

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 HARTFORD in WINDSOR 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.

Town Highways	Previous Mileage	Added Mileage	Subtracted Mileage	Total	Scenic Highways
Class 1	1.714				0.000
* Class 1 Lane	0.389				
Class 2	19.635	0.37			0.000
Class 3	107.410	1,940'		107.78	0.000
State Highway	45.525				0.000
* Class 4	10.790				0.000
<b>Total</b>	<b>174.284</b>			<b>174.654</b>	<b>0.000</b>

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

notes by S. Moulton 3/22/06

PART II - INFORMATION AND DESCRIPTION OF CHANGES SHOWN ABOVE.

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

Ozzy Lane 1360' 0.26 mi TH-291  
Cross Street 580' 0.11 mi TH-104

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

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

4. SCENIC HIGHWAYS: Please attach a copy of order designating/discontinuing Scenic Highways.

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

PART III - SIGNATURES - PLEASE SIGN.

Selectmen/ Aldermen/ Trustees Signatures:

Raymond E. Cerasoli  
Joseph C. Adamson  
Charles J. Grosse  
Bernard J. Dubiner

Clerk Signature: Mary E. Hill

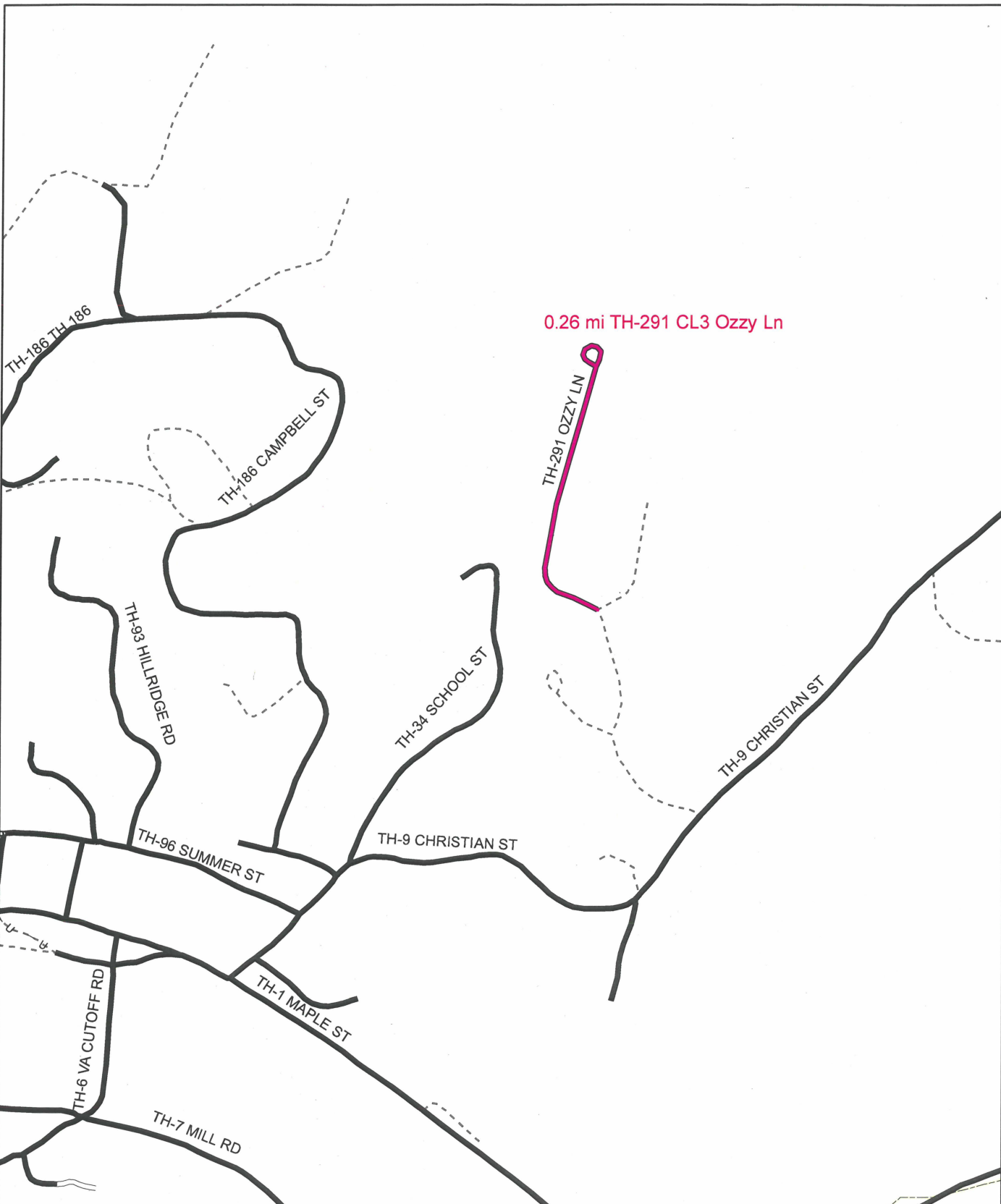
Date Filed: 2/1/2006

Please sign ORIGINAL and return it for Transportation signature.

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

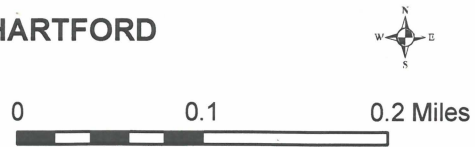
APPROVED: [Signature] Representative, Agency of Transportation  
Jonathan Croft

