

March 2, 1959

Document # 2477

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Re: 3 foot strip
of land
along shore
(see page 3)
1299-79
Copy

Federal Development Corporation,
a corporation duly established under the laws of Massachusetts
and having its usual place of business at Springfield,

Hampden County, Massachusetts, for consideration paid,
grant to Hammond Acres Club, Inc., a corporation duly established by
law and having a usual place of business in Goshen, Hampshire County,
Massachusetts
of with quitclaim covenants

the land in said Goshen, bounded and described as follows:-

[Description and encumbrances, if any]

Tract 1: Beginning at a point at the intersection of South Street and Lake Shore Drive as shown and designated on Map No. 1 Hammond Acres, Goshen, Mass. recorded in the Hampshire County Registry of Deeds, Plan Book 49, Pages 40 and 41; thence N 23° 30' E a distance of 300 feet, more or less, along the westerly side of said South Street to the southeast corner of lot #1 as shown and designated on said map; thence N 66° 30' W a distance of 93 feet, more or less, along the southerly side of said lot #1 to the shore of Hammond Lake; thence southerly along the easterly shore of said Hammond Lake to the northerly side of said Lake Shore Drive; thence easterly along the northerly side of said Lake Shore Drive a distance of 25 feet, more or less, to the place of beginning.

Beach

Said premises being known and designated as "Private Beach, Hammond Acres Club" as shown and designated on said Map No. 1.

Tract 2: Beginning at a point at the northwest corner of the bridge where it intersects Lake Shore Drive as shown and designated on said Map No. 1; thence in a westerly, southerly, westerly and northerly direction along said Lake Shore Drive to the intersection of Hemlock Road; thence southeasterly, southerly, southeasterly, easterly and northeasterly along said southwesterly side of said Hemlock Road to the southwest corner of lot #125 as shown and designated on said map; thence N 50° 00' E a distance of 126 feet, more or less, along the southeasterly side of said lot #125 to the shore of said Hammond Lake; thence southerly and easterly in an irregular line along the shore of said Hammond Lake to the point of beginning. Containing 4.3 acres, more or less, with the buildings thereon.

New
Barn
Travis Court
Ball Field
Lake Shore Dr.

Tract 3: Beginning at a point on the easterly side of said Lake Shore Drive where a continuation of the northerly boundary line of lot #499 as shown and designated on Map No. 3, Hammond Acres, Goshen, Mass. recorded in said Registry of Deeds, Plan Book 50, Pages 20 and 21 intersects said Lake Shore Drive; thence S 89° 00' E a distance of 250 feet, more or less, along said line as it is continued and along the northerly line of said lot #499 to the westerly bank of a creek; thence continuing in a straight line across the creek along the same course to a point on the easterly side of said South Street where said line as continued intersects said South Street; thence northerly along the westerly side of said South Street to the intersection of said South Street with said Lake Shore Drive; thence southwesterly along the southeasterly side of said Lake Shore Drive to the point of beginning.

Kiddies Area

Consisting of 2 acres, more or less, with bath house thereon and commonly known as the Kiddies Area.

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Tract 4: Beginning at a point at the northeasterly corner of lot #22 on the westerly side of Adams Road as shown and designated on said Map No. 1; thence northerly along the westerly side of said Adams Road a distance of 30 feet, more or less, to a corner located on the southerly boundary line of lot #23 as shown and designated on Map No. 2, Hammond Acres, Goshen, Mass., recorded in said Registry of Deeds, Plan Book 50, Pages 2 and 3; thence westerly along the southerly boundary line of said lot #23 a distance of 134 feet, more or less, to the shore of said Hammond Lake; thence southerly along the easterly shore of said Hammond Lake to the place of beginning.

Tract 5: Beginning at a point at the northeasterly corner of lot #33 on the westerly side of Washington Road as shown and designated on Map No. 4, Hammond Acres, Goshen, Mass. recorded in said Registry of Deeds, Plan Book 50, Pages 24 and 25; thence northerly along the westerly side of said Washington Road 20 feet, more or less, to the southeast corner of lot #34 as shown and designated on said map; thence westerly along the southerly line of said lot #34 a distance of 48 feet, more or less, to the shore of Hammond Lake; thence southerly along the easterly shore of said Hammond Lake to the place of beginning.

Tract 6: Beginning at a point at the northwesterly corner of lot #73 on the southeasterly side of said Lake Shore Drive as shown and designated on said Map No. 4; thence southeasterly along the northwesterly boundary line of said lot #73 a distance of 114 feet, more or less, to the shore of Hammond Lake; thence northeasterly along the westerly shore of said Hammond Lake to the southeasterly corner of lot #72 as shown and designated on said Map No. 4; thence northwesterly along the southwesterly boundary line of said lot #72 a distance of 115 feet, more or less, to the southeasterly side of said Lake Shore Drive; thence southwesterly along the southeasterly side of Lake Shore Drive a distance of 20 feet, more or less, to the place of beginning.

Tract 7: Beginning at a point at the northwesterly corner of lot #85 on the northeasterly side of said Lake Shore Drive as shown and designated on said Map No. 4; thence northeasterly along the northwesterly boundary line of said lot #85 a distance of 217 feet, more or less, to the southwesterly shore of Hammond Lake; thence northwesterly along the northeasterly shore of Hammond Lake to the southeasterly corner of lot #84 as shown and designated on said Map No. 4; thence southwesterly along the southeasterly boundary line of said lot #84 a distance of 220 feet, more or less, to the northeasterly side of said Lake Shore Drive; thence southeasterly along the northwesterly side of said Lake Shore Drive a distance of 50 feet, more or less, to the point of beginning.

