

## PRIVATE ROADS

June Sherline deeded the private roads and 4 acres of land to the Lake Beebe Property Owners Association in 1981. These roads are shown on the map below. E911 suggested: more than one house needed to be on a road for the road to have a name (if only one house, the “road” is acting as a driveway), the street address should be where the driveway is, and there be 1000 house numbers per mile. I live at 469 Birch Road, which means 469/1000 is about a half mile from Rt 30.

There are almost 2 miles of roads. The initial names of the roads owned by the Lake Association were:

<u>Name</u>	<u>Location</u>	<u>Comment</u>
Birch Road*	On west side off Rt 30	Is 9/10 of a mile long, as Earl is at 893.
Pine Lane**	First spur off of Birch	Kowalski is at 125, so is 1/8 mile long.
Gallop Road	Acts as Elden’s Driveway	Next spur off of Birch s not a road for E911.
Fern Lane	Next spur off of Birch	Wright is at 145, so is 1/7 of a mile long.
Elm Lane	Acts as Cooley’s Driveway	Is not a road for E911.
Dell Way	Acts as Sondergeld’s Drive	Is not a road for E911.
Ethan Lane	Next spur off of Birch	Moran is at 91, so is 1/11 mile long.
Maple Lane***	Next spur off of Birch	Barrett is at 179, so is almost 1/5 mile long.
Columbia Drive	On south end off Rt 30	Weeks is at 379, so is almost 2/5 mile long.
Cardinal Lane	Is now part of Columbia	Is not a road for E911.
Deer Run	Acts as Root’s Driveway	Is not a road for E911.

\*Mason owns a 280 foot section of Birch Road which passes though the property.

\*Abelson probably owns the Birch Road exit.

\*\*Courtemanche owns 85 feet and DeRoy owns 200 feet of Pine Lane which passes through their properties.

\*\*\*Gallagher owns about 300 feet of Maple Lane which passes through the property.

How wide are the roads? An interesting question. The survey of Columbia Drive and Cardinal Way show the width as 50 feet. No survey is available of the other roads. It appears that Birch Road is “generally” 20 feet wide and the spur roads are about the same or narrower. Gallop Road and Dell Way are 18 feet wide.

The next page shows the portion of the “Triangle” at Route 30 and Birch Road that is apparently owned by Abelson, and not owned by LBPOA.

The last page shows a map of the private roads.

12.07.2010

**TRIANGLE**  
**AT BIRCH ROAD ENTRANCE**  
**TO EAGLE ROCK ESTATES**

**BIRCH ROAD**

**HUBBARDTON TAX MAP 21**

Dotted lines = "Rights of Way" and solid lines = Property Lines. "Old Map": Milgram (now Abelson) owned all property North of the solid diagonal line. "New Map": Lake Beebe Property Owners Assoc. owns all but the North fork of Birch Road.





