



STATE OF CONNECTICUT  
BOARD OF TRUSTEES  
FOR THE STATE COLLEGES  
1280 ASYLUM AVENUE HARTFORD, CONNECTICUT 06105

74-38  
Rescinded  
See 76-100

RESOLUTION

concerning

AN EASEMENT EXCHANGE ON THE CAMPUS

of

WESTERN CONNECTICUT STATE COLLEGE

June 7, 1974

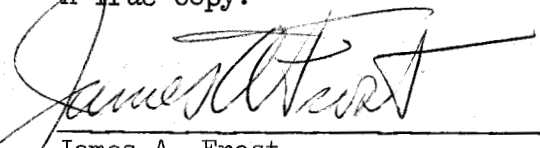
WHEREAS, There is a roadway easement on the land of Western Connecticut State College on the south side of White Street owned jointly by the White Conservatory, the Fairfield Processing Corporation, and Carey Industries, that brings commercial trucks through a central portion of what will become a college parking area, thereby posing a danger to students, and

WHEREAS, Such danger may be eliminated through an easement exchange that will more favorably locate the easement on college land, and

WHEREAS, The President of Western Connecticut State College and the Department of Public Works have reviewed the matter and have determined that the proposed new location of the easement is in the best interests of the College and the State, therefore,

BE IT RESOLVED, That the Board of Trustees approves the relocation of the existing easement at Western Connecticut State College in accordance with the maps on file with the Central Office for State Colleges and the Department of Public Works.

A True Copy:

  
James A. Frost  
Executive Secretary

\*\*\*

*in process*  
~~BU 8/18~~  
BU 8/19

July 16, 1974

The Honorable Thomas J. Meskill  
Governor of Connecticut  
State Capitol Building  
Hartford, Connecticut

Dear Governor Meskill:

The Trustees have approved a resolution authorizing an easement exchange on the property of Western Connecticut State College. This action was recommended by the Department of Public Works and the College as in the best interests of the College and the State of Connecticut. The Trustees request that you approve this easement exchange under the authority of section 4-26 of the General Statutes.

For your information I have enclosed supporting material explaining the details of the proposal.

Very truly yours,

James A. Frost  
Executive Secretary

DB:JAF:aw

Enclosure

*Re: [unclear]*

July 11, 1974

Mr. Bernard McGovern  
Assistant Attorney General  
Attorney General's Office  
30 Trinity Street  
Hartford, Connecticut 06111

Dear Mr. McGovern:

This letter is to confirm our telephone conversation of July 9, 1974, concerning the proposed easement exchange at Western Connecticut State College. You suggested that the exchange could be consummated through action of the Governor in accordance with section 4-26 of the General Statutes. I understand that a similar action was taken concerning a land exchange at Western using section 4-26 in September of 1973.

Thank you again for your cooperation.

Sincerely,

David Bush  
Director of Planning

DB:aw

INTERDEPARTMENT MESSAGE

STO-200

SAVE TIME: Handwritten messages are acceptable.

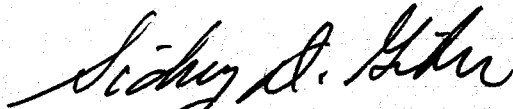
Use carbon if you really need a copy. If typewritten, ignore faint lines.

TO Mrs. Grace Hayber	AGENCY Board of Trustees for State Colleges	DATE Feb. 21, 1974
FROM Sidney D. Giber Assistant Attorney General	AGENCY	TELEPHONE 4990

SUBJECT

Project BI-RD-426  
 " BI-RD-30  
 Land Acquisition and Development  
 of Parking Facilities

Re our telephone conversation, here is material from  
 Western Connecticut State College which must be  
 submitted to the legislature.



Assistant Attorney General

SDG:R

Enclosures

**RECEIVED**  
 FEB 22 1974  
 BOARD OF TRUSTEES  
 FOR THE STATE COLLEGES

SAVE TIME: If convenient, handwrite reply to sender on this same sheet.



STATE OF CONNECTICUT  
WESTERN CONNECTICUT STATE COLLEGE  
181 WHITE STREET • DANBURY CONNECTICUT 06810



TEL. 792-1400

February 14, 1974

Mr. Sidney Giber  
Asst. Attorney General  
30 Trinity Street  
Hartford, Connecticut 06615

Re: BI-RD-426  
and  
BI-RD-30  
Land acquisition and  
Development of Parking  
Facilities

Dear Mr. Giber:

Attached are various documents as described in the memo of January 29, 1974 from James J. Bergen, Director of Real Assets Division of Public Works. In addition, is a copy of the deed to the Kakadelis Property which describes other passway rights than those in the property obtained by the State through the Executor's Deed in April of 1970.

Would you please take such action as will permit the exchange of passway rights from the present location within the student parking area (to be designed and constructed) and relocate these rights to the West edge of the properties after final design and legal documents are developed by the Public Works Department?