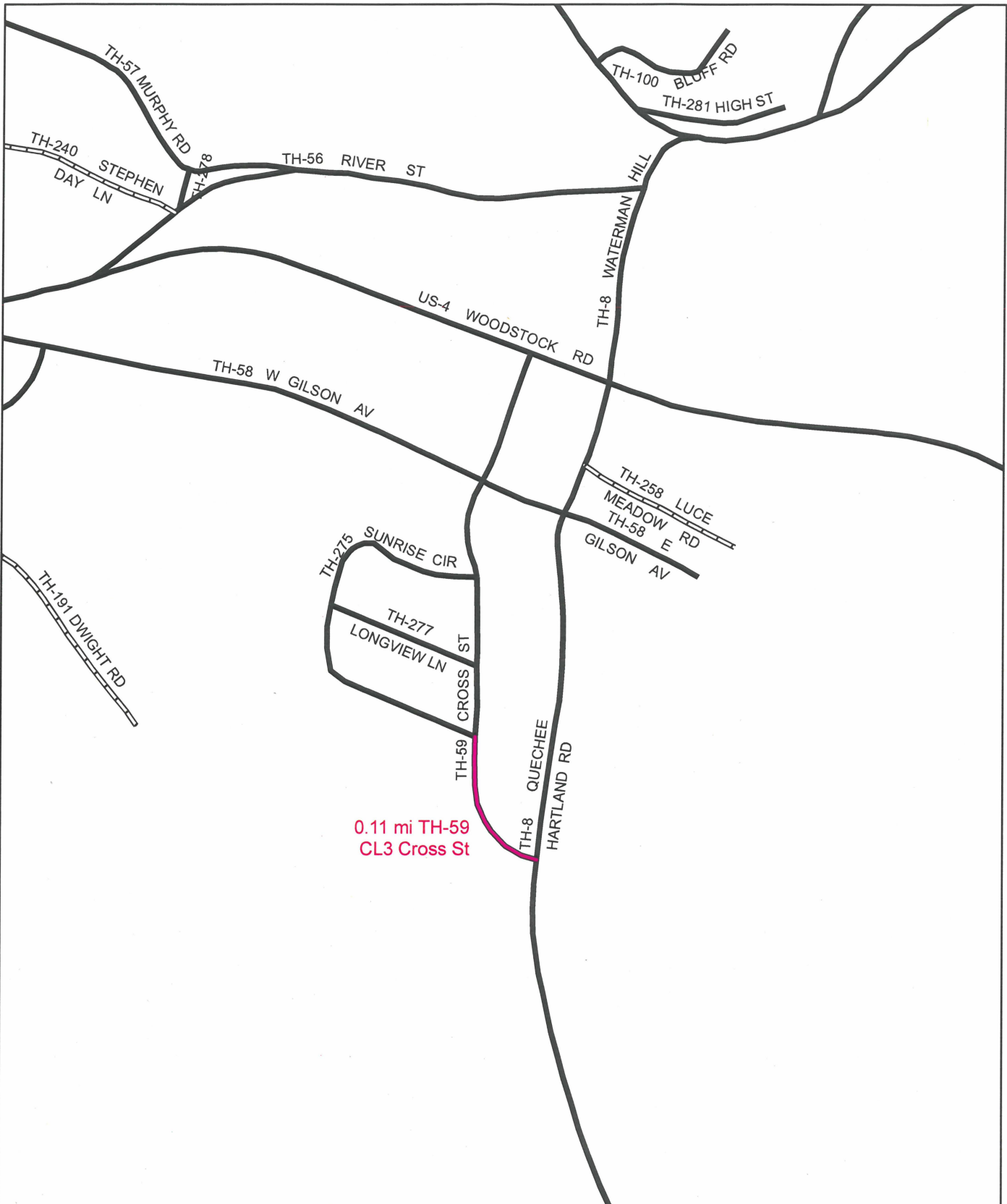
DATE: 2/1/2006



**Mileage Certificate Change 2006 -- HARTFORD**

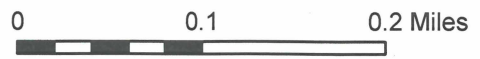
Mapping Unit  
Policy & Planning Division  
Vermont Agency of Transportation -- March 2006





**Mileage Certificate Change 2006 -- HARTFORD**

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



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

Mary Hill, Town Clerk of the Town of  
(Clerk's Name) (City/Town/Village) (City/Town/Village)  
Hartford, 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 Hartford was COMPLETED AND  
(1,2,3 or 4) (City/Town/Village) (City/Town/Village Name)  
OPENED FOR PUBLIC TRAVEL on NOV. 1, 2004.  
(Month - Day) (Year)

DESCRIPTION OF RIGHT OF WAY: Beginning

See attached Warranty Deed for Ozzy Lane

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 HARTFORD, County of WINNSOR and State of Vermont,  
(City/Town/Village Name) (County Name)  
this 31st day of January, A.D., 2006.  
(Date - Day) (Date - Month) (Date - Year)

BOARD  
OF  
SELECTMEN,  
ALDERMAN,  
or TRUSTEES

Rapond C. Cerasoli  
(Selectman/Alderman/Trustee Signature)  
Mark Williams  
(Selectman/Alderman/Trustee Signature)  
Richard Stearns  
(Selectman/Alderman/Trustee Signature)  
Justin T. Pinsky  
(Manager/Mayor Signature)

Louisa A. Bulmer  
(Selectman/Alderman/Trustee Signature)  
\_\_\_\_\_  
(Selectman/Alderman/Trustee Signature)  
\_\_\_\_\_  
(Selectman/Alderman/Trustee Signature)

and the Manager/Mayor of the City/Town/Village of HARTFORD.  
(City/Town/Village Name)

\*\*\*\*\*

Hartford, VERMONT  
(City/Town/Village Name)

Feb. 16, 2006  
(Month - Day) (Year)

THE ABOVE IS A TRUE COPY OF THE DESCRIPTION OF CLASS \_\_\_\_\_ HIGHWAY COMPLETED AND  
(1,2,3 or 4)  
OPENED FOR PUBLIC TRAVEL, RECORDED IN BOOK 38 ON PAGE 6 OF THE Town RECORDS  
(Book #) (Page #)  
OF THE Town OF Hartford ON THE 16th DAY OF Feb.,  
(City/Town/Village) (City/Town/Village Name) (Date - Day) (Date - Month)  
2006, AT 3:20 O'CLOCK, P.M.  
(Date - Year) (Time) (A or P)

ATTEST: Mary Hill  
(Clerk's Name)

Town CLERK OF Hartford, VERMONT  
(City/Town/Village) (City/Town/Village Name)



Vermont Property Transfer Tax  
32 V.S.A. Chap. 231  
- ACKNOWLEDGMENT -  
Return Rec'd. - Tax Paid Board  
of Health Dept. Rec'd  
Wt. Land Use & Development  
Plans Act. Cert. Rec'd  
Signed *St. Andrew* Date *11/16/04*

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS that FREDERICK L. DAVIS and ELIZABETH B.

