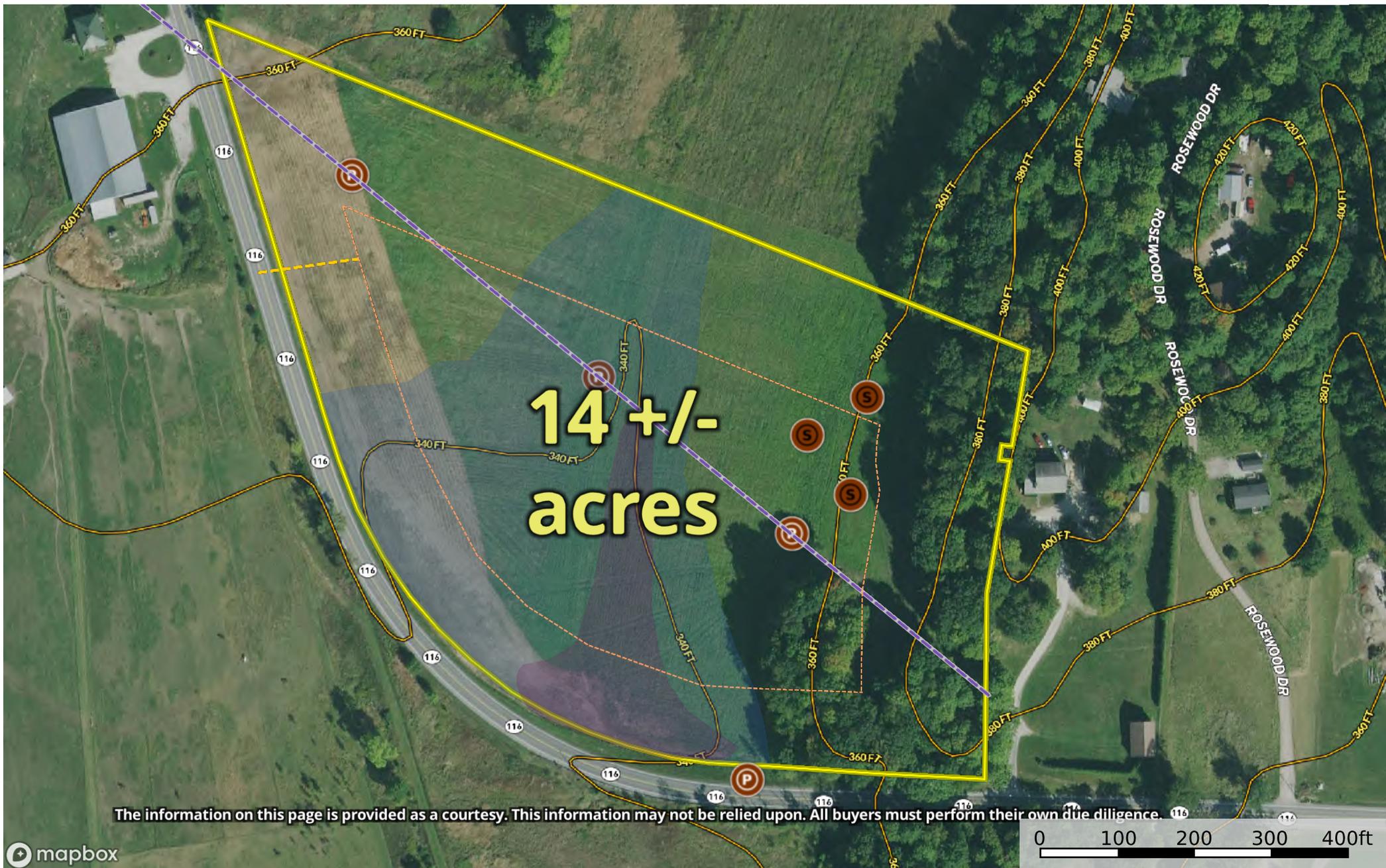


Shelburne 14 Acres - VT 116

Chittenden County, Vermont, 14 AC +/-



mapbox

- Soil Test Pits 4-6
- Utility Pole
- Zoning Setbacks ()
- Driveway Access ()
- Powerline
- Likely Wetlands
- Zoning Special Flood
- Boundary 1
- Stream, Intermittent
- River/Creek
- Water Body

The information contained herein was obtained from sources deemed to be reliable. Land id™ Services makes no warranties or guarantees as to the completeness or accuracy thereof.



LEGEND

- Wetlands Advisory Layer
- Parcels (standardized)
- Roads**
- Interstate
- US Highway; 1
- State Highway
- Town Highway (Class 1)
- Town Highway (Class 2,3)
- Town Highway (Class 4)
- State Forest Trail
- National Forest Trail
- Legal Trail
- Private Road/Driveway
- Proposed Roads
- Town Boundary

1: 3,251

August 29, 2023



NOTES

Map created using ANR's Natural Resources Atlas

165.0 0 82.00 165.0 Meters

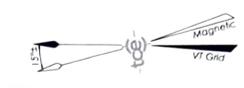
WGS_1984_Web_Mercator_Auxiliary_Sphere 1" = 271 Ft. 1cm = 33 Meters
© Vermont Agency of Natural Resources THIS MAP IS NOT TO BE USED FOR NAVIGATION

DISCLAIMER: This map is for general reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable. ANR and the State of Vermont make no representations of any kind, including but not limited to, the warranties of merchantability, or fitness for a particular use, nor are any such warranties to be implied with respect to the data on this map.

RECEIVED FOR RECORD 13 AUGUST 2019 AT 10:41 AM AND RECORDED AT MAP SLIDE 896B OF THE SHELBURNE LAND RECORDS. ATTEST: *[Signature]* Clerk

896B

This plat was created using alignment based ink on stable media



NOTES

- 1 THIS PLAT IS BASED ON DEEDS RESEARCHED IN THE TOWN OF SHELBURNE AND WILLISTON LAND RECORDS AND FEATURES LOCATED IN THE FIELD WITH A TOTAL STATION ON 12/24/18.
- 2 REBARINGS ARE BASED ON VERMONT STATE PLANE GRID NORTH ESTABLISHED WITH RTK OBSERVATIONS FROM VERMONT CORS STATION VTR5.
- 3 THIS PARCEL WAS CONVEYED TO MORWAY IN VOLUME 448 PAGE 622.
- 4 REBARS SET ARE NO. 5 REINFORCING BARS WITH ALUMINUM CAPS STAMPED TRUDELL CONSULTING ENGINEERS, LLS 732.
- 5 DISTANCES ARE SHOWN TO THE HUNDRETH OF A FOOT AND BEARINGS ARE SHOWN TO THE SECOND OF DECIMAL MATHEMATICAL CLOSURE PURPOSES ONLY.
- 6 AN ATTEMPT HAS BEEN MADE TO IDENTIFY OR DELINEATE EASEMENTS, RIGHTS OF WAY, LEASE, LANDS, ENCROACHMENTS, ETC. OBSERVED IN THE FIELD OR READILY FOUND IN THE LAND RECORDS. ADDITIONAL ENCUMBRANCES MAY EXIST WHICH ARE NOT SHOWN ON THIS PLAT.
- 7 UNDERGROUND UTILITY LINES SHOWN ARE BASED ON ABOVE GROUND STRUCTURES AND PLANS OF RECORD. ACTUAL LOCATION OF UNDERGROUND LINES MAY VARY.
- 8 VT ROUTE 116 IS 4 ROADS WIDE PER SURVEYS OF RECORD.
- 9 THIS PARCEL IS SUBJECT A 50' RIGHT OF WAY TO VERMONT ELECTRIC CO-OP FOR POLE LINE 31 PER DOCUMENTATION PROVIDED BY VERMONT ELECTRIC CO-OP.
- 10 THIS PARCEL IS SUBJECT TO AN AGREEMENT BETWEEN AUCLAIR AND VERMONT ELECTRIC CO-OP TO INSTALL POLE 31-120-1 FOR THE PURPOSE OF PROVIDING POWER TO BEECHER.

