

**Commission on the Use of Publicly Owned Property
Recommendation for 160 Northrop Road**

A. The Commission on the Use of Publicly Owned Property

Pursuant to its role as defined within Town Code § 75-65(B), the Publicly Owned Property Commission (a/k/a the Commission on the Use of Publicly Owned Property ("CUPOP")) reviewed the town owned property located at 160 Northrop Rd, in furtherance of CUPOP's duty to make recommendations to the Board of Selectman regarding the "uses, change in uses, or direction of such uses by appropriate commissions or agencies now existing or to be created" for the property. This particular property is classified as a Category 3 property within the 2023 CUPOP Publicly Owned Property List: "Land and buildings, the uses of which are not under the direction of existing commissions or other agencies of the Town." Town Code § 75-65(A)(3).

B. The Property

160 Northrop Road: 0.25 acres
Zone A

The quarter-acre triangular parcel known as 160 Northrop Road is located west of Northrop Road, with Ford Road lying to its northwest and a private residence (156 Northrop Road) lying to its southwest.

The property was conveyed to the Town by Connecticut Contemporaries, Inc. via quitclaim deed dated January 31, 1979.¹ As described in greater detail below, the parcel was first identified as a distinct property in 1949, and changed hands several times before ultimately being conveyed to the Town.

The parcel is steeply sloped, and lies in the intersection between Northrop and Ford Roads. The third boundary, where the property abuts the neighboring private residence, is described in the deeds as "an old wagon trail, a continuation of Westward Road." The land is wooded. It does not contain wetlands.

C. CUPOP Investigation

CUPOP's investigation of the property and its history reveal that it was conveyed and reconveyed several times over the course of the latter half of the twentieth century, and ultimately quitclaimed to the Town in 1979.

Prior to 1949, the land currently making up the triangular piece of property was part of a larger parcel of sixty acres that is referred to in several deeds recorded by the Cleft Rock Farm Co. and its co-founder Clifford I. Stoddard.² Each of these deeds conveys seven parcels, the second of which is a sixty-acre parcel including the triangle. The earlier deeds identify the land by reference to the owners of neighboring property and unnamed highways. A quitclaim deed dated

¹ Vol. 115, p. 927. Copies of all records are included at Appendix C, in order by volume and page number.

² See Vol. 18, p. 673.

May 24, 1924, conveying the property from Cleft Rock to Stoddard, first identifies the roads as Ford and Northrop:

Second Piece – containing sixty acres, more or less, is bounded: Northerly by highway known as Ford Street . . . Westerly again by Ford Street . . . Easterly again by highway known as Northrop Road.³

On December 18, 1925, Grace Ray quitclaimed any interest she had in the same parcels to Clifford Stoddard.⁴

On February 3, 1949, Stoddard quitclaimed the triangular parcel to John Lynch, describing it as being bounded: "Northwest by Ford Road; Northeast by Northrop Road; Southwest by an old wagon trail, a continuation of Westward Road."⁵ Lynch then conveyed the parcel by warranty deed to Franklin Robinson,⁶ who in turn conveyed it to Connecticut Contemporaries.⁷ Connecticut Contemporaries then conveyed the property to the Town.⁸

Visual inspection from the neighboring roads confirms that the land is wooded and heavily sloped. It does not appear to have any immediate utility, but may prove useful to the Town should there be any future reconfiguration of the sharp intersection of Ford and Northrop Roads.

D. CUPOP Recommendation

Because the 160 Northrop Road property is small, steep, wooded, and nestled between two roads, CUPOP recommends no change in use.

This proposal was put to motion at the CUPOP meeting held on August 25, 2025, and passed unanimously.

³ Vol. 34, p. 133.

⁴ Vol. 34, p. 335.

⁵ Vol. 50, p. 24.

⁶ Vol. 54, p. 221.

⁷ Vol. 113, p. 864.

⁸ Vol. 115, p. 927.

Appendix A

ARTICLE XI
Publicly Owned Property Commission ²¹

§ 75-62. Establishment.

There is hereby created the Publicly Owned Property Commission.

§ 75-63. Purpose.

The Commission shall be responsible for making recommendations on the proper usage of all publicly owned property in the Town of Woodbridge.

§ 75-64. Membership. ²²

The Board of Selectmen shall appoint six members. In addition there shall be two ex officio members, one selected by the Town Plan and Zoning Commission and one selected by the Conservation Commission from their respective memberships.

§ 75-65. Duties and powers.

- A. The Commission shall classify all publicly owned property or property affected with a public interest in the following categories:
 - (1) Land and buildings dedicated to open space or other use under the terms of grants-in-aid conditions;
 - (2) Land and buildings, the uses of which are now under the direction of existing commissions or other agencies of the Town;
 - (3) Land and buildings, the uses of which are not under the direction of existing commissions or other agencies of the Town;
 - (4) Land and buildings to which the Town has the option to purchase and/or right of first refusal.
- B. It shall be the duty of the Commission to study the uses of all such land and buildings from time to time and to study and recommend to the Board of Selectmen the acquisition, by purchase or otherwise, uses, changes in uses, or direction of such uses by appropriate commissions or agencies now existing or to be created, with such expert advice, research, resources and assistance as it shall deem appropriate to such duties.
- C. All such Town agencies and commissions administering, using or affecting such land and buildings shall report to the Commission as required by it.

Appendix B

The Assessor's office is responsible for the maintenance of records on the ownership of properties. Assessments are computed at 70% of the estimated market value of real property at the time of the last revaluation which was 2024.



Woodbridge
Connecticut

Information on the Property Records for the Municipality of Woodbridge was last updated on 9/12/2025.

