

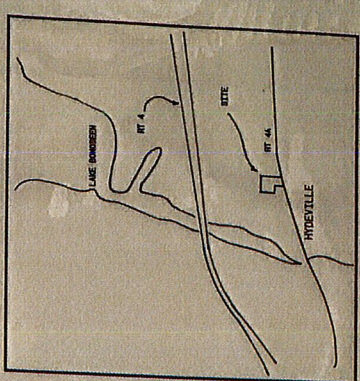
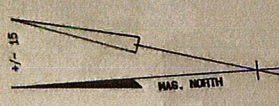
(PELLERIN PARCEL  
w/ 60' R.O.W.)

CASTLETON

BK. 22, P. 43-45

PELLERIN SR to PELLERIN JR

MAY 1993



VICINITY MAP  
1" = 2000'

NOTES:  
1. CONTOUR INTERVAL IS 2 FEET.  
2. ELEVATIONS ARE FROM AN ASSUMED DATUM.

**COURCELLE SURVEYING CO.**  
P. O. BOX 6531  
RUTLAND, VERMONT  
802-775-5006

**SURVEYORS-SITE TECHNICIANS**  
**PROPOSED SUBDIVISION OF LANDS OF**  
**SUNRISE PLAZA INC.**  
RT 4A  
CASTLETON, VERMONT

SCALE: 1" = 40'  
DNM. BY D.E.B.

DATE: DEC. 10, 1993  
DNM. NO. B 93-67

LANDS OF  
DAVID S. & ELLEN McMAHON  
BK 59 P6 310-319

LANDS OF  
FRANKLIN TAGGART  
BK 55 P6 134

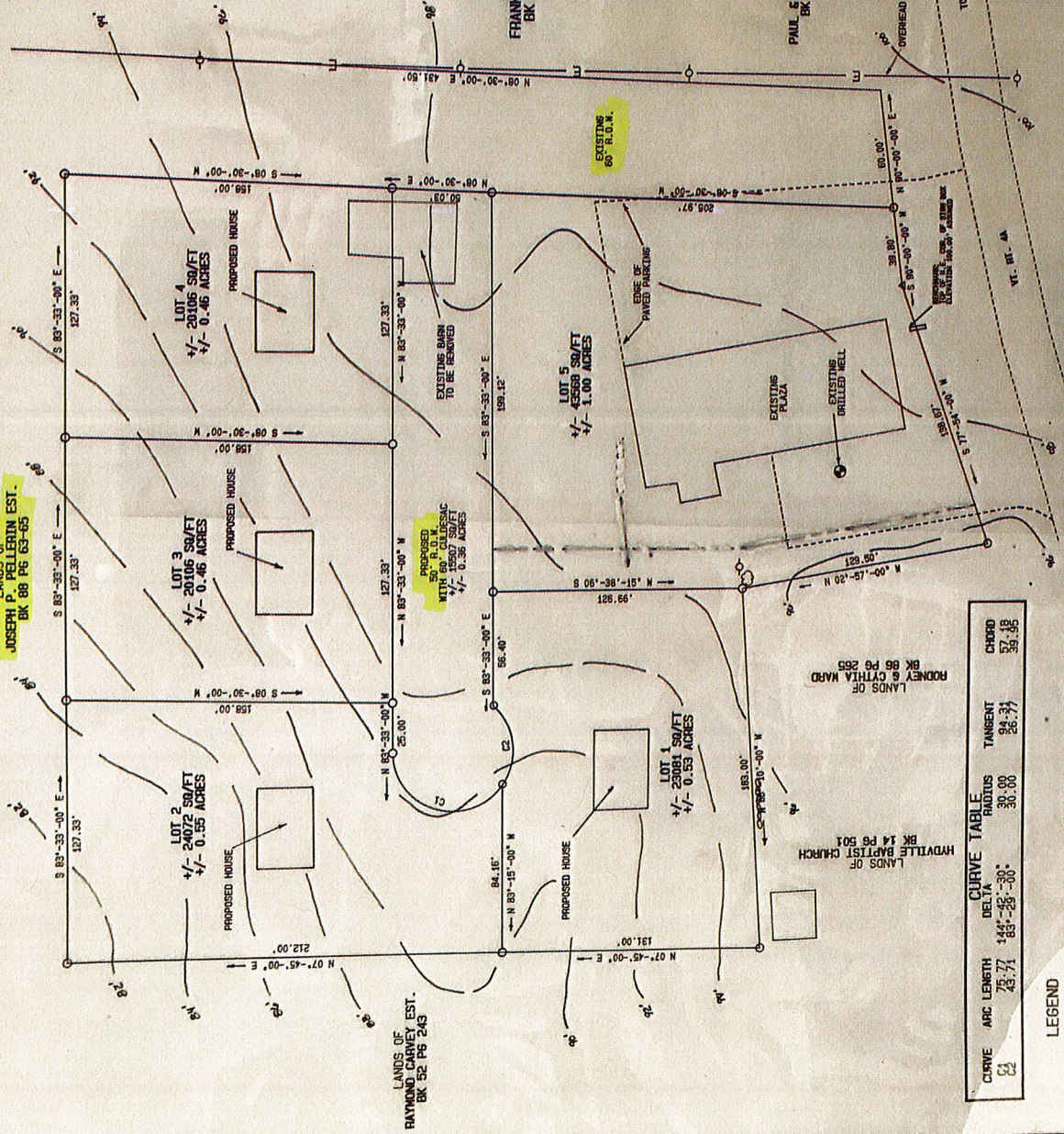
LANDS OF  
PAUL & JUDITH MISKOFSKI  
BK 84 P6 59-40

