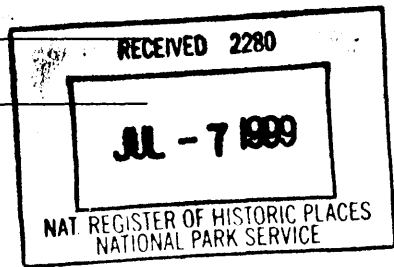


925

1. NAME OF PROPERTY

Historic Name: Woodbridge Farmstead

Other Name/Site Number: Meadow Brook Farm



2. LOCATION

Street & Number: 495 Middle Turnpike East Not for publication: NA

City/Town: Manchester Vicinity: Manchester Green

State: CT County: Hartford Code: 003 Zip Code: 06040

3. CLASSIFICATION

Ownership of Property

Private: x

Public-local:

Public-State:

Public-Federal:

Category of Property

Building(s): x

District:

Site:

Structure:

Object:

Number of Resources within Property

Contributing

 4

 4

Noncontributing

 buildings

 sites

 structures

 objects

 Total

Number of Contributing Resources Previously Listed in the National Register: NA

Name of related multiple property listing: NA

PROPERTY NAME

Woodbridge Farmstead, Manchester, Connecticut

Page 2

United States Department of the Interior

National Register of Historic Places Registration Form

4. STATE/FEDERAL AGENCY CERTIFICATION

As the designated authority under the National Historic Preservation Act of 1986, as amended, I hereby certify that this X nomination request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60. In my opinion, the property X meets does not meet the National Register Criteria.

John W. Shannahan 06/30/99
Signature of Certifying Official Date
John W. Shannahan, Director, Connecticut Historical Commission

State or Federal Agency and Bureau

In my opinion, the property meets does not meet the National Register criteria.

Signature of Commenting or Other Official Date

State or Federal Agency and Bureau

5. NATIONAL PARK SERVICE CERTIFICATION

I, hereby certify that this property is

- Entered in the National Register
- Determined eligible for the National Register
- Determined not eligible for the National Register
- Removed from the National Register
- Other (explain):

Edson H. Beall 8-5-99

Boer Signature of Keeper Date of Action

6. FUNCTION OR USE

Historic: AGRICULTURE Sub: farm buildings

 Current: DOMESTIC Sub: dwelling

7. DESCRIPTION

Architectural Classification: MID 19TH-CENTURY/
Greek Revival

Materials:
 Foundation: STONE/brownstone ashlar
 Walls: WOOD/weatherboard

 Roof: ASPHALT
 Other Description: _____

Describe Present and Historic Physical Appearance.

Summary

The Woodbridge Farmstead consists of a Greek Revival house of main block and wing, accompanying barns, and foundations of other farm outbuildings, sited on 2.09 acres. The 2.09-acre site is what remains from the 149 acres of Meadow Brook Farm, of which the farmstead was the headquarters (see Figure 1, Site Plan). The house faces south toward the Manchester Green, a small triangle of land in the eastern part of the town which was an early neighborhood center. An unusual circumstance associated with the farmstead is the fact that it has been continuously owned by Deodatus Woodbridge (1800-1857) and his direct descendants without a break since it was built, c. 1835, while the dairy farm of 149 acres continued in operation until 1950, when most of the farm acreage was sold for residential development. Both house and barns and their contents have been little altered over the decades and are in a good state of historic preservation on the remaining 2.09 acres.

Setting

The Woodbridge House is the center of three buildings sited close to the road near the point where Middle Turnpike East intersects East Center Street, at the Manchester Green. To the west of the house is a two-story frame structure that served as Manchester's first Post Office when Manchester separated from East Hartford in 1823. To the east stand the two-story brick buildings of a former knitting mill which had its

origin in the late 18th century. (Photograph 1) Bigelow Brook runs through land to the rear of the house where outbuildings are located. The house and three outbuildings constitute the contributing resources within the property.

House Exterior

In the three-bay front elevation of the 24' x 32' main block of the house, the recessed entrance is to the east. Approached by massive sandstone blocks as steps, the door of two vertical panels is flanked by three-pane sidelights over panels in a trabeated surround of Doric pilasters and plain frieze and architrave under molded cornice. The five windows in the facade are 6-over-6, with blinds. Doric corner pilasters again support plain architrave and frieze. The pediment's recessed flush tympanum has a central rectangular window whose surround with corner blocks encloses a glazing pattern of square and rectangular lights. (Photograph 2)

The 1-1/2 story wing set back to the east originally had a recessed open porch (Figure 4) which has been enclosed. A Doric pilaster defines the corner of the porch and two small horizontal windows are in the frieze under the eaves above the porch. Both the wing and the main block have central brick chimneys. A further one-story extension east of the wing formerly housed farm operations such as a creamery, but as now rebuilt after a 19th-century fire primarily functions as a garage. (Photographs 2, 3)

The entablature of the front elevation returns on the sides to a corner pilaster at the rear on the west and the upper remnant of a pilaster on the rear on the east. A shed-roofed side porch, with bold openwork frieze, was added in the late 19th century on the west. Two pairs of 6-over-1 windows in the first floor of the rear elevation mark the location of a one-story rear addition that was erected in the mid-19th century and removed in 1936. (Figure 5, Photograph 4)

