

KIDDER SURVEYING COMPANY, INC.
BYRON L. KIDDER
REGISTERED LAND SURVEYOR
BRADFORD, VERMONT 05033

JUN 15 1979

June 12, 1979

Mr. John F.V. Lange
Fairview Street
Fairlee, Vermont 05045

Re: Access Road for the Proposed Additions to the Fairlee Town
Forest

Dear John:

I have completed the necessary deed and road research to determine the legal access roads for the proposed additions to the Fairlee Town Forest. The following pages and plans show and describe the results of the same.

The 758.6 acres, which make up the total proposed additions, are now owned by you in three separate deeds. The 53.9 acre, 73.8 acre and 87.9 acre parcels are included in Book 22, Pages 137-138 (see enclosed copy). These three parcels and the 15 acre parcel to be next described are shown on a survey plan by James L. Davis, dated August, 1936 and titled "Part of Estate of Frank W. Pierce" (see enclosed copy). The 15 acre parcel was deeded to you in Book 22, Pages 368-369 (see enclosed copy). The 528 acre parcel was deeded to you in Book 22, Pages 170-171 (see enclosed copy). This parcel is shown on a survey plan by Hawkins and Jennings, dated August, 1919 and titled "The New England Box Company's - Andrews 540 Acre Lot" (see enclosed copy).

The property in question is serviced by three separate legal access roads. Access No.1 is a 50 foot wide right of way deeded to you in Book 29, Pages 31-32 (see enclosed copy). This goes in a southwesterly direction from the "Brushwood Road" or Town Road No.8 and is well defined in the deed. This access services the 73.8 acre, 87.9 acre and 15 acre parcels.

Access No.2 is a 32 foot wide Pent Road laid out in 1820 (see enclosed copy). It is shown on the 1858 Walling's Map of Orange County as leading to the T. FitzPatrick place. (see enclosed copy). It is locally called the "Bald Top Road" or "Ninth Range Road".

It is not shown on the present Town Highway Plan as prepared by the State and therefore has no present town road number. No record could be found where this road was ever discontinued and therefore it should be classified as a Class 4 road as per the Vermont Highway Law (see enclosed copy). This access is used on a regular basis by the public and services the present Town Forest land, the 528 acre parcel and the Ackerman land. The 528 acre parcel corners on the roadside and part of the north line is right beside the road for about 200 feet as you travel in a northwesterly direction from the corner. The said Hawkins and Jennings survey in 1919 indicate three separate roads leading into the large lot from the Pent Road and are presumably old logging roads.

Access No.2 also services the 53.9 acre parcel by two side roads. They both lead northerly from the Pent Road near where a brook crosses the same. The most easterly one begins just east of the brook and leads through the present Town Forest land. The other begins just west of the brook and leads through the present Town Forest land and the Ackerman land. These are both shown on the said 1936 Davis survey and are presumably old logging roads.

Access No.3 is an old town road laid out in 1822 (see enclosed copy). It is shown on the map of Fairlee in the 1877 Beer's Atlas of Orange County (see enclosed copy). It is locally known as the road to the old Follet and Childs places, shown as cellar holes on the said Hawkins and Jennings 1919 survey. It is not shown on the present Town Highway Plan as prepared by the State, but would be a continuation of Town Road No.36. No record could be found where this road was ever discontinued and therefore it should be classified as a Class 4 road. There was no width given on the original survey and therefore it should be assumed to be 3 rods wide as per the Vermont Highway Law (see enclosed copy). This access is used on a regular basis by the public and services the 528 acre parcel and several other privately owned parcels which border it.

In conclusion, the proposed additions to the Fairlee Town Forest are serviced by three separate legal access roads, which are shown on a survey plan prepared by me dated June 11, 1979.

encs.

Sincerely,

Byron L. Kidder

Byron. L. Kidder, L.S.