

CERTIFICATE OF HIGHWAY MILEAGE

YEAR ENDING FEBRUARY 10, 2004

Fill out form, make and file copy with the Town Clerk, and mail ORIGINAL, before February 20, 2004 to: VT Agency of Transportation, Program Development Division, Drawer 33, Montpelier, VT 05633.

We, the Selectmen or Aldermen or Trustees of MILTON in CHITTENDEN 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.

\* 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". Portion-Allen Dr, TH 172-.42; Overlake Dr, TH 17-.10 mi.; Stacey St, TH 169-.08 mi.; Entire length- Roberts Crt. TH 173-.12; Steeplechase Ln, TH 174 .13
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 of Beth B. Thompson, Kenneth A. Water, and Randall F. Barrows.

Clerk Signature:

Handwritten signature of John P. Cady.

Date Filed:

Handwritten date 2/5/04.

Please sign ORIGINAL and return it for Transportation signature.

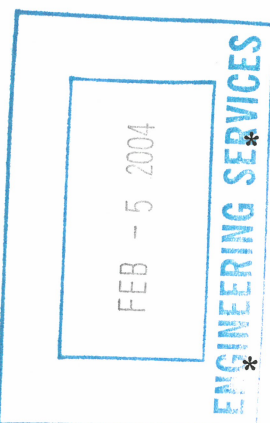
AGENCY OF TRANSPORTATION APPROVAL: Signed copy will be returned to T/C/V Clerk.

APPROVED:

Handwritten signature of Michael Elery, Representative, Agency of Transportation.

DATE:

Handwritten date 2/13/04.





## TOWN OF MILTON, VERMONT 05468-3205

PLANNING/ZONING OFFICE • 43 BOMBARDIER ROAD • 802-893-1186 • FAX: 893-1005

### MEMORANDUM

**To:** Andy Legg, Town Engineer  
Betty Couture, Town Manager's Office

**From:** Erika Mazza, Town Planner

**Date:** January 20, 2003 *EAM*

**RE:** 2004 Certificate of Highway Mileage

As requested, attached please find a "Milton Certificate of Completion & Opening", Warranty Deed, and Map for each of the following road segments that were accepted by the Town of Milton's Select Board last year, which should be added to the 2004 Certificate of Highway Mileage:

- 1.) Portion of Allen Drive (approximately 0.42 mi.) of the Petty Brook Estates Subdivision (Phase I), accepted February 18, 2003.
- 2.) Portion of Overlake Drive (approximately 0.10 mi.) of the Overlake Subdivision (Phase II), accepted April 7, 2003.
- 3.) Portion of Stacy Street (approximately 0.08 mi.) of the Katherine Woods Subdivision, accepted June 16, 2003.
- 4.) Roberts Court (approximately 0.12 mi.) of the Tracy Estates Subdivision, accepted January 19, 2004.
- 5.) Steeplechase Lane (approximately 0.13 mi.) of the Hunting Ridge Subdivision, accepted January 19, 2004.

*x / 95*

Phase I

TOWN OF MILTON

MANAGER'S OFFICE

FEB 20 2003

RECEIVED

CERTIFICATE OF COMPLETION and OPENING OF A HIGHWAY FOR PUBLIC TRAVEL

WHEREAS, Title 19 Section 305 of the Vermont Statutes Annotated requires the Select Board to make a certificate of completion and acceptance; and

WHEREAS, the following Warranty Deed has been presented to the Select Board for acceptance; and

WHEREAS, it appears that it is for the public good to accept these documents and accept the highways as public highways; and

WHEREAS, the Town Attorney has reviewed the Warranty Deed and determined that it is in acceptable form; and

WHEREAS, the former Town Engineer, Lamoureux & Dickinson Consulting Engineers, and the Planning Department have reviewed the infrastructure and found it to be in acceptable condition as required by the Milton Public Works Specifications.

THEREFORE, BE IT RESOLVED, that on the 18th day of February, 2003, at a duly warned Select Board meeting, we officially accept this Certificate of Completion and Opening of a Highway for Public Travel for the following highway:

- 1. Warranty Deed dated February 18, 2003 from Deerwood Land Development, LLC to the Town of Milton for a highway to be known as a portion of Allen Drive.

BE IT FURTHER RESOLVED, that this certificate will be recorded in the Land Records of the Town of Milton along with the Warranty Deed.

Signed this 18 day of February, 2003.

Signatures of Kenneth A. Nolan, David [unclear], and Louis W. Mossey III

Signature of Betty D. Thompson

Milton, Vermont 2/20/03

Received for record 9 o'clock 42 minutes a M and recorded in Vol. 262 Page 197 of

Milton Land Records

Attest: Paullette M. LaFond Town Clerk Asst

Petty Brook Estates - Roads - Phase 1

WARRANTY DEED

KNOW ALL PERSONS BY THESE PRESENTS, that **DEERWOOD LAND DEVELOPMENT, LLC**, a Vermont limited liability company, with office in the City of South Burlington in the County of Chittenden and State of Vermont (the "Grantor"), in consideration of TEN AND MORE DOLLARS paid to its full satisfaction by the **TOWN OF MILTON**, a Vermont municipality in the County of Chittenden and State of Vermont (the "Grantee"), by these presents does freely GIVE, GRANT, SELL, CONVEY, AND CONFIRM unto the Grantee, **TOWN OF MILTON**, its successors and assigns forever, a parcel of land located in the Town of Milton in the County of Chittenden and State of Vermont. described as follows, viz:

A parcel of land roadway and all improvements thereon, extending easterly from U.S. Route 7, being a portion of Allen Brook Drive and Ledge Drive, so-called, as depicted on map plans entitled "Petty Brook Estates," PL-1, PL-2 and PL-3 by Lamoureaux & Stone, of record in Map Slides 219 and 220, Maps Nos. 246, 247 and 248 of the Land Records of the Town of Milton. The herein conveyed portion of Allen Brook Drive is bounded westerly by the easterly sideline of U.S. Route 7 and easterly by the northerly extension of the easterly boundary of Lot 14 as depicted on the above-referenced plans. The herein conveyed portion of Ledge Drive is bounded southerly by the northerly sideline of Allen Brook Drive, westerly by Lot 57, northerly by a line parallel to and fifty feet (50') northerly of the northerly sideline of Allen Brook Drive, and easterly by Lot 62 as depicted on the above-referenced plans.

The herein conveyed lands and premises also include certain storm easements and slope rights depicted on the plan entitled "Petty Brook Estates," PL-2 by Lamoureaux & Stone, of record in Map Slide 219, Map No. 247 of the Land Records of the Town of Milton, said storm easements and slope rights being depicted on said plan as follows:

- a. Slope rights and storm easement depicted as "Slope Rights and Storm Easement to Town of Milton" located on the south side of Allen Brook Drive, so-called, extending over northerly portions of the parcels of land depicted as "Open Space (In Common) 53,512 S.F." and "Parcel Reserved for Possible Future Road 14,200 SF."
- b. Slope rights and storm easement depicted as "Slope Rights and Storm Easement to Town of Milton" located on the north side of Allen Brook Drive, so-called, extending over southerly portions of Lot 1 and a parcel of land depicted as "Open Space (In Common) (30.16 Acres)."
- c. 20' wide storm easement depicted as "20' Storm Easement to Town of Milton (Centered on Pipe)" located on the north side of Allen Brook Drive, so-called, extending over the southerly portion of the parcel of land depicted as "Open Space (In Common) (30.16 Acres)."
- d. Slope rights and storm easement depicted as "Slope Rights and Storm Easement to Town of Milton" located on the north side of Allen Brook Drive, so-called, extending over the southerly portion of the parcel of land depicted as "Open Space (In Common) (30.16 Acres)" and being located across Allen Brook Drive from Lots 5 and 7.



