Unofficial Property Record Card - Hartford, CT

General Property Data

Parcel ID	140-595-009	**Account Number**	
Prior Parcel ID			
Property Owner	STATE OF CONN REGIONAL VOCATIONAL TECHNICAL SCHOOL	**Property Location**	401 FLATBUSH AVE
		Property Use	ST-EDUC
Mailing Address	500 BROOKFIELD ST	**Most Recent Sale Date**	6/15/1956
		Legal Reference	00976 0609
City	HARTFORD	**Grantor**	
Mailing State	CT Zip 06106-3709	**Sale Price**	0
ParcelZoning	MX-2	**Land Area**	889,060.000 acres

Current Property Assessment

Card 1 Value	Building Value 37,661,329	Xtra Features Value 164,570	Land Value 3,578,470	Total Value 41,404,369
Total Parcel Value	Building Value 38,201,029	Xtra Features Value 168,420	Land Value 3,578,470	Total Value 41,947,919

Building Description

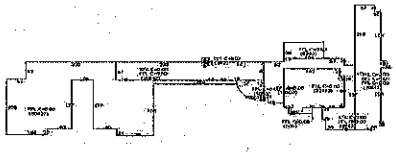
Building Style SCHOOL	**Foundation Type** Concrete	**Flooring Type** COMBINATION
# of Living Units 0	**Frame Type** Steel	**Basement Floor** COMBINATION
Year Built 1989	**Roof Structure** FLAT	**Heating Type** Steam
Building Grade Good +	**Roof Cover** Tar & Gravel	**Heating Fuel** Gas
Building Condition N/A	**Siding** Brick	**Air Conditioning** 20%
Finished Area (SF) 290626.5	**Interior Walls** DRYWALL	**# of Bsmt Garages** 0
Number Rooms 0	**# of Bedrooms** 0	**# of Full Baths** 0
# of 3/4 Baths 0	**# of 1/2 Baths** 0	**# of Other Fixtures** 0

Legal Description

Narrative Description of Property

This property contains 889,060.000 acres of land mainly classified as ST-EDUC with a(n) SCHOOL style building, built about 1989 , having Brick exterior and Tar & Gravel roof cover, with 0 commercial unit(s) and 0 residential unit(s), 0 room(s), 0 bedroom(s), 0 bath(s), 0 half bath(s).

Property Images





Disclaimer: This information is believed to be correct but is subject to change and is not warranteed.

In Witness Whereof, I

have hereunto set my hand and seal this 15th day of June in the year of our Lord nineteen hundred and fifty-six.

Signed, Sealed and Delivered in the presence of

Alex Federowicz (L. S.)
Alex Federowicz

..... [L. S.]

..... [L. S.]

..... [L. S.]

..... [L. S.]

..... [L. S.]

..... [L. S.]

..... [L. S.]

..... [L. S.]

State of Connecticut, } ss. Hartford, June 15, A. D., 19 56
County of Hartford }

Personally Appeared ALEX FEDEROWICZ

Signer and Sealer of the foregoing Instrument, and acknowledged the same to be his *free act and deed before me.*

Notary Public
xJustice of the Peace
xCommissioner of the Superior Court

Received for Record June 15, 1956 1:42 P. M.

QUIT-CLAIM DEED

KNOW ALL MEN BY THESE PRESENTS, That HOUSING AUTHORITY OF THE CITY OF HARTFORD, a body politic and corporate organized under the laws of the State of Connecticut, and located in the Town and County of Hartford in said State, for divers good causes and considerations thereunto moving, especially for One (1) Dollar and other valuable consideration, received to its full satisfaction of STATE OF CONNECTICUT, has remised, released, and forever quit-claimed and does by these presents, for itself and its successors, justly and absolutely remise, release and forever QUIT-CLAIM unto the said STATE OF CONNECTICUT, its successors and assigns forever, all such right and title as it the said HOUSING AUTHORITY OF THE CITY OF HARTFORD has or ought to have in or to a certain piece or parcel of land situated on the south side of Flatbush Avenue in said Town of Hartford and being more particularly bounded and described as follows:

Beginning at a point in the west line of Chandler Street at the southeast corner of land now or formerly of Good Will Boys Club, which point is Two Hundred Thirty-nine and 86/100 (239.86) feet south from the point of curvature of a curve at the intersection of the west line of Chandler Street with the south line of Flatbush Avenue; thence running south 8°38' 37" east to the point of intersection of said west line of Chandler Street with the south line of Sherbrook Avenue extended westerly; thence running south 80° 24' 55" west along other land of the grantor to a point in the east line of Brookfield Street; thence running in a general northerly direction along the east line of Brookfield Street to land now or formerly of The Trustees of the Warburton Chapel; thence running northerly along the east line of said land of The Trustees of the Warburton Chapel to a point in the south line of Flatbush Avenue; thence running easterly along the south line of Flatbush Avenue to the northwest corner of land now or formerly of Good Will Boys Club; thence running south 8° 38' 37" east along said land now or formerly of Good Will Boys Club a distance of Two Hundred Fifty (250) feet; thence running north 80° 32' 11"

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east along said land now or formerly of Good Will Boys Club to a point in the west line of Chandler Street being the point or place of beginning.

Said premises are subject to an easement in favor of the Metropolitan District for the maintenance and repair of "Cemetery Brook Sewer", an easement in favor of the City of Hartford for the purpose of maintaining and reconstructing slopes and embankments and to construct and relocate Cemetery Brook and agreements between the grantor herein and the City of Hartford as of record appear.

TO HAVE AND TO HOLD the premises unto it, the said Grantee, and to its successors and assigns, to the only use and behoof of the said Grantee, its successors and assigns forever, so that neither it, the said Grantor nor any other person or persons in its name and behalf, shall or will hereafter claim or demand any right or title to the premises or any part thereof, but they and everyone of them shall by these presents be excluded and forever barred.

IN WITNESS WHEREOF, HOUSING AUTHORITY OF THE CITY OF HARTFORD has caused this instrument to be executed in its corporate name by John B. Pearson, its Chairman hereto duly authorized, and its corporate seal to be hereto affixed this 21st day of May 1956.

Signed, Sealed and Delivered in the presence of:

Pearl E. Roisman

HOUSING AUTHORITY OF THE CITY OF HARTFORD

By [signature] L.S.
Its Chairman



CONVEYANCE TAX STAMP
TOTAL $ 40.15

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State of Connecticut)
) ss. Hartford May 31, 1956
County of Hartford)

Personally appeared, JOHN B. PEARSON, Chairman of the Board of Commissioners of Housing Authority of the City of Hartford, signer and sealer of the foregoing instrument and acknowledged the same to be his free act and deed, and the free act and deed of said Housing Authority of the City of Hartford, before me.

Rose E. Roiman
Notary Public

The above property, having been declared excess, is hereby released and discharged from the terms of a Declaration of Trust executed by the Housing Authority of the City of Hartford to the Public Housing Administration, which Trust is dated January 21, 1953 and recorded in volume 913, page 539 in the Hartford Land Records and is hereby Endorsed By:

Regional ~~Public~~ Director, New York
Regional ~~Area~~ Office of Public Housing
Administration, duly authorized

APPROVED
AS TO FORM
JUN 15 1956
DEP. ATTORNEY GENERAL

Received for Record June 15, 1956 2:39 P. M.

Ret. 1st Tues. Feb. 1960

No. 77096

JOHN B. PEARSON, TRUSTEE : COURT OF COMMON PLEAS

vs. : HARTFORD COUNTY

ELI LANIER, ET AL : OCTOBER 13, 1960

RELEASE OF LIS PENDENS

THIS IS TO CERTIFY that the Lis Pendens in regard to the above-entitled action, which is dated January 12, 1960, and recorded in the Land Records of the Town of Hartford, in the County of Hartford and State of Connecticut, in Volume 1037, Page 565, is hereby released and discharged.

PLAINTIFF

By _____
His Attorney
Jay E. Yaffe

Received for Record October 20, 1960 8:44 A.M.

SEWER LINE EASEMENT

KNOW ALL MEN BY THESE PRESENTS, That THE STATE OF CONNECTICUT, acting herein by its Treasurer, John A. Speziale, under authority of Special Act No. 393 of the 1959 Session of the Connecticut General Assembly, for the consideration of One ($1.00) Dollar and other valuable considerations received to its full satisfaction of THE METROPOLITAN DISTRICT, a municipal corporation with its principal office in the Town of Hartford, County of Hartford, and State of Connecticut, does hereby give, grant, bargain, sell and confirm unto the said The Metropolitan District, its successors and assigns forever, a permanent right-of-way and Easement 20 feet in width for the purpose of laying, constructing, maintaining, operating, altering, replacing, repairing and removing a sanitary sewer line across land of the State of Connecticut situated in the City of Hartford.

The center line of said easement is described as follows:

Starting at a point on the Westerly street line of Chandler Street which point is 48 feet plus or minus North from the Southeast corner of this tract, said point being on a proposed center line of sanitary sewer and is 27 feet plus or minus

Northwest of an existing manhole number 58 and being the starting point of the center line of this easement; thence in a Northwesterly direction 400 feet plus or minus to a manhole number 866 the location of which is approximately 80 feet North of north curb of parking area and 60 feet East of another curb on east side of service road; thence in a more Northerly direction approximately 517 feet to existing manhole number 54; thence in a general Northerly direction a distance of 140 feet plus or minus to another existing manhole number 53; thence continuing in the same general direction a distance of approximately 190 feet to a point in the Southerly street line of Flatbush Avenue,

said point marking the end of this easement which is approximately 370 feet West from the intersection of the Southerly line of Flatbush Avenue and the Westerly line of Chandler Street.

Reference is hereby made to a drawing by F. P. Molloy & Associates, West Hartford, Connecticut, entitled "Sanitary Sewer Site Addenda No. 1 drawing number SI-2A Project number BI-R-133 Albert I. Prince Reg. Voc. Tech School, Hartford, Conn." Dated December, 1958. Said conveyance is conditional upon The Metropolitan District's quit-claiming to the State any other interests it may have in the land of the state used as the site of the Albert I. Prince Vocational Technical School.

The grantor shall not erect or allow to be erected any large structures on said right-of-way and shall not plant or allow to be planted or grown any large trees thereon nor perform any work thereon within said 20 foot strip which may endanger or interfere with said sewer.

The grantor herein reserves the right to itself, its successors and assigns, to continue to use the land within which the aforesaid easement has