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December 20, 2012

City of Danbury
City Council
155 Deer Hill Avenue
Danbury, CT 06810

RE: Easement to City of Danbury, 14 Ironwood Drive, Danbury, CT 06810

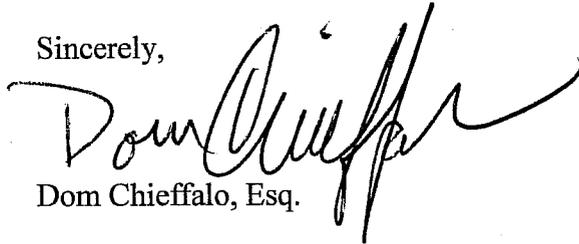
Dear Council,

I am submitting to you, on behalf of my client Alison Benincasa, a request for the City of Danbury to accept an easement for the above referenced property. The easement is for drainage and road maintenance purposes.

Attached please find a copy of the fully executed easement and an 8.5 x 11 copy of the map showing the easement area. The original easement document and mylar map is currently in the office of the Corporation Counsel and will be recorded in the office of the Town Clerk once it has been accepted and approved by the City Council.

Please feel free to contact me if you have any questions at 203-744-1111.

Sincerely,



Dom Chieffalo, Esq.

EASMENT
RIGHTS TO DRAIN

KNOW ALL MEN BY THESE PRESENTS, Alison L. Benincasa, of Danbury, Connecticut, (hereinafter the "Grantor"), for the consideration of ONE DOLLAR (\$1.00) and other valuable consideration, received to her full satisfaction of the City of Danbury, a municipal corporation located in the County of Fairfield and organized and existing under and by the virtue of the laws of the State of Connecticut (hereinafter the "Grantee") do hereby give, grant, bargain, sell and confirm unto the said Grantee, its successors and assigns, forever, the right, privileged, authority and easement to drain storm water through, over, across and upon property of the Grantors as further described herein.

The land affected by said easement is more particularly described as follows:

The shaded area in the south east corner of the parcel depicted as "PROPOSED EASEMENT FOR DRAINAGE AND ROAD MAINTENANCE PURPOSES IN FAVOR OF THE CITY OF DANBURY (AREA = 3,150 sq. ft.)" located on a certain map within parcel "A"; said map is entitled "Easement Map prepared for ALISON L. BENINCASA 14 Ironwood Drive, City of Danbury, Fairfield County, dated March 1, 2012, scale: 1" = 30' REVISED SEPT. 17, 2012 TO ADD NOTE NO. 7 RE:DRAINAGE EASEMENT", Certified by Paul Hiro, L.S. " Said Map shall be filed simultaneously with this easement agreement and is numbered Map No. _____ in the Danbury Land Records.

The Grantors herein reserve the right to themselves, their heirs, successors and assigns, to continue to use the land within which the aforesaid easement 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 easement is granted.

Rights to Drain to be granted to the City of Danbury. The drainage system (pipe, manholes, catch basins, drywells, retaining walls, rip rap, etc.) located on private property downstream of the catch basin installed on Ironwood Drive will remain private and will be the property owner's responsibility to maintain.

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.

IN WITNESS WHEREOF, Alison L. Benincasa has set her hand and seal, this 18 day of SEPTEMBER, 2012.

Signed, Sealed and Delivered in the presence of:

JoAnn Mailman
JOANN MAILMAN
Dom Chieffalo

Alison L. Benincasa
ALISON L. BENINCASA

Personally appeared ALISON L. BENINCASA, known to me 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.