DAVIS, husband and wife, of Hartford, Windsor County, State of Vermont, Grantors, in the consideration of One dollar and other good and valuable consideration paid to our full satisfaction by the TOWN OF HARTFORD, a Vermont municipality in Windsor County, State of Vermont, Grantee, by these presents, do freely GIVE, GRANT, SELL, CONVEY and CONFIRM unto the said Grantee, TOWN OF HARTFORD, a Vermont municipality in Windsor County, State of Vermont, its successors and assigns forever, a parcel of land with improvements for a public highway and for all related purposes located in the Town of Hartford, Windsor County, State of Vermont, described as follows, viz:

Being a part of the same lands and premises conveyed to Frederick L. Davis and Elizabeth B. Davis by deed of Gail Truell dated December 8, 1989, and recorded in the Hartford Land Records in Book 160, Page 61.

The subject premises are described in Hathorn Surveys, Inc., Right Of Way Survey for Steven Davis and Elizabeth Leonard and Frederick L. Davis and Elizabeth B. Davis dated 11/05/02 Project No. 172802, which is about to be recorded in the Hartford Land Records. In the event of any discrepancy between survey and the following description, survey shall control.

Beginning at an iron pin set in the ground at the southeasterly corner of the parcel on the easterly right of way line of Truell Road; thence 51.97' S 71° 18' 23" W to an iron pin set at the southwesterly corner of the described parcel in the westerly right of way line of Truell Road; thence, 49.24' N 34° 32' 06" W to a point; thence continuing northerly 44.33' along a curve to the right with a radius of 125.00' along the westerly right of way line of Truell Road to a point; thence along the previous curve in the same direction 4.04' to a point in the westerly right of way line of Truell Road; thence 31.49' along a curve to the left having a radius of 25.00' and following the right of way line of the roadway to a point; thence 26.17' N 87° 06' 14" to a point in the southerly right of way line; thence 21.39' N 87° 06' 14" W to an iron pin set in the southerly right of way line of Ozzy Lane; thence 50.06' N 01° 05' 11" E to an iron pin set in the northerly right of way line of Ozzy Lane; thence 57.74' S 87° 06' 14" E to a point in the northerly right of way line of Ozzy Lane; thence 88.63' along a curve to the right with a radius of 76.43' to a point in the easterly right of way line of Truell Road; thence in a southerly direction 30.86' along a curve to the left having a radius of 75.00' to a point in the easterly right of way line of Truell Road; thence 63.43' S 34° 32' 06" E to an iron pin set in the easterly right of way line of Truell Road; which is the point of beginning together with easements and rights of way of record.

Reference may be had to the foregoing deed and survey and to the deeds and records therein referred to for a more particular description of the premises hereby conveyed.

TO HAVE AND TO HOLD said granted premises, with all the privileges and appurtenances thereof, to the said Grantee TOWN OF HARTFORD, its successors and assigns, to their own use and behoof forever; And the said Grantors, FREDERICK L. DAVIS and ELIZABETH B. DAVIS, and their heirs and assigns, do covenant with the said Grantee, TOWN OF HARTFORD, its successors and assigns, that until the ensembling of these presents we are the sole owners 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 referred to herein, and hereby engage to WARRANT AND DEFEND the same against all lawful claims whatever, except as referred to herein.

TOWN CLERK'S OFFICE  
HARTFORD VERMONT  
THIS 16 DAY OF November 2004  
AT 9:25 O' CLOCK P M.  
RECEIVED AND RECORDED IN VOL 382  
AT PAGE 003-004  
*Paula L. Henderson* TOWN CLERK

In Witness Whereof, we hereunto set our hands and seals this 7th day of November, 2002.

In the presence of

[Signature]  
Witness

Frederick L. Davis  
FREDERICK L. DAVIS

[Signature]  
Witness

Elizabeth B. Davis  
ELIZABETH B. DAVIS

STATE OF VERMONT  
COUNTY OF WINDSOR, SS

At Hartford, this 7th day of November, 2002, Frederick L. Davis and Elizabeth B. Davis personally appeared and acknowledged this instrument, by them sealed and subscribed to be their free act and deed.

Before me [Signature]  
Notary Public  
My Commission Expires: \_\_\_\_\_

Cross St

CERTIFICATE of COMPLETION and OPENING  
of a HIGHWAY for PUBLIC TRAVEL

Mary Hill, Town Clerk of the Town of  
(Clerk's Name) (City/Town/Village) (City/Town/Village)  
Hartford, 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 Hartford was COMPLETED AND  
(1,2,3 or 4) (City/Town/Village) (City/Town/Village Name)  
OPENED FOR PUBLIC TRAVEL on NOV. 1, 2002.  
(Month - Day) (Year)

DESCRIPTION OF RIGHT OF WAY: Beginning

See attached Warranty Deed for Cross Street

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 HARTFORD, County of WINDSOR and State of Vermont,  
(City/Town/Village Name) (County Name)  
this 31st day of January, A.D., 2006.  
(Date - Day) (Date - Month) (Date - Year)

BOARD  
OF  
SELECTMEN,  
ALDERMAN,  
or TRUSTEES

Ronald E. Cerasoli  
(Selectman/Alderman/Trustee Signature)  
Michael O'Donnovan  
(Selectman/Alderman/Trustee Signature)  
Michael Keenan  
(Selectman/Alderman/Trustee Signature)

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

Hunter J. Rimbly  
(Manager/Mayor Signature)

and the Manager/Mayor of the City/Town/Village of HARTFORD.  
(City/Town/Village Name)

\*\*\*\*\*

Hartford, VERMONT  
(City/Town/Village Name)

Feb. 1, 2006  
(Month - Day) (Year)

THE ABOVE IS A TRUE COPY OF THE DESCRIPTION OF CLASS \_\_\_\_\_ HIGHWAY COMPLETED AND  
OPENED FOR PUBLIC TRAVEL, RECORDED IN BOOK 28 ON PAGE 7-11 OF THE Town RECORDS  
(1,2,3 or 4) (Book #) (Page #)  
OF THE Town OF Hartford ON THE 1st DAY OF Feb.,  
(City/Town/Village) (City/Town/Village Name) (Date - Day) (Date - Month)  
2006, AT 8:30 O'CLOCK, A.M.  
(Date - Year) (Time) (A or P)

ATTEST: Mary Hill  
(Clerk's Name)

Town CLERK OF Hartford, VERMONT  
(City/Town/Village) (City/Town/Village Name)

