



TARRYWILE
PARK &
MANSION

70 Southern Blvd., Danbury, CT 06810

June 19, 2007

8

203 744-3130

Fax 203 778-3352

E-mail: tarrywile.mansion@snet.net

www.danbury.org/org/tarry

Honorable Mark D. Boughton, Mayor
Common Council
City of Danbury
155 Deer Hill Avenue
Danbury, CT 06810

RE: Tarrywile Lake Road – Property transfer

Dear Mayor Boughton and Common Council Members:

On April 9, 2007, the City of Danbury took possession of a 50' wide pass way located on Tarrywile Lake Rd. This parcel came to the City from STP Development Inc. through its president Ralph Sergi.

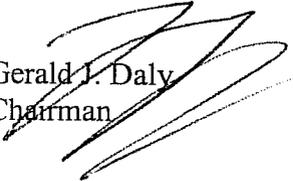
The donation of this parcel was approved by the Common Council at its December 2005 meeting. At that time, the Council Committee recommended that the City accept the donation of land to Tarrywile Park. Therefore, the Tarrywile Park Authority formally requests that the Council act to transfer the maintenance and control of this property to the Tarrywile Park Authority as part of Tarrywile Park.

As you will see from the enclosed map, this property is key to the access and maintenance of Tarrywile Lake. The present access to the lake is either through a right-of-way from Sunset Drive or from the back side of Tarrywile Lake from an extension of Terre Haute Road. Neither of these are options at the present time due to terrain and wetlands issues and neither would allow for public access to the Lake.

The Master Plan for Tarrywile Park includes the use of Tarrywile Lake by the citizens of Danbury for fishing, canoeing or kayaking. The Master Plan also calls for a riparian buffer demonstration garden to be built along the banks of the Lake to educate the neighbors and other citizens to the benefits of this type of garden in dealing with run off from chemically treated lawns as well as providing a filter for runoffs from road salts and sand.

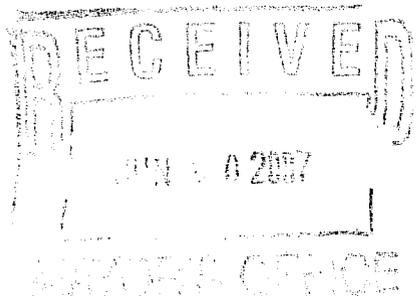
We hope you will look favorably on our request. If you would like any further information, please feel free to call the Park office at 203 744-3130 or my office at 203 744-3334.

Sincerely,


Gerald J. Daly
Chairman

Enclosures

cc: R. Gottschalk
D. Elpern



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43 - REPORT - Donation of Land to Tarrywile Park

Ms. Diggs submitted the following report:

The Common Council Committee appointed to review the request to donate land to Tarrywile Park met on November 14, 2005 in the Third Floor Caucus Room in City Hall. In attendance were committee members Diggs, Nagarsheth and Barry. Also in attendance were Deputy Corporation Counsel Eric Gottschalk, Director of Public Works William Buckley, Executive Director of Tarrywile Park Authority Sandra Moy, the petitioner Ralph Sergi and Council Members Stanley, Seabury, Teicholz and Cutsumpas, ex-officio.

Ms. Diggs noted the positive recommendation from the Planning Commission. Mr. Buckley noted the report he submitted and he pointed out the property on a map. The dam has been upgraded and he recommends acceptance of this parcel, as it would help to maintain the pond.

