

D. THE BOUNDARY OF LOT 8-653, LAND OF JAMES L. OAKES, ALONG THE EASTERLY SIDE OF LOT 8-652, LAND OF CHRISTOPHER P. AND LORI A. TUSTIN, FOLLOWS THE CENTER LINE OF THE EXISTING OLD ROAD BED. BOTH PARCELS ARE PRESUMED TO HAVE THE RIGHT TO USE THE FULL WIDTH OF THE ORIGINAL "OLD COUNTY ROAD" RIGHT-OF-WAY AS DELINEATED BY STONE WALLS, OR 3 ROADS WIDE (49.5 FEET) WHERE NOT BOUNDED BY STONE WALLS. SEE REFERENCE PLAN 2.

9. A. PART OF TOWN HIGHWAY NO. 41 WAS CHANGED FROM AN OPEN PUBLIC HIGHWAY TO A TOWN TRAIL (CLASS 4) BY THE GUILFORD SELECT BOARD AS DESCRIBED IN THE GUILFORD HIGHWAY RECORDS VOLUME 3 PAGES 47-52, DATED OCTOBER 24, 1998. THE TOWN TRAIL RIGHT-OF-WAY IS BOUNDED ON EACH SIDE BY STONE WALLS WHICH DELINEATE AND MARK THE BOUNDARIES OF SAID TOWN TRAIL RIGHT-OF-WAY ALONG PORTIONS OF THE OLD ROAD NOT BOUNDED BY STONE WALLS. SAID TOWN TRAIL IS PRESUMED TO BE A 3 ROD RIGHT-OF-WAY (49.5 FEET) WIDE. THE LOCATION OF THE TOWN TRAIL SHOWN HEREON IS ALONG THE CENTERLINE OF THE EXISTING OLD ROAD BED.

B. THE BOUNDARY LINES ALONG THE EASTERLY SIDE OF SWEET POND STATE PARK FOLLOW THE CENTERLINE OF THE TOWN TRAIL, TOWN HIGHWAY NO. 41. LOT 8-653, LAND OF JAMES L. OAKES, JR., IS SUBJECT TO AND BENEFITS FROM THE RIGHT TO USE IN COMMON WITH THE STATE OF VERMONT. THE FULL WIDTH OF THE ORIGINAL RIGHT-OF-WAY, PRESUMED TO BE BETWEEN THE EXISTING STONE WALLS, WHERE THE WIDTH OF THE ORIGINAL RIGHT-OF-WAY IS INDETERMINATE, THE WIDTH IS 50 FEET, AS DESCRIBED IN THE QUIT CLAIM DEEDS EXCHANGED BY JAMES L. OAKES AND THE STATE OF VERMONT RECORDED IN BOOK 57 PAGES 415 AND 417, DATED OCTOBER 25, 1977. SEE REFERENCE PLAN 1.

10. THE BOUNDARY AROUND THE NORTHERLY END OF SWEET POND IS BASED ON A LINE APPROXIMATELY 100 FEET FROM THE HIGH WATER MARK OF THE POND AS SHOWN ON REFERENCE PLAN 1 AND AS EXCEPTED AND RESERVED IN A DEED FROM SUSAN M. SWEET TO JAMES L. OAKES AND ROSALYN L. OAKES RECORDED IN BOOK 37 PAGE 277, DATED AUGUST 28, 1964.

11. TRAILS AND WOOD ROADS THAT APPEAR TO BE USED FOR RECREATIONAL PURPOSES WERE OBSERVED. NO DEEDED RIGHTS FOR SUCH USE WERE FOUND.

12. REFERENCE IS MADE TO THE FOLLOWING UTILITY EASEMENTS:

LOT 8-643

A. ROSALYN L. HUNNEMAN AND ROBERT L. HUNNEMAN TO CENTRAL VERMONT PUBLIC SERVICE CORPORATION AND NEW ENGLAND TELEPHONE AND TELEGRAPH COMPANY, DATED APRIL 10, 1981, RECORDED IN BOOK 61 PAGE 124. THIS REFERS TO UTILITY LINES ALONG SWEET POND ROAD, INCLUDING ALONG THE WESTERLY SIDE OF TRACT A.

B. ROSALYN L. HUNNEMAN TO CENTRAL VERMONT PUBLIC SERVICE CORPORATION AND NEW ENGLAND TELEPHONE AND TELEGRAPH COMPANY, DATED JUNE 28, 1981, RECORDED IN BOOK 77 PAGE 69. THIS REFERS TO THE UTILITY LINE THAT RUNS ACROSS LOT 8-643 IN A SOUTHEASTERLY DIRECTION FROM SWEET POND ROAD.

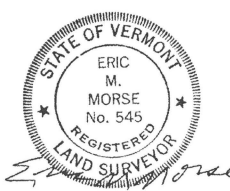
C. JAMES L. OAKES TO CENTRAL VERMONT PUBLIC SERVICE CORPORATION AND NEW ENGLAND TELEPHONE AND TELEGRAPH COMPANY, DATED OCTOBER 9, 1980, RECORDED IN BOOK 81 PAGE 125. THIS REFERS TO UTILITY LINES ALONG SWEET POND ROAD SOUTHERLY OF TRACT A.