PLAT REFERENCES:

- 1 "PORTION OF PROPERTY OF ERNEST N. AND MILDRED K. AUCLAIR TO THE NATURE CONSERVANCY, UNIVERSITY OF VERMONT AND STATE AGRICULTURAL COLLEGE BURLINGTON VERMONT DATED MARCH 21, 1980 BY HARRIS G. ABBOT LS 59 AND RECORDED ON MAP SLIDE 636B.
- 2 "A PARCEL OF LAND OF HOMER & MARIE DUBOIS RT. 116, SHELBURNE, VT. DATED 4/11/85 BY TRUDELL CONSULTING ENGINEERS AND RECORDED ON MAP SLIDE 198.
- 3 "SURVEY PLAT MARIE DUBOIS ROSEWOOD DRIVE WILLISTON, VT. DATED 2/11/03 BY TRUDELL CONSULTING ENGINEERS AND RECORDED ON MAP SLIDE 269A.
- 4 "BOUNDARY LINE ADJUSTMENT PLAT MAURICE & SHELLEY DUBOIS, ROUTE 116, SHELBURNE VERMONT DATED 7/17/13 BY TRUDELL CONSULTING ENGINEERS AND RECORDED ON MAP SLIDE 824B.

ENCROACHMENT NOTES

- 1 THERE IS APPROXIMATELY 0.42 ACRES (18,234 SQ. FT.) OF ENCROACHMENT ON THE EASTERLY LINE FROM J.W. BEECHER ONTO J. & R. MORWAY.
- 2 THE EXTENT OF THE ENCROACHMENT INCLUDES A PORTION OF THE BULKHEAD, A PORTION OF BEECHER'S SEPTIC SYSTEM, A PORTION OF A PAVED PARKING AREA, PILES OF GRANITE CURBING, DRAIN OUTLETS, A PORTION OF DECORATIVE RETAINING WALL, LANDSCAPING, LAWN AREA, AND A SHED.

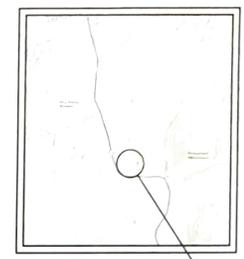
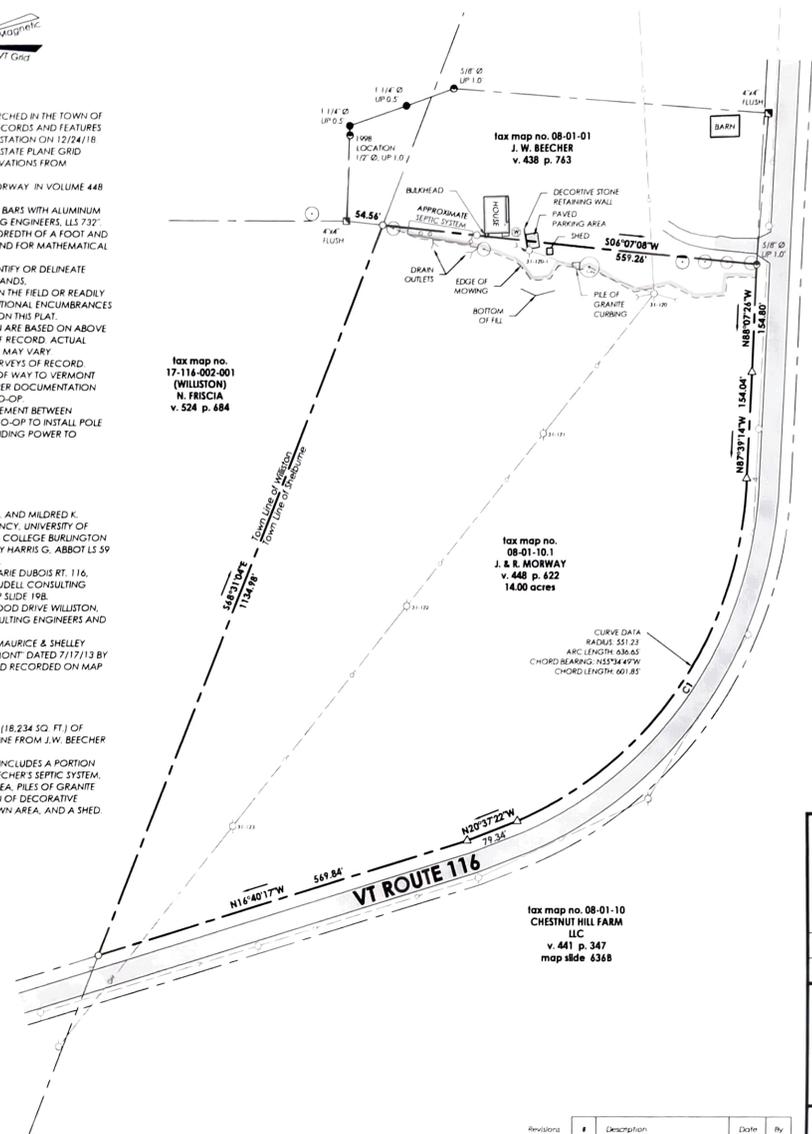
tax map no. 17-116-002-001 (WILLISTON) N. FRISCIA v. 524 p. 684

tax map no. 08-01-01 J. W. BEECHER v. 438 p. 763

tax map no. 08-01-09 D. & E. ALLEN v. 381 p. 351 map slide 2068

tax map no. 08-01-10 J. & R. MORWAY v. 448 p. 622 14.00 acres

tax map no. 08-01-10 CHESTNUT HILL FARM LLC v. 441 p. 347 map slide 6368

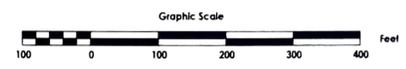


- LEGEND**
- REBAR (TO BE SET)
 - IRON PIPE (FOUND)
 - REINFORCING BAR (FOUND)
 - △ STONE MONUMENT (FOUND)
 - △ CALCULATED POINT
 - UTILITY POLE WITH NUMBER
 - OVERHEAD UTILITY LINE
 - x— BARBED WIRE FENCE
 - — — — — EXISTING BOUNDARY LINE
 - C1- CURVE DATA TABLE REFERENCE
 - L1- LINE DATA TABLE REFERENCE

SHELBURNE TOWN CLERK'S OFFICE
RECEIVED FOR RECORD

201 _____ A.D.
at _____ O'clock _____ minutes _____ m
and recorded in Slide _____

Attest: _____ Town Clerk



Revisions	#	Description	Date	By

Plat of Lands of Jennifer Morway & Robert L. Morway III

Parcel ID# 08-01-10.100

VT Route 116, Shelburne, Vermont

Date: 12-27-18	Drawn By: JAR	Orig file: 12-27-18	Project #: 18-217
Scale: 1" = 100'	Surveyed By: BCP/HAR	Field Bk: 18-217, 224	Sheet: S1-01

THE PLAT IS BASED ON A FIELD SURVEY WHICH MEETS OR EXCEEDS THE MINIMUM STANDARDS AS SET FORTH BY THE VERMONT BOARD OF LAND SURVEYING. FIELD EVIDENCE PERTAINING TO RECORD INFORMATION AND PRACTICE EVIDENCE WAS USED IN THE CALCULATION AND DETERMINATION OF THE BOUNDARIES SHOWN ON THIS PLAT. ANY INCONSISTENCIES ARE SHOWN HEREON TO THE BEST OF MY KNOWLEDGE. THIS PLAT MEETS THE REQUIREMENTS OF 27 V.S.A. 660.

