

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 Road, 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 re-conveyed 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.



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

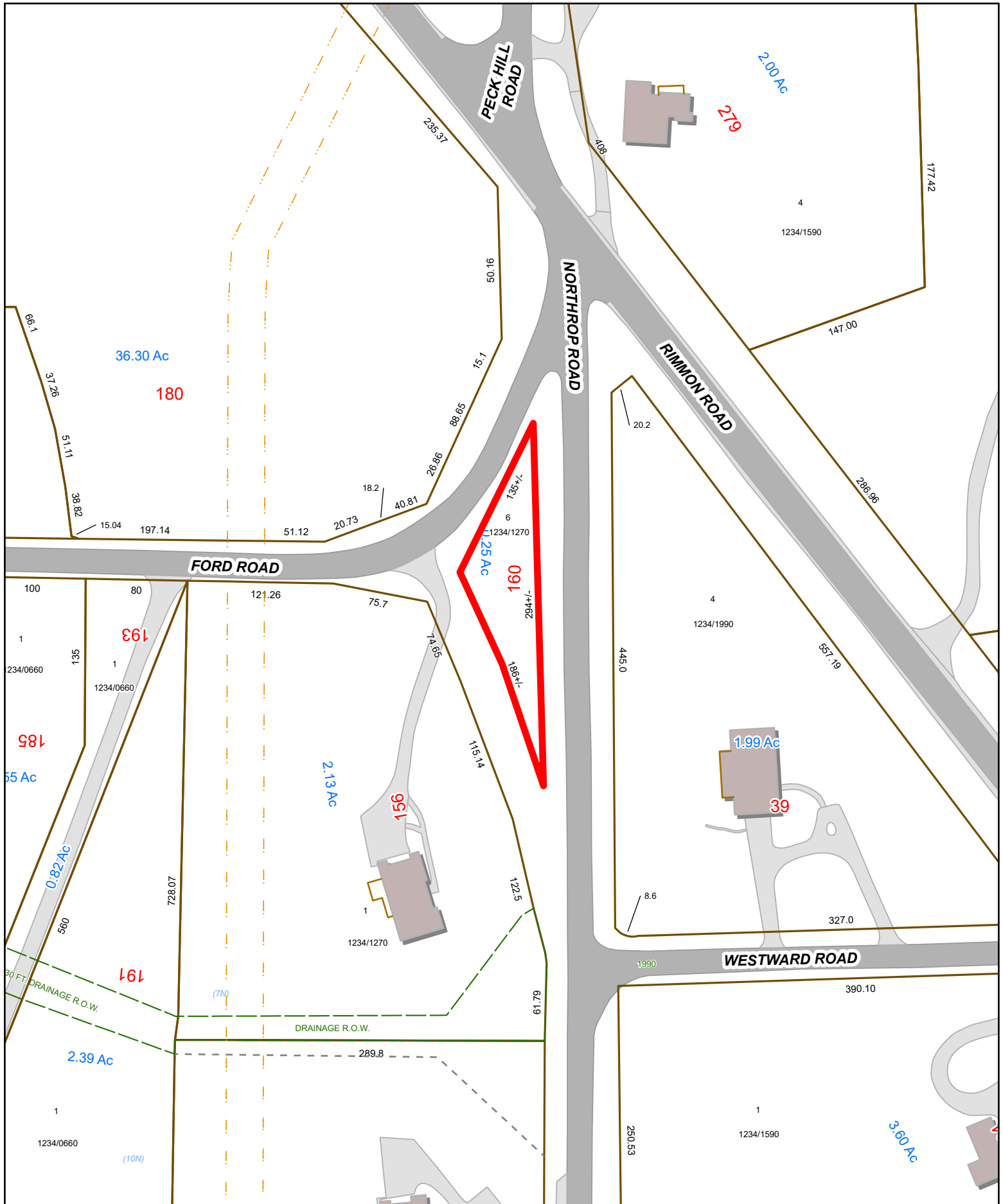
View Field Card

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					0115/0927	1/31/1979				No	0	
11 MEETINGHOUSE LANE, WOODBRIDGE, CT 06525							Exempt					
Prior Owner History												
CONNECTICUT CONTEMPORARIES INC					0000/0000					No	0	
Permit Number	Date	Permit Description										
Supplemental Data								Appraised Value				
Census/Tract	1602		VisionPID		1700		Total Land Value		42,500			
Dev Map ID	SEE DEED		Street Description		Paved		Total Building Value		0			
GIS ID			TOPO		Rollina/Below Street		Total Outbidg Value		0			
Route							Total Market Value		42,500			
District												
Utilities												
Acres					State Item Codes							
Land Type	Acres	490	Total Value		Code	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)						490 Appraised Totals						
2025	2024	2023	2022	2021	Type	Acres	Value	Type	Acres	Value		
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						Application Date:		Expiration Date:				