- e. Slope rights and storm easement depicted as "Slope Rights and Storm Easement to Town of Milton" located on the north side of Allen Brook Drive, so-called, extending over the southerly portion of the parcel of land depicted as "Open Space (In Common) (30.16 Acres)" and being located across Allen Brook Drive from Lots 7 and 8.

The following easements and rights of way are hereby excepted and reserved from this conveyance:

1. An easement and right of way for access in favor of the lots and other property depicted on the above-referenced plans to pass over the herein conveyed lands and premises by vehicles and on foot in order to provide ingress and egress to the lots and other property depicted on the above-referenced plans.
2. An easement and right of way in favor of the lots and other property depicted on the above-referenced plans, for utilities, including, but not limited to, municipal water lines, municipal and/or private sewer lines, telephone lines, electric lines, cable television and natural gas lines serving the lots and other property depicted on the above-referenced plan. The herein reserved easement and right of way includes the right to construct, install, repair, replace and maintain utility lines including, but not limited to, water lines, municipal and/or private sewer lines, electric lines, telephone lines, cable television lines, natural gas lines and other utilities.
3. Certain sewer easements, sewage disposal easements and other rights in favor of the homeowners association, its successors and assigns, and in favor of certain individual lots, as depicted on the plan entitled "Petty Brook Estates," PL-2 by Lamoureaux & Stone, of record in Map Slide 219, Map No. 247 of the Land Records of the Town of Milton.

Said lands and premises may be subject to power line easements given to Vermont Electric Power Company, Central Vermont Public Service Corporation and New England Telephone and Telegraph Company, all as more particularly set forth in the Land Records of the Town of Milton.

Said lands and premises are a portion of all and the same lands and premises conveyed to Deerwood Land Development, LLC by Quit claim Deed of Pike Industries, Inc. dated March 15, 1999, of record in Volume 199 at Pages 203-208 of the Land Records of the Town of Milton.

Said lands and premises are subject to the terms and conditions of Land Use Permit No. 4C0925, dated October 14, 1992, of record in Volume 144 at Page 25 of the Land Records of the Town of Milton and to Subdivision Permit EC-4-1679, dated September 30, 1992 and recorded in Volume 144, at Page 199 of the Milton Land Records, as amended.

Reference is hereby made to the aforementioned deed, plans and other instruments, the records thereof and the references therein contained all in further aid of this description.

TO HAVE AND TO HOLD the said granted premises, with all the privileges and appurtenances thereof, to the said GRANTEE, **TOWN OF MILTON**, its successors and assigns, to their own use and behoof forever; and the said GRANTOR, **DEERWOOD LAND DEVELOPMENT, LLC** does for itself and its successors and assigns, covenants with the said GRANTEE, **TOWN OF MILTON**, its successors and assigns, that until the ending of these presents, it is the sole owner of the premises, and it has good right and title to convey the same in manner aforesaid, that they are free from every encumbrance; except as aforesaid, and it hereby engages to Warrant and Defend the same against all lawful claims whatever, except as aforesaid.

IN WITNESS WHEREOF, DEERWOOD LAND DEVELOPMENT, LLC, has set its hand and seal this 18<sup>th</sup> day of FEBRUARY, 2003.

IN THE PRESENCE OF:

DEERWOOD LAND DEVELOPMENT, LLC

Aaron Henson  
Witness

Stephen Pcolar  
By: Stephen Pcolar, Its Duly Authorized Agent

STATE OF VERMONT  
CHITTENDEN COUNTY, ss:

At Milton, Vt., this 18 day of February, 2003, Stephen Pcolar, duly-authorized agent of Deerwood Land Development, LLC personally appeared, and he acknowledged this instrument by him sealed and subscribed, to be his free act and deed and the free act and deed of Deerwood Land Development, LLC.

Before me,

Elizabeth M Coeture  
Notary Public

2-10-06  
Commission Expires

Nwheel\Work\PettyBrook\WD.Road

Milton, Vermont 2/20/03

Received for record 9 o'clock

36 minutes a M and recorded

in Vol. 262 Page 194/196 of

Milton Layd Records

Attest: Elizabeth M Coeture  
Town Clerk  
Asst

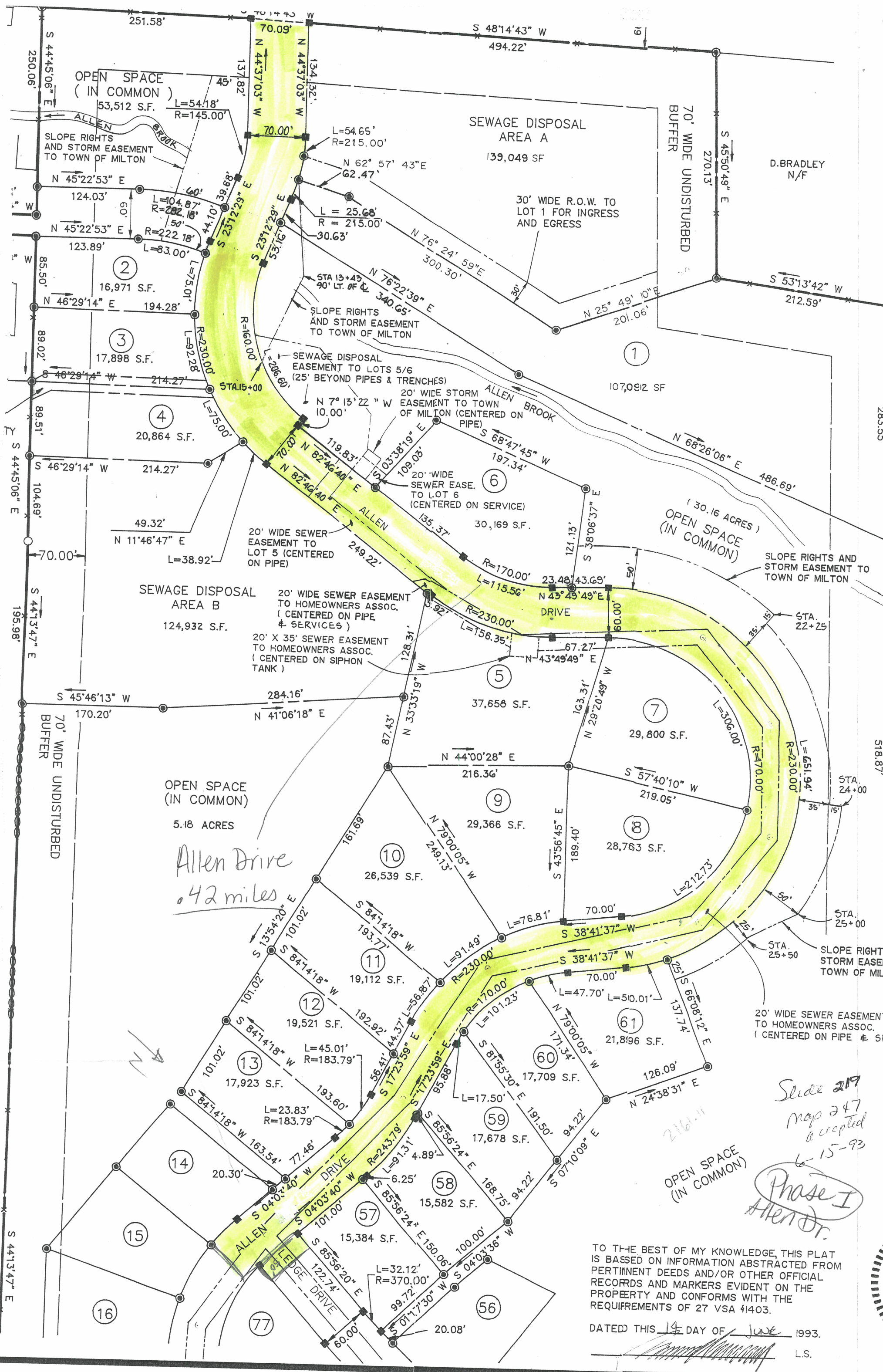
Vermont Property Transfer Tax  
32 VSA Chapter 231  
- ACKNOWLEDGEMENT -

Return Rec'd - Tax Paid - Board of Health Cert Rec'd  
Vt. Land Use & Development Plans Act Cert Rec'd

Return No. M1-03/29

Signed RM LaFond Clerk

Date 2/20/03



OPEN SPACE  
(IN COMMON)  
53,512 S.F.

