



**CITY OF DANBURY**  
**DEPARTMENT OF PUBLIC UTILITIES**  
**155 DEER HILL AVENUE**  
**DANBURY, CT 06810**

17

(203) 797-4637  
FAX (203) 796-1590

September 26, 2006

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

RE: West Side Sewer Interceptor – Phase I Easements

Dear Mayor Boughton and Common Council Members:

Enclosed please find copies of the revised easement maps and proposed legal descriptions prepared for the above noted sanitary sewer project. The easements required are as follows:

Lot No. C14011      Interstate Business Center LLC  
2 Park Lawn Drive  
Bethel, CT 06801

Lot No. C14040      Danbury Acquisition Corporation  
1 Prindle Lane  
Danbury, CT 06811

We would appreciate if you would authorize the Corporation Counsel's office to take the steps necessary to acquire these easements. We also request authorization to negotiate the use of an existing water and sewer utility easement granted to Interstate Business Center. This utility easement is located on property owned by Danbury Acquisition Corporation (Lots C14040 and C14041).

If you have any questions, please give me a call.

Very truly yours,

David M. Day, P.E.  
Superintendent of Public Utilities

Enclosure

DD:sm

cc: Laszlo L. Pinter, Esq., with encl. (2 copies each)

sm/c:/Ddaword/westsidinterceptor2.doc



17-2

VOL 1624 PAGE 0394



**WARRANTY DEED**

Doc ID: 000828340004 Type: LAN  
Book 1624 Page 394 - 397  
File# 2003-00005082

JOHN MORGANTI & SONS, LLC, a Connecticut limited liability company, having an address at 10 South Street, Town of Ridgefield, County of Fairfield and State of Connecticut 06877-4103 (hereinafter referred to as "Grantor") for good and valuable consideration received to its full satisfaction from INTERSTATE BUSINESS CENTER LLC, a Connecticut limited liability company, having an address at 2 Parklawn Drive, Town of Bethel, County of Fairfield and State of Connecticut 06801 ("Grantee") does give, grant, bargain, sell and confirm unto the said Grantee, with WARRANTY COVENANTS, the real property located at Mill Plain Road, Danbury, Connecticut, more particularly described on Exhibit A attached hereto and made a part hereof (the "Premises").

This conveyance is made and accepted subject to any and all provisions of any ordinance, municipal regulation and act of public or private law, those matters described on Exhibit A, and to such easements, rights of way, licenses, encroachments, restrictions, covenants, and agreements as of record may appear.

Being the same premises conveyed to Grantor by Executrix Deed dated December 17, 1981 and recorded in the Danbury Land Records on December 18, 1981 in Volume 659, at Page 755, by Statutory Form Executrix Deed dated March 20, 2003 and recorded in the Danbury Land Records on June 4, 2003 in Volume 1547 at Page 918, by Statutory Form Executor's Deed dated March 3, 2003 and recorded in the Danbury Land Records on June 4, 2003 in Volume 1547 at Page 921, by Statutory Form Quitclaim Deed dated February 26, 2003 and recorded in the Danbury Land Records on June 4, 2003 in Volume 1547 at Page 924, and by Statutory Form Quitclaim Deed dated February 24, 2003 and recorded in the Danbury Land Records on June 4, 2003 in Volume 1547 at Page 926.

Executed this 20th day of January, 2004.

GRANTOR:

JOHN MORGANTI & SONS, LLC,  
a Connecticut limited liability company

Signed, sealed and delivered  
in the presence of:

Susan M. Orr  
Printed Name: Susan M. Orr

Virginia S. Moore  
Printed Name: Virginia S Moore

By: Ralph J. Morganti  
Its Manager/Member  
Duly Authorized

City 5.00  
3625.00  
\$ 3630.00 Conveyance Tax Received  
Joseph A. Sigafoos  
Town Clerk of Danbury

