

# To all People to Whom these Presents shall Come, Greeting:

Know Ye That I, CATHERINE B. OSBORN, of the Town of Canaan,  
 County of Litchfield and State of Connecticut,

for the consideration of ONE (\$1.00) DOLLAR and other value

received to my full satisfaction of ANTHONY J. FORINO and DOROTHY A. FORINO,  
 both of 52 Regal Court in the City of Waterbury, County of New Haven  
 and State of Connecticut,

**RECEIVED**  
 FEB 17 2011

CONNECTICUT  
 SITING COUNCIL

do hereby release, and forever QUIT CLAIM unto the said ANTHONY J. FORINO and  
 DOROTHY A. FORINO,

and unto the survivor of them, and unto the heirs and assigns of the survivor of them forever, all such  
 right, title, interest, claim and demand whatsoever as I the said  
 Releasor have or ought to have in or to those two certain pieces or parcels of  
 land, with all improvements thereon, situated detached southerly from  
 the highway leading from Undermountain Road, so-called, Westerly to the  
 Canaan-Cornwall State Highway, which road is sometimes referred to as  
 Barnes Road in said Town of Canaan, shown as "PARCEL A" and "PARCEL B"  
 on a map entitled "Property of Catherine B. Osborn, Barnes Road, Canaan  
 Conn." dated Dec. 17, 1974, Revised May 1980, prepared by Howard B.  
 Stearns, R.L.S. #7035, which map is on file in the Clerk's Office of  
 said Town of Canaan. Said parcels are more particularly described as  
 follows:

PARCEL A: BEGINNING at a point in the southeasterly line of  
 lands of the Releasor, herein, which line is also the northwesterly  
 line of lands of Anthony J. Forino, where said line is intersected  
 by the northeasterly line of a wood road; thence S. 80 deg. 53' 06"  
 W. approximately 80 feet to a point marked by a heap of stones;  
 thence N. 34 deg. 06' 54" W. 801.50 feet, again along a line dividing  
 lands of the Releasor from lands of Anthony J. Forino, to a point in  
 the northeasterly line of said wood road; thence generally in a  
 southeasterly direction along the northeasterly line of said wood  
 road, as it curves and bends, a distance of approximately 830 feet  
 to the point and place of beginning; containing 1.4 acres of land,  
 more or less, and shown as "Parcel A" on the aforesaid map.

PARCEL B: BEGINNING at a stone bound marking the southwesterly

both of 52 Regal Court in the City of Waterbury, County of New Haven and State of Connecticut,

do remise, release, and forever QUIT CLAIM unto the said ANTHONY J. FORINO and DOROTHY A. FORINO,

and unto the survivor of them, and unto the heirs and assigns of the survivor of them forever, all such right, title, interest, claim and demand whatsoever as I the said Releasor have or ought to have in or to those two certain pieces or parcels of land, with all improvements thereon, situated detached southerly from the highway leading from Undermountain Road, so-called, Westerly to the Canaan-Cornwall State Highway, which road is sometimes referred to as Barnes Road in said Town of Canaan, shown as "PARCEL A" and "PARCEL B" on a map entitled "Property of Catherine B. Osborn, Barnes Road, Canaan Conn." dated Dec. 17, 1974, Revised May 1980, prepared by Howard B. Stearns, R.L.S. #7035, which map is on file in the Clerk's Office of said Town of Canaan. Said parcels are more particularly described as follows:

PARCEL A: BEGINNING at a point in the southeasterly line of lands of the Releasor, herein, which line is also the northwesterly line of lands of Anthony J. Forino, where said line is intersected by the northeasterly line of a wood road; thence S. 80 deg. 53' 06" W. approximately 80 feet to a point marked by a heap of stones; thence N. 34 deg. 06' 54" W. 801.50 feet, again along a line dividing lands of the Releasor from lands of Anthony J. Forino, to a point in the northeasterly line of said wood road; thence generally in a southeasterly direction along the northeasterly line of said wood road, as it curves and bends, a distance of approximately 830 feet to the point and place of beginning; containing 1.4 acres of land, more or less, and shown as "Parcel A" on the aforesaid map.

PARCEL B: BEGINNING at a stone bound marking the southwesterly end of the westerly line of lands of the Releasor, herein, the same being shown on the aforesaid map as point "A"; thence N. 16 deg. 21' 44" E., along lands of Joe Baker, approximately 140 feet to a point in the northerly line of a wood road; thence easterly, along

- continued -

the northerly line of said wood road a distance of approximately 53 feet to a point in line of lands of the Releasor, and of Anthony J. Forino; thence S. 33 deg. 53' 06" W., along said line dividing lands of the Releasor from lands of Anthony J. Forino, 163.00 feet to the point and place of beginning; said parcel being triangular in shape and containing 0.08 acre of land, more or less, and shown as "Parcel B" on the aforesaid map.