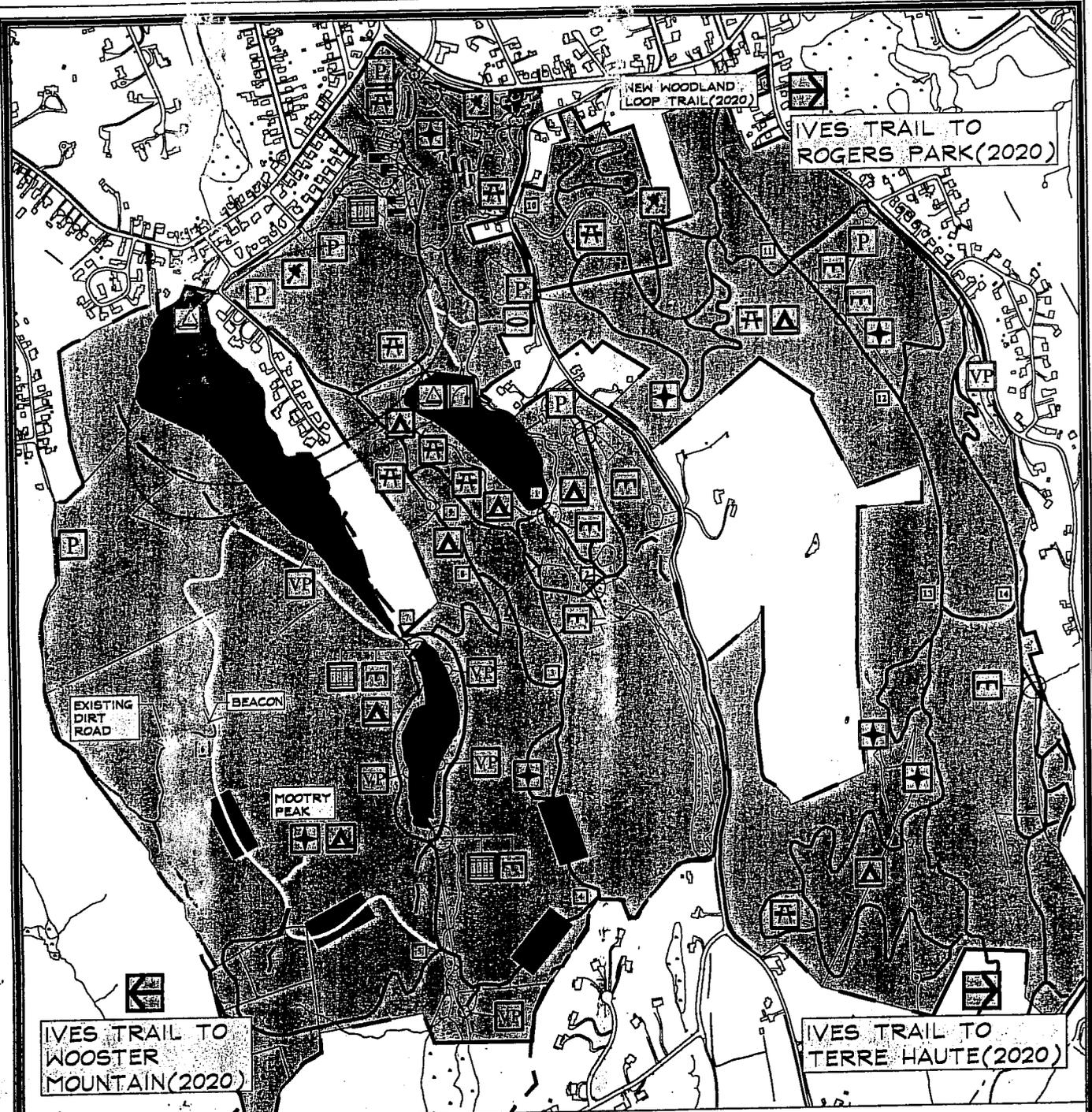
Attorney Gottschalk pointed out some issues in Mr. Buckley's report that need to be addressed. Mr. Buckley proposed the preparation of a survey map and Attorney Gottschalk feels that this is a good idea. Mr. Buckley pointed out a possible driveway encroachment that would need to be addressed and Attorney Gottschalk recommends that the acceptance of this land be subject to a satisfactory title search.

Ms. Diggs asked how long this process would take. Attorney Gottschalk stated that after the final vote by the Common Council he would begin the work and if there are no problems he will then complete the transaction. He will return to the Common Council if there are problems.

Mr. Nagarsheth made a motion to recommend that the Common Council accept the donation of land pending preparation of a survey map, resolution of the driveway encroachment issue and subject to a satisfactory title search. Seconded by Mr. Barry. Motion carried unanimously.

The report was received on the Consent Calendar and the committee's recommendations regarding acceptance of the donation of land to Tarrywile Park approved.