State \$ 7,250.00



VOL 1624 PAGE 0396

17-4

EXHIBIT A

All that certain piece or parcel of land together with the buildings and improvements thereon situated in the City of Danbury, County of Fairfield and State of Connecticut, to the east of Prindle Lane, so-called, and being shown and designated as "20.346 Acres" on a map entitled "Improvement Location Survey Showing Property To Be Conveyed To Interstate Business Center, LLC, Located at Prindle Lane-Danbury, Connecticut Scale: 1" = 100' AREA: 20.346 Acres Date: January 30, 2003" which map was prepared and certified substantially correct by Paul M. Fagan L.S.#7756 of Surveying Associates, P.C. and was filed in the Danbury Land Records as Map #11405.

Together with such rights, if any, as John Morganti & Sons, LLC, its successors and/or assigns may have to pass and repass for all purposes over land now or formerly of Penn Central Railroad Company as reserved by James Osborne in a deed to the Boston, Hartford and Erie Railroad Company, dated December 8, 1868 and recorded December 22, 1868 in Volume 57 at Page 252 of the Danbury Land Records.

Together with such rights, if any, as John Morganti & Sons, LLC, its successors and/or assigns may have to pass and repass for all purposes over an existing passway twenty (20) feet in width running across the above described premises and land now or formerly of Dorothy E. Gallagher and land now or formerly of Penn Central Railroad Company to the highway known as Mill Plain Road (formerly U.S. Route 6), reference being had to Volume 213 at Pages 531 & 532 and Volume 217 at Page 433 of the Danbury Land Records.

Together with all rights reserved in a deed from Paul J. Morganti, John R. Morganti, Joseph A. Morganti and Robert J. Morganti doing business as John Morganti & Sons to DP&L Realty dated and recorded December 22, 1982 in Volume 672 at Page 84 of the Danbury Land Records.

Together with all of the easements and rights set forth in a document entitled "Perpetual Easement" by DP&L Realty to Paul J. Morganti, Robert J. Morganti, Joseph A. Morganti and the Estate of John M. Morganti, doing business as John Morganti & Sons, recorded February 1, 1989 in Volume 911 at Page 910 of the Danbury Land Records.

The premises are conveyed subject to the following:

1. Any and all provisions of any ordinance, municipal regulation or public or private law.
2. Taxes for the final quarter on the list of October 1, 2002, and taxes on the list of October 1, 2003 and thereafter, not yet due and payable.
3. Easements set forth in a Certificate of Condemnation by the State of Connecticut, recorded in Volume 644 at Page 582 of the Danbury Land Records.

4. Pipe Line Easement to Algonquin Gas Transmission Co., recorded in Volume 261 at Page 107 and in Volume 387 at Page 112 of the Danbury Land Records.
5. Riparian rights of others in and to any brook located upon said premises.
6. Certain passway rights in favor of R.J. Gallagher, Inc., as set forth in a certain Warranty Deed, recorded in Volume 509 at page 326 of the Danbury Land Records.
7. Seventy-five foot (75') easement to the Algonquin Gas Co., Inc. as appears of record.
8. Easement to Algonquin Gas Transmission Co., recorded in Volume 425 at Page 135 of the Danbury Land Records.
9. Utility Easement to The Connecticut Light and Power Company, recorded in Volume 564 at Page 465 of the Danbury Land Records.
10. Such easements and rights affecting access, including such rights to relocate the Still River as shown on two certain maps on file in the Office of the Town Clerk of the City of Danbury, as more particularly described and referred to in a certain Quit-Claim Deed to the State of Connecticut, dated May 29, 1963 and recorded July 1, 1973 in Volume 392 at Page 158 of the Danbury Land Records.
11. Easement to DP&L Realty, as set forth in a certain Quit Claim Deed, recorded in Volume 911 at Page 913 of the Danbury Land Records.
12. Passway rights, over a "Proposed 50' Right of Way", and right to tie into a storm drainage system located thereon, in favor of DP&L as set forth in a certain Warranty Deed dated and recorded December 22, 1982 in Volume 672 at Page 84 of the Danbury Land Records.
13. Gas Line Easement to The Connecticut Light and Power Company dated November 17, 1986 recorded December 22, 1986 in Volume 818 at Page 516 of the Danbury Land Records, and as shown on Map #8525.
14. Terms and Conditions of a Grant of Special Exception by the City of Danbury Planning Commission to Interstate Business Center, LLC and John Morganti & Sons, LLC dated August 6, 2003 and recorded September 19, 2003 in Volume 1588 at Page 693 of the Danbury Land Records.
15. Any state of facts which an accurate and complete survey of the Premises would disclose.