House Interior

The front door, which has a flat interior surround, opens to a narrow hallway with stair rising steeply against the east wall. The stair step ends are without embellishment. Each tread has two turned balusters supporting a plain rounded handrail. The railing terminates in a newell of heavy bold proportions. The hall runs back to a door of two vertical panels, the same design as the front door, and one of many such two-panel doors found both downstairs and upstairs in the house. Flooring in the hall and throughout the first floor is hardwood, installed before 1937 using lumber produced by the farm's sawmill on Bigelow Brook. (Photograph 5)

The hall connects by a door to the parlor, which is the west front room. Finishes are similar to those in the hall except that the parlor has a crown molding at the top of the walls, whose central component is a torus, and a high baseboard at the bottom. Ceiling is canvas. The room has three two-panel doors with brown ceramic knobs and two windows in both the front and west side walls. (Figure 2, Photograph 6).

In the sitting room behind the parlor the brick fireplace is flanked by closet doors in the classic arrangement. The simple Greek Revival fireplace mantel also is characterized by pilasters and frieze in classic proportions. Door surrounds in this room and elsewhere are flat with band moldings. Cornice moldings and baseboards are in place. (Photograph 7) There is one 6-over-6 window in the west wall, two 6-over-1s in the north. The door to the side porch is glazed over two vertical panels.

The dining room is partly in the main block and partly in the wing, an arrangement that may not be original. The door from the dining room to its porch in front of the wing was replaced, c. 1950, with a glazed door flanked by tall glazed panels. (Photograph 8)

The office in the east front corner of the wing has 6-over-6 windows in the south and east walls, the only molded chair rail in the house, cornice molding, a plain baseboard, and a two-panel door leading to the kitchen. The modern kitchen occupies space both within the wing, where the door to the back stair is two-paneled, and beyond, a portion of the east wall apparently having been removed. The sequence and provenance of this further arrangement are uncertain, but the possibility that the area may be older than c. 1835 is upheld by the family tradition that 12-over-12 windows once were in place here. The kitchen back door and the mud room exterior door (See Figure 2) are glazed over two vertical panels, similar to the side porch door of the sitting room. The building east of the kitchen, now divided into garage and woodshed, once may have been the milk room/creamery for the farm before assuming its present configuration in 1916.

On the second floor of the main block a short cross hall runs west from the top of the stair, opening through two-panel doors to the bedrooms. Flooring is wide boards. Two bedrooms fill the front of the house, with a third in the northwestern corner. Rooms on this floor have no cornice moldings, plain baseboards, and thumb-latch iron door hardware. The two front bedrooms have the only original plaster ceilings left in the house. The northeast corner room, formerly a bedroom, is a kitchen, left over from the time when the structure served as a two-family house. The bathroom is in the wing at the level of the kitchen, while access to the low storage areas to the front, lighted by the frieze windows, and side is by one step down. There is no fireplace on the second floor; presence of a round profile in the chimney indicates a former stovepipe location. (Figure 3)

The basement floor is dirt. The basement space extends under the first extension to the wing where a stair rising to a trap door in the mud room floor and sundry masonry nonuniformities give support to the likelihood of unidentified changes at the eastern end of the ell. Ceiling beams under the main block have deteriorated and have been sistered (Photograph 10).

In the attic, exposed roof framing consists of high purlins, common rafters, and a five-sided ridge pole made from a tree trunk. Floor boards are wide. The chimney is corbelled to the east so as to emerge from the center of the roof. The rear window is 8-over-8. (Photograph 11) One of the many items accumulated in the attic is a zinc-lined tub for storage of water pumped up from the brook to supply the house's historic gravity-driven water distribution system.

Outbuildings

Town of Manchester 1938 tax records for Meadow Brook Farm reference 12 outbuildings on this parcel, three of which remain standing, the old cow barn, the new cow barn (Photograph 12), and the woodshed (Figure 1). Both barns are frame with vertical siding and gable roofs. The old cow barn was built in at least two sections, the south section being the older. The north section, when built, replaced a small one-story frame building (pictured at Adams IV-5) in which J.B. Williams, while

employed as a young man by the Woodbridge store, made his first samples of a shaving product, before moving on to neighboring Glastonbury where he long conducted his highly successful shaving cream business. The new cow barn is a bank barn, i.e., accessible at grade at two levels, with the upper floor thought to have been raised to this position and earth moved to form the bank in front of the door (far left in Photograph 12).

Both barns are filled with artifacts large and small from the historic period of the farm. The old cow barn still has several cow stalls (Photograph 13), a work bench fully equipped with tools (Photograph 14), and several milk containers in a north corner that may have become the milk room when it ceased to be in the area attached to the house (Photograph 15). In the loft there is a case of milk bottles which have the raised lettering Meadow Brook Farm. A mechanical hoist for moving hay is attached to the ridge line of the north end of the old cow barn. It is at the end of a tramrail, to facilitate moving the hay laterally to the hay loft over the cow stalls after it was picked up by the hoist. (Photograph 16) Another similar device, no longer in place, shifted manure from inside the barn to an exterior covered manure pile.