RESERVING, HOWEVER, to the Releasor, her heirs and assigns forever, the perpetual easement right to use, in common with the Releasees and the survivor of them and such survivor's heirs and assigns, for all purposes for which a public highway may now or hereafter be used, including public utilities, the aforesaid wood road situated along the entire northerly portions of said Parcels A and B and shown and delineated on the aforesaid map.

**To Have and to Hold** the premises, with the appurtenances thereof, unto them the said Releasees, and unto the survivor of them, and unto such survivor's heirs and assigns forever, to them and their own proper use and behoof, so that neither I the said Releasor nor any other person or persons in my name and behalf, shall or will hereafter claim or demand any right or title to the premises or any part thereof, but they and every one of them shall by these presents be excluded and forever barred.

**In Witness Whereof**, I have hereunto set my hand and seal this 26<sup>th</sup> day of June A. D. 1981.

Signed, Sealed and Delivered in Presence of:

Henry W. Burgess  
Henry W. Burgess  
Margaret Bevens  
Margaret Bevens

Catherine B. Osborn  
Catherine B. Osborn

3.20  
Luille E. Maston  
TOWN CLERK OF CANAAN  
SS.

State of Connecticut,  
County of Litchfield

Salisbury

On this the 26 day of June, 1981, before me, Henry W. Burgess, the undersigned officer, personally appeared Catherine B. Osborn known to me (or satisfactorily proven) to be the person whose name is subscribed to the within instrument and acknowledged that she executed the same for the purposes therein contained, as her free act and deed.

**In Witness Whereof**, I hereunto set my hand and official seal.

Received for recording  
August 19, 1981 at 2:20 P.M.

Henry W. Burgess  
Henry W. Burgess

(D - 111-1-1-1)

nor any other person or persons in my name and behalf, shall or will hereafter claim or demand any right or title to the premises or any part thereof, but they and every one of them shall by these presents be excluded and forever barred.

In Witness Whereof, I have hereunto set my hand and seal this 26<sup>th</sup> day of June A. D. 1981.

Signed, Sealed and Delivered in Presence of:

Henry W. Burgess  
Henry W. Burgess  
Margaret Bevens  
Margaret Bevens

Catherine B. Osborn  
Catherine B. Osborn

CONVEYANCE TAX RECEIVED

Luille C. Marston  
TOWN CLERK OF CANAAN  
SS.  
Salisbury

State of Connecticut,  
County of Litchfield

On this the 26 day of June, 1981, before me,  
Henry W. Burgess, the undersigned officer, personally appeared

Catherine B. Osborn  
known to me (or satisfactorily proven) to be the person  
whose name is subscribed to the within instrument and acknowledged that she  
executed the same for the purposes therein contained, as her free act and deed.

In Witness Whereof, I hereunto set my hand and official seal.

Received for recording  
August 19, 1981 at 2:20 P.M.

Henry W. Burgess  
Henry W. Burgess  
Luille C. Marston  
Town Clerk  
Commissioner of the Superior Court

Title of Officer



# To all to Whom these Presents shall Come, Greeting:

Know Ye, That We, ANTHONY J. FORINO, of the City of Waterbury, County of New Haven and State of Connecticut, and COLANGELO A. FORINO, of the Town of Watertown, County of Litchfield and State of Connecticut,

for the consideration of ONE (\$1.00) DOLLAR and other value

received to our full satisfaction of CATHERINE B. OSBORN, of the Town of Canaan in said County of Litchfield and State of Connecticut,

do remise, release, and forever QUIT CLAIM unto the said CATHERINE B. OSBORN, her

heirs and assigns forever, all the right, title, interest, claim and demand whatsoever as

we the said releasors have or ought to have in or to that certain small triangular piece or parcel of land situated detached southerly from the highway leading from Undermountain Road, so-called, Westerly to the Canaan-Cornwall State Highway, which road is sometimes referred to as Barnes Road in said Town of Canaan, shown as a shaded area on a map entitled "Property of Catherine B. Osborn, Barnes Road, Canaan, Conn." dated Dec. 17, 1974, Revised May 1980, prepared by Howard B. Stearns, R.L.S. #7035, which map is on file in the Clerk's Office of said Town of Canaan. Said triangular parcel is referred to on said map as the "Forino Triangle", and is more particularly described as follows:

BEGINNING at a point in the northwesterly line of lands of the Releasors, herein, which line is also a southeasterly line of lands of the Releasee, herein, where said line is intersected by the northeasterly line of a wood road; thence N. 33 deg. 53' 06" E. approximately 35 feet to a point marked by a heap of stones; thence S. 34 deg. 06' 54" E. approximately 40 feet, again along a line dividing lands of the Releasors from lands of the Releasee, to a point in the northeasterly line of said wood road; thence westerly, along the northeasterly line of said wood road, a distance of approximately 45 feet to the point and place of beginning.