VERMONT WARRANTY DEED

KNOW ALL PERSONS BY THESE PRESENTS, that QUECHEE SUNRISE LP a Vermont Limited Partnership, of Essex Junction, Vermont, Grantor, in the consideration of One Dollar and other good and valuable consideration, paid to its satisfaction by TOWN OF HARTFORD, a Vermont municipal corporation, Grantee, by these presents, do freely GIVE, GRANT, SELL, CONVEY and CONFIRM unto the said Grantee, TOWN OF HARTFORD, and its successors and assigns forever, a certain piece of land in the Town of Hartford, in the County of Windsor, and State of Vermont, described as follows:

:  
Being the *balance* of the paved portions of the roads through the development known as Sunrise Valley at Quechee, and consisting of the balance of Cross Street and a portion of Dawn Drive as shown on a survey entitled "ALTA/ACSM Survey of the Sunrise Settlement Planned Development for HDI REAL ESTATE, INC., Tax Map 12 Lot 100-42/Vol 323, page 107; Sunrise Cl., Cross ST. & Quechee-Hartland Rd., Town of Hartford, Windsor County, Vermont; Scale: 1"= 40', Dated: 07/16/02 (revised 9/3/02; 9/5/02 and 10/ \_\_/02), Project No. 166102, Hathorn Surveys, Inc." which is to be filed in the Hartford Land Records and which conveyed parcel is more particularly described therein as follows:

Commencing at a capped rebar to be set in the intersection of the westerly right of way of the Quechee-Hartland Road with the northerly and easterly right of way of Cross Street, which point is marked "E" on said plan, and thence proceeding southwesterly following the right of way of said Cross Street on a curve to the right with a radius of 24.89 feet a distance of 39.10 feet to a point not marked in the edge of the easterly right of way line of Cross Street (last course can be measured in a straight line as South 76°42'58" West a distance of 35.21 feet);

Thence westerly along the easterly right of way of Cross Street North 60°13'23" West a distance of 22.00 feet to a point not marked at a point of curve;

Thence northwesterly along the easterly right of way line of said Cross Street following a curve to the right with a radius of 100.00 feet a distance of 88.30 feet to a capped rebar to be set in the easterly right of way line of Cross Street. (Last course can be measured in a straight line as North 34°58'23" West a distance of 85.46 feet);

Thence continuing northwesterly along the easterly right of way line of Cross Street North 09°40'38" West a distance of 185.00 feet to a capped rebar to be set at a point in the curve;

Thence running North 18°21'01" East along Lot 42 a distance of 219.50 feet to a rebar set in the easterly right of way of Cross Street and which point marks the northwesterly corner of Lot 42;

Thence turning and running South 27°49'37" West a distance of 60 feet, more or less, to a rebar to be set in the easterly right of way of Cross Street at a point which marks the southeasternmost point of the existing Town-owned Cross Street obtained from Grantee herein by Quitclaim Deed of Sunrise Valley at Quechee, inc. dated January 15, 1991 and recorded in Book 169, pages 426 - 428 of the Hartford Land Records;

Thence turning and running in a generally westerly direction to a capped rebar to be set in the westerly right of way line of said Cross Street in a curve bordering Lot 12-0100-033 (currently known as 315 Cross Street) and which point marks the southwesternmost point of the existing Town-owned Cross Street;

Thence turning and running in a generally southerly direction along the westerly right of way line of Cross Street along Lot 12-0100-033 to a point marking the edge of greenbelt northerly of the right of way line of Dawn Drive;

Thence continuing in a generally southerly and then southeasterly direction along the curve of Cross Street, on an arc with a radius of 225.00 feet a length of 88.93 feet to a point set in the westerly right of way line of said Cross Street;

Thence continuing along the westerly right of way line of said Cross Street South 09°40'30" East a distance of 185.00 feet, more or less, to a point set in the westerly edge of the right of way of said Cross Street;

Thence continuing along the edge of the right of way of said Cross Street in a generally southerly and southeasterly direction as shown on the plan on a curve with a radius of 150.00 feet a length of 132.47 feet to an iron pin set in the edge of the right of way;

Thence continuing along the edge of the right of way of said Cross Street South 60°15'40" East a distance of 27.00 feet, more or less, to an iron pin set in the edge of said right of way;

Thence continuing around the curve of the right of way on an arc with a radius of 29.61 feet a length of 46.51 feet to a point set in the end of a stone wall marking the northeasterly corner of Lot 12-0142-000 and which point is marked "A" on said plan.

The intent of this deed is to transfer to the Town of Hartford the balance of the roadways within the development to add to those conveyed by Quitclaim Deed of Sunrise Valley at Quechee, Inc. dated January 15, 1991 and recorded in Book 169, pages 426 - 428 of the Hartford Land Records; and which road is generally 50 feet wide, except for a small section along Lot 12-0100-042 which includes an additional 2,685 square feet (.06 acres) all as shown on said plan.

Notice of Permit Requirements. In order to comply with applicable State rules concerning potable water supplies and wastewater systems, a person shall not construct or erect a structure or building on the parcel of land described in this deed if the useful occupancy of which will require the installation of or connection to a potable water supply or wastewater system without first complying with the applicable rules and obtaining any



required permit. Any person who owns this property acknowledges that this lot may not be able to meet the standards for a potable water supply or wastewater system and therefore this lot may not be able to be improved.

The lands and premises herein conveyed are a portion of lands and premises conveyed to the GRANTOR herein by Warranty Deed of HDI Real Estate, Inc. dated August 16, 2002 and recorded August 29, 2002 in Book 333, pages 586-587 of the Hartford Land Records.

The purpose of this deed is to convey the lands and premises above described to the Town of Hartford for use as a public highway pursuant to Title 19 Vermont Statutes Annotated.

This transfer is made pursuant to the terms and conditions of Land Use Permit 3 W0494 as amended (most recently 3W0494-7A) **and** is subject to all local and subdivision permits.

Included in this conveyance are any reserved rights to drain and flow surface water from the culverts and ditches in the highway area as reserved to Grantor (and Grantor's predecessors in title) in the various deeds of lots in the subdivision.

This conveyance is made subject to any existing easements or those that may be required on the part of the GRANTOR, its successors and assigns for construction, installation and maintenance of water and sewer lines, underground electric, telephone or television cable and appurtenant structures.

This conveyance is made subject to any easements and rights of way of record.

In the event of any discrepancy between narrative description set forth above and the right-of-way of Cross Street as depicted on the survey referenced above, the survey shall control.

Reference should be made to the above-mentioned deeds and records and to the deeds and records referred to therein for a more complete and particular description of the lands and premises conveyed.