Foundations closer to the house show the location of the horse barn and probably another building (Photograph 17). The horse barn survived until the 1980s, by which time it had deteriorated beyond repair. Two silos in the angle between the two cow barns have left circular profiles on the ground. Effort continues to identify the balance of the 12 outbuildings mentioned by the tax bill.

PROPERTY NAME

Woodbridge Farmstead, Manchester, Connecticut

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United States Department of the Interior

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8. STATEMENT OF SIGNIFICANCE

Certifying official has considered the significance of this property in relation to other properties: Nationally:___ Statewide: x Locally:___

Applicable National Register Criteria: A x B___ C x D___

Criteria Considerations (Exceptions): A___ B___ C___ D___ E___ F___ G___

Areas of Significance: Period(s) of Significance Significant Dates

Areas of Significance:	Period(s) of Significance	Significant Dates
<u>ARCHITECTURE</u>	<u>c. 1835 1949</u>	_____
<u>AGRICULTURE</u>	<u>c. 1800 1949</u>	_____
_____	_____	_____
_____	_____	_____

Significant Person(s): NA

Cultural Affiliation: NA

Architect/Builder: NA

State Significance of Property, and Justify Criteria, Criteria Considerations, and Areas and Periods of Significance Noted Above.

Summary

The Woodbridge Farmstead, which is the remaining resource of the 149-acre Meadow Brook Farm, is significant architecturally because the house is a good example of the Greek Revival style, and has been well-preserved. The accompanying 19th-century barns are integral to the site and have been little altered, accurately portraying 19th-century farm construction and use. The farmstead is significant historically because of the unbroken chain of Woodbridge family ownership and the role played by the Woodbridge family in the Manchester Green neighborhood from early in the 19th century to the present time. The resource is of Statewide significance because of the excellence of the house as a country example of the Greek Revival style and because of the completeness and historic authenticity of the farm buildings and their contents and the consistency of the 19th-century farmstead as a whole.

History

Several members of the Woodbridge family lived on the Manchester Green in the early 19th century. The patriarch, Deodat Woodbridge (1757-1836), operated the Woodbridge Tavern at the west end of the Green, across the street from the nominated resource. By his will of 1820 he apportioned his property among his sons. The youngest, Deodatus (1800-1857), inherited Deodat's residence and 130 acres located northward across the street from the tavern, *i.e.*, the property that became Meadow Brook Farm. Deodat's direct descendants, who have owned the farmstead ever since, were:

Joseph Woodbridge (c. 1827-1901)
George Williams Woodbridge (1857-1929)
Arthur Woodbridge (1886-c. 1975)
Raymond Brewster Woodbridge (1912-1997)

Deodatus is credited by tradition with building the house at an unspecified date. The construction year of c. 1835 is determined by stylistic analysis of the building. It seems likely that Deodatus first lived in what is referred to in family tradition as "The Old House," a small frame structure that is seen at far right in Figure 6, which stood well into the 20th century, used as a shop.

Several members of the Woodbridge family who were relatives of the owners of the nominated property lived in the immediate neighborhood and were influential in the developing history of the Green. In the building still standing next door to the west, Wells Woodbridge conducted a store where he also served as first postmaster of Manchester Green, while he and Joseph Woodbridge were stockholders in the textile company which in 1850 built the brick mill buildings to the east on the site of an earlier mill. (Photograph 2).

Meadow Brook Farm, for which the Woodbridge Farmstead was the visual centerpiece, was an active dairy farm for most of two centuries. The 149 acres and dozen structures constituted a significant agricultural enterprise. The sign for Meadow Brook Farm still is in place over the door of the old cow barn. Most of the acreage was sold in 1951 in two parcels and has been developed for residential use.

The future of the nominated property has been assured through a testamentary gift by the present owner, Thelma C. (Mrs. Raymond Brewster) Woodbridge, to the Manchester Historical Society, subject to her lifetime use.

Architecture

The Woodbridge House is a good example of the Greek Revival style because of its proportions and details. The classic configuration of two-story block with gable end toward the street articulates the Greek temple form in the traditional manner. Proportions of width to height and modest pitch of the roof help articulate the style. The recessed doorway with Doric surround, the Doric pilasters at the corners of the house, and the recessed flush tympanum all strengthen the Greek Revival design, as do the porch and frieze windows of the wing. The consistency and unity of the design and its components in a relatively simple country interpretation of the Greek Revival style are outstanding.

The consistency and unity of the vernacular interpretation carry to the interior. For example, the two-panel design of the front door is a transitional feature, as it is continued with interior doors. This standard feature, modestly expressed, is used as an effective building block in successfully creating the sense of consistency and unity which is the hallmark of the architecture of the house. The significance of the feature is enhanced by the large number of two-panel interior doors. Overall, the unity of the house in both exterior and interior components of the Greek Revival style is unusually strong and well-preserved.

The existing outbuildings and remnants of others represent authoritatively the layout of a 19th-century farmyard, complete with a brook. The way the components related to one another in a working farmstead is clearly depicted. The post-and-beam mortise-and-tenon construction of the barns, using massive timbers, and their internal arrangements and functions, as well as equipment, are illustrative of an historic agricultural way of life.