Received for Record  
at 3:25 P M

JAN 20 2004

-4-



PAUL M. FAGAN

17-6

SURVEYING ASSOCIATES, P.C.  
*Registered Land Surveyors*  
432 Main Street Danbury, Connecticut 06810  
Telephone (203) 792-5510  
Fax (203) 792-2815

**WEST SIDE SANITARY SEWER PROJECT  
DESCRIPTIONS OF EASEMENT AREAS TO BE GRANTED TO  
CITY OF DANBURY  
OVER PROPERTY OF  
INTERSTATE BUSINESS CENTER, LLC**

**EASEMENT #1  
(SANITARY SEWER & WATER)**

**BEGINNING AT A POINT LYING ALONG THE NORTHEASTERLY HIGHWAY LINE OF A CITY OF DANBURY HIGHWAY KNOWN AS PRINDLE LANE WHICH POINT LIES S40°16'00"E, 21.60' AS MEASURED ALONG SAID NORTHEASTERLY HIGHWAY LINE OF PRINDLE LANE FROM THE NORTHWESTERLY CORNER OF LAND OF INTERSTATE BUSINESS CENTER, LLC AND THE SOUTHEASTERLY CORNER OF LAND NOW OR FORMERLY OF B & R ASSOCIATES;**

**THENCE THRU LAND OF INTERSTATE BUSINESS CENTER, LLC, THE FOLLOWING COURSES AND DISTANCES: (N67°34'00"E, 56.36'), (S76°22'57"E, 620.58'), (S54°56'00"E, 48.51') AND (S37°23'00"E, 23.78') TO A POINT LYING ALONG A NORTHERLY BOUNDARY LINE OF LAND NOW OR FORMERLY OF DANBURY ACQUISITION CORP.;**

**THENCE TURNING AND RUNNING ALONG SAID NORTHERLY BOUNDARY LINE OF LAND NOW OR FORMERLY OF DANBURY ACQUISITION CORP. N76°22'57"W, 45.02' TO A POINT**

**THENCE AGAIN RUNNING THRU LAND OF INTERNATIONAL BUSINESS CENTER, LLC, THE FOLLOWING COURSES AND DISTANCES: (N54°56'00"W, 21.05'), (N76°22'57"W, 611.45') AND (S67°34'00"W, 40.19') TO A POINT LYING ALONG THE AFOREMENTIONED NORTHEASTERLY HIGHWAY LINE OF PRINDLE LANE;**

**THENCE TURNING AND RUNNING ALONG SAID NORTHEASTERLY HIGHWAY LINE OF PRINDLE LANE N40°16'00"W, 26.26' TO THE POINT OF BEGINNING.**

**THE ABOVE DESCRIPTION INCLUDES AN AREA OF 17,766 SQUARE FEET AND IS TO BE GRANTED TOGETHER WITH A TEMPORARY CONSTRUCTION EASEMENT LYING NORTHERLY OF THE ABOVE DESCRIBED EASEMENT AS SHOWN ON MAP ENTITLED: "EASEMENT MAP FOR WEST SIDE SANITARY SEWER PROJECT SHOWING EASEMENT AREAS TO BE GRANTED TO CITY OF DANBURY OVER PROPERTY OF INTERSTATE BUSINESS CENTER, LLC AND DANBURY ACQUISITION CORP. PRINDLE LANE - DANBURY, CONNECTICUT SCALE: 1"=100' PROPOSED EASEMENT AREAS: (AS SHOWN) DATE: AUGUST 24, 2006, REVISED SEPT. 25, 2006".**



