

29-119
1.3 AcC

29-138
16.8 Ac

29-104
16.48 Ac

29-83
8.13 Ac

29-35
1.4 AcC

DEGOOSH HILL ROAD (29)
29-54
15.84 Ac

29-12
12.56 Ac

28-736
100 AcC

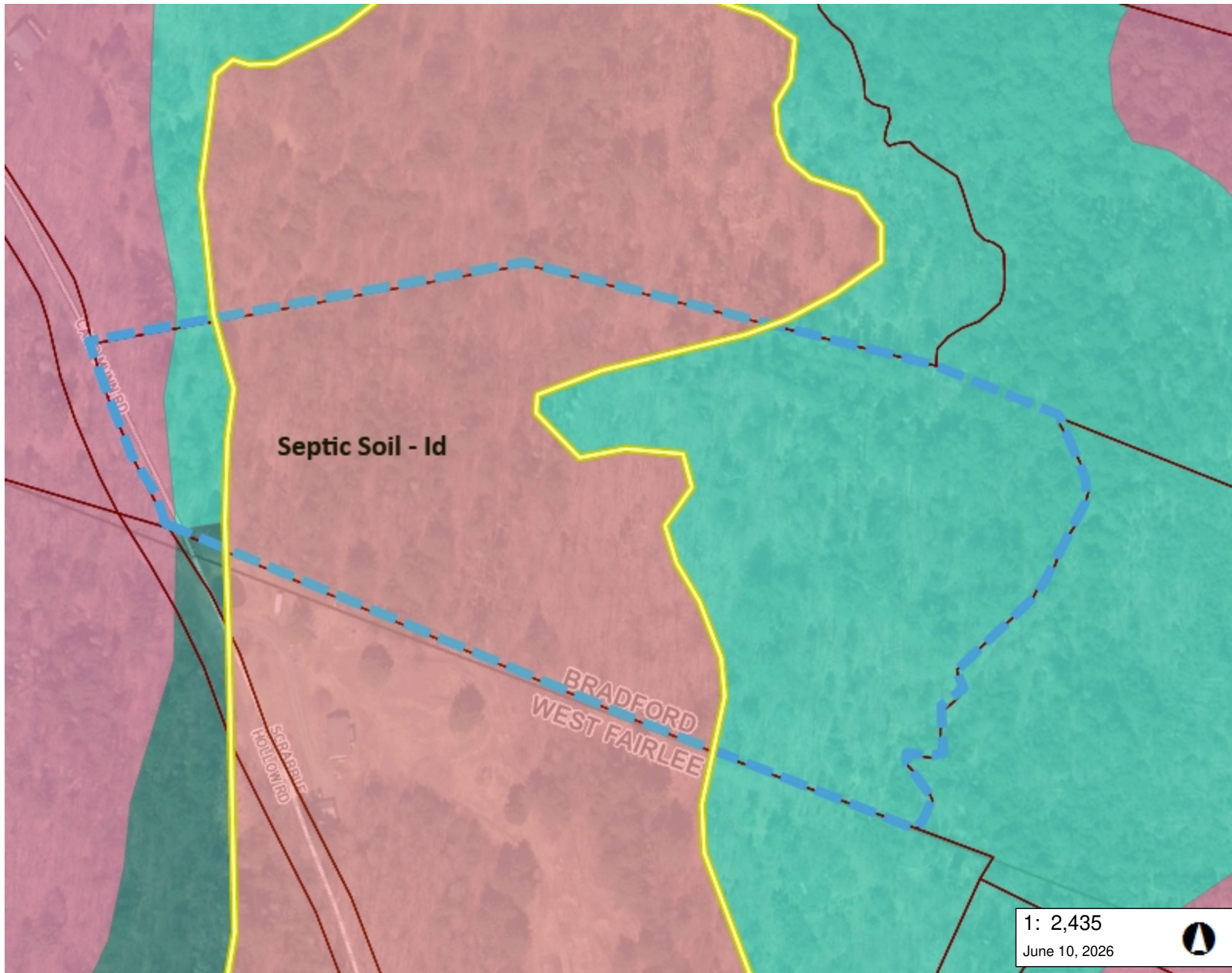
28-754
19.95 Ac

28-810
17.08 Ac

28-870
10.53 Ac

28-881
13.5 AcC

WES



LEGEND

Soils - DEC On Site Sewage D

- IIIa
- IIIb
- IIIc
- IIId
- IIIe
- IIIf
- IIa
- IIb
- IIc
- IIId
- IIe
- IIIf
- IIg
- IIh
- IVa
- IVb
- IVc
- IVd
- Ia
- Ib
- Ic
- Id
- V