The move needs to be made so that an economical parking area can be designed and one which will reduce the danger to college personnel which would be caused by an intermingling of industrial truck traffic and those leaving their cars to attend the college. The three parties, have by their letters, indicated a willingness to exchange rights dating back into the last century for new rights mutually advantageous to them and the State.

We understand from the attached memo from Public Works (delayed in the mails until today) that a Legislative Bill is required and that

74 FEB 19 PM 3:53

Received Secretary

FEB 1 - 1974

DATE

January 29, 1974

INTERDEPARTMENT MAIL

TO	ATT: Mr. Arnold Hansen Dr. Ruth Haas, President	DEPARTMENT	Western Conn. State College, Danbury, Conn.
FROM	James J. Bergen, Director	DEPARTMENT	Real Assets Div. - Public Works
SUBJECT	Parking Facilities, Western Conn. State College, Danbury, Conn.		

Project BI-RD-30

Confirming various discussions between our staff and Mr. Hansen, relative to an exchange of access rights between the State and three owners of property adjacent to the proposed parking facilities, we enclose the following for action by your legal representative in the Attorney General's Office.

1. A copy of a letter from White Conservatory undated and signed by Carol J. Ullrich.
2. A copy of a letter from Fairfield Processing Corporation dated November 26, 1973 and signed by Roy Young.
3. A copy of a letter from Carey Industries Inc., dated January 17, 1974, and signed by R. J. Carey, Ellen Carey Trust.

Originals of the above three letters are available on request.

4. Transmittal dated November 15, 1973, from P. W. Genovese, Engineer, addressed to WESC, Attention, Mr. Hansen, with three attached sketches showing "entrance movements, exit movements, and turning radii."
5. Letter dated November 6, 1973, from P.W. Genovese, to P.W.D., attention of Mr. Johan Koiva, with a copy of the Administrator's Deed, property descriptions, and a blue and white print entitled Topographic Map Project BI-RD-426, Dwg. #1, dated November 1968, showing in red ink the proposed fifteen (15) foot passway and the existing passway.

It is suggested that the enclosed documents be reviewed with the Assistant Attorney General assigned to your Agency and that you arrange for a bill to be submitted to the 1974 General Assembly for authority to affectuate the exchange.

As soon as such a bill is passed, we will initiate the design of the Parking Facilities.

*James J. Bergen*  
JJBergen/jkcr

- cc: Comr. Manafort  
 Dep. Comr. Biggs  
 Case, Dagata,  
 Keefe, Koiva  
 Roscoe, Kulits  
 Bergen (File)

FEB 14 1974

4 p1x case

W  
9/5



WHITE CONSERVATORY

182 WHITE STREET, DANBURY, CONNECTICUT

PHONE 718-2668

Commissioner Paul Manfort  
Public Works Department  
165 Capital Ave  
Hartford Conn. 06115  
Att: John Louisa, Chief Engineer

IF  
15 CHANGED  
17

BI-RED-30

Dear Sir:

I see no serious objection to  
giving up my pass rights to the  
present area between the former  
190 and 192 White St. properties if  
I am granted equal rights to a  
new passway on the 188 White St.  
properties. Assuming that this pass way  
provides comparable ease of access as  
the present passway.

Sincerely yours  
Carol J. Ullrich

CAROL J. ULLRICH



# Carey Industries, Inc.

P. O. Box 1701

WATERBURY, CONNECTICUT 06720

CHARLOTTE BRANCH  
P. O. Box 6053  
CHARLOTTE, N. C. 28207  
704 - 523-1880

PLANT & LABORATORY  
190 WHITE ST.  
P. O. Box 151  
DANBURY, CONN. 06810  
203 - 744-7280  
TELEX 969-642

January 17, 1974

Commissioner Paul J. Manafort  
Public Works Dept.  
165 Capitol Avenue  
Hartford, Conn. 06115

Attn: Mr. John Koiva, Chief Engineer

Re: Western Conn. State College Parking Lot on White St., Danbury, Conn.  
Project BI-RD-426  
BI-RD-30

Dear Mr. Koiva:

Mr. Arnold Hanson of the Western Conn. State College has met with me to discuss a proposed new passway location as indicated on temporary maps.

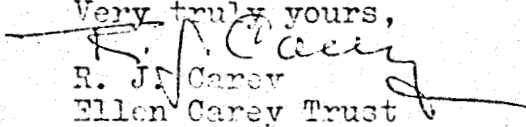
The former Hobson & Botts property is now owned by the Ellen Carey Trust with the City National Bank of Connecticut as Trustee. The Trustee has authorized me to represent the Trust and as co-owners of the present passway and traveled way rights shown on Dwg-Project No. BI-RD-486 prepared by P.W. Genovese and Associates dated November 1968, we agree in principle with the proposal to relocate the present passway to a new location.