TOGETHER WITH the perpetual easement right to use, in common with the Releasors, their heirs and assigns, for all purposes for which a public highway may now or hereafter be used, including public utilities, the aforesaid wood road situated immediately to the south of the aforesaid triangular parcel and abutting the entire southerly and southeasterly line of said parcel, all as shown and delineated on the aforesaid map.

To Have and to Hold the premises, with all the appurtenances, unto the said  
 Releasee her heirs and assigns forever, so that neither we the  
 Releasors nor our heirs nor any other persons 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 excluded.

In Witness Whereof, we have hereunto set our hands and seals  
 this 4<sup>th</sup> day of August A. D. 1981.

Signed, Sealed and Delivered in presence of

Anthony A. Forino  
 Anthony A. Forino

Anthony J. Forino  
 Anthony J. Forino

Joanne St. Hilaire  
 Joanne St. Hilaire

Colangelo A. Forino  
 Colangelo A. Forino

NO CONVEYANCE TAX COLLECTED

Lucille C. Marston  
 TOWN CLERK OF CANAAN

State of Connecticut, } ss. Waterbury  
 County of New Haven

On this the 4<sup>th</sup> day of August, 1981, before me,  
 the undersigned officer, personally appeared

Anthony J. Forino and Colangelo A. Forino,

known to me (or satisfactorily proven) to be the persons  
 whose names are subscribed to the within instrument and acknowledged that they  
 executed the same for the purposes therein contained, as their free act and deed.

In Witness Whereof, I herewith set my hand and official seal.

Received for recording  
 August 19, 1981 at 2:21 P.M.

Lucille C. Marston  
 Town Clerk

Paul R. Martin  
 PAUL R. MARTIN  
Notary Public  
 Title of Officer

## GRANT OF RIGHT OF WAY

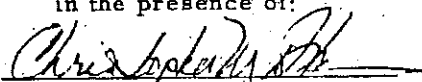
KNOW ALL MEN BY THESE PRESENTS, That I, JOE BAKER, of the Town of Canaan, County of Litchfield and State of Connecticut, for the consideration of One Dollar (\$1.00) and other valuable considerations, received to my full satisfaction of ANTHONY J. FORINO, of the City of Waterbury, County of New Haven and State of Connecticut, do give, grant, bargain, sell and confirm unto the said Anthony J. Forino, his heirs and assigns forever, a perpetual easement right of way for all purposes for which a public highway now or hereafter may be used, including public utilities, said right of way being thirty (30) feet in width, fifteen (15) feet on either side of the centerline of a roadway as presently laid out across lands of the grantor leading from Barnes Road across Lot #5 shown on the map hereinafter referred to as lands of the grantor.

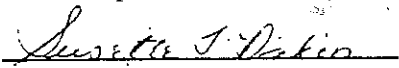
Reference is hereby made to a map entitled "Proposed Subdivision Plan Property Of; Joseph Baker Barnes Road Canaan, Conn. Scale 1" = 50' Dec. 14, 1973" by Howard B. Stearns, Jr., R. L. S. #7035, which map is on file in the Town Clerk's Office in the Town of Canaan.

TO HAVE AND TO HOLD the above granted right, privilege and easement unto the said Anthony J. Forino, his heirs and assigns forever.

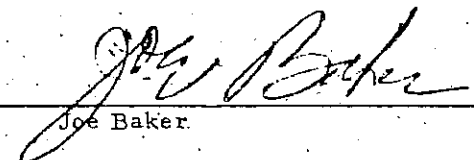
IN WITNESS WHEREOF, I have hereunto set my hand and seal this 12<sup>TH</sup> day of JUNE, Nineteen Hundred Eighty-One.

Signed, sealed and delivered  
in the presence of:

  
Christopher M. Dakin

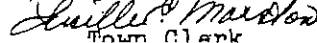
  
Susette T. Dakin  
STATE OF CONNECTICUT )

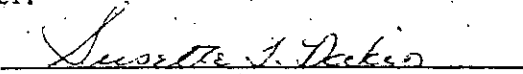
) ss. Town of Salisbury  
COUNTY OF LITCHFIELD )

  
Joe Baker (LS)

The foregoing instrument was acknowledged before me this 12th day of June, 1981, by Joe Baker.