TO HAVE AND TO HOLD said granted premises, with all the privileges and appurtenances thereof, to the said Grantee, TOWN OF HARTFORD, and its successors and assigns, to its own use and behoof forever;

And QUECHEE SUNRISE LP a Vermont Limited Partnership, Grantor, for itself and successors, executors and administrators, does covenant with the said Grantee, TOWN OF HARTFORD, and its successors and assigns, that until the ensembling of these presents, it is

the sole owner of the premises, and has good right and title to convey the same in manner aforesaid; that they are FREE FROM EVERY ENCUMBRANCE, except as above-noted; and it hereby engages to WARRANT AND DEFEND the same against all lawful claims whatever, except as above-noted.

IN WITNESS WHEREOF, it hereunto sets its hand and seal this 9 day of February, 2004.

IN THE PRESENCE OF: QUECHEE SUNRISE, LP  
By: HDI REAL ESTATE, INC., General Partner

Vukh Dakev  
WITNESS

By: [Signature]  
Duly authorized agent

STATE OF VERMONT  
Chittenden COUNTY, SS.

At Essex in said County this 9 day of February, 2004 personally appeared Robert Marcellino as duly authorized agent for HDI REAL ESTATE, INC., General Partner for QUECHEE SUNRISE, LP and he acknowledged this instrument, by him sealed and subscribed, to be his and its free act and deed.

Before me, Vukh Dakev  
Notary Public

My Commission Expires: 2/10/07

(SEAL)

ACCEPTED BY THE TOWN OF HARTFORD: [Signature]  
Its authorized agent  
By vote dated: 11/12/02

TOWN CLERK'S OFFICE  
HARTFORD VERMONT  
THIS 31 DAY OF January 2006  
AT 4:40 O'CLOCK P.M.  
RECEIVED AND RECORDED IN VOL 389  
AT PAGE 549-552  
[Signature] TOWN CLERK

Vermont Property Transfer Tax  
32 V.S.A. Chap. 231  
- ACKNOWLEDGMENT -  
Return Rec'd. - Tax Paid Board  
of Health Dept. Rec'd  
Vt. Land Use & Development  
Plan's Act. Cert. Rec'd,  
Signed [Signature] Date 1/31/06

District 4

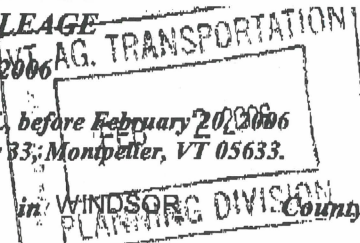
CERTIFICATE OF HIGHWAY MILEAGE

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 HARTFORD

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.

Question posed to carry on Truell being Public Road

Table with 5 columns: Previous Mileage, Added Mileage, Subtracted Mileage, Total, Scenic Highways. Includes handwritten entries like 1.714, 0.389, 19.635, 107.410, 45.525, 10.790, 174.284, 1,940' + 0.37, 107.78, 174.654.

... and Class 4 is NOT included in total.

AND DESCRIPTION OF CHANGES SHOWN ABOVE.

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

Ozzy Lane 1360' 0.26 miles
Cross Street 580' 0.11 miles

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

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

4. SCENIC HIGHWAYS: Please attach a copy of order designating/discontinuing Scenic Highways.

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

PART III - SIGNATURES - PLEASE SIGN.

Selectmen/ Aldermen/ Trustees Signatures:

Handwritten signatures: Raymond E. Cirasoli, Michael C. ...

Clerk Signature:

Handwritten signature: Mary E. ...

Date Filed:

2/1/2006

Please sign ORIGINAL and return it for Transportation signature.

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

APPROVED:

Representative, Agency of Transportation

DATE:



**Town of Hartford, Vermont**  
171 Bridge Street, White River Junction, Vermont 05001-1920  
PHONE: (802) 295-9353 • FAX: (802) 295-6382

**FAX LEAD — INFORMATION SHEET**

TO / AGENCY: Vt Agency of Trans.  
ATTENTION: Johnathan Croft  
FROM: Derry Goodwin  
Number of Pages (including Lead Sheet): 10

Date: 3-21-06  
Dept: \_\_\_\_\_  
Dept: \_\_\_\_\_  
Oper: \_\_\_\_\_

**Comments:**

Corrected certificate of highway mileage. Please let me know if you need anything else.

Thanks

**Note:** Should you not receive all the indicated pages, or should you encounter a problem during transmission, please contact us at **802 295-9353** for assistance. We can receive FAX transmissions via **802 295-6382** at any time (day/night/weekends).

*The information contained herein is considered proprietary and intended for use by the recipient only.*

*Thank you.*

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

Mary Hill Town Clerk of the Town of  
(Clerk's Name) (City/Town/Village) (City/Town/Village)  
Hartford, 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 Hartford was COMPLETED AND  
(1,2,3 or 4) (City/Town/Village) (City/Town/Village Name)  
OPENED FOR PUBLIC TRAVEL on NOV. 1, 2004.  
(Month - Day) (Year)

DESCRIPTION OF RIGHT OF WAY: Beginning

See attached Warranty Deed for Ozzy Lane

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 Hartford, County of Windsor and State of Vermont,  
(City/Town/Village Name) (County Name)  
this 31st day of January, A.D., 2006.  
(Date - Day) (Date - Month) (Date - Year)

BOARD  
OF  
SELECTMEN,  
ALDERMAN,  
or TRUSTEES

Raymond C. Cernoch  
(Selectman/Alderman/Trustee Signature)  
Mark C. Williams  
(Selectman/Alderman/Trustee Signature)  
Michael J. ...  
(Selectman/Alderman/Trustee Signature)  
Hunter T. ...  
(Manager/Mayor Signature)

Thomas J. ...  
(Selectman/Alderman/Trustee Signature)  
...  
(Selectman/Alderman/Trustee Signature)  
...  
(Selectman/Alderman/Trustee Signature)

and the Manager/Mayor of the City/Town/Village of Hartford.  
(City/Town/Village Name)

\*\*\*\*\*

Hartford, VERMONT Feb. 16, 2006  
(City/Town/Village Name) (Month - Day) (Year)