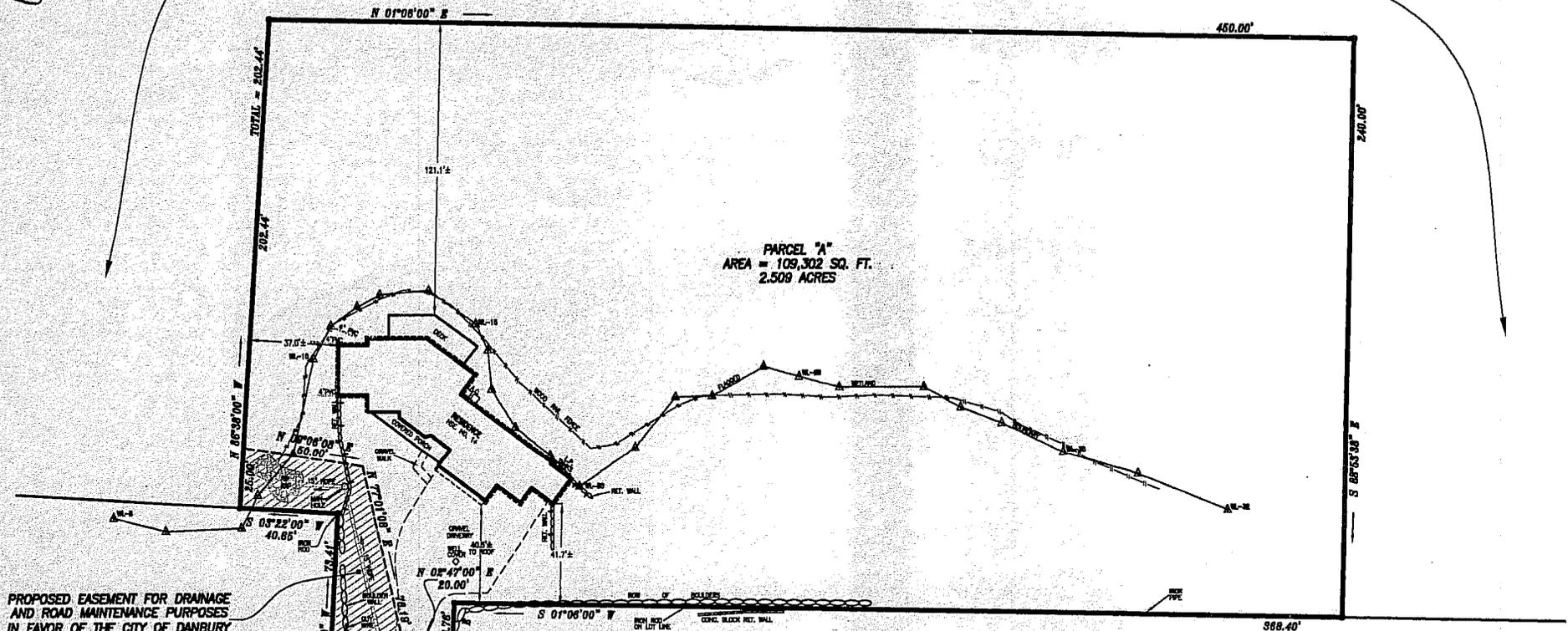
Dom Chieffalo

Dom Chieffalo
Commissioner of the Superior Court

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PARCEL "B"
N/F
CITY OF DANBURY

PARCEL "A"
AREA = 109,302 SQ. FT.
2.508 ACRES



PROPOSED EASEMENT FOR DRAINAGE AND ROAD MAINTENANCE PURPOSES IN FAVOR OF THE CITY OF DANBURY (AREA = 3,150 SQ. FT.) (SEE NOTE NO. 7)

LOT 8 ~ MAP NO. 4066
N/F
WILLIAM & ELIZABETH BLAIR

LOT 30 ~ MAP NO. 4066
N/F
SALVATORE J. & GIGI CARLUCCI

LOT 34 ~ MAP NO. 4066
N/F
WILLIAM R. GOTTSCHALK

- NOTES:
- 1) PROPERTY IS LOCATED IN RA-40 ZONING DISTRICT.
 - 2) REFERENCE MADE TO TOWN CLERK MAP NO. 11782 AND VOL. 1071 PG. 1034-1035 OF THE DANBURY LAND RECORDS.
 - 3) THIS SURVEY MAP IS A DEPENDENT RESURVEY OF PARCEL "A" AS DEPICTED ON T.C. MAP NO. 11782.
 - 4) MONUMENTATION FOUND OR SET DEPICTED HEREON.
 - 5) BUILDING COVERAGE EQUALS 2.8% ±.
 - 6) DRAINAGE DOES NOT EXCEED 12% GRADE.
 - 7) RIGHTS TO DRAIN TO BE GRANTED TO THE CITY OF DANBURY. THE DRAINAGE SYSTEM (PIPES, MANHOLES, CATCH BASINS, DRYWELLS, RETAINING WALLS, RCP, RWP, ETC) LOCATED ON PRIVATE PROPERTY DOWNSTREAM OF THE CATCH BASIN INSTALLED IN THE IRONWOOD DRIVE CUL-DE-SAC WILL REMAIN PRIVATE AND WILL BE THE PROPERTY OWNER'S RESPONSIBILITY TO MAINTAIN.

PROPERTY SURVEY
PREPARED FOR
ALISON L. BENINCASA
14 IRONWOOD DRIVE
CITY OF DANBURY FAIRFIELD COUNTY, CT.

SEPT. 6, 2012 SCALE: 1" = 30'
REVISED SEPT. 17, 2012 TO ADD NOTE NO. 7 RE: DRAINAGE EASEMENT

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 06-21-98 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.

