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**PROFESSIONAL CORPORATION**  
**ATTORNEYS AT LAW**

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January 25, 2012  
*Hand-Delivered*

Honorable Joseph M. Cavo, President  
Danbury Common Council  
155 Deer Hill Avenue  
Danbury, CT 06810

RE: Right to Drain Easement - 66 James Street  
Our File No. 11-15494-92-F

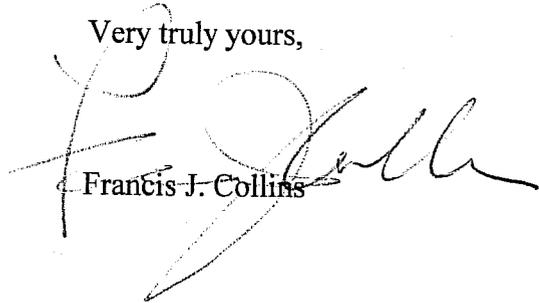
Dear Councilman Cavo:

Enclosed please find a proposed Easement to the City of Danbury from my client, Codfish Hill Construction, LLC, pertaining to the above captioned property for review and approval by Common Council. Also enclosed is a copy of the map referred to in the Easement.

The Easement has been reviewed by the City's Corporation Counsel's office and approved as to form.

If the Council has any questions pertaining to this easement, do not hesitate to contact me.

Very truly yours,

  
Francis J. Collins

FJC:pkf  
Enclosures

After recording, return to:  
City of Danbury  
155 Deer Hill Avenue  
Danbury, CT 06810

**RIGHT TO DRAIN EASEMENT**

**KNOW ALL MEN BY THESE PRESENTS**, that, **CODFISH HILL CONSTRUCTION, LLC**, a Connecticut Limited Liability Company, with its office and principal place of business at 45 Codfish Hill Road, Bethel, CT 06801 (hereafter referred to as the "Grantor"), for the consideration of ONE (\$1.00) DOLLAR and other valuable consideration received to its full satisfaction of the **CITY OF DANBURY**, a municipal corporation located at 155 Deer Hill Avenue, Danbury, Connecticut 06810 and organized and existing under and by virtue of the laws of the State of Connecticut, (hereinafter referred to as the "Grantee"), its successors and assigns forever, the right, privilege, authority and right to drain storm water as necessary through the drainage pipe located on the property of the Grantor, which drainage pipe is shown as:

**"APPROX. LOCATION 15" R.C.P. DRAIN**" on a certain map entitled, **"PROPERTY SURVEY PREPARED FOR JEFFREY BRUNO 66 JAMES STREET CITY OF DANBURY FAIRFIELD COUNTY, CT AUG. 16, 2011 REVISED NOV. 18, 2011 FOR FOUNDATION AS-BUILT LOCATION REVISED DEC. 9, 2011 TO SHOW PROPOSED EASEMENTS "A" & "B" SCALE: 1" = 20"** which map is prepared by the Office of PAH, Inc. ~ Land Surveyors 35 Danbury Road New Milford, CT. certified substantially correct Paul A. Hiro, L.S. ~ CT. Reg. No. 15167, which map is to be filed in the Office of the Danbury Town Clerk.

