

CERTIFICATE OF HIGHWAY MILEAGE

YEAR ENDING FEBRUARY 10, 2006

Fill out form, make and file copy with the Town Clerk, and mail ORIGINAL, before February 20, 2006 to: VT Agency of Transportation, Program Development Division, Drawer 33, Montpelier, VT 05633.

We, the Selectmen or Aldermen or Trustees of HALIFAX in WINDHAM County

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

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

Table with 6 columns: Town Highways, Previous Mileage, Added Mileage, Subtracted Mileage, Total, Scenic Highways. Rows include Class 1, Class 1 Lane, Class 2, Class 3, State Highway, Class 4, and Total. Includes handwritten adjustments like '0.21' and '2.25'.

\* Class 1 Lane Mileage and Class 4 is NOT included in total. Totals and adjustments

PART II - INFORMATION AND DESCRIPTION OF CHANGES SHOWN ABOVE.

by S. Moulton 3/30/06

1. NEW HIGHWAYS: Please attach Selectmen's "Certificate of Completion and Opening".

TH-60 0.14 mi TH-61 Karen Day Rd. #44 Ballou Mtn Rd. #65 0.07 mi Error correction TH-44

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

7/17/06 S. Moulton

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

RD # 25 1.0 miles, RD # 17 5.5 miles RD # 44 25 miles 0.37 mi Re: Town of Halifax letter dated July 10, 2006

4. SCENIC HIGHWAYS: Please attach a copy of order designating/discontinuing Scenic Highways. (S. Moulton 7/17/06)

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

PART III - SIGNATURES - PLEASE SIGN.

Selectmen/ Aldermen/ Trustees Signatures:

Handwritten signatures of Lewis L. Sumner and another official.

Clerk Signature:

Handwritten signature of Laura Sumner

Date Filed:

Please sign ORIGINAL and return it for Transportation signature.

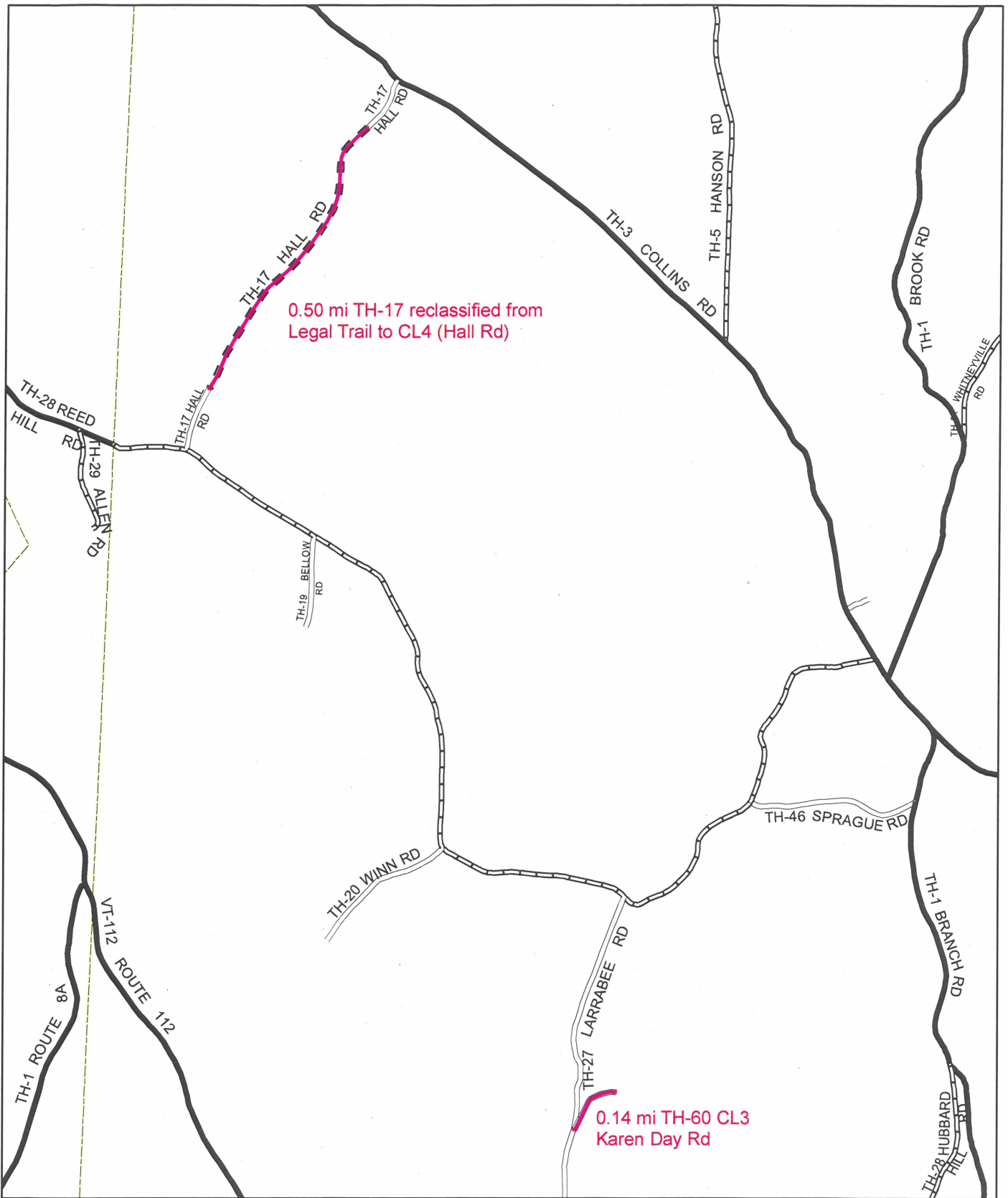
AGENCY OF TRANSPORTATION APPROVAL: Signed copy will be returned to T/C/V Clerk.

APPROVED:

Handwritten signature of Johnathan Croft, Representative, Agency of Transportation

DATE:

Handwritten date 4/11/2006



0.50 mi TH-17 reclassified from  
Legal Trail to CL4 (Hall Rd)

0.14 mi TH-60 CL3  
Karen Day Rd

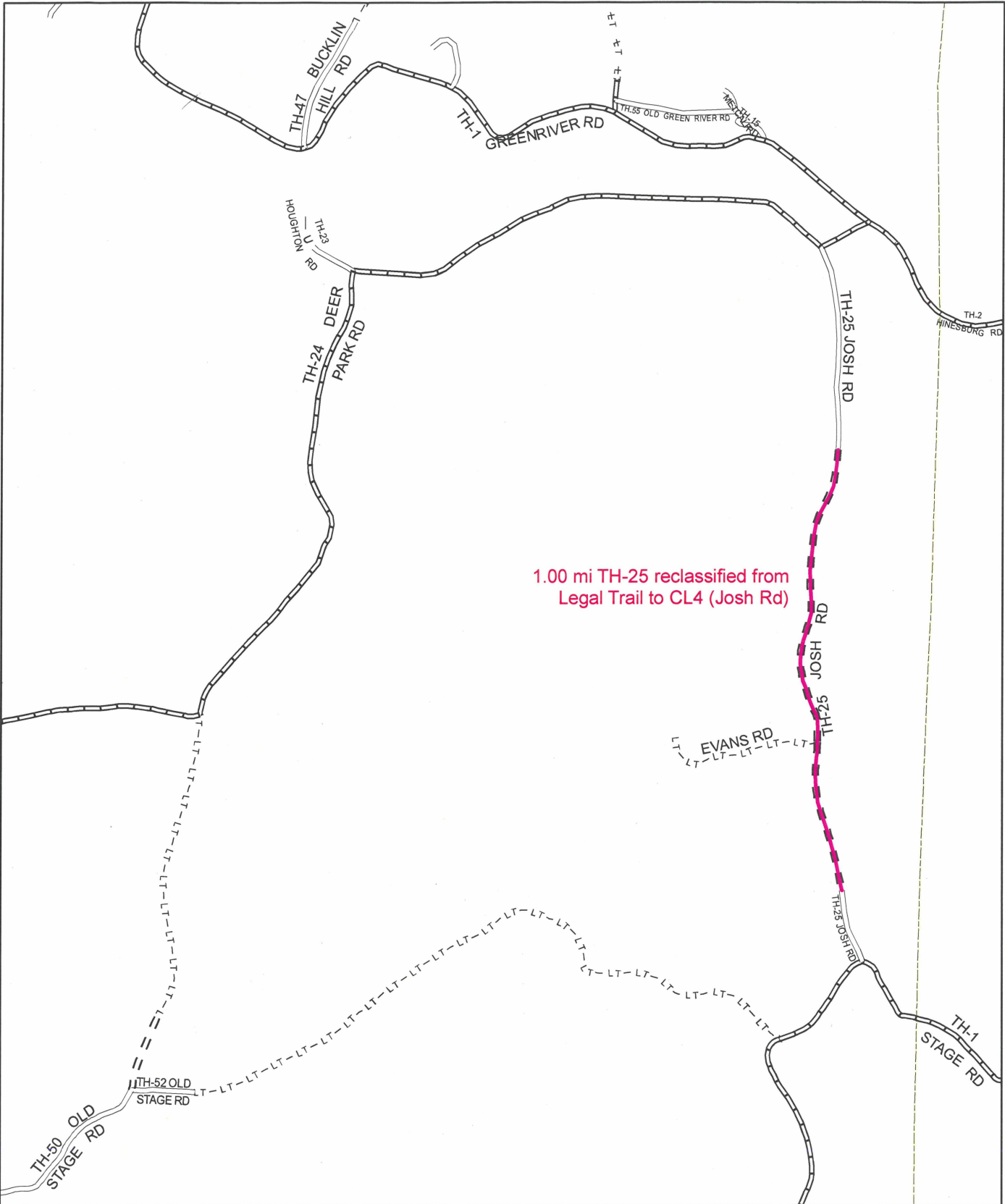
**Mileage Certificate Change 2006 -- Halifax**

Mapping Unit  
Policy & Planning Division  
Vermont Agency of Transportation -- March 2006



0 0.1 0.2 0.3 0.4 0.5 Miles



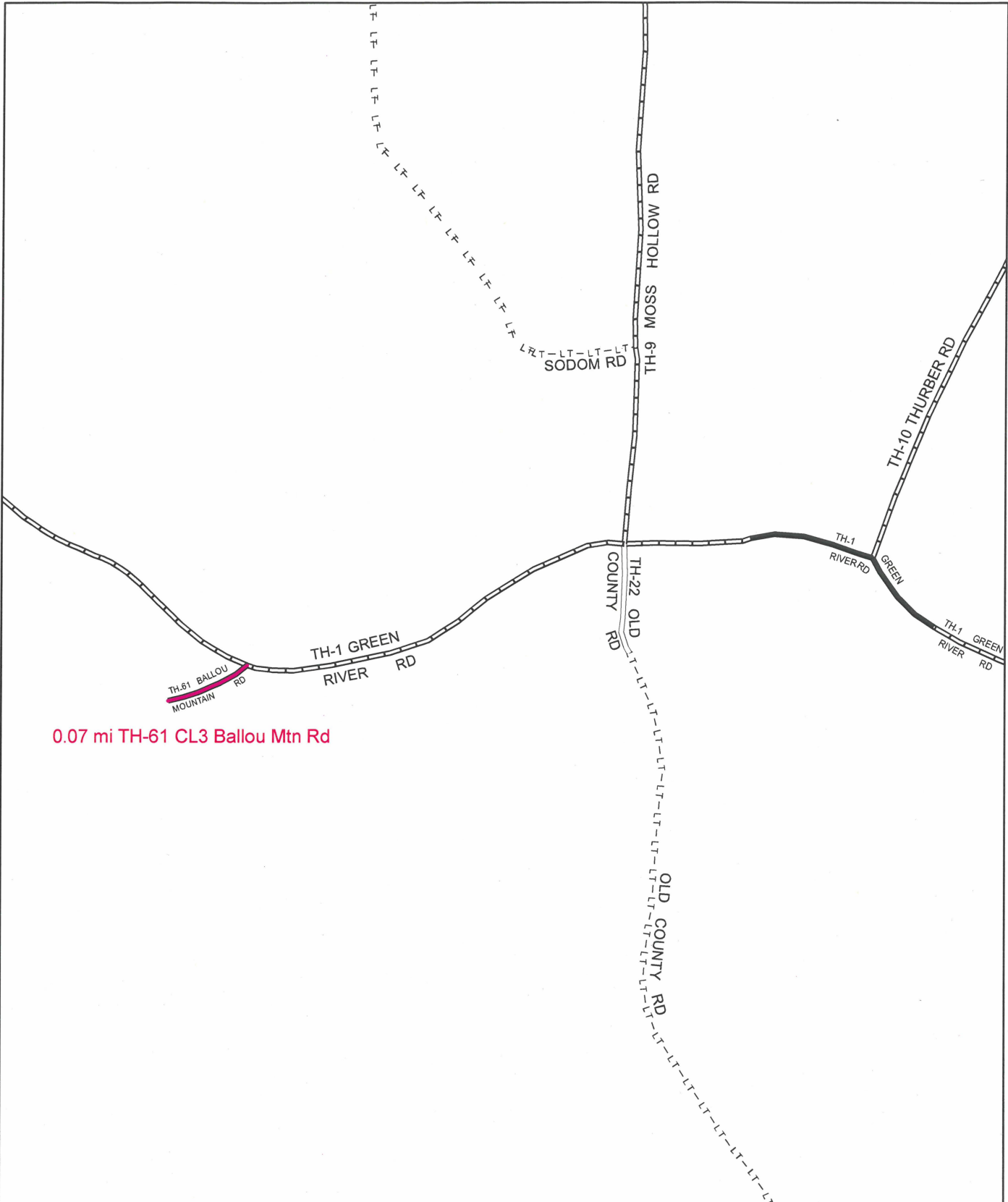


1.00 mi TH-25 reclassified from  
Legal Trail to CL4 (Josh Rd)

**Mileage Certificate Change 2006 -- Halifax**

Mapping Unit  
Policy & Planning Division  
Vermont Agency of Transportation -- March 2006





**Mileage Certificate Change 2006 -- Halifax**

Mapping Unit  
 Policy & Planning Division  
 Vermont Agency of Transportation -- March 2006



**Office of the Selectboard  
Town of Halifax, Vermont  
PO Box 127  
West Halifax, VT 05358**

July 10, 2006

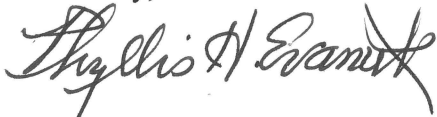
State of Vermont  
Policy & Planning Division – Mapping Unit  
Ms. Sara Moulton, Mapping & GIS Specialist  
1 National Life Drive, Drawer 33  
Montpelier, VT 05633-5001

Re: Length of Class 4 section of TH-44 (Aldrich Road)

Dear Ms. Moulton,

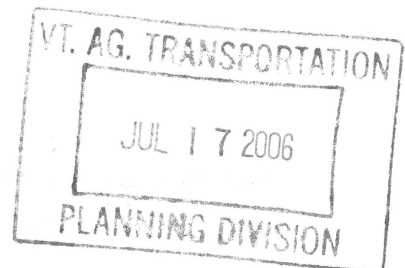
The Selectboard reviewed your letter of June 15<sup>th</sup> and the information you sent to Town Clerk Laura Sumner. They agreed that your calculation of 0.37 miles is accurate. Your interpretation of the alteration is also correct.

Sincerely,



Phyllis H. Evanuk  
Secretary

/phe





State of Vermont  
Policy & Planning Division-Mapping Unit  
1 National Life Drive, Drawer 33  
Montpelier, VT 05633-5001  
<http://www.aot.state.vt.us>

*Agency of Transportation*

Telephone: 802-828-2109  
Fax: 802-828-2334  
Email: [sara.moulton@state.vt.us](mailto:sara.moulton@state.vt.us)

June 15, 2006

Laura Sumner  
Town Clerk, Town of Halifax  
PO Box 127  
West Halifax, VT 05358

Dear Ms. Sumner:

Thank you for sending the survey covering the alteration of TH-44. It was very helpful. I just have one more question concerning the distance of the Class 4 section.

According to the Selectboard's Record of Highway Reclassification, Aldrich Road [TH-44] is

"classified as a class four (4) highway beginning 2,731 feet [0.52 miles] westerly of the intersection of Town Highway No. 44 (Aldrich Road) and Fowler Road (Town Highway No. 33) thence westerly ... approximately 0.75 mile to the Whitingham Town Line."

We are measuring a distance of 0.37 miles instead of 0.75 for the Class 4 section. I've enclosed a map illustrating our understanding of the alteration of TH-44. Could you review it and let us know if we've misinterpreted the alteration?

Thank you for any help you can provide us.

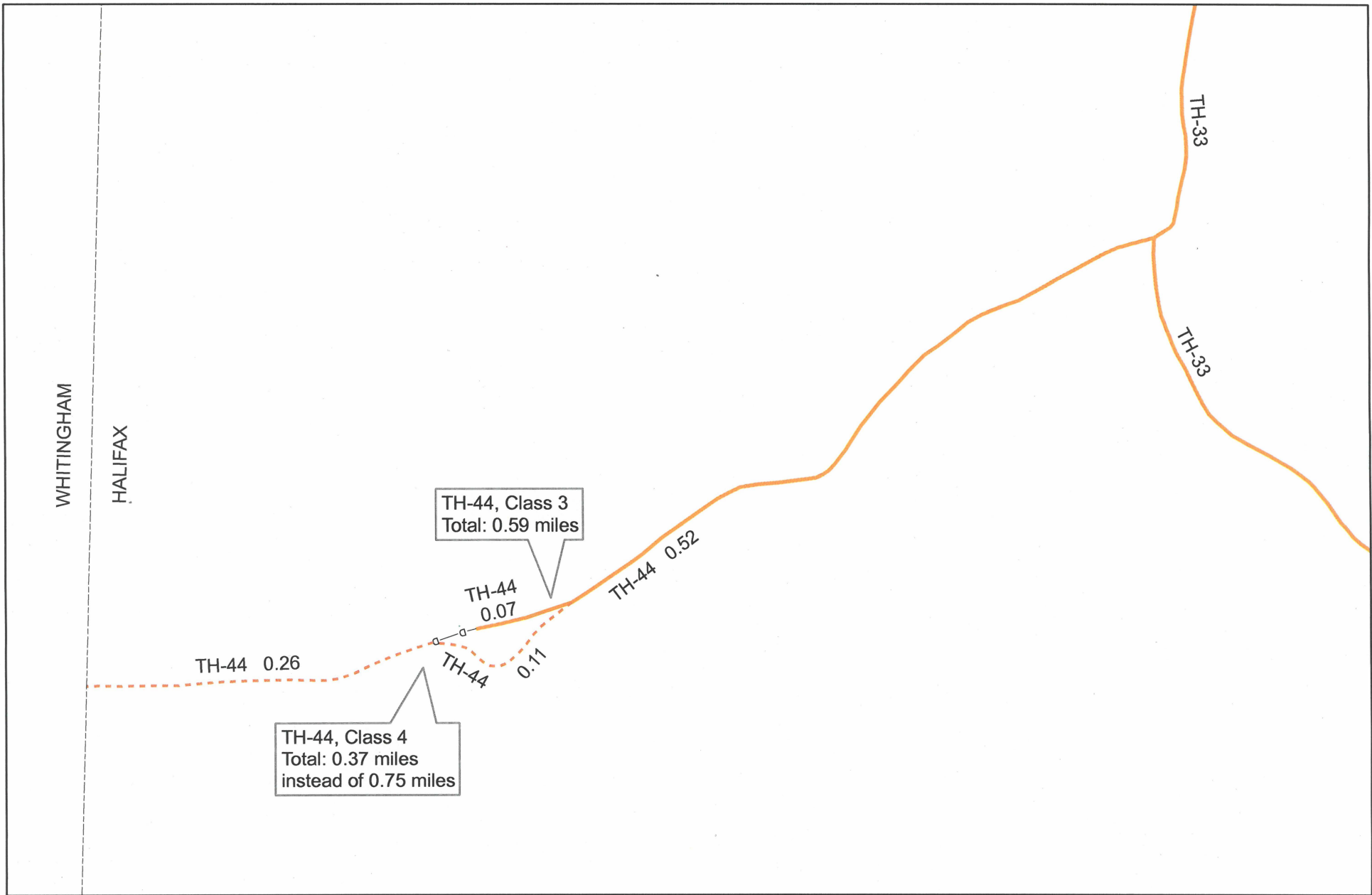
Please let me know if you have any questions.