- Parcels (standardized)
- Roads
 - Interstate

1: 2,435
June 10, 2026



124.0 0 62.00 124.0 Meters

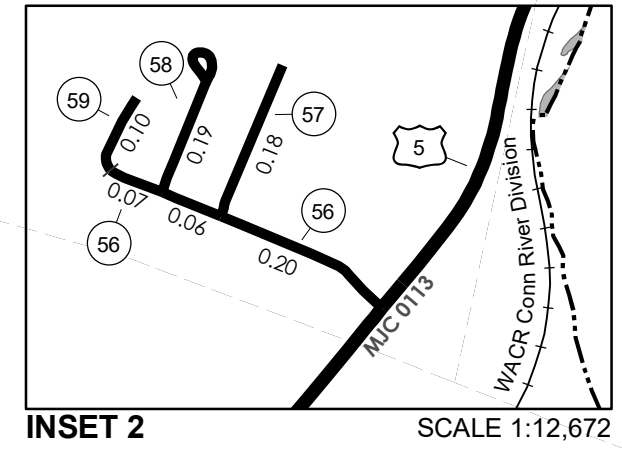
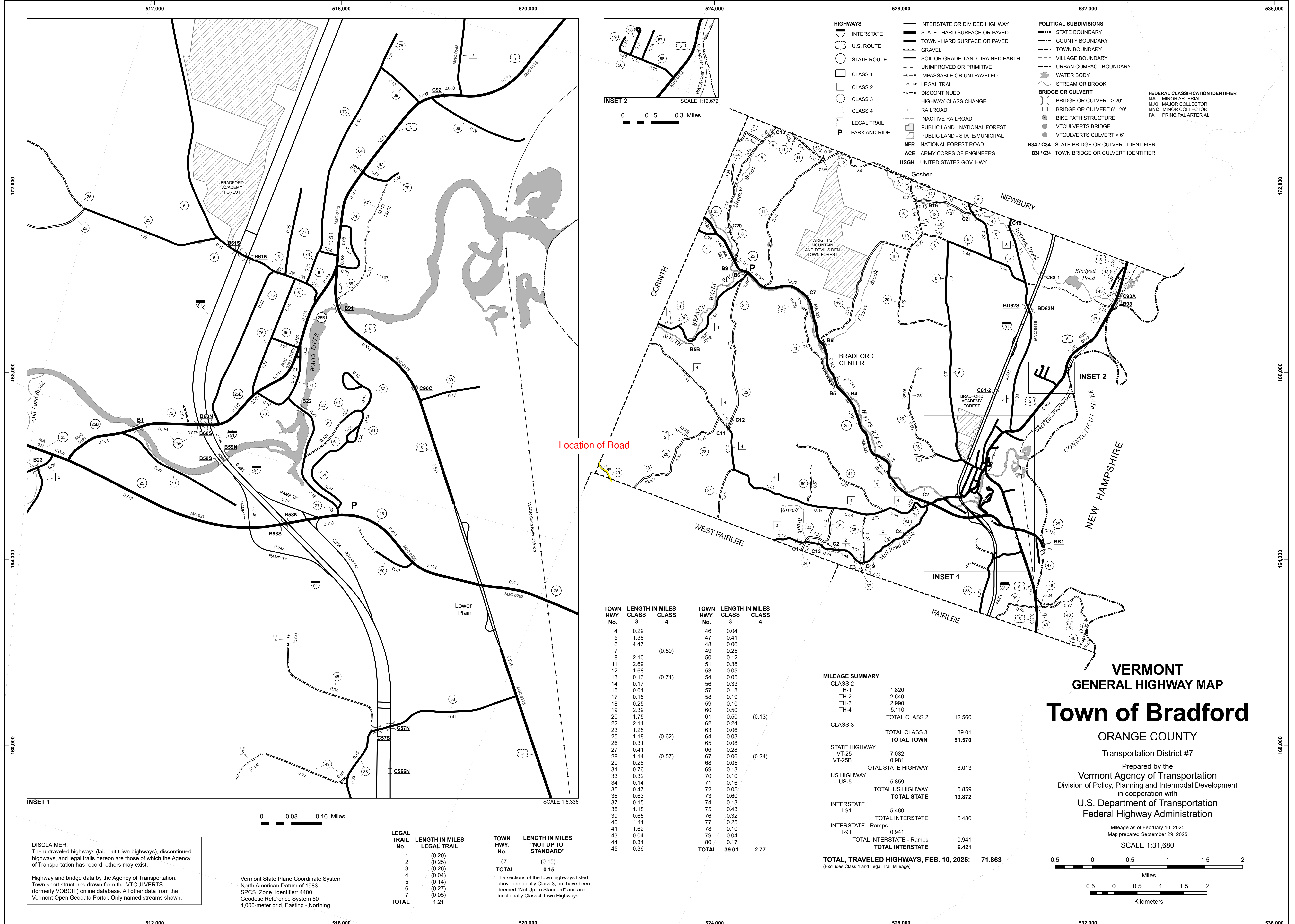
WGS_1984_Web_Mercator_Auxiliary_Sphere 1" = 203 Ft. 1cm = 24 Meters

