

Appendix P

1959 Property Deed

Said action is returnable to the Superior Court to be holden at Hartford, within and for the County of Hartford, on the first Tuesday of April, 1959.

Dated at Hartford, Connecticut, this 24th day of March, 1959.

SCHATZ & SCHATZ
ATTORNEYS AT LAW
700 MAIN STREET
HARTFORD 2, CONN.

PLAINTIFF,

BY Schatz & Schatz
Its Attorneys

Received for Record March 25, 1959 11:52 A.M.

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

KNOW YE, That the CITY OF HARTFORD, a municipal corporation located in the County of Hartford and State of Connecticut, acting herein by Frank A. Murphy, its Acting City Manager, by virtue of authority pursuant to a vote of the Court of Common Council of said City of Hartford dated March 23, 1959, for the consideration of One (1) Dollar and other valuable considerations received to its full satisfaction of the STATE OF CONNECTICUT, does give, grant, bargain, sell and confirm, unto the said STATE OF CONNECTICUT, its successors and assigns forever, a certain piece or parcel of land situated in the Town of Hartford, County of Hartford and State of Connecticut on the southerly side of Maxim Road and the easterly side of Brainard Road, with the buildings and all other improvements thereon, and being more particularly bounded and described as follows, to wit:

Beginning at a point in the southerly street line of Maxim Road, said point being the northwest corner of land of the State of Connecticut; thence running southerly in a line making an interior angle of 90° with the southerly street line of Maxim Road along said land of the State of Connecticut, two hundred ten (210) feet to a point; thence running easterly in a line making an interior angle of 270° 51' 40" with the last described line along said land of the State of Connecticut, eighty-eight and fifty-two one-hundredths (88.52) feet to a point; thence running southerly in a line making an interior angle of 93° 55' 50" with the last described line along said land of the State of Connecticut, eleven and thirty-seven one-hundredths (11.37) feet to a point; thence running easterly in a line making an interior angle of 265° 12' 30" with the last described line along said land of the State of Connecticut, five hundred twenty-one and eighty-two one-hundredths (521.82) feet to a point; thence running northerly in a line making an interior angle of 274° 47' 30" with the last described line along said land of the State of Connecticut, two hundred sixty-four and ninety-six one-hundredths (264.96) feet to a point in the southerly street line of Maxim Road; thence running easterly in a line making an interior angle of 90° with the last described line along the southerly street line of Maxim Road, one hundred thirty and seventy-one one-hundredths (130.71) feet to a point; thence running southerly in a line making an interior angle of 90° 34' with the last described line along other land of the City of Hartford, one hundred twenty-four and fifty-nine one-hundredths (124.59) feet to a point, said last described line being 60 feet west of and parallel to the west taking line for the Clark Dike established March 10, 1930; thence continuing southerly in a line making an interior angle of 178° 04' 35" with the last described line still along said other land of the City of Hartford, one thou-

said one hundred ninety-two and sixty-one one-hundredths (1192.61) feet to a point, said last described line being 60 feet west of and parallel to said west taking line for the Clark Dike; thence continuing southerly on a curve to the right, the initial radial line of which makes an interior angle of $91^{\circ} 55' 25''$ with the last described line, and having a radius of 3596.67 feet and a central angle of $44^{\circ} 44' 20''$, still along said other land of the City of Hartford, two thousand eight hundred eight and forty-three one-hundredths (2808.43) feet to a point, said last described line being 60 feet west of and parallel to said west taking line for the Clark Dike; thence continuing southerly in a curve to the right tangent to the last described curve, and having a radius of 10020 feet and a central angle of $6^{\circ} 56' 20''$, still along said other land of the City of Hartford, one thousand two hundred thirteen and forty-nine one-hundredths (1213.49) feet to a point, said last described line being 60 feet west of and parallel to said west taking line for the Clark Dike; thence continuing southerly in a line making an interior angle of $88^{\circ} 26' 08''$ with the final radial line of the last described curve, still along said other land of the City of Hartford, three hundred sixty-two and ten one-hundredths (362.10) feet to a point in the northerly line of land of The Metropolitan District, said last described line being 60 feet west of and parallel to said west taking line for the Clark Dike; thence running westerly in a line making an interior angle of $87^{\circ} 34' 20''$ with the last described line along said land of The Metropolitan District, one thousand three hundred eighty-seven and thirty-six one-hundredths (1387.36) feet to a point marked by a merestone; thence continuing westerly in a line making an interior angle of $229^{\circ} 23' 32''$ with the last described line still along said land of The Metropolitan District, three hundred fifty-five and fifty-four (355.54) feet to a point; thence continuing westerly in a line making an interior angle of $155^{\circ} 03' 21''$ with the last described line along other land of the City of Hartford, one thousand two hundred fifty-three and sixty-two one-hundredths (1253.62) feet to a point in the easterly street line of Brainard Road; thence running northerly in a line making an interior angle of $104^{\circ} 04' 44''$ with the last described line along the easterly street line of Brainard Road, six hundred eighteen and fifty-eight one-hundredths (618.58) feet to a point; thence running easterly in a line making an interior angle of $75^{\circ} 55' 16''$ with the last described line along other land of the City of Hartford, one thousand six hundred eighty-one and sixty-five one-hundredths (1681.65) feet to a point; thence running northerly in a line making an interior angle of 270° with the last described line along said other land of the City of Hartford, three thousand one hundred ninety-six and twenty-one one-hundredths (3196.21) feet to a point; thence continuing northerly in a line making an interior angle of $223^{\circ} 07' 45''$ with the last described line still along said other land of the City of Hartford, six hundred seventy-one and thirty-eight one-hundredths (671.38) feet to a point in the southerly street line of Maxim Road; thence running easterly in a line making an interior angle of $72^{\circ} 44' 04''$ with the last described line along the southerly street line of Maxim Road, six hundred twenty-six and seventy-five one-hundredths (626.75) feet to the point or place of beginning;