The map referred to above does not show any proposal of entrance to the Trust property. A sketch identified as BI-RD-426 illustrates a proposed passway to the Young property. A proposal that would be acceptable to the Trust should propose an entrance to its property and provide for proper ingress and egress for 45 foot trailer trucks and tractors to the several loading and unloading docks of the plant located on the premises.

It is our understanding that if the Trust agrees to changes in its present passway rights the State will provide a 25 foot paved passway to and over the brook to an entrance location acceptable to it.

You may contact me at the above address to discuss further plans or intentions.

Very truly yours,

  
R. J. Carey  
Ellen Carey Trust

cc's next page



# Carey Industries, Inc.

P. O. Box 1701

WATERBURY, CONNECTICUT 06720

CHARLOTTE BRANCH  
P. O. Box 6053  
CHARLOTTE, N. C. 28207  
704 - 523-1880

PLANT & LABORATORY  
190 WHITE ST.  
P. O. Box 161  
DANBURY, CONN. 06910  
203 - 744-7280  
TELEX 969-642

page 2

Commissioner Paul J. Manafort

January 17, 1974

cc: Mr. Rok Robinson  
c/o Ellen Carey Trust  
City National Bank of Conn.  
Grand Street  
Waterbury, Conn. 06720

cc: Mr. Arnold Hanson  
c/o Western Conn. State College  
181 White Street  
Danbury, Conn. 06810

*2 copies*

*Dist. 1/21/74*

PVD JAN 18 1974	Commissioner	<input checked="" type="checkbox"/> Contract	<input checked="" type="checkbox"/> Admin. File
	Dep. Comm.	<input checked="" type="checkbox"/> Rev.	<input type="checkbox"/> PIO Officer
	<del>Exec. Secy</del>	<input checked="" type="checkbox"/>	<input type="checkbox"/> Lease
	<del>Director</del>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
	Chief Fiscal Off.	<input type="checkbox"/> Estim.	<input type="checkbox"/> No. of Copies
Construction	<input type="checkbox"/> Bldg. & Ground	<input type="checkbox"/>	

DIR. JAN 21 1974

FAIRFIELD PROCESSING CORPORATION

88 ROSE HILL AVE.  
P. O. Box 282  
DANBURY, CONN. 06810  
(203) 744-2090

November 26, 1973

*F*  
*NO*  
*OK*  
*AK*  
*I*

Commissioner Paul J. Manafort  
Public Works Department  
165 Capitol Avenue  
Hartford, Conn. 06115

Att: Mr. John Koiva  
Chief Engineer

Re: Western Conn State College Parking Lot  
on White Street, Danbury, Conn.  
Project #BI-RD 426  
BI-RD 30

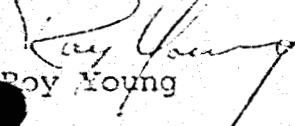
Dear Mr. Koiva:

As co-owners of the present passway rights that bisect your proposed parking facility, we are interested in pursuing the proposal submitted by Robert Jones of Philip W. Genovese & Associates. Mr. Donald Hanson of the College, has met with me and discussed the possibility of changing our present passway to a new proposed location.

In our estimation, this proposal would be beneficial to the college for numerous reasons. Safety being on top of the list. In development of our industrial property we intend it will be used by trucks of varying sizes. Should they have to drive through your parking lots, it would create a hazard that is avoidable. The proposed passway, eliminates not only the drive thru the parking lots, but also the congestion that will be caused on White St. by both cars and trucks using the present system. Consequently, we would be in favor of changing our present passway to the proposed location.

Mr. Koiva, should you have any questions regarding our position in this project, please do not hesitate to call me.

Very truly yours,

  
Roy Young

RY:ta

State of Connecticut

MAR 21 1975

CARL R. AJELLO  
ATTORNEY GENERAL



Office of The Attorney General  
30 TRINITY STREET  
HARTFORD 06115

RECEIVED

MAR 25 1975

BOARD OF TRUSTEES  
FOR THE STATE COLLEGES

March 19, 1975

Dr. Ruth A. Haas, President  
Western Connecticut State College  
181 White Street  
Danbury, Connecticut 06810

Dear Dr. Haas:

By letter of February 18, 1975 you stated that the Mayor of the City of Danbury has requested permission to use, on a temporary basis, approximately two acres of land on the site of Western Connecticut State College's proposed new campus. The City of Danbury proposes to use the area as a mini park by putting in a Little League diamond. The Mayor states the City's use of the property would be of a temporary nature and the City would relinquish the area immediately upon demand.

You have asked us whether it is possible to make an arrangement of this type with the City of Danbury.

The land occupied by Western Connecticut State College is under the control of the Board of Trustees for the State Colleges and they may enter into a license for the use of the land with the City of Danbury, as a license is not an interest in land and, therefore, is within the authority of the Board.