MARK A. DAY, LS #732 *[Signature]*

TRUDELL CONSULTING ENGINEERS

AN REAR PARK ROAD | WILLISTON, VERMONT 05495 802.876.1111 | TRUDELLE.COM

BARNARD & GERVAIS, LLC

Land Surveyors, Licensed Designers, Environmental Consultants

www.barnardandgervais.com



August 16, 2023

Jennifer Morway
234 West Shore Road
Grand Isle, VT 05458

Subject: Jennifer Morway, 14+/- Acre Parcel, Northerly Side of Route 116 in Shelburne, VT-
Site and Test Pit Soil Evaluations for Domestic Wastewater Disposal and Future
Development Potential

Dear Jennifer:

On August 9, 2023, Barnard & Gervais, LLC (B&G) evaluated six (6) test pits at your 14+/- acre (based on tax maps) parcel of land located on the north side of VT Route 116 in Shelburne. The purpose of the August 9th test pit evaluations was to identify soils on the subject property that are suitable for the proper treatment and disposal of domestic wastewater so that you have a general idea of the development potential and/or wastewater capacity associated with the subject property. Before the parcel can be developed, a Potable Water Supply and Wastewater System Permit must be obtained from the State of Vermont Drinking Water and Groundwater Protection Division.

During the August 9th site visit, six (6) test pits (TP-1 through TP-6) were excavated on the 14+/- acre parcel located on the northerly side of VT Route 116 in Shelburne. The test pits were evaluated with respect to the State of Vermont, Environmental Protection Rules (EPR), Chapter 1, "Wastewater System and Potable Water Supply Rules" effective April 12, 2019. Results of the site and soil test pit evaluations are presented below, and the location of the test pits are shown on an ortho-based sketch that has been prepared by B&G. The soils associated with the property are generally described below.

TP-1 through TP-3

Soils associated with test pits TP-1 through TP-3 generally consisted of a loam or silt loam (A-horizon) over top of a less permeable silty clay loam, silt loam or dense very fine sandy loam in the B and C-horizons. Redoximorphic features, which is an indicator of seasonal high-water table (SHWT), were present between 7 inches and 11 inches below ground surface in test pits TP-1, TP-2 and TP-3. Results of the test pit evaluations clearly show that soils associated with test pits TP-1, TP-2 and TP-3 are not suitable for domestic wastewater disposal.

TP-4 through TP-6

A review of test pits TP-4 through TP-6 shows that the soils in this area consisted of a very fine sandy loam (A-horizon) over top of fine sandy loam in the B and C-horizons. Redoximorphic features were present at 11 inches below ground surface in test pits TP-4, TP-5 and TP-6. Results of the test pit evaluations also show that soils more conducive to wastewater disposal are associated with test pits TP-4, TP-5 and TP-6. Based on the results of the test pits at this location, an area on the 14+/- acre parcel in the vicinity of TP-4, TP-5 and TP-6 has been identified that is suitable for a

mound-type wastewater disposal system. The identified area appears to be large enough to support a mound system that could be sized for at least a 4-bedroom single-family residence.

Wetlands

In addition to the wastewater evaluation described above, it is important to note that this parcel does contain a significant area of wetlands. Based on our review of this parcel, the wetlands would likely be considered Class II, which are jurisdictional wetlands that need to be accounted for during the wastewater design and permitting process. Although not shown on the Vermont State Wetlands Inventory (VSWI) map, there is a significant area in the center portion of this property that contains wetlands. Therefore, we recommend the wetlands be delineated by a qualified professional and the delineation be reviewed by the State Wetlands Ecologist. Otherwise, even if the wastewater system is fully complying, a majority of the property may not be able to be developed due to the wetlands and associated buffer. Further, as part of the future development of this parcel, the following permits, but not limited to, may need to be obtained: access/driveway permit(s), erosion control permit, as well as a local zoning permit.

Summary

Overall, the results of the August 9th site and test pit evaluations show that soils associated with test pits TP-4, TP-5 and TP-6 on the 14+/- acre parcel are suitable for the proper treatment and disposal of domestic wastewater via mound wastewater disposal system. Based on the test pit results and observations made in the field, the identified area appears to be large enough to support a mound system that could be sized for at least a 4-bedroom single-family residence.

B&G does not guarantee approval and/or issuance of any permits that may be required for this property. Our opinion above is based on the current EPR, available information and the data collected during our on August 9, 2023 site visit. If you are planning to market this parcel as a developable lot, I would be happy to prepare and send you a formal proposal which outlines the necessary steps and costs associated with designing and permitting a wastewater system for the subject property. I can also include costs for our wetlands professional to delineate the wetlands associated with the property. In the meantime, should you have any questions or comments regarding the test pit results and/or future design or permitting requirements, give me a call at (802) 482-2597.

Sincerely,



Jason S. Barnard
Licensed Designer #126179



State of Vermont
VTrans District 5
P.O. Box 168
Essex Jct VT, 05453
www.aot.state.vt.us

Agency of Transportation

[phone] 802-655-1580
[fax] 802-655-6642
[ttd] 800-253-0191

June 22, 2018

Ernest Auclair Family Trust / Jennifer Morway
23 Tyler Dr.
Essex Jct., Vermont
05452

Subject: Shelburne, VT 116, L.S. 85+00 RT

Dear Ms. Morway,

Your application for a permit to work within the State right-of-way to install a single-family access to current B-71 Standard at the location indicated, has been processed by this office and is enclosed.

Please contact the District Transportation office #5 prior to starting work in the state highway right-of-way. The telephone number in Colchester is (802) 655-1580.

Sincerely,

A handwritten signature in cursive script that reads "Randy Snelling".

Randy Snelling
District 5 Technician VII
Vermont Agency of Transportation

cc Jim Clancy - Utilities and Permitting Services
Shawn LaPountain - District 5 Area Supervisor
District 5 Office - Project File



PERMIT ID# 42585

FOR AGENCY USE ONLY
Town: Sudbury
Route: VT-116
Mile Marker: 1.61
Log Station: LS 854002 RT

VERMONT AGENCY OF TRANSPORTATION
State Highway Access and Work Permit

Owner/Applicant's Name, Address, E-mail & Phone No. Ernest Auclair Family Trust, Jennifer Morway - Trustee
jeanfic@vtravels.com 802-310-5022

Co-Applicant's Name, Address, E-mail & Phone No. (if different from above) Curtis Tinsdale 147 Knight Lane
Williston VT 05495 curtis@preferredpropertiesvt.com 802-233-3589

The location of work (town, highway route, distance to nearest mile marker or interposition & which side)
VT-116, South of border of Williston & Shelburne, East side 1.3.2 AC

Description of work to be performed in the highway right-of-way (attach plan)
Investigation of driveway feasibility with site visit with
Realtor representative
future site of (1) single family home

Property Deed Reference Book: 326 Page: 87 (only required for Permit Application for access)

Fee \$ 0 (fees do not apply for residential or agricultural purposes)

Is a Zoning Permit required? Yes No - If Yes, # By Buyer after sale

Is a 30 VSA § 248 permit required? Yes No - If Yes, #

Is an Act 250 permit required? Yes No - If Yes, #

Other permit(s) required? Yes No - If Yes, name and # of each ?