Location:	160 NORTHROP RD	Unit	
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	Area/Qty
Cooling Type			
Interior			
Floors			
Walls			
Wall Height			
Exterior			
Exterior Walls			
Roof Type			
Roof Cover			
Special Features			
Detached Component Computations			
Type	Year	Condition	Area/Qty
		Type	Year
		Condition	Area/Qty



PROPERTY MAP
TOWN OF WOODBRIDGE
NEW HAVEN COUNTY, CONNECTICUT

Map Created August 2025

Unique ID: **3593**
MBL: **1604 1270 160**
Location: **160 NORTHROP RD**
Parcel Type: **Commercial**



Disclaimer: This map is intended for reference and general informational purposes only and is not a legally recorded map or survey. While reasonable effort has been made to ensure the accuracy, correctness, and timeliness of materials presented, the map vendor and the municipality disclaim any and all liability and responsibility for any errors, omissions, or inaccuracies in the data provided, including without limitation any liability for direct, indirect, incidental, consequential, special, exemplary, punitive, or any other type of damages. Users are hereby notified that the primary information source should be consulted for verification of the data contained herein. Continued use of this map acknowledges acceptance of these terms



Appendix C

The undersigned hereby certify:

First That they do associate under the name of The West 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 J. Stoddard

Personally appeared the above named Amelia C. Stoddard, Henry Stoddard, Clifford J. Stoddard and severally 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 C. Baldwin

(Seal)

Notary Public

Approved October 29, 1913.

Albert Phillips, Secretary

by J. J. Fitzpatrick

Per 10- per Oct. 29, 1913.

C. 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 endorsement of approval thereon in testimony whereof, I have hereunto set 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 min. P.M. and recorded by

Henry C. Baldwin

Town Clerk.

Land Records, in Vol. 341 page 453, and in Woodbridge Land Records in Vol. 30 page 344.

The property sought to be foreclosed is the following:

First Piece: Situated on the Easterly side of Byron Street and known and designated as lot number, seventeen (17) on plan of land of Harriet F. Milton, recorded in Waterbury Land Records, Book 2, of Maps, page 5, and bounded:

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

Easterly 60 feet on land of Hazel Conrad Book;

Southerly 120 feet on land of Samuel M. 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 Eunice M. Franklin;

Easterly 60 feet on land of Oliver 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. Meurgini.

Its Attorney.

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

Helena J. Balducci

Asst Town 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

and unto his heirs and assigns forever, all the right, title, interest claim and demand whatever it is, the said Relator 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 Rainbow Road; Northerly by land of Harold S. Daniels; Westerly by highway known as Northrop Road;

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

Northerly by Highway known as Town Street; Westerly by land of Leon Scripps; Northerly again by land of Leon Scripps; 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 Saml. H. Little; Easterly by land of Clifford D. Stoddard; Southerly again by land of Clifford D. 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. C. Wallace, and land of Jacob Beinigel; Easterly by land of Jacob Beinigel, Bessie Gider, 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 Road; 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; Southwesterly by land of Chester C. Hitchcock and by highway known as Rainbow 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 Rainier Road;

South-West corner 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 Peck 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;

Westerly, again, by said Peck Hill Road.

Being the same premises conveyed to it, the said, The Cleft 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 Cleft Rock Farm Company, its successors and assigns, nor any other person, heirs, or assigns, shall hereafter have any claim, right or title in or to the premises or any part thereof, but therefore it is and they are by these presents forever barred and excluded. In Witness Whereof, said Corporation, The Cleft Rock Farm Company, has caused its name to be set and having no corporate seal, a commercial seal 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 presence of The Cleft Rock Farm Company.

Henry E. Baldwin.