Sincerely,

A handwritten signature in cursive script that reads "Sara Moulton".

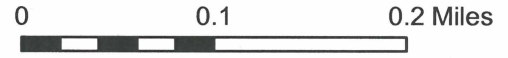
Sara Moulton  
Mapping & GIS Specialist





**HALIFAX -- TH-44**

Mapping Unit  
 Policy & Planning Division  
 Vermont Agency of Transportation -- June 2006



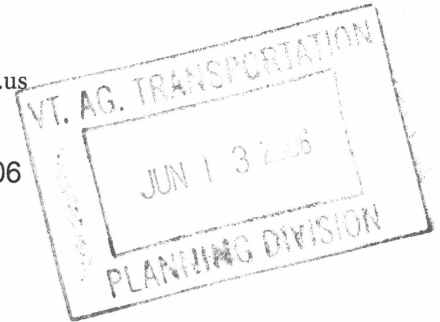


State of Vermont  
Policy & Planning Division-Mapping Unit  
1 National Life Drive, Drawer 33  
Montpelier, VT 05633-5001  
<http://www.aot.state.vt.us>

Agency of Transportation

Telephone: 802-828-2109  
Fax: 802-828-2334  
Email: [sara.moulton@state.vt.us](mailto:sara.moulton@state.vt.us)

June 7, 2006



Town Clerk, Town of Halifax  
PO Box 127  
246 Branch Road  
West Halifax, VT 05358

Dear Town Clerk:

In trying to map one of the changes prompted by your 2006 Certificate of Highway Mileage, we have encountered several questions and were wondering if you would be able to send us a copy of the following survey:

Road Alteration Plan - Aldrich Road prepared for Jane R. Kuhn and the Town of Halifax by SVE Associates dated May 5, 2005  
Project No. B4422

The other surveys that were included with the Certificate were very helpful. Thank you for including them.

Please let me know if you have any questions.

Sincerely,

A handwritten signature in blue ink that reads "Sara Moulton".

Sara Moulton  
Mapping & GIS Specialist





**CERTIFICATE of COMPLETION and OPENING**  
**of a HIGHWAY for PUBLIC TRAVEL**

Laura Sumner, Town Clerk of the Town of  
(Clerk's Name) (City/Town/Village) (City/Town/Village)  
Halifax, Vermont.  
(City/Town/Village Name)

Pursuant to Title 19, V.S.A., Chapter 7, this is to certify that the following described section of  
Class 3 Highway in the Town of Halifax was COMPLETED AND  
(1,2,3 or 4) (City/Town/Village) (City/Town/Village Name)  
OPENED FOR PUBLIC TRAVEL on January 17, 2006.  
(Month - Day) (Year)

DESCRIPTION OF RIGHT OF WAY: Beginning see enclosed surveys.

and as shown on a Highway Map of the \_\_\_\_\_ of \_\_\_\_\_, dated  
(City/Town/Village) (City/Town/Village Name)  
\_\_\_\_\_, \_\_\_\_\_, and filed in Book \_\_\_\_\_ on page \_\_\_\_\_ of the Records of the  
(Month - Day) (Year) (Book #) (Page #)  
\_\_\_\_\_ of \_\_\_\_\_ by the \_\_\_\_\_ Clerk of said \_\_\_\_\_  
(City/Town/Village) (City/Town/Village Name) (City/Town/Village) (City/Town/Village)  
incorporated herein by reference and attested to on said map by said the \_\_\_\_\_ Clerk.  
(City/Town/Village)

Dated at Halifax, County of Windham and State of Vermont,  
(City/Town/Village Name) (County Name)  
this 7 day of February, A.D., 2006.  
(Date - Day) (Date - Month) (Date - Year)

[Signature]  
(Selectman/Alderman/Trustee Signature)  
[Signature]  
(Selectman/Alderman/Trustee Signature)  
[Signature]  
(Selectman/Alderman/Trustee Signature)

\_\_\_\_\_  
(Selectman/Alderman/Trustee Signature)  
\_\_\_\_\_  
(Selectman/Alderman/Trustee Signature)  
\_\_\_\_\_  
(Selectman/Alderman/Trustee Signature)

BOARD  
OF  
SELECTMEN,  
ALDERMAN,  
or TRUSTEES

\_\_\_\_\_  
(Manager/Mayor Signature)  
and the Manager/Mayor of the City/Town/Village of \_\_\_\_\_.  
(City/Town/Village Name)

\*\*\*\*\*

Halifax, VERMONT February 7, 2006  
(City/Town/Village Name) (Month - Day) (Year)

THE ABOVE IS A TRUE COPY OF THE DESCRIPTION OF CLASS 3 HIGHWAY COMPLETED AND  
(1,2,3 or 4)  
OPENED FOR PUBLIC TRAVEL, RECORDED IN BOOK \_\_\_\_\_ ON PAGE \_\_\_\_\_ OF THE \_\_\_\_\_ RECORDS  
(Book #) (Page #)  
OF THE \_\_\_\_\_ OF \_\_\_\_\_ ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_,  
(City/Town/Village) (City/Town/Village Name) (Date - Day) (Date - Month)  
\_\_\_\_\_, AT \_\_\_\_\_ O'CLOCK, \_\_\_\_\_ M.  
(Date - Year) (Time) (A or P)

ATTEST: \_\_\_\_\_  
(Clerk's Name)

\_\_\_\_\_  
(City/Town/Village) CLERK OF \_\_\_\_\_, VERMONT  
(City/Town/Village Name)

HIGHWAY RECLASSIFICATION

BALLOU MOUNTAIN ROAD  
KAREN DAY ROAD

STATE OF VERMONT  
TOWN OF HALIFAX

WHEREAS, at Halifax, Vermont, on the 6<sup>th</sup> day of December, 2005, the Selectboard of the Town of Halifax, on its own Motion, did vote to propose that pursuant to Title 19 Vermont Statutes Annotated, Chapter 7, as amended, that the following public highways in the Town of Halifax be reclassified to Class Three (3) Town Highways in their entirety:

- Ballou Mountain Road
- Karen Day Road

WHEREFORE, the Selectboard did order and appoint that on the 14th day of January, 2006, at 9:00 a.m. it would meet and conduct a site visit and inspection, and then at 7:00 p.m. on January 17, 2006 it would meet at the Halifax Selectboard Meeting Room in Halifax, Vermont for the purpose of hearing all persons interested in said public highway and its reclassification, and did give notice thereof to the statutory parties and to those set forth in Exhibit "A" attached hereto all being persons who own or are interested in the lands on which said road now lies or abuts said roadway at their last known addresses; and did give notice thereof to the voters of the Town of Halifax by posting notices thereon on ~~January~~ <sup>December</sup> 10<sup>th</sup>, 2005 in the public places within the Town, and did give notice to the voters of the Town of Halifax by causing a notice to be published in the Brattleboro Reformer, a newspaper with a circulation in Halifax, Vermont on December 23, 2005, and did leave a copy of such notice with the Halifax Town Clerk

AND, afterwards, on January 14, 2006 the Selectboard did examine said premises, and did hold a public hearing on January 17, 2006, at 7:00 p.m. at the Halifax Selectboard Meeting Room at which time individuals were given the opportunity to appear and give testimony regarding said road. There were no claims for damages. Testimony was received by persons

TOWN ROAD SURVEY - BALLOU MOUNTAIN ROAD - See Book 52, Page 237  
TOWN ROAD SURVEY - KAREN DAY ROAD - See Book 52, Page 238

interested in the reclassification of the roads in question.

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

1. That the roadway is a Town Highway;
2. That the Town has maintained each road for many, many years, but these roads have not been included in the list of roads for which the State pays a portion toward the maintenance of the roads; the Town wishes to continue to maintain these roads.
3. The reclassification of Ballou Mountain Road and Karen Day Road to class three (3) public highways is in the best interests of the Town.

AND, after due discussion and deliberation with those in attendance and after review of the premises with the adjoining landowners, the Selectboard was of the opinion and did so vote that the necessity and convenience of the inhabitants and the public good requires that the roads be reclassified as a class three town highway as set forth in the public notice.

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

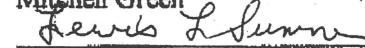
THEREFORE, it is ORDERED by the Selectboard that Ballou Mountain Road and Karen day Road be classified as a class three (3) highways.

Dated at Halifax, Vermont this 24<sup>th</sup> day of March, 2006.

Selectboard, Town of Halifax



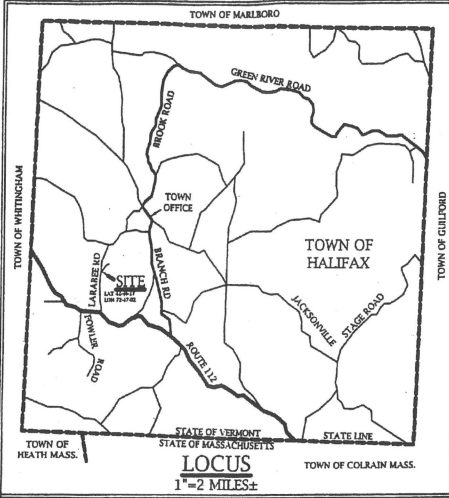
Mitchell Green



Lewis Sumner

HALIFAX, VERMONT, TOWN CLERK'S OFFICE, March 24, 2006 at 10:00 A..M.  
Received for Record an Highway Reclassification of which the foregoing is a true copy.  
Recorded in Book 52, Pages 235-238 of the Halifax Land Records.

Attest: Laura Sumner  
Town Clerk

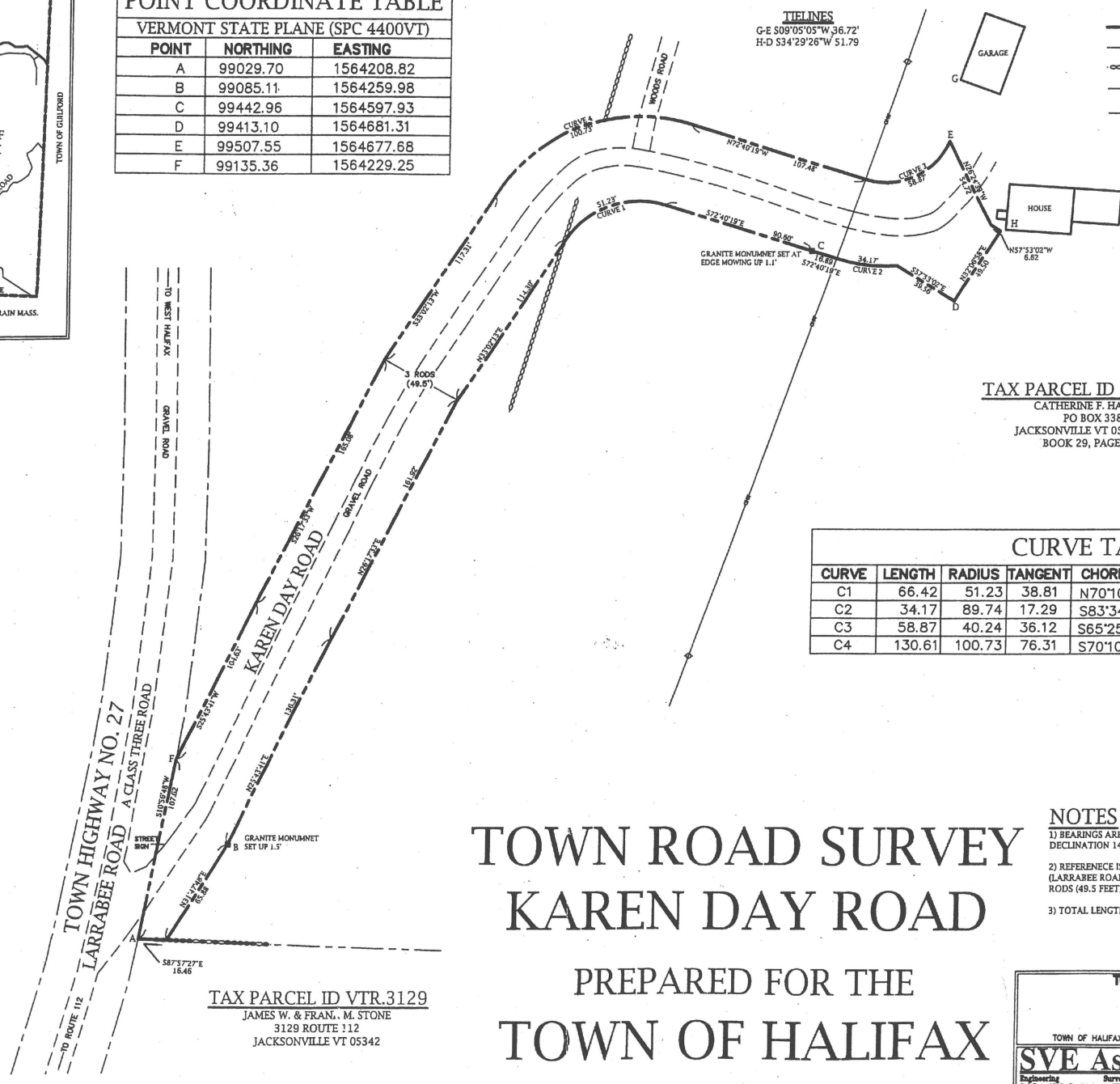
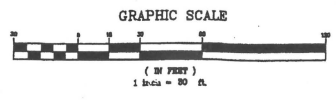
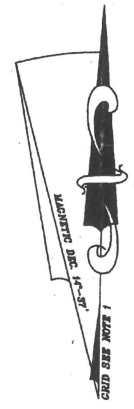


**POINT COORDINATE TABLE**  
VERMONT STATE PLANE (SPC 4400VT)

POINT	NORTHING	EASTING
A	99029.70	1564208.82
B	99085.11	1564259.98
C	99442.96	1564597.93
D	99413.10	1564681.31
E	99507.55	1564677.68
F	99135.36	1564229.25

**LEGEND**

- RIGHT-OF-WAY LIMIT
- PROPERTY LINE
- STONEWALL
- EDGE OF ROAD
- OVERHEAD WIRES
- GUY ANCHOR
- UTILITY POLE
- GRANITE MONUMENT SET



**TAX PARCEL ID KR.D.0104**  
CATHERINE F. HARDER  
PO BOX 338  
JACKSONVILLE VT 05342-0338  
BOOK 29, PAGE 209

**CURVE TABLE**

CURVE	LENGTH	RADIUS	TANGENT	CHORD DIR.	CHORD LEN.	DELTA
C1	66.42	51.23	38.81	N70°10'57"E	61.87	74°17'28"
C2	34.17	89.74	17.29	S83°34'46"E	33.96	21°48'56"
C3	58.87	40.24	36.12	S65°25'02"W	53.76	83°49'19"
C4	130.61	100.73	76.31	S70°10'57"W	121.65	74°17'28"

**TOWN ROAD SURVEY  
KAREN DAY ROAD  
PREPARED FOR THE  
TOWN OF HALIFAX**

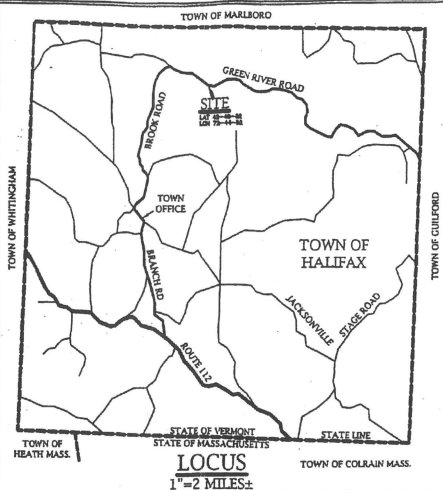
- NOTES**
- BEARINGS ARE GRID NORTH, BASED ON GPS OBSERVATIONS. MAGNETIC DECLINATION 14° 37' WEST AT TIME OF PLAN.
  - REFERENCE IS MADE TO THE RIGHT-OF-WAY LIMITS OF TOWN HIGHWAY NO. 27, (LARRABEE ROAD) AS SHOWN ON THIS PLAN WHICH ARE BASED ON A WIDTH OF 3 RODS (49.5 FEET) CENTERED ON THE MIDDLE OF THE PRESENT TRAVELED WAY.
  - TOTAL LENGTH OF KAREN DAY ROAD ALONG CENTERLINE IS 762 FEET.