© 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.

NOTES

Map created using ANR's Natural Resources Atlas



- HIGHWAYS**
- INTERSTATE
 - U.S. ROUTE
 - STATE ROUTE
 - CLASS 1
 - CLASS 2
 - CLASS 3
 - CLASS 4
 - LEGAL TRAIL
 - PARK AND RIDE
- INTERSTATE OR DIVIDED HIGHWAY**
- STATE - HARD SURFACE OR PAVED
 - STATE - HARD SURFACE OR PAVED
 - GRAVEL
 - SOIL OR GRADED AND DRAINED EARTH
 - UNIMPROVED OR PRIMITIVE
 - IMPASSABLE OR UNTRAVELED
 - LEGAL TRAIL
 - DISCONTINUED
 - HIGHWAY CLASS CHANGE
 - RAILROAD
 - INACTIVE RAILROAD
 - PUBLIC LAND - NATIONAL FOREST
 - PUBLIC LAND - STATE/MUNICIPAL
 - NFR NATIONAL FOREST ROAD
 - ACE ARMY CORPS OF ENGINEERS
 - USGH UNITED STATES GOV. HWY.
- POLITICAL SUBDIVISIONS**
- STATE BOUNDARY
 - COUNTY BOUNDARY
 - TOWN BOUNDARY
 - VILLAGE BOUNDARY
 - URBAN COMPACT BOUNDARY
 - WATER BODY
 - STREAM OR BROOK
- BRIDGE OR CULVERT**
- BRIDGE OR CULVERT > 20'
 - BRIDGE OR CULVERT 6' - 20'
 - BIKE PATH STRUCTURE
 - VT CULVERTS BRIDGE
 - VT CULVERTS CULVERT > 6'
- FEDERAL CLASSIFICATION IDENTIFIER**
- MA MINOR ARTERIAL
 - MJC MAJOR COLLECTOR
 - MNC MINOR COLLECTOR
 - PA PRINCIPAL ARTERIAL
- STATE BRIDGE OR CULVERT IDENTIFIER**
- B34 / C34
 - B34 / C34 TOWN BRIDGE OR CULVERT IDENTIFIER

Location of Road

TOWN HWY. No.	LENGTH IN MILES CLASS 3	LENGTH IN MILES CLASS 4	TOWN HWY. No.	LENGTH IN MILES CLASS 3	LENGTH IN MILES CLASS 4
4	0.29		46	0.04	
5	1.38		47	0.41	
6	4.47		48	0.06	
7		(0.50)	49	0.25	
8	2.10		50	0.12	
11	2.89		51	0.38	
12	1.68		53	0.05	
13	0.13	(0.71)	54	0.05	
14	0.17		56	0.33	
15	0.64		57	0.18	
17	0.15		58	0.19	
18	0.25		59	0.10	
19	2.39		60	0.50	
20	1.75		61	0.50	(0.13)
22	2.14		62	0.24	
23	1.25		63	0.06	
25	1.18	(0.62)	64	0.03	
26	0.31		65	0.08	
27	0.41		66	0.28	
28	1.14	(0.57)	67	0.06	(0.24)
29	0.28		68	0.05	
31	0.76		69	0.13	
33	0.32		70	0.10	
34	0.14		71	0.16	
35	0.47		72	0.05	
36	0.63		73	0.60	
37	0.15		74	0.13	
38	1.18		75	0.43	
39	0.65		76	0.32	
40	1.11		77	0.25	
41	1.62		78	0.10	
43	0.04		79	0.04	
44	0.34		80	0.17	
45	0.36		81	0.17	
			TOTAL	39.01	2.77

