

CERTIFICATE OF HIGHWAY MILEAGE FOR YEAR ENDING FEB. 10, 1990

Fill out the certificate, file a copy with the Town Clerk, and mail original to
Vt. Agency of Transportation, Planning Division before February 10, 1990 .

▶ IF NO CHANGES IN MILEAGE, OMIT PART I, CHECK BOX IN PART II, AND SIGN PART III. ◀

PART I

DISTRICT 2

We, the Selectmen/Trustees/Aldermen of Vernon, 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:

	TOWN HIGHWAYS				STATE HIGHWAYS	TOTAL EXCLUDING CLASS 4
	CLASS 1	CLASS 2	CLASS 3	CLASS 4		
PREVIOUS MILEAGE AS SHOWN FEBRUARY 10, 1989	0.000	7.860	14.880	2.220	11.662	34.402
MILEAGE ADDED SINCE FEBRUARY 10, 1989 EXPLAIN UNDER (1) BELOW			0.120 0.340 0.240			0.700
SUB TOTAL	0.000	7.860	15.580	2.220	11.662	35.102
MILEAGE SUBTRACTED SINCE FEBRUARY 10, 1989 EXPLAIN UNDER (2) AND (3)						
TOTAL HIGHWAY MILEAGE FEB. 10, 1990	0.000	7.860	15.580	2.220	11.662	35.102
SCENIC HIGHWAY MILEAGE (19 VSA 2502)						

DURING THE PAST YEAR THE FOLLOWING CHANGES HAVE OCCURRED.

(1) NEW HIGHWAYS: We hereby certify that the following new highways, as substantiated by the attached
"Selectmen's Certificate of Completion" have been added.
See enclosed Deeds on Town Highway #38 - Fox Hill Road - 0.120 Miles (655' + -) Class 3
#39 - Woodland Road - 0.340 Miles (1825' + -) Class 3
#40 - Southern Heights Drive - 0.240 Miles (1300' + -) Class 3

(2) DISCONTINUED: We hereby certify that the following highways have been discontinued according to statute
and are substantiated by the attached copy of the proceedings.

(3) RECLASSIFIED/REMEASURED: We hereby certify that the following highways have been reclassified/remeasured
and are substantiated by the attached copy of the proceedings.

(4) SCENIC HIGHWAYS: We hereby certify that the following highways have been designated or discontinued
as "Town Scenic Highways", and are substantiated by the attached copy of the proceedings.

PART II CHECK BOX IF NO CHANGES IN MILEAGES.

PART III

~~SELECTMEN/ALDERMEN/TRUSTEES~~
SIGNATURES

Walter Zaluzny
Ronald S. Holland
James S. Bennett
John Skibnowsky Jr
Rick Alvord

Town/City/Village/CLERK SIGNATURE: *Elaine M. Needham* attests
that this record of highway mileage was filed and recorded on Jan. 19, 1990.

Approved: *Wilson K. Wheatley* 2-1-90
Representative, Agency of Transportation Date

Note: Applicable section of Vermont Statutes is printed on reverse side.

**Title 19, V. S. A. Section 305
Added 1985**

SEC. 305. MEASUREMENT OF HIGHWAYS

(a) A representative of the agency in the presence of the selectmen or their designee shall measure and inspect the class 1, 2 and 3 town highways in each town at least once every ten years. 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 selectmen shall, after review by a representative of the agency, file with the town clerk a sworn statement of the description and measurements of all class 1, 2 and 3 town highways, then in existence, including any special designation such as a throughway or scenic highway. When class 1, 2 or 3 town highways 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) 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.

(d) The selectmen 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 board by filing a notice of appeal with the executive secretary of the board.

**Title 19, V. S. A. Section 2502
Added 1985**

Sec. 2502. TOWN SCENIC ROADS; DESIGNATION AND DISCONTINUANCE

(a) On recommendation of the planning commission of a municipality, or on the initiative of the legislative body of a municipality, a legislative body may, after one public hearing warned for the purpose, designate or discontinue any town highway or portion of a town highway as a town scenic highway. Such action by the legislative body may be petitioned by the registered voters of the municipality pursuant to the provisions of section 1973 of Title 24.

(b) A town scenic road may be reconstructed or improved in a manner consistent with the standards established by the transportation board, pursuant to section 425 of Title 10. A class 1, 2 or 3 scenic highway shall still be eligible to receive aid pursuant to the provisions of this title.

