

**(20-4) RESOLUTION OF THE REPRESENTATIVE TOWN MEETING OF THE
TOWN OF DARIEN TO ACCEPT A TEMPORARY AND PERMANENT EASEMENT
OVER PROPERTY LOCATED AT
180 NOROTON AVENUE, DARIEN, CONNECTICUT**

**Primary – PW
Secondary – PH&S
PZ&H
F&B**

WHEREAS, a state grant has been obtained by the Town for intersection improvements on the Noroton Avenue/West Avenue intersection;

WHEREAS, under the state grant, the Town of Darien pays for the design costs and the grant pays for the right of way acquisition costs and construction costs;

WHEREAS, the purpose of the project is to create additional left turn lanes to reduce queuing and traffic congestion at the Noroton Avenue/West Avenue intersection;

WHEREAS, the intersection of the two Town collector roads has been a longtime congested intersection with long queues;

WHEREAS, the Town recognizes the importance of reducing these problems and make for a safe intersection;

WHEREAS, this project will affect property owners near the intersection as the Town needs easements over certain properties.

WHEREAS, the Town is not acquiring a fee title to the property but necessary easements;

WHEREAS, the property located at 180 Noroton Avenue is owned by Murree, LLC;

WHEREAS, the Town has had discussions and negotiations with the owner of the property in question;

WHEREAS, a settlement has been reached with the owner and said owner will grant temporary and permanent construction and sidewalk easements to the Town;

WHEREAS, these easements are more fully described in the document called Construction and Sidewalk Easement attached hereto and made a part hereof;

WHEREAS, these easements are also shown on the Map prepared by Fuss & O'Neill attached hereto and made a part hereof.

NOW THEREFORE BE IT RESOLVED that the Representative Town Meeting of the Town of Darien authorizes the acceptance and approval of said easements.

CONSTRUCTION & SIDEWALK EASEMENT

TO ALL PEOPLE TO WHOM THESE PRESENTS SHALL COME, GREETING:

KNOW YE, that the undersigned, MURREE, L.L.C., a Connecticut corporation duly registered to conduct business in the state of Connecticut (hereinafter referred to as the "Grantor"), as the record owner(s) of a certain parcel of land located at and known as 180 Noroton Avenue, Darien, CT 06820, and more particularly described in a certain Warranty Deed from Tamburro Realty, LLC to Murree, LLC, which Warranty Deed was recorded on the Darien Land Records in Volume 1583 at Page 116 (hereinafter the parcel is referred to as the "Subject Property"), for good and valuable consideration received to their full satisfaction of the TOWN OF DARIEN, a municipal corporation organized and existing under the laws of the State of Connecticut (hereinafter referred to as the "Grantee"), does hereby give, grant, bargain, sell and confirm unto the Grantee, its successors and assigns, these two certain easements over, under, through and upon the portion of said Subject Property depicted and designated on a certain map entitled, "Easements to be Acquired by the Town of Darien from Murree LLC", dated September 30, 2019, prepared by Fuss & O'Neill, P.C., which map is to be filed and recorded in the office of the Town Clerk of the town of Darien as map no. _____ D.L.R., and further described as follows:

1. A temporary construction easement over the portion of the Subject Property labelled as "Proposed temporary easement to be acquired from Murree LLC 912 S.F" as depicted on map no. _____ D.L.R. (the "Temporary Easement Area"), together with the privilege and right to enter upon the Temporary Easement Area at all reasonable times and to bring in and use upon said premises such machinery and equipment, to be operated by the Grantee, its agents, employs or servants, as may be proper and necessary, to lay out, construct, alter, repair, maintain and inspect certain proposed sidewalk extensions, driveways, curbs, signage and fencing, and related installation materials, appurtenances and connections, through and within the Temporary Easement Area. The temporary construction easement described under this paragraph will be extinguished by the completion of construction and the removal of all temporary appurtenances, construction machinery, and upon the Grantor's receipt of Grantee's written notice of extinguishment.

