

APPENDIX E

Beaver Ponds Property Title Search Results

TO ALL PEOPLE TO WHOM THESE PRESENTS SHALL COME-GREETING:
KNOW YE, THAT,

WHEREAS, the General Assembly of the State of Connecticut at its regular session for 1957, did pass an act known as Special Act No. 582 authorizing the Park Commission of the City of New Haven, upon the vote of the board of aldermen of said City and with the approval of its Mayor, to give, grant and convey to the State of Connecticut for use by the state board of education for the New Haven State Teachers College that certain piece or parcel of land hereinafter more particularly described, reference to said Special Act No. 582 being had; and

WHEREAS, the board of aldermen of said City of New Haven on January 6, 1958, upon the petition of the board of park commissioners of said City, did duly pass the following order which was approved by the Mayor of said City on January 16, 1958, to-wit:

WHEREAS, the board of park commissioners of the City of New Haven having by its petition presented on November 18, 1957, prayed that this board, with the approval of the Mayor of the City, authorize it, the said board of park commissioners to give, grant and convey to the State of Connecticut for use by the state board of education for the New Haven State Teachers College, the certain parcel of land containing about thirty-one acres, and being a part of Beaver Pond Park in said City, which land is more particularly described by metes and bounds in Special Act No. 582 of the General Assembly passed at the January 1957 Session thereof, reference thereto being had;

AND WHEREAS, the vote of this board authorizing the conveyance of said land is conditioned on the nature and extent of the uses thereof more particularly set forth in paragraph 2 and sub-paragraphs a, b, c, d, e, f, g, h and i thereof in the aforesaid petition to this board, and as part of the consideration for such conveyance;

AND WHEREAS, this board deems it to be for the public interest so to convey said land for the purposes and upon the conditions aforesaid and pursuant to the provisions of said Special Act No. 582;

THEREFORE

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IT IS ORDERED that said petition be and the same is hereby granted, and that said board of park commissioners, acting by its president, and the City of New Haven, acting by its Mayor, be and they are hereby authorized and directed to convey said parcel of land to the State of Connecticut for the aforesaid purposes and subject to the aforementioned conditions by a deed thereof approved by the Corporation Counsel of the City.

NOW THEREFORE for the consideration of one dollar and other valuable considerations received to the full satisfaction of the City of New Haven, a municipal corporation created by the General Assembly of the State of Connecticut and located in the County of New Haven and also to the full satisfaction of the board of park commissioners thereof, from the State of Connecticut, do each and both give, grant, bargain, sell and confirm unto the said State of Connecticut for use by the state board of education for the New Haven State Teachers College, all that certain piece or parcel of land, containing about thirty-one acres, being a part of Beaver Pond Park in the aforesaid City, and bounded and described as follows:

Beginning at a point in the northerly line of Crescent street thence running northerly a distance of forty-three feet to a merestone, said described line making an angle of 90° with Crescent street; thence running southeasterly a distance of 302.04 feet and making an angle with the previously described line making an angle of 121° , 27 minutes and 22 seconds when measured from the south to the east; thence running southeasterly again a distance of 113.25 feet to a point of curvature, said line making an angle with the previously described line of 153° and 40 minutes when measured from the south towards the east; thence following a curved line whose radius is 230 feet and whose delta is 141° , 28 minutes, 38 seconds, a distance of 567.93 feet, more or less, to a point of tangency; thence running northwesterly a distance of 296.92 feet; thence running northwesterly again 128.11 feet, said line making an angle of 175° and 44 minutes with the last described line as measured from the east to the north; thence running in a curved line whose radius is 240 feet and whose delta is 124° and 9 minutes, a distance of 520.04 feet, more or less, to a point of tangency; thence running northeasterly 371.23 feet; thence running northeasterly again a distance of 233.69 feet making an angle of 144° , 47 minutes and 47 seconds with the previously described line as measured from the west to north; thence running northeasterly again 218.68 feet making an angle with the previously described line of 141° , 25 minutes and 59 seconds as measured from the south to the east; thence running easterly a distance of 211.66

feet making an angle with the previously described line of 142° , 52 minutes and 47 seconds as measured from the west to the east; thence running northeasterly a distance of 214.50 feet making an angle with the previously described line of 151° , 19 minutes and 23 seconds as measured from the west towards the north; thence southerly 400 feet, more or less; thence along the westerly edge of the lagoon a distance of 660 feet, more or less, thence running in a southwesterly direction approximately 500 feet, more or less, crossing the outlet from the pond; thence running along the edge of the lagoon 850 feet, more or less, to the northerly street line of Crescent street; thence running northwesterly along the northerly street line of Crescent street 260 feet, more or less, to the point of beginning.