**TAX PARCEL ID VTR.3129**  
JAMES W. & FRANK M. STONE  
3129 ROUTE 112  
JACKSONVILLE VT 05342

**TOWN ROAD SURVEY**  
OF  
**KAREN DAY ROAD**  
PREPARED FOR THE  
**TOWN OF HALIFAX**  
TOWN OF HALIFAX - WINDHAM COUNTY - STATE OF VERMONT

**SVE Associates**  
Engineering Surveying Landscape Architecture Planning  
P.O. Box 1818, Rutland, VT 05701-1818 Phone (802) 257-0581 Fax (802) 257-0722  
WWW.SVEASSOCIATES.COM

DATE PLAN: 9-12-2005  
DATE SURVEY: 9-06-2005  
DRAWN BY: TEW  
CHECKED BY: WJK  
SCALE: 1"=30'  
PROJ. NO.: B-4488  
CAD FILE NO.: 8448802

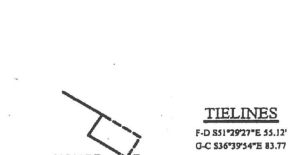


**POINT COORDINATE TABLE**  
VERMONT STATE PLANE (SPC 4400VT)

POINT	NORTHING	EASTING
A	114655.54	1574014.20
B	114649.42	1573919.01
C	114535.57	1573576.10
D	114581.61	1573594.29
E	114675.51	1573873.71

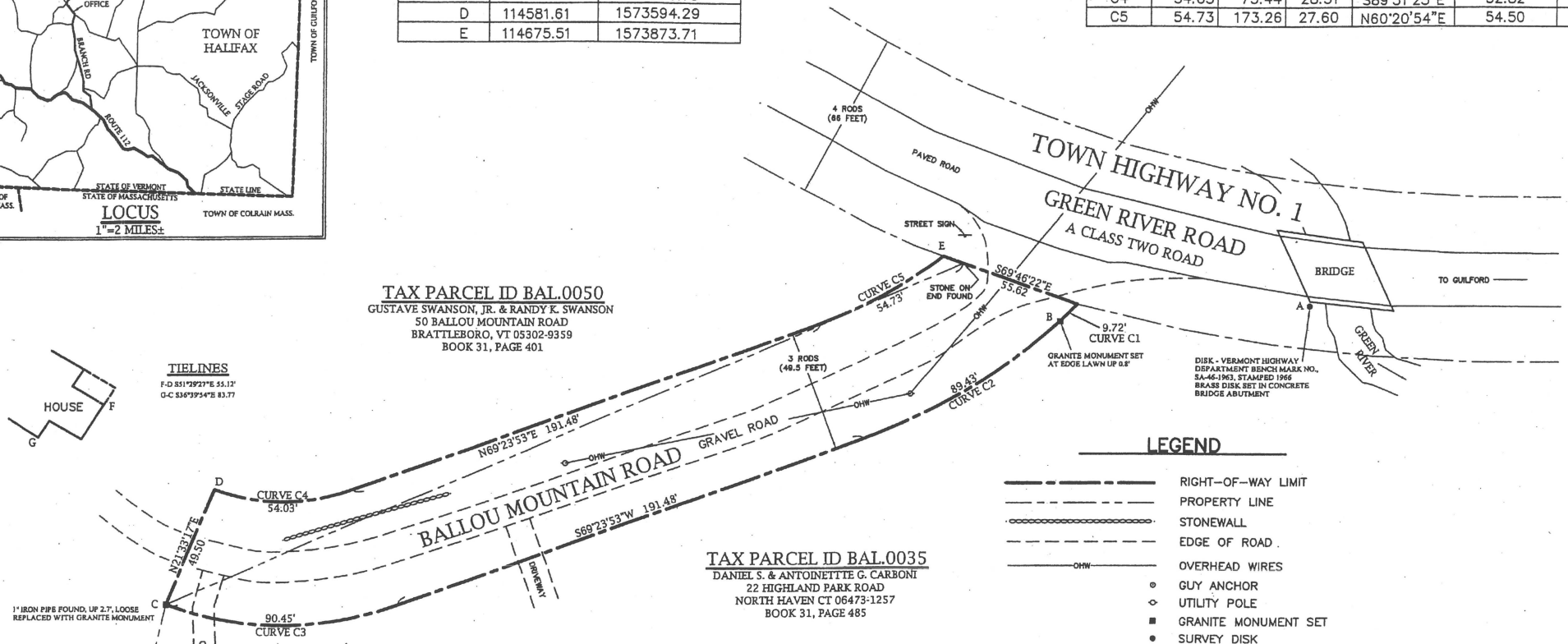
**CURVE TABLE**

CURVE	LENGTH	RADIUS	TANGENT	CHORD DIR.	CHORD LEN.	DELTA
C1	9.72	222.76	4.86	S45°08'41"W	9.72	2°30'05"
C2	89.43	222.76	45.33	S57°53'48"W	88.83	23°00'10"
C3	90.45	122.94	47.38	N89°31'25"W	88.43	42°09'24"
C4	54.03	73.44	28.31	S89°31'25"E	52.82	42°09'24"
C5	54.73	173.26	27.60	N60°20'54"E	54.50	18°05'58"



**TAX PARCEL ID BAL.0050**  
GUSTAVE SWANSON, JR. & RANDY K. SWANSON  
50 BALLOU MOUNTAIN ROAD  
BRATTLEBORO, VT 05302-9359  
BOOK 31, PAGE 401

**TAX PARCEL ID BAL.0035**  
DANIEL S. & ANTOINETTE G. CARBONI  
22 HIGHLAND PARK ROAD  
NORTH HEAVEN CT 06473-1257  
BOOK 31, PAGE 485



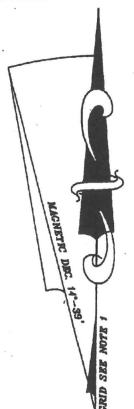
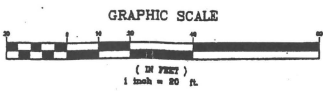
**LEGEND**

- RIGHT-OF-WAY LIMIT
- PROPERTY LINE
- STONEWALL
- EDGE OF ROAD
- OHW OVERHEAD WIRES
- GUY ANCHOR
- UTILITY POLE
- GRANITE MONUMENT SET
- SURVEY DISK

**NOTES**

- 1) BEARINGS ARE GRID NORTH, BASED ON GPS OBSERVATIONS. MAGNETIC DECLINATION 14°39' WEST AT TIME OF PLAN.
- 2) REFERENCE IS MADE TO A PLAN TITLED EASTERLY PORTION OF LANDS NOW OR FORMERLY OF GERALD M. FRITZ AND HELEN C. FRITZ, KNOWN AS LOT #A AND LOT #B, PREPARED BY STANNARD AND PATCH ASSOCIATES, DATED 11-11-1981 AND REVISED 2-23-82, RECORDED IN THE HALIFAX TOWN CLERK'S OFFICE AS MAP 30.
- 3) REFERENCE IS MADE TO THE RIGHT-OF-WAY LIMITS OF TOWN HIGHWAY NO. 1, (GREEN RIVER ROAD) AS SHOWN ON THIS PLAN WHICH ARE BASED ON A WIDTH OF 4 RODS (66 FEET) CENTERED ON THE MIDDLE OF THE PRESENT TRAVELED WAY.
- 4) TOTAL LENGTH OF BALLOU MOUNTAIN ROAD ALONG CENTERLINE IS 341 FEET.

**TOWN ROAD SURVEY  
BALLOU MOUNTAIN ROAD  
PREPARED FOR THE  
TOWN OF HALIFAX**



<p><b>TOWN ROAD SURVEY</b> OF <b>BALLOU MOUNTAIN ROAD</b> PREPARED FOR THE <b>TOWN OF HALIFAX</b> TOWN OF HALIFAX - WINDHAM COUNTY - STATE OF VERMONT</p>		<p>DATE PLAN: 9-09-2005 DATE SURVEY: 9-06-2005 DRAWN BY: TEV CHECKED BY: WJK SCALE: 1"=20' PROJ. NO.: 84488 OLD FILE NO.: 8448801</p>
<p><b>SVE Associates</b> © 2005 Surveying Landscape Architecture Planning 24 Box 181A, Brattleboro, VT 05302-1818 Phone (802) 897-0561 Fax (802) 897-0726 website: www.sveassoc.com</p>		<p>8448801</p>

HIGHWAY RECLASSIFICATION  
JOSH ROADTOWN OF HALIFAX  
BOARD OF SELECTMENSTATE OF VERMONT  
TOWN OF HALIFAX

WHEREAS, at Halifax, Vermont, on the 31 day of ~~June~~<sup>May</sup>, 2005, the Selectboard of the Town of Halifax, on its own Motion, did vote to propose that pursuant to Title 19 Vermont Statutes Annotated, Chapter 7, as amended, that the following public highway in the Town of Halifax be reclassified from a trail to a class 4 highway as follows:

Josh Road (Town Road No. 25)

Beginning at a point which is 0.46 miles southerly of the junction of Josh Road (Town Road No. 25) with Deer Park Road (Town Road No. 24), thence extending southerly approximately 1 mile to the northerly side of the bridge which extends over Deer Park Brook, so called.

WHEREFORE, the Selectboard did order and appoint that on the 16th day of July, 2005, at 9:00 a.m. it would meet at the site and then at 7:00 p.m. on July 19, 2005 it would meet at the Halifax Selectboard Meeting Room in Halifax, Vermont for the purpose of hearing all persons interested in said public highway and its alteration, and for the purpose of examining the premises affected thereby, and did give notice thereof to the statutory parties and to those set forth in Exhibit "A" attached hereto all being persons who own or are interested in the lands on which said proposed road now lies or abutting on said roadway at their last known addresses; and did give notice thereof to the voters of the Town of Halifax by posting notices thereon on June 14, 2005 in the public places within the Town, and did give notice to the voters of the Town of Halifax by causing a notice to be published in the Brattleboro Reformer, a newspaper with a circulation in Halifax, Vermont on June 16, 2005, and did leave a copy of such notice with the Halifax Town Clerk

AND, afterwards, on July 16th, 2005 the Selectboard did examine said premises, and did hold a public hearing on July 19, 2005, at 7:00 p.m. at the Halifax Selectboard Meeting Room at which time individuals were given the opportunity to appear and give testimony regarding said road. There were no claims for damages. Testimony was received by over forty persons interested in the reclassification of the road in question and other roads at issue.

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

1. That the roadway is a public trail;
2. That the majority of landowners on Josh Road are in favor of the reclassification proposal;
3. That the reclassification of Josh Road to a class Four public highway is in the best interests of the Town;

AND, after due discussion and deliberation with those in attendance and after review of the premises with the adjoining landowners, the Selectboard was of the opinion and did so vote that the necessity and convenience of the inhabitants and the public good requires that the road be reclassified to a class four (4) highway as set forth in the public notice.

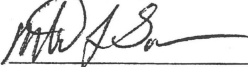
AND, the said Selectboard did determine and vote that no damage was sustained by any person owning or interested in lands through which said proposed highway runs or abuts.

The reclassification of the aforementioned road meets the public good, necessity and convenience of the inhabitants of the Town in that the reclassification allows the landowners more flexibility as to the development of their lands, it avoids potential lawsuits regarding the sufficiency of access for zoning purposes by removing the issue of whether a town trail is public way sufficient for frontage or right of way zoning requirements, and it clarifies the Town's control and oversight over the use of the road under 19 VSA section 1108 by loggers, snowmobiles, or persons who may injure the highway. (Section 1108 provides that persons who injure a public highway shall be liable to the town for damage done to the highway.)

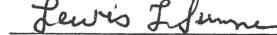
THEREFORE, it is ORDERED by the Selectboard that Josh Road be reclassified to a class four (4) highway beginning at a point which is 0.46 miles southerly of the junction of Josh Road (Town Road No. 25) with Deer Park Road (Town Road No. 24), thence extending southerly approximately 1 mile to the northerly side of the bridge which extends over Deer Park Brook, so called.

Dated at Halifax, Vermont this 6<sup>th</sup> day of September, 2005.

Selectboard, Town of Halifax




Mitchell Green



Lewis Sumner

\_\_\_\_\_  
Carl Berman

HALIFAX, VERMONT, TOWN CLERK'S OFFICE, September 13, 2005 at 10:00 A.M.  
Received for Record a Highway Reclassification (Josh Road) of which the foregoing is a true copy.  
Recorded in Book 51, Pages 542-543 of the Halifax Land Records.

Attest:   
Town Clerk

HIGHWAY RECLASSIFICATION  
HALL ROAD

TOWN OF HALIFAX  
BOARD OF SELECTMEN

STATE OF VERMONT  
TOWN OF HALIFAX

WHEREAS, at Halifax, Vermont, on the 31 day of ~~June~~<sup>May</sup>, 2005, the Selectboard of the Town of Halifax, on its own Motion, did vote to propose that pursuant to Title 19 Vermont Statutes Annotated, Chapter 7, as amended, that the following public highway in the Town of Halifax be reclassified from a trail to a class 4 highway as follows:

Hall Road

Beginning at a point 0.13 miles southerly of Collins Road at the intersection of the driveway of Adam Adamski, thence southerly and southwesterly approximately 0.5 miles to a point which is 0.15 miles northerly of Reed Hill Road (Town Road No. 18), said point being in front of a red house on the westerly side of the road belonging now or formerly to Walter Jones.

WHEREFORE, the Selectboard did order and appoint that on the 16th day of July, 2005, at 9:00 a.m. it would meet at the site and then at 7:00 p.m. on July 19, 2005 it would meet at the Halifax Selectboard Meeting Room in Halifax, Vermont for the purpose of hearing all persons interested in said public highway and its alteration, and for the purpose of examining the premises affected thereby, and did give notice thereof to the statutory parties and to those set forth in Exhibit "A" attached hereto all being persons who own or are interested in the lands on which said proposed road now lies or abutting on said roadway at their last known addresses; and did give notice thereof to the voters of the Town of Halifax by posting notices thereon on June 14, 2005 in the public places within the Town, and did give notice to the voters of the Town of Halifax by causing a notice to be published in the Brattleboro Reformer, a newspaper with a circulation in Halifax, Vermont on June 16, 2005, and did leave a copy of such notice with the Halifax Town Clerk

AND, afterwards, on July 16th, 2005 the Selectboard did examine said premises, and did hold a public hearing on July 19, 2005, at 7:00 p.m. at the Halifax Selectboard Meeting Room at which time individuals were given the opportunity to appear and give testimony regarding said road. There were no claims for damages. Testimony was received by over forty persons interested in the reclassification of the road in question and other roads at issue.

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

1. That the roadway is a public trail; each end of Hall Road, however, is a class three highway to a point. Only the middle of Hall Road is currently a Public Trail.



2. That the landowners on Hall Road who attended the hearing are in favor of the reclassification proposal;
3. That the reclassification of Hall Road to a class Four public highway is in the best interests of the Town;

AND, after due discussion and deliberation with those in attendance and after review of the premises with the adjoining landowners, the Selectboard was of the opinion and did so vote that the necessity and convenience of the inhabitants and the public good requires that the road be reclassified to a class four (4) highway as set forth in the public notice.

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

The reclassification of the aforementioned road meets the public good, necessity and convenience of the inhabitants of the Town in that the reclassification allows the landowners more flexibility as to the development of their lands, it avoids potential lawsuits regarding the sufficiency of access for zoning purposes by removing the issue of whether a town trail is public way sufficient for frontage or right of way zoning requirements, and it clarifies the Town's control and oversight over the use of the road under 19 VSA section 1108 by loggers, snowmobiles, or persons who may injure the highway. (Section 1108 provides that persons who injure a public highway shall be liable to the town for damage done to the highway.)

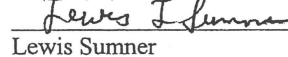
THEREFORE, it is ORDERED by the Selectboard that Hall Road be reclassified to a class four (4) highway beginning at a point 0.13 miles southerly of Collins Road at the intersection of the driveway of Adam Adamski, thence southerly and southwesterly approximately 0.5 miles to a point which is 0.15 miles northerly of Reed Hill Road (Town Road No. 18), said point being in front of a red house on the westerly side of the road belonging now or formerly to Walter Jones.

Dated at Halifax, Vermont this 6<sup>th</sup> day of September, 2005.


Selectboard, Town of Halifax



Mitchell Green



Lewis Sumner



Carl Berman

HALIFAX, VERMONT, TOWN CLERK'S OFFICE, September 13, 2005 at 10:00 A.M.  
 Received for Record a Highway Reclassification (Hall Road) of which the foregoing is a true copy.  
 Recorded in Book 51, Pages 544-545 of the Halifax Land Records.

Attest:   
 Town Clerk

TH-44 Aldrich Rd  
Class 3 0.59 mi  
Class 4 0.37 mi

HIGHWAY RECLASSIFICATION  
ALDRICH ROAD

TOWN OF HALIFAX  
BOARD OF SELECTMEN

STATE OF VERMONT  
TOWN OF HALIFAX

WHEREAS, at Halifax, Vermont, on the 31 day of ~~June~~<sup>May</sup>, 2005, the Selectboard of the Town of Halifax, on its own Motion, did vote to propose that pursuant to Title 19 Vermont Statutes Annotated, Chapter 7, as amended, that the following public highway in the Town of Halifax be laid out in part and discontinued in part as follows:

Aldrich Road

0.52 mi

The Town proposes to lay out a Class 4 Highway beginning 2,731 feet westerly of the intersection of Town Highway No. 44 (Aldrich Road) with Fowler Road (Town Highway No. 33) thence westerly along the proposed "Road Alteration Plan - Aldrich Road" prepared for Jane R. Kuhn and the Town of Halifax by SVE Associates dated May 5, 2005, Project No. B4422 and to be recorded in the Halifax, Vermont Land Records, approximately 0.75 mile to the 0.37 mi Whitingham Town Line. The Town proposes to discontinue the existing road (Aldrich Road, Town Highway No. 44) from the Rowen place, so-called, (now Kuhn) thence westerly approximately 200 feet to its intersection with the roadway proposed to be laid out above.

*Re: Town of Halifax  
letter dated July 10, 2006  
(S. Moulton 7/17/06)*

WHEREFORE, the Selectboard did order and appoint that on the 16th day of July, 2005, at 9:00 a.m. it would meet at the site and then at 7:00 p.m. on July 19, 2005 it would meet at the Halifax Selectboard Meeting Room in Halifax, Vermont for the purpose of hearing all persons interested in said public highway and its alteration, and for the purpose of examining the premises affected thereby, and did give notice thereof to the statutory parties and to those set forth in Exhibit "A" attached hereto all being persons who own or are interested in the lands on which said proposed road now lies or abutting on said roadway at their last known addresses; and did give notice thereof to the voters of the Town of Halifax by posting notices thereon on June 14, 2005 in the public places within the Town, and did give notice to the voters of the Town of Halifax by causing a notice to be published in the Brattleboro Reformer, a newspaper with a circulation in Halifax, Vermont on JUNE 16, 2005, and did leave a copy of such notice with the Halifax Town Clerk

AND, afterwards, on July 16th, 2005 the Selectboard did examine said premises, and did hold a public hearing on July 19, 2005, at 7:00 p.m. at the Halifax Selectboard Meeting Room at

which time individuals were given the opportunity to appear and give testimony regarding said road. There were no claims for damages. Testimony was received by over forty persons interested in the reclassification of the road in question and other roads at issue.

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

1. That the roadway is a public trail;
2. That the Kuhn family owns the land surrounding the road on each side and to the Whitingham town line;
3. That the Kuhn family has paid for all of the surveying and engineering for the road to be relocated and has constructed the roadway with no cost to the Town; and
4. The laying out of Aldrich Road to a class Four public highway is in the best interests of the Town; and the discontinuance of the old section of roadway is also in the best interest of the town.

AND, after due discussion and deliberation with those in attendance and after review of the premises with the adjoining landowners, the Selectboard was of the opinion and did so vote that the necessity and convenience of the inhabitants and the public good requires that the road be laid out in part as a Class Four highway and discontinued in part as set forth in the public notice.

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

The laying out of Aldrich road as depicted on the plans entitled "Road Alteration Plan-Aldrich Road" prepared for Jane Kuhn and the Town of Halifax by SVE Associates dated May 5, 2005, Project No. B4422, and its classification as a class four highway meets the public good, necessity and convenience of the inhabitants of the Town in that the reclassification allows the landowners more flexibility as to the development of their lands, it avoids potential lawsuits regarding the sufficiency of access for zoning purposes by removing the issue of whether a town trail is public way sufficient for frontage or right of way zoning requirements, and it clarifies the Town's control and oversight over the use of the road under 19 VSA section 1108 by loggers, snowmobiles, or persons who may injure the highway. (Section 1108 provides that persons who injure a public highway shall be liable to the town for damage done to the highway.)


THEREFORE, it is ORDERED by the Selectboard that Aldrich Road be laid out and classified as a class four (4) highway beginning 2,731 feet westerly of the intersection of Town

Highway No. 44 (Aldrich Road) with Fowler Road (Town Highway No. 33) thence westerly along the proposed "Road Alteration Plan - Aldrich Road" prepared for Jane R. Kuhn and the Town of Halifax by SVE Associates dated May 5, 2005, Project No. B4422 and to be recorded in the Halifax, Vermont Land Records, approximately <sup>0.37</sup>~~0.75~~ mile to the Whitingham Town Line. The Town hereby discontinues the existing roadway (part of Aldrich Road, Town Highway No. 44) from the Rowen place, so-called, (now Kuhn) thence westerly approximately 200 feet to its intersection with the roadway laid out above, all as depicted on the aforementioned plans.

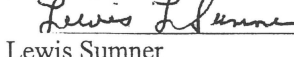
*Re: Town of Halifax  
letter dated July 10, 2006  
(S. Moulton 7/17/06)*

Dated at Halifax, Vermont this 6<sup>th</sup> day of September, 2005.

Selectboard, Town of Halifax

  
\_\_\_\_\_

Mitchell Green

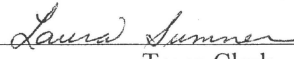
  
\_\_\_\_\_

Lewis Sumner

  
\_\_\_\_\_

Carl Berman

HALIFAX, VERMONT, TOWN CLERK'S OFFICE, September 13, 2005 at 10:00 A.M.  
Received for Record a Highway Reclassification (Aldrich Road) of which the foregoing is a true copy.  
Recorded in Book 51, Pages 546-548 of the Halifax Land Records.