We suggest that you have the corporation counsel for the City submit a proposed license which will be terminable upon the will of the Board of Trustees and will agree to hold the State harmless from all claims.

Very truly yours,

CARL R. AJELLO  
ATTORNEY GENERAL

By: Sidney D. Giber  
Assistant Attorney General

SDG:rm

5



STATE OF CONNECTICUT

WESTERN CONNECTICUT STATE COLLEGE

181 WHITE STREET • DANBURY CONNECTICUT 06810



TEL 792-1400

RECEIVED

MAR 25 1975

Office of the President

BOARD OF TRUSTEES  
FOR THE STATE COLLEGES

March 24, 1975

Dr. James A. Frost  
Board of Trustees  
P.O. Box 2008  
New Britain, Connecticut 06050

Dear Dr. Frost,

As you will see by the enclosed letter, the Mayor of the City of Danbury is requesting the temporary use of a small piece of the new campus some distance from the area that is to be immediately developed. I felt that we should have legal opinion so that our interest would be safeguarded and that the privilege would be for temporary use only. As you see by Mr. Giber's letter, he feels that only the Board of Trustees could properly act on this request.

I have asked the City of Danbury request the Corporation Counsel to submit a proposed license. Inasmuch, as the Planning Committee will meet in the near future, I thought they might wish to take action and then wait for the license which will be requested by the city.

Sincerely,

Ruth A. Haas  
President

RAH:ac

Enclosures

PHILIP W. GENOVISE & ASSOCIATES, INC.

Consulting and Design Engineers

295 TREADWELL STREET, HAMDEN, CONN. 06514

P. O. Box 4330

Telephone 283-5678 (203)

Cable: GENOPHIL

# copies J2  
FILE

MC  
T

November 6, 1973

Re: Parking Facilities  
Western Connecticut State College  
Danbury, Connecticut  
BI - RD - 30  
PWG Project No. 734200

State of Connecticut  
Public Works Department  
State Office Building  
Hartford, Connecticut 06115

Attention: Mr Johan Koiva, Chief Engineer

Gentlemen:

In compliance with your request, the information submitted herewith is for the Department's Legal Section.

existing passway is located on a parcel owned by the State with the rights to pass and repass owned by:

1. Hobson and Botts, Inc. ;
2. Samuel Young ;
3. Carol J. Ullrich ;

and their successors and assigns.

A copy of the Administrator's Deed is enclosed which describes the parcel.

The proposed passway is located on State owned land at #188 White Street. The proposed rights to pass and repass would be granted to the above over a parcel approximately bounded and described as follows:

Commencing at a point on the southerly street line of White Street, said point being an iron pin marking the dividing line between land owned by the State (#188) and Stone (#186), then running along the southerly street line of White Street S 89° 43' - 12" E., a distance of 15.00 feet to a point ;

then turning and running S 05° - 57' - 45" E., a distance of 199.37 feet to a point;

turning and running N 89° - 59' - 00" W., to an iron pin marking the dividing line between land owned by the State (#188) and Stone (#186) on White Street, a distance of 15.00 feet ;

4 copies  
FILE

PHILIP W. GENOVESE & ASSOCIATES  
CONSULTING AND DESIGN ENGINEERS  
295 TREADWELL STREET  
P.O. BOX 4330  
HAMDEN, CONNECTICUT 06514

Date: 11/15/73  
Project: BL-ED-30  
Project No. 75A100

TO: Western Conn. State College  
White Street  
Danbury, Conn.

ATTN: Mr. Arnold Hansen  
SUBJECT: Truck Access

Gentlemen:

We are sending you: (Enclosed)  (Under separate cover)

Prints  Shop Drawings  Reproducible  Specifications

or \_\_\_\_\_ as follows:

NO. OF COPIES	LATEST DATE	DRWG. NO.	DESCRIPTION
1	11/15/73		Entrance movements
1	11/15/73		Exit movements
1	11/15/73		Turning Radii

Special Instructions:

Minimum passway width of 25 feet is required for the turning movements shown.

If this is not acceptable to property owners or the State, an alternative would be to extend the existing box culvert to provide a straight approach where the transformer and shed are located.

Very truly yours,

PHILIP W. GENOVESE & ASSOCIATES

by [Signature]

cc PWD - Hartford  
AM [unclear]

PHILIP W. GENOVESE & ASSOCIATES  
 CONSULTING AND DESIGN ENGINEERS  
 295 TREADWELL STREET  
 P.O. BOX 4330  
 HAMDEN, CONNECTICUT 06514

4 copies  
 FILE

Date: 11/15/73  
 Project: B1-ED-30  
 Project No: 73A100

TO: Western Conn. State College  
 White Street  
 Danbury, Conn.

ATTN: Mr. Arnold Hansen  
 SUBJECT: Truck Access

Gentlemen:

We are sending you: (Enclosed)  (Under separate cover)

Prints  Shop Drawings  Reproducible  Specifications

or \_\_\_\_\_ as follows:

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Special Instructions:

Minimum passway width of 25 feet is required for the turning movements shown.

