

**Deed Research on Right of Way to the Rowland T. Robinson Municipal Forest
by Silas Towler**

May 10, 2009

Assembled with the able assistance of Craig Heindel, Chet Hawkins, and Pam Cousino.

On May 7th and 8th, 2009, I searched through the Town records looking for a deeded description of the public's access to our Town Forest. In the course of this research, I discovered many things, among them the formal name for these woods, as given by its donor (noted above). The piece of property we've always crossed to get to the Town Forest is owned by Anne Perkins Wylie, and was historically referred to as "the mountain pasture".

The Robinson family has been central to our Town's history for many years. During their lifetimes, they were active Quakers, farmers, artists, and a few of them were Town Clerk. They've left us with the legacy of Rokeby, the Town Forest, and preserved land along Little Otter Creek and the East Slang.

This was a very strong and tight family. I think it might be helpful to know the characters, so I've included the chart below.

The Robinson Family:

Rowland T. Robinson-abolitionist/farmer(1796-1879)

His children—

1. Rowland E. Robinson(1833-1900)(author/illustrator) m.Anne Stevens(1841-1920)
their kids-a. Rachel R.(d.1919) m. Robert Elmer
b. Rowland T. Robinson(1882-1951) m.Elizabeth Donaway(1882-1961)
c. Mary R.(1884-1931)m.Llewellyn Rood Perkins(b.1874)
their daughter---Anne Perkins Wylie
2. George Robinson(1825-1894)
3. Thomas R. Robinsonm. Charlotte
their kids-a. M.W. Harmon
b. William G. Robinson
c. Sarah
4. Ann.....m.Lloyd Minturn
their kids...a. Rowland Minturn ..b. Frances.....c. Agatha

A Brief Overview...

The Robinson family had a farm that stretched from Shellhouse Mountain to the shores of Little Otter Creek. This was maintained as one big holding until the death of Rowland T. Robinson in 1879. On his death, his will divided the farm into sections, or lots, that were left to some of his children. Basically, two of these lots evolved into the Town Forest and the Wylie lot. Over time, these lots were left to one family member, sold to another, left in wills back to another, and so forth until we have our present situation.

I found three mentions of access to the Town Forest.

1. In 1881, in Rowland T.'s distribution of his estate, there were created, among others, two lots, one called 'the mountain pasture', now the Wylie property, and one 'the mountain lot', now the Town Forest. This is found in Book 20, P. 107-9. Regarding the mountain lot, this includes..."containing 140 acres, more or less, which we set to the said Rowland E. Robinson, together with the right-to carry in pipes and use necessary water from a spring in the mountain on land herein set to George R. Robinson."
2. In 1914, there is a deed conveying title of the mountain pasture from Anna, widow of Rowland E., together with Mary and Llewellyn Perkins, to Rachel Elmer. This is found in Book 25, page 160-1. This includes..."Also the right-to carry in pipes and use necessary water from a spring in the Notch on land of Anne R. Minturn. A right of way across the land herein conveyed to reach this mountain wood lot is reserved to Anna and Rowland T. Robinson."
3. In 1924, there is a deed conveying title of three lots from Mary R. and Llewellyn Perkins to Rowland T. Robinson. This is found in Book 27, p. 395. This includes.... "Also a certain right of way appurtenant to said wood lot across the land of the said estate of said Rachel Elmer to said wood lot from the East Road, so called, running north and south past the old Friends Burying Ground."

Finally, to achieve current status, in 1962(Book 38, p.133), and again in 1975(Book 47, p.127-130), there are will decrees of Elizabeth N. Robinson that convey her property to either the Rowland E. Robinson Memorial Association, the Town, or, in the case of the mountain pasture, to Llewelyn R. Perkins and Ann Perkins Wylie. At first, Elizabeth left 100 acres of mountain wood lot to the Town (with the provision..."The occupants of Rokeby are to have what wood and lumber are needed for the farm free."), and 35 acres

