



State of Vermont
 Highway Division
 Project Delivery Bureau
 Right of Way Section
 219 North Main St.
 Barre, VT 05641
www.vtrans.vermont.gov

Agency of Transportation

RECEIVED

MAR 22 2024

TOWN OF DANVILLE

March 15, 2024

RE: Cabot-Danville FEGC F 028-3(26)C3
 Parcel #300 – Town of Danville

Town of Danville
 Attn: Town Clerk: Michelle LeClerc
 PO Box 183
 Danville, Vt 05828

Dear Michelle,

In order to construct the above referenced project, the Vermont Agency of Transportation (“VTrans” or the “Agency”) requires certain land and/or rights from your property located at on US Rte 2 and TH 5 (Young Farm Road) and US Rte 2 and TH 117 (West Shore Road), West Danville, VT. The project consists of reconstruction and widening of a portion of US Route 2 on existing roadway with minor realignment, new drainage, subbase, pavement, and related roadway work. Construction is scheduled to begin in 2026 and is anticipated to be completed in 2 construction seasons. The required rights are described in detail on the enclosed plans and documents.

Enclosed are:

- A color-coded plan showing the rights requested
- A Waiver Valuation and a Summary of Valuation
- Two copies of an Quit Claim Deed
- An IRS W-9 Request for Taxpayer Identification Number Form
- A W-9 Frequently Asked Questions Sheet
- *A Right of Way Acquisition Procedures in Vermont Pamphlet*

VTrans has made a determination of Just Compensation for the temporary rights and permanent easements needed from your property to complete this project. Our offer to you in the amount of **\$1,100.00** represents the Agency’s best estimate of the value of the property rights needed for the highway improvement and includes damages, if any, to your remaining property. This amount is based upon a valuation made of your property in accordance with the standard procedures established by the State of Vermont and Federal Regulations.

It is our sincere desire to arrive at a mutually satisfactory agreement with every property owner when rights are needed to complete a highway improvement project. To maintain the current project scheduled, we have until 10/11/2024 to reach a negotiated agreement. If an agreement cannot be reached by this date, we will have to move on to the Hearing phase. If needed, a Hearing will be scheduled on or around 5/28/2025.

If you accept our offer, please sign the Quit Claim, complete the W-9 Form and return these documents using the postage paid envelope enclosed. This deed will then be recorded in the Danville town land records at VTrans’ expense.

If you would like to discuss the offer, or have any questions or concerns, please contact me at your earliest convenience.

Thank you for your consideration and assistance.

Sincerely,

Kristin Barany
 Kristin Barany, Right of Way Agent III
 802.371-9116
kristin.barany@vermont.gov



Kristin Barany, Right of Way Agent III

Mobile: 802.371-9116

kristin.barany@vermont.gov

VERMONT AGENCY OF TRANSPORTATION

QUIT-CLAIM DEED

KNOW ALL TO WHOM THESE PRESENTS COME:

THAT It, the Town of Danville, a Municipal Corporation, in the County of Caledonia and State of Vermont, in consideration of Ten and No/100 Dollars (\$10.00) and other good and valuable consideration paid to its full satisfaction by the State of Vermont, through its Agency of Transportation, has REMISED, RELEASED AND FOREVER QUIT-CLAIMED unto the State of Vermont, a sovereign state, all right, title and interest which it, the Town of Danville, or its successors or assigns, have in and to certain easements and/or rights in the Town of Danville, in the County of Caledonia and State of Vermont, described as follows, viz:

Being Parcels #300A-300B, consisting of 2,985 square feet, more or less, land and rights therein, as shown on Right of Way Detail Sheet 1 and Right of Way Layout Sheets 10 and 13 of the plans for Transportation Project Cabot-Danville FEGC F028-3(26)C/3, to be recorded in the office of the Clerk of the Town of Danville.

In connection with the above parcel the following easements and/or rights are conveyed:

A permanent easement to enter upon land of the Grantor to install and maintain a 24" pipe, right of and between approximate stations 549+34.91 and 549+85.59 of the established centerline of the Transportation Project.

Temporary easements to enter upon the land of the Grantor, during the period of construction, to construct an approach, in an area of 3,780 square feet, more or less, of the centerline of approximate stations 10+32.02 and 11+10 of the Town Highway 5 centerline of the Transportation Project; and in an area of 0.11 acres (4,900 square feet), more or less, of the centerline of approximate stations 20+49.04 and 22+10 of the Town Highway 117 centerline of the Transportation Project.

The land and easements and/or rights conveyed herein may be subject to easements, rights of way, rights, restrictions, obligations, municipal, state, and other regulatory permits as may appear of record in the Town of Danville land records.

Any permanent easement conveyed herein includes the right for Grantee and its successors and assigns, in its or their sole discretion, as may be needed for transportation purposes, to construct, inspect, maintain, reconstruct, and replace all project-related improvements located within the permanent easement area.

TO HAVE AND TO HOLD its right and title in and to said quit-claimed premises, with the appurtenances thereof, to the State of Vermont, a sovereign state, and its successors and assigns forever.

AND FURTHERMORE, the Town of Danville, does for its successors and assigns covenant with the said State of Vermont, its successors and assigns, that after the ensealing of these presents the Town of Danville, will have and claim no right in, or to, the quit-claimed premises.