THE ABOVE IS A TRUE COPY OF THE DESCRIPTION OF CLASS \_\_\_\_\_ HIGHWAY COMPLETED AND  
OPENED FOR PUBLIC TRAVEL, RECORDED IN BOOK 98 ON PAGE 6 OF THE Town RECORDS  
(1,2,3 or 4) (Book #) (Page #)  
OF THE Town OF Hartford ON THE 16<sup>th</sup> DAY OF Feb.  
(City/Town/Village) (City/Town/Village Name) (Date - Day) (Date - Month)  
2006, AT 3:20 O'CLOCK, P.M.  
(Date - Year) (Time) (A or P)

ATTEST: Mary Hill  
(Clerk's Name)  
Town CLERK OF Hartford, VERMONT  
(City/Town/Village) (City/Town/Village Name)



TOWN OF HARTFORD  
PROPERTY TAX  
32 V.S.A. Chap. 231  
- ACKNOWLEDGMENT -  
Return Rec'd. - Tax Paid Board  
of Health Dept. Rec'd  
Mt. Land Use & Development  
Plans Act. Cert. Rec'd  
Signed *S. Anderson* Date *11/16/04*

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS that FREDERICK L. DAVIS and ELIZABETH B.

DAVIS, husband and wife, of Hartford, Windsor County, State of Vermont, Grantors, in the consideration of One dollar and other good and valuable consideration paid to our full satisfaction by the TOWN OF HARTFORD, a Vermont municipality in Windsor County, State of Vermont, Grantee, by these presents, do freely GIVE, GRANT, SELL, CONVEY and CONFIRM unto the said Grantee, TOWN OF HARTFORD, a Vermont municipality in Windsor County, State of Vermont, its successors and assigns forever, a parcel of land with improvements for a public highway and for all related purposes located in the Town of Hartford, Windsor County, State of Vermont, described as follows, viz:

Being a part of the same lands and premises conveyed to Frederick L. Davis and Elizabeth B. Davis by deed of Gail Truell dated December 8, 1989, and recorded in the Hartford Land Records in Book 160, Page 61.

The subject premises are described in Hathorn Surveys, Inc., Right Of Way Survey for Steven Davis and Elizabeth Leonard and Frederick L. Davis and Elizabeth B. Davis dated 11/05/02 Project No. 172802, which is about to be recorded in the Hartford Land Records. In the event of any discrepancy between survey and the following description, survey shall control.

Beginning at an iron pin set in the ground at the southeasterly corner of the parcel on the easterly right of way line of Truell Road; thence 51.97' S 71° 18' 23" W to an iron pin set at the southwesterly corner of the described parcel in the westerly right of way line of Truell Road; thence, 49.24' N 34° 32' 06" W to a point; thence continuing northerly 44.33' along a curve to the right with a radius of 125.00' along the westerly right of way line of Truell Road to a point; thence along the previous curve in the same direction 4.04' to a point in the westerly right of way line of Truell Road; thence 31.49' along a curve to the left having a radius of 25.00' and following the right of way line of the roadway to a point; thence 26.17' N 87° 06' 14" to a point in the southerly right of way line; thence 21.39' N 87° 06' 14" W to an iron pin set in the southerly right of way line of Ozzy Lane; thence 50.06' N 01° 05' 11" E to an iron pin set in the northerly right of way line of Ozzy Lane; thence 57.74' S 87° 06' 14" E to a point in the northerly right of way line of Ozzy Lane; thence 88.63' along a curve to the right with a radius of 76.43' to a point in the easterly right of way line of Truell Road; thence in a southerly direction 30.86' along a curve to the left having a radius of 75.00' to a point in the easterly right of way line of Truell Road; thence 63.43' S 34° 32' 06" E to an iron pin set in the easterly right of way line of Truell Road; which is the point of beginning together with easements and rights of way of record.

Reference may be had to the foregoing deed and survey and to the deeds and records therein referred to for a more particular description of the premises hereby conveyed.

TO HAVE AND TO HOLD said granted premises, with all the privileges and appurtenances thereof, to the said Grantee TOWN OF HARTFORD, its successors and assigns, to their own use and behoof forever; And the said Grantors, FREDERICK L. DAVIS and ELIZABETH B. DAVIS, and their heirs and assigns, do covenant with the said Grantee, TOWN OF HARTFORD, its successors and assigns, that until the ensealing of these presents we are the sole owners 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 referred to herein, and hereby engage to WARRANT AND DEFEND the same against all lawful claims whatever, except as referred to herein.

TOWN CLERK'S OFFICE  
HARTFORD VERMONT  
THIS 16 DAY OF November 2004  
AT 9:25 O'CLOCK P M.  
RECEIVED AND RECORDED IN VOL. 382  
AT PAGE 003-004

*Pauline S. Anderson* TOWN CLERK

In Witness Whereof, we hereunto set our hands and seals this 7th day of November, 2002.

In the presence of

[Signature]  
Witness

[Signature]  
FREDERICK L. DAVIS

[Signature]  
Witness

[Signature]  
ELIZABETH B. DAVIS

STATE OF VERMONT  
COUNTY OF WINDSOR, SS

At Hartford, this 7th day of November, 2002, Frederick L. Davis and Elizabeth B. Davis personally appeared and acknowledged this instrument, by them sealed and subscribed to be their free act and deed.

Before me [Signature]  
Notary Public  
My Commission Expires: \_\_\_\_\_

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

Mary Hill, Town Clerk of the Town of  
(Clerk's Name) (City/Town/Village) (City/Town/Village)  
Hartford, 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 Hartford was COMPLETED AND  
(1,2,3 or 4) (City/Town/Village) (City/Town/Village Name)  
OPENED FOR PUBLIC TRAVEL on Nov. 1, 2002  
(Month - Day) (Year)

DESCRIPTION OF RIGHT OF WAY: Beginning

*See attached Warranty Deed for Cross Street*

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 HARTFORD, County of WINDSOR and State of Vermont,  
(City/Town/Village Name) (County Name)  
this 31st day of January, A.D., 2006.  
(Date - Day) (Date - Month) (Date - Year)

BOARD  
OF  
SELECTMEN,  
ALDERMAN,  
or TRUSTEES

Ronald E. Cerasoli  
(Selectman/Alderman/Trustee Signature)  
Mild Blomman  
(Selectman/Alderman/Trustee Signature)  
Frank Mason  
(Selectman/Alderman/Trustee Signature)  
Heather J. Rimbly  
(Manager/Mayor Signature)

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

and the Manager/Mayor of the City/Town/Village of HARTFORD.  
(City/Town/Village Name)