Attest:   
Town Clerk

*Received March 29, 2006*

*S. Moulton*

March 24, 2006

State of Vermont  
Agency of Transportation  
Attn: Ms. Sara Moulton  
Mapping and GIS Unit  
National Life Building  
Drawer 33  
Montpelier, VT 05633-5001


Dear Ms. Moulton:

Enclosed please find the following documents:

- 1) Certificate of Highway Mileage;
- 2) Certificate of Completion and Opening of a Highway for Public Travel;
- 3) Highway Reclassification - Josh Road - Recorded Book 51, Pages 542-543, Halifax Land Records;
- 4) Highway Reclassification - Hall Road - Recorded Book 51, Pages 544-545, Halifax Land Records;
- 5) Highway Reclassification - Aldrich Road - Recorded Book 51, Pages 546-548, Halifax Land Records;
- 6) Highway Reclassification - Ballou Mountain Road and Karen Day Road - Recorded Book 52, Pages 235-238, Halifax Land Records;
- 7) Quit Claim Deed from Town of Halifax to Jane R. Kuhn, executed by Board of Selectmen - to be recorded in the Halifax Land Records;
- 8) Quit Claim Deed from Jane R. Kuhn to town of Halifax, to be executed by Jane R. Kuhn;
- 9) Minutes of Selectmen's Meeting and Public Hearing held on January 17, 2006 in regards to Karen Day Road and Ballou Mountain Road;
- 10) Town Road Survey - Karen Day Road prepared by SVE Associates, dated 09-12-2005;
- 11) Town Road Survey - Ballou Mountain Road prepared by SVE Associates, dated 09-09-2005;
- 12) Road Map, Town of Halifax, highlighting the roads to be added or reclassified;

If more documentation is needed, please let me know. If there are any questions, please don't hesitate to call.

Sincerely,

  
Laura Sumner, Town Clerk

**QUITCLAIM DEED**

KNOW ALL PERSONS BY THESE PRESENTS That the **Town of Halifax**, a municipality organized and existing under the laws of the State of Vermont, in the County of Windham, Grantor, in the consideration of One Dollar and Other Valuable Consideration paid to my full satisfaction by **Jane R. Kuhn** of West Hartford in the County of Hartford and State of Connecticut, Grantee, have REMISED, RELEASED AND FOREVER QUITCLAIMED unto the said **Jane R. Kuhn**, all right and title which the **Town of Halifax**, or its successors and assigns, has in, and to a certain piece of land in Halifax in the County of Windham and State of Vermont, described as follows, viz:

Being all right, title and interest the Town of Halifax may have in and to a portion of Aldrich Road (Town Highway #44) depicted as "Old Road" on the "Road Alteration Plan - Aldrich Road" prepared for Jane R. Kuhn and the Town of Halifax by SVE Associates dated May 6, 2005, Project #B4422 and recorded as Slide No. \_\_\_\_\_ in the Halifax, Vermont Land Records.

TO HAVE AND TO HOLD all my right and title in and to said quitclaimed premises, with the appurtenances thereof, to the said **Jane R. Kuhn** and her heirs and assigns forever. AND FURTHERMORE the said **Town of Halifax**, does for itself and its successors and assigns, covenant with the said Grantee, **Jane R. Kuhn**, and her heirs and assigns, that from and after the ensealing of these presents the said **Town of Halifax**, will have and claim no right, in, or to the said quitclaimed premises.

IN WITNESS WHEREOF, the **Town of Halifax**, by and through its Selectboard, has hereunto set its hand and seal this 10 day of February A.D. 2006.

In the Presence of:

**TOWN OF HALIFAX SELECTBOARD**

Laura Sumner  
Witness

Mitchell Green  
Mitchell Green

Laura Sumner  
Witness

Carl M. Barmen  
Carl M. Barmen

Laura Sumner  
Witness

Lewis L. Sumner  
Lewis L. Sumner

STATE OF VERMONT  
COUNTY OF WINDHAM, SS.

At Halifax in said County on the 10 day of February A.D. 2006, **Mitchell Green, Carl M. Barmen and Lewis L. Sumner, Selectboard of the Town of Halifax**, personally appeared, and they acknowledged this instrument, by them sealed and subscribed, to be their free act and deed and the free act and deed of the Town of Halifax.

Before me Laura Sumner  
Notary Public

My Commission Expires: 2/10/07

# VERMONT PROPERTY TRANSFER TAX RETURN

VERMONT DEPARTMENT OF TAXES  
MONTPELIER, VERMONT 05633

(PLEASE TYPE OR PRINT CLEARLY)

<b>A</b> SELLER'S (TRANSFEROR'S) NAME(S)	COMPLETE MAILING ADDRESS FOLLOWING TRANSFER	SOCIAL SECURITY NO. OR TAXPAYER IDENT. NO.
Town of Halifax	P.O. Box 127 West Halifax, VT 05358	Black out on Town Copy Only
<b>B</b> BUYER'S (TRANSFeree'S) NAME(S)	COMPLETE MAILING ADDRESS FOLLOWING TRANSFER	SOCIAL SECURITY NO. OR TAXPAYER IDENT. NO.
Jane R. Kuhn	48 Mountain View Drive West Hartford, CT 06117	Black out on Town Copy Only

<b>C</b> PROPERTY LOCATION (Address in full) Aldrich Road Halifax, Vermont	<b>D</b> DATE OF CLOSING
--	--------------------------

**E** INTEREST IN PROPERTY

1. <input type="checkbox"/> FEE SIMPLE	3. <input type="checkbox"/> UNDIVIDED 1/2 INTEREST	5. <input type="checkbox"/> TIME-SHARE	7. <input checked="" type="checkbox"/> EASEMENT/ROW
2. <input type="checkbox"/> LIFE ESTATE	4. <input type="checkbox"/> UNDIVIDED _____% INTEREST	6. <input type="checkbox"/> LEASE	8. <input type="checkbox"/> OTHER _____

**F** LAND SIZE (Acres or fraction thereof) \_\_\_\_\_

**G** SPECIAL FACTORS: HAVE DEVELOPMENT RIGHTS BEEN CONVEYED \_\_\_\_\_ NO \_\_\_\_\_ YES  
 WAS SALE BETWEEN FAMILY MEMBERS \_\_\_\_\_ NO \_\_\_\_\_ YES STATE RELATIONSHIP \_\_\_\_\_  
 FINANCING:  CONVENTIONAL/BANK  OWNER FINANCING  OTHER \_\_\_\_\_

**H** BUILDINGS ON PROPERTY AT THE TIME OF TRANSFER (CHECK ALL THAT APPLY):

1. <input checked="" type="checkbox"/> NONE	5. <input type="checkbox"/> FARM BUILDINGS	9. <input type="checkbox"/> STORE
2. <input type="checkbox"/> FACTORY	6. <input type="checkbox"/> MULTI-FAMILY WITH _____ (INSERT NUMBER) DWELLING UNITS TRANSFERRED	10. <input type="checkbox"/> OTHER _____ DESCRIBE _____
3. <input type="checkbox"/> SINGLE FAMILY DWELLING	7. <input type="checkbox"/> MOBILE HOME YEAR _____ MAKE _____ SER. NO. _____	
4. <input type="checkbox"/> CAMP/VACATION HOME	8. <input type="checkbox"/> CONDOMINIUM WITH _____ (INSERT NUMBER) UNITS TRANSFERRED	

CHECK WHETHER THE BUILDINGS WERE EVER  OCCUPIED  RENTED  WILL BE RENTED AFTER SALE

**I** PRIMARY USE OF PROPERTY BEFORE TRANSFER (CHECK ONE):

1. <input type="checkbox"/> PRIMARY RESIDENCE	3. <input type="checkbox"/> CAMP/VACATION	5. <input type="checkbox"/> OPERATING FARM	7. <input type="checkbox"/> COMMERCIAL/INDUSTRIAL _____ DESCRIBE _____
2. <input type="checkbox"/> OPEN LAND	4. <input type="checkbox"/> TIMBERLAND	6. <input type="checkbox"/> GOVERNMENT USE	8. <input checked="" type="checkbox"/> OTHER <u>right of way</u> _____ DESCRIBE _____

**J** PRIMARY USE OF PROPERTY AFTER TRANSFER (CHECK ONE):

1. <input type="checkbox"/> PRIMARY RESIDENCE	3. <input type="checkbox"/> CAMP/VACATION	5. <input type="checkbox"/> OPERATING FARM	7. <input type="checkbox"/> COMMERCIAL/INDUSTRIAL _____ DESCRIBE _____
2. <input checked="" type="checkbox"/> OPEN LAND	4. <input type="checkbox"/> TIMBERLAND	6. <input type="checkbox"/> GOVERNMENT USE	8. <input type="checkbox"/> OTHER _____ DESCRIBE _____

WAS PROPERTY PURCHASED BY TENANT \_\_\_\_\_ NO \_\_\_\_\_ YES DOES BUYER HOLD TITLE TO ANY ADJOINING PROPERTY \_\_\_\_\_ NO \_\_\_\_\_ YES

**K** CURRENT USE VALUE PROGRAM: IS ANY PORTION OF THE LAND BEING CONVEYED SUBJECT TO A LIEN OR OTHER RESTRICTIONS UNDER THE AGRICULTURAL AND MANAGED FOREST LAND USE VALUE PROGRAM CHAPTER 124 OF 32 V.S.A.  YES  NO

**L** IF TRANSFER IS EXEMPT FROM PROPERTY TRANSFER TAX, CITE EXEMPTION FROM INSTRUCTIONS AND COMPLETE SECTIONS M, N, AND O BELOW.  
 transfer of right of way of no actual value to municipality with no consideration

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

STATE TYPE OF PERSONAL PROPERTY \_\_\_\_\_  
 IF PRICE PAID FOR REAL PROPERTY IS LESS THAN FAIR MARKET VALUE, PLEASE EXPLAIN: \_\_\_\_\_

**PROPERTY TRANSFER TAX** MAKE CHECKS PAYABLE TO: VERMONT DEPARTMENT OF TAXES

**P** TAX DUE: Enter amount from rate schedule on reverse side. COMPLETE RATE SCHEDULE FOR ALL TRANSFERS \$ 0.00

**Q** DATE SELLER ACQUIRED \_\_\_\_\_

**R** IF A VERMONT LAND GAINS TAX RETURN IS NOT BEING FILED, CITE EXEMPTION FROM INSTRUCTIONS ON PAGE 4 OF THIS BOOKLET \_\_\_\_\_  
 (CONTINUED ON REVERSE SIDE)

<b>THIS SECTION TO BE COMPLETED BY TOWN OR CITY CLERK</b>		TOWN NUMBER
TOWN/CITY _____ DATE OF RECORD _____ BOOK NUMBER _____ PAGE NO. _____ LISTED VALUE \$ _____ GRAND LIST YEAR OF _____ PARCEL ID NO. _____ GRAND LIST CATEGORY _____ SPAN _____	ACKNOWLEDGMENT RETURN RECEIVED (INCLUDING CERTIFICATES AND ACT 250 DISCLOSURE STATEMENT) AND TAX PAID.  SIGNED _____ CLERK DATE _____	

### RATE SCHEDULE

1. Tax on Special Rate Property:			
a. Value of purchaser's principal residence (not to exceed \$100,000) (See Instructions).....		1. a. \$	0.00
b. Value of property enrolled in current use program .....		b. \$	
c. Value of qualified working farm .....		c. \$	
d. Add Lines 1a, b and c .....		d. \$	0.00
e. Tax rate .....		e. \$	0.005
f. Tax due on Special Rate Property: Multiply Line 1d by Line 1e.....		f. \$	0.00
2. Tax on General Rate Property:			
a. Enter amount from Line O on front of return .....		2. a. \$	0.00
b. Enter amount from Line 1d of Rate Schedule above .....		b. \$	0.00
c. Subtract Line 2b from Line 2a .....		c. \$	0.00
d. Tax Rate .....		d. \$	0.0125
e. Tax due on General Rate Property: Multiply Line 2c by Line 2d .....		e. \$	0.00
3. Total Tax Due:			
Add Lines 1f and 2e and enter here and on line P on front of return .....		3. \$	0.00

### LOCAL AND STATE PERMITS AND ACT 250 CERTIFICATES

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

- A. That they have investigated and disclosed to every party to this transaction all of their knowledge relating to flood regulations, if any, affecting the property.
- B. That the seller(s) advised the buyer(s) that local and state building regulations, zoning regulations and subdivision regulations and wastewater system and potable water supply rules under Chapter 64 of Title 10 pertaining to the property may limit significantly the use of the property.
- C. That this transfer is in compliance with or is exempt from the wastewater system and potable water supply rules of the Agency of Natural Resources for the following reasons:
  - 1. This property is the subject of Permit No. \_\_\_\_\_ and is in compliance with said permit, or
  - 2. This property and any retained parcel is exempt from the wastewater system and potable water supply rules because (see instructions for exemptions):
    - a. Parcel to be sold: Exemption Number \_\_\_\_\_
    - b. Parcel retained: Exemption Number \_\_\_\_\_

Seller(s) further certifies as follows:

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

### WITHHOLDING CERTIFICATION

- Buyer(s) certifies that Vermont income tax has been withheld from the purchase price and will be remitted to the Commissioner of Taxes with Form RW-171 within 30 days from the transfer, OR that the transfer is exempt from income tax withholding for the following reason (check one):
- 1. Under penalties of perjury, seller(s) certifies that at the time of transfer, each seller was a resident of Vermont or an estate.
- 2. Buyer(s) certifies that the parties obtained withholding certificate no. \_\_\_\_\_ from the Commissioner of Taxes in advance of this sale.
- 3. Buyer(s) certifies that this is a transfer without consideration. (See instructions for Form RW-171).
- 4. Seller(s) is a mortgagor conveying the mortgaged property to a mortgagee in a foreclosure or transfer in lieu of foreclosure, with no additional consideration.

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

SELLER(S) SIGNATURE(S)	DATE	BUYER(S) SIGNATURE(S)	DATE
Town of Halifax		(JRK)	
(MG) <i>[Signature]</i>	2-10-06	<i>Robert M Fisher</i>	
(CMB) <i>[Signature]</i>	2-10-06	<i>atty for Kuhn</i>	
(LLS) <i>[Signature]</i>	2-10-06		

Preparer's Signature \_\_\_\_\_ Prepared by \_\_\_\_\_

Preparer's Address \_\_\_\_\_ Buyer's Representative (Print or Type) \_\_\_\_\_ Tel. \_\_\_\_\_



COPY

QUITCLAIM DEED

KNOW ALL PERSONS BY THESE PRESENTS That I, **Jane R. Kuhn**, of West Hartford in the County of Hartford and State of Connecticut, Grantor, in the consideration of One Dollar and Other Valuable Consideration paid to my full satisfaction by the **Town of Halifax**, a municipality organized and existing under the laws of the State of Vermont, in the County of Windham, Grantee, have REMISED, RELEASED AND FOREVER QUITCLAIMED unto the said **Town of Halifax**, all right and title which I, the said **Jane R. Kuhn**, or my heirs and assigns, have in, and to a certain piece of land in Halifax in the County of Windham and State of Vermont, described as follows, viz:

Being part of the lands and premises conveyed to Jane R. Kuhn by Deed recorded in Book 41, Page 34 of the Halifax, Vermont Land Records and described as follows:

Beginning at a point marked by a granite bound on the Northerly right-of-way limit of Town Highway 44 (also known as Aldrich Road) being 2,731+/- feet more or less along the centerline of Aldrich Road from the intersection of Aldrich Road and Fowler Road;

Thence S 36° 17' 54" E, a distance of 49.50 feet to point marked by a granite bound;

Thence S 53° 42' 06" W, a distance of 222.82 feet to a point;

Thence S 43° 25' 42" W, a distance of 141.96 feet to a point of curve to the right having a radius of 121.72 feet and a central angle of 75° 03' 17";

Thence westerly along the arc a distance of 159.45 feet to a point;

Thence N 61° 31' 02" W, a distance of 104.44 feet to a point of curve to the left having a radius of 157.04 feet and a central angle of 45° 51' 33";

Thence westerly along the arc a distance of 125.69 feet to a point;

Thence S 72° 37' 25" W, a distance of 84.55 feet to a point marked by a granite bound;

Thence N 17° 22' 35" W, a distance of 49.50 feet to a point marked by a granite bound;

Thence N 72° 37' 25" E, a distance of 84.55 feet to a point of curve to the right having a radius of 206.54 feet and a central angle of 45° 51' 33";

Thence easterly along the arc a distance of 165.31 feet to a point;

Thence S 61° 31' 02" E, a distance of 104.44 feet to a point of curve to the

left having a radius of 72.22 feet and a central angle of 75° 03' 17";

Thence easterly along the arc a distance of 94.60 feet to a point;

Thence N 43° 25' 42" E, a distance of 146.41 feet to a point;

Thence N 53° 42' 06" E, a distance of 227.27 feet to the point of beginning.

Containing 41,122 square feet or 0.94 acres, more or less.

Reference is hereby made to a certain Plan entitled "Road Alteration Plan - Aldrich Road" prepared for Jane R. Kuhn and the Town of Halifax by SVE Associates dated May 6, 2005, Project #B4422 and recorded as Slide No. \_\_\_\_\_ in the Halifax, Vermont Land Records.

TO HAVE AND TO HOLD all my right and title in and to said quitclaimed premises, with the appurtenances thereof, to the said **Town of Halifax** and its successors and assigns forever. AND FURTHERMORE I, the said **Jane R. Kuhn**, do for myself and my heirs and assigns, covenant with the said Grantee, **Town of Halifax**, and its successors and assigns, that from and after the ensembling of these presents I, the said **Jane R. Kuhn**, will have and claim no right, in, or to the said quitclaimed premises.

IN WITNESS WHEREOF, **Jane R. Kuhn** has hereunto set her hand and seal this \_\_\_\_\_ day of February A.D. 2006.

In the Presence of:

\_\_\_\_\_  
Witness

\_\_\_\_\_  
**Jane R. Kuhn**

STATE OF \_\_\_\_\_  
COUNTY OF \_\_\_\_\_, SS.

At Halifax in said County on the \_\_\_\_\_ day of February A.D. 2006, **Jane R. Kuhn** personally appeared, and she acknowledged this instrument, by her sealed and subscribed, to be her free act and deed.