(c) The legislative body of a municipality may appeal for a variance from standards promulgated by the transportation board. In these appeals the board's decision shall be final.

**RETURN TO: VERMONT AGENCY OF TRANSPORTATION
DEPARTMENT OF PLANNING AND PRECONSTRUCTION
PLANNING DIVISION
133 STATE STREET
MONTPELIER, VERMONT 05602**

CERTIFICATE OF COMPLETION AND OPENING
OF A HIGHWAY FOR PUBLIC TRAVEL

1990

Elizabeth P. Underwood _____, _____ Town Clerk of the _____ Town
of _____ Vernon _____, Vermont.

Pursuant to Title 19, V.S.A., Section 15, as amended 1973, this is to certify that
the following described section of Class III Highways in the _____ Town _____ of
_____ Vernon _____ was COMPLETED AND OPEN FOR PUBLIC TRAVEL
on _____ July 31 _____, 1989.

DESCRIPTION OF RIGHT-OF-WAY: Beginning

SEE DEED ENCLOSED - Fox Hill Road - Town Highway #38
Woodland Road - Town Highway #39
Southern Heights Drive - Town Highway #40
OF CERSOSIMO LUMBER COMPANY, INC. TO TOWN OF VERNON

" FOX HILL
SUBDIVISION "

and as shown on a Highway Map of the _____ of _____ Vernon _____,
dated _____ January 12 _____, 1988, and filed in Book C on page 29&30 of the Records
of the _____ Town _____ of _____ Vernon _____ by the _____ Town _____ Clerk of
said _____ Vernon _____ incorporated herein by reference and attested to on
said map by said _____ Town _____ Clerk.

Dated at _____ VERNON _____, County of _____ WINDHAM _____ and State of
Vermont, this _____ 18th _____ day of _____ JANUARY _____, A.D., 1990.

Walter Zeluzny
Ronald L. Holland
Janet S. Penner
Peter Skibmowsky Jr
Ruby E. Olyanck

BOARD
OF
SELECTMEN
~~ALDERMEN~~
TRUSTEES

and the MAYOR of the City of _____.

Vernon _____, VERMONT
January 19 _____, 1990.

THE ABOVE IS A TRUE COPY OF THE DESCRIPTION OF CLASS III HIGHWAYS COMPLETED AND OPENED
FOR PUBLIC TRAVEL, RECORDED IN BOOK 53 ON PAGE 317-320 OF THE _____ Land _____ RECORDS
OF THE _____ Town _____ OF _____ Vernon _____ ON THE _____ 25th _____ DAY OF _____ August _____,
1989, AT _____ 11:20 _____ O' CLOCK, _____ A.M.

ATTEST: _____
Town _____ CLERK OF _____ Vernon _____, VERMONT

WARRANTY DEED

KNOW ALL PERSONS BY THESE PRESENTS

THAT IT, CERSOSIMO LUMBER COMPANY, INC., a Vermont corporation with a principal place of business at Brattleboro, in the County of Windham and State of Vermont, GRANTOR, in the consideration of ONE and MORE DOLLARS paid to its full satisfaction by TOWN OF VERNON, in the County of Windham and State of Vermont, GRANTEE, by these presents do freely GIVE, GRANT, SELL, CONVEY and CONFIRM unto the said GRANTEE, TOWN OF VERNON, ^{its successors or assigns} a certain piece of land in Vernon in the County of Windham and State of Vermont, described as follows, viz:

Being Fox Hill Road, Woodland Road and Southern Heights Drive and being more particularly described as follows:

Beginning at an iron pin on the south side of Newton Road, said pin being the northeast corner of lands now or formerly belonging to Joe and Marie Camolli and being the northwest corner of said Fox Hill Road to be dedicated;

Thence N 37° 43' 39" E, a distance of 86.45 feet along Newton Road to an iron pin;

Thence S 06° 13' 36" E, a distance of 669.89 feet to an iron pin;

Thence S 83° 46' 24" W, a distance of 51.79 feet to an iron pin set, said pin being the southwest corner of Fox Hill Road and the southeast corner of Woodland Road;

Thence along Woodland Road following the arc of a curve to the left having a radius of 50.00 feet, a distance of 71.55' to an iron pin;

Thence S 72° 33' 35" W a distance of 43.35 feet to an iron pin;