SEWAGE DISPOSAL  
AREA A  
139,049 SF

SEWAGE DISPOSAL  
AREA B  
124,932 S.F.

OPEN SPACE  
(IN COMMON)  
5.18 ACRES

(30.16 ACRES)  
OPEN SPACE  
(IN COMMON)

*Allen Drive  
0.42 miles*

*Phase I  
Allen Dr.*

TO THE BEST OF MY KNOWLEDGE, THIS PLAT IS BASED ON INFORMATION ABSTRACTED FROM PERTINENT DEEDS AND/OR OTHER OFFICIAL RECORDS AND MARKERS EVIDENT ON THE PROPERTY AND CONFORMS WITH THE REQUIREMENTS OF 27 VSA §1403.

DATED THIS 14 DAY OF June 1993.

*[Signature]* L.S.

*Slide 219  
Map 247  
accepted  
6-15-93*

*216-11  
OPEN SPACE  
(IN COMMON)*

TOWN OF MILTON

CERTIFICATE OF COMPLETION and OPENING OF A HIGHWAY FOR PUBLIC TRAVEL

WHEREAS, Title 19 Section 305 of the Vermont Statutes Annotated requires the Select Board to make a certificate of completion and acceptance; and

WHEREAS, the following Warranty Deed has been presented to the Select Board for acceptance; and

WHEREAS, it appears that it is for the public good to accept these documents and accept the highways as public highways; and

WHEREAS, the Town Attorney has reviewed the Warranty Deed and determined that it is in acceptable form; and

WHEREAS, the Town Engineer or designated representative and the Planning Department have reviewed the infrastructure and found it to be in acceptable condition at the end of the two year warranty period as required by the Milton Public Works Specifications, provided that the Developer completes both items noted in the final inspection report dated March 31, 2003 by April 14, 2003.

THEREFORE, BE IT RESOLVED, that on the 7th day of April, 2003, at a duly warned Select Board meeting, we officially accept this Certificate of Completion and Opening of a Highway for Public Travel effective April 15, 2003 for the following highway:

- 1. Warranty Deed dated April 17, 2002 from Dream Builders, Inc. and William R. Sawyer to the Town of Milton for a Town Highway to be known as a portion of Overlake Drive.

BE IT FURTHER RESOLVED, that this certificate will be recorded in the Land Records of the Town of Milton along with the Warranty Deed.

Signed this 7 day of April, 2003.

Randall Barrows

David L. Merrill

Louis H. Morrongiello

Betty D. Thompson

Kenneth A Nolan



Exhibit A

Legal Description for Phase II Roadways  
Overlake Subdivision

(PORTION OF OVERLAKE DRIVE)

A strip of land sixty (60') feet in width and being a portion of the roadway known as Overlake Drive as shown on a plan entitled "Overlake Subdivision, William Sawyer - Developer, Milton," by J. H. Stuart Assoc., P.O. Box 367, Essex Center, VT 05451 dated December 17, 1989, last revised November 15, 1999, which plan appears of record at Map Slide 358, Map 523 of the Town of Milton Land Records.

Said strip of land begins at a point forming the southeast corner of Lot 17; thence proceeding in a southwesterly direction along the southerly line of Lot 17 a distance of 138 feet to the southwest corner of Lot 17; thence proceeding in a southerly direction along the easterly line of Lot 18 a distance of 65 feet to the southeast corner of Lot 18; thence proceeding in a southerly direction and along the easterly line of Lot 19 a distance of 115 feet to the northeast corner of Lot 20; thence proceeding in a southerly direction along the easterly line of Lot 20 a distance of 115 feet to the northeast corner of Lot 22; thence proceeding in a southerly direction along the easterly line of Lot 22 a distance of 100 feet to the northeast corner of Lot 23; thence proceeding at an approximate right angle in an easterly direction a distance of 60 feet to the northwest corner of Lot 53; thence proceeding in a northerly direction in an extension northerly of the westerly line of Lot 53 a distance of 60 feet to the southwest corner of Lot 69; thence proceeding in a northerly direction along the westerly line of Lot 69 a distance of 161.65 feet to the northwest corner of Lot 69; thence proceeding in a northerly direction along the westerly and northerly line of Lot 70 a distance of 233.06 feet in segments of 84.12 feet, 37.12 feet, 97.92 feet and 13.89 feet; thence turning to the left at an approximate right angle and proceeding in a generally northerly direction a distance of 60 feet to the southeast corner of Lot 17 being the point or place of beginning.

Meaning and intending to convey the aforesaid roadway to the Town of Milton for the purpose of becoming a public street.

Being a portion of the same land and premises conveyed to William R. Sawyer and Dream Builders, Inc. by warranty deed of Dream Builders Inc. dated December 2, 1988 and of record in Book 117, Page 556 of the said Land Records.

# VERMONT WARRANTY DEED

KNOW ALL PERSONS BY THESE PRESENTS THAT DREAM BUILDERS, INC., a Vermont corporation with principal place in Milton, in the County of Chittenden and State of Vermont, and WILLIAM R. SAWYER, no homestead, of the Town of Milton, County of Chittenden and State of Vermont, Grantors, in the consideration of -----Ten and More-----Dollars, paid to its/my full satisfaction by THE TOWN OF MILTON, a municipal corporation existing under and by virtue of the Laws of the State of Vermont, of Milton, County of Chittenden and State of Vermont Grantee, by these presents do freely GIVE, GRANT, SELL CONVEY and CONFIRM unto the said Grantee, THE TOWN OF MILTON, its successors and assigns forever, a certain piece of land in the Town of Milton in the County of Chittenden and State of Vermont, described as follows, viz:

See Exhibit A Attached Hereto.

TO HAVE AND TO HOLD said granted premises, with all the privileges and appurtenances thereof, to the said Grantee, THE TOWN OF MILTON, a municipal corporation existing under and by virtue of the Laws of the State of Vermont, its successors and assigns, to its own use and behoof forever; And we the said Grantors, DREAM BUILDERS, INC. and WILLIAM R. SAWYER, for its successors and assigns and myself and my heirs, executors and administrators, do covenant with the said Grantees, THE TOWN OF MILTON, 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 above stated, and it and I hereby engage to WARRANT AND DEFEND the same against all lawful claims whatever, except as above stated.

IN WITNESS WHEREOF, I hereunto set my hand and seal this 17<sup>th</sup> day of

April, 2002

IN PRESENCE OF:

DREAM BUILDERS, INC.

By: [Signature]  
Duly Authorized Agent

[Signature]  
Witness

[Signature]  
Witness

STATE OF VERMONT,  
Chittenden COUNTY, SS.

At Milton, this 17 day of April, A.D. 2007, Lloyd Gilbert Duly Authorized Agent for Dream Builders, Inc., personally appeared, and he acknowledged this instrument, by him sealed and subscribed, to be his free act and deed and the free act and deed of **DREAM BUILDERS, INC.**

Before me *Dee Pavele*  
Notary Public 2/10/03

IN WITNESS WHEREOF, I hereunto set my hand and seal this 17 day of April, 2007.