LANDS OF  
JOSEPH P. PELLERIN EST.  
BK 88 P6 63-65

LANDS OF  
RAYMOND W. GARDNER EST.  
BK 52 P6 243

LANDS OF  
HYDEVILLE BAPTIST CHURCH  
BK 14 P6 504

LANDS OF  
RODNEY & CYNTHIA WARD  
BK 85 P6 265



CURVE	ARC LENGTH	DELTA	CURVE TABLE	RADIUS	TANGENT	CHORD
C1	75.77	44°-25'-30"		30.00	94.31	97.18
C2	45.77	83°-25'-30"		30.00	26.77	39.96

- LEGEND**
- E- ELECTRIC LINE
  - SLATE STONE WALL
  - EDGE OF PAVEMENT
  - 36" DEAD ELM TREE
  - DRILLED WELL
  - UTILITY POLE
  - UNDOCUMENTED BOUNDARY PT.
  - IRON PIN SET

CERTIFICATION:  
THIS SURVEY IS BASED ON FIELD MEASUREMENTS, PHYSICAL MONUMENTATION FOUND, DEEDS RECITED ABOVE, AND A PRIOR SURVEY PREPARED BY MAYNARD WELCH ENTITLED "PARCEL OF LANDS OF SUNRISE PLAZA INC. DATED 11-16-91" DATED SEPT. 1976. THIS SURVEY IS NOT INTENDED TO SHOW ALL RIGHTS OF WAY OR EASEMENTS EITHER EXPRESSED OR IMPLIED. THIS SURVEY IS SUBJECT OF THE BEST OF MY KNOWLEDGE.

Mark L. Courcelle  
MARK L. COURCELLE

Willow-Twelve  
Castleton Planning  
Commission  
11-16-94



submitte... accuracy... stated, this letter... enforcement action.

It is recommended, not required, that a copy of this letter be recorded in the Town Records along with the deed for this parcel.