Before me \_\_\_\_\_  
Notary Public  
My Commission Expires: 2/10/07

# VERMONT PROPERTY TRANSFER TAX RETURN

VERMONT DEPARTMENT OF TAXES  
MONTPELIER, VERMONT 05633

(PLEASE TYPE OR PRINT CLEARLY)

<b>A</b> SELLER'S (TRANSFEROR'S) NAME(S)	COMPLETE MAILING ADDRESS FOLLOWING TRANSFER	SOCIAL SECURITY NO. OR TAXPAYER IDENT. NO.
Jane R. Kuhn	48 Mountain View Drive West Hartford, CT 06117	Black out on Town Copy Only
<b>B</b> BUYER'S (TRANSFeree'S) NAME(S)	COMPLETE MAILING ADDRESS FOLLOWING TRANSFER	SOCIAL SECURITY NO. OR TAXPAYER IDENT. NO.
Town of Halifax	P.O. Box 127 West Halifax, VT 05358	Black out on Town Copy Only

<b>C</b> PROPERTY LOCATION (Address in full) Aldrich Road Halifax, Vermont	<b>D</b> DATE OF CLOSING
--	--------------------------

**E** INTEREST IN PROPERTY

1. <input type="checkbox"/> FEE SIMPLE	3. <input type="checkbox"/> UNDIVIDED 1/2 INTEREST	5. <input type="checkbox"/> TIME-SHARE	7. <input checked="" type="checkbox"/> EASEMENT/ROW
2. <input type="checkbox"/> LIFE ESTATE	4. <input type="checkbox"/> UNDIVIDED _____ % INTEREST	6. <input type="checkbox"/> LEASE	8. <input type="checkbox"/> OTHER _____

<b>F</b> LAND SIZE (Acres or fraction thereof) .94 +/- acres	<b>G</b> SPECIAL FACTORS: HAVE DEVELOPMENT RIGHTS BEEN CONVEYED _____ NO _____ YES WAS SALE BETWEEN FAMILY MEMBERS _____ NO _____ YES STATE RELATIONSHIP _____ FINANCING: <input type="checkbox"/> CONVENTIONAL/BANK <input type="checkbox"/> OWNER FINANCING <input type="checkbox"/> OTHER _____
--	--

**H** BUILDINGS ON PROPERTY AT THE TIME OF TRANSFER (CHECK ALL THAT APPLY):

1. <input checked="" type="checkbox"/> NONE	5. <input type="checkbox"/> FARM BUILDINGS	9. <input type="checkbox"/> STORE
2. <input type="checkbox"/> FACTORY	6. <input type="checkbox"/> MULTI-FAMILY WITH _____ (INSERT NUMBER) DWELLING UNITS TRANSFERRED	10. <input type="checkbox"/> OTHER _____ DESCRIBE _____
3. <input type="checkbox"/> SINGLE FAMILY DWELLING	7. <input type="checkbox"/> MOBILE HOME YEAR _____ MAKE _____ SER. NO. _____	
4. <input type="checkbox"/> CAMP/VACATION HOME	8. <input type="checkbox"/> CONDOMINIUM WITH _____ (INSERT NUMBER) UNITS TRANSFERRED	

CHECK WHETHER THE BUILDINGS WERE EVER  OCCUPIED  RENTED  WILL BE RENTED AFTER SALE

**I** PRIMARY USE OF PROPERTY BEFORE TRANSFER (CHECK ONE):

1. <input type="checkbox"/> PRIMARY RESIDENCE	3. <input type="checkbox"/> CAMP/VACATION	5. <input type="checkbox"/> OPERATING FARM	7. <input type="checkbox"/> COMMERCIAL/INDUSTRIAL _____ DESCRIBE _____
2. <input checked="" type="checkbox"/> OPEN LAND	4. <input type="checkbox"/> TIMBERLAND	6. <input type="checkbox"/> GOVERNMENT USE	8. <input type="checkbox"/> OTHER _____ DESCRIBE _____

**J** PRIMARY USE OF PROPERTY AFTER TRANSFER (CHECK ONE):

1. <input type="checkbox"/> PRIMARY RESIDENCE	3. <input type="checkbox"/> CAMP/VACATION	5. <input type="checkbox"/> OPERATING FARM	7. <input type="checkbox"/> COMMERCIAL/INDUSTRIAL _____ DESCRIBE _____
2. <input type="checkbox"/> OPEN LAND	4. <input type="checkbox"/> TIMBERLAND	6. <input type="checkbox"/> GOVERNMENT USE	8. <input checked="" type="checkbox"/> OTHER right of way _____ DESCRIBE _____

WAS PROPERTY PURCHASED BY TENANT \_\_\_\_\_ NO \_\_\_\_\_ YES DOES BUYER HOLD TITLE TO ANY ADJOINING PROPERTY \_\_\_\_\_ NO \_\_\_\_\_ YES

**K** CURRENT USE VALUE PROGRAM: IS ANY PORTION OF THE LAND BEING CONVEYED SUBJECT TO A LIEN OR OTHER RESTRICTIONS UNDER THE AGRICULTURAL AND MANAGED FOREST LAND USE VALUE PROGRAM CHAPTER 124 OF 32 V.S.A.  YES  NO

**L** IF TRANSFER IS EXEMPT FROM PROPERTY TRANSFER TAX, CITE EXEMPTION FROM INSTRUCTIONS AND COMPLETE SECTIONS M, N, AND O BELOW.  
transfer of right of way having no actual value for no consideration

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

STATE TYPE OF PERSONAL PROPERTY \_\_\_\_\_  
IF PRICE PAID FOR REAL PROPERTY IS LESS THAN FAIR MARKET VALUE, PLEASE EXPLAIN: \_\_\_\_\_

<b>PROPERTY TRANSFER TAX</b> MAKE CHECKS PAYABLE TO: VERMONT DEPARTMENT OF TAXES	\$ 0.00
<b>P</b> TAX DUE: Enter amount from rate schedule on reverse side. COMPLETE RATE SCHEDULE FOR ALL TRANSFERS	\$ 0.00

**Q** DATE SELLER ACQUIRED \_\_\_\_\_

**R** IF A VERMONT LAND GAINS TAX RETURN IS NOT BEING FILED, CITE EXEMPTION FROM INSTRUCTIONS ON PAGE 4 OF THIS BOOKLET \_\_\_\_\_  
(CONTINUED ON REVERSE SIDE)

## THIS SECTION TO BE COMPLETED BY TOWN OR CITY CLERK

TOWN/CITY _____ DATE OF RECORD _____ BOOK NUMBER _____ PAGE NO. _____ LISTED VALUE \$ _____ GRAND LIST YEAR OF _____ PARCEL ID NO. _____ GRAND LIST CATEGORY _____ SPAN _____	ACKNOWLEDGMENT RETURN RECEIVED (INCLUDING CERTIFICATES AND ACT 250 DISCLOSURE STATEMENT) AND TAX PAID.  SIGNED _____ CLERK _____ DATE _____	TOWN NUMBER _____
---	---	-------------------

## RATE SCHEDULE

1. Tax on Special Rate Property:			
a. Value of purchaser's principal residence (not to exceed \$100,000) (See Instructions).....	1. a. \$		0.00
b. Value of property enrolled in current use program .....	b. \$		
c. Value of qualified working farm .....	c. \$		
d. Add Lines 1a, b and c .....	d. \$		0.00
e. Tax rate .....	e.		0.005
f. Tax due on Special Rate Property: Multiply Line 1d by Line 1e.....	f. \$		0.00
2. Tax on General Rate Property:			
a. Enter amount from Line O on front of return .....	2. a. \$		0.00
b. Enter amount from Line 1d of Rate Schedule above .....	b. \$		0.00
c. Subtract Line 2b from Line 2a .....	c. \$		0.00
d. Tax Rate .....	d.		0.0125
e. Tax due on General Rate Property: Multiply Line 2c by Line 2d .....	e. \$		0.00
3. Total Tax Due:			
Add Lines 1f and 2e and enter here and on line P on front of return .....	3. \$		0.00

## LOCAL AND STATE PERMITS AND ACT 250 CERTIFICATES

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

- A. That they have investigated and disclosed to every party to this transaction all of their knowledge relating to flood regulations, if any, affecting the property.
- B. That the seller(s) advised the buyer(s) that local and state building regulations, zoning regulations and subdivision regulations and wastewater system and potable water supply rules under Chapter 64 of Title 10 pertaining to the property may limit significantly the use of the property.
- C. That this transfer is in compliance with or is exempt from the wastewater system and potable water supply rules of the Agency of Natural Resources for the following reasons:
1. This property is the subject of Permit No. \_\_\_\_\_ and is in compliance with said permit, or
  2. This property and any retained parcel is exempt from the wastewater system and potable water supply rules because (see instructions for exemptions):
    - a. Parcel to be sold: Exemption Number \_\_\_\_\_
    - b. Parcel retained: Exemption Number \_\_\_\_\_

Seller(s) further certifies as follows:

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

## WITHHOLDING CERTIFICATION

- Buyer(s) certifies that Vermont income tax has been withheld from the purchase price and will be remitted to the Commissioner of Taxes with Form RW-171 within 30 days from the transfer, OR that the transfer is exempt from income tax withholding for the following reason (check one):
1. Under penalties of perjury, seller(s) certifies that at the time of transfer, each seller was a resident of Vermont or an estate.
2. Buyer(s) certifies that the parties obtained withholding certificate no. \_\_\_\_\_ from the Commissioner of Taxes in advance of this sale.
3. Buyer(s) certifies that this is a transfer without consideration. (See instructions for Form RW-171).
4. Seller(s) is a mortgagor conveying the mortgaged property to a mortgagee in a foreclosure or transfer in lieu of foreclosure, with no additional consideration.

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

SELLER(S) SIGNATURE(S)	DATE	BUYER(S) SIGNATURE(S)	DATE
Jane R. Kuhn		Town of Halifax	
		(MG) <i>[Signature]</i>	2-10-06
		(CMB) <i>[Signature]</i>	2-10-06
		(LLS) <i>[Signature]</i>	2-10-06

Preparer's Signature \_\_\_\_\_ Prepared by \_\_\_\_\_

Preparer's Address \_\_\_\_\_ Buyer's Representative \_\_\_\_\_ Tel. \_\_\_\_\_  
(Print or Type)

**OFFICE OF THE SELECTBOARD  
Town of Halifax, Vermont**

**MINUTES  
January 17, 2006**

**Call to Order**

The meeting was called to order at 7:26 PM. Board members in attendance were Mitchell Green, Lewis Sumner, and Carl Barmen. Others in attendance were Mary Brewster, Gregory Marguet, Craig Stone, Gustave Swanson, and Board Secretary Phyllis Evanuk.

**Approval of Minutes**

Mr. Barmen moved to approve the minutes of the January 3, 2006 meeting as written.

Mr. Green seconded the motion.

The motion carried 2-0 1. Mr. Sumner abstained, as he had not been at that meeting.

**Hearing of Visitors**

There were no comments from members of the public in attendance.

**New Business**

Mr. Barmen moved to accept the surveys of Ballou Mountain Road and Karen Day Road, as submitted by SVE Associates, and to reclassify the two roads as Class 3.

Mr. Sumner seconded the motion.

The motion carried 3-0.

**Appointments**

Two positions remain open:

- 1 Windham Regional Commission
- 1 Auditor

Mr. Barmen advised he had heard that Nicholas Bartenhagen was interested in the Windham Regional Commission (WRC) position. Possibly he will come to the next meeting and they can discuss it with him.

Ms. Brewster asked about the WRC. Mr. Stone, who has served on the Commission, gave her an overview of the responsibilities of the members.

Mr. Green asked if anyone was interested in either the WRC or the Auditor position.

Ms. Brewster asked about the Auditor position and what was entailed. Mr. Green advised that it is an elected position, but when a vacancy occurs the Selectboard appoints until the next election. The auditors are responsible for reviewing the Town's finances to be sure they are properly managed, and it is also their job to write the Town Report.

Mr. Green further noted that there are two positions up for re-election this year. If anyone is interested, they should get their name on the ballot.

It was also noted that a Lister position is up for election.

Ms. Brewster asked what that position entailed.

Mr. Green advised that the Lister appraises properties for the Grand List.

A discussion of reappraisal schedules and the statewide property tax followed. Mr. Sumner advised that reappraisals are required when the appraised values are below 80% of the fair market value, which is determined by sales. If the Town's appraisals are not in line with the sales, the State will require the reappraisal.

Mr. Marguet cited the proposed Haystack project, which he felt should bring down the tax rate in Wilmington. Instead it appears to be going up.

Mr. Green advised that this had to do with the statewide property tax for education, and the fact that towns don't necessarily receive back what they contributed.

Mr. Sumner noted that some of the large towns such as Burlington and Brattleboro receive more than the amount contributed. He advised that shortly after he came on the Board last year, they sent a letter asking that the education funds be spent only for schools. There had been a proposal to use some of the money to educate people in prison.

Mr. Green advised there would be an article on the Warrant for Town Meeting asking to reaffirm this position.

Ms. Brewster inquired if the Town had received anything regarding the Vermont National Guard for the Warrant.

The Board has not seen anything regarding it yet. It was noted that the deadline for Articles for the Warrant is January 26<sup>th</sup>.

### **Other Business**

#### 1. Road Crew COLA

Mr. Green advised that he thought Mr. Rafus would be here this evening, but as he has not arrived, they should go ahead without him. He advised that the VLCT has

announced the Cost of Living Adjustment (COLA) at 3.5%. He calculated the amount for each of the Road Crew and then took the average, which came out to 49 cents. Rather than give a percentage increase to each employee based on the individual rates, he proposed a 50 cent per hour raise for all.

Mr. Barmen and Mr. Sumner agreed.

Mr. Green moved to approve a 50 cents per hour raise for all members of the Road Crew to begin February 1, 2006.

Mr. Barmen seconded the motion.

The motion carried 3-0.

## 2. Town Clerk COLA

Mr. Sumner abstained from consideration on this matter.

Mr. Green advised that a COLA should also be considered for the Town Clerk. He suggested that a \$750 per year increase would work out to about 50 cents per hour for the hours the office is open. They acknowledged that she works many more hours than the 24 scheduled hours.

Mr. Green moved to increase the Town Clerk's salary by \$750 per year as a COLA.

Mr. Barmen seconded the motion.

The motion carried 2-0-1.

## Adjournment

**The meeting was adjourned at 8:23 PM.**

**Respectfully submitted,  
Phyllis H. Evanuk  
Secretary**

**OFFICE OF THE SELECTBOARD  
Town of Halifax, Vermont**

**MINUTES  
PUBLIC HEARING  
January 17, 2006**

**Call to Order**

The public hearing was called to order at 7:03 PM. Board members in attendance were Mitchell Green, Lewis Sumner, and Carl Barmen. Others in attendance were Mary Brewster, Gregory Marguet, Craig Stone, Gustave Swanson, and Board Secretary Phyllis Evanuk.

Mr. Green read the Notice of Public Hearing and stated the purpose for this hearing which was to receive public comment on the proposal to accept the surveys of Ballou Mountain Road and Karen Day Road, and to reclassify these roads as Class 3 roads. The Town has been maintaining them for years but they have not been included in the list of roads for which the State pays a portion for maintenance.

Mr. Swanson advised that he is in favor of this proposal. The Town has been maintaining the roads and they should receive State funds for them as they do for other Town roads.

Mr. Stone advised that he is in favor of this change, and then asked how this situation came about. He wanted to know if there might be other roads in Town that are being maintained and not included in the State list for gas tax money.

The Board advised that the roads and maps were reviewed and hopefully these were the only ones not properly accounted for.

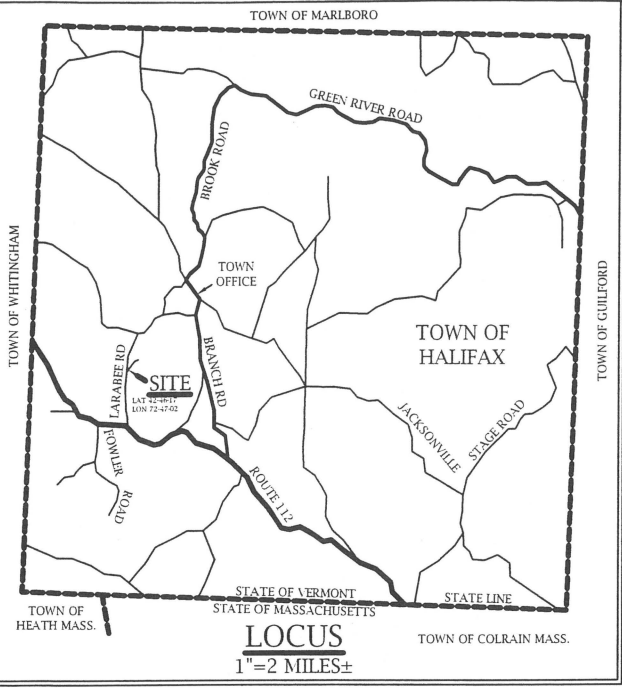
Ms. Brewster advised that she was playing devil's advocate and asked if another option would be more cost effective. Stop maintaining the roads, and let them be private rights of way. Then the property owners on those roads would be responsible for the maintenance.

The Board advised that this was not a feasible option, as the Town had maintained them for so many years, that they could be required, through court action, to continue. By making them Class 3 roads they are basically formalizing the status they have assumed to be, namely town roads. As Class 3 roads they will now be eligible for State money, which has not previously been the case.

With no other comments from the public, Mr. Green closed the public hearing at 7:23 PM and advised that the board would make their decision at a later time.

Respectfully submitted,  
Phyllis H. Evanuk  
Secretary



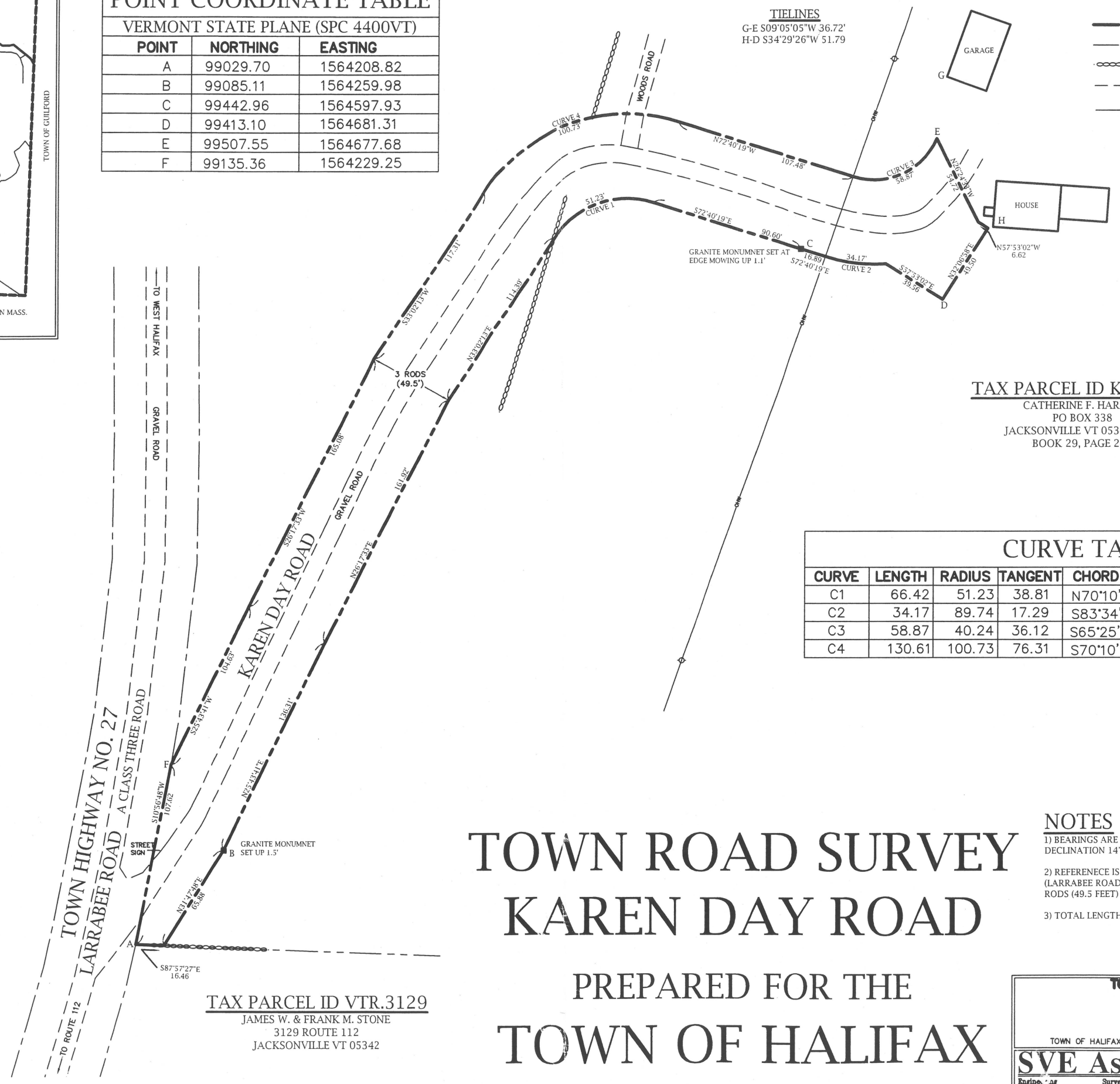


**POINT COORDINATE TABLE**  
VERMONT STATE PLANE (SPC 4400VT)

POINT	NORTHING	EASTING
A	99029.70	1564208.82
B	99085.11	1564259.98
C	99442.96	1564597.93
D	99413.10	1564681.31
E	99507.55	1564677.68
F	99135.36	1564229.25