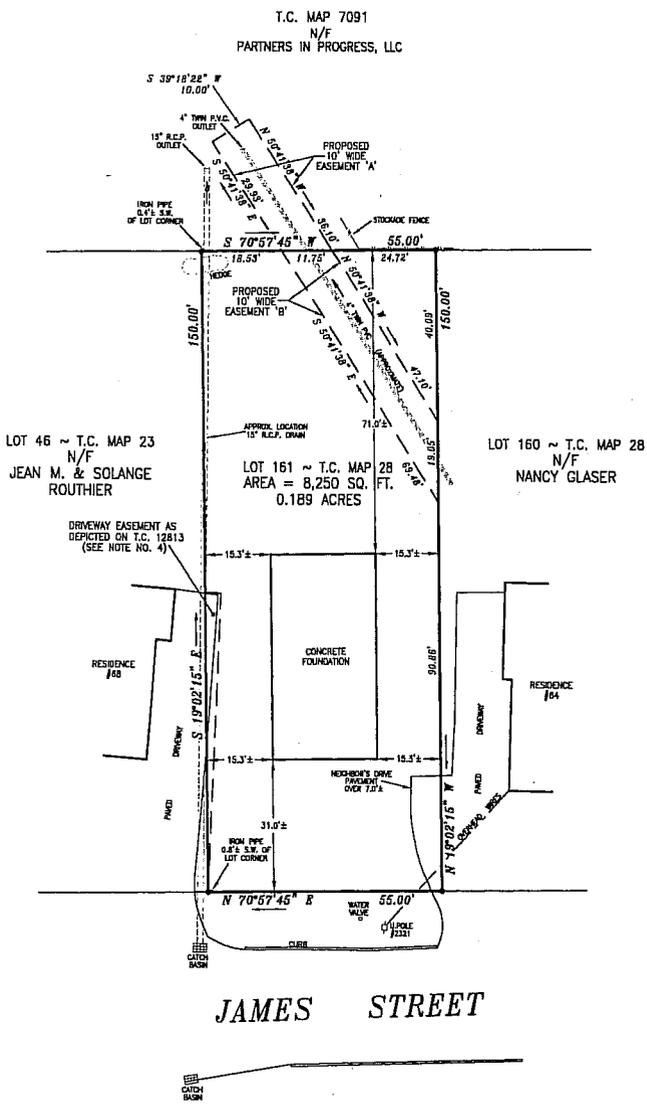
The Grantor herein acknowledges that Grantor, its successors and assigns, are or shall be the owner of the drainage pipe, and appurtenances related therein, as shown on the above referenced map and the Grantor, its successors and assigns, shall bear full responsibility for the maintenance and/or repair of said facilities or the land that is the subject to the right to drain granted herein. Therefore, the parties do hereby agree that the Grantee, its successors and assigns, shall have no responsibility for the maintenance or repair of said facilities and/or land that is the subject to the right to drain granted herein. However, the Grantee agrees that it shall be responsible for all maintenance and repairs to the catch basin located in James Street, which is connected to said drainage pipe.

The Grantor herein reserves the right to it, its successors and assigns, to continue to use the land within which the aforesaid right to drain has been granted for any uses and purposes which do not materially interfere with the use thereof by the Grantee, its successors and assigns, in fulfilling the purposes for which this right to drain is granted.

**TO HAVE AND TO HOLD** the above granted rights, privileges and authority unto the said Grantee, its successors and assigns forever, to its own proper use and behoof.



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 NORTH ~ TOWN CLERK MAP NO. 12813



PROPERTY SURVEY  
 PREPARED FOR  
**JEFFREY BRUNO**  
 66 JAMES STREET

CITY OF DANBURY      FAIRFIELD COUNTY, CT.

AUG. 16, 2011      SCALE: 1" = 20'  
 REVISED NOV. 18, 2011 FOR FOUNDATION AS-BUILT LOCATION  
 REVISED DEC. 9, 2011 TO SHOW PROPOSED EASEMENTS 'A' & 'B'

- NOTES:
- 1) PROPERTY IS LOCATED IN RA-20 ZONING DISTRICT.
  - 2) REFERENCE MADE TO TOWN CLERK MAP Nos. 23, 28, 7091, 12813 AND VOL. 980 PG. 666 OF THE DANBURY LAND RECORDS.
  - 3) THIS SURVEY MAP IS A DEPENDENT RESURVEY OF LOT 161 AS DEPICTED ON T.C. MAP NO. 12813.
  - 4) PROPERTY IS SUBJECT TO A DRIVEWAY EASEMENT AS RECORDED IN VOL. 2110 PG. 452 OF THE DANBURY LAND RECORDS.
  - 5) MONUMENTATION FOUND OR SET DEPICTED HEREON.
  - 6) BUILDING COVERAGE EQUALS 14.3% ±.
  - 7) DRIVEWAY MAY NOT EXCEED 12% GRADE.

THIS SURVEY MAP HAS BEEN PREPARED IN ACCORDANCE WITH SECTIONS 20-300b-1 THRU 20-300b-20 OF THE REGULATIONS OF CONNECTICUT STATE AGENCIES - "MINIMUM STANDARDS FOR SURVEYS AND MAPS IN THE STATE OF CONNECTICUT" EFFECTIVE 06-21-96 AS ENDORSED BY THE CONNECTICUT ASSOCIATION OF LAND SURVEYORS, INC.

IT IS A PROPERTY SURVEY BASED ON A RESURVEY OF EXISTING MAPS.  
 THIS SURVEY MEETS CLASS A-2 STANDARDS.  
 TO THE BEST OF MY KNOWLEDGE AND BELIEF THIS MAP IS SUBSTANTIALLY CORRECT AS NOTED HEREON.

PREPARED BY THE OFFICE OF  
**PAH, INC. ~ LAND SURVEYORS**  
 35 DANBURY ROAD      NEW MILFORD, CT.