FOR THE DIVISION OF PROTECTION

*Joseph G. Eckel*  
Joseph G. Eckel  
Administrative Secretary

Dated at Pittsford, Vermont this 30<sup>th</sup> day of March 1992.

cc: Town Planning, Castleton  
Remaining acreage: 38+ acres  
Received for record this 18th day of May A.D. 1993 at 8:30 A.M. and here recorded. A true record. Attest:

*Smalley*  
Town Clerk

BOOK 88  
PAGE 43-65

**(JOSEPH P. PELLERIN SR ESTATE** to **JOSEPH P. PELLERIN, JR** - Q.C.)  
Regional Offices - Barre/Essex Jct./Pittsford/N. Springfield/St. Johnsbury

KNOW ALL MEN BY THESE PRESENTS THAT I, KATHERINE QUINBY, of Center Reach, in the County of Suffolk and State of New York, and DANIEL PELLERIN, of Rutland, in the County of Rutland and State of Vermont, Grantors, Co-Executors of the Estate of Joseph P. Pellerin, Sr., in the consideration of Fifty-Five Thousand Dollars (\$55,000.00) paid to our full satisfaction by JOSEPH P. PELLERIN, JR., of Castleton, in the County of Rutland and State of Vermont, Grantee, have REMISED, RELEASED, AND FOREVER QUITCLAIMED unto the said JOSEPH P. PELLERIN, JR., his heirs and assigns, all right and title which the Estate of Joseph P. Pellerin, Sr. has in, and to a certain piece of land, including a house and shop, in Castleton, in the County of Rutland and State of Vermont, described as follows. viz:

ACKNOWLEDGMENT  
Notarially acknowledged before me this 30th day of March 1992.

67  
(JOSEPH P. PELLERIN SR, EST to JOSEPH P. PELLERIN, JR. - Q.C.)

Being a portion of the lands and premises conveyed to Joseph P. Pellerin, Sr. and Rose C. Pellerin (deceased) as husband and wife by Warranty Deed of Gray S. Clark and Edna R. Clark dated May 25, 1939 and recorded at Book 41, Page 411 of the Castleton Land Records.

The parties agree the north property line shall commence at the intersection of an abandoned railroad bed on the south edge of U.S. Route 4 right-of-way and shall continue westerly eight hundred sixty-five (865) feet, more or less, along the existing U.S. Route 4 right-of-way to the edge of Lake Bomoseen; thence southerly, one hundred fifty (150) feet, more or less, along the shore of Lake Bomoseen to a point; thence easterly five hundred sixty (560) feet, more or less, to a point along the abandoned railroad bed; thence northeasterly five hundred seventy (570) feet, more or less, to the point of beginning. A sketch of the premises is attached to this deed and incorporated herein by reference.

Included in this conveyance are the following rights-of-way, in common with Grantor, and the legatees and devisees of Joseph P. Pellerin, Sr., and their executors, heirs and assigns, for ingress, egress and utilities:

(a) Over the existing roadway serving the premises conveyed herein from the general road location of Kip's Wharf;

(b) Over the existing roadway serving the premises from the general location of the Hydeville Plaza, which right-of-way shall be temporary and cease to exist immediately upon Grantor's transfer of all or any portion of the lands lying underneath it;

(c) Over Grantee's existing driveway across Grantor's lands for a period ending July 30, 1994; and

(d) A twenty-six (26) foot wide right-of-way approximately ninety-seven (97) feet northeast of Grantee's existing driveway across Grantor's lands, to connect the rights-of-way described in paragraphs (a) and (b) above.

Grantee shall be responsible, at Grantee's sole expense to construct a new driveway along the right-of-way described in paragraph (d) above. Inasmuch as the right-of-way described in paragraph (c) above terminates on July 30, 1994, Grantee shall construct a new driveway on or before that date.

Reference is made to a license to sell of the Rutland District Probate Court dated October 20, 1992 authorizing the conveyance of the premises described herein.

Grantor reserves for itself and the legatees and devisees of Joseph P. Pellerin, Sr. and their executors, heirs and assigns, a right-of-way for ingress, egress and utilities twenty-six (26) feet in width along the eight hundred sixty-five (865) foot northerly property line, immediately adjacent to the U.S. Route 4 right-of-way. The right-of-way shall extend from the point of beginning on the northeasterly corner of the property and shall extend along the eight hundred sixty-five (865) foot northerly property line to the existing right-of-way that passes under the U.S. Route 4 overpass. This right-of-way shall benefit the real estate owned by Grantor on the north of U.S. Route 4 and shall run with those premises.