Helene J. Baldwin

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

Personally appeared Clifford I. Stoddard, Agent of The Cleft Rock Farm Company, duly authorized and empowered, signers and sealers of the foregoing instrument and acknowledged the same to be the free act and deed of said corporation, The Cleft 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 3h 15m P.M. and recorded by
Helene J. Baldwin. Asst. Town Clerk.

and said Lessee may at any time thereafter without any ac- entry
recover possession 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 on 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

Hubert J. Baldwin

State of Connecticut

County of New Haven

Raymond L. Bishop

Woodbridge Skating Rink, Inc.

By Raymond L. Bishop, its President

ss. Town of Woodbridge, December 10th, 1925.

Personally appeared Raymond L. Bishop and Raymond L. Bishop,
President of the Woodbridge Skating Rink, Incorporated, signed and
sealed the foregoing instrument and acknowledged the same to be
their free act and deed, before me,

Henry E. Baldwin, Notary Public

Received for Record Dec. 10th, 1925, at 9^h 55^m 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 S. Ray, of the Town and County of New Haven in the
State of Connecticut, wife of Oscar Ray, to whom I was married after April 26th, 1877,
for the consideration of one dollar, received to my full satisfaction of Clifford S.
Stoddard, of the Town of Woodbridge, in said County and State, do remise, release
and forever quit claim unto the said Clifford S. Stoddard, and unto his heirs and
assigns forever, all the right, title, interest, claim and demand whatsoever, as I,
the said Releasee, 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;
Southerly by highway known as Center Street;

Easterly by highway known as Rumson Road;
 Northerly by land of Harold L. Arnold;
 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 Scripock;
 Northerly again by land of Leon Scripock;
 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 the Estate of Bessie L. Dittie; Easterly by land of Clifford D. Stoddard;
 Southerly again by land of Clifford D. 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 Race Brook Road; Northerly by land of
 Helen M. Wallace, and land of Jacob Baizingel; Easterly by land of Jacob
 Baizingel, Bernie Gaidler, and Alice M. Stuck; 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 48 acres, more or less, is bounded:
 Westerly by highway known as Park Hill Road; Northerly by land of Estate
 of Nelson E. Kline and Myra L. W. Stanley, jointly; Easterly by land of Estate
 of Nelson E. Kline and Myra L. W. Stanley, jointly; Southerly by land of Estate
 of Nelson E. Kline and Myra L. W. Stanley, jointly; Easterly again by land of
 Estate of Nelson E. Kline and Myra L. W. Stanley, jointly; Northerly again
 by land of Estate of Nelson E. Kline and Myra L. W. Stanley, jointly;
 Easterly again by highway known as Race Brook Road;
 Southerly by land of Kellers.
 Fifth Piece, containing 11 acres, more or less, is bounded:
 Easterly by land of Henry E. Baldwin and Helen Baldwin, jointly;
 Southerly by land of Chester L. Hitchcock, and highway known as
 Rumson Road; Northerly by Center Street.
 Sixth Piece, containing 21 acres, more or less, is bounded:
 Northerly by Center Street; Westerly by Northrop Road; Southerly by
 land of Chester L. Hitchcock; Easterly by land of Chester L. Hitchcock
 and highway known as Rumson Road.
 Seventh Piece, containing 100 acres, more or less, is bounded:
 Southerly by Center Street; Easterly by Race Brook Road; Northerly by

land of Henry E. Baldwin and Helen I. 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 Safe Rock Park Company, by deed dated May 24th, 1924, and recorded in Volume 34, pages 133, 134 and 135, of the Woodbridge Land Records, 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 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 excluded.

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 I. 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 E. Baldwin,

Notary Public.

Received for Record Dec. 18, 1925 at 5^h. 10 m. P.M.,
and recorded by

Henry E. Baldwin

Town Clerk.

MANUSCRIPT
VOL. 50

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 Seislegel;

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 Releasee, and unto her heirs and assigns forever, so that neither we, the Releasers, nor our heirs, nor any other person under us or then 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

Ethel M. Street

State of Connecticut)

New Haven County)

ss. Woodbridge,

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

Ethel M. Street

Ant. Town Clerk

Carl W. Clark (SEAL)

Leonard S. Downey (SEAL)

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 Releasee, and unto his heirs and assigns forever, so that neither I, the Releaser, nor my heirs, nor any other person under me or then 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. Meale

Arthur H. Mealey

Clifford I. Stoddard (SEAL)

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

original deed
has not been signed
if the same is signed at
the State of Conn.