9. MAJOR BIBLIOGRAPHICAL REFERENCES

- Adams, Milton K. *Old Manchester III, Manchester Green...a Picture Book*. Manchester: Manchester Historical Society, 1997.
- Buckley, William E. *A New England Pattern: The History of Manchester, Connecticut*. Chester, Connecticut: Pequot Press, 1973.
- Rossano, Geoffrey, and Baldwin, Joan. Historic and Architectural Resource Survey of "Manchester Green," Manchester, Connecticut. Hartford: Connecticut Historical Commission, 1996.
- Spieß, Mathias, and Bidwell, Percy W. *History of Manchester, Connecticut*. Manchester: Centennial Committee, 1924.
- Torizzo, Angela, student in historic preservation program at Rogers Williams University, Providence, Rhode Island. Measured drawings of Woodbridge House, 1998.
- Woodbridge, Deodat. Last will and testament, August 5, 1820, East Hartford Probate Records, Volume 40, page 174.
- Woodbridge, George Williams. Diaries, 1867-1929. In possession of Thelma C. (Mrs. Raymond Brewster) Woodbridge.
- Woodbridge, Thelma C. (Mrs. Raymond Brewster Woodbridge). Interviews, January 29, 1999, February 13, 1999.

Previous documentation on file (NPS):

- Preliminary Determination of Individual Listing (36 CFR 67) has been requested.
- Previously Listed in the National Register.
- Previously Determined Eligible by the National Register.
- Designated a National Historic Landmark.
- Recorded by Historic American Buildings Survey: # _____
- Recorded by Historic American Engineering Record: # _____

Primary Location of Additional Data:

- State Historic Preservation Office
- Other State Agency
- Federal Agency
- Local Government
- University
- Other: Specify Repository: _____

10. GEOGRAPHICAL DATA

Acreage of Property: 2.09

UTM References: Zone Northing Easting Zone Northing Easting

A	<u>18</u>	<u>4628700</u>	<u>707720</u>	B	<u> </u>	<u> </u>	<u> </u>
C	<u> </u>	<u> </u>	<u> </u>	D	<u> </u>	<u> </u>	<u> </u>
E	<u> </u>	<u> </u>	<u> </u>	F	<u> </u>	<u> </u>	<u> </u>

Verbal Boundary Description:

The boundary of the nominated property is shown by the site plan, Figure 1.

Boundary Justification:

The boundary is drawn to encompass the land that now goes with the house and outbuildings, since most of the farm acreage was sold in 1951.

11. FORM PREPARED BY

Name/Title: David F. Ransom, Consultant, reviewed by John F.A. Herzan, National Register Coordinator