TO HAVE AND TO HOLD, the above granted and bargained premises, with the appurtenances thereof, unto the said grantee forever.

THIS CONVEYANCE of said land is conditioned upon and subject to the stipulations, conditions and limitations specified and set forth in subparagraphs a, b, c, d, e, f, g, h and i of paragraph 2 in the petition to the board of aldermen by the board of park commissioners hereinbefore mentioned, said stipulations, conditions and limitations being the following:

- a. No buildings, parking areas, or fences shall be built in or maintained on any part of the conveyed property without the approval of the Park Commission first obtained.
- b. The conveyed land shall be developed as a recreation area as soon as possible after the transfer of same.
- ✓ c. There shall be no interference with the right of public fishing in the lagoon located within or adjoining said property.
- ✓ d. The grant of said land shall not include any interest in or to said lagoon which shall remain under the sole jurisdiction of the New Haven Park Department.
- ✓ e. The New Haven State Teachers College shall at all times properly maintain said property, having due regard to the fact that it is adjacent to and for all practical purposes, subject to the uses, limitations and provisions hereof, an extension of Beaver Pond Park.
- f. Citizens of the City of New Haven shall have free access to and use of the granted land when not reasonably required for college purposes, and at times when in the judgment of the College and the Board of Park Commissioners the same is suitable for use.

g. The gymnasium of the New Haven State Teachers College shall be available for the use of the citizens of the City of New Haven at times and in a manner consistent with the educational program of the New Haven State Teachers College and under regulations adopted by said College and the New Haven Park Commission.

h. Modifications of these agreements may be made from time to time by the New Haven State Teachers College and the New Haven Park Commission, subject to the approval of the Board of Aldermen of the City of New Haven and of the State Board of Education.

i. Plans for the development of said property for the use of the same, and under the terms and conditions herein provided, shall be approved by the New Haven Board of Park Commissioners. If adequate appropriations for such development are not made and said land is not fully developed for the purposes herein specified and intended, within five years from the date of the approval of this petition by the Board of Aldermen, the gift, grant and conveyance of the same shall be void and said land shall automatically revert to the City of New Haven for park purposes.

IN WITNESS WHEREOF, The City of New Haven, acting herein by Richard C. Lee, its Mayor and hereto duly authorized, and The Board of Park Commissioners of the City of New Haven, acting herein by John H. Davidson, its President and hereto duly authorized, have caused this deed to be signed and the seal of the City of New Haven to be affixed thereto on this 13th day of MARCH, 1958 at New Haven, Connecticut.

Signed, sealed and delivered in the presence of

as to R.C.L. Daniel C. Puckett
Peter F. Villano

THE CITY OF NEW HAVEN
BY Richard C. Lee (Seal)
Its Mayor

as to J.H.D. Aurora F. Trotta
Kernel E. Duen

THE BOARD OF PARK COMMISSIONERS OF THE CITY OF NEW HAVEN
BY John H. Davidson (Seal)
Its President

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State of Connecticut)
) ss. New Haven, March 13, 1958.
New Haven County)

Personally appeared Richard C. Lee, Mayor of the City of New Haven, signer and sealer of the foregoing instrument, and acknowledged the same to be the free act and deed of said City and his free act and deed as the Mayor thereof, before me,

Horace J. Trotter (Seal)
Notary Public

State of Connecticut)
) ss. New Haven, March 13, 1958.
New Haven County)

Personally appeared John H. Davidson, President of the Board of Park Commissioners of the City of New Haven, signer and sealer of the foregoing instrument, and acknowledged the same to be the free act and deed of said Board of Park Commissioners and his free act and deed as President thereof, before me,

Horace J. Trotter (Seal)
Notary Public

Approved as to form and correctness

John H. Davidson
Corporation Counsel

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CITY OF NEW HAVEN
TO
STATE OF CONNECTICUT

QUIT CLAIM DEED

RECEIVED FOR RECORD

MAR 23 1958

9 39 a

BY

Y

Town Clerk

OFFICE OF
THE CORPORATION COUNSEL
NEW HAVEN, CONNECTICUT

TOWN

The State Law Firm Publishers, England, Va.

MAR 23 1958

NEW HAVEN