Property Summary Information

Parcel Data And Values

Building ▾

Sales

Parcel Information

Location:	160 NORTHROP RD	Property Use:	Vacant Land	Primary Use:	Commercial Vacant Land
Unique ID:	3593	Map Block Lot:	1604 1270 160	Acres:	0.2500
490 Acres:	0.00	Zone:	A	Volume / Page:	0115/0927
Developers Map / Lot:	SEE DEED	Census:	1602		

Value Information

	Appraised Value	Assessed Value
Land	42,500	29,750
Buildings	0	0

	Appraised Value	Assessed Value
Detached Outbuildings	0	0
Total	42,500	29,750

Owner's Information

Owner's Data

TOWN OF WOODBRIDGE
11 MEETINGHOUSE LANE
WOODBRIDGE, CT 06525

[Back To Search](#)[View Field Card](#)[Print View](#)

Information Published With Permission From The Assessor

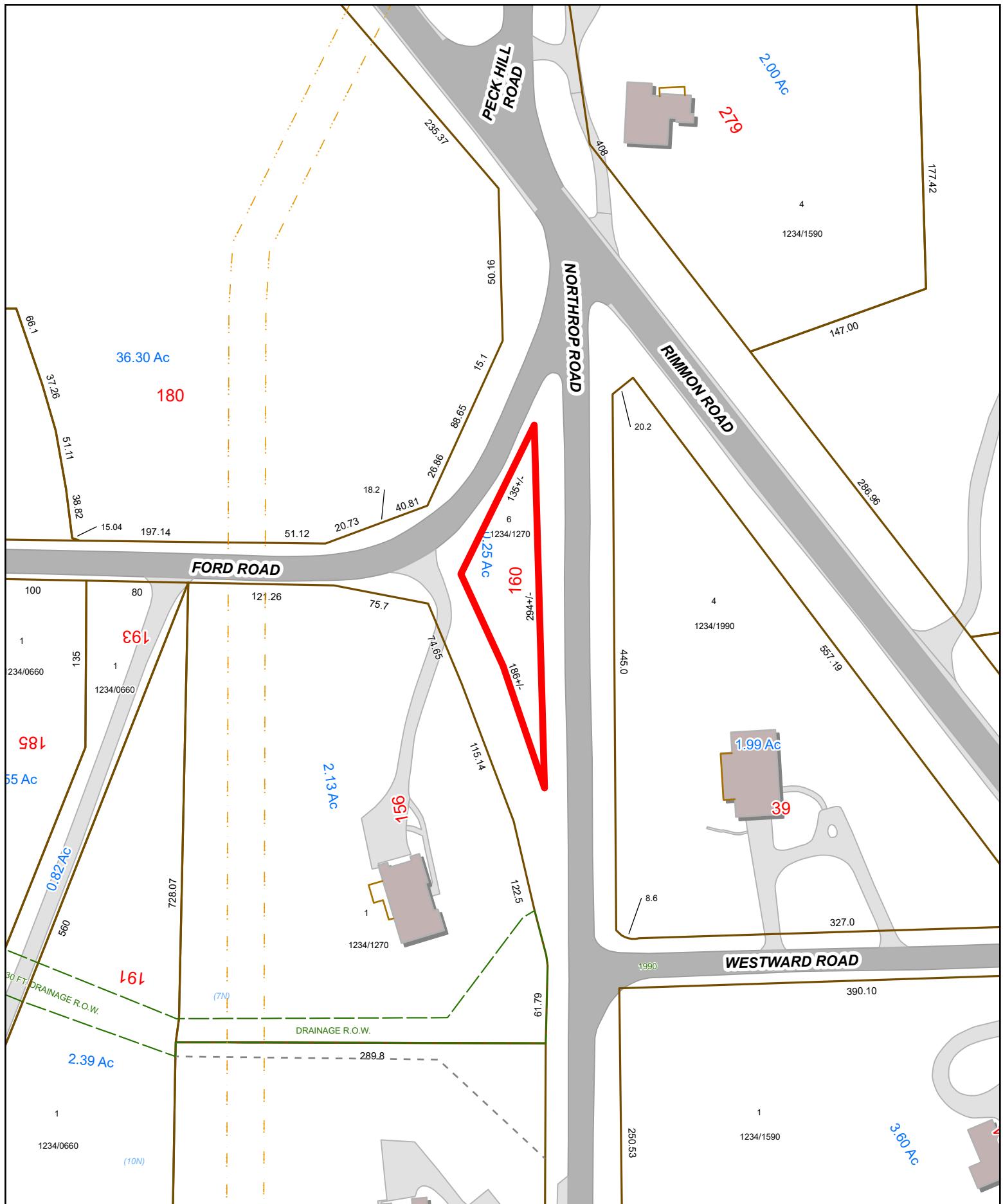
Location:	160 NORTHROP RD	Map Id:	1604 1270 160	Zone:	A	Date Printed:	9/15/2025	
		Neighborhood:	3			Last Update:	9/12/2025	
Owner Of Record			Volume/Page	Date	Sales Type		Valid	Sale Price
TOWN OF WOODBRIDGE 11 MEETINGHOUSE LANE, WOODBRIDGE, CT 06525			0115/0927	1/31/1979			No	0
Prior Owner History								
CONNECTICUT CONTEMPORARIES INC			0000/0000				No	0
Permit Number	Date	Permit Description						
Supplemental Data								
Census/Tract	1602	VisionPID	1700	Appraised Value				
Dev Map ID	SEE DEED	Street Description	Paved	Total Land Value 42,500				
GIS ID		TOPO	Rollina/Below Street	Total Building Value 0				
Route				Total Outbldg Value 0				
District				Total Market Value 42,500				
Utilities								
Land Type	Acres	490	Total Value	Code	State Item Codes	Quantity	Value	
Primary Site	0.25	0.00	42,500	21-Commercial Land		0.25	29.750	
Total	0.2500	0.00	42,500					
Assessment History (Prior Years as of Oct 1)								
2025	2024	2023	2022	2021	Type	Acres	Value	490 Appraised Totals
Land	29,750	29,750	12,950	12,950	12,950			
Building	0	0	0	0	0			
Outbuilding	0	0	0	0	0			
Total	29,750	29,750	12,950	12,950	12,950	Totals	0.00	0
Comments								