Org.: Architectural Historian

Date: March 1999

Street/#: 83 Avery Heights

City/Town: Hartford

State: CT

ZIP: 06106

Telephone: 860 953-8626

List of Photographs and Figures

Photograph 1

General view northeast

Photograph 2

Front elevation

View north

Photograph 3

Front elevation

View northwest

Photograph 4

North and west elevations

View southeast

Photograph 5

Front hall

View northeast

Photograph 6

Front parlor

View southwest

Photograph 7

Sitting room

View southeast

Photograph 8

Dining room

View southeast

Photograph 9

Southwest bedroom

View southwest

Photograph 10

Basement

View southwest

Photograph 11

Attic

View north

Photograph 12

Old cow barn and

new cow barn

View northeast

Photograph 13
Cow stalls in old
cow barn
View northeast

Photograph 14
Work bench in old
cow barn
View northwest

Photograph 15
Milk room (?) in old
cow barn
View east

Photograph 16
Hay hoist in old
cow barn
View northwest

Photograph 17
Horse barn foundation
View southwest

Figure 1
Site plan

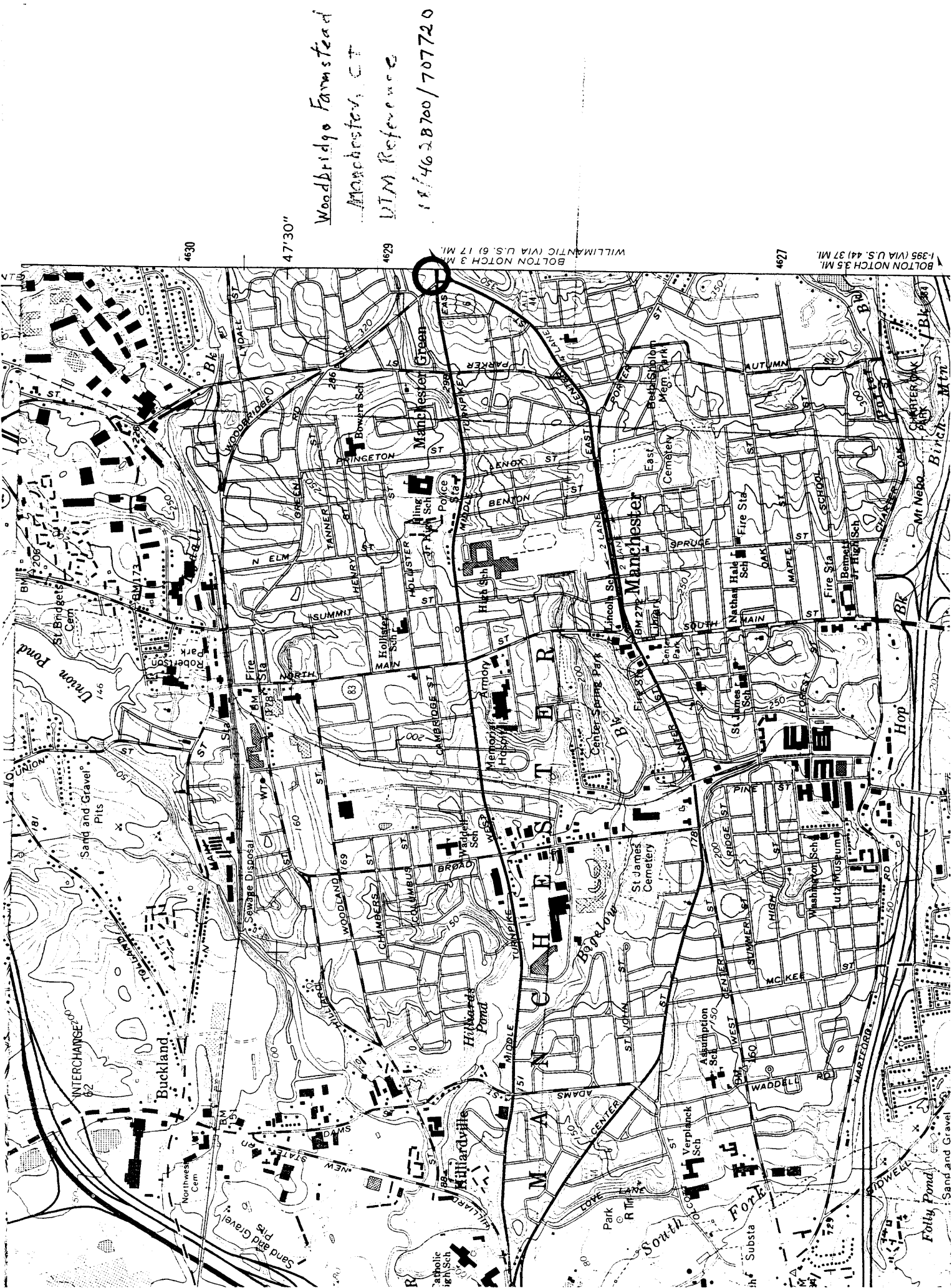
Figure 2
First-floor plan

Figure 3
Second-floor plan

Figure 4
Historic view, c. 1915

Figure 5
Historic view, showing 1-story temporary rear addition

Figure 6
Historic view, showing "The Old House"



Woodbridge Farmstead
 Manchester, CT
 UTM Reference
 184628700/707720

4630

47°30"