Date applicant expects work to begin immediate investigation to help marketing

Owner/Applicant: Jennifer Morway - Trustee Position Title: Trustee

Sign in Shaded area: Jennifer Morway dotloop verified 05/22/19 2:19PM EST SEC-COR-F19M-1024

Co-Applicant: Curtis Tinsdale Position Title: Realtor

Sign in Shaded area: Curtis Tinsdale dotloop verified 05/22/19 2:19PM EST SEC-COR-F19M-1024

INSTRUCTIONS: \$ 0
-Contact the Development Review and Permitting Services Section (802.828.2653) or your local area Transportation Maintenance District Office to determine your issuing authority. The issuing authority will determine what plans, fee and other documents are required to be submitted with your Vermont Statutes Annotated, Title 19, Section 1111, permit application request.
-Original signatures are required on an original form. The Owner/Applicant and Co-Applicant (if applicable) declares under the pains and penalty of perjury that all information provided on this form and submitted attachments are to the best of their knowledge true and complete.
FEE: -See Fee Schedule for applicable administrative processing and application review fee.

PERMIT APPROVAL

Permission is granted to work within the State Highway Right-of-Way in accordance to all attached conditions and restrictions.

The work is subject to the restrictions and conditions on the reverse page, plus the Special Conditions stated on this attached page(s).

Date work is to be completed June 22, 2019 Date work accepted: _____

By: Randy Greenlee Issued Date: June 21, 2019 By: _____ DTA or Designee
Authorized Representative for Secretary of Transportation

NOTICE: This permit covers only the Vermont Agency of Transportation's jurisdiction over this highway under Vermont Statutes Annotated, Title 19, Section 1111. It does not release the petitioner from the requirements of any other statutes, ordinances, rules or regulations. This permit addresses only access to, work within, and drainage affecting the state highway. It does not address other possible transportation issues, such as access to town highways, use of private roads, and use of railroad crossings. If relevant to the proposed development, such issues must be addressed separately.

No work shall be done under this permit until the owner/applicant has contacted the District Transportation Office at:

SPECIAL CONDITIONS

GENERAL

This permit is granted subject to the restrictions and conditions on the back of the permit, with particular attention given to the Special Conditions listed below. This permit pertains only to the authority exercised by the Vermont Agency of Transportation (Agency) under Vermont Statutes Annotated, Title 19, Section 1111, and does not relieve the Permit Holder from the requirements of otherwise applicable statutes, rules, regulations or ordinances (e.g., Act 250, zoning, etc.). The Permit Holder shall observe and comply with all Federal and State laws and local bylaws, ordinances, and regulations in any manner affecting the conduct of the work and the action or operation of those engaged in the work, including all orders or decrees as exist at present and those which may be enacted later by bodies or tribunals having jurisdiction or authority over the work, and the Permit Holder shall defend, indemnify, and save harmless the State and all its officers, agents, and employees against any claim or liability arising from or based on the violation of any such law, bylaws, ordinances, regulations, order, or decree, whether by the Permit Holder in person, by an employee of the Permit Holder, by a person or entity hired by the Permit Holder, or by a Subcontractor or supplier.

The Permit Holder shall accomplish all work under this permit in accordance with detail A, & I, and the profile and notes of standard drawing B-71, copy attached.

A preconstruction meeting to discuss work to be completed must be held prior to the Permit Holder's employees or contractor beginning work. The Permit Holder is required to notify the District Transportation Administrator five (5) working days in advance of such meeting.

Please note that the Vermont Agency of Transportation is not a member of Dig Safe. The Permit Holder shall also contact Derek Lyman, State Signal Engineer, at (802) 249-5079. Mr. Lyman will need to locate and mark all existing buried utility facilities owned by the Agency near the location of the proposed work.

Roadway shoulder areas must be maintained free of unnecessary obstructions, including parked vehicles, at all times while work is being performed under this permit.

Two-way traffic shall be maintained at all times unless permission is granted from the District Transportation Administrator. Whenever two-way, one-lane controlled traffic is authorized to be maintained by the Applicant's Contractor, **the traveling public shall not be delayed more than 10 minutes.**

All grading within the State Highway right-of-way associated with the proposed construction shall be subject to inspection and approval by the District Transportation Administrator or his or her staff. The Permit Holder shall be responsible for ensuring that all grading work in or on the State Highway right-of-way complies with applicable statutes, rules, regulations or ordinances.

Ernest Auclaire Family Trust/Jennifer Morway
Shelburne, VT 116, LS 85+00 RT
June 22, 2018
Page 2 of 7

In areas to be grass covered, the Permit Holder shall restore turf by preparing the area and applying the necessary topsoil, limestone, fertilizer, seed, and mulch, all to the satisfaction of the District Transportation Administrator. The Permit Holder shall be responsible for ensuring that all turf restoration work in or on the State Highway right-of-way is in compliance with applicable statutes, rules, regulations or ordinances.

The Permit Holder must install temporary pavement prior to weekend shutdown after completion of backfilling where an open cut excavation has been made through a roadway subject to vehicular traffic or where construction for any roadway widening for turn lanes has been brought to grade. The temporary pavement shall consist of, at least, 2 inches of compacted bituminous concrete. Temporary pavement shall be properly maintained and shall be replaced with permanent pavement prior to completion of the project or suspension of work for the winter season. (This is a contingency condition in the event the "open cut method" is approved during construction.)

The placement, size, shape, and color of all pavement markings must be in accordance with the most recent editions of the MUTCD (Manual on Uniform Traffic Control Devices) and Vermont standards. All existing pavement markings that become disturbed or overlaid with pavement shall be replaced by the Permit Holder with "in kind" (durable or paint) markings to the satisfaction of the District Transportation Administrator. The Permit Holder shall bear all costs associated with this work.

In the event that area lighting proves to be a hazard to the traveling public, the Permit Holder will be ordered to remove or modify it at his or her expense to the satisfaction of the District Transportation Administrator.

Upon completion of the work, the Permit Holder shall be responsible to schedule and hold a final inspection. The Permit Holder is required to notify the District Transportation Administrator five (5) working days in advance of such inspection.

ACCESS

This permit does not become effective until the Permit Holder records, in the office of the appropriate municipal clerk, the attached "Notice of Permit Action".

Ernest Auclaire Family Trust/Jennifer Morway
Shelburne, VT 116, LS 85+00 RT
June 22, 2018
Page 3 of 7

The access must be constructed in such a manner as to prevent water from flowing onto the State Highway. If the access is not constructed satisfactorily, the District Transportation Administrator can order reconstruction of the access at the Permit Holder's expense. This access will serve as the only access to this property and to any future subdivisions of this property unless approved otherwise by the Agency. The Permit Holder is required to allow a connection and to grant an associated right to pass between the access and adjoining properties (in the future) that will result in a combination of accesses to serve more than one property or lot. By issuance of this permit, the Agency revokes all previous permits for access to this property.