**LEGEND**

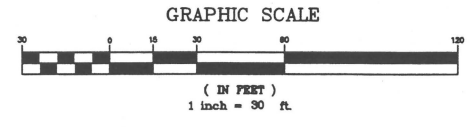
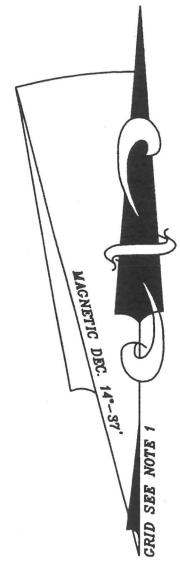
- RIGHT-OF-WAY LIMIT
- PROPERTY LINE
- STONEWALL
- EDGE OF ROAD
- OVERHEAD WIRES
- GUY ANCHOR
- UTILITY POLE
- GRANITE MONUMENT SET



**TAX PARCEL ID KRD.0104**  
CATHERINE F. HARDER  
PO BOX 338  
JACKSONVILLE VT 05342-0338  
BOOK 29, PAGE 209

**CURVE TABLE**

CURVE	LENGTH	RADIUS	TANGENT	CHORD DIR.	CHORD LEN.	DELTA
C1	66.42	51.23	38.81	N70°10'57"E	61.87	74°17'28"
C2	34.17	89.74	17.29	S83°34'46"E	33.96	21°48'56"
C3	58.87	40.24	36.12	S65°25'02"W	53.76	83°49'19"
C4	130.61	100.73	76.31	S70°10'57"W	121.65	74°17'28"



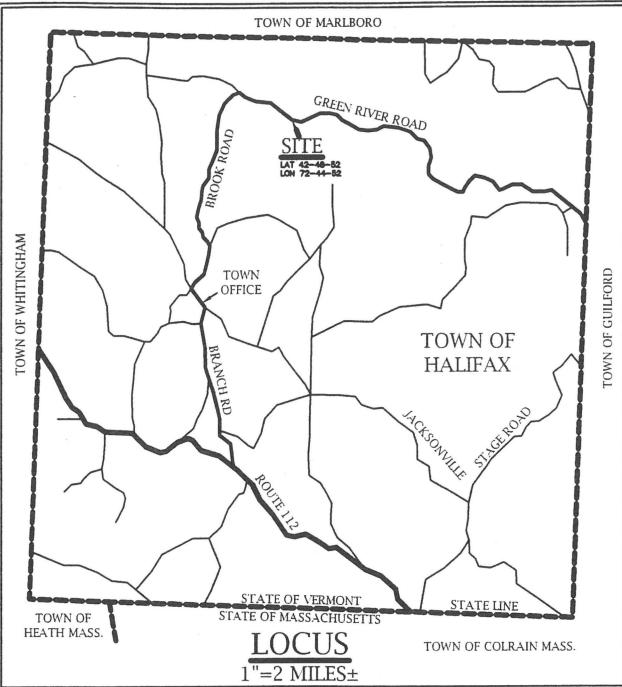
**TAX PARCEL ID VTR.3129**  
JAMES W. & FRANK M. STONE  
3129 ROUTE 112  
JACKSONVILLE VT 05342

# TOWN ROAD SURVEY KAREN DAY ROAD

PREPARED FOR THE  
**TOWN OF HALIFAX**

- NOTES**
- BEARINGS ARE GRID NORTH, BASED ON GPS OBSERVATIONS. MAGNETIC DECLINATION 14°-37' WEST AT TIME OF PLAN.
  - REFERENCE IS MADE TO THE RIGHT-OF-WAY LIMITS OF TOWN HIGHWAY NO. 27, (LARRABEE ROAD) AS SHOWN ON THIS PLAN WHICH ARE BASED ON A WIDTH OF 3 RODS (49.5 FEET) CENTERED ON THE MIDDLE OF THE PRESENT TRAVELED WAY.
  - TOTAL LENGTH OF KAREN DAY ROAD ALONG CENTERLINE IS 762 FEET.

<b>TOWN ROAD SURVEY</b> OF <b>KAREN DAY ROAD</b> PREPARED FOR THE <b>TOWN OF HALIFAX</b> TOWN OF HALIFAX - WINDHAM COUNTY - STATE OF VERMONT		DATE PLAN: 9-12-2005 DATE SURVEY: 9-06-2005
<b>SVE Associates</b> Engineer, Surveyor, Landscape Architect, Planner P.O. Box 1818, Brattleboro, VT 05302-1818 Phone (802) 257-0561 Fax (802) 257-0721 website: www.sveassoc.com		CHECKED BY: TEW SCALE: 1"=30' PROJ. NO. B-4488 CAD FILE NO. B-448802



**POINT COORDINATE TABLE**  
VERMONT STATE PLANE (SPC 4400VT)

POINT	NORTHING	EASTING
A	114655.54	1574014.20
B	114649.42	1573919.01
C	114535.57	1573576.10
D	114581.61	1573594.29
E	114675.51	1573873.71

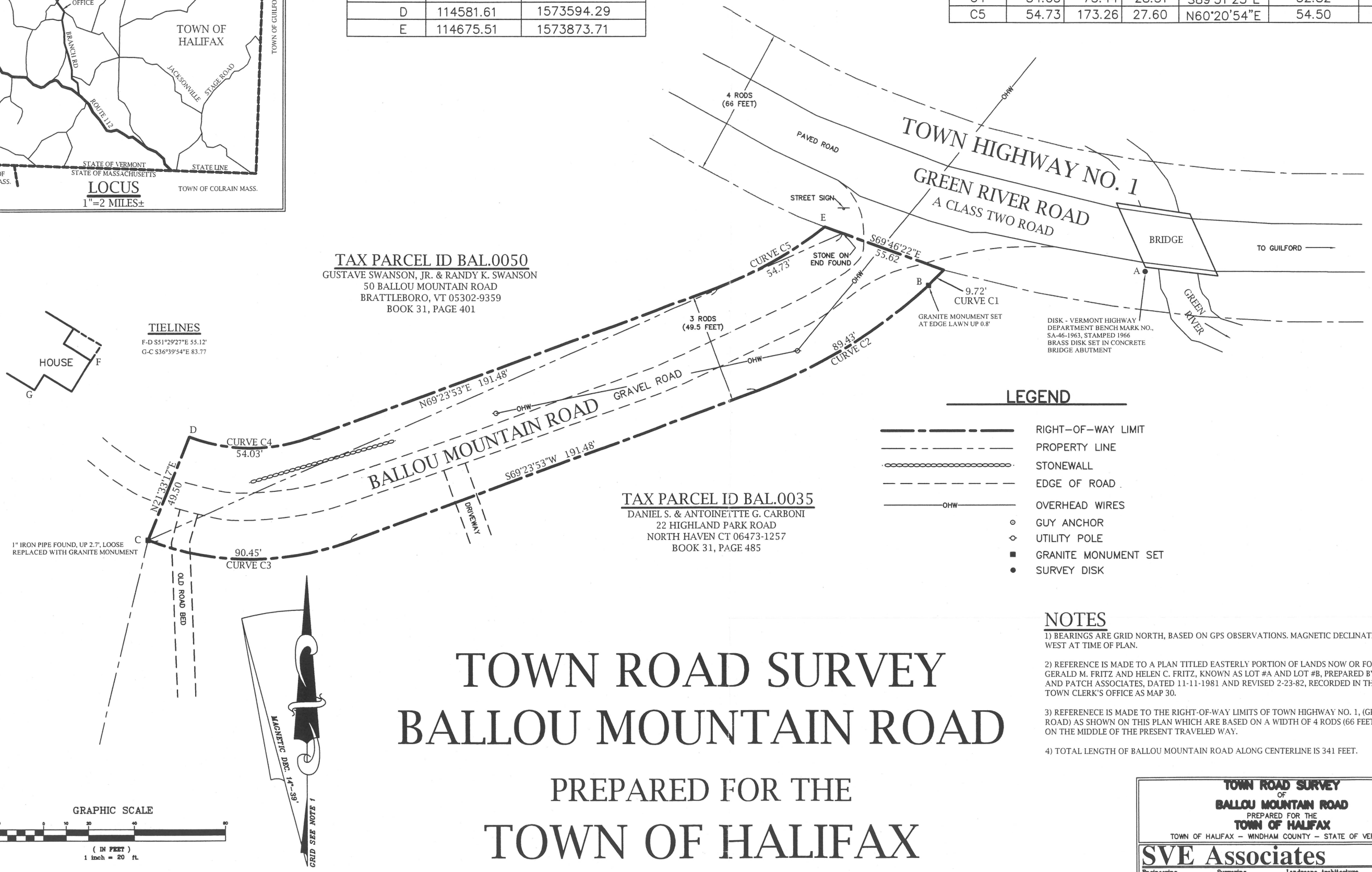
**CURVE TABLE**

CURVE	LENGTH	RADIUS	TANGENT	CHORD DIR.	CHORD LEN.	DELTA
C1	9.72	222.76	4.86	S45°08'41"W	9.72	2°30'05"
C2	89.43	222.76	45.33	S57°53'48"W	88.83	23°00'10"
C3	90.45	122.94	47.38	N89°31'25"W	88.43	42°09'24"
C4	54.03	73.44	28.31	S89°31'25"E	52.82	42°09'24"
C5	54.73	173.26	27.60	N60°20'54"E	54.50	18°05'58"

**TAX PARCEL ID BAL.0050**  
GUSTAVE SWANSON, JR. & RANDY K. SWANSON  
50 BALLOU MOUNTAIN ROAD  
BRATTLEBORO, VT 05302-9359  
BOOK 31, PAGE 401

**TAX PARCEL ID BAL.0035**  
DANIEL S. & ANTOINETTE G. CARBONI  
22 HIGHLAND PARK ROAD  
NORTH HAVEN CT 06473-1257  
BOOK 31, PAGE 485

**TIELINES**  
F-D S51°29'27"E 55.12'  
G-C S36°39'54"E 83.77'



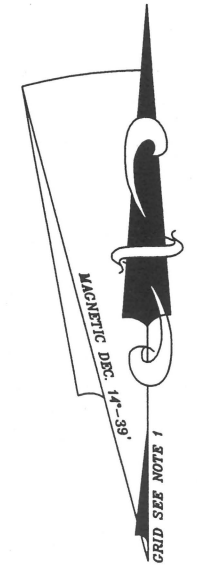
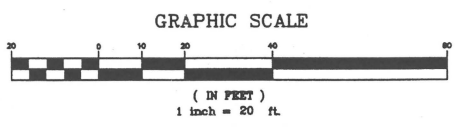
**LEGEND**

- RIGHT-OF-WAY LIMIT
- PROPERTY LINE
- STONEWALL
- EDGE OF ROAD
- OHW
- GUY ANCHOR
- ◇ UTILITY POLE
- GRANITE MONUMENT SET
- SURVEY DISK

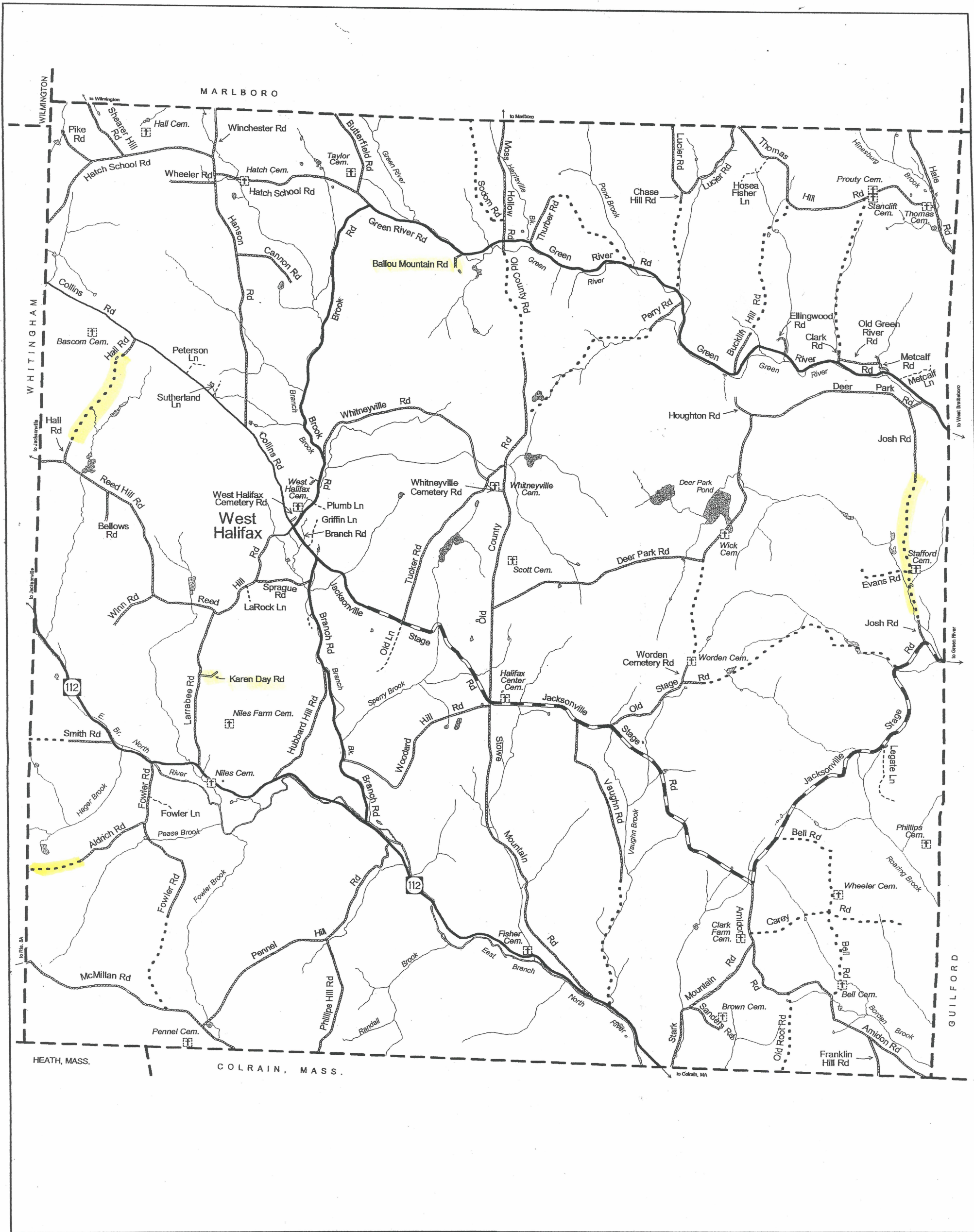
**NOTES**

- 1) BEARINGS ARE GRID NORTH, BASED ON GPS OBSERVATIONS. MAGNETIC DECLINATION 14°39' WEST AT TIME OF PLAN.
- 2) REFERENCE IS MADE TO A PLAN TITLED EASTERLY PORTION OF LANDS NOW OR FORMERLY OF GERALD M. FRITZ AND HELEN C. FRITZ, KNOWN AS LOT #A AND LOT #B, PREPARED BY STANNARD AND PATCH ASSOCIATES, DATED 11-11-1981 AND REVISED 2-23-82, RECORDED IN THE HALIFAX TOWN CLERK'S OFFICE AS MAP 30.
- 3) REFERENCE IS MADE TO THE RIGHT-OF-WAY LIMITS OF TOWN HIGHWAY NO. 1, (GREEN RIVER ROAD) AS SHOWN ON THIS PLAN WHICH ARE BASED ON A WIDTH OF 4 RODS (66 FEET) CENTERED ON THE MIDDLE OF THE PRESENT TRAVELED WAY.
- 4) TOTAL LENGTH OF BALLOU MOUNTAIN ROAD ALONG CENTERLINE IS 341 FEET.

**TOWN ROAD SURVEY  
BALLOU MOUNTAIN ROAD  
PREPARED FOR THE  
TOWN OF HALIFAX**



<b>TOWN ROAD SURVEY</b> OF <b>BALLOU MOUNTAIN ROAD</b> PREPARED FOR THE <b>TOWN OF HALIFAX</b> TOWN OF HALIFAX - WINDHAM COUNTY - STATE OF VERMONT		DATE PLAN: 9-09-2005 DATE SURVEY: 9-06-2005 DRAWN BY: TEW CHECKED BY: WJK SCALE: 1"=20' PROJ. NO. 84488 CAD FILE NO. 8448801
<b>SVE Associates</b> © 2005 Engineering Surveying Landscape Architecture Planning P.O. Box 1818, Brattleboro, VT 05302-1818 Phone (802) 257-0561 Fax (802) 257-0721 website: www.sveassoc.com		



# Road Map Town of Halifax, Vermont



0.5 0 0.5 1 1.5 Miles  
scale 1:40000

- State highway (paved)
- 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
- Cemetery

Note: most Class 4 town highways and legal town trails are impassable to automobiles.

### Sources:

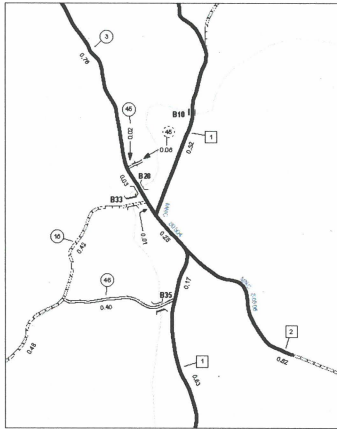
- Town highway locations were digitized from 1989 1:5000 orthophotos by Greenhome & O'Mara Inc. under contract with OGIS. Road locations were updated by microDATA using GPS during data collection for Enhanced 9-1-1.
- Town highway attributes (i.e. class and pavement) are from AOT highway maps. These data were corrected by WRC GIS staff using information provided by officials from the Town of Halifax.
- Road names data were provided by the Town of Halifax.
- Surface waters were digitized 1974 1:20,000 orthophotos by the University of Vermont's School of Natural Resources under contract with OGIS, and have been minimally edited by WRC.