4629

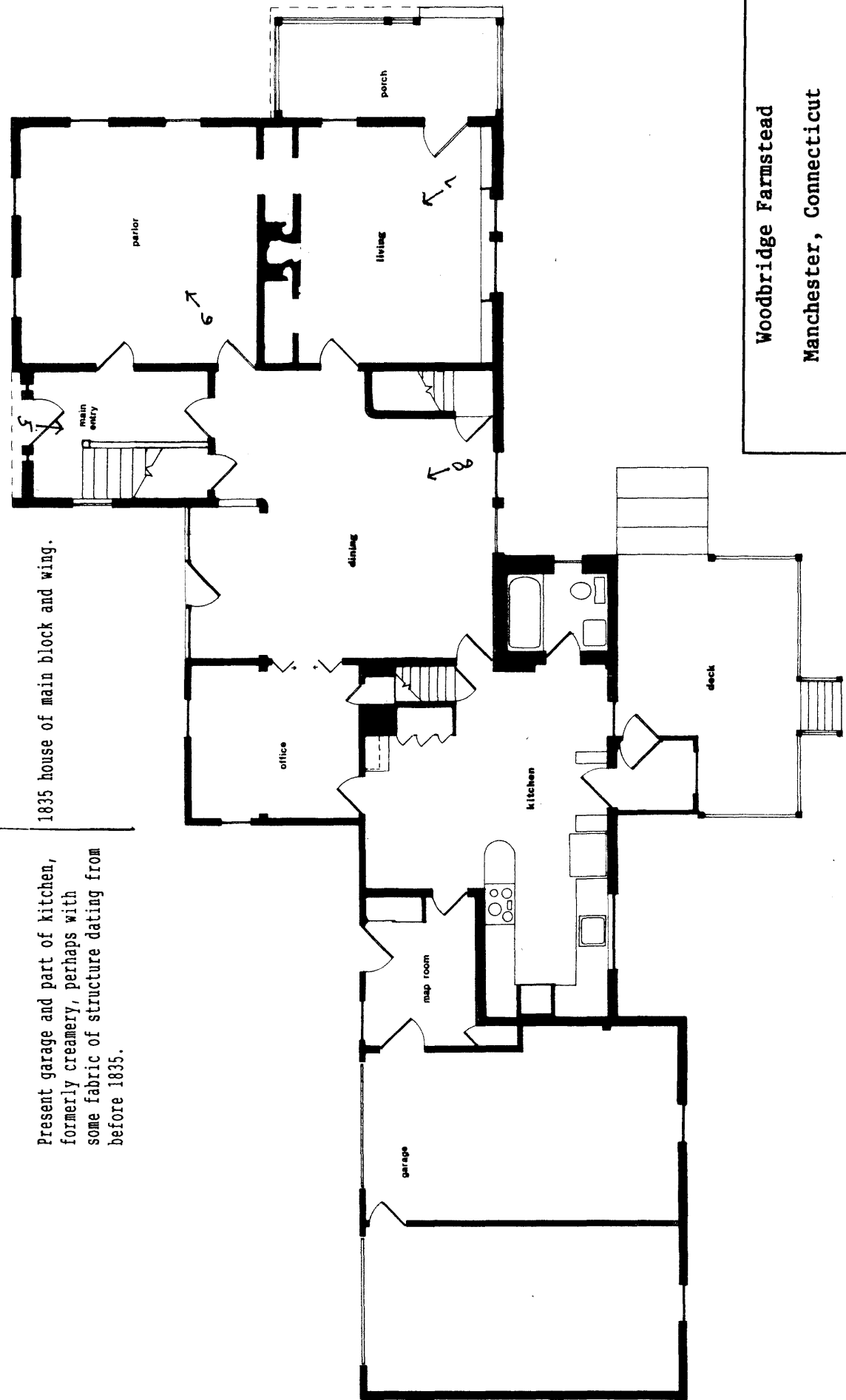
4627

BOLTON NOTCH 3 M.
 WILLIMANTIC (VIA U.S. 6) 17 M.

BOLTON NOTCH 3.5 M.
 I-395 (VIA U.S. 44) 37 M.

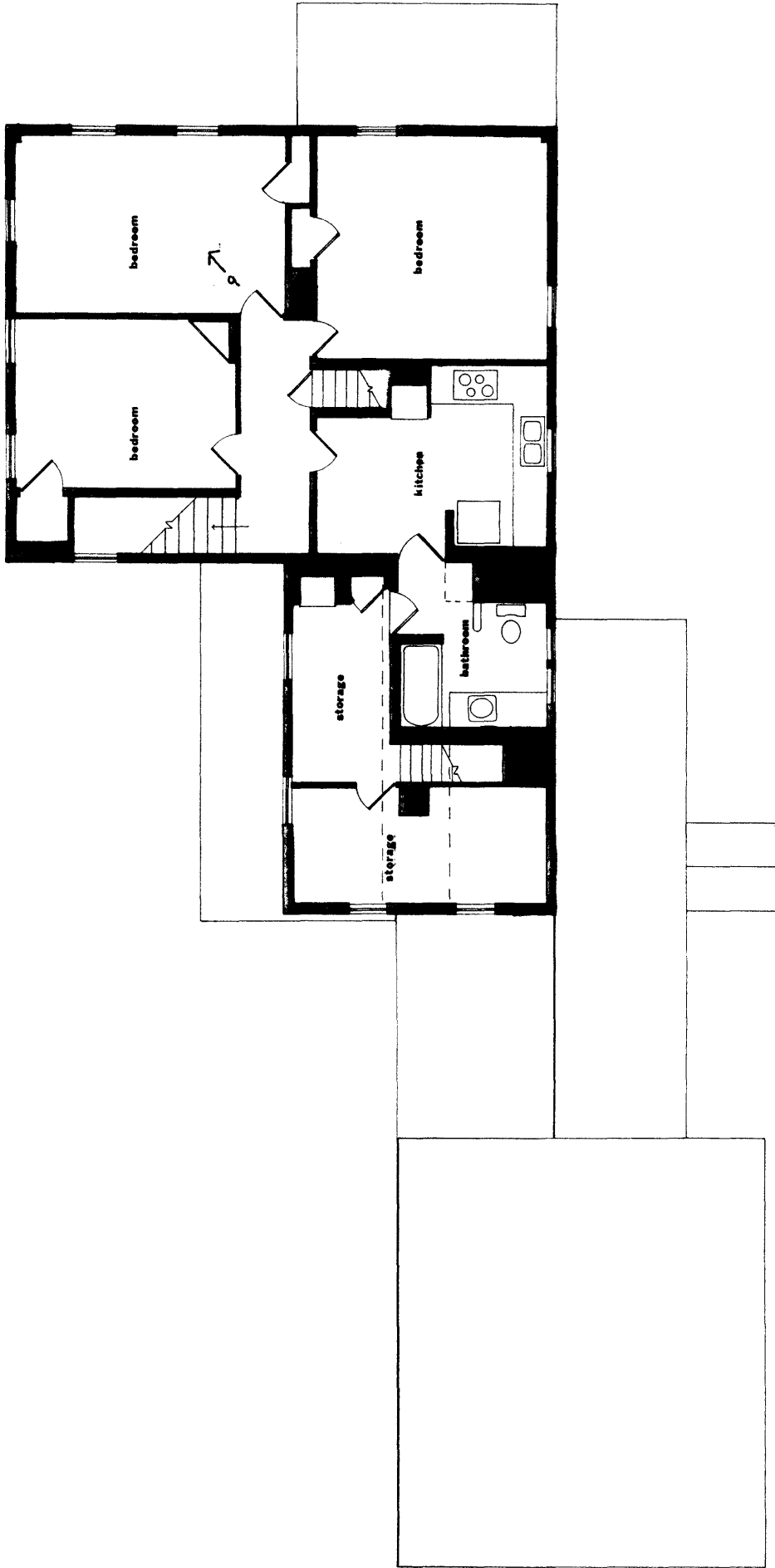
← Present garage and part of kitchen, formerly creamery, perhaps with some fabric of structure dating from before 1835.