A new "Vermont Agency of Transportation approved" culvert shall be placed under the access. The size shall be 15" inches in diameter. The culvert shall be placed so that existing normal drainage flow is undisturbed and ponding is not created. The Permit Holder may have to excavate the roadside drainage ditch to accommodate the required culvert. Culvert location shall be staked, reviewed and approved by the District Transportation Administrator prior to installation. There shall be no headwalls allowed within the State Highway right-of-way on the ends of drive culverts.

The Permit Holder is responsible for access maintenance (beyond the edge of paved shoulder). "Access maintenance" will include, but not be limited to, the surface of the access, the replacement and maintenance of the culvert, as necessary, the trimming of vegetation, and the removal of snow banks to provide corner sight distance.

In conformance with Vermont Statutes Annotated, Title 19, Section 1111(f), the Agency may eliminate this access in the future where development has burdened the highway system to such an extent that a frontage road or other access improvements (which may serve more than one property or lot) must be constructed to alleviate this burden. The Permit Holder shall bear the expense of the frontage road or other access improvements. The Agency shall determine the need of a frontage road or other improvements based upon and justified by standard Agency procedures.

The Permit Holder shall pave the access (drive) from the edge of paved shoulder to the State Highway right-of-way.

In the event of the Permit Holder's failure to complete all the work, approved under this permit, by the "work completion date," the Agency, in addition to any other enforcement powers that may be provided for by law, may suspend this permit until compliance is obtained. If there is continued use or activity after suspension, the Agency may physically close the driveway or access point if, in the Agency's opinion, safety of highways users is or may be affected.

Ernest Auclaire Family Trust/Jennifer Morway
Shelburne, VT 116, LS 85+00 RT
June 22, 2018
Page 4 of 7

UTILITY WORK ONLY

Should any portion of the utility facility installed within the State Highway right-of-way require relocation due to future highway improvements, the Permit Holder shall bear all expenses, and all necessary adjustments shall be completed in a timely manner.

The Permit Holder acknowledges and agrees that pursuant to Title 19, Section 26a(b) and applicable federal regulations, VTrans is required to collect reasonable rent from providers of broadband or wireless communications facilities or services within State rights-of-way. To accomplish this, VTrans intends to develop lease or license agreements with all covered providers. The Permit Holder acknowledges and agrees that the principles recognized in this paragraph apply not only to the Permit Holder's installation(s) covered by this permit, but also to all past, current, and future situations in which the Permit Holder is a provider of broadband or wireless communications facilities or services within State owned, managed, or controlled rights-of-way. The Permit Holder acknowledges and agrees that neither this permit nor any prior, current, or future pattern of use creates an ownership interest nor any other form of right to occupy or use any property owned, managed, or controlled by the State of Vermont or VTrans and that VTrans may revoke or amend this permit at any time and in any manner, in its sole discretion, without rendering the State of Vermont, VTrans, or any of the State's other agencies, departments, or units or divisions of government liable in any way.

The Permit Holder shall promptly and unconditionally pay for full repair and restoration of any and all damages to existing underground utility facilities (meaning any underground pipe, conduit, wire or cable, including appurtenances) that have been brought about by the execution of the permitted work. The Permit Holder also is required to pay for any costs to repair the highway following and resulting from any repairs to existing utilities occurring as a result of the work covered by this permit. Except with the specific, written permission of the Engineer, the Permit Holder or his or her contractor shall expose all underground facilities to verify their location and depth, at each location where the authorized boring or drilling work crosses a facility; and at reasonable intervals when closely paralleling a facility. Whenever possible, existing facilities should be crossed at a perpendicular angle. The Permit Holder shall be responsible for obtaining the modification of this permit, if necessary, for any additional survey work before initiating boring or drilling operations under the permit. The Agency will treat the Permit Holder's failure to fully, promptly, and conscientiously comply with all of conditions of this paragraph, including but not limited to the obligation to pay for repairs, as grounds for the Agency to refuse to grant any further requests by the Permit Holder for any other permits for subsurface work unless the Permit Holder furnishes irrevocable financial security, in a type and an amount deemed sufficient by the Agency in its sole discretion, prior to such future subsurface work.

Ernest Auclair Family Trust/Jennifer Morway
Shelburne, VT 116, LS 85+00 RT
June 22, 2018
Page 5 of 7

The Permit Holder shall at a minimum install and maintain erosion prevention and sediment control measures in accordance with the Low Risk Site Handbook for Erosion Prevention and Sediment Control published by the Vermont Department of Environmental Conservation for the purposes of preventing sediment transport into the Agency's State Highway right of way and stormwater management systems or surface waters of the State. All disturbed earth areas having erosion potential must be temporarily or permanently stabilized, as soon as practicable or within seven (7) days of disturbance or, if precipitation is forecast sooner. Ditches or slopes steeper than 1:3 shall make use of appropriate biodegradable erosion matting composed of planar woven natural fiber. Stabilization measures constructed in the State Highway right-of-way shall be in compliance with the current version of the Vermont Agency of Transportation Standard Specifications for Construction.

Any vegetation removal in the State Highway right-of-way proposed within Stream/Riparian Buffer Zones shall conform to all Local, State, and Federal Regulatory requirements for Stream Buffer Protection. Vegetation removal in the State Highway right-of-way must be pre-approved by the District Transportation Administrator.

By acceptance of this permit, the Permit Holder agrees to defend, hold harmless and indemnify the Agency, the State of Vermont, and their officers and employees from and against all claims arising out of connections of the Permit Holder's stormwater management system to the Agency's State Highway stormwater management system.

TRAFFIC CONTROL

The Permit Holder shall verify the appropriate safety measures needed, prior to construction, so proper devices and/or personnel are available when and as needed. Traffic control devices, shall be in conformance with the MUTCD (Manual on Uniform Traffic Control Devices), Agency standards and any additional traffic control deemed necessary by the District Transportation Administrator. The Permit Holder's failure to utilize proper measures shall be considered sufficient grounds for the District Transportation Administrator to order cessation of the work immediately.

The Permit Holder will perform construction in such a way as to minimize conflicts with normal highway traffic. When two-way traffic cannot be maintained, the Permit Holder shall provide a sign package that conforms to the MUTCD (Manual on Uniform Traffic Control Devices) or Agency standards, as well as trained Flaggers. The District Transportation Administrator may require a similar sign package with trained Flaggers whenever it is deemed necessary for the protection of the traveling public. In addition, the District Transportation Administrator may require the presence of Uniform Traffic Officers (UTOs); moreover, the presence of UTOs shall not excuse the Permit Holder from its obligation to provide the sign package and Flaggers.

Ernest Auclaire Family Trust/Jennifer Morway
Shelburne, VT 116, LS 85+00 RT
June 22, 2018
Page 6 of 7

The Permit Holder shall ensure that all workers exposed to the risks of moving highway traffic and/or construction equipment wear high-visibility safety apparel meeting the requirements of ISEA (International Safety Equipment Association) "American National Standards for High-Visibility Safety Apparel," and labeled as ANSI (American National Standards Institute) 107-2004, or latest revisions, for Performance Class 2 or 3 requirements. A competent person - one designated by the Permit Holder's Contractor to be responsible for worker safety within the activity area of the State highway right-of-way - shall select the appropriate class of garment. The Engineer may suspend this permit until compliance is obtained.

COMMERCIAL WORK ONLY

Independence; Liability: The Permit Holder will act in an independent capacity and not as officers or employees of the State.

The Permit Holder shall defend the State and its officers and employees against all claims or suits arising in whole or in part from any act or omission of the Permit Holder or of any agent of the Permit Holder. The State shall notify the Permit Holder in the event of any such claim or suit, and the Permit Holder shall immediately retain counsel and otherwise provide a complete defense against the entire claim or suit.