IN PRESENCE OF:

*William R. Sawyer*  
William R. Sawyer

*Aaron Henson*  
Witness  
*Dee Pavele*  
Witness

STATE OF VERMONT,  
Chittenden COUNTY, SS.

At Milton, this 17 day of April, A.D. 2007, **WILLIAM R. SAWYER**, personally appeared, and he acknowledged this instrument, by him sealed and subscribed, to be his free act and deed.

Before me *Dee Pavele*  
Notary Public 2/10/03

WARRANTY DEED  
KNOW ALL PEOPLE BY THESE PRESENTS

THAT HAUKE BUILDING SUPPLY, INC.

a Vermont corporation with its principal place of business in Burlington, County of Chittenden, State of Vermont, Grantor, in the consideration of TEN AND MORE DOLLARS paid to its full satisfaction by

TOWN OF MILTON, a Vermont municipality having a place of business in

Milton, County of Chittenden and State of Vermont, Grantee by these presents, does freely GIVE, GRANT, SELL, CONVEY AND CONFIRM unto the Grantee,

TOWN OF MILTON

and its successors and assigns forever, a certain piece of land in Milton in the County of Chittenden and State of Vermont, described as follows:

A portion of the roadway and all improvements contained therein shown as Hunting Ridge Lane on the survey entitled "Hunting Ridge Subdivision Plat" prepared by Fitzpatrick-Llewellyn, Inc. dated October 1990, last revised May 4, 1994 and recorded in Map Slide 242, Sheet 18 and in Map Slide 241, Sheet 19 of the Land Records of the Town of Milton.

Such portion commences at a line which connects the southeast corner of Lot 44 and the northeast corner of Lot 51 and proceeds southwesterly along Hunting Ridge Lane to its southerly intersection with the northerly sideline of Westford Road.

The land and premises described above may be subject to and benefited by the following:

- a.) Utility rights and easements to Central Vermont Public Service Corporation recorded in Volume 33, Page 529 and Volume 35, Page 196; and to Milton Water Corporation in Volume 26, Page 659.
- b.) Easements, covenants, conditions and restrictions described in deed recorded in Volume 72, Page 245.
- c.) Spring rights and easements described in a deed recorded in Volume 35, Page 21.
- d.) Boundary line agreement recorded in Volume 71, Page 357.
- e.) Land Use Permit 4C0904, recorded in Volume 141, Page 372 as it may be amended.

The lands and premises are subject to and have the benefit of the Declaration of Covenants, Restrictions and Conditions for Hunting Ridge, dated November 5, 1992, and recorded in Volume

145, Page 135 as amended pursuant to an Amended and Restated Declaration of Covenants, Conditions and Restrictions for Hunting Ridge, dated May 5, 1994 and recorded in Volume 161, Page 372 of the Land Records of the Town of Milton.

Included in this conveyance is any rights of way, easements, licenses which may be needed for public improvements, including public roads, storm drainage discharge, water, sewer, or future utilities.

Also included in this conveyance are easements for the purpose of maintaining the hydrants shown on the survey referred to above. The area of each such easement is a circle with a five foot radius from each hydrant. After completion of any maintenance of a hydrant, Grantee shall be responsible for returning the areas of the easements to their normal condition.

Being a portion of the land and premises conveyed to Hauke Building Supply, Inc. by Corrective and Confirmatory Warranty Deed of Nile Allen Building Corporation dated September 6, 1996, and recorded in Volume 177, Page 225 of the Land Records of the Town of Milton.

Also being a portion of the land and premises conveyed to Hauke Building Supply, Inc. by Warranty Deed of Nile Allen Building Corporation dated December 26, 1995 and recorded in Volume 171, Page 306 of the Land Records of the Town of Milton.

Reference is hereby made to the aforementioned instruments and plat, the records thereof and the references therein in further aid of this description.

IN WITNESS WHEREOF, it hereunto sets its hand and seal this 15<sup>th</sup> day of November A.D. 1999.

IN THE PRESENCE OF:

HAUKE BUILDING SUPPLY, INC.

Mary B. Myers  
Witness

By: David G. Hauke L.S.  
David G. Hauke, President and  
Duly Authorized Agent

STATE OF VERMONT  
COUNTY OF CHITTENDEN

At Burlington, this 15<sup>th</sup> day of November, A.D. 1999, David G. Hauke, President and Duly Authorized Agent personally appeared and he acknowledged this instrument, by him sealed and subscribed, to be his free act and deed and the free act and deed of Hauke Building Supply, Inc.

Before me,

David G. Hauke  
Notary Public

Commission expires: 02/10/03

D/Hauke/Hntng Roadway2

ID H. GREENBERG  
TORNEY AT LAW  
JANIEL KERN HOUSE  
S. WINOOSKI AVE.  
P. O. BOX 201  
URLINGTON, VT.  
05402-0201  
502) 862-8165

TOWN OF MILTON

CERTIFICATE OF COMPLETION and OPENING OF A HIGHWAY FOR PUBLIC TRAVEL

WHEREAS, Title 19 Section 305 of the Vermont Statutes Annotated requires the Select Board to make a certificate of completion and acceptance; and

WHEREAS, the following Warranty Deed has been presented to the Select Board for acceptance; and

WHEREAS, it appears that it is for the public good to accept these documents and accept the highways as public highways; and

WHEREAS, the Town Attorney has reviewed the Warranty Deed and determined that it is in acceptable form; and

WHEREAS, the Town Engineer or designated representative and the Planning Department have reviewed the infrastructure and found it to be in acceptable condition at the end of the two year warranty period as required by the Milton Public Works Specifications.

THEREFORE, BE IT RESOLVED, that on the 16th day of June, 2003, at a duly warned Select Board meeting, we officially accept this Certificate of Completion and Opening of a Highway for Public Travel effective June 18, 2003 for the following highway:

- 1. Warranty Deed dated June 16, 2003 from Hurkes Corporation to the Town of Milton for a highway to be known as a portion of Stacy Street.

BE IT FURTHER RESOLVED, that this certificate will be recorded in the Land Records of the Town of Milton along with the Warranty Deed.

Signed this 16th day of June, 2003.