\*\*\*\*\*

Hartford, VERMONT  
(City/Town/Village Name)

Feb. 1, 2006  
(Month - Day) (Year)

THE ABOVE IS A TRUE COPY OF THE DESCRIPTION OF CLASS \_\_\_\_\_ HIGHWAY COMPLETED AND  
OPENED FOR PUBLIC TRAVEL, RECORDED IN BOOK 18 ON PAGE 7-11 OF THE Town RECORDS  
(1,2,3 or 4) (Book #) (Page #)  
OF THE Town OF Hartford ON THE 1st DAY OF Feb.  
(City/Town/Village Name) (Date - Day) (Date - Month)  
2006, AT 8:30 O'CLOCK, A.M.  
(Date - Year) (Time) (A or P)

ATTEST: Mary Hill  
(Clerk's Name)

John CLERK OF Hartford, VERMONT  
(City/Town/Village) (City/Town/Village Name)

VERMONT WARRANTY DEED

KNOW ALL PERSONS BY THESE PRESENTS, that QUECHEE SUNRISE LP a Vermont Limited Partnership, of Essex Junction, Vermont, Grantor, in the consideration of One Dollar and other good and valuable consideration, paid to its satisfaction by TOWN OF HARTFORD, a Vermont municipal corporation, Grantee, by these presents, do freely GIVE, GRANT, SELL, CONVEY and CONFIRM unto the said Grantee, TOWN OF HARTFORD, and its successors and assigns forever, a certain piece of land in the Town of Hartford, in the County of Windsor, and State of Vermont, described as follows:

:  
Being the *balance* of the paved portions of the roads through the development known as Sunrise Valley at Quechee, and consisting of the balance of Cross Street and a portion of Dawn Drive as shown on a survey entitled "ALTA/ACSM Survey of the Sunrise Settlement Planned Development for HDI REAL ESTATE, INC., Tax Map 12 Lot 100-42/Vol 323, page 107; Sunrise Cl., Cross ST. & Quechee-Hartland Rd., Town of Hartford, Windsor County, Vermont; Scale: 1"= 40', Dated: 07/16/02 (revised 9/3/02; 9/5/02 and 10/ \_\_/02), Project No. 166102, Hathorn Surveys, Inc." which is to be filed in the Hartford Land Records and which conveyed parcel is more particularly described therein as follows:

Commencing at a capped rebar to be set in the intersection of the westerly right of way of the Quechee-Hartland Road with the northerly and easterly right of way of Cross Street, which point is marked "E" on said plan, and thence proceeding southwesterly following the right of way of said Cross Street on a curve to the right with a radius of 24.89 feet a distance of 39.10 feet to a point not marked in the edge of the easterly right of way line of Cross Street (last course can be measured in a straight line as South 76°42'58" West a distance of 35.21 feet);

Thence westerly along the easterly right of way of Cross Street North 60°13'23" West a distance of 22.00 feet to a point not marked at a point of curve;

Thence northwesterly along the easterly right of way line of said Cross Street following a curve to the right with a radius of 100.00 feet a distance of 88.30 feet to a capped rebar to be set in the easterly right of way line of Cross Street. (Last course can be measured in a straight line as North 34°58'23" West a distance of 85.46 feet);

Thence continuing northwesterly along the easterly right of way line of Cross Street North 09°40'38" West a distance of 185.00 feet to a capped rebar to be set at a point in the curve;

Thence running North 18°21'01" East along Lot 42 a distance of 219.50 feet to a rebar set in the easterly right of way of Cross Street and which point marks the northwesterly corner of Lot 42;

Thence turning and running South 27°49'37" West a distance of 60 feet, more or less, to a rebar to be set in the easterly right of way of Cross Street at a point which marks the southeasternmost point of the existing Town-owned Cross Street obtained from Grantee herein by Quitclaim Deed of Sunrise Valley at Quechee, inc. dated January 15, 1991 and recorded in Book 169, pages 426 - 428 of the Hartford Land Records;

Thence turning and running in a generally westerly direction to a capped rebar to be set in the westerly right of way line of said Cross Street in a curve bordering Lot 12-0100-033 (currently known as 315 Cross Street) and which point marks the southwesternmost point of the existing Town-owned Cross Street;

Thence turning and running in a generally southerly direction along the westerly right of way line of Cross Street along Lot 12-0100-033 to a point marking the edge of greenbelt northerly of the right of way line of Dawn Drive;

Thence continuing in a generally southerly and then southeasterly direction along the curve of Cross Street, on an arc with a radius of 225.00 feet a length of 88.93 feet to a point set in the westerly right of way line of said Cross Street;

Thence continuing along the westerly right of way line of said Cross Street South 09°40'30" East a distance of 185.00 feet, more or less, to a point set in the westerly edge of the right of way of said Cross Street;

Thence continuing along the edge of the right of way of said Cross Street in a generally southerly and southeasterly direction as shown on the plan on a curve with a radius of 150.00 feet a length of 132.47 feet to an iron pin set in the edge of the right of way;

Thence continuing along the edge of the right of way of said Cross Street South 60°15'40" East a distance of 27.00 feet, more or less, to an iron pin set in the edge of said right of way;

Thence continuing around the curve of the right of way on an arc with a radius of 29.61 feet a length of 46.51 feet to a point set in the end of a stone wall marking the northeasterly corner of Lot 12-0142-000 and which point is marked "A" on said plan.

The intent of this deed is to transfer to the Town of Hartford the balance of the roadways within the development to add to those conveyed by Quitclaim Deed of Sunrise Valley at Quechee, Inc. dated January 15, 1991 and recorded in Book 169, pages 426 - 428 of the Hartford Land Records; and which road is generally 50 feet wide, except for a small section along Lot 12-0100-042 which includes an additional 2,685 square feet (.06 acres) all as shown on said plan.

Notice of Permit Requirements. In order to comply with applicable State rules concerning potable water supplies and wastewater systems, a person shall not construct or erect a structure or building on the parcel of land described in this deed if the useful occupancy of which will require the installation of or connection to a potable water supply or wastewater system without first complying with the applicable rules and obtaining any



required permit. Any person who owns this property acknowledges that this lot may not be able to meet the standards for a potable water supply or wastewater system and therefore this lot may not be able to be improved.

The lands and premises herein conveyed are a portion of lands and premises conveyed to the GRANTOR herein by Warranty Deed of HDI Real Estate, Inc. dated August 16, 2002 and recorded August 29, 2002 in Book 333, pages 586-587 of the Hartford Land Records.