Unique ID: 3593

Woodbridge

Location:	160 NORTHROP RD	Unit																																																																																																																	
<table border="1"> <thead> <tr> <th colspan="2">Commercial Building Description</th> <th>Description</th> <th>Area/Qty</th> </tr> </thead> <tbody> <tr><td>Building Use</td><td></td><td></td><td></td></tr> <tr><td>Class</td><td></td><td></td><td></td></tr> <tr><td>Overall Condition</td><td></td><td></td><td></td></tr> <tr><td>Construction Quality</td><td></td><td></td><td></td></tr> <tr><td>Stories</td><td></td><td></td><td></td></tr> <tr><td>Year Built</td><td></td><td></td><td></td></tr> <tr><td>Remodel</td><td></td><td></td><td></td></tr> <tr><td>Percent Complete</td><td></td><td></td><td></td></tr> <tr><td>GLA</td><td></td><td></td><td></td></tr> <tr><td>Basement</td><td></td><td></td><td></td></tr> <tr><td>Basement Area</td><td></td><td></td><td></td></tr> <tr><td>HVAC</td><td></td><td></td><td></td></tr> <tr><td>Heating Type</td><td></td><td colspan="2">Attached Component Computations</td></tr> <tr><td>Fuel Type</td><td></td><td>Type</td><td>Yr Blt</td></tr> <tr><td>Cooling Type</td><td></td><td></td><td>Area/Qty</td></tr> <tr><td>Interior</td><td></td><td></td><td></td></tr> <tr><td>Floors</td><td></td><td></td><td></td></tr> <tr><td>Walls</td><td></td><td></td><td></td></tr> <tr><td>Wall Height</td><td></td><td></td><td></td></tr> <tr><td>Exterior</td><td></td><td></td><td></td></tr> <tr><td>Exterior Walls</td><td></td><td></td><td></td></tr> <tr><td>Roof Type</td><td></td><td></td><td></td></tr> <tr><td>Roof Cover</td><td></td><td></td><td></td></tr> <tr><td>Special Features</td><td></td><td></td><td></td></tr> <tr> <td></td><td></td><td colspan="2">Detached Component Computations</td></tr> <tr> <td>Type</td><td>Year</td><td>Condition</td><td>Area/Qty</td> </tr> <tr> <td></td><td></td><td></td><td></td> </tr> </tbody> </table>				Commercial Building Description		Description	Area/Qty	Building Use				Class				Overall Condition				Construction Quality				Stories				Year Built				Remodel				Percent Complete				GLA				Basement				Basement Area				HVAC				Heating Type		Attached Component Computations		Fuel Type		Type	Yr Blt	Cooling Type			Area/Qty	Interior				Floors				Walls				Wall Height				Exterior				Exterior Walls				Roof Type				Roof Cover				Special Features						Detached Component Computations		Type	Year	Condition	Area/Qty				
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Information may be deemed reliable, but not guaranteed.





Appendix C

The undersigned hereby certify:

First. That they do associate under the name of The Cliff Rock Farm Company, to form a corporation without capital stock.

Second. That the purpose and object of the corporation is to promote and carry out farming operations and experiments.

Third. That the corporation is to be located in the town of Woodbridge in this state.

Dated at Woodbridge, this 28th day of October, 1913.

Amelia C. Stoddard

Henry Stoddard

Clifford Stoddard

Personally appeared the above named Amelia C. Stoddard, Henry Stoddard, Clifford Stoddard and generally acknowledged that they and each of them signed the above certificate and that said act was their free act and deed before me this 28th day of October, 1913.

Henry O. Gallows

Notary Public

(Seal)

Approved October 29, 1913.

Albert Phillips, Secretary

by J. J. Fitzpatrick

File 19 - Date Oct. 29, 1913

B. L. Wightman

For Treas.

State of Connecticut

Office of the Secretary

The foregoing is a true copy of a certificate filed in this office and of the encirclement of approval thereon.

In Testimony Whereof, I have caused to be my hand and affixed the seal of state at Hartford, this 29th day of October
A.D. 1913.

Albert Phillips

Secretary

Received for Record November 3rd 1913.

at 8 hrs 10 m. and recorded by

Henry O. Gallows

Town Clerk

(Seal)

Land Records, in Vol 34, page 453, and in Woodbridge Land Recorder in Vol 3, page 34.
The property sought to be foreclosed is the following:

First Piece, situated on the East side of Byron Street and known and designated as lot number seventeen (17) on plan of land of Harriet J. Miller recorded in Waterbury Land Recorder, Book 2, of Maps, page 5, and bounded:

Northerly 120 feet on land of Mary Cift and land of George O. Memors;

Easterly 60 feet on land of Hazel Conrad Book;

Southerly 120 feet on land of Samuel W. Butcher;

Westerly 60 feet on Byron Street.

Second Piece, situated on the corner of Yale and Ashford Streets, in said Waterbury and bounded and described as follows:

Northerly 114.80 feet on land of James M. Franklin;

Easterly 60 feet on land of Olin F. Johnson;

Southerly 125.20 feet on Ashford Street;

Westerly 60.90 feet on Yale Street;

Third Piece, situated in the Town of Woodbridge, County of New Haven,

State of Connecticut, and containing four (4) acres of land, more or less,

and bounded:

Northerly on an old lane;

Easterly by Highway;

Southerly by land of L. H. Clark and an Ancient Highway;

Westerly by land of Stephen P. Bradley.

Dated at Waterbury, this 20th day of May, 1924.

The Westchester Mortgage Company.

By Humbert E. Mangini.

Its Attorney.

Received for record May 23, 1924 at 2h 30m P.M. recorded by

Hilie J. Baldwin

Notary Clerk

To All Persons to whom these Presents shall come - Greeting:

Know ye, that The Cleft-Rock Farm Company, a corporation organized and existing under the laws of the State of Connecticut, and located and having its principal place of business in the Town of Woodbridge, County of New Haven, State of Connecticut, acting herein by Clifford J. Stoddard, its agent duly authorized and empowered, for the consideration of less than one hundred dollars, received to its full satisfaction of Clifford J. Stoddard, of said Town of Woodbridge, does remise, release, and forever quit claim unto the said Clifford J. Stoddard,

the sum of \$100.00.

and unto his heirs and assigns forever, all the right, title, interest claim and demand wherewasit, the said Releasor has or ought to have in or to all those several certain pieces or parcels of land, with the buildings and improvements thereon situated in said Town of Woodbridge, and bounded and described as follows:

First Piece, containing two acres, more or less, is bounded:

Southerly by highway known as Center Street; Easterly by highway known as Remond Road; Northerly by land of Harold Standish; Westerly by highway known as Northrop Road;

Second Piece, containing sixty acres, more or less, is bounded:

Northerly by Highway, known as Ford Street; Westerly by land of Leon Scribner; Northerly again by land of Leon Scribner; Westerly again by Ford Street; Southerly by land of Josephine Richard; Westerly again by land of Josephine Richard; Southerly again by land of Josephine Richard and land supposed to belong to Estate of Anna S. Little; Easterly by land of Clifford J. Stoddard; Southwesterly again by land of Clifford J. Stoddard; Easterly again by Highway, known as Northrop Road;

Third Piece, containing one hundred and fifteen acres, more or less, is bounded:

Westerly by highway, known as Race Brook Road; Northerly by land of Helen M. Wallace, and land of Jacob Bierigel; Easterly by land of Jacob Bierigel, Bonnie Gidder, Alice M. Street; Southerly by land of Estate of Elizabeth R. Clark; Easterly again by land of Estate of Elizabeth R. Clark; Southerly again by land of Estate of Elizabeth R. Clark.

Fourth Piece, containing forty-eight acres, more or less, is bounded:

Westerly by highway, known as Rock Hill Street; Northerly by land of Estate of Nelson S. Hine and Myra C. W. Stanley, jointly; Easterly by land of Estate of Nelson S. Hine and Myra C. W. Stanley, jointly; Northerly again by land of Estate of Nelson S. Hine and Myra C. W. Stanley, jointly; Easterly again by land of Estate of Nelson S. Hine and Myra C. W. Stanley, jointly; Northerly again by land of Estate of Nelson S. Hine and Myra C. W. Stanley, jointly; Easterly again by highway, known as Race Brook Road; Southerly by land of Grantee herein;

Fifth Piece, containing eleven acres, more or less, is bounded:

Easterly by land of Henry E. Baldwin and Helen J. Baldwin, jointly;

Southeast by land of Chester C. Hitchcock and by highway known as Remond Road;

Northerly by said Center Street;

Sixth Piece, containing twenty-one acres, more or less, is bounded:

Northerly by said Center Street;

Westerly by said Northrop Road;

Southerly by land of Chester C. Hitchcock;

Easterly, by land of Chester C. Hitchcock, and highway known as Remond Road;
 Seventh-River containing one hundred acres, more or less, is bounded;
 Southerly, by said Center Street;
 Easterly, by said Race Brook Road;
 Northerly, by land of Henry E. Baldwin and land of the grantee herein;
 Westerly, by said Rock Hill Road;
 Southerly, again by land of Harold S. Arnold;
 Westerly, again by land of Harold S. Arnold;
 Northerly, again by land of Harold S. Arnold;
 Easterly, again by said Rock Hill Road.

Being the same premises conveyed to it, the said, The Clift Rock Farm Company, by Clifford I. Stoddard, by deed dated September 29th 1914 and recorded in Volume 27, pages 294-295, of the Woodbridge Land Records, reference to which is hereby made for a more particular description of said premises, and to citations of deeds mentioned therein concerning the premises herein described.

Excepting herefrom, two certain pieces of land conveyed to Harold S. Arnold: It is the intention in this deed, in describing the boundaries therein, to mention the names of the present owners of land adjoining said described premises. To Have and to Hold, the premises, with all the appurtenances unto the said Grantee, Clifford I. Stoddard, his heirs and Assigns forever, so that neither it, the said, The Clift Rock Farm Company, its successors and assigns, nor any other person under it, or them, shall benefit have any claim, right or title in or to the premises or any part thereof but therefrom it is and they are by these presents forever barred and excepted. In Witness Whereof, said Corporation, The Clift Rock Farm Company, has caused its hand to set and having no corporate seal, a commercial to be affixed, acting herein by Clifford I. Stoddard, its Agent duly authorized and empowered, on this 24 day of May A.D. 1924.

signed, sealed and delivered in the name of The Clift Rock Farm Company.

Henry E. Baldwin.

Clifford I. Stoddard

(S.S.)

Helen I. Baldwin

Duly authorized and empowered.

State of Connecticut, County of New Haven, 53, Woodbridge May 24, 1924.

Personally appeared Clifford I. Stoddard, Agent of The Clift Rock Farm Company, duly authorized and empowered, signer and seal of the foregoing instrument and acknowledged the same to be his free act and deed of said corporation, The Clift Rock Farm Company and his own free act and deed as such Agent duly authorized and empowered.

Before me.

Henry E. Baldwin

Notary Public.

Received for record May 24th 1924, at 3 h 15^m P.M and recorded by
 Helen I. Baldwin. Asst. Tom Clark.

and said Lessee may at any time hereafter without any notice, entry or recovery, possess thereof in the manner prescribed by the Statute relating to Summary Process, and all right to any notice to quit possession is expressly waived by said Lessee.

And it is further agreed, that said Lessee or its agents shall have the use of any and all machinery of every kind and nature, now or said leased premises, or which may be hereafter placed on said premises, during the term of this lease; said Lessee shall pay all damage done to said machinery when in use by said Lessee, or its agents.

In Witness Whereof the parties have hereunto set their hands and seals this 10th day of December 1925.

Signed, Sealed and delivered }
in presence of }
Henry E. Baldwin }
Nell J. Baldwin } Woodbridge Skating Rink, Inc. Seal
State of Connecticut } By Raymond L. Bishop, its President
County of New Haven } 1st Town of Woodbridge, December 10th, 1925.

Personally appeared Raymond L. Bishop and Raymond L. Bishop, President of the Woodbridge Skating Rink, Incorporated, signs and seal of the foregoing instrument and acknowledge the same to be their free act and true, before me,

Henry E. Baldwin, Notary Public
Received for Record Dec. 10th, 1925, at 9th 55m A.M.
and recorded by Henry E. Baldwin, Town Clerk.