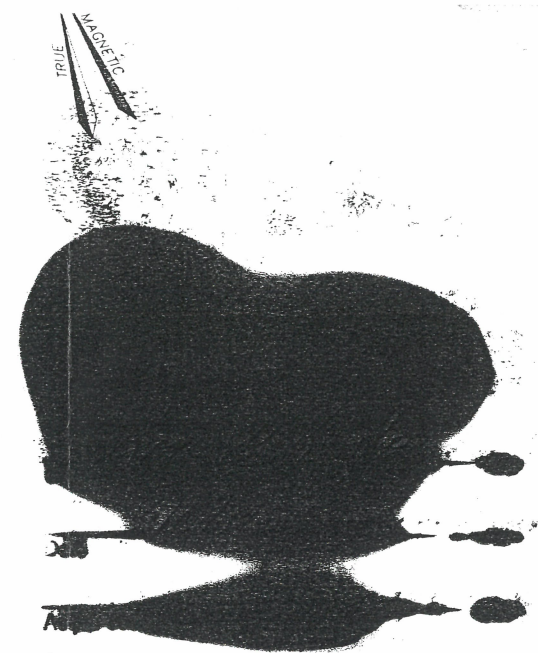
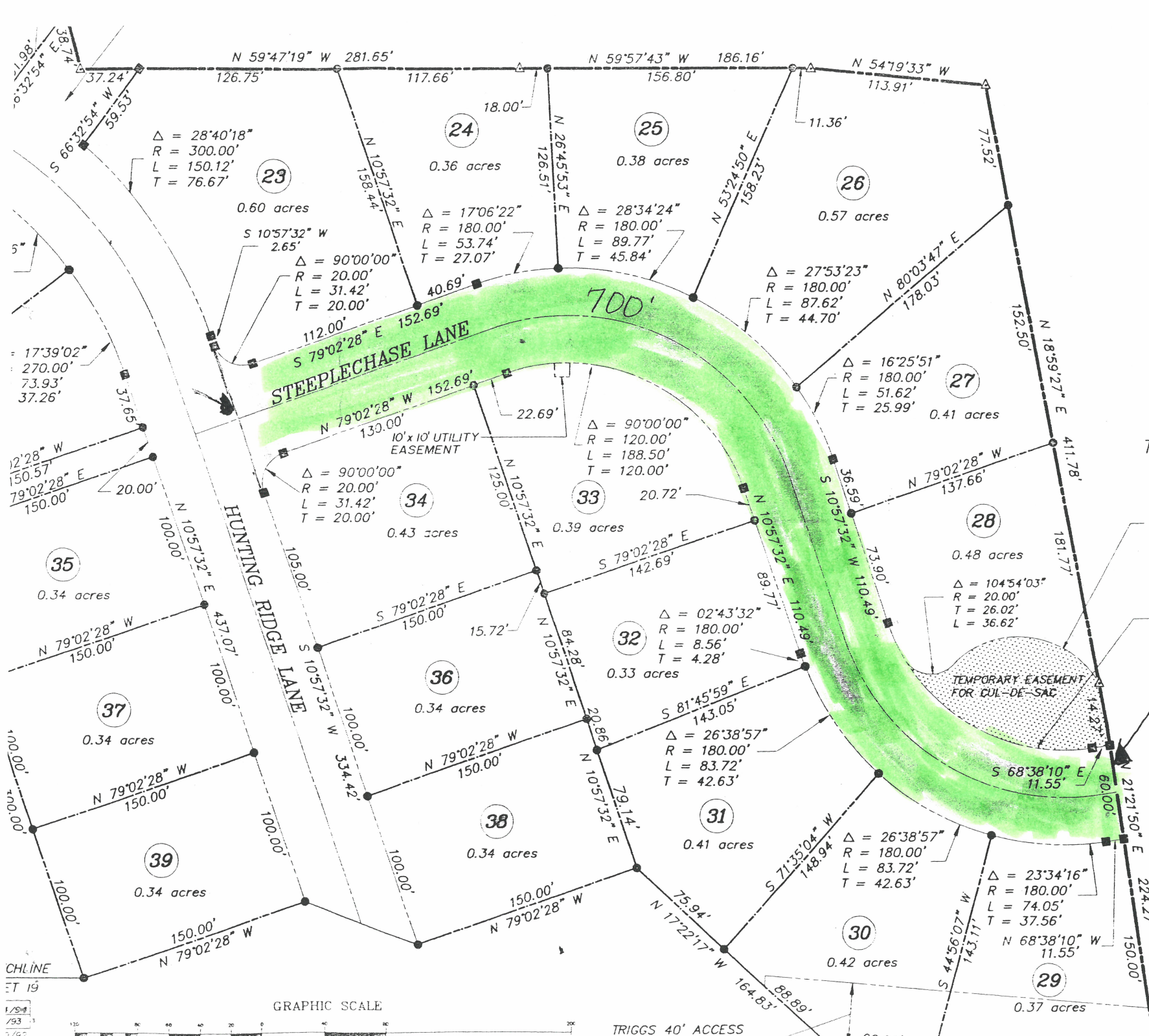
Betty B. Thompson

Daniel J. Denard

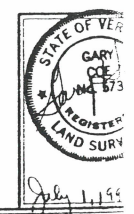
Louis H. Morrongiello

Randall Baucom

Kenneth A. Nolan



SEE SHEET 20 FOR  
 SUBDIVISION LEGEND,  
 NOTES AND LOCUS.



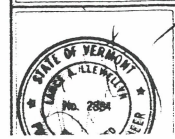
IT IS THE USER'S RESPONSIBILITY TO ENSURE THESE DRAWINGS INCLUDE THE LATEST REVISIONS.

|                  |              |
|------------------|--------------|
| PRELIMINARY PLAT | ACT 250      |
| FINAL PLAT       | CONSTRUCTION |

SOLID BOX INDICATES APPROVALS STAGE THE DESIGN IS CURRENTLY IN.

**HUNTING RIDGE**

**SUBDIVISION PLAT**



**FITZPATRICK-LEWELLYN**  
 INCORPORATED

PROJECT NO. 89032  
 DATE: OCTOBER  
 DRAWN BY: SLM  
 DRAWING NAME

GRAPHIC SCALE

CHLINE  
 ET 19  
 1/294  
 /93  
 3/92

TRIGGS 40' ACCESS

Exhibit A:  
Legal Description for Phase V Roadways

Katherine's Woods Subdivision  
Portion of Stacy Street

A strip of land sixty (60) feet in width and being a portion of the roadway known as Stacy Street as shown on a plan entitled, "Katherine's Woods, A Planned Residential Development, Milton, Vermont, Property Plat" by Lamoureux, Stone & O'Leary, Consulting Engineers, Inc. dated June 5, 1996, last revised on March 26, 1997, which plan appears of record at Map Slide 311, Map 430 of the Town of Milton Land Records. Reference is also hereby made to the Overall Perimeter Property Plat of record at Map Slide 311, Map 429.

Said strip of land begins at a point marked by an iron pin and forming the southwest corner of Lot 23; thence proceeding in southeasterly direction a distance of 67.05 feet to a point; thence continuing in the same direction a distance of 23.10 feet to the southwest corner of Lot 24; thence continuing in a southeasterly direction a distance of 101.42 feet to the southwest corner of Lot 25; thence continuing in a southeasterly direction along the southerly sideline of Lot 25 a distance of 82.52 feet to a point; thence continuing in the same direction a distance of 16.61 feet to the southwest corner of Lot 26; thence continuing in a northwesterly direction along the southerly sideline of Lot 26 a distance of 115.02 feet to a point; thence continuing in the same direction a distance of 45.20 feet to the southeast corner of Lot 26; thence turning to the right at an approximate right angle and proceeding a distance of 60 feet to a point forming the northeast corner of Lot 1; thence proceeding in a southwesterly direction a distance of 45.20 feet to a point; thence continuing in the same direction a distance of 59.71 feet to the northeast corner of Lot 3; thence continuing in a southwesterly direction along the northerly sideline of Lot 3 a distance of 96.79 feet to the northeast corner of Lot 4; thence continuing in a northwesterly direction a distance of 21.59 feet to a point; thence continuing in the same direction a distance of 78.71 feet to the northeast corner of Lot 5; thence continuing in the same direction along the northerly sideline of Lot 5 a distance of 100.36 feet to the northeast corner of Lot 6; thence continuing in the same direction along the northerly sideline of Lot 6 a distance of 27.97 feet to a point; thence continuing in the same direction a distance of 62.25 feet to a point which is 10 feet easterly of the northwest corner of Lot 6; thence turning to the right at an approximate right angle and proceeding a distance of 60 feet to the southwest corner of Lot 23 and being the point or place of beginning.

Meaning and intending to convey the aforesaid roadway to the Town of Milton for the purpose of becoming a public street.

Being a portion of the all and the same land and premises conveyed to Hurkes Corporation by Warranty Deed of Henry S. Pratt, Pauline M. Pratt, Harold E. Pratt and Viola M. Pratt, Clarence Hurteau and George P. Stokes dated June 20, 1973 and of record in Book 50, Page 152 of the said land records.