→ 1835 house of main block and wing.



Woodbridge Farmstead
Manchester, Connecticut
First-floor Plan
Figure 2





Woodbridge Farmstead
 Manchester, Connecticut
 Second-floor Plan
 Figure 3





Woodbridge Farmstead

Manchester, Connecticut

Historic view, c. 1915
Source: Adams, p. X-20

Figure 4



Woodbridge Farmstead

Manchester, Connecticut

Historic view, showing
1-story temporary rear
addition

Source: Adams, p. X-19

Figure 5



Attached Barn and The Old House

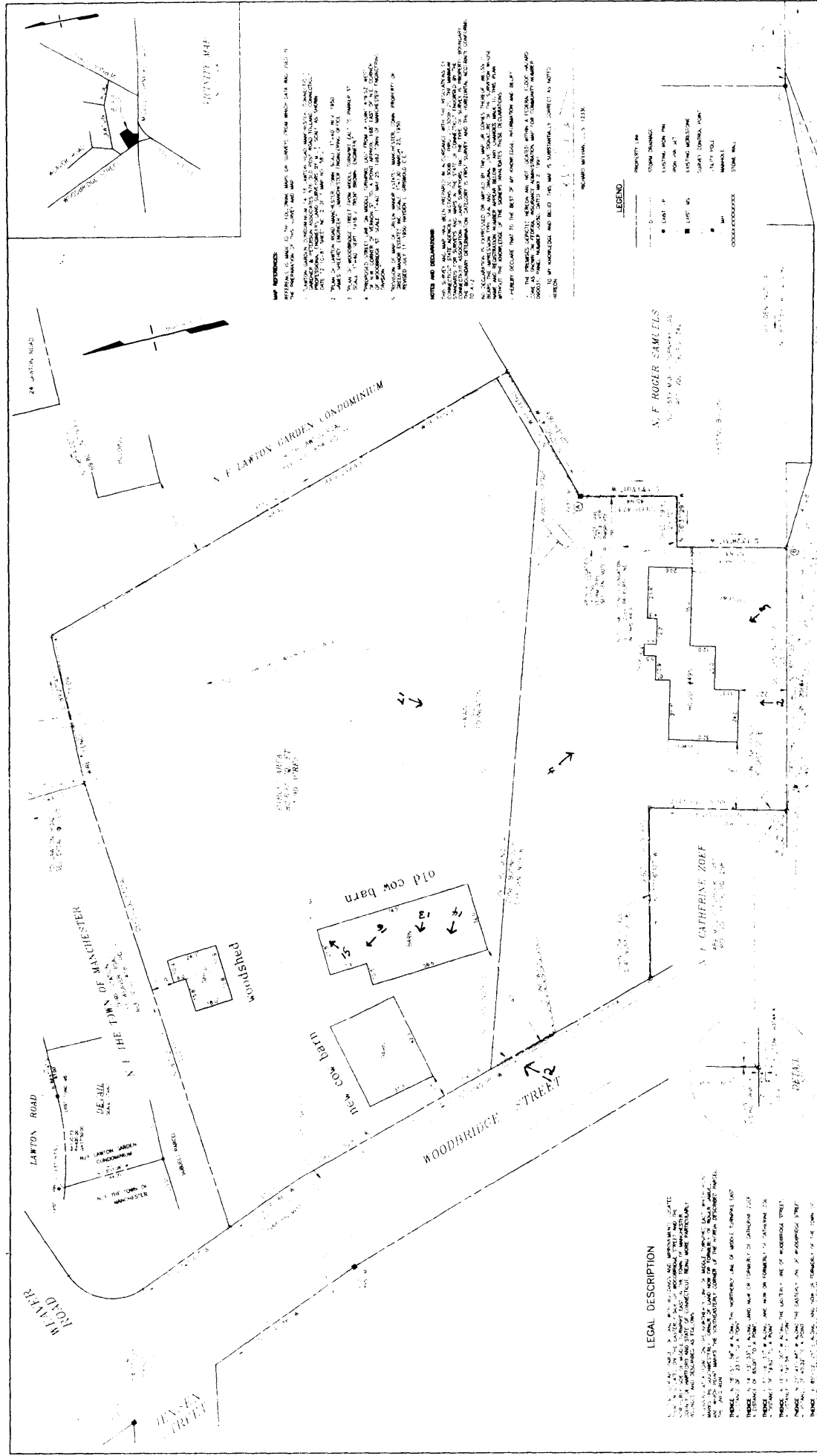
Woodbridge Farmstead

Manchester, Connecticut

"The Old House"