To all People to whom these Presents shall come, Greeting:
Know Ye, That I, Grace D. Ray, of the Town and County of New Haven in the state of Connecticut, wife of Clifford D. Stoddard, to whom I was married after April 25th 1898 for the consideration of one dollar, received to my full satisfaction of Clifford D. Stoddard, of the Town of Woodbridge, in said County and State, do remise, release and forever quit claim unto the said Clifford D. Stoddard, and unto his heirs and assigns forever, all the right, title, interest, claim and demand whatsoever, as the said Persons have or ought to have in or to all those seven pieces or parcels of land with the buildings and improvements thereon situated in said Town of Woodbridge, and bounded and described as follows:
First Piece, containing two acres, more or less, is bounded:
Southly by highway known as Center Street.

Easterly by highway known as Runnen Road;
 Northerly by land of Harold J. Arnal;
 Westerly by highway known as Northrop Road;
 Second Piece, containing 60 acres, more or less, is bounded:
 Northerly by highway known as Ford Street;
 Westerly by land of Leon Sripak;
 Northerly again by land of Leon Sripak;
 Westerly again by Ford Street;
 Southwesterly by land of Josephine Richard;
 Westerly again by land of Josephine Richard;
 Southwesterly again by land of Josephine Richard, and land supposed to belong
 to the Estate of Jessie L. LaTelle; Easterly by land of Clifford J. Stoddard;
 Southwesterly again by land of Clifford J. Stoddard; Easterly again by high-
 way known as Northrop Road.
 Third Piece, containing 115 acres, more or less, is bounded:
 Westerly by highway known as Runnen Road; Northerly by land of
 Helen M. L. Wallace and land of Fred Binsigel; Easterly by land of Fred
 Binsigel, Jessie Ginder, and Alice M. Street; Southwesterly by land of Estate of
 Elizabeth R. Clark; Easterly again by land of ^{Estate of} Elizabeth R. Clark;
 Southwesterly again by land of ^{Estate of} Elizabeth R. Clark;
 Fourth Piece, containing 48 acres, more or less, is bounded:
 Westerly by highway known as Peel Hill Road; Northerly by land of Estate
 of Nelson G. Kline and Myra C. W. Stanley jointly; Easterly by land of Estate
 of Nelson G. Kline and Myra C. W. Stanley jointly; Southwesterly by land of
 Estate of Nelson G. Kline and Myra C. W. Stanley jointly; Northerly again
 by land of Estate of Nelson G. Kline and Myra C. W. Stanley jointly;
 Easterly again by highway known as Runnen Road;
 Southwesterly by land of Palmer.
 Fifth Piece, containing 11 acres, more or less, is bounded:
 Easterly by land of Henry E. Baldwin and Alie S. Breen jointly;
 Southwesterly by land of Chester L. Hitchcock, and highway known as
 Runnen Road; Northerly by Center Street.
 Sixth Piece, containing 31 acres, more or less, is bounded:
 Northerly by Center Street; Westerly by Northrop Road; Southwesterly by
 land of Chester L. Hitchcock; Easterly by land of Chester L. Hitchcock
 and highway known as Runnen Road.
 Seventh Piece, containing 100 acres, more or less, is bounded:
 Southwesterly by Center Street; Easterly by Runnen Road; Northerly by

Land of Henry E. Baldwin and Helen J. Baldwin, jointly and land of the Releasee herein, Westly by Peck Hill Road; Southly again by land of Harold S. Arnold; Westly again by land of Harold S. Arnold; Westly again by land of Harold S. Arnold; Westly again by Peck Hill Road.

Being the same premises conveyed to said Releasee by The Leaf Rock Farm Company, by deed dated May 24th, 1924, and recorded in Volume 34, pages 133, 134 and 135, of the Woodbridge Land Registry, reference to which is hereby made for a more particular description.

To Have and to Hold, the premises, with all the appurtenances, unto the said Clifford S. Stoddard, his heirs and assigns forever, so that I, the said Releasee, nor my heirs, nor any other person under me or them, shall hereafter have any claims, right or title in or to the premises or any part thereof, but therfrom I am, and they are, by these presents, forever banished and exiled.

In Witness Whereof, I have hereunto set my hand and seal this 18th day of December, A. D. 1925,

Signed, Sealed and delivered

in presence of

Henry E. Baldwin
Helen J. Baldwin

Grace S. Ray



State of Connecticut, New Haven County, Woodbridge, Conn., December 18, 1925
Personally appeared Grace S. Ray, signer and sealer of the foregoing instrument and acknowledged the same to be her free act and deed,
before me,

Henry S. Racine,

Notary Public

Received for Record Dec 18, 1925 at 56, 10 m. P.M.,
and recorded by

Henry E. Baldwin

Town Clerk

MANUSCRIPT
VOL. 56

North again by land of Jennie E. Dickinson;
West again by land of Jennie E. Dickinson;
North again by land of Jennie E. Dickinson;
East again by land of Jennie E. Dickinson;
North again by land of Jennie E. Dickinson;
West again by land of William W. Peck;
South by land of Jacob Beislegel;
Excepting two plots of 2.14 and 2.27 acres and the piece described in a deed
from Carl W. Clark and Leonard S. Downey to Marion B. Downey, dated January
22, 1949.

Together with a right of way for all purposes whatsoever, in, through, over
and upon each and every portion of Sunset Circle and Orchard Road.
Hereby releasing any and all interests we may have in the above described
premises under and by virtue of a certain quit claim deed from The Federal Land
Bank of Springfield to us, dated May 5, 1947 and recorded in Volume 49 on Page 75
of the Woodbridge Land Records.

To Have and to Hold the premises, with all the appurtenances, unto the said
Releasor, and unto her heirs and assigns forever, so that neither we, the Releasors,
nor our heirs, nor any other person under us or them shall hereafter have any claim,
right or title in or to the premises, or any part thereof; but therefrom we are and
they are by these presents forever barred and secluded.

In Witness Whereof we have hereunto set our hands and seals this 5th day of
February, A.D. 1949.

Signed, sealed and delivered }
In presence of }

Peter M. Brooks

Carl W. Clark (SEAL)

Ethel M. Street

Leonard S. Downey (SEAL)

State of Connecticut }

New Haven County) ss. Woodbridge, February 5, 1949.
Personally appeared Carl W. Clark and Leonard S. Downey, Signers and Sealers
of the foregoing instrument and acknowledged the same to be their free act and deed
before me.