PAUL M. FAGAN

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17-7

**WEST SIDE SANITARY SEWER PROJECT  
DESCRIPTIONS OF EASEMENT AREAS TO BE GRANTED TO  
CITY OF DANBURY  
OVER PROPERTY OF  
INTERSTATE BUSINESS CENTER, LLC**

**EASEMENT #2  
(SANITARY SEWER)**

**BEGINNING AT A POINT LYING ALONG THE SOUTHERLY BOUNDARY LINE OF LAND NOW OR FORMERLY OF M AYBROOK RAILROAD COMPANY WHICH POINT LIES N65°15'27"W, FROM THE NORTHEASTERLY CORNER OF LAND OF INTERSTATE BUSINESS CENTER, LLC AND THE NORTHWESTERLY CORNER OF LAND NOW OR FORMERLY OF 82 MILL PLAIN ROAD REALTY, INC. AS MEASURED ALONG SAID SOUTHERLY BOUNDARY LINE OF LAND NOW OR FORMERLY OF MAYBROOK RAILROAD COMPANY;**

**THENCE THRU LAND OF INTERSTATE BUSINESS CENTER, LLC THE FOLLOWING COURSES AND DISTANCES:**

**(N84°52'00"W, 251.03'), (S61°38'00"W, 57.11'), (S5°08'00"W, 128.38'), (S84°52'00"E, 113.74'), (S64°42'00"E, 62.25'), (S29°04'00"E, 30.72') AND (S5°09'00"W, 198.46') TO A POINT LYING ALONG A NORTHERLY LINE OF A PROPOSED SEWER AND WATER EASEMENT HEREINAFTER DESCRIBED AS "EASEMENT #3";**

**THENCE TURNING AND RUNNING ALONG SAID NORTHERLY LINE OF SAID "EASEMENT #3" N75°06'00"W, 15.99' TO A POINT;**

**THENCE TURNING AND AGAIN RUNNING THRU LAND OF INTERSTATE BUSINESS CENTER, LLC, THE FOLLOWING COURSES AND DISTANCES:**

**(N5°09'00"E, 199.34'), (N29°04'00"W, 21.26'), (N64°42'00"W, 54.76'), (N84°52'00"W, 117.29'), (N39°52'00"W, 40.84'), (N5°08'00"E, 142.65'), (N61°38'00"E, 69.68') AND (S84°52'00"E, 213.45') TO A POINT LYING ALONG THE AFOREMENTIONED SOUTHERLY BOUNDARY LINE OF LAND NOW OR FORMERLY OF MAYBROOK RAILROAD COMPANY;**

**THENCE RUNNING ALONG SAID SOUTHERLY BOUNDARY LINE OF LAND NOW OR FORMERLY OF MAYBROOK RAILROAD COMPANY S65°15'27"E, 44.70' TO THE POINT OF BEGINNING.**

**THE ABOVE DESCRIPTION INCLUDES AN AREA OF 17,766 SQUARE FEET AND IS TO BE GRANTED TOGETHER WITH A TEMPORARY 20' WIDE CONSTRUCTION EASEMENT LYING SOUTHERLY, THEN EASTERLY, THEN NORTHERLY, THEN AGAIN EASTERLY OF THE ABOVE DESCRIBED EASEMENT AS IT WINDS AND TURNS AS SHOWN ON MAP ENTITLED: "EASEMENT MAP FOR WEST SIDE SANITARY SEWER PROJECT SHOWING EASEMENT AREAS TO BE GRANTED TO CITY OF DANBURY OVER PROPERTY OF INTERSTATE BUSINESS CENTER, LLC AND DANBURY ACQUISITION CORP. PRINDLE LANE - DANBURY, CONNECTICUT SCALE: 1"=100' PROPOSED EASEMENT AREAS: (AS SHOWN) DATE: AUGUST 24, 2006, REVISED SEPT. 25, 2006".**