Tracts numbered 4, 5, 6 and 7 are those areas known and designated as "Boat Dock Areas, Hammond Acres Club," and are shown and designated on the maps referred to heretofore.

Tract 8: Beginning at a concrete monument at the northwest corner of said lot #499 as shown and designated on Map No. 3, Hammond Acres, Goshen, Mass. recorded in said Registry of Deeds, Plan Book 50, Pages 20 and 21; thence N 89° 00' W a distance of 50 feet, more or less, to the easterly side of said Lake Shore Drive; thence along said Lake Shore Drive in a southerly, westerly and northerly direction to the southeasterly corner of lot #412 as shown and designated on said Map No. 3; thence S 77° 00' W along the southerly boundary line of said lot #412 to the southwesterly corner thereof; thence southerly and easterly along the edge of the pine grove which abuts the westerly side of the parking lot to a point where the said parking lot intersects the golf course; thence southerly along the edge of said pine grove and the westerly line of said golf course to the northerly side of a creek; thence easterly and northerly along the bank of said creek to the southeasterly corner of said lot #499; thence N 89° 00' W along the southerly boundary line of said lot #499 a distance of 190 feet, more or less, to the southwesterly corner of said lot #499; thence N 1° 00' E along the westerly boundary line of said lot #499 a distance of 175 feet, more or less, to the point of beginning.

Parking
Golf Course

In addition to said Map No. 3, reference is also made to plan of property of T. J. Hammond, Goshen, Mass. dated August, 1932 by O. E. Brainerd as certified by Gordon E. Ainsworth.

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Tract 9: There is also conveyed the fee in the roads, streets and ways shown and designated on Maps No. 1 through 5, recorded in said Registry of Deeds, Plan Book 49, Pages 40 and 41, and Plan Book 50, Pages 2 and 3, 20 and 21, 24 and 25, 26 and 27, respectively, subject to the rights of way conveyed by the grantor to purchasers of lots at Hammond Acres, so-called.

Roads

Tract 10: There is also hereby conveyed the fee to all land in the bed of the water of Hammond Lake shown and designated on said maps aforesaid, and there is also hereby conveyed a three-foot strip of land along the shore of said Hammond Lake as shown and designated on said Maps No. 1, 2 and 4, recorded as aforesaid, subject to the rights of way conveyed by the grantor to the purchasers of lots abutting said Hammond Lake.

Lake

The grantor hereby reserves the right to use the land, buildings and facilities hereby conveyed at reasonable times for the sole purpose of interesting prospective buyers in the purchase of a lot or lots at said Hammond Acres, owned by said grantor, and as part of the consideration hereof, the said grantor herein agrees with the grantee herein that it will not convey any lot or lots to any prospective purchaser unless said prospective purchaser is accepted as a member of said Hammond Acres Club, Inc.

Referred to in
Dugan's letter

Being a portion of the premises conveyed by Kenneth F. Gorman to the Federal Development Corporation by deed dated July 12, 1956 and recorded in the Hampshire County Registry of Deeds, Book 1225, Page 474.

I, Rose M. Nolan, duly elected and qualified clerk of the Federal Development Corporation, hereby certify that in a meeting of the directors of said corporation, duly called and held on the 2nd day of March, 1959, at which a majority of the directors were present, the following vote was passed:

VOTED: "That this corporation convey to the Hammond Acres Club, Inc. by quitclaim deed the "Private Beach, Hammond Acres Club," the Community House and Recreation Hall with land surrounding the same, the Kiddies Area, so-called, consisting of two acres, more or less, the Boat Dock Areas, so-called, the golf course and parking lot, the streets, roads and ways, the fee in the bed of Hammond Lake, so-called, and a three-foot strip of land along the shore of said Hammond Lake as shown on Maps recorded in the Hampshire County Registry of Deeds, for a nominal consideration, subject to rights of way previously conveyed and reservation of right to use land, buildings and facilities to interest prospective buyers in the purchase of lots owned by said corporation, and Kenneth F. Gorman, the President, be and is hereby authorized for and on behalf of said corporation to sign, seal, acknowledge and deliver the aforesaid deed to said Hammond Acres Club, Inc."

A true record:
Attest:

Rose M. Nolan
Clerk

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In witness whereof, the said Federal Development Corporation

has caused its corporate seal to be hereto affixed and these presents to be signed, acknowledged and delivered in its name and behalf by Kenneth F. Gorman

its President hereto duly authorized, this Second

day of March in the year one thousand nine hundred and fifty-nine.

Signed and sealed in presence of

HC Bunch

Federal Development Corporation

by *Kenneth F. Gorman*



The Commonwealth of Massachusetts

ss.

March 2, 19 59

Then personally appeared the above named Kenneth F. Gorman, President

and acknowledged the foregoing instrument to be the free act and deed of the said Federal Development Corporation

before me this 2nd Day of March, 1959.

Horatio H. Wilson

Notary Public—Justice of the Peace

My commission expires

April 12

1963

May 5, 1959, at 9 o'clock and 50 minutes A.M. Rec'd, Ent'd and Exam'd.