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 02m A.M. and recorded by
Edw. 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 Rimmon Road; thence northwesterly along the southwesterly boundary line of Rimmon Road, 537.16 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, 435 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 appurtenances 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 ensueing 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. Mealia
Arthur H. Healey

~~Clifford I. Stoddard~~
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 04m A.M. and recorded by
Edward H. Street Town Clerk.

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

Know All Men, That 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, husband 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 Rimon Road;

thence northwesterly along the southwesterly boundary line of Rimon Road, 537.18 feet

to a concrete monument set by the Connecticut State Highway Department;

thence westerly 20.00 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, 445 feet;

thence southeasterly 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, 377.0 feet to point of

beginning;

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 to the State of Connecticut, dated March 23, 1936, recorded in Volume 47 on page 155 of the Woodbridge Land Records; and also subject to such zoning or highway rights as exist;

To have and to hold the above granted and bargained premises, with the appurtenances thereof unto the said Grantee, and unto the survivor of them, and unto such heirs and assigns forever, to them and their proper use and behoof. And also, I, the said grantor, do for my self, my heirs, executors and administrators, covenant with the said grantee, and the survivor of them, heirs and assigns, that as and until the recording of these presents I will seise 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 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 27th day of September, A.D. 1953.

Signed, sealed and delivered
in presence of

Stewart Northrop
Lynch

John F. Lynch (Seal)



State of Connecticut,
New Haven County,

VOL 54 PAGE 222

New Haven,

September 23,

19 53

Personally appeared John F. Lynch,

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

Received for Record SEP 24 1953
at 1:23 P. M. and recorded by
Edw. J. Street Ass't. Town Clerk

Henry J. Sullivan
Notary Public

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 D. 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 recorded in its behalf by its Assistant Treasurer
notarized and empowered, and its seal to be by said Assistant Treasurer, pursuant to said charter and the by-laws
of said Bank, this 12th day of August, 19 53.

Signed, sealed and delivered
in presence of
L. O. Anderson
H. J. Sullivan

CONNECTICUT SAVINGS BANK OF NEW HAVEN
by *Beth G. Ensign*
Assistant Treasurer



STATE OF CONNECTICUT
New Haven County

New Haven, August 12th, 19 53.

Personally appeared Beth G. Ensign, Assistant Treasurer

of the CONNECTICUT SAVINGS BANK OF NEW HAVEN, the signer and maker 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 9:12 A. M. and recorded by
Howard B. Street Town Clerk

Lillian J. Anderson
Notary Public
Received for Record SEP 22 1953
at 1:15 P. M. and recorded by
Edw. J. 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 Rimmon 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 Rimmon Road;
thence northwest along the southwest boundary line of Rimmon 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.

"\$29.70 Conveyance Tax received

Raymond J. Quinn
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 encroaching 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.

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, Jr.
Paul R. North

Rita E. North

Franklin Robinson (SEAL)
Franklin Robinson

Gloria Robinson (SEAL)
Gloria Robinson

STATE OF CONNECTICUT, } ss. Woodbridge
NEW HAVEN COUNTY, } ss. 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:

Ray P. Salaf
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

~~and assigns~~ forever, all the right, title, interest, claim and demand whatsoever as — It — the said releasor — has ~~had~~ 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

Pres. P. Schul
Town Clerk of Woodbridge"

To Have and to Hold the premises, with all the appurtenances, unto the said Releasee, and unto its successors— ~~and assigns~~ forever, so that neither — It — the Releasee — nor its successors, ~~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 therefrom — It is — and they are by these presents forever barred and secluded.

In Witness Whereof on — ~~the 31st day of January, A.D. 1979~~

this 31st day of JANUARY, A.D. 1979, said 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.

Signed, sealed and delivered
in presence of
James A. Nugent
JAMES A. NUGENT

By *Roger Small*
Roger Small
Its President

State of Connecticut
New Haven County

WOODBRIDGE
New Haven,

JANUARY 31, 1979

Personally appeared Roger Small, President as aforesaid,

James A. Nugent
Signer and Sealer of the foregoing instrument and acknowledged the same to be — his — free act and deed ~~as such President~~ 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 15a p.m. and recorded by:

Pres. P. Schul
Ass't Town Clerk

James A. Nugent
Notary Public