After a final judgment or settlement, the Permit Holder may request recoupment of specific defense costs and may file suit in the Washington Superior Court requesting recoupment. The Permit Holder shall be entitled to recoup costs only upon a showing that such costs were entirely unrelated to the defense of any claim arising from an act or omission of the Permit Holder.

The Permit Holder shall indemnify the State and its officers and employees in the event that the State, its officers or employees become legally obligated to pay any damages or losses arising from any act or omission of the Permit Holder.

Insurance: Before beginning any work under this Permit the Permit Holder must provide certificates of insurance to show that the following minimum coverages are in effect. It is the responsibility of the Permit Holder to maintain current certificates of insurance on file with the State for the duration of work under the Permit. No warranty is made that the coverages and limits listed herein are adequate to cover and protect the interests of the Permit Holder for the Permit Holder's operations. These are solely minimums that have been established to protect the interests of the State.

Workers' Compensation: With respect to all operations performed under the Permit, the Permit Holder shall carry workers' compensation insurance in accordance with the laws of the State of Vermont.

Ernest Auclaire Family Trust/Jennifer Morway
Shelburne, VT 116, LS 85+00 RT.
June 22, 2018
Page 7 of 7

General Liability and Property Damage: With respect to all operations performed under the Permit, the Permit Holder shall carry general liability insurance having all major divisions of coverage including, but not limited to:

Premises - Operations
Products and Completed Operations
Personal Injury Liability
Contractual Liability

The policy shall be on an occurrence form and limits shall not be less than:

\$2,000,000 Per Occurrence
\$2,000,000 General Aggregate
\$2,000,000 Products/Completed Operations Aggregate
\$ 50,000 Fire/Legal Liability

Permit Holder shall name the State of Vermont and its officers and employees as additional insureds for liability arising out of this Permit.

Automotive Liability: The Permit Holder shall carry automotive liability insurance covering all motor vehicles, including hired and non-owned coverage, used in connection with the Permit. Limits of coverage shall not be less than: \$1,000,000 combined single limit.

Permit Holder shall name the State of Vermont and its officers and employees as additional insureds for liability arising out of this Permit.

Revised 04/11/18 820.031

VERMONT AGENCY OF TRANSPORTATION
NOTICE OF PERMIT ACTION

Grantor (Owner/Applicant): Ernest Auckler Family Trust / Ernest Auckler
Address: Street: 33 Tyler Dr.
City/State/ZIP: Essex Jct., VT 05452

Location of Work:
Town: Shelburne
Route: VT 112
Log Station/MM: LS 8500 RT

Property Deed References: Book: _____ Page: _____

Permit ID #: _____

Description of Work: Single family access

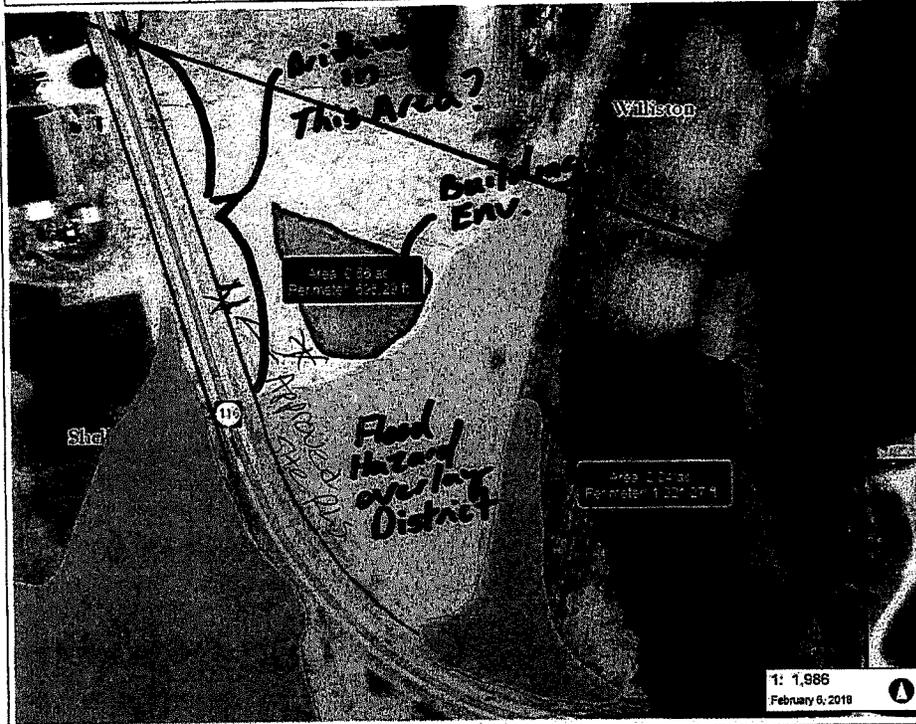
Issued Permit Notice of Violation
 Suspension of Permit

Action Date: June 22, 2018

Signature: Bandy Seeding

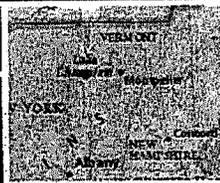
Location of Record: Vermont Agency of Transportation
Utilities & Permits Unit - National Life Bldg.
Drawer 33
Montpelier, VT 05633-5001

Town/City of _____ Clerk's Office
Received _____ at _____ a.m./p.m.
and recorded in Book _____ on Page _____
of land records.
Attest: _____
Assistant Town/City Clerk



1: 1,986

February 6, 2018



LEGEND

- Wetland - VSWI
 - Class 1 Wetland
 - Class 2 Wetland
 - Buffer
- Wetlands Advisory Layer
- Flood Hazard Areas (Only FEH)
 - AE (1-percent annual chance flood)
 - A (1-percent annual chance flood)
 - AO (1-percent annual chance zone free)
 - 0.2-percent annual chance flood ha
- Roads
 - Interstate
 - Principal Arterial
 - Minor Arterial
 - Major Collector
 - Minor Collector
 - Local
 - Not part of function Classification S
- Waterbody
 - Stream
- Parcels (where available)
- Town Boundary

NOTES

Map created using ANR's Natural Resources Atlas

101.0 0 50.00 101.0 Meters

WGS 1984 Web Mercator Auxiliary Sphere
© Vermont Agency of Natural Resources

1" = 166 FT 1cm = 20 Meters
THIS MAP IS NOT TO BE USED FOR NAVIGATION

DISCLAIMER: This map is for general reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable. ANR and the State of Vermont make no representation of any kind, including but not limited to, the warranties of merchantability, or fitness for a particular use, nor are any such warranties to be implied with respect to the data on this map.