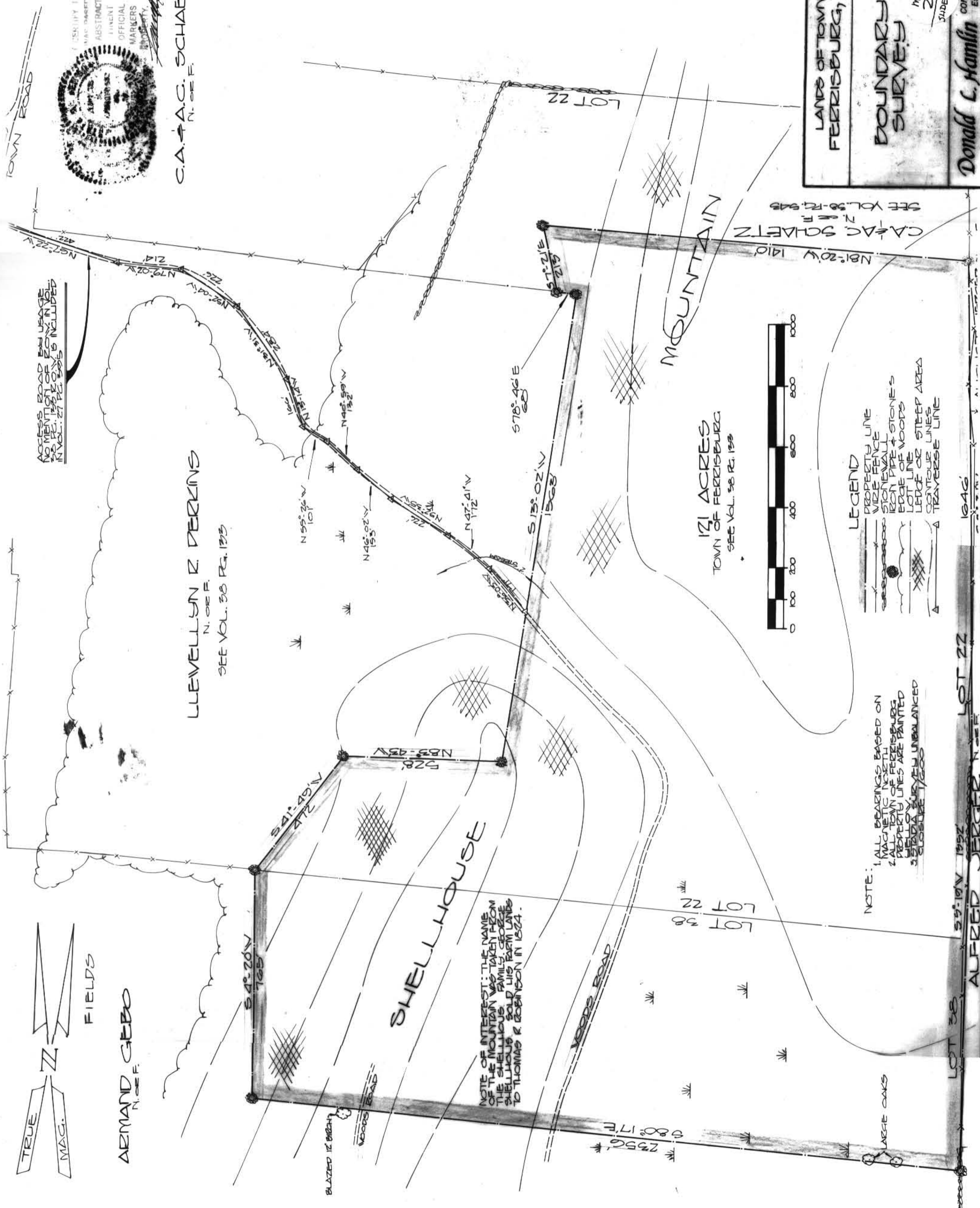
of mountain wood lot to the Memorial Association. Later, in 1976(Book 48, p.239-240) the Memorial Association deeded the 35 acres to the Town. There are no descriptions of property here in any of these will decrees or deeds.

I found no deeded description of just where this right of way to the mountain wood lot might be. There is a survey map of the Town Forest, dated August 21, 1970, done by Donald Hamlin, on record in Volume 1, page 21, in the Town survey books. This describes the Town Forest, and is describes in surveyors' description, the location of the road historically used as access.

Details and list of transactions:

1. Book 20, p. 107-9...6/9/1881... distribution of Rowland T. Estate, creates lots in question
2. Book 20, p. 114...2/1/1881...George sells "mountain pasture" to Rowland E.
3. Book 21, p. 638...6/4/1893...George's will, leaving all lands to Rowland E.
4. Book 21, p. 639...12/4/1895...George's estate distribution...part of mountain lot goes to Anna Minturn.
5. Book 25, p. 378.... ...Anna Minturn back to Elizabeth D. and Rowland T.
6. Book 25, p. 160-1.... 3/27/1914....Anna (widow), Mary R. and Llewellyn Perkins give mountain pasture, and more, to Rachel Elmer.
7. Book 27, p. 345....Estate decree of Anna...goes to Rowland T., and Mary R. Perkins
8. Book 27, p. 395...3/28/1924...Mary R. and Llewelyn Perkins to Rowland T., all interests in three parcels: home farm, mountain wood lot, marsh land along East Slang
9. Book 30, p.577...3/30/38...Lands of the late Robert Elmer (through Rachel) back to Rowland T.
10. Book 38, p. 133...11/11/1962..., and Book 47, p.127...9/24/1975...Will decree of Elizabeth, widow of last Rowland T., giving land to Town, Rowland T. Robinson Memorial Association (Rokeby), and Llewellyn Perkins with Anne Perkins Wylie.
11. Book 48. p. 239...8/31/1975.....Memorial Association gives last 35 acres of wood lot to Town

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PROPERTY FROM THIS SURVEY WAS BASED ON INFORMATION ABSTRACTED FROM PER - LUMENT DEEDS OR OTHER OFFICIAL RECORDS, AND MARKERS EVIDENT ON THE PROPERTY.

C.A. & A.C. SCHAETZ
N. OF F.



LANDS OF TOWN OF FERRISBURG, VERMONT

BOUNDARY SURVEYS

MAP 29
SIDE 4D

Survey L.A.L.
Design
Drawn N.E.S.
Checked L.A.L.
Date 5-21-70
Scale 1" = 200'
Sheet 1 of 1

Donald C. Hamlin
CONSULTING ENGINEERS, INC.
Essex Junction, Vermont

ACCESS ROAD FOR USAGE NO MENTION OF ROW IN VOL. 38 PG. 133 & C.O.V. IS INCLUDED IN VOL. 27 PG. 595



FIELDS

ARMAND GERBO
N. OF F.

NOTE OF INTEREST: THE NAME OF THE MOUNTAIN WAS TAKEN FROM THE SHELLHUS FARM. GEORGE SHELLHUS SOLD HIS FARM LANDS TO THOMAS R. ROBINSON IN 1824.

LOT 22
LOT 38

LOT 38
59° 14' N 1937
ALFRED JERGER N. OF F.
LOT 22