(Notarial Seal)

Newton M. Street, Notary Public.

Received for Record February 5th, 1949 at 10h. 43m. A.M. and recorded by
Newton M. Street, Ass't. Town Clerk

QUIT-CLAIM DEED

To all People to whom these Presents shall come---Greetings:
Know Ye, That I, Clifford I. Stoddard, of the Town of Woodbridge, County of New
Haven, State of Connecticut, For the consideration of one dollar and other valuable
considerations, received to my full satisfaction of John F. Lynch, of the Town of
West Haven, in the County of New Haven, State of Connecticut, do remise, release
and forever Quit Claim unto the said John F. Lynch, and unto his heirs and assigns
forever, all the right, title, interest, claim and demand whatsoever as I, the said
releaser, have or ought to have in or to all that certain triangular piece or parcel
of land, with all the improvements thereon, situated in the Town of Woodbridge, in
said County and State, bounded:

Northwest by Ford Road;

Northeast by Northrop Road;

Southwest by an old wagon road, a continuation of Westward

Road;

containing 1 acre, more or less;

To Have and to Hold the premises, with all the appurtenances, unto the said Releasor,
and unto his heirs and assigns forever, so that neither I, the Releasor, nor my heirs,
nor any other person under me or them shall hereafter have any claim, right or title
in or to the premises, or any part thereof; but therefrom I am and they are by these
presents forever barred and secluded.

In Witness Whereof I have hereunto set my hand and seal this 3rd day of February,

A. D. 1949.

Signed, sealed and delivered }

In presence of }

Arthur R. Meadis

Original seal
and the signature
of the grantee is attached.

Arthur H. Healey

Clifford I. Stoddard (SEAL)

U. S. Int. Rev. Stamps cancelled
(\$55) Fifty-five cents

MANUSCRIPT
VOL. 59

25

State of Connecticut } ss. New Haven, February 3, 1949
New Haven County)

Personally appeared Clifford I. Stoddard, Signer and Sealer of the foregoing
Instrument and acknowledged the same to be his free act and deed before me.

Arthur H. Healey
Notary Public

Received for record February 7th, 1949 at 9h 00m A.M. and recorded by
Arthur H. Street Town Clerk.

WARRANTY DEED

To all People to whom these Presents shall come---Greetings:
Know Ye, That I, Clifford I. Stoddard, of the Town of Woodbridge, County of New
Haven, State of Connecticut, For the consideration of one dollar and other valuable
considerations, received to my full satisfaction of John F. Lynch, of the Town of
West Haven, County of New Haven, State of Connecticut, do give, grant, bargain, sell
and confirm unto the said John F. Lynch, and unto his heirs and assigns forever,
all that certain piece or parcel of land, with all the improvements thereon, situated
in the Town of Woodbridge, in said County and State, bounded and described as
follows: Beginning at a point in the northerly boundary line of Westward Road,
said point being marked by a concrete monument set by the Connecticut State Highway
Department; thence northeasterly 20.1 feet to a concrete monument set by the
Connecticut State Highway Department in the southwesterly boundary line of Rimmer
Road; thence northwesterly along the southwesterly boundary line of Rimmer Road,
537.18 feet to a concrete monument set by the Connecticut State Highway Department;
thence westerly, 20.02 feet, to a monument set by the Connecticut State Highway
Department in a stone wall marking the northeasterly boundary line of Northrop
Road; thence southwesterly along the stone wall marking the northeasterly boundary
line of Northrop Road, 445 feet; thence southeasterly along a curved line marked by
a stone wall, connecting the northeasterly boundary line of Northrop Road and the
northerly boundary line of Westward Road, 8.6 feet; thence easterly along the
northerly boundary line of Westward Road, 327.0 feet to point of beginning;
containing 2 acres, more or less;

Said premises are subject to building lines if established, all laws, ordinances
or governmental regulations, including building and zoning ordinances, affecting said
premises; certain drainage rights as set forth in a deed from Clifford I. Stoddard
to State of Connecticut, dated March 23, 1936, recorded in Volume 42 on page
155 of the Woodbridge Land Records; and also subject to such passway or highway
rights as exist;

To have and to hold the above granted and bargained premises, with the appurten-
ances thereof unto the said Grantee, and unto his heirs and assigns forever, to
his and their proper use and behoof. And also, I, the said grantor, do for myself,
my heirs, executors and administrators, covenant with the said grantee, his heirs
and assigns, that at and until the ensuance of these presents I am well seized of
the premises as a good indefeasible estate in Fee Simple; and have good right to
bargain and sell the same in manner and form as above written; and that the same is
free from all incumbrances whatsoever, except as above written;
And furthermore, I, the said grantor, do by these presents bind myself and my heirs
forever to Warrant and defend the above granted and bargained premises to him the
said grantee, his heirs and assigns, against all claims and demands whatsoever,
except as above written;

In Witness Whereof, I have hereunto set my hand and seal this 3rd day of February,
A. D. 1949.

Signed, sealed and delivered }
In presence of }

Arthur R. Mealin
Arthur H. Healey

Clifford I. Stoddard
(SEAL)

U. S. Int. Rev. Stamps cancelled
(\$3.00) Three dollars and Thirty cents

State of Connecticut, } ss. New Haven, February 3, 1949
New Haven County,

Personally appeared Clifford I. Stoddard, Signer and Sealer of the foregoing
Instrument and acknowledged the same to be his free act and deed, before me,
Arthur H. Healey
Notary Public.

Received for Record February 7th, 1949 at 9h 00m A.M. and recorded by
Arthur H. Street Town Clerk.