Received for recording  
August 19, 1981 at 2:22 P.M.

  
Town Clerk

  
Susette T. Dakin  
Notary Public





RIGHT OF WAY AGREEMENT

AGREEMENT Made this 26 day of JUNE, 1981, by and between ANTHONY J. FORINO, of the City of Waterbury, County of New Haven, and State of Connecticut, hereinafter referred to as "Forino", JOE BAKER, of the Town of Canaan, County of Litchfield and State of Connecticut; hereinafter referred to as "Baker", and CATHERINE B. OSBORN, of said Town of Canaan, hereinafter referred to as "Osborn".

WITNESSETH:

WHEREAS, the parties are the owners of contiguous parcels of land in said Town of Canaan, the parcels of Baker and Osborn being situated on the southerly side of Barnes Road, so-called, and the Forino parcel being situated detached southerly from said Barnes Road; and

WHEREAS, the Forino parcel has access to said Barnes Road over a private roadway which crosses the Baker and Osborn parcels, and which also serves the interior portions of said Baker and Osborn parcels; and

WHEREAS, Forino and Baker have paid the entire cost of construction of said roadway, to wit, \$19,045.03, but all three parties have equal right of access to and use of said roadway; and

WHEREAS, the cost of construction of the portion of the roadway crossing Baker's land was \$14,862.76 and the cost of construction of the portion of the road crossing Osborn's land was \$4,182.27.

NOW, THEREFORE, the parties hereto covenant and agree as follows:

*See Vol 42, Page 1023 - See Vol 42, Page 1023*

1) At such time as a residence or other substantial structure is erected on the southerly portion of the Osborn parcel on a lot actually served by said roadway or at such time as Osborn shall convey said parcel or shall die seized of said parcel, Osborn (or her representatives) shall pay to Baker, or his successor in title, the sum of \$2,477.13 and to Forino or his successor in title the sum of \$4,568.27, the amount being paid to Baker being one-third (1/3) of the construction costs of the roadway crossing his property and the amount being paid to Forino being one-third (1/3) of the costs of the roadway crossing the Baker land and one-half (1/2) of the costs of the roadway crossing the Osborn land.

2) The owners of all lots or parcels actually served by said roadway, and on which residences or other structures have been erected, shall share equally in road repair costs.

3) None of the aforesaid three parcels, now owned by Forino, Baker and Osborn, respectively, shall be so subdivided that it shall have or provide more than one-third (1/3) of the total number of lots permitted by law or by planning and zoning regulations to be served by said roadway.

4) The covenants herein contained shall run with the land, and shall inure to the benefit of, and be binding upon, the heirs, executors, administrators and assigns of the parties hereto.

IN WITNESS WHEREOF, We have hereunto set our hands and affixed our seals this 26 day of June, 1981.

Signed, sealed and delivered  
in the presence of:

Christopher M. Dakin  
Christopher M. Dakin

Susette T. Dakin  
Susette T. Dakin

Christopher M. Dakin  
Christopher M. Dakin

Susette T. Dakin  
Susette T. Dakin

Henry W. Burgess  
Henry W. Burgess

Margaret Bevan  
Margaret Bevan

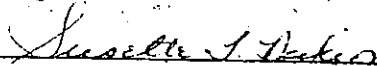
Anthony J. Forino (LS)  
Anthony J. Forino

Joe Baker (LS)  
Joe Baker

Catherine B. Osborn (LS)  
Catherine B. Osborn

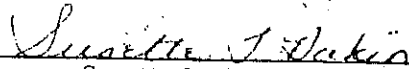
STATE OF CONNECTICUT )  
: ss. Town of Salisbury  
COUNTY OF LITCHFIELD )

The foregoing instrument was acknowledged before me this 12<sup>th</sup>  
day of June, 1981, by Anthony J. Forino.

  
\_\_\_\_\_  
Susette T. Dakin  
Notary Public


STATE OF CONNECTICUT )  
: ss. Town of Salisbury  
COUNTY OF LITCHFIELD )

The foregoing instrument was acknowledged before me this 12<sup>th</sup>  
day of June, 1981, by Joe Baker.


  
\_\_\_\_\_  
Susette T. Dakin  
Notary Public

STATE OF CONNECTICUT )  
: ss. Town of Salisbury  
COUNTY OF LITCHFIELD )

The foregoing instrument was acknowledged before me this 26<sup>th</sup>  
day of June, 1981, by Catherine B. Osborn.

  
\_\_\_\_\_  
Henry W. Burgess  
Notary Public

Received for recording August 19, 1981 at 2:24 P.M.

  
\_\_\_\_\_  
Town Clerk