Vermont Property Transfer Tax
32 V.S.A. Chap 231
-ACKNOWLEDGEMENT-
RETURN REC'D-TAX PAID BOARD
OF HEALTH CERT. REC'D.
VT LAND USE & DEVELOPMENT
PLANS ACT. CERT. REC'D
Return No. 2018-167
Diana Vachon Town Clerk
Date Oct 25, 2018

TOWN CLERK'S OFFICE
Received Oct 25, 2018 10:45A
Recorded in VOL: 448 PG: 622- 625
OF Shelburne Land Records
Attest:
Diana Vachon
Town Clerk

WARRANTY DEED

KNOW ALL PERSONS BY THESE PRESENTS that HEIDI AUCLAIR, JENNIFER MORWAY and HEATHER AUCLAIR, Trustees of the Ernest Auclair Family Trust u/t/a dated August 14, 2002, as amended, said trust having its situs in South Burlington, Vermont and JENNIFER MORWAY and HEATHER AUCLAIR, Trustees of the Mildred Auclair Family Trust u/t/a dated August 14, 2002, as amended, said trust having its situs in South Burlington, Vermont ("Grantors"), in consideration of the sum of Ten and More Dollars, paid to their full satisfaction by JENNIFER MORWAY and ROBERT L. MORWAY III, of Essex Junction, County of Chittenden and State of Vermont ("Grantees"), by these presents, do hereby GIVE, GRANT, SELL, CONVEY and CONFIRM unto the said Grantees, JENNIFER MORWAY and ROBERT L. MORWAY III, husband and wife, as tenants by the entirety, and their heirs and assigns and the heirs and assigns of the survivor thereof forever, a certain piece of land with all improvements thereon and appurtenances thereto in the Town of Shelburne, County of Chittenden and State of Vermont (the "Premises"), described as follows, viz:

Being a parcel of land currently having a Town of Shelburne Parcel Identification Number of 08-01-10.100 bound on the south and the west by Vermont Route 116, bound on the north by the Shelburne/Williston town line and bound on the east by land now or formerly owned by Beecher, the Premises being approximately 13.2 acres in size.

Being a portion of the lands and premises conveyed to Ernest Auclair and Mildred Auclair, Trustees of the Ernest Auclair Family Trust u/t/a dated August 14, 2002 and Mildred Auclair and Ernest Auclair, Trustees of the Mildred Auclair Family Trust u/t/a dated August 14, 2002 by Trust Deed from the Auclair Family Partnership, said deed dated August 30, 2002 and recorded in Volume 275 at Page 316 of the Town of Shelburne Land Records, and being more particularly described therein as follows:

Being all and the same land and premises conveyed to Grantor by Warranty Deed of Ernest N. Auclair and Mildred K. Auclair dated August 31, 2001 and recorded in Volume 256 at Pages 323-324 of the Town of Shelburne Land Records and recorded in Volume 124 at Pages 648-649 of the Town of Williston Land Records, and being more particularly described in that deed as follows:

Being all and the same land and premises conveyed to Grantors by Warranty Deed of May Auclair dated February 3, 1951, and recorded in Volume 32, at Page 254 of the Town of Shelburne Land Records and recorded in Volume 20 at Page 605 of the Town of Williston Land Records; and being more particularly described in that deed as follows:

A farm of land, with all buildings thereon, consisting of 220 acres of land, more or less, and being all and the same land and premises conveyed to the herein grantor from Arthur J. Auclair by his warranty deed dated May 19, 1933, and of record in Volume 20 on Page 605 of the Town of Williston Land Records and in Volume 22 on Page 125 of the Town of Shelburne Land Records to which deed and its records and to all deeds and records therein referred to reference is hereby made in aid of this description.

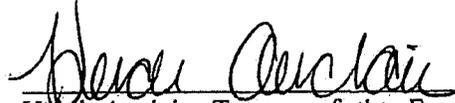
Said land and premises are conveyed subject to all of the covenants and restrictions set forth in said Warranty Deed

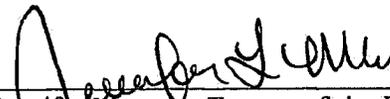
The Premises are subject to: (a) taxes assessed on the Grand List not delinquent on the date of this Deed, which Grantees herein assume and agree to pay as part of the consideration for this Deed subject to such taxes being prorated between Grantors and Grantees on the date this Deed is delivered; (b) the provisions of municipal ordinances, public laws and special acts; and (c) all easements and rights of way of record, not meaning to reinstate any claims barred by operation of the Vermont Marketable Record Title Act, 27 V.S.A. § 601, *et seq.*

Reference is hereby made to the above-mentioned instruments, the records thereof and the references therein contained in further aid of this description.

TO HAVE AND TO HOLD the said granted Premises, with all the privileges and appurtenances thereto, to the said Grantees, **JENNIFER MORWAY** and **ROBERT L. MORWAY III**, husband and wife, as tenants by the entirety, and their heirs and assigns and the heirs and assigns of the survivor thereof, to their own use and behoof forever; and the said Grantors, **HEIDI AUCLAIR, JENNIFER MORWAY and HEATHER AUCLAIR, Trustees of the Ernest Auclair Family Trust u/t/a dated August 14, 2002, as amended** and **JENNIFER MORWAY and HEATHER AUCLAIR, Trustees of the Mildred Auclair Family Trust u/t/a dated August 14, 2002, as amended** for themselves and their successors and assigns, do covenant with the said Grantees, and their successors and assigns, that until the ensembling of these presents, Grantors are the sole owners of the Premises, and have good right and title to convey the same in the manner aforesaid, that the said Premises are **FREE FROM EVERY ENCUMBRANCE**, except as aforementioned; and they hereby engage to **WARRANT and DEFEND** the same against all lawful claims whatsoever, except as aforementioned.

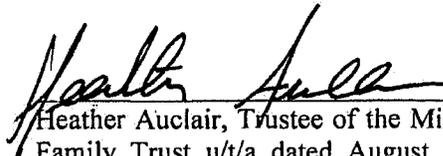
IN WITNESS WHEREOF, **HEIDI AUCLAIR, JENNIFER MORWAY and HEATHER AUCLAIR, Trustees of the Ernest Auclair Family Trust u/t/a dated August 14, 2002, as amended,** and **JENNIFER MORWAY and HEATHER AUCLAIR, Trustees of the Mildred Auclair Family Trust u/t/a dated August 14, 2002, as amended** do hereby execute this Warranty Deed this 15th day of October, 2018.


Heidi Auclair, Trustee of the Ernest Auclair Family Trust u/t/a dated August 14, 2002, as amended


Jennifer Morway, Trustee of the Ernest Auclair Family Trust u/t/a dated August 14, 2002, as amended

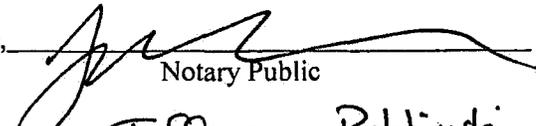

Heather Auclair, Trustee of the Ernest Auclair Family Trust u/t/a dated August 14, 2002, as amended


Jennifer Morway, Trustee of the Mildred Auclair Family Trust u/t/a dated August 14, 2002, as amended


Heather Auclair, Trustee of the Mildred Auclair
Family Trust u/t/a dated August 14, 2002, as
amended

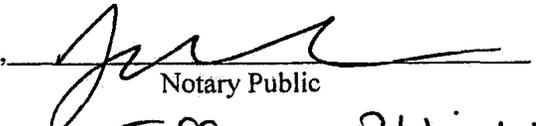
STATE OF VERMONT
COUNTY OF CHITTENDEN, SS.

On this 17th day of October, 2018, personally appeared **HEIDI AUCLAIR, Trustee of the Ernest Auclair Family Trust u/t/a dated August 14, 2002, as amended**, to me known to be the person who executed the foregoing instrument, and she acknowledged this instrument, by her signed, to be her free act and deed, individually and in her legal capacity as **Trustee of the Ernest Auclair Family Trust u/t/a dated August 14, 2002, as amended**.