VISION MAP...9



LEGEND



SCALE: 1"=1000'

TARRYWILE PARK

VISION 2010/2020 TRAILS

LANDSCAPE
IDONA
ARCHITECTS
SSOCIATES

DEBOW ASSOCIATES, LANDSCAPE ARCHITECTS, LLC
75 NORTH STREET
DANBURY, CONNECTICUT 06819



Doc ID: 001647560002 Type: LAN

BK 1924 pg 39-40

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

Know ye that STP Development, Inc. having a principal place of business in Danbury, Connecticut, acting herein by Ralph Sergi, its President, hereunto duly authorized, herein designated as the Releasor, for the consideration of ONE DOLLAR (\$1.00) and other valuable consideration, received to Releasor's full satisfaction from the City of Danbury, a municipal corporation with offices located at 155 Deer Hill Avenue, Danbury, CT 06810, herein designated as the Releasee, does by these presents remise, release and forever QUITCLAIM until the said Releasee and to the Releasee's heirs, successors and assigns forever, all the right, title, interest, claim and demand whatsoever as the said Releasor has or ought to have in or to all that certain piece of parcel of property located on Tarrywile Lake Road, more particularly described in Schedule A attached hereto and made a part hereof.

To have and to hold the premises hereby remised, released and quit-claimed with all the appurtenances unto the said Releasee and to the Releasee's heirs, successors and assigns forever, so that neither the Releasor nor the Releasor's heirs, successors or assigns nor any other person claiming under or through the Releasor shall hereafter have any claim, right or title in or to the premises or any part thereof, but therefrom the Releasor and they are by these presents, forever barred and excluded.

In all references herein to any parties, person, entities or corporations the use of any particular gender or the plural or singular number is intended to include the appropriate gender or number as the text of the within instrument may require.

In Witness Whereof, the Releasor has signed and sealed this instrument, or if a corporation, it has caused these presents to be signed by its corporate officers and its corporate seal to be hereto affixed this 9th day of April 2007

Signed, Sealed and Delivered in presence of:

Robin A. Shepard
Robin A. Shepard

Laszlo L. Pinter
Laszlo L. Pinter

STP DEVELOPMENT, INC.

Ralph Sergi
By Ralph Sergi, its President

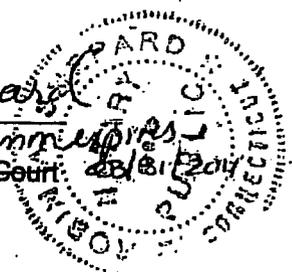
State of Connecticut }
 } ss: Danbury
County of Fairfield }

On this the 9th day of April 2007 before me, Robin A. Shepard, the undersigned officer, personally appeared Ralph Sergi who acknowledged himself to be the President of STP Development, Inc., a corporation, and that he as such President being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by himself as President.

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

No Conveyance Tax Collected
Erni A. Koback
Town Clerk of Danbury

Robin A. Shepard
Notary Public
Commissioner of the Superior Court
Robin A. Shepard



Latest address of Grantee:
Street: 155 Deer Hill Avenue
City: Danbury
State: Connecticut Zip: 06810

8.4

Schedule A

All that certain piece or parcel of land located in the City of Danbury, County of Fairfield and State of Connecticut, bounded and described as follows:

- NORTHERLY: One hundred fifty seven and 53/100 (157.38) feet by land now or formerly of Brandon C. Bowen and Loretta G. Bowen;
- EASTERLY: Fifty and 00/100 (50.00) feet by Tarrywile Lake Road;
- SOUTHERLY: One Hundred Fifty Two and 53/100 (152.53) feet by land now or formerly of Frances A. Wilkes and Frances E. Wilkes; and
- WESTERLY: Fifty and 00/100 (50.00) feet, more or less, by the waters of Lake Tarrywile.

Said premises being the beach area and the passway from Tarrywile Lake Road to the waters of Lake Tarrywile shown as being owned by Paul & Germaine E.W. d'Evegnee on a map.