together with the right to the grantee, its successors and assigns, to install, maintain and operate airport lighting on the Connecticut River Dike situated on other land of the grantor lying easterly of the herein described premises, said right to continue so long as the herein conveyed premises or any portion thereof are used as an airport, the exercise of said right to be subject to the approval of the U. S. Army Corps of Engineers.

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Said premises are more particularly shown on a map entitled "Map showing land acquired from the City of Hartford by the State of Connecticut Scale 1" = 200' March 1959, Plans prepared by F. P. Molloy Associates" and certified substantially correct by G. L. Davis, on file in the Town Clerk's Office in said Town of Hartford.

Said premises are subject to a sewer easement to The Metropolitan District appearing of record.

The grantor covenants and agrees, for itself, its successors and assigns, that all land remaining to the grantor of what is now known as "Brainard Field", together with other land of the grantor lying between Brainard Road and the Wilbur Cross Highway and to-

gether with other land of the grantor lying in the Town of Wethersfield, County of Hartford and State of Connecticut between the Hartford-Wethersfield town line and the edge of the Wethersfield Cove, so-called, all of which land is designated "City of Hartford Land Subject to Height Restrictions" on a map entitled "Airport Approach Plan Brainard Field Hartford, Conn. Scale 1" = 200' Master Plan - Sheet No. 2",

on file in the Town Clerk's Office in said Town of Hartford, shall be subject to the restrictions that no structure shall be erected and no trees allowed to grow above the maximum elevations as delineated on said last mentioned map, such maximum elevations being on inclined planes extending from field elevation to an elevation of one hundred sixty-four (164) feet above sea level, said restrictions to remain in force as long as the herein conveyed premises or any portion thereof are used as an airport.

The grantor agrees that it will as soon as practicable adopt, in accordance with Section 15-91 of the General Statutes of Connecticut, Revision of 1958, airport zoning regulations as may be necessary to effectuate the above mentioned plan covering the areas designated "Land to become subject to airport zoning regulations", as delineated on said last mentioned map, within the limits of the one hundred sixty-four (164) foot elevation as shown on said plan, which regulations shall conform to the requirements of a document known as

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"TSO-N18, Amendment 1, July 30, 1952, Technical Standard Order issued by Office of the Administrator of Civil Aeronautics, U.S.A."

The grantor and grantee further covenant and agree that in the event that the grantee should ever decide in the future to discontinue the use of the land herein conveyed as an airport facility, that the grantee will give the grantor the first refusal to purchase said land and improvements thereon at the then fair market value price of the land and improvements. In such event, the grantor shall have one (1) year within which to accept or reject the offer, the one(1) year running from the date of written notice by the grantee offering to sell to the grantor; and in the event that the grantor exercises its option to repurchase said land and improvements, conveyance shall take effect no later than six (6) months from the date of the exercise of the option. In the event that the grantor does exercise its option to purchase upon offer by the grantee, as herein provided, transfer of the property from the grantee may be either to the grantor or to its assigns. In the event, however, that the grantor does not exercise its option

to repurchase, as herein provided for, the grantee may then sell any or all of said land for use in accordance with the existing City of Hartford zoning regulations only.

TO HAVE AND TO HOLD the above granted and bargained premises, with the privileges and appurtenances thereof unto the said grantee, its successors and assigns forever, to its and their own proper use and behoof. AND ALSO, it the said grantor does for itself, and its successors and assigns covenant with the said grantee, its successors and assigns, that at and until the ensealing of these presents it is well seized of the premises as a good indefeasible estate in fee simple, and has good right to bargain and sell the same in manner and form as is above written, and that the same is free from all encumbrances whatsoever, except as afore-

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said.

AND FURTHERMORE, the said grantor does by these presents bind itself and its successors forever to WARRANT AND DEFEND the above granted and bargained premises to it the said grantee, its successors and assigns against all claims and demands whatsoever, except as aforesaid.

IN WITNESS WHEREOF, said City of Hartford has caused this instrument to be executed in its corporate name and its official corporate seal to be hereto affixed this 25th day of March A. D. 1959.

Signed, Sealed and Delivered in the presence of

Sheldon J. Kahn
Sheldon J. Kahn
John F. Walsh
John F. Walsh

CITY OF HARTFORD

By *Frank A. Murphy*
Its Acting City Manager
Frank A. Murphy

STATE OF CONNECTICUT }
COUNTY OF HARTFORD }

ss. Hartford, March 25, 1959

Personally appeared Frank A. Murphy, Acting City Manager as aforesaid, signer and sealer of the foregoing instrument, and acknowledged the same to be his free act and and the free act and deed of said City of Hartford, before me,

Sheldon J. Kahn
Notary Public
Sheldon J. Kahn

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