If this is not acceptable to properly owners of the State, an alternative would be to or hard the existing box culvert to provide a straight approach where the transformer and shed are located.

Very truly yours,

PHILIP W. GENOVESE & ASSOCIATES

by *[Signature]*

cc PWD - Hartford  
 AM. J. Koiva





3120-427

EXIT

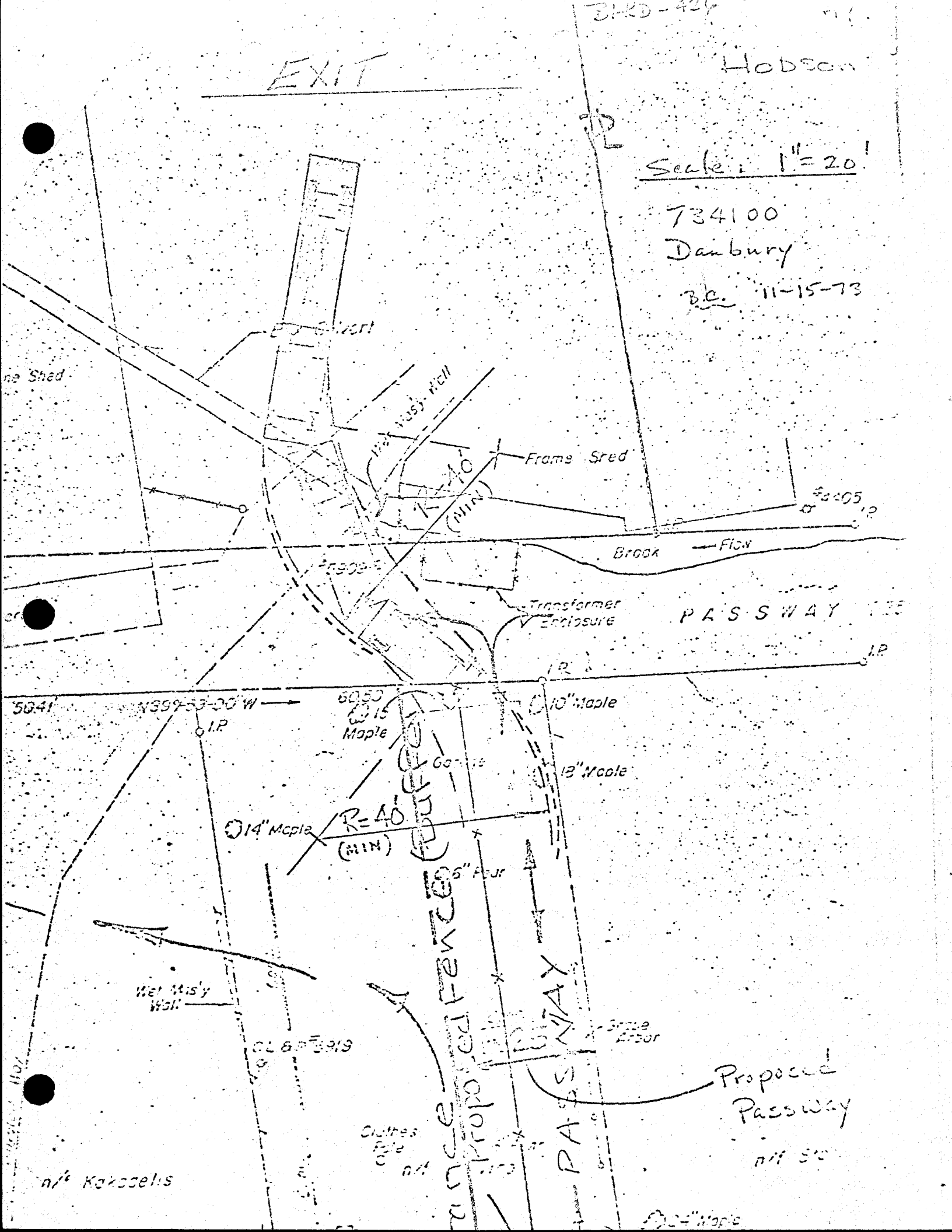
Hobson

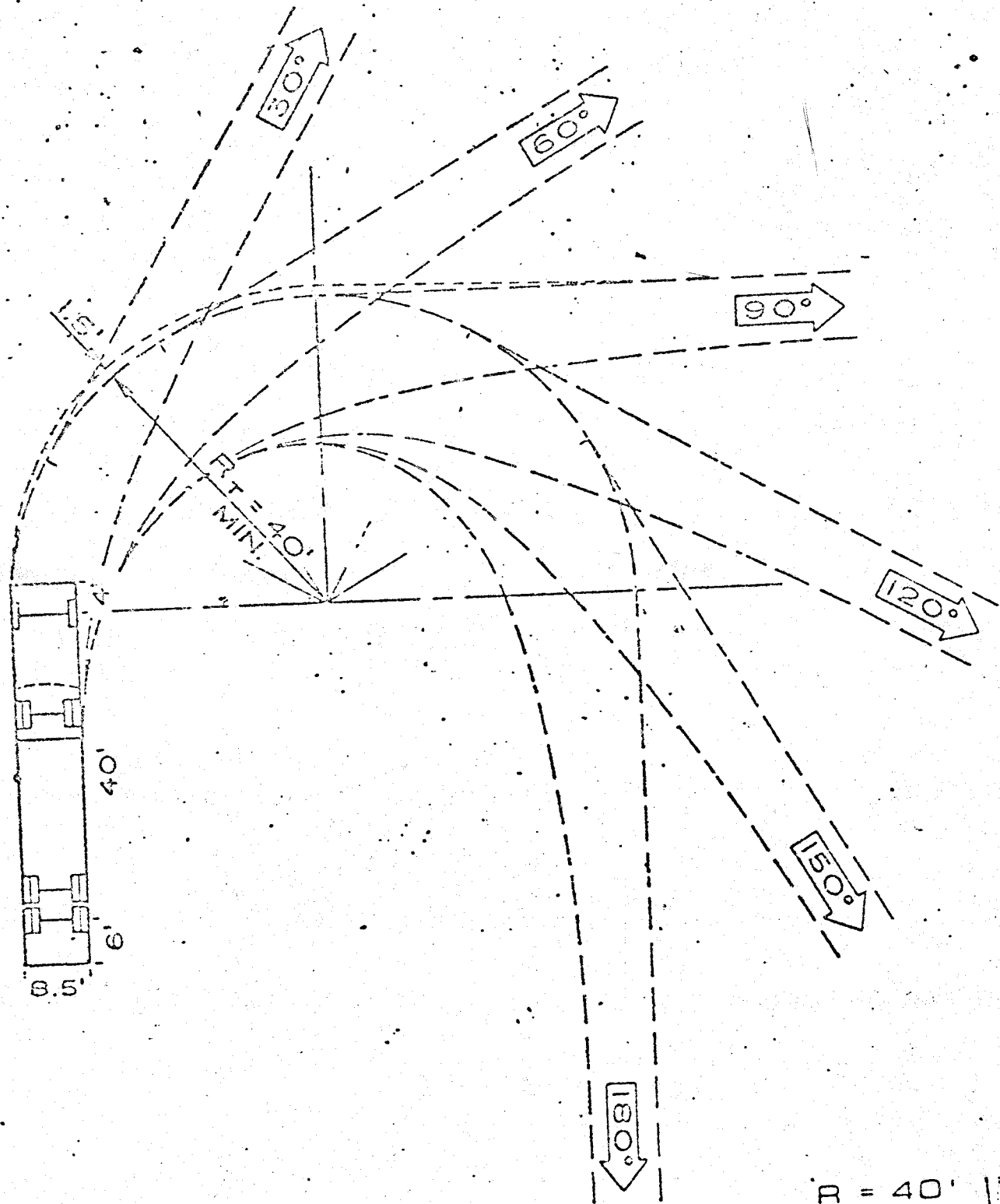
Scale: 1" = 20'

734100

Danbury

BC 11-15-73





SOURCE:  
 AASHO DESIGN VEHICLE  
 DEVELOPING FOR 1944 BY  
 De Leuw, Coker - CANADA

R = 40' WD = 40'  
 1" = 20'

To All People to Whom These Presents Shall Come—GREETING:

KNOW YE, That I, Charles J. Stone, Jr., of the Town of Danbury, County of Fairfield and State of Connecticut, Administrator of the Estate of Arthur L. Seymour, late of said Town of Danbury, deceased, by virtue of an order of the Court of Probate for the District of Danbury in the State of Connecticut dated April 16, 1970, and in consideration of the sum of two hundred dollars (\$200.00) received to my full satisfaction of the State of Connecticut, do grant, bargain, sell and confirm unto the said grantee, the State of Connecticut, all the right, title, interest, claim and demand which the said Arthur L. Seymour had at the time of his decease, or which I, as such Administrator, have or ought to have in and to a certain piece or parcel of land, situated in said Town of Danbury, and indicated on a map entitled "MAP SHOWING PROPERTY OF ESTATE OF ARTHUR L. SEYMOUR AND CARADORI P. SEYMOUR TO BE CONVEYED TO STATE OF CONNECTICUT WHITE STREET DANBURY, CONNECTICUT FEB. 16, 1970 SCALE 1" = 20'," which map is to be filed in the office of the Town Clerk of said Danbury, said piece or parcel being more particularly bounded and described as follows:

Commencing at a point on the southerly line of White Street, said point marking the dividing line of land of the State of Connecticut west of the herein described parcel and the said herein described parcel;