Received for Record at Danbury, CT
On 04/09/2007 At 2:42:27 pm

Terri A. Hobrock

8-5

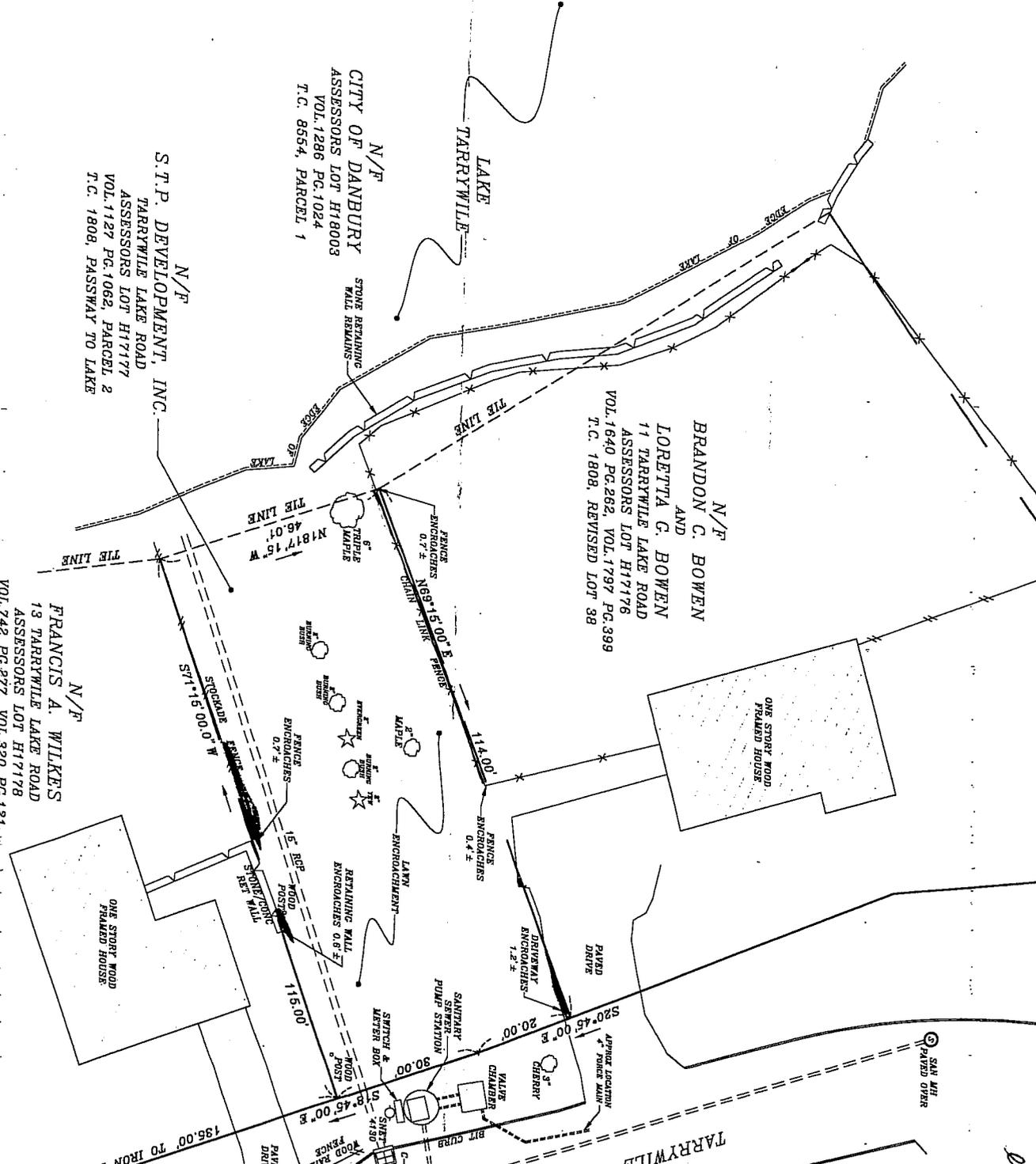
T.C. 1733, NORTHERLY 65' OF LOTS 37 & 37A

N/F
BRANDON C. BOWEN
AND
LORETTA G. BOWEN
11 TARRYWILE LAKE ROAD
ASSESSORS LOT H17176
VOL.1640 PG.262, VOL.1797 PG.399
T.C. 1808, REVISED LOT 38

N/F
CITY OF DANBURY
ASSESSORS LOT H18003
VOL.1286 PG.1024
T.C. 8554, PARCEL 1

N/F
S.T.P. DEVELOPMENT, INC.
TARRYWILE LAKE ROAD
ASSESSORS LOT H17177
VOL.1127 PG.1062, PARCEL 2
T.C. 1808, PASSWAY TO LAKE

N/F
FRANCIS A. WILKES
13 TARRYWILE LAKE ROAD
ASSESSORS LOT H17178
VOL.742 PG.277, VOL.320 PG.121
T.C. 1000, DIVISION INT 99



San Hut
Paved Drive
Paved Drive