TOWN HWY. NO.	LENGTH IN MILES CLASS 3	LENGTH IN MILES CLASS 4
3	2.490	
4	2.700	
5	1.750	
6	0.220 (0.070)	
7	0.490	
8	0.500	
9	0.870	
10	0.450	
11	0.440	
12	2.500	
13	0.900	
14	0.350	
15	0.190	
16	1.020	
17	0.280	
18	2.710	
19	0.320	
20	0.280	
21	1.200	
22	2.100 (0.400)	
23	0.110 (0.070)	
24	4.680	
25	0.630	
26	0.300 (0.100)	
27	1.100	
28	0.890	
29	0.900	
29	0.900 (0.500)	
30	2.300 (0.150)	
32	2.190	
33	1.040	
34	1.150	
35	0.520	
36	1.100	
37	1.750 (1.100)	
38		
39	1.170	
40	0.280	
41	0.290	
42	0.450	
43	1.180	
44	0.590 (0.080)	
45	0.020 (0.080)	
46	0.400 (0.020)	
47	0.340 (0.050)	
48		
50	0.650 (0.190)	
51	0.250	
52	0.130	
53	0.100	
54	0.200	
55	0.310	
58	0.370	

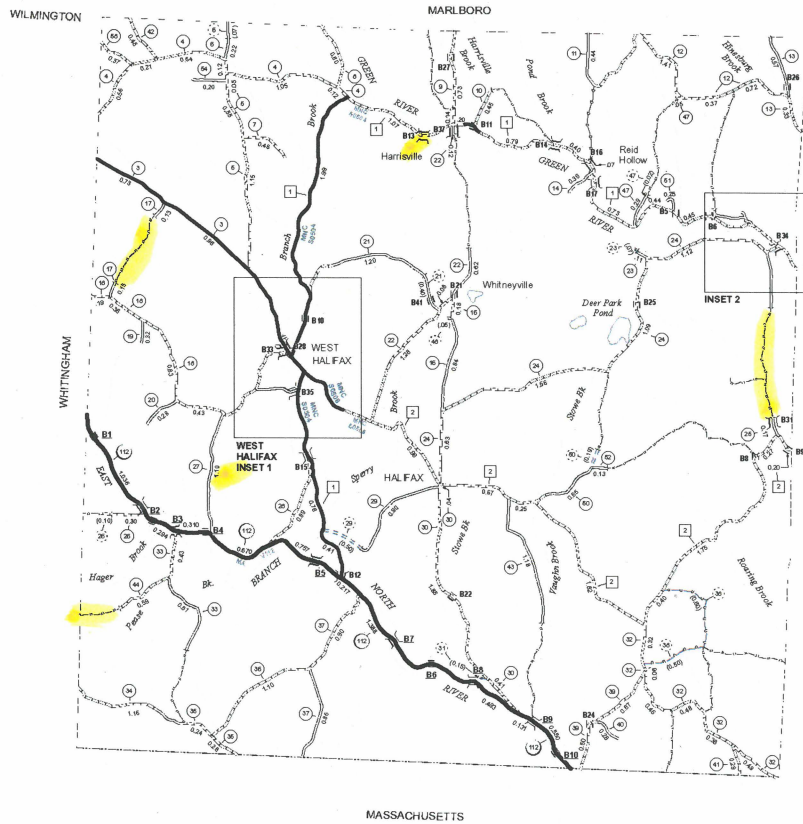
**MILEAGE SUMMARY**

CLASS 2		
TH-1	9.950	
TH-2	6.940	
TOTAL CLASS 2	16.800	
CLASS 3		
TOTAL CLASS 3	47.270	
TOTAL TOWN	64.070	
STATE HIGHWAY		
VT-112	5.846	
TOTAL STATE HIGHWAY	5.846	
TOTAL STATE	5.846	

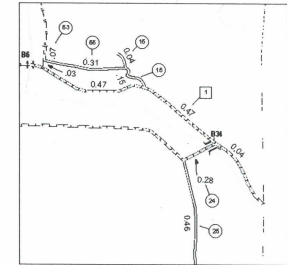
**TOTAL, TRAVELED HIGHWAYS, FEB. 10, 2005: 69.916**  
 Includes error correction dated Sept. 28, 2005  
 (Excludes Class 4 Mileage)



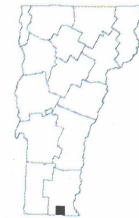
WEST HALIFAX INSET 1



BRATTLEBORO



INSET 2



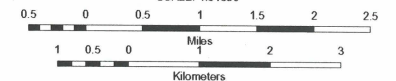
**VERMONT  
 GENERAL HIGHWAY MAP  
 Town of Halifax  
 WINDHAM COUNTY**

Transportation District #2

Prepared by the  
 Vermont Agency of Transportation  
 Policy & Planning Division  
 in cooperation with  
 U.S. Department of Transportation  
 Federal Highway Administration

Mileage as of Feb. 10, 2005  
 map generated December, 2005

SCALE: 1:31680

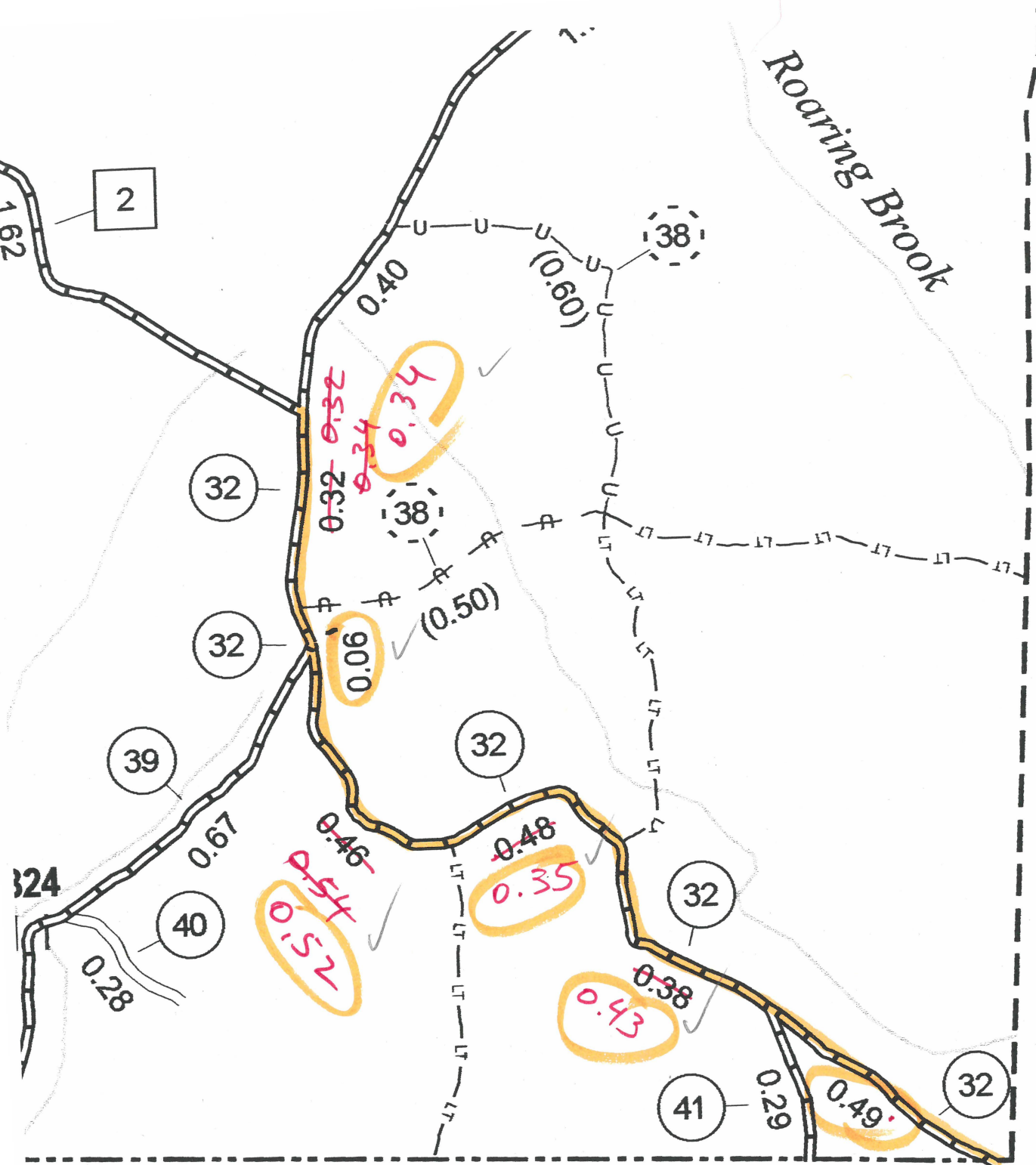


SCALE OF INSETS 1:12000

- HIGHWAYS**
- INTERSTATE
  - U.S. ROUTE
  - STATE ROUTE
  - CLASS 1
  - CLASS 2
  - CLASS 3
  - CLASS 4
  - STATE - HARD SURFACE OR PAVED
  - TOWN - HARD SURFACE OR PAVED
  - GRAVEL
  - SOIL OR GRADED AND DRAINED EARTH
  - UNIMPROVED OR PRIMITIVE
  - IMPASSABLE OR UNTRAVELED
  - LEGAL TRAIL
  - DISCONTINUED
  - HIGHWAY CLASS CHANGE
  - RAILROAD
- FEDERAL CLASSIFICATION IDENTIFIER**
- FAU URBAN ARTERIAL OR COLLECTOR
  - MA MINOR ARTERIAL
  - MAJ MAJOR COLLECTOR
  - MINC MINOR COLLECTOR
  - PA PRINCIPAL ARTERIAL
- PUBLIC LAND**
- POLITICAL SUBDIVISIONS
  - STATE BOUNDARY
  - COUNTY BOUNDARY
  - TOWN BOUNDARY
  - VILLAGE BOUNDARY
  - URBAN COMPACT BOUNDARY
  - STREAM OR BROOK
  - WATER BODIES
  - OPEN WATER
  - SWAMP
  - BRIDGE OR CULVERT
  - BRIDGE OR CULVERT GREATER THAN 20'
  - BRIDGE OR CULVERT 6' - 20'
  - B34 STATE BRIDGE IDENTIFIER
  - B34 TOWN BRIDGE IDENTIFIER

**DISCLAIMER:**  
 Highway and bridge data by the Agency of Transportation,  
 Policy & Planning Division. All other data from the Vermont  
 Center for Geographic Information.



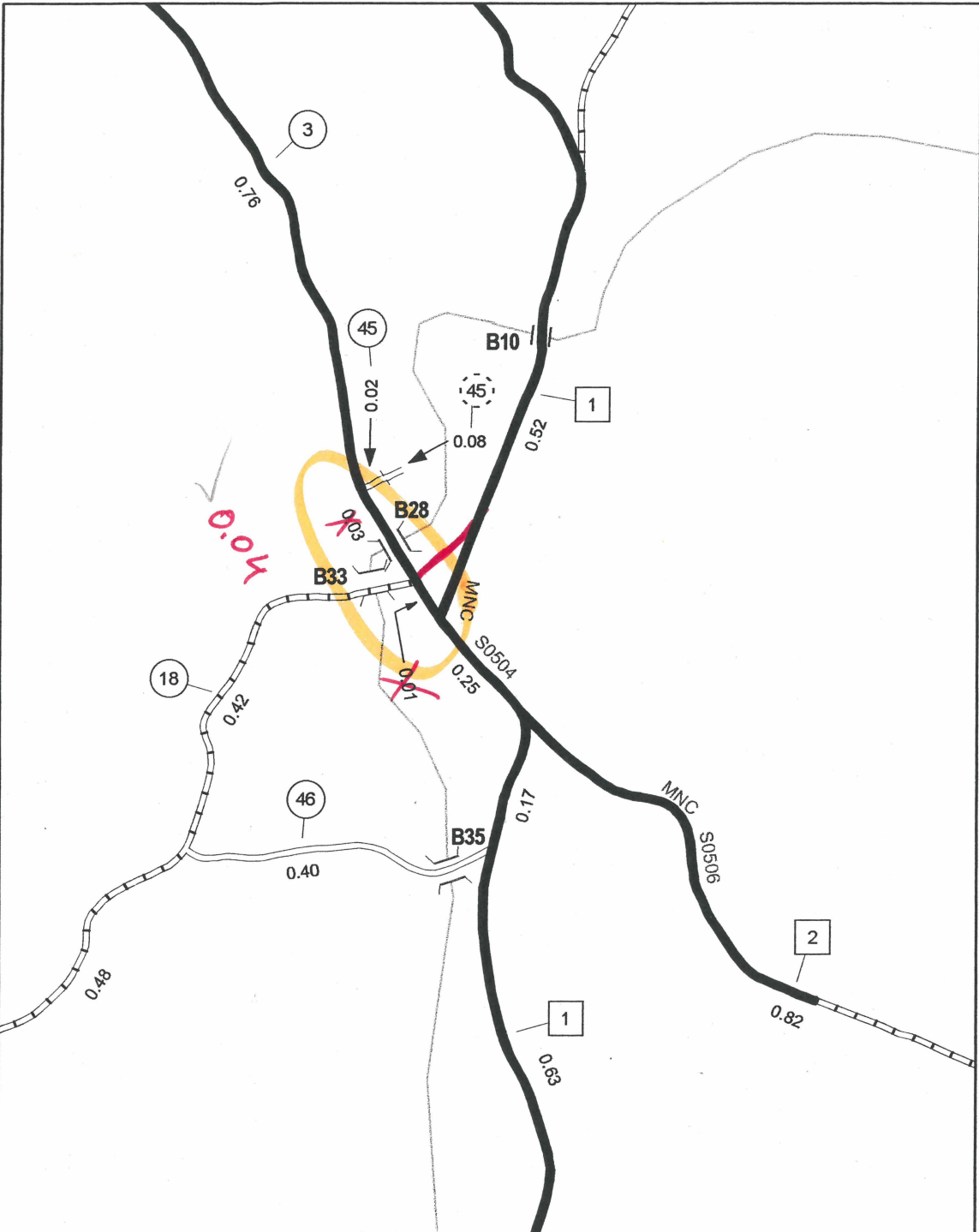


✓ done 21 July 2006

~~GRATTON~~ HALIFAX

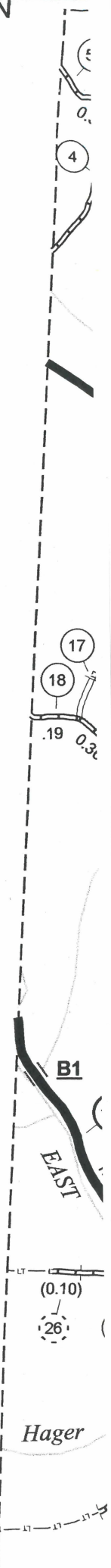
13 June 2006

WILMINGTON



WEST HALIFAX INSET 1

WHITINGHAM

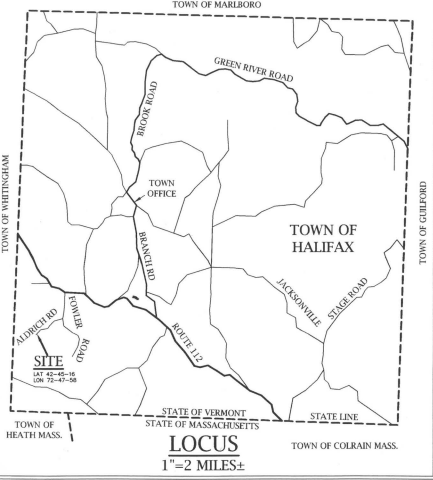


Hager

done - 21 July 2006

Halifax 8 June 2006

SIONS



**CURVE TABLE**

CURVE	LENGTH	RADIUS	TANGENT	CHORD DIR.	CHORD LEN.	DELTA
C1	159.45	121.72	93.49	S80°57'20"W	148.29	75°03'17"
C2	125.69	157.04	66.43	N84°26'48"W	122.36	45°51'33"
C3	165.31	206.54	87.37	S84°26'48"E	160.93	45°51'33"
C4	94.61	72.22	55.47	N80°57'20"E	87.99	75°03'17"

**POINT COORDINATE TABLE**

VERMONT STATE PLANE (SPC 4400VT)

POINT	NORTHING	EASTING
A	92866.54	1560001.12
B	92826.64	1560030.42
C	92604.73	1559312.52
D	92651.97	1559297.74

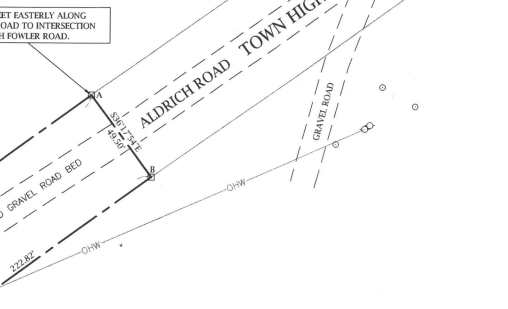
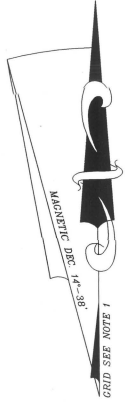
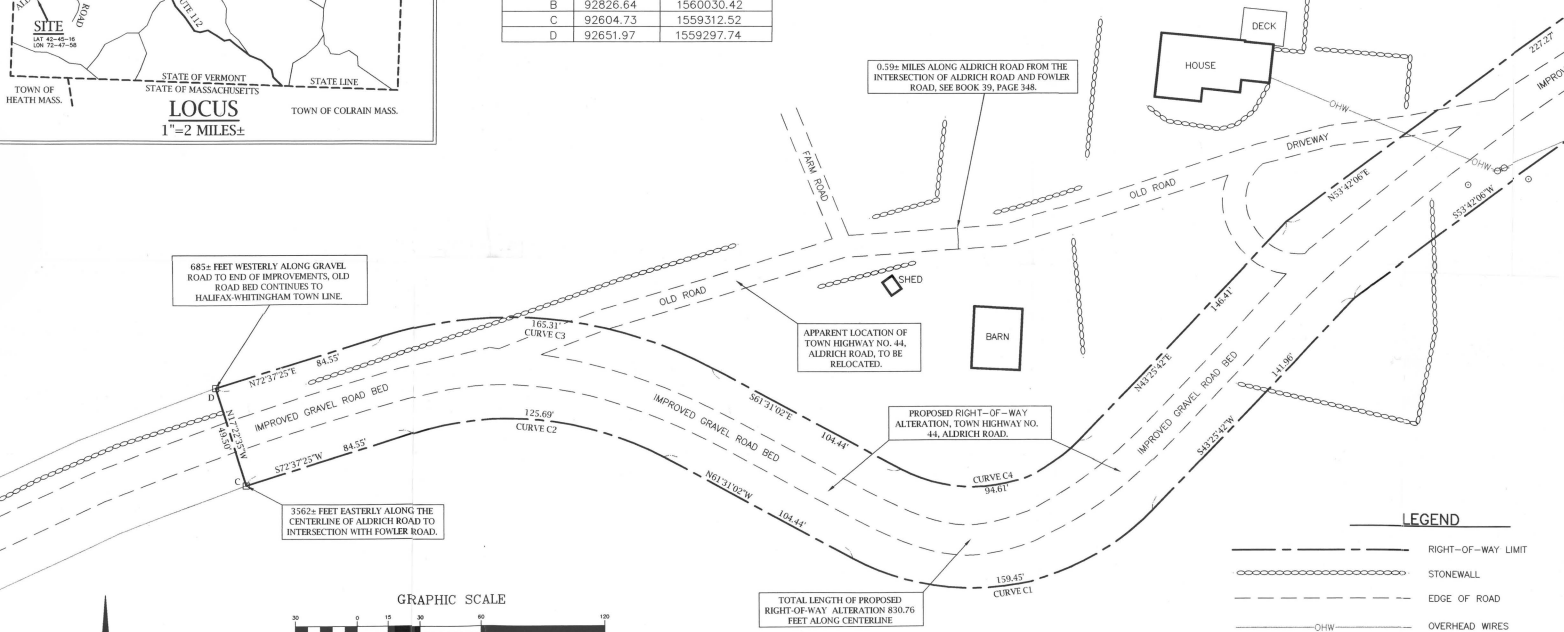
**NOTES**

1) BEARINGS ARE GRID NORTH, BASED ON GPS OBSERVATIONS. MAGNETIC DECLINATION 14°-38' WEST AT TIME OF PLAN.