13. THE PARCELS MAY BE SUBJECT TO OTHER EASEMENTS AS THEY EXIST OF RECORD OR IN FACT. WORSE LAND SURVEYING, LLC DOES NOT INTEND OR REPRESENT THAT ALL RIGHTS AND EASEMENTS AFFECTING THE SUBJECT PROPERTIES ARE SHOWN. A SPECIFIC TITLE EXAMINATION IS SUGGESTED TO DETERMINE THE NATURE AND EXTENT OF RIGHTS AND EASEMENTS AFFECTING THE SUBJECT PROPERTIES.

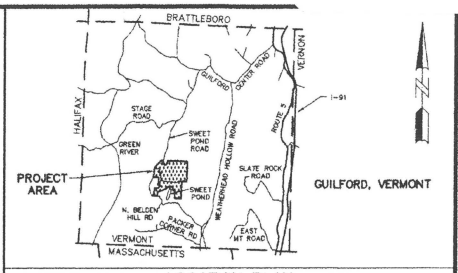
Received & Recorded  
August 26, 2010  
AT 12:00 PM  
SLIDE # 192  
Drew Nuh  
GUILFORD TOWN CLERK

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

THIS SURVEY PLAT AND ALL INFORMATION HEREON IS PREPARED FOR USE BY JAMES L. OAKES, JR., CYNTHIA O. MEKETA AND ELIZABETH H. OAKES AND MAY NOT BE USED OR RELIED UPON BY OTHER PARTIES WITHOUT WRITTEN AUTHORIZATION BY ERIC M. MORSE.



THIS PLAN HAS BEEN REDUCED FOR RECORDING PURPOSES  
THE REDUCED SCALE IS: 1" = 600'



- REFERENCE PLANS**
- "SWEET POND STATE PARK, GUILFORD, VERMONT #100 ACRES", DATED JAN. '78, DRAWING NO. 78, PREPARED BY STATE OF VERMONT, DEPARTMENT OF FORESTS, PARKS & RECREATION, MONTPELIER, VERMONT.
  - "A PORTION OF THE PROPERTY OF JOSEPH S., JR. & RUTH B. HABICH, GUILFORD, VERMONT", DATED 6/10/1976, PREPARED BY JAMES C. FERGUSON, RECORDED IN SLIDE 18.
  - "A PORTION OF THE LAND OF JAMES E. & DOLORES J. HALE, GUILFORD, VERMONT", DATED DEC. 18, 2003, PREPARED BY WILLIAM J. FITZGERALD, RECORDED IN SLIDE 151.
  - "LAND SURVEY IN GUILFORD, VT FOR: VIRGINIA PAGE", DATED JULY 28, 1969, PREPARED BY THEODORE D. SCHREIER, JR., RECORDED IN SLIDE 68.
  - "PLAT OF BOUNDARY SURVEY, PORTIONS OF THE PROPERTY OF RUGOLD SERVIN (ESTATE) AND IRENE SERVIN IN GUILFORD, VERMONT", DATED JUNE-AUGUST 1995, PREPARED BY MALCOLM MOORE, RECORDED IN SLIDE 109.
  - "SUBDIVISION PLAN PREPARED FOR PETER TUSTIN AND CHRISTOPHER TUSTIN, GUILFORD, VERMONT", DATED APR. 12, 2007, PREPARED BY WILLIAM J. FITZGERALD, RECORDED IN SLIDE 173.
  - "PROPOSED SUBDIVISION, EDWARD W. SHOOK, JR., GUILFORD, VERMONT", DATED 7/2/1978, PREPARED BY JAMES C. FERGUSON, RECORDED IN SLIDE 51.
  - "PROPERTY BELONGING TO EDWARD SHOOK, JR., GUILFORD, VERMONT, DATED 6/85, PREPARED BY JAMES C. FERGUSON, FILE NO. 408.
  - "TAX MAP B LOTS 623 & 625, BOUNDARY LINE SURVEY, 38 AND 277 BORKOWSKI ROAD, GUILFORD, VERMONT, BETWEEN LAND OF MERIDEL RUBENSTEIN & JERRY WEST, 277 BORKOWSKI ROAD, GUILFORD, VERMONT 05301, AND LAND OF ANN-MARIE ELKINS & AVA MARIELLE ELKINS, 631 MEADOWBROOK ROAD, BRATTLEBORO, VERMONT 05301", DATED 1/4/2006, PREPARED ERIC M. MORSE, RECORDED IN SLIDE 163.
  - "MUNICLE, GUILFORD, VERMONT", DATED 3-14-74, PREPARED BY DAUGHTY ASSOCIATES, INC., RECORDED IN SLIDE 67.
  - "PROPERTY OF JAMES OAKES, GUILFORD, VT.", DATED JULY 1972, PREPARED BY EMORY A. FELCH, RECORDED IN SLIDE 48.