MILEAGE SUMMARY

CLASS 2		
TH-1	1,820	
TH-2	2,640	
TH-3	2,990	
TH-4	5,110	
TOTAL CLASS 2	12,560	
CLASS 3		
TOTAL CLASS 3	39.01	
TOTAL TOWN	51.570	
STATE HIGHWAY		
VT-25	7,032	
VT-25B	0,981	
TOTAL STATE HIGHWAY	8,013	
US HIGHWAY		
US-5	5,859	
TOTAL US HIGHWAY	5,859	
TOTAL STATE	13,872	
INTERSTATE		
I-91	5,480	
TOTAL INTERSTATE	5,480	
INTERSTATE - Ramps		
I-91	0,941	
TOTAL INTERSTATE - Ramps	0,941	
TOTAL INTERSTATE	6,421	
TOTAL, TRAVELED HIGHWAYS, FEB. 10, 2025:	71,863	

(Excludes Class 4 and Legal Trail Mileage)

VERMONT GENERAL HIGHWAY MAP

Town of Bradford

ORANGE COUNTY

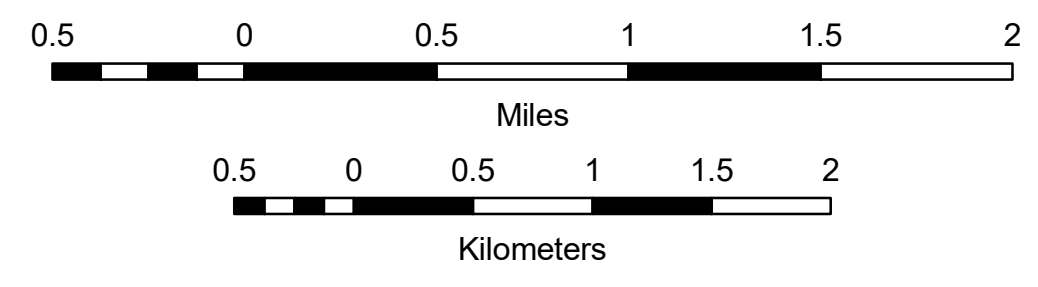
Transportation District #7

Prepared by the Vermont Agency of Transportation Division of Policy, Planning and Intermodal Development in cooperation with

U.S. Department of Transportation Federal Highway Administration

Mileage as of February 10, 2025
Map prepared September 29, 2025

SCALE 1:31,680



DISCLAIMER:
The untraveled highways (aid-out town highways), discontinued highways, and legal trails hereon are those of which the Agency of Transportation has record; others may exist.

Highway and bridge data by the Agency of Transportation. Town short structures drawn from the VT CULVERTS (formerly VOBCIT) online database. All other data from the Vermont Open Geodata Portal. Only named streams shown.

Vermont State Plane Coordinate System
North American Datum of 1983
SPCS_Zone_Identifier: 4400
Geodetic Reference System 80
4,000-meter grid, Easting - Northing

LEGAL TRAIL No.	LENGTH IN MILES LEGAL TRAIL	TOWN HWY. No.	LENGTH IN MILES "NOT UP TO STANDARD"
1	(0.20)	67	(0.15)
2	(0.25)		
3	(0.26)		
4	(0.04)		
5	(0.14)		
6	(0.27)		
7	(0.05)		
TOTAL	1.21	TOTAL	0.15

* The sections of the town highways listed above are legally Class 3, but have been deemed "Not Up To Standard" and are functionally Class 4 Town Highways