Thence running along the southerly line of said White Street N 89° 45' 00" E a distance of 15.06 feet to a point;

Thence turning and running along the westerly boundary line of land of the said State of Connecticut S 06° 23' 06" E a distance of 223.88 feet to a point;

Thence turning and running along the northerly boundary line of land of Samuel Young N 89° 59' 00" W a distance of 149.50 feet to a point;

Thence turning and running along the northerly boundary lines of land of said Samuel Young and The Hobson & Botts Company, each in part, S 89° 11' 00" W a distance of 132.68 feet to a point;

Thence turning and running along the easterly boundary line of land of Marguerite E. Genovese N 20° 15' 30" W a distance of 26.91 feet to a point;

Thence turning and running along the southerly boundary lines of land of Carol J. Ullrich and Charles J. Stone, Jr., each in part, N 89° 52' 40" E a distance of 162.77 feet to a point;

Thence turning and running along the southerly boundary line of land of said State of Connecticut S 89° 59' 00" E a distance of 110.91 feet to a point;

Thence turning and running along the easterly boundary line of land of the said State of Connecticut N 06° 21' 28" W a distance of 199.94 feet to the point or place of beginning.

Said piece or parcel contains .226 acres.

Being a portion of the premises contained in a certain Quit-Claim Deed dated November 20, 1907, from Cola S. Peck and Mary J. Peck to Arthur L. Seymour and Caradori P. Seymour and recorded in Volume 128 at Page 368 of the Danbury Land Records.

Said piece or parcel is herein being conveyed subject to the following encumbrances:

1. The rights of Hobson & Botts, Inc., and Samuel Young to pass and repass thereover, which rights were derived through a Warranty Deed dated June 2, 1896, from Cola S. Peck, Mary J. Peck and Carrie B. Peck to Philip Simon and recorded in Volume 111 at Page 143 of the Danbury Land Records.

2. The right of Carol J. Ullrich to pass and repass thereover, which right was derived through a Warranty Deed dated November 2, 1934, from Arthur L. Seymour and Caradori P. Seymour to Charles J. Stone, Jr., and Ina B. Stone and recorded in Volume 196 at Page 127 of the Danbury Land Records.

To Have and to Hold the above granted and bargained premises with the appurtenances thereof, unto it, the said grantee, its successors and assigns, to its and their own proper use and benefit forever. And I, the said Administrator, do hereby covenant with it, the said grantee, its successors and assigns, that I have full power and authority, as Administrator aforesaid, to grant and convey the above-described premises in manner and form aforesaid, and for myself and my heirs, executors and administrators I do further covenant to warrant and defend the same to it, the said grantee, its successors and assigns, against the claims of any person or persons whomsoever claiming by, from or under me as Administrator aforesaid.

In Witness Whereof, I, as such Administrator, have hereunto set my hand and seal this 12th day of ~~April~~, 1970.  
May

Signed, Sealed and Delivered in the presence of:

William R. Ratchford  
William R. Ratchford

Charles J. Stone Jr. L.S.  
Charles J. Stone, Jr.  
Administrator of the Estate of  
Arthur L. Seymour

Evelyn Panasis  
Evelyn Panasis

State of Connecticut }  
County of Fairfield } ss. Danbury May 12th  
-April- , 1970

Personally appeared Charles J. Stone Jr., the signer and sealer of the foregoing instrument, who acknowledged that he executed the same in the capacity and for the purpose therein stated, and that the same is his free act and deed before me.

APPROVED  
AS TO FORM

JUN 10 1970  
V. F. Gilroy Daly  
V. F. GILROY DALY  
CLERK, ATTORNEY GENERAL

William R. Ratchford  
William R. Ratchford  
Commissioner of the Superior  
Court for Fairfield County.

Received for record on June 11, 1970 at 2:05PM

Attest: Margaret M. Yecko  
Town Clerk

EXECUTOR'S DEED

To All People to Whom These Presents Shall Come—GREETING:

KNOW YE, That I, Charles J. Stone, Jr., of the Town of Danbury, County of Fairfield and State of Connecticut, Executor of the Estate of Caradori P. Seymour, a/k/a Carrie P. Seymour, late of said Town of Danbury, deceased, by virtue of an order of the Court of Probate for the District of Danbury in the State of Connecticut dated April 16, 1970, and in consideration of the sum of two hundred dollars (\$200.00) received to my full satisfaction of the State of Connecticut, do grant, bargain, sell and confirm unto the said grantee, the State of Connecticut, all the right, title, interest, claim and demand which the said Caradori P. Seymour had at the time of her decease, or which I, as such Executor, have or ought to have in and to a certain piece or parcel of land, situated in said Town of Danbury, and indicated on a map entitled "MAP SHOWING PROPERTY OF ESTATE OF ARTHUR L. SEYMOUR AND CARADORI P. SEYMOUR TO BE CONVEYED TO STATE OF CONNECTICUT, WHITE STREET, DANBURY, CONNECTICUT FEB. 16, 1970 SCALE 1" = 20'," which map is to be filed in the office of the Town Clerk of said Danbury, said piece or parcel being more particularly bounded and described as follows:

commence at a point on the southerly line of White Street, said point marking the dividing line of land of the State of Connecticut west of the herein described parcel and the said herein described parcel;