2. A full and perpetual easement over the portion of the Subject Property as described in Schedule A (the "Permanent Easement Area") attached hereto and made a part hereof, together with the right to the Grantee, its officers, agents, employees, contractors, subcontractors, successors and assigns, to enter upon the Permanent Easement Area at all reasonable times and to bring in and use upon the Permanent Easement Area such machinery and equipment, to be operated by the agents, employees and servants of the Grantee, its successors and assigns, as may be proper and necessary to effectuate the purposes of the grant of this perpetual easement, and to pass and repass over such areas belonging to Grantors as may be reasonably necessary for the purpose of repairing, inspecting, maintaining, altering, removing or replacing the sidewalk extensions and curbs, and related installation materials, appurtenances and

connections, through and within the Permanent Easement Area, in such manner and at such times as the Grantee may determine.

The Grantee, its successors and assigns, further covenants and agrees to repair any and all damage to the Subject Property directly attributable to the construction, maintenance or repair of the premises by the Grantee, its duly authorized agents, servants and employees, and to hold harmless the grantors, their heirs and assigns, from any damages or claims resulting from the Grantee's construction, maintenance or repair of or within the Temporary and Permanent Easement Area(s).

The Grantor reserves the right to themselves, their heirs, successors and assigns, to use the Subject Property for any lawful purpose and in any lawful manner; provided, however, that no permanent buildings or structures shall be constructed within the Permanent Easement Area, and the Grantor shall convey no interest, right or easement, nor grant any privilege related to the Permanent Easement Area, nor use or enter upon such area in any way that would adversely affect or impair Grantee's full use and enjoyment of the rights and interests in this easement, or that may in any way injure or damage Grantee's materials.

TO HAVE AND TO HOLD, the above-granted temporary and perpetual Easement, privilege and right, with the privileges and appurtenances thereof unto it, which shall run with the land in perpetuity and be binding upon the said Grantor(s) and Grantee, and their respective successors and assigns forever.

These two certain easements have been authorized by the Board of Selectmen of the Town of Darien, pursuant to resolution adopted on the ____ day of February, 2020, and have been authorized by the Representative Town Meeting of the Town of Darien, pursuant to resolution adopted on the ____ day of March, 2020.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this ____ day of March, 2020.

WITNESSES:

GRANTOR AUTHORIZED SIGNER:

PRINT NAME:

ISHFAQ QADIR

TITLE:

PRINT NAME:

STATE OF CONNECTICUT)

: ss.: Darien

COUNTY OF FAIRFIELD)

On this the ____ day of March, 2020, before me, the undersigned officer, personally appeared _____, known to me (or satisfactorily proven) to be the person whose name he subscribed to the within instrument and acknowledged that he executed the same as his free act and deed for the purposes therein contained.

In witness whereof I hereunto set my hand.

Commissioner of the Superior Court
Notary Public

WITNESSES:

TOWN OF DARIEN

PRINT NAME:

BY: _____
JAYME STEVENSON
Its First Selectman
Duly Authorized

PRINT NAME:

STATE OF CONNECTICUT)

: ss.: Darien

COUNTY OF FAIRFIELD)

On this the ____ day of February, 2020, before me, the undersigned officer, personally appeared Jayme Stevenson, the First Selectman of the Town of Darien, a Connecticut municipal corporation, and acknowledged that she, as such First Selectman, being authorized so to do, executed the foregoing instrument as her free act and deed, for the purposes therein contained, by signing the name of the Town of Darien by herself as First Selectman.

In witness whereof I hereunto set my hand.

Commissioner of Superior Court
Notary Public
My Commission expires _____.