- NOTES**
- BEARINGS ARE MAGNETIC 2009.
  - OWNERS OF RECORD: LOT 8-643  
CYNTHIA O. MEKETA, JAMES L. OAKES, JR. AND  
ELIZABETH H. OAKES  
PO BOX 1356  
ESCONDIDO, CA 92033  
DEEDS: BOOK 100, PAGE 35 AND BOOK 111, PAGE 299
  - LOT 8-653  
JAMES L. OAKES, JR.  
2228 NORTH STREET  
FAIRFIELD, CT 06824  
DEED: BOOK 123 PAGE 502
  - [8-643] DENOTES TAX MAP(B) - LOT NUMBER(643)
  - DEEDS AND PLANS REFERRED TO HEREON ARE RECORDED AT THE GUILFORD LAND RECORDS UNLESS OTHERWISE NOTED.
  - PURPOSE OF PLAN: BOUNDARY SURVEY OF LOT 8-643, LAND OF CYNTHIA O. MEKETA, ELIZABETH H. OAKES, JR. AND LOT 8-653, LAND OF JAMES L. OAKES, JR. AND ADJUST BOUNDARIES BY EXCHANGING TRACT A AND TRACT B AS SHOWN HEREON.
  - AREAS: EXISTING LOT 8-643 - 298.24 ACRES;  
EXISTING LOT 8-653 - 183.14 ACRES;  
TRACT A - 12.03 ACRES;  
(PART OF LOT 8-643 TO BECOME PART OF LOT 8-653)  
TRACT B - 15.77 ACRES;  
(PART OF LOT 8-653 TO BECOME PART OF LOT 8-643)  
ADJUSTED LOT 8-643 - 301.98 ACRES;  
ADJUSTED LOT 8-653 - 179.40 ACRES
  - SWEET POND ROAD, TOWN HIGHWAY NO. 8, IS PRESUMED TO BE A 3 ROD ROAD (49.5 FEET WIDE). REFERENCE IS MADE TO HIGHWAY BOOK 1 PAGE 210 AT THE GUILFORD LAND RECORDS. THE BOUNDARY LINES ALONG SWEET POND ROAD ARE BASED ON A LINE APPROXIMATELY 24.75 FEET FROM AND PARALLEL TO THE CENTER OF THE EXISTING TRAVELED WAY.
  - A. POTASH ROAD, TOWN HIGHWAY NO. 40, IS A CLASS 3 ROAD, THAT FOLLOWS THE PAVED DRIVEWAY FROM SWEET POND ROAD SOUTHERLY TO THE END OF THE PAVEMENT NEAR THE RESIDENCE ON LOT 8-643. THE MORTGAGED STONE WALL ALONG THE EASTERLY SIDE OF POTASH ROAD IS THE BOUNDARY IN COMMON WITH LOT 8-623, LAND OF ANN-MARIE ELKINS AND AVA MARIELLE ELKINS. REFERENCE IS MADE TO A DEED FROM CONSTANTIN BORKOWSKI TO CHARLES C. AND SUSAN M. SWEET DATED SEPTEMBER 2, 1935 RECORDED IN BOOK 27 PAGE 90 AND A DEED FROM SUSAN M. SWEET TO JAMES L. AND ROSALYN L. OAKES (PARCEL ONE) DATED AUGUST 28, 1964 RECORDED IN BOOK 37 PAGE 277.
  - B. THE "OLD COUNTY ROAD" BEGINNING AT THE SOUTHERLY END OF POTASH ROAD AND RUNNING SOUTHERLY THROUGH LOT 8-643 AND LOT 8-653 TO SWEET POND ROAD WAS DISCONTINUED SEPTEMBER 15, 1921 BY THE GUILFORD SELECTMEN AND THE COUNTY ROAD COMMISSIONERS AS DESCRIBED IN HIGHWAY BOOK G PAGES 408-413.

REV.	DATE	DESCRIPTION
		TAX MAP B LOTS 643 & 653
		<b>BOUNDARY SURVEY AND BOUNDARY LINE ADJUSTMENT</b>
		<b>164 POTASH ROAD AND 1755 SWEET POND ROAD</b>
		<b>GUILFORD, VERMONT</b>
		LAND OF
		<b>JAMES L. OAKES, JR.</b>
		2228 NORTH STREET, FAIRFIELD, CT 06824
		AND LAND OF
		<b>CYNTHIA O. MEKETA, JAMES L. OAKES, JR.</b>
		<b>AND ELIZABETH H. OAKES</b>
		PO BOX 1356, ESCONDIDO, CA 92033
		<b>MORSE LAND SURVEYING, LLC</b>
		838 COOLIDGE HIGHWAY
		GUILFORD, VERMONT 05301
		(802) 254-8477
		VERMONT - NEW HAMPSHIRE - MASSACHUSETTS
DATE:	4/9/2010	SCALE: 1" = 400'
JOB NUMBER:	2267	SHEET: 1 OF 3

192B