The purpose of this deed is to convey the lands and premises above described to the Town of Hartford for use as a public highway pursuant to Title 19 Vermont Statutes Annotated.

This transfer is made pursuant to the terms and conditions of Land Use Permit 3 W0494 as amended (most recently 3W0494-7A) and is subject to all local and subdivision permits.

Included in this conveyance are any reserved rights to drain and flow surface water from the culverts and ditches in the highway area as reserved to Grantor (and Grantor's predecessors in title) in the various deeds of lots in the subdivision.

This conveyance is made subject to any existing easements or those that may be required on the part of the GRANTOR, its successors and assigns for construction, installation and maintenance of water and sewer lines, underground electric, telephone or television cable and appurtenant structures.

This conveyance is made subject to any easements and rights of way of record.

In the event of any discrepancy between narrative description set forth above and the right-of-way of Cross Street as depicted on the survey referenced above, the survey shall control.

Reference should be made to the above-mentioned deeds and records and to the deeds and records referred to therein for a more complete and particular description of the lands and premises conveyed.

TO HAVE AND TO HOLD said granted premises, with all the privileges and appurtenances thereof, to the said Grantee, TOWN OF HARTFORD, and its successors and assigns, to its own use and behoof forever;

And QUECHEE SUNRISE LP a Vermont Limited Partnership, Grantor, for itself and successors, executors and administrators, does covenant with the said Grantee, TOWN OF HARTFORD, and its successors and assigns, that until the ensembling of these presents, it is

the sole owner of the premises, and has good right and title to convey the same in manner aforesaid; that they are FREE FROM EVERY ENCUMBRANCE, except as above-noted; and it hereby engages to WARRANT AND DEFEND the same against all lawful claims whatever, except as above-noted.

IN WITNESS WHEREOF, it hereunto sets its hand and seal this 9 day of February, 2004.

IN THE PRESENCE OF: QUECHEE SUNRISE, LP  
By: HDI REAL ESTATE, INC., General Partner

Vukh Dabed  
WITNESS

By: [Signature]  
Duly authorized agent

STATE OF VERMONT  
Chittenden COUNTY, SS.

At Essex in said County this 9 day of February, 2004 personally appeared Robert Mandlino as duly authorized agent for HDI REAL ESTATE, INC., General Partner for QUECHEE SUNRISE, LP and he acknowledged this instrument, by him sealed and subscribed, to be his and its free act and deed.

Before me, Vukh Dabed  
Notary Public

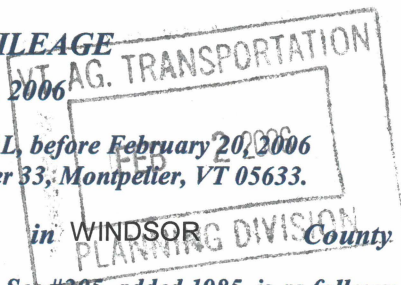
My Commission Expires: 2/10/07 (SEAL)

ACCEPTED BY THE TOWN OF HARTFORD: [Signature]  
Its authorized agent  
By vote dated: 11/12/02

TOWN CLERK'S OFFICE  
HARTFORD VERMONT  
THIS 31 DAY OF January 2006  
AT 4:40 O'CLOCK P. M.  
RECEIVED AND RECORDED IN VOL 399  
PAGE 544-552  
[Signature] TOWN CLERK

Vermont Property Transfer Tax  
32 V.S.A. Chap. 231  
- ACKNOWLEDGMENT -  
Return Rec'd. - Tax Paid Board  
of Health Dept. Rec'd  
Vt. Land Use & Development  
Plan's Act. Cert. Rec'd.  
Signed [Signature] Date 1/21/06

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 HARTFORD

on an oath state that the mileage of highways, according to Title 19, V.S.A, Sec #505, added 1985, is as follows:

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

Town Highways	Previous Mileage	Added Mileage	Subtracted Mileage	Total	Scenic Highways
Class 1	1.714				0.000
* Class 1 Lane	0.389				
Class 2	19.635				0.000
Class 3	107.410				0.000
State Highway	45.525				0.000
* Class 4	10.790				0.000
<b>Total</b>	<b>174.284</b>				<b>0.000</b>

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

PART II - INFORMATION AND DESCRIPTION OF CHANGES SHOWN ABOVE.

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

Ozzy Lane  
Cross Street

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

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

4. SCENIC HIGHWAYS: Please attach a copy of order designating/discontinuing Scenic Highways.

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

PART III - SIGNATURES - PLEASE SIGN.

Selectmen/ Aldermen/ Trustees Signatures:

Raymond E. Cerasoli  
Joseph G. Cipriano  
Michael J. Grassi  
Bernard J. Bulmer

Clerk Signature:

Mary E. Hill

Date Filed:

2/1/2006

Please sign ORIGINAL and return it for Transportation signature.

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

APPROVED:

Representative, Agency of Transportation

DATE:

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: 802-828-2600  
Fax: 802-828-2334

March 9, 2006

Selectboard, Town of Hartford  
c/o Town Clerk  
171 Bridge St  
White River Jct., VT 05001

Dear Selectboard:

The Mapping Unit has received the Hartford Mileage Certificate for 2006. The Part I – Changes Totals does not reflect any additions or subtractions of mileage in any of the town highway classifications. In Part II – Information and Description of Changes Shown Above notes the addition of Ozzy Lane and Cross Street in the New Highway category. There was no supporting information, description or mileage associated with these two highways included with the Mileage Certificate.

Based on the insufficient information, the addition of Ozzy Lane and Cross Street will not be accepted in 2006, unless the Town of Hartford is able to supply mileage and description of these highways before March 17, 2006. If these highways have been added to the Town Highway network, please forward the documents that describe the laying out of these highways and other description information, including any surveys, minutes of Selectboard meetings, Certificates of Completion and Opening, and reference maps.

Please feel free to contact me with any questions or comments regarding the items noted above and the Hartford Mileage Certificate, or mapping in general. I can be reached via telephone at (802) 828-2600 or via email at [johnathan.croft@state.vt.us](mailto:johnathan.croft@state.vt.us)

Sincerely,



Johnathan Croft  
AOT GIS Database Administrator

JFC/jfc

cc: Hartford Town Highway File  
Tammy Ellis, VTrans District 4