Milton, Vermont 6/19/03

Received for record 9 o'clock

51 minutes 2 M and recorded

in Vol. 272 Page 640/41 of

Milton LAND Records

Attest: Paullette M. LaFond  
Town Clerk ASST

Vermont Property Transfer Tax  
32 VSA Chapter 231

- ACKNOWLEDGEMENT -

Return Rec'd - Tax Paid - Board of Health Cert Rec'd  
Vt. Land Use & Development Plans Act Cert Rec'd

Return No. 41-03134

Signed Paullette M. LaFond ASST  
Clerk

Date 6/19/03



# VERMONT WARRANTY DEED

KNOW ALL PERSONS BY THESE PRESENTS THAT HURKES CORPORATION, a Vermont corporation with principal place of business in Milton, in the County of Chittenden and State of Vermont, Grantor, in the consideration of -----Ten and More-----Dollars, paid to its full satisfaction by THE TOWN OF MILTON, a municipal corporation existing under and by virtue of the Laws of the State of Vermont, of Milton, County of Chittenden and State of Vermont Grantee, by these presents does freely **GIVE, GRANT, SELL CONVEY and CONFIRM** unto the said Grantee, THE TOWN OF MILTON, its successors and assigns forever, a certain piece of land in the Town of Milton in the County of Chittenden and State of Vermont, described as follows, viz:

See Exhibit A - property description.

**TO HAVE AND TO HOLD** said granted premises, with all the privileges and appurtenances thereof, to the said Grantee, THE TOWN OF MILTON, a municipal corporation existing under and by virtue of the Laws of the State of Vermont, its successors and assigns, to its own use and behoof forever; And we the said Grantor, HURKES CORPORATION, for its successors and assigns, does covenant with the said Grantee, THE TOWN OF MILTON, 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 stated, and it hereby engages to **WARRANT AND DEFEND** the same against all lawful claims whatever, except as above stated.

IN WITNESS WHEREOF, It hereunto sets its hand and seal this 16<sup>th</sup> day of

JUNE, 2003.

IN PRESENCE OF:

HURKES CORPORATION

By: Norma A. Hurteau  
Duly Authorized Agent

[Signature]  
Witness

[Signature]  
Witness

STATE OF VERMONT,  
CHITTENDEN COUNTY, SS.

At MILTON, this 16<sup>th</sup> day of JUNE, 2003, Norma Hurteau, Duly Authorized Agent for HURKES CORPORATION, personally appeared, and she acknowledged this instrument, by her sealed and subscribed, to be her free act and deed and the free act and deed of HURKES CORPORATION.

Before me

[Signature]  
Notary Public

25

WARRANTY DEED

KNOW ALL PERSONS BY THESE PRESENTS THAT **PROFESSIONAL DEVELOPMENT ASSOCIATES, INC.**, a Vermont corporation with its principal office in the Town of Milton, in the County of Chittenden, and State of Vermont, Grantor, in the consideration of -----TEN AND MORE----- Dollars paid to its full satisfaction by **TOWN OF MILTON**, a municipality organized and existing under the laws of the State of Vermont with its principal place of business in the Town of Milton, in the County of Chittenden and State of Vermont, Grantee, by these presents, does freely GIVE, GRANT, SELL, CONVEY AND CONFIRM unto the said Grantee, **TOWN OF MILTON**, its successors and assigns forever, a certain piece of land in Milton, in the County of Chittenden, and State of Vermont, described as follows, viz:

Being a portion of the land and premises conveyed to Professional Development Associates, Inc., by Warranty Deed of Stanley A. Tracy, Janice A. Bradley, Richard R. Tracy, and Irene L. Beaudoin, dated August 1, 2000, of record in Volume 210 at Pages 802-803 of the Town of Milton Land Records.

Being Roberts Court, a roadway, as depicted and designated on a plan of lands entitled "Tracy Property, Cobble Hill Road & Middle Road, Milton, Vermont" sht. no. **8**, prepared by Lamoureux & Dickinson Consulting Engineers, Inc., dated November 29, 1999, of record as Map 538 at Slide No. 366 of said Land Records ("Plan").

Also conveyed herewith is a 20' wide storm drainage easement across Lot 13 and Lot 14 as depicted on the aforementioned plan of lands.

This conveyance is subject to and has the benefit of State of Vermont Land Use Permit #4C01066 dated September 8, 2000 and recorded in Volume 233 at Page 559-568, of said Land Records, and amendments thereto. This conveyance is subject to the requirements State of Vermont Subdivision Permit #EC-4-2314 dated July 31, 2000, of record in Volume 223 at Page 556-558 of the said Land Records, and amendments thereto.

Grantor, for itself, its successors and assigns, reserves the right to construct, install, maintain and replace utility lines over, under and along said right of way for the transmission of electricity, telephone, cable television, water, sewer and storm drains, including the installation of forced mains and any other utilities to service Tracy Estates. The construction and installation of said utilities shall be in accordance with the permits granted by the Town of Milton and State of Vermont.

Reserved from this conveyance is a 20' wide Forced Main Sewage Easement for the benefit of Lots 8 and 9 to access the Lot 8/9 Shared Mound System, across, under and through the said roadway as depicted on the above-referenced plan of lands. The Grantee assumes no liability or responsibility for servicing, maintenance or repair of the Forced Main. If it becomes necessary to dig up the Forced Main for maintenance or repair, the users of the shared septic system accessed by the Forced Main Sewage Easement shall be responsible for restoring the ground within the roadways to its condition prior to the maintenance or repair.

Grantor, for itself, its successors and assigns, reserves a perpetual right of way over said roadway for ingress and egress to access all lots within the Tracy Estates subdivision until such time as the roadway is accepted as a Town Road.

Also being a portion of the land and premises conveyed to Stanley A. Tracy, Janice A. Bradley, Richard R. Tracy, and Irene L. Beaudoin by Decree of Distribution of the Robert John Tracy Estate, dated August 7, 1995, of record in Volume 168 at Pages 451-453 of the Town of Milton Land Records.

Reference is hereby made to the aforementioned instruments, the records thereof and the references therein contained, all in further aid of this description."

TO HAVE AND TO HOLD all said granted premises, with all the privileges and appurtenances thereof, to the said Grantee, **TOWN OF MILTON**, its successors and assigns, to their own use and behoof forever; And the said Grantor, **PROFESSIONAL DEVELOPMENT ASSOCIATES, INC.** for itself and its successors and assigns, does covenant with the said Grantee, **TOWN OF MILTON**, and its successors and assigns, that until the ensembling of these presents it is the sole owners 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 aforesaid. They do hereby engage to WARRANT AND DEFEND the same against all lawful claim whatever, except as aforesaid.

IN WITNESS WHEREOF, I hereunto set my hand and seal this 18 day of December, 2001.

IN PRESENCE OF:

PROFESSIONAL DEVELOPMENT ASSOCIATES, INC.

James H. Hervey  
Witness

BY: Donald Turner, Jr.  
Its Duly Authorized Agent,  
Donald Turner, Jr.

STATE OF VERMONT  
Chittenden COUNTY, SS.

At Milton, in said County, on this 18 day of December, 2001, personally appeared Donald Turner, Jr. and he acknowledged this instrument by him sealed and subscribed, to be his free act and deed and the free act and deed of Professional Development Associates, Inc.

Before me, Deane Parrella  
Notary Public  
My commission expires: 2/10/03

H:\Sta\_5\DEEDS\TOWN\ROAD.A&B

**TOWN OF MILTON**

**CERTIFICATE OF COMPLETION and  
OPENING OF A HIGHWAY FOR PUBLIC TRAVEL**

**WHEREAS**, Title 19 Section 305 of the Vermont Statutes Annotated requires the Select Board to make a certificate of completion and acceptance; and

**WHEREAS**, the following Warranty Deed has been presented to the Select Board for acceptance; and

**WHEREAS**, it appears that it is for the public good to accept these documents and accept the highways as public highways; and

**WHEREAS**, the Town Attorney has reviewed the Warranty Deed and determined that it is in acceptable form; and

**WHEREAS**, the Town Engineer or designated representative and the Planning Department have reviewed the infrastructure and found it to be in acceptable condition at the end of the two year warranty period as required by the Milton Public Works Specifications.