Schedule A

(Legal description of permanent easement granted to the Town of Darien over the property known as 180 Noroton Avenue, Darien, Connecticut on the ___ day of March, 2020)

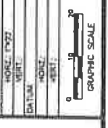
The Permanent Easement Area shall encompass all that certain lot or parcel of land, with the buildings and improvements thereon, situated in the town of Darien, Connecticut, within the area labelled as "Proposed permanent easement to be acquired from Murree LLC 98 S.F" on Map ____ of the Darien Land Records, which is bounded and described as follows:

Commencing at a point on the southerly boundary line of West Avenue, so called, at the intersection with the easterly boundary line of Noroton Avenue, and running thence southerly along the easterly boundary of Noroton Avenue for 19.81 feet, thence northeasterly for 34.56 feet at a radius of 28.84 feet along land owned by Murree, L.L.C, and thence westerly for 21.70 feet along the southerly boundary line of West Avenue, to the point or place of beginning.

COMPILATION PLAN
EASEMENTS TO BE ACQUIRED BY THE
TOWN OF DARIEN FROM
MUREE LLC
#180 NOROTON AVENUE
N.A.P. 10 - LOTS 27 & 28

DARIEN

FUSS & O'NEILL
14 HARTFORD ROAD
MIDDLETOWN, CONNECTICUT 06457
TEL: 860.346.1100
WWW.FUSSONLINE.COM



SCALE	HORIZ. 1"=20'
VERT.	1"=10'
DATE	02/21/20
DRWING	WJG
PROJECT	
GRAPHIC SCALE	



WILLIAM J. MAGLE, JR., L.S. LICENSE # 70289

TO MY KNOWLEDGE AND BELIEF, THIS MAP IS SUBSTANTIALLY CORRECT AS NOTED
HEREON. THIS MAP SHOULD NOT BE CONSIDERED AS A FINAL SURVEY UNLESS IT BEARS
THE EMBOSSED SEAL OR THE DIGITALLY ENCRYPTED ELECTRONIC SIGNATURE & SEAL OF THE LAND SURVEYOR BELOW.

SURVEY NOTES

1. THE TYPE OF SURVEY PERFORMED IS A COMPARISON PLAN, AND IS INTENDED TO VERIFY THE POSITION OF THE EASEMENTS WITH RESPECT TO THE BOUNDARY. THIS PLAN CONFORMS TO HORIZONTAL ACCURACY CLASS 0.
THIS PLAN WAS COMPILED FROM OTHER MAPS, RECORD RESEARCH AND OTHER SOURCES OF INFORMATION. IT IS NOT TO BE CONTROLLED BY ANY FIELD SURVEY, AND IT IS SUBJECT TO SUCH CHANGE AS AN ACCURATE FIELD SURVEY MAY DISCLOSE.

- ① TEMPORARY SCHEDULE OF RIGHTS AND EASEMENTS
- ② TEMPORARY RIGHT TO GRAVE ACQUIRED
- ③ TEMPORARY RIGHT TO CONSTRUCT SIDEWALKS ACQUIRED
- ④ TEMPORARY RIGHT TO CONSTRUCT DRIVEWAY ACQUIRED
- ⑤ TEMPORARY RIGHT TO INSTALL TRICE ACQUIRED
- ⑥ TEMPORARY RIGHT TO INSTALL CURB ACQUIRED
- ⑦ TEMPORARY RIGHT TO INSTALL SEDIERATION CONTROL SYSTEM ACQUIRED
- ⑧ TEMPORARY RIGHT TO REMOVE AND RELOCATE PRIVATE SIGN ACQUIRED
- ⑨ TEMPORARY RIGHT TO INSTALL LANDSCAPING ACQUIRED
- ⑩ TEMPORARY EASEMENTS TO INSTALL AND MAINTAIN TRAFFIC DEVICES AND APPOINTMENTS THERE TO ACQUIRED
- ⑪ TEMPORARY RIGHT TO INSTALL MILIUX
- ⑫ TEMPORARY RIGHT TO RELOCATE UTILITY POLE GUY-WIRE