The easement reserved herein is shown on the sketch of the premises conveyed herein attached to this deed.

All easements and reservations described herein shall run with the land.

TO HAVE AND TO HOLD all right and title in and to said quitclaimed premises, with the appurtenances thereof, to the said JOSEPH P. PELLERIN, JR., and his heirs and assigns forever. AND FURTHERMORE the ESTATE OF JOSEPH P. PELLERIN, SR., does for itself and the devisees and legatees of Joseph P.

(JOSEPH P. PELLERIN SR. EST.

Pellerin, Sr., their the said JOSEPH P. P that from and after ESTATE OF JOSEPH P. P in, or to the said qui

IN WITNESS WHERE

11 day of May, 199

*Maureen Lopez*  
First Witness as to K  
*Jammaree [unclear]*  
Second Witness as to

STATE OF NEW YORK  
COUNTY OF [unclear]

At [unclear] No

KATHERINE QUINBY pe

this instrument, by I

act and deed and the

P. PELLERIN, SR.

LYNN V. SKOGLUND  
NOTARY PUBLIC, State of New  
No. 664718038  
Qualified in Suffolk County  
Commission Expires February 28, 1

IN WITNESS WHEREOF  
13 day of May, 1993

*Sharon H. [unclear]*  
First Witness as to PP  
*Jammaree [unclear]*  
Second Witness as to D

*Quincy A. [unclear]*  
STATE OF VERMONT  
COUNTY OF RUTLAND, SS.

At Rutland, Vermo

PELLERIN personally

instrument, by him se

and deed and the free

PELLERIN, SR.

2732/1/I/TXTJLM

Received for record  
here recorded. A True record.

(JOSEPH P. PELLERIN SR. EST. to JOSEPH P. PELLERIN, JR. - Q.C. - CONT)

Pellerin, Sr., their executors, heirs and assigns, covenant with the said JOSEPH P. PELLERIN, JR., and his heirs and assigns, that from and after the ensembling of these presents the said ESTATE OF JOSEPH P. PELLERIN, SR. will have and claim no right, in, or to the said quitclaimed premises.

IN WITNESS WHEREOF, I hereunto set my hand and seal this 11 day of May, 1993.

ESTATE OF JOSEPH P. PELLERIN, SR.

By: Katherine P. Quinby  
KATHERINE QUINBY  
Co-Executor

Maureen Lopez  
First Witness as to KQ  
Jammarae Berry Field  
Second Witness as to KQ

STATE OF NEW YORK  
COUNTY OF Suffolk, SS.

At Suffolk, New York this 11 day of May, 1993, KATHERINE QUINBY 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 the ESTATE OF JOSEPH P. PELLERIN, SR.

Before me, [Signature]  
Notary Public  
My Commission Expires: [Date]

LYNN V. SKOGLUND  
NOTARY PUBLIC, State of New York  
No. 624715038  
Qualified in Suffolk County  
Commission Expires February 28, 1995

IN WITNESS WHEREOF, I hereunto set my hand and seal this 13 day of May, 1993.

ESTATE OF JOSEPH P. PELLERIN, SR.

By: Daniel Pellerin  
DANIEL PELLERIN  
Co-Executor

Maureen H. [Signature]  
First Witness as to DP  
Jammarae Berry Field  
Second Witness as to DP  
Dulcie A. [Signature]  
STATE OF VERMONT  
COUNTY OF RUTLAND, SS.

At Rutland, Vermont this 13 day of May, 1993, DANIEL PELLERIN 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 the ESTATE OF JOSEPH P. PELLERIN, SR.

Before me, [Signature]  
Notary Public  
My Commission Expires: 2/10/95

2732/1/I/TXTJLM  
Received for record this 18th day of May A.D. 1993 at 8:30 A.M. and here recorded. A True record. Attest: [Signature] Town Clerk

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