Thence following the arc of a curve to the left having a radius of 323.00', a distance of 39.12 feet to a concrete monument;

Thence S 61° 46' 24" W, a distance of 370.00 feet to a concrete monument;

Thence following the arc of a curve to the right having a radius of 565.00 feet, a distance of 139.42 feet to an iron pin, said pin being on the sideline of Woodland Road and the northeast corner of Southern Heights Drive;

Thence along Southern Heights Drive following the arc of a curve to the left having a radius of 25.00 feet, a distance of 37.15 feet to an iron pin;

Thence S 09° 13' 35" E, a distance of 2.12 feet to a point;

Thence following the arc of a curve to the right with a radius of 175.00 feet, a distance of 134.39 feet to an iron pin;

Thence S 34° 46' 24" W, a distance of 150.00 feet to an iron pin;

Thence following the arc of a curve to the left having a radius of a 125.00 feet, a distance of 270.53 feet to an iron pin;

Thence S $89^{\circ} 13' 36''$ E, a distance of 102.24 feet to a point of curvature;

Thence following the arc of a curve to the left having a radius of 55.00 feet, a distance of 56.57 feet to a point;

Thence following the arc of a curve to the right having a radius of 100 feet, a distance of 519.85 feet to a point;

Thence following the arc of a curve to the left having a radius of 55 feet, a distance of 56.57 feet to a point;

Thence N $89^{\circ} 13' 36''$ W, a distance of 102.24 feet to an iron pin;

Thence following the arc of a curve to the right with a radius of 175.00 feet, a distance of 378.74 feet to an iron pin;

Thence N $34^{\circ} 46' 24''$ E, a distance of 150.00 feet to an iron pin;

Thence following the arc of a curve to the left having a radius of 125.00 feet, a distance of 95.99 feet to a point;

Thence N $09^{\circ} 13' 35''$ W, a distance of 2.12 feet to a point;

Thence following the arc of a curve to the left having a radius of 25.00 feet a distance of 37.15 feet to an iron pin; said iron pin being on the southern sideline of Woodland Road.

Thence following the arc of a curve to the right having a radius of 565.00 feet, a distance of 109.83 feet to an iron pin;

Thence N $83^{\circ} 13' 36''$ W, a distance of 50.00 feet to an iron pin;

Thence following the arc of a curve to the left having a radius of 225.00 feet, a distance of 149.23 feet to a concrete monument;

Thence S $58^{\circ} 46' 24''$ W, a distance of 393.94 to a concrete monument;

Thence following the arc of a curve to the left having a radius of 55.00 feet, a distance of 56.57 feet to a point;

Thence following the arc of a curve to the right having a radius of 100.00 feet, a distance of 519.86 feet to a point;

Thence following the arc of a curve to the left having a radius of 55.00 feet, a distance of 56.57 feet to a concrete monument;

Thence N $58^{\circ} 46' 24''$ E, a distance of 393.94 feet to a concrete monument;

Thence following the arc of a curve to the right having a radius of 275.00 feet, a distance of 221.51 feet to an iron pin;

Thence S $83^{\circ} 13' 36''$ E, a distance of 50.00 feet to an iron pin;

Thence following the arc of a curve to the left having a radius of 515.00

feet, a distance of 314.60 feet to a concrete monument;

Thence N 61° 46' 24" E, a distance of 370.00 feet to a concrete monument to be set;

Thence following the arc of a curve to the right having a radius of 373.00 feet, a distance of 143.22 feet to an iron pin;

Thence following the arc of a curve to the left having a radius of 15.00 feet, a distance of 23.56 feet to an iron pin; said iron pin being in the west sideline of Fox Hill Road;

Thence N 06° 13' 36" W, a distance of 254.54 feet to a point;

Thence S 83° 46' 24" W, a distance of 10.00 feet to an iron pin;

Thence N 06° 13' 36" W, a distance of 249.12 feet to the point of beginning.

Being Fox Hill Road, Woodland Road and Southern Heights Road as shown on Plan Entitled "Fox Hill Subdivision" by Southern Vermont Engineering, dated November 18, 1987 and recorded in Plan Book C, Pages 29 and 30 of the Vernon Land Records.