Brian W. Reger To Brian W. Reger & Terri M. Clerico

WARRANTY DEED

KNOW ALL PERSONS BY THESE PRESENTS that I, BRIAN W. REGER, a single person, of Bradford, in the County of Orange, and the State of Vermont, Grantor, in the consideration of One Dollar and other valuable consideration paid to my full satisfaction, by BRIAN W. REGER and TERRI M. CLERICO, both of Bradford, in the County of Orange, and the State of Vermont, Grantees, by these presents, do freely GIVE, GRANT, SELL, CONVEY AND CONFIRM unto the said Grantees, BRIAN W. REGER and TERRI M. CLERICO, as joint tenants with the right of survivorship, and their heirs and assigns forever, a certain piece of land in Bradford, in the County of Orange, and the State of Vermont, described as follows, viz:

Parcel 1: Being all and the same lands and premises conveyed to Brian W. Reger and Jennifer E. Grossi by Warranty Deed of Brian W. Reger dated August 29, 2003 and recorded in Book 101 at Page 682 of the Bradford Land Records, wherein said lands and premises are more particularly described as follows:

"Being those premises described as Lot #7 on a certain Subdivision-Boundary Survey prepared for Howard W. Pierpont by Bryon L. Kidder dated May 28, 1989 and revised June 5, 1993 and recorded in the Town Clerk's Office of the Town of Bradford as Plan No. 114. Said parcel contains 17.5 acres and is bounded as follows:

Beginning at a point in the center line of Bradford Town Road No. 28 leading from Scrabble Hollow Road to the South Road and being the southwesterly corner of Lot #7 and the northeasterly corner of Lot #6 described above;

Thence proceeding northeasterly along the center line of said Town Road No. 28 a distance of 736 feet, more or less, to a point marking the northeasterly corner of said Lot #7 and the southeasterly corner of Lot #8 as shown on said survey map;

Thence proceeding North 46° 37' West in a straight line a distance of 35 feet, more or less, to a 5/8 inch iron rod fitted with a plastic identifying cap;

Thence continuing on said course along the boundary of Lot #8 a distance of 678.9 feet to a 5/8 inch iron rod fitted with a plastic identifying cap;

Thence proceeding North 58° 17' West along the South bound of Lot #8 a distance of 1,108.6 feet to a 5/8 inch iron rod set near a small stream and continuing a distance of 7 feet, more or less, to the thread of the stream;

Thence proceeding southerly following the thread of said stream a distance of 1,000 feet, more or less, following the easterly bound of Lot #3 and the northerly bound of Lot #4;

Thence proceeding along the North bound of Lot #6, South 51° 56' East a distance of 5 feet, more or less, to a 5/8 inch rod driven in the ground and continuing on the same course a distance of 729.1 feet to a 5/8 inch iron rod driven in the ground;

Thence proceeding South 43° 07' East a distance of 183.4 feet to a 5/8 inch iron rod driven in the ground near said Bradford Town Road No. 28 and continuing a distance of 27 feet, more or less, to the point of beginning.

Meaning and intending hereby to convey that portion of the same land and premises described as Parcel #2 in a Warranty Deed from Howard W. Pierpont to the Trustees of Dartmouth College as Trustee under The Howard W. (1932) and Dorothy G. Pierpont Fund established under a certain Trust instrument dated July 9, 1990, which Warranty Deed is dated October 1, 1996 and is recorded in the Bradford Land Records at Book 86, Pages 404-407...."

Parcel No. 2: Being all and the same lands and premises conveyed to Brian W. Reger and Jennifer E. Grossi by Warranty Deed of the Trustees of Dartmouth College dated July 11, 2003 and recorded in Book 101 at Page 349 of the Bradford Land Records, wherein said lands and premises are more particularly described as follows:

"Being those premises described as Lot #4 on a certain Subdivision-Boundary Survey prepared for Howard W. Pierpont by Byron L. Kidder dated May 28, 1989 and revised June 5, 1993 and recorded in the Town Clerk's Office of the Town of Bradford as Plan No. 114. Said parcel contains 12.7 acres and is bounded as follows:

Beginning at a point in the centerline of Town Road 29 at the southwesterly corner of the parcel designated as Lot No. 3;

Thence proceeding southerly along the centerline of said highway a distance of 238 feet, more or less, to a point;