2) THE ORIGINAL LAYOUT OF TOWN HIGHWAY NO. 44 (AKA ALDRICH ROAD) WAS NOT FOUND IN THE HALIFAX TOWN CLERK'S OFFICE. THE STATUS AND CLASSIFICATION OF TOWN HIGHWAY NO. 44 IS BASED ON AN AMENDMENT TO HIGHWAYS PUT INTO TRAILS, DATED 12-05-1989, RECORDED IN THE HALIFAX TOWN CLERK'S OFFICE ON 12-05-1989 IN BOOK 39, PAGE 348. FURTHER REFERENCE IS MADE TO BOOK 28, PAGE 495 AND THE VERMONT GENERAL HIGHWAY MAP, TOWN OF HALIFAX, PREPARED BY THE VERMONT AGENCY OF TRANSPORTATION, LAST UPDATED 2-10-2003.

3) REFERENCE IS MADE TO THE RIGHT-OF-WAY LIMITS OF TOWN HIGHWAY 44 (ALDRICH ROAD) AS SHOWN ON THIS PLAN WHICH ARE BASED ON A WIDTH OF THREE ROADS (49.50 FEET) CENTERED ON THE MIDDLE OF THE PRESENT TRAVELED WAY.

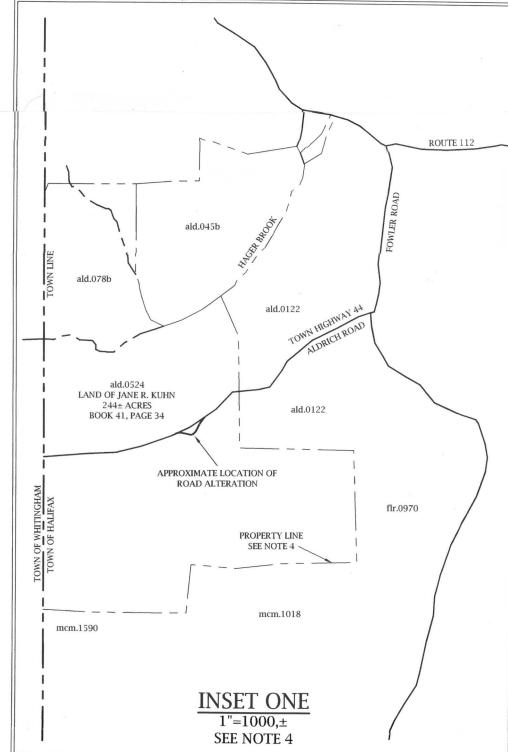
4) REFERENCE IS MADE TO THE PROPERTY LINES AND ACREAGE SHOWN IN INSET ONE, HEREON, WHICH ARE BASED ON THE HALIFAX PROPERTY MAP, PREPARED BY THE HALIFAX TAX ASSESSORS OFFICE AND ARE APPROXIMATE AND ARE SUBJECT TO THE FINDINGS OF A BOUNDARY SURVEY.



- LEGEND**
- RIGHT-OF-WAY LIMIT
  - STONEWALL
  - EDGE OF ROAD
  - OHW OVERHEAD WIRES
  - GUY ANCHOR
  - ◇ UTILITY POLE
  - GRANITE BOUND

# PROPOSED ROAD ALTERATION TOWN HIGHWAY 44 - ALDRICH ROAD

## PREPARED FOR THE TOWN OF HALIFAX



**INSET ONE**  
1"=1000±  
SEE NOTE 4

<p style="text-align: center;"><b>ROAD ALTERATION PLAN - ALDRICH ROAD</b></p> <p style="text-align: center;">PREPARED FOR <b>JANE R. KUHN</b> AND THE <b>TOWN OF HALIFAX</b> TOWN HIGHWAY 44 - ALDRICH ROAD TOWN OF HALIFAX - WINDHAM COUNTY - STATE OF VERMONT</p>	<p>DATE PLAN: 2-06-2005 DATE SURVEY: 5-04-2005 DRAWN BY: TEW CHECKED BY: WJK SCALE: 1"=30' PROJ. NO.: B4422 CAD FILE NO.: B44201</p>
<p><b>SVE Associates</b> © 2005</p> <p>Engineering Surveying Landscape Architecture P.O. Box 1818, Brattleboro, VT 05302-1818 Phone (802) 257-0561 Fax (802) 257-0721 website: www.sveassoc.com</p>	

464,000 468,000 472,000 476,000 480,000 484,000 488,000

40,000

36,000

32,000

28,000

24,000

40,000

36,000

32,000

28,000

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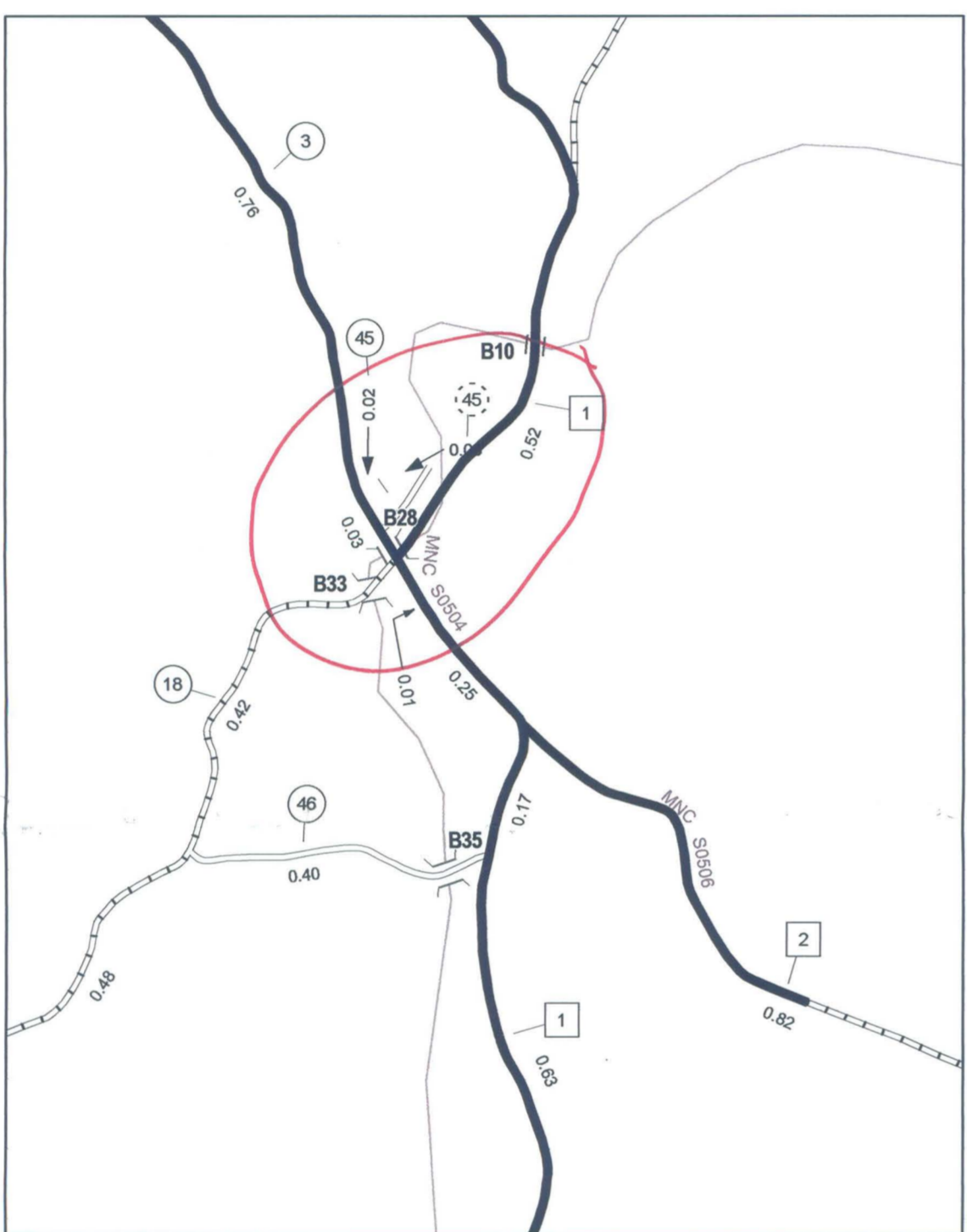
TOWN HWY. NO.	LENGTH IN MILES CLASS 3	LENGTH IN MILES CLASS 4
3	2.490	
4	2.700	
5	1.750	
6	0.220	(0.070)
7	0.480	
8	0.600	
9	0.870	
10	0.450	
11	0.440	
12	2.500	
13	0.900	
14	0.360	
15	0.190	
16	1.020	
17	0.280	
18	2.710	
19	0.320	
20	0.280	
21	1.200	
* 21		(0.400)
22	2.100	
23	0.110	(0.070)
24	4.680	
25	0.630	
26	0.300	(0.100)
27	1.100	
28	0.890	
29	0.900	
* 29		(0.500)
30	2.300	
* 31		(0.150)
32	2.190	
33	1.040	
34	1.160	
35	0.520	
36	1.100	
37	1.760	
38		(1.100)
39	1.170	
40	0.280	
41	0.290	
42	0.450	
43	1.180	
44	0.590	
45	0.020	(0.080)
46	0.400	
47	0.340	(0.020)
48		(0.050)
49		(0.190)
50	0.650	
51	0.250	
52	0.130	
53	0.100	
54	0.200	
55	0.310	
58	0.370	
<b>TOTAL</b>	<b>47.270</b>	<b>2.730</b>

\* Portion of this town highway is Class 3, but is functionally Class 4

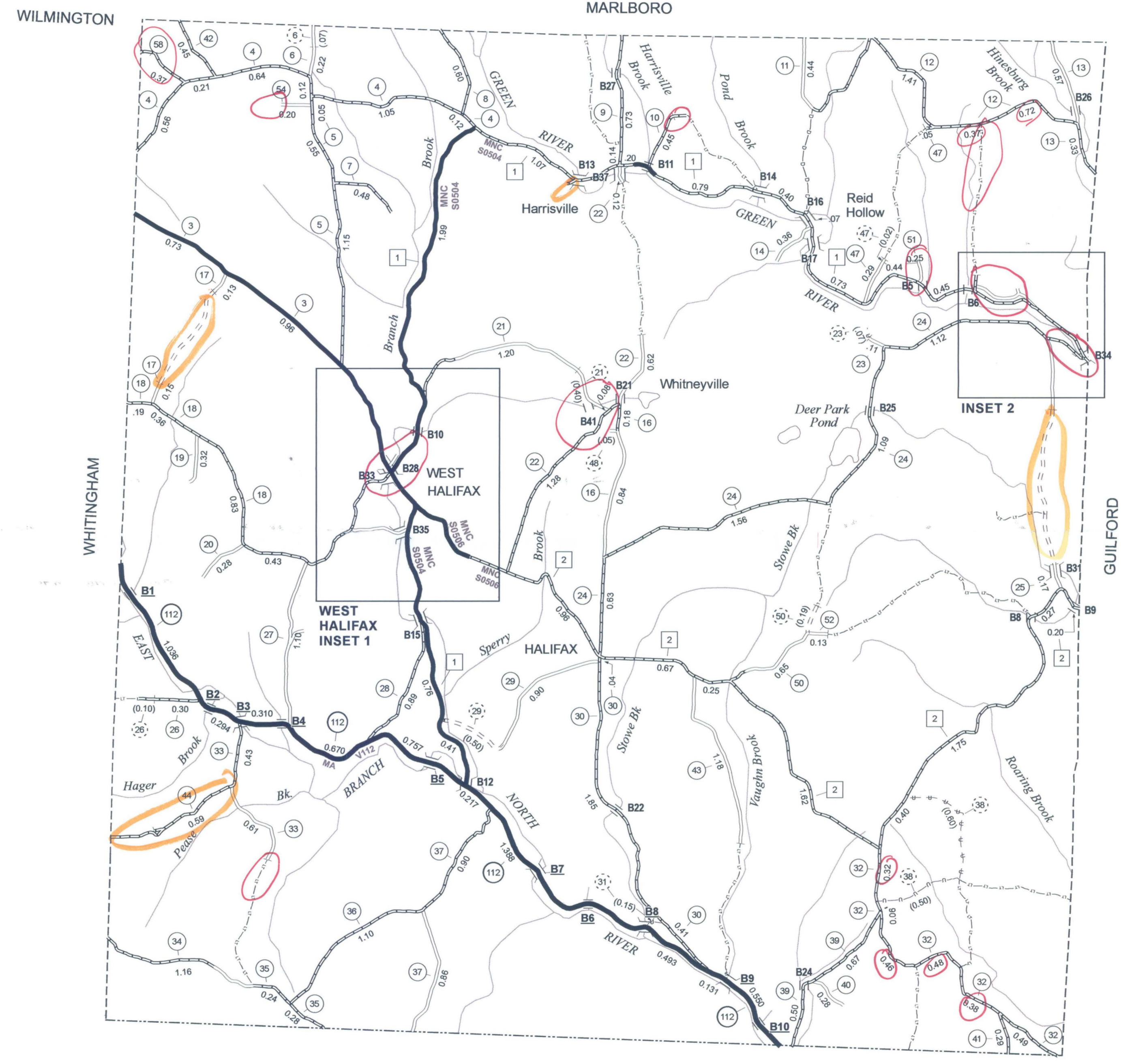
**MILEAGE SUMMARY**

CLASS 2		
TH-1	9.860	
TH-2	6.940	
<b>TOTAL CLASS 2</b>	<b>16.800</b>	
CLASS 3		
<b>TOTAL CLASS 3</b>	<b>47.270</b>	
<b>TOTAL TOWN</b>	<b>64.070</b>	
STATE HIGHWAY		
VT-112	5.846	
<b>TOTAL STATE HIGHWAY</b>	<b>5.846</b>	
<b>TOTAL STATE</b>	<b>5.846</b>	

**TOTAL, TRAVELED HIGHWAYS, FEB. 10, 2005: 69.916**  
 (Includes error correction dated Sept. 28, 2005)  
 (Excludes Class 4 Mileage)

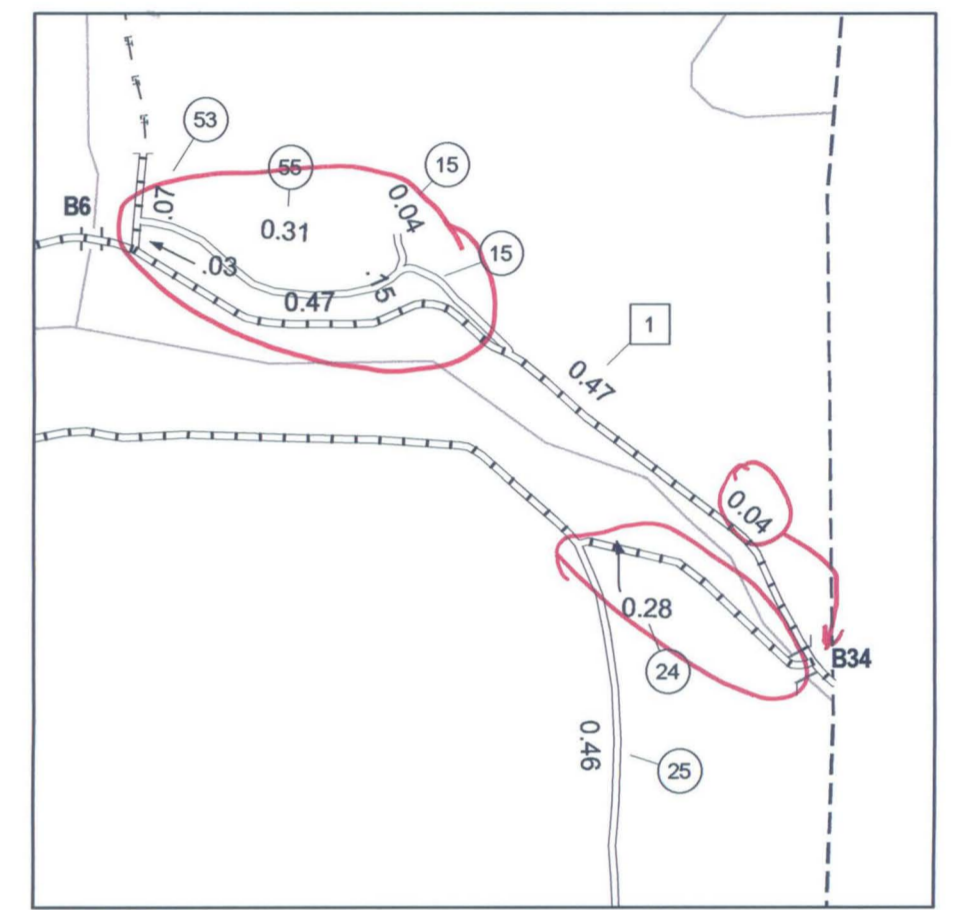


WEST HALIFAX INSET 1



BRATTLEBORO

GUILFORD



INSET 2



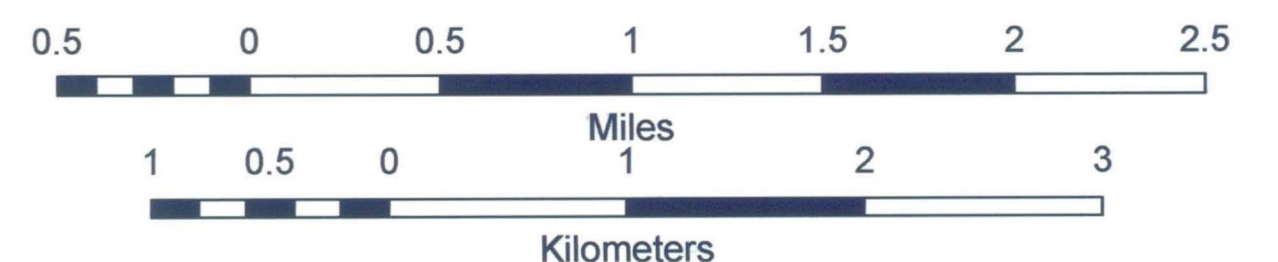
**VERMONT**  
**GENERAL HIGHWAY MAP**  
**Town of Halifax**  
 WINDHAM COUNTY

Transportation District #2

Prepared by the  
 Vermont Agency of Transportation  
 Policy & Planning Division  
 in cooperation with  
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 Federal Highway Administration

Mileage as of: Feb. 10, 2005  
 Map generated: June, 2006

SCALE: 1:31680



- HIGHWAYS**
- INTERSTATE
  - U.S. ROUTE
  - STATE ROUTE
  - CLASS 1
  - CLASS 2
  - CLASS 3
  - CLASS 4
  - STATE - HARD SURFACE OR PAVED
  - TOWN - HARD SURFACE OR PAVED
  - GRAVEL
  - SOIL OR GRADED AND DRAINED EARTH
  - UNIMPROVED OR PRIMITIVE
  - IMPASSABLE OR UNTRAVELED
  - LEGAL TRAIL
  - DISCONTINUED
  - HIGHWAY CLASS CHANGE
  - RAILROAD
- PUBLIC LAND**
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  - STATE BOUNDARY
  - COUNTY BOUNDARY
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  - VILLAGE BOUNDARY
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- WATER BODIES**
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- BRIDGE OR CULVERT GREATER THAN 20'
  - BRIDGE OR CULVERT 6' - 20'
  - STATE BRIDGE IDENTIFIER
  - TOWN BRIDGE IDENTIFIER

- FEDERAL CLASSIFICATION IDENTIFIER**
- FAU URBAN ARTERIAL OR COLLECTOR
  - MA MINOR ARTERIAL
  - MJC MAJOR COLLECTOR
  - MNC MINOR COLLECTOR
  - PA PRINCIPAL ARTERIAL

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