Source: Adams, p. X-14

Figure 6



LEGAL DESCRIPTION

BEING THE PART OF THE CERTAIN TRACT OF LAND HEREIN REFERRED TO AS "THE FARMSTEAD" AND MORE PARTICULARLY AS "THE WOODBRIDGE FARMSTEAD" AS SHOWN ON THE MAP HEREON, AS TO THE BOUNDARIES OF WHICH THE RECORDS OF THE REGISTERED PLATS OF THE TOWN OF MANCHESTER, CONNECTICUT, FILED FOR RECORD IN THE OFFICE OF THE REGISTER OF DEEDS FOR THE COUNTY OF MIDDLESEX, SHOWS THE FOLLOWING:

BEING THE PART OF THE CERTAIN TRACT OF LAND HEREIN REFERRED TO AS "THE FARMSTEAD" AND MORE PARTICULARLY AS "THE WOODBRIDGE FARMSTEAD" AS SHOWN ON THE MAP HEREON, AS TO THE BOUNDARIES OF WHICH THE RECORDS OF THE REGISTERED PLATS OF THE TOWN OF MANCHESTER, CONNECTICUT, FILED FOR RECORD IN THE OFFICE OF THE REGISTER OF DEEDS FOR THE COUNTY OF MIDDLESEX, SHOWS THE FOLLOWING:

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WOODBRIDGE FARMSTEAD
Manchester, Connecticut
Site Plan
Figure 1

MIDDLESEX COUNTY, CONNECTICUT
 REGISTER OF DEEDS
 200-750-2000

REGISTERED MAP NO. 15338
 11/14/18

PREPARED BY
Meehan & Goodin
 ENGINEERS & ARCHITECTS
 100 HIGH STREET, SUITE 200
 MANCHESTER, CONNECTICUT 06106-1820
 PHONE: 860-641-2211 FAX: 860-641-2216

THE MANCHESTER HISTORICAL SOCIETY, INC.
 405 WALTON STREET, SUITE 200
 MANCHESTER, CT 06106
 PHONE: 860-641-2211 FAX: 860-641-2216

PROPERTY/BOUNDARY SURVEY

- #### NOTES AND EXPLANATIONS
1. THIS SURVEY WAS CONDUCTED IN ACCORDANCE WITH THE PROFESSIONAL STANDARDS OF THE REGISTERED PROFESSION OF SURVEYORS, AS SET FORTH IN THE REGULATIONS OF THE BOARD OF SURVEYING AND MAPPING, WHICH ARE SUBJECT TO THE CONTROL AND SUPERVISION OF THE REGISTER OF DEEDS, MIDDLESEX COUNTY, CONNECTICUT.
 2. THE SURVEY WAS CONDUCTED BY THE REGISTERED PROFESSIONAL SURVEYORS, MEEHAN & GOODIN, ENGINEERS & ARCHITECTS, IN ACCORDANCE WITH THE REGULATIONS OF THE BOARD OF SURVEYING AND MAPPING, WHICH ARE SUBJECT TO THE CONTROL AND SUPERVISION OF THE REGISTER OF DEEDS, MIDDLESEX COUNTY, CONNECTICUT.
 3. THE SURVEY WAS CONDUCTED BY THE REGISTERED PROFESSIONAL SURVEYORS, MEEHAN & GOODIN, ENGINEERS & ARCHITECTS, IN ACCORDANCE WITH THE REGULATIONS OF THE BOARD OF SURVEYING AND MAPPING, WHICH ARE SUBJECT TO THE CONTROL AND SUPERVISION OF THE REGISTER OF DEEDS, MIDDLESEX COUNTY, CONNECTICUT.
 4. THE SURVEY WAS CONDUCTED BY THE REGISTERED PROFESSIONAL SURVEYORS, MEEHAN & GOODIN, ENGINEERS & ARCHITECTS, IN ACCORDANCE WITH THE REGULATIONS OF THE BOARD OF SURVEYING AND MAPPING, WHICH ARE SUBJECT TO THE CONTROL AND SUPERVISION OF THE REGISTER OF DEEDS, MIDDLESEX COUNTY, CONNECTICUT.
 5. THE SURVEY WAS CONDUCTED BY THE REGISTERED PROFESSIONAL SURVEYORS, MEEHAN & GOODIN, ENGINEERS & ARCHITECTS, IN ACCORDANCE WITH THE REGULATIONS OF THE BOARD OF SURVEYING AND MAPPING, WHICH ARE SUBJECT TO THE CONTROL AND SUPERVISION OF THE REGISTER OF DEEDS, MIDDLESEX COUNTY, CONNECTICUT.

LEGEND

	EASEMENT
	EXISTING RIGHT OF WAY
	EXISTING HIGHWAY
	EXISTING UTILITY
	EXISTING FENCE
	EXISTING WALL
	EXISTING DRIVE
	EXISTING CONCRETE
	EXISTING ASPHALT