Thence running along the southerly line of said White Street N 89° 45' 00" E a distance of 15.06 feet to a point;

Thence turning and running along the westerly boundary line of land of the said State of Connecticut S 06° 23' 06" E a distance of 223.88 feet to a point;

Thence turning and running along the northerly boundary line of land of Samuel Young N 89° 59' 00" W a distance of 149.50 feet to a point;

Thence turning and running along the northerly boundary lines of land of said Samuel Young and The Hobson & Botts Company, each in part, S 89° 11' 00" W a distance of 132.68 feet to a point;

Thence turning and running along the easterly boundary line of land of Marguerite E. Genovese N 20° 15' 30" W a distance of 26.91 feet to a point;

Thence turning and running along the southerly boundary lines of land of Carol J. Ullrich and Charles J. Stone, Jr., each in part, N 89° 52' 40" E a distance of 162.77 feet to a point;

Thence turning and running along the southerly boundary line of land of said State of Connecticut S 89° 59' 00" E a distance of 110.91 feet to a point;

Thence turning and running along the easterly boundary line of land of the said State of Connecticut N 06° 21' 28" W a distance of 199.94 feet to the point or place of beginning.

Said piece or parcel contains .226 acres.

Being a portion of the premises contained in a certain Quit-Claim Deed dated November 20, 1907, from Cola S. Peck and Mary J. Peck to Arthur L. Seymour and Caradori P. Seymour and recorded in Volume 128 at Page 368 of the Danbury Land Records.

Said piece or parcel is herein being conveyed subject to the following encumbrances:

1. The rights of Hobson & Botts, Inc., and Samuel Young to pass and repass thereover, which rights were derived through a Warranty Deed dated June 2, 1896, from Cola S. Peck, Mary J. Peck and Carrie B. Peck to Philip Simon and recorded in Volume 111 at Page 143 of the Danbury Land Records.

2. The right of Carol J. Ullrich to pass and repass thereover, which right was derived through a Warranty Deed dated November 2, 1934, from Arthur L. Seymour and Caradori P. Seymour to Charles J. Stone, Jr., and Ina B. Stone and recorded in Volume 196 at Page 127 of the Danbury Land Records.

To Have and to Hold the above granted and bargained premises with the appurtenances thereof, unto it, the said grantee, its successors and assigns to its and their own proper use and benefit forever. And I, the said Executor, do hereby covenant with it, the said grantee, its successors and assigns, that I have full power and authority, as Executor aforesaid, to grant and convey the above-described premises in manner and form aforesaid, and for myself and my heirs, executors and administrators I do further covenant to warrant and defend the same to it, the said grantee, its successors and assigns, against the claims of any person or persons whomsoever claiming by, from or under me as Executor aforesaid.

In Witness Whereof, I, as such Executor, have hereunto set my hand and seal this 12th day of ~~April~~ May 1970.

May

KNOW YE, THAT I, ELSIE G. KAKADELIS, of the City of Danbury, County of Fairfield and State of Connecticut,

for the consideration of Ten (\$10.00) Dollars and other valuable consideration

received to my full satisfaction of THE STATE OF CONNECTICUT

do give, grant, bargain, sell and confirm unto the said STATE OF CONNECTICUT, its successors and assigns forever, a certain piece or parcel of land with the buildings and improvements thereon and the appurtenances thereto, situated in the City of Danbury, County of Fairfield and State of Connecticut, known as No. 190 White Street, Danbury, Connecticut and shown on a map or plan entitled "Map Showing Property of Elsie Kakadelis; 190 White Street, Danbury, Connecticut To Be Conveyed to State of Connecticut, Philip W. Genovese & Associates Engineers & Land Surveyors, 295 Treadwell Street, Hamden, Connecticut, Scale - 1" = 20' November, 1968, Project # BI-RD-426," which map is to be filed concurrently with this deed in the Town Clerk's Office of Danbury, said parcel being more particularly bounded and described as follows:

Beginning at a point at the northeasterly corner of the herein described premises, said point being Fifteen and 96/100 (15.96) feet westerly (measured along the southerly line of White Street) from an iron pipe set in the southerly line of White Street at the northwesterly corner of land now or formerly of Genalski;

Thence, running S 06° 01' 33" E, a distance of One Hundred Ninety-eight and 96/100 (198.96) feet to a point;

Thence, running N 89° 59' 00" W, a distance of Fifty and 41/100 (50.41) feet to a point;