17-8

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**WEST SIDE SANITARY SEWER PROJECT  
DESCRIPTIONS OF EASEMENT AREAS TO BE GRANTED TO  
CITY OF DANBURY  
OVER PROPERTY OF  
INTERSTATE BUSINESS CENTER, LLC**

**EASEMENT #3  
(SEWER, INCLUDING PUMP STATION & WATER)**

**BEGINNING AT A POINT LYING ALONG THE NORTHERLY HIGHWAY LINE OF A CONNECTICUT HIGHWAY KNOWN AS INTERSTATE 84 WHICH POINT LIES 688.42' WESTERLY OF THE SOUTHEAST CORNER OF LAND OF INTERSTATE BUSINESS CENTER, LLC AND THE SOUTHWEST CORNER OF LAND NOW OR FORMERLY OF 82 MILL PLAIN ROAD REALTY INC. AS MEASURED ALONG SAID NORTHERLY HIGHWAY LINE OF INTERSTATE 84;**

**THENCE ALONG SAID NORTHERLY HIGHWAY LINE OF INTERSTATE 84 N84°51'50"W, 99.90';**

**THENCE TURNING AND RUNNING THRU LAND OF INTERSTATE BUSINESS CENTER, LLC, THE FOLLOWING COURSES AND DISTANCES:  
(N5°58'00"E, 8.27'), (N84°03'00"W, 303.74'), (N74°40'00"W, 118.76'), (S15°20'00"W, 10.55'), (N74°40'00"W, 15.00'), (N15°20'00"E, 10.55') AND (N74°40'00"W, 71.33') TO A POINT LYING ALONG AN EASTERLY BOUNDARY LINE OF LAND NOW OR FORMERLY OF DANBURY ACQUISITION CORP.;**

**THENCE TURNING AND RUNNING ALONG SAID EASTERLY BOUNDARY LINE OF LAND NOW OR FORMERLY OF DANBURY ACQUISITION CORP., THE FOLLOWING COURSES AND DISTANCES:  
(N12°31'00"W, 12.70'), (N36°12'00"W, 50.80') AND (N40°52'00"W, 14.49') TO A POINT;**

**THENCE TURNING AND AGAIN RUNNING THRU LAND OF INTERSTATE BUSINESS CENTER, LLC, THE FOLLOWING COURSES AND DISTANCES:  
(N69°48'00"E, 46.12'), (N42°56'00"E, 81.38'), (S47°04'00"E, 111.52'), (S15°34'00"W, 64.25'), (S74°04'00"E, 74.71'), (S84°03'00"E, 360.78'), (N75°06'00"E, 152.18'), (S14°54'00"E, 15.00'), (S75°06'00"W, 27.08'), (S5°09'00"W, 38.83'), (S82°36'00"W, 73.16') AND (S5°58'00"W, 16.65') TO THE POINT OF BEGINNING.**

**THE ABOVE DESCRIPTION INCLUDES AN AREA OF 39,610 SQUARE FEET AND IS GRANTED TOGETHER WITH A TEMPORARY 20' WIDE CONSTRUCTION EASEMENT LYING ALONG THE NORTHWESTERLY AND A PORTION OF THE NORTHEASTERLY BOUNDARY OF THE ABOVE DESCRIBED EASEMENT AS SHOWN ON MAP ENTITLED: "EASEMENT MAP FOR WEST SIDE SANITARY SEWER PROJECT SHOWING EASEMENT AREAS TO BE GRANTED TO CITY OF DANBURY OVER PROPERTY OF INTERSTATE BUSINESS CENTER, LLC AND DANBURY ACQUISITION CORP. PRINDLE LANE - DANBURY, CONNECTICUT SCALE:1"=100' PROPOSED EASEMENT AREAS: (AS SHOWN) DATE: AUGUST 24, 2006, REVISED SEPT. 25, 2006".**