Before me, 
Notary Public
Printed Name: Jeffrey Polubinski
Notary commission issued in Washington County
My commission expires: 2/10/19

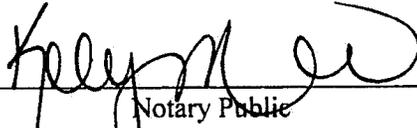
STATE OF VERMONT
COUNTY OF CHITTENDEN, SS.

On this 15th day of October, 2018, personally appeared **JENNIFER MORWAY, Trustee of the Ernest Auclair Family Trust u/t/a dated August 14, 2002, as amended**, to me known to be the person who executed the foregoing instrument, and she acknowledged this instrument, by her signed, to be her free act and deed, individually and in her legal capacity as **Trustee of the Ernest Auclair Family Trust u/t/a dated August 14, 2002, as amended**.

Before me, 
Notary Public
Printed Name: Jeffrey Polubinski
Notary commission issued in Washington County
My commission expires: 2/10/19

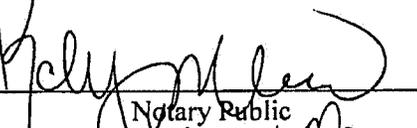
STATE OF VERMONT
COUNTY OF CHITTENDEN, SS.

On this 15th day of October, 2018, personally appeared **HEATHER AUCLAIR, Trustee of the Ernest Auclair Family Trust u/t/a dated August 14, 2002, as amended**, to me known to be the person who executed the foregoing instrument, and she acknowledged this instrument, by her signed, to be her free act and deed, individually and in her legal capacity as **Trustee of the Ernest Auclair Family Trust u/t/a dated August 14, 2002, as amended**.

Before me, 
Notary Public
Printed Name: Kelly J. Mercure
Notary commission issued in Chittenden County
My commission expires: 2/10/19

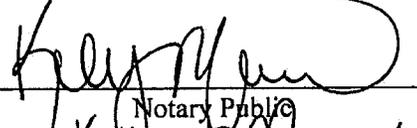
STATE OF VERMONT
COUNTY OF CHITTENDEN, SS.

On this 16th day of October, 2018, personally appeared **JENNIFER MORWAY, Trustee of the Mildred Auclair Family Trust u/t/a dated August 14, 2002, as amended**, to me known to be the person who executed the foregoing instrument, and she acknowledged this instrument, by her signed, to be her free act and deed, individually and in her legal capacity as **Trustee of the Mildred Auclair Family Trust u/t/a dated August 14, 2002, as amended**.

Before me, 
Notary Public
Printed Name: Kelly J. Mercure
Notary commission issued in Chittenden County
My commission expires: 2/10/19

STATE OF VERMONT
COUNTY OF CHITTENDEN, SS.

On this 18th day of October, 2018, personally appeared **HEATHER AUCLAIR, Trustee of the Mildred Auclair Family Trust u/t/a dated August 14, 2002, as amended**, to me known to be the person who executed the foregoing instrument, and she acknowledged this instrument, by her signed, to be her free act and deed, individually and in her legal capacity as **Trustee of the Mildred Auclair Family Trust u/t/a dated August 14, 2002, as amended**.

Before me, 
Notary Public
Printed Name: Kelly J. Mercure
Notary commission issued in Chittenden County
My commission expires: 2/10/19

VERMONT ELECTRIC COOPERATIVE, INC.
MEMBERSHIP & CONTRACT FOR ELECTRIC SERVICE

381 165

Vol. 38
Page 265

The undersigned (hereinafter called the "Applicant") hereby applies for electric service from Vermont Electric Cooperative, Inc., upon the following terms and conditions:
Payment of Membership Fee \$5.00

The applicant will comply with and be bound by the provisions of the certificate of incorporation and by-laws of the Cooperative and such rules, regulations and policies as may from time to time be adopted by the Cooperative.

The Applicant agrees to pay the established minimum guarantee and construction charge for electric service for a period of at least FIVE FULL YEARS after service is made available.

It is expressly understood and agreed that the minimum and construction charge shall continue in effect until revised by action of the Board of Directors.

Minimum \$10.00 per month, 50 Mo. during construction not to exceed 5 months.
Date July 6, 1967

Jeremiah N. Beecher
Claire V. Beecher

Right of way Easement

KNOW ALL MEN BY THESE PRESENTS, that the undersigned JEREMIAH N. & CLAIRE V. BEECHER (husband and wife) for a good and valuable consideration, the receipt whereof is hereby acknowledged, does hereby grant unto Vermont Electric Cooperative, Inc., a corporation, whose post office address is Johnson, Vermont, and to its successors or assigns the right to enter upon the lands of the undersigned, situated in the County of Chittenden, State of Vermont, and more particularly described as follows: Being the land and premises conveyed to us and/or to me by Homer & Marion Dubois by deed dated May 29, 1967 and recorded in Book 42, Page 94 of the Town of Shelburne and being a tract of land with the buildings thereon consisting of approximately 3 3/4 acres in area situated in the Town of Shelburne, County of Chittenden and State of Vermont and bounded on the north by land owned by Homer Dubois on the west by land owned and State of Vermont and bounded on the north by land owned by Homer Dubois on the west by land owned by E. Auclair, on the east by land owned by Homer Dubois and on the south by land owned by Vt. Rt. 116 and to place, construct, operate repair, maintain, relocate and replace thereon and in or upon all streets, roads, or highways abutting said lands and electric transmission or distribution line of system and to cut and trim and chemically treat all trees and shrubbery to the extent necessary to keep them clear of said electric line or system and to cut down from time to time all dead, weak, leaning or dangerous trees that are tall enough to strike the wires in falling.

In granting this easement it is expressly understood that at pole locations, only a single pole and appurtenances will be used, and that no buildings will be placed closer than 15 feet from the center line of the pole line.

The undersigned covenants that he is the owner of the above described lands and that the said lands are free and clear of encumbrances and liens of whatsoever character except those held by the following persons: NO

It is further understood that, whenever necessary, words used in this instrument in the singular shall be construed to read in the plural and that words used in the masculine gender shall be construed to read in the feminine.

IN WITNESS WHEREOF, the undersigned has set his hand and seal this 6 day of July, 1967.
Jeremiah N. Beecher
Claire V. Beecher

Signed, sealed and delivered in the presence of:
H.A. Parker, Jr.
Peter Auclair

Note: Two witnesses are required to comply with Vermont legal requirement pertaining to land.

STATE OF VERMONT
CHITTENDEN COUNTY, SS

At Shelburne, in said County, before me personally appeared Jeremiah N. Beecher and Claire V. Beecher and each acknowledged the foregoing instrument by him sealed and subscribed to be his free act and deed.

H.A. Parker, Jr.
Notary Public

SHELBURNE TOWN CLERK'S OFFICE Sept. 26th, 1967 at 8:30 a.m.
Received for record an instrument of which the foregoing is a true copy.

Attest: J. O'Neil
and TOWN CLERK

Vermont Electric Cooperative, Inc.
Johnson, Vt.

Gentlemen:
This letter will constitute your authority to go forward with an extension of your power line to serve Mr. Jeremiah Beecher all within the general terms of our existing easement dated the 14 day of July 1966, and of record in Volume 38, Page 201 of the Land Records of the Town of Shelburne, Vt. Do not cut any trees.

Very truly yours,
ERNEST AUCLAIR
MILDRED AUCLAIR

Shelburne Town Clerk's Office Septe. 26th, 1967 at 8:30 a.m.
Received for record a letter, of which the foregoing is a true copy.

Attest: J. O'Neil
and TOWN CLERK