To all People to whom these Presents shall come—Greeting:

I, John F. Lynch, of the Town of West Haven, County of New Haven,
State of Connecticut,

For the consideration of one dollar and other valuable considerations,

received to my full satisfaction of Franklin Robinson, of the Town of Woodbridge, in

said County and State, and Gloria Robinson, of said Town of Woodbridge, instant and wife,
do give, grant, bargain, sell and confirm unto the said Franklin Robinson, and Gloria
Robinson, and unto the survivor of them, and unto such survivor's
heirs and assigns forever, all those ~~two~~ certain pieces or parcels of land, with all the
improvements thereon, situated in the Town of Woodbridge, in said County and State, bounded
and described as follows:

The First Piece, being triangular in shape, containing 1 acre, more or less, bounded:
Northwest by Ford Road;
Northwest by Northrop Road;
Southwest by an old wagon road, a continuation of Westward Road;
The Second Piece, containing 2 acres, more or less, bounded and described as follows:
Beginning at a point in the northerly boundary line of Westward Road, said point being
marked by a concrete monument set by the Connecticut State Highway Department;
thence northeasterly 20.1 feet to a concrete monument set by the Connecticut State Highway
Department in the southwest boundary line of Northrop Road;
thence northeasterly along the south-westerly boundary line of Northrop Road, 532.18 feet
to a concrete monument set by the Connecticut State Highway Department;
thence westerly 20.07 feet to a monument set by the Connecticut State Highway Department
in a stone wall marking the northeast boundary line of Northrop Road;
thence southwesterly along the stone wall marking the northeast boundary line of Northrop
Road, 403 feet;
thence southwesterly along a curved line marked by a stone wall, connecting the northeast
boundary line of Northrop Road and the northerly boundary line of Westward Road,
8.6 feet;
thence easterly along the northerly boundary line of Westward Road, 397.0 feet to point of
beginning;

Said premises are subject to building lines if established, all town, ordinances or govern-
mental regulations, including building and zoning ordinances, affecting said premises; certain
drainage rights as set forth in a deed to the State of Connecticut, dated March 23, 1936, re-
corded in Volume A7 on page 155 of the Woodbridge Land Records; and also subject to such term-
inal or highway rights as exist;

We have and to hold the above granted and bargained premises, with the appurtenances therof
unto the said Grantee, and unto the survivor of them, and unto such ^{heirs} ~~and assigns~~
heirs and assigns, to them and their proper use and behoof. And also, I, the said
grantor, do for my self, my ^{and} ~~and~~ such survivor's ^{heirs} ~~and assigns~~,
executors and administrators, covenant with the said grantee, and the survivor of them, heirs
and assigns, that at and until the executing of these presents I ^{will} ~~do~~ well seid of the
premises as a good indefeasible estate in fee simple; and have good right to bargain and sell the
same in manner and form as above written; and that the same is free from all inconveniences
whatsoever, except as above written.

And furthermore, I, the said grantor,

do by these presents bindes self and my ^{and} ~~and~~ heirs forever to warrant and defend
the above granted and bargained premises to the said grantee, and the survivor of them,
heirs and assigns, against all claims and demands whatsoever, except as above written;

In Witness Whereof, I have hereunto set my hand and seal this ¹⁹³⁶
day of September, A. D. 19 53.

Signed, sealed and delivered
in presence of

Stuart Northrop
George L. Rose

John F. Lynch (SEAL)



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State of Connecticut, [] ss.
New Haven County,

VOL 54 PAGE 222

New Haven, Ct.

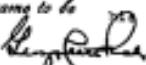
September 23, 1953

Personally appeared John F. Lynch,

Signer and Sealer of the foregoing instrument and acknowledged the same to be
free act and deed, before me,

SEP 24 1953

Received for Record _____
at 10 a.m. P.M. and recorded by
Howard B. Street, Ass't. Town Clerk


Mary Miller

RELEASE OF MORTGAGE

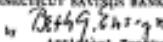
Know all Men by these Presents:

That the CONNECTICUT SAVINGS BANK OF NEW HAVEN, a corporation duly incorporated and
organized under a charter granted by the General Assembly of the State of Connecticut in 1817, and located in
the City and Town of New Haven, County of New Haven, and State of Connecticut, does hereby release and
discharge a certain mortgage from William T. McCarthy and Elizabeth G. McCarthy,

to said CONNECTICUT SAVINGS BANK OF NEW HAVEN,
dated June 12th, 1952
and recorded in the Land Records of the
Town of Orange
in the County of New Haven, and State of Connecticut,
in Volume 160 on page 293-296; also recorded in Volume 52 on page 251 of the
Woodbridge Land Records)

In Witness Whereof, the CONNECTICUT SAVINGS BANK OF NEW HAVEN, has caused these presents
to be signed and executed in its behalf by its Assistant Treasurer
hereinafter and empowered, and it is so to be by  Assistant Treasurer, pursuant to and in accordance with
the laws of said Bank, this 12th day of August 1953.

Received, sealed and delivered
in presence of
J. O. Anderson
H. Abbott

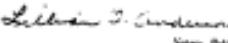
CONNECTICUT SAVINGS BANK OF NEW HAVEN
by 
Assistant Treasurer



STATE OF CONNECTICUT [] ss. New Haven, August 12th, 1953

Personally appeared Beth G. Ensign, Assistant Treasurer
of the CONNECTICUT SAVINGS BANK OF NEW HAVEN, the signer and sealer of the foregoing instrument,
and acknowledged the same to be her free act and deed, as such ASSISTANT TREASURER,
and the free act and deed of said Bank, before me.

Received for Record AUGUST 19, 1953.....
at 9 a.m. A.M. and recorded by
Howard B. Street, Ass't. Town Clerk


Lillian J. Anderson
Notary Public
SEP 23 1953
Received for Record SEP 23 1953
at 10 a.m. P.M. and recorded by
Howard B. Street, Ass't. Town Clerk

TO ALL PEOPLE TO WHOM THESE PRESENTS SHALL COME --- GREETING:

KNOW YE, THAT WE, Franklin Robinson and Gloria Robinson, husband and wife, both of the Town of Woodbridge, County of New Haven and State of Connecticut, whose mailing address is 264 Rimon Road, Woodbridge, Connecticut----- for the consideration of TWENTY-SIX THOUSAND NINE HUNDRED DOLLARS, received to our full satisfaction of Connecticut Contemporaries, Inc., a corporation organized under and pursuant to the laws of the State of Connecticut, located in the Town of Woodbridge, County of New Haven and State of Connecticut, whose mailing address is 185 Ford Road, Woodbridge, Connecticut

do give, grant, bargain, sell and confirm unto the said Connecticut Contemporaries, Inc., and unto its successors and assigns forever, all those two certain pieces or parcels of land, with all the improvements thereon, situated in the Town of Woodbridge, County of New Haven and State of Connecticut, bounded and described as follows:

THE FIRST PIECE, being triangular in shape, containing 1 acre, more or less, is bounded:

NORTHWEST by Ford Road;
NORTHEAST by Northrop Road;
SOUTHWEST by an old wagon road, a continuation of Westward Road;

THE SECOND PIECE, containing 2 acres, more or less, is bounded:

Beginning at a point in the north boundary line of Westward Road said point being marked by a concrete monument set by the Connecticut State Highway Department; thence northeast 20.1 feet to a concrete monument set by the Connecticut State Highway Department in the southwest boundary line of Rimon Road; thence northwest along the southwest boundary line of Rimon Road, 537.18 feet to a concrete monument set by the Connecticut State Highway Department; thence west 20.02 feet to a monument set by the Connecticut State Highway Department in a stone wall marking the northeast boundary line of Northrop Road;

1.

*\$22.70 Conveyance Tax received

Pauline D. S.
Town Clerk of Woodbridge"

thence southwest along the stone wall marking the northeast boundary line of Northrop Road, 445 feet; thence southeast along a curved line marked by a stone wall, connecting the northeast boundary line of Northrop Road and the north boundary line of Westward Road, 8.6 feet; thence east along the north boundary line of Westward Road, 327.0 feet to point of beginning;

Said premises are subject to certain drainage rights as set forth in a deed to the State of Connecticut, dated March 23, 1936, recorded in Volume 42 on Page 155 of the Woodbridge Land Records; also subject to such passway or highway rights as exist.

Said premises are subject to building lines if established, all laws, ordinances or governmental regulations, including building and zoning ordinances, affecting said premises; and taxes on the list of 1977, which taxes said grantee hereby assumes and agrees to pay as part of the consideration for this deed.

TO HAVE AND TO HOLD the above granted and bargained premises, with the appurtenances thereof unto the said grantee, and unto its successors and assigns forever, to its and their proper use and behoof. AND ALSO we the said grantors do for ourselves, our heirs, executors and administrators, covenant with the said grantee, its successors and assigns, that at and until the ensealing of these presents we are well seized of the premises as a good indefeasible estate in FEE SIMPLE; and have good right to bargain and sell the same in manner and form as above written; and that the same is free from all incumbrances whatsoever, except as above written.

AND FURTHERMORE, we the said grantors do by these presents bind ourselves and our heirs forever to WARRANT and defend the above granted and bargained premises to it the said grantee, its successors and assigns, against all claims and demands whatsoever, except as above written.

113 866

IN WITNESS WHEREOF, we have hereunto set our hands and seals
this 4th day of March A.D. 1978.

Signed, sealed and delivered
in presence of

Paul R. North
Paul R. North Jr.
Rita E. North

Franklin Robinson (SEAL)
Franklin Robinson
Gloria Robinson (SEAL)
Gloria Robinson

STATE OF CONNECTICUT, } ss. Woodbridge
NEW HAVEN COUNTY, } ss. Woodbridge March 4, 1978

Personally appeared Franklin Robinson and Gloria Robinson,
Signers and Sealers of the foregoing instrument and acknowledged the
same to be their free act and deed before me,

Received for record Mar. 8, 1977
at 11h 30m a.m. and recorded by:

Jerry P. Salay
Ass't Town Clerk

Paul R. North
NOTARY PUBLIC.
my commission expires: April 1, 1978

To all People to whom these Presents shall come—Greeting:

Know Ye, That Connecticut Contemporaries, Inc., a Connecticut corporation located in the Town of Woodbridge, County of New Haven and State of Connecticut, whose mailing address is 185 Ford Road, Woodbridge, Connecticut, 06525,

For the consideration of One dollar and other valuable considerations, but less than one hundred dollars, received to —its— full satisfaction of Town of Woodbridge, a body politic and corporate, located in the County of New Haven and State of Connecticut, whose mailing address is Town Hall, Woodbridge, Connecticut 06525,

do remise, release and forever Quit Claim unto the said Town of Woodbridge and unto its successors

to him and assigns forever, all the right, title, interest, claim and demand whatsoever as — It — the said releasee — has ~~does~~ or ought to have in or to all that certain piece or parcel of land, with all the improvements thereon, situated in the Town of Woodbridge, County of New Haven and State of Connecticut, being triangular in shape, containing 1 acre, more or less, and bounded:

NORTHWEST by Ford Road;
NORTHEAST by Northrop Road;
SOUTHWEST by an old wagon road, a continuation of Westward Road.

Said premises are subject to building lines if established, all laws, ordinances or governmental regulations, including building and zoning ordinances, affecting said premises

"No Conveyance Tax collected

Polly P. Achuf, Asst. T.
Town Clerk of Woodbridge"

To Have and to Hold the premises, with all the appurtenances, unto the said Releasee, and unto its successors — to him and assigns forever, so that neither — It — the Releasee — nor its successors, to him, nor any other person under — it — or them shall hereafter have any claim, right or title in or to the premises, or any part thereof; but thencefrom — It is — and they are by these presents forever barred and excluded.

In Witness Whereof, on — ~~Woodbridge, Connecticut, the 31st day of January, 1979.~~
this 31st day of JANUARY, A.D. 1979, said

Signed, sealed and delivered in presence of | corporation, Connecticut Contemporaries, Inc., has caused this deed to be executed and delivered and its corporate seal to be hereto affixed in its behalf by Roger Small, its President, who is duly authorized and empowered.

James A. Nugent
State of Connecticut
New Haven County

Westerly, 265
New Haven,

By Roger Small
Roger Small
Its President

JANUARY 31, 1979

Personally appeared Roger Small, President as aforesaid,

Signer and Sealer of the foregoing instrument and acknowledged the same to be — his — free act and deed ~~subscribes~~ as such President and the free act and deed of said corporation, Connecticut Contemporaries, Inc., before me.
Received for record January 31, 1979
at 1h 15m p.m. and recorded by:

Polly P. Achuf
Asst. Town Clerk

James A. Nugent
Notary Public