Thence proceeding South 53° 00' East a distance of 35 feet, more or less, to a 5/8 inch iron rod fitted with a plastic identifying cap and continuing on the same course an additional distance of 525.8 feet to a 5/8 inch rod with a plastic identifying cap set at the end of a stone wall;

Thence continuing on the same course along said stonewall a distance of 258.1 feet to a 5/8 inch iron cap driven in the ground and continuing on the same course which is marked by fragments of wall and a wire fence a distance of 259.3 feet to an unmarked Lot division corner in the center of a brook;

Thence proceeding northeasterly following the centerline of said brook along the northwesterly boundary of Lot No. 6 and the southwesterly boundary of Lot No. 7 a distance of 900 feet, more or less, to a point opposite a 5/8 inch iron rod with plastic identifying cap;

Thence proceeding North 60° 09' West a distance of 5 feet, more or less, to said iron rod and continuing on the same course a distance of 545.7 feet to an iron rod with plastic identifying cap;

Thence proceeding North 83° 15' West a distance of 382.5 feet to an iron rod with plastic identifying cap;

Thence proceeding North 85° 51' West a distance of 204.7 feet to an iron rod with plastic identifying cap and continuing on the same course a distance of 25 feet, more or less, to the point of beginning.

Subject to the highway easement relating to Town Road No. 29.

Meaning and intending hereby to convey that portion of the same land and premises described as Parcel (2) in a Warranty Deed from Howard W. Pierpont to the Trustees of Dartmouth College as Trustee under The Howard W. (1932) and Dorothy G. Pierpont Fund established under a certain Trust instrument dated July 9, 1990, which Warranty Deed is dated June 19, 1995 and is recorded in the Bradford Land Records at Book 84, Pages 75-78...."

Reference is made to the Quitclaim Deed of Jennifer E. Grossi to Brian W. Reger

dated July 21, 2008 and recorded in Book 116 at Pages 879-881 of the Bradford Land Records.

The herein conveyed lands and premises are conveyed subject to and with the benefit of all easements, rights of way and conditions of record not previously extinguished by the Vermont Marketable Record Title Act (27 V.S.A. §601 et seq.)

Reference is hereby made to the above mentioned deeds and their records and to all deeds and records referred to therein for a more particular description of the herein conveyed lands and premises.

TO HAVE AND TO HOLD said granted premises, with all the privileges and appurtenances thereof, to the said Grantees, BRIAN W. REGER and TERRI M. CLERICO, as joint tenants with the right of survivorship, and their heirs and assigns, to their own use and behoof forever; AND I, the said Grantor, BRIAN W. REGER, for myself and my heirs, executors and administrators, do covenant with the said Grantees, BRIAN W. REGER and TERRI M. CLERICO, and their heirs and assigns, that until the ensembling of these presents, I am the sole owner of the premises, and have good right and title to convey the same in the manner aforesaid, that they are FREE FROM EVERY ENCUMBRANCE except as stated above.

AND, I hereby engage to WARRANT AND DEFEND the same against all lawful claims whatever except as stated above.

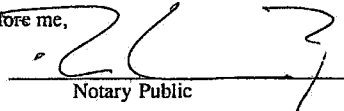
IN WITNESS WHEREOF, I hereunto set my hand this 15th day of September, 2010.


Brian W. Reger

STATE OF VERMONT
COUNTY OF ORANGE, SS.

At Bradford, this 15th day of
September, 2010.

personally appeared, BRIAN W. REGER, and he acknowledged this instrument, by him sealed and subscribed to be his free act and deed.

My Commission Expires: 2/10/11
Before me, 
Notary Public

LAW OFFICES OF
RICHARD A. CAWLEY
33 NORTH MAIN STREET
P.O. BOX 723
BRADFORD, VERMONT
05033

Vermont Property Transfer Tax
32 V.S.A. Chap. 231
-ACKNOWLEDGEMENT-
Return Rec'd.—Tax Paid—Board of Health Cert. Rec'd
Vi. Land Use & Development Plan. Act Cert. Rec'd.
Return No. 10-54
Signed Marianne McClure Clerk
Date Sept. 17, 2010

Bradford, Vermont Town Clerk's Office September 17, 2010 at 9:05 A.M.
Received for record instrument of which the foregoing is a true copy
and record.

Attest: Marianne McClure Town Clerk