Excepting and Reserving for the benefit of the Grantor, its heirs, successors and assigns and others an easement for the now existing sewer lines, manholes and other hardware currently in place as built beneath the above described roadways, together with the right to enter and repair and maintain the same, provided however, that any damage done to the above described roadway during the course of repairs or maintenance shall be repaired so that the roadway is returned to its original condition prior to repair.

Also conveying all drainage ditches, culverts and slope rights necessary for the proper maintenance of the above described roadways and the right to enter individual lots to facilitate repair of the same, provided that any damage to any lot is repaired.

Also conveying an easement to flow stormwater from the above described roads to a drainage swale area located easterly of Fox Hill Road shown as 'Common Area' and described as follows:

Beginning at an iron pin located in the easterly boundary of Fox Hill Road;

Thence S 56° 16' 24" W, a distance of 105.93 feet to an iron pin;

Thence S 33° 43' 36" E, a distance of 150.00 feet to an iron pin;

Thence S 56° 16' 24" W, a distance of 120.00 feet to an iron pin;

Thence S 83° 46' 24" W, a distance of 55.00 feet to an iron pin;

Thence turning and running along the easterly boundary of Fox Hill Road N 06° 13' 36" W, a distance of 140.48 feet more or less to the iron pin which marks the place of beginning.

Also conveying an easement to flow stormwater over and across a natural occurring drainage swale 30 feet in width located on the northerly portion of Lot 30, the centerline of which is more particularly described as follows:

Beginning at an iron pin, being the easterly most corner of Lot 30 and on the sideline of the cul-de-sac on the western end of Woodland Road;

Thence heading due west to the east line of Eli and Nicholas George and the west line of Lot 30;

Also conveying with the last two described flowage easements the right to enter and repair and maintain the drainage swales.

Excepting and reserving and conveyed subject to easements for power or telephone as was conveyed to Green Mountain Power Company and New England Telephone Company by deed dated December 7, 1987 and recorded in Book 50, Page 447 of the Vernon Land Records.

Excepting and Reserving and conveyed subject to the terms and conditions of State of Vermont Land Use Permit No. 2W0701 dated April 17, 1987 and State of Vermont Land Use Permit No. 2W0701-2 dated May 10, 1988 and recorded in the Vernon Land Records.

Meaning and intending to convey a portion of the same land as was conveyed to Cersosimo Lumber Company, Inc. by Warranty Deed of Eli N. George and Nicholas George dated July 25, 1986 and recorded in Book 48, Page 141 of the Vernon Land Records and a portion of the same land as was conveyed to Cersosimo Lumber Company, Inc. by Warranty Deed of the Estate of Peter Skibniowsky, Sr. dated July 11, 1983 and recorded in Book 44, Page 26 of the Vernon Land Records.

To Have and to hold said granted premises, with all the privileges and appurtenances thereof, to the said GRANTEE, TOWN OF VERNON and its successors and assigns, to their own use and behoof forever; And IT the said GRANTOR, CERSOSIMO LUMBER COMPANY, INC. for its successors and assigns does covenant with the said GRANTEE, TOWN OF VERNON and its successors and assigns, that until the ensealing of these presents it is the sole owner of the premises, and have good right and title to convey the same in manner aforesaid, that they are Free from every encumbrance; except as aforesaid. And it hereby engage to Warrant and Defend the same against all lawful claims whatever, except as aforesaid.

In Witness Whereof, CERSOSIMO LUMBER COMPANY, INC. has caused its name and seal to be affixed this 21st day of July A.D. 1989.

In Presence of

Jeffrey J. Moore
Paul J. Curran

CERSOSIMO LUMBER COMPANY, INC.

Anthony Cersosimo
ANTHONY CERSOSIMO, Treasurer and
duly authorized agent

State of Vermont,
Windham County

SS. At Brattleboro this 21 day of July A.D. 1989

ANTHONY CERSOSIMO

personally appeared, and he acknowledged this instrument, by him sealed and subscribed, to be the free act and deed of Cersosimo Lumber Company, Inc. and him as its duly authorized agent.

Before me

Jeffrey A. Moore
Notary Public

Vermont Property Transfer Tax
32 V.S.A. Chp. 231

—ACKNOWLEDGEMENT—

Return Rec'd.—Inland.—Board of Health Cert. Rec'd.—
Vt. Land Use & Development Plans Act Cert. Rec'd.

Return No. 1989-62
Signed Maria Teresa Cote Rec't. Clerk
Date 9 August 25, 1989