ORIGINAL

IN WITNESS WHEREOF, the Town of Danville has caused its name to be hereunto subscribed at _____, in the County of Caledonia and State of Vermont, this _____ day of _____, 2024, by the hand of _____.

TOWN OF DANVILLE

By: _____

Its: _____

and duly authorized agent

STATE OF VERMONT
CALEDONIA COUNTY, SS.

At _____ this _____ day of _____, 2024, personally appeared _____, duly authorized, and acknowledged the foregoing instrument by _____, executed to be _____ free act and deed and the free act and deed of the Town of Danville.

Before me,

Signature of Notary Public

Print name of Notary Public

Commission No. _____

(My commission expires _____)



**RIGHT-OF-WAY
WAIVER VALUATION ESTIMATE FORM**

PARCEL DATA			
Project / PIN	Cabot-Danville FEGC F 028-3(26)C/3		
Property Owner(s)	Town of Danville		
Property Location	US Route 2, T.H. 5 & T.H. 117, Cabot, VT	Parcel No.	300

This is a waiver valuation estimate as defined in 49 CFR Part 24.2(a)(33). Per this definition, a waiver valuation is not an appraisal. This form is intended to comply with the acquisition policy as described in 49 CFR Part 24 102(c)(2)(ii). Per this regulation, the property owner has the option of requesting an appraisal from the Agency if the waiver valuation exceeds \$10,000.

Land value taken from town assessment card. Comparable sales:
 Additional data attached. Minimum valuation (no sales data necessary)

DESCRIPTION OF ACQUISITION
The subject property includes the highway easement at the intersection of US Route 2 and T.H. 5, Young Farm Road and at the intersection of US Route 2 and T.H. 117, West Shore Road in Danville. There is a permanent right to install & maintain a 24" pipe near the end of T.H. 5. There are two temporary approach rights to perform construction activities on portions of T.H. 5 and T.H. 117.

BASIS OF VALUATION						
	Lot Size	Assessed LV	CLA	CLA Adj. LV	\$/Acre	\$/SF

All Right, Title & Interest	Acre(s)	SF				Total	Rounded
US Rte 2 Hwy Easement		1,565				\$ -	\$ 100
US Rte 2 Hwy Easement		6,190				\$ -	\$ 100
All Right, Title & Interest Total=						\$	200

Land Acquisition	SF	\$/SF				Total	Rounded
						\$ -	\$ -

Permanent Right(s)	SF	\$/SF	% of fee			Total	Rounded
Install & Maintain		\$0.00		Nominal Value		\$ -	\$ 500
						\$ -	
Permanent Rights Total =						\$	500

Temporary Right(s)	SF	\$/SF	% of fee	# of year(s)		Total	Rounded
Approach	3,780	\$0.00	-	-	Nominal		\$ 200
Approach	4,900	\$0.00			Nominal		\$ 200
Temporary Rights Total =						\$	400

Cost to Cure Item(s)			
			Grand Total Rounded = \$ 1,100

NOTES

CERTIFICATION

I hereby certify that this waiver was prepared in conformity with the appropriate State laws, regulations, policies and procedures applicable within the Uniform Act. I certify that due diligence was made regarding the subject property of this valuation, to provide an accurate estimate based on all relevant data available for the property. I likewise affirm that I have no direct or indirect present or contemplated future personal interest in this property or in any benefit from the acquisition of this property.

Effective Date	February 13, 2024	Waiver Preparer	
Date of Report	February 13, 2024	Printed Name	Jessica Swan

**STATE OF VERMONT
AGENCY OF TRANSPORTATION
RIGHT-OF-WAY
SUMMARY OF VALUATION**

OWNER(S); TENANT(S): Town of Danville

PROJECT: Cabot-Danville FEGC F 028-3(26)C3

DATE: 13-Mar-24

PARCEL NO: 300

ACQUISITION Partial

INTERESTS Separately Held (if any) _____

REAL PROPERTY to be acquired and conveyed by: Quit Claim consists of

(A) Land _____ acres/SF of whic _____ acres/SF is within existing highway right-of-way

(B) Improvements 0

(C) Rights - Permanent: Install & Maintain

Temporary: Approach - 3,780 SF
Approach - 4,792 SF

BASIS OF VALUATION Your property has been appraised by a qualified appraiser with values determined from current market data. The compensation offered and set forth in this summary is based on the Transportation Agency's review and analysis of the appraisal of such property and is not less than the approved appraisal value. It also disregards any decrease or increase in the Fair Market Value of the property, prior to the date of valuation caused by the project for which this property is being acquired, other than that due to physical deterioration within reasonable control of the owner.

WAIVER VALUATION USED

REAL PROPERTY COMPENSATION

Real Property: Total of A, B and C Listed Above _____	\$1,100
Severance Damage: Loss of Value to Remaining Property _____	\$0
Cost to Cure: _____	\$0
Total _____	\$1,100
Uneconomic Remainder(s) (if any) _____	\$0
Total for Real Property _____	\$1,100

DISPOSAL VALUE OF IMPROVEMENTS

(for retention purposes): List building, fixtures and land improvements considered as part of the real property.

_____	\$0
_____	\$0

RETENTION VALUE (if you retain and remove improvements)

REAL PROPERTY IMPROVEMENTS Owner (if other than owner of land)

N/A

PERSONAL PROPERTY (within the Right-Of-Way but NOT to be acquired)

N/A

Kristin Barany
AGENT