**THEREFORE, BE IT RESOLVED**, that on the 19th day of January, 2004, at a duly warned Select Board meeting, we officially accept this Certificate of Completion and Opening of a Highway for Public Travel effective January 19, 2004 for the following highway:

1. Warranty Deed from Professional Development Associates, Inc. to the Town of Milton for a highway to be known as **Roberts Court.**

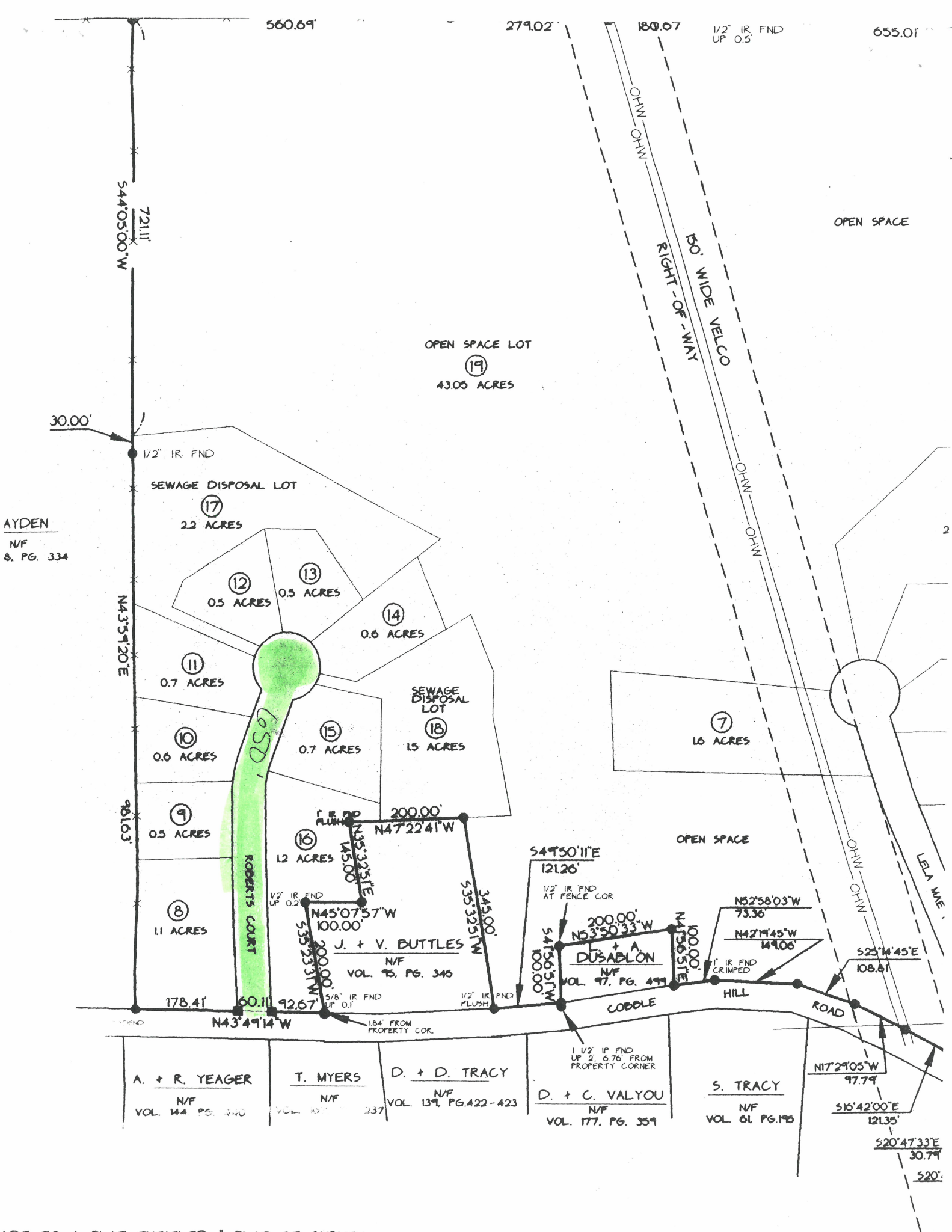
**BE IT FURTHER RESOLVED**, that this certificate will be recorded in the Land Records of the Town of Milton along with the Warranty Deed.

Signed this 19th day of January, 2004.

\_\_\_\_\_  
*Daniel J. Merrill*  
\_\_\_\_\_  
*Kenneth A. Nolan*  
\_\_\_\_\_

\_\_\_\_\_  
*Letty S. Thompson*  
\_\_\_\_\_  
*Randall F. Banows*  
\_\_\_\_\_





AYDEN  
N/F  
8, PG. 334

560.69' 279.02' 180.07' 655.01'

721.11' 544.0500' W

30.00' 1/2" IR FND

SEWAGE DISPOSAL LOT (17) 2.2 ACRES

(12) 0.5 ACRES (13) 0.5 ACRES (14) 0.6 ACRES

(11) 0.7 ACRES (15) 0.7 ACRES (18) 1.5 ACRES

(10) 0.6 ACRES (16) 1.2 ACRES

(9) 0.5 ACRES (8) 1.1 ACRES

ROBERTS COURT

J. + V. BUTTLES N/F VOL. 95, PG. 345

L. + A. DUSABLON N/F VOL. 97, PG. 499

1/2" IR FND UP 0.2' 1/2" IR FND AT FENCE COR. 1/2" IR FND CRIMPED

1/2" IR FND UP 2.676' FROM PROPERTY CORNER

184' FROM PROPERTY COR.

1 1/2" IR FND UP 2.676' FROM PROPERTY CORNER

150' WIDE VELCO RIGHT-OF-WAY

OPEN SPACE

LELA AVE.

COBBLE HILL ROAD

A. + R. YEAGER N/F VOL. 144, PG. 440

T. MYERS N/F VOL. 137, PG. 237

D. + D. TRACY N/F VOL. 139, PG. 422-423

D. + C. VALYOU N/F VOL. 177, PG. 359

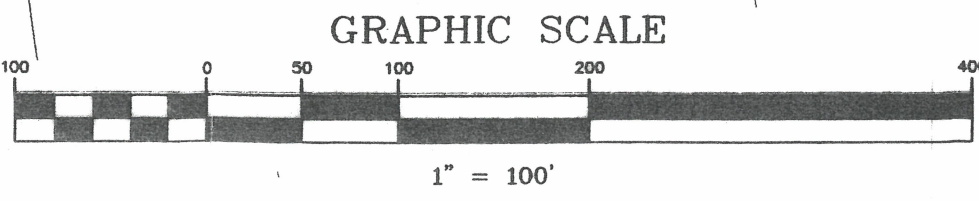
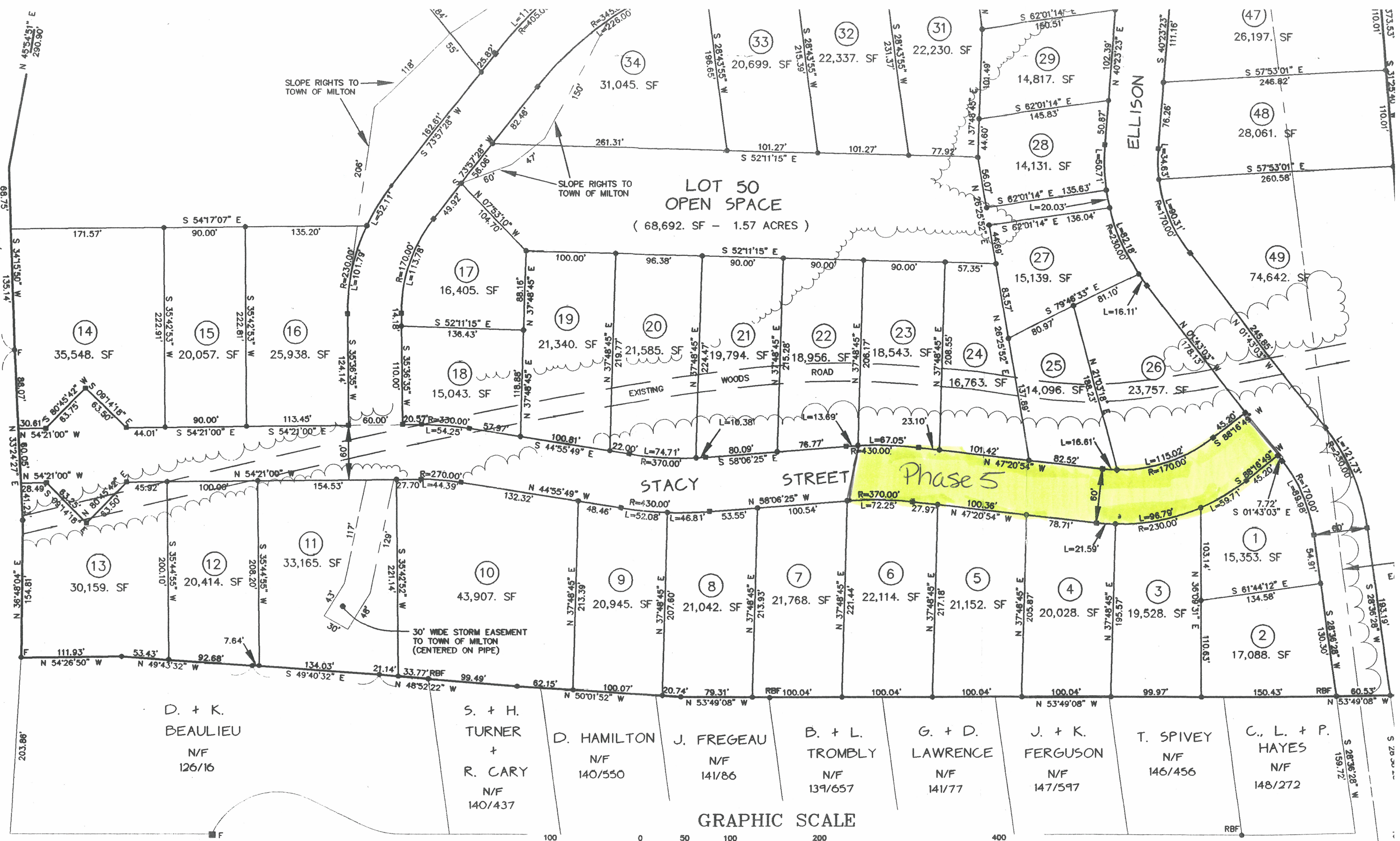
S. TRACY N/F VOL. 61, PG. 195

520'

swae 011  
map 430

THIS IS AN ORIGINAL MYLAR

TOWN OF MILTON (CLOSED LANDFILL SITE)  
41/587



STRAWBERRY LANE  
N

D. + K.  
BEAULIEU  
N/F  
126/16

S. + H.  
TURNER  
+  
R. CARY  
N/F  
140/437

D. HAMILTON  
N/F  
140/550

J. FREGEAU  
N/F  
141/86

B. + L.  
TROMBLY  
N/F  
139/657

G. + D.  
LAWRENCE  
N/F  
141/77

J. + K.  
FERGUSON  
N/F  
147/597

T. SPIVEY  
N/F  
146/456

C., L. + P.  
HAYES  
N/F  
148/272

## TOWN OF MILTON

### **CERTIFICATE OF COMPLETION and OPENING OF A HIGHWAY FOR PUBLIC TRAVEL**

**WHEREAS**, Title 19 Section 305 of the Vermont Statutes Annotated requires the Select Board to make a certificate of completion and acceptance; and

**WHEREAS**, the following Warranty Deed has been presented to the Select Board for acceptance; and

**WHEREAS**, it appears that it is for the public good to accept these documents and accept the highways as public highways; and

**WHEREAS**, the Town Attorney has reviewed the Warranty Deed and determined that it is in acceptable form; and

**WHEREAS**, the Town Engineer or designated representative and the Planning Department have reviewed the infrastructure and found it to be in acceptable condition at the end of the two year warranty period as required by the Milton Public Works Specifications.

**THEREFORE, BE IT RESOLVED**, that on the 19th day of January, 2004, at a duly warned Select Board meeting, we officially accept this Certificate of Completion and Opening of a Highway for Public Travel effective January 19, 2004 for the following highway:

1. Warranty Deed from Hauke Building Supply, Inc. to the Town of Milton for a highway to be known as **Steeplechase Lane**.

**BE IT FURTHER RESOLVED**, that this certificate will be recorded in the Land Records of the Town of Milton along with the Warranty Deed.

Signed this 19th day of January 2004.

\_\_\_\_\_  
*Carol J. Gerald*

\_\_\_\_\_  
*Kenneth A. Nolan*

\_\_\_\_\_  
*Lizbeth L. Thompson*

\_\_\_\_\_  
*Randall F. Banows*



**CERTIFICATE OF COMPLETION AND OPENING  
OF A HIGHWAY FOR PUBLIC TRAVEL**

John P. Cushing, Town Clerk of the Town of Milton, Vermont.

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 Milton, Vermont was COMPLETED AND OPENED FOR PUBLIC TRAVEL on January 5, 2004.

**DESCRIPTION OF RIGHT OF WAY: Beginning**  
See Attached Deed/Map for Hunting Ridge, Steeple Chase

and as shown on a Highway Map (mylar) of the Town of Milton, dated May 11, 1994, and filed on Slide 242 on Map 290 of the Records of the Town of Milton by the Town Clerk of said Town incorporated herein by reference and attested to on said map by said the Town Clerk.

Dated at Milton, County of Chittenden and State of Vermont, this 19<sup>th</sup> day of January, A.D., 2004.

Milton, Vermont 1/20/04

Received for record 4 o'clock

04 minutes P M and recorded

in Vol. 289 Page 600 of

Milton Land Records

Attest: Saulette [Signature]  
Town Clerk ASST.

\_\_\_\_\_  
Betty D. Thompson  
\_\_\_\_\_  
Samuel [Signature]  
\_\_\_\_\_  
Kenneth A. Nola  
\_\_\_\_\_  
Randall F. Barrows

BOARD  
OF  
SELECTMEN  
ALDERMAN  
TRUSTEES

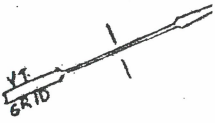
and the Mayor of the City of \_\_\_\_\_.

\*\*\*\*\*

Milton, VERMONT  
January 20, 2004

THE ABOVE IS A TRUE COPY OF THE DESCRIPTION OF CLASS 3 HIGHWAY COMPLETED AND OPENED FOR PUBLIC TRAVEL, RECORDED IN BOOK 289 ON PAGES 577/8 OF THE Milton RECORDS OF THE Town OF Milton ON THE 20 DAY OF January 2004, AT 3:35 O'CLOCK, P.M.

ATTEST: [Signature]  
Town CLERK OF Milton, VERMONT



Phase I already accepted

Phase II - accepted

April 1, 2003

Phase III under 20' Easement

warranty until 5/6/04

Phase IV  
(as originally offered/proposed)

(as now offered/proposed  
in addition to what was  
originally offered/proposed  
NOT UNDER WARRANTY YET

"B"  
COMMON LAND  
370+ AC.

JOHNSON LUMBER CO.  
VOL. 33 PG. 572



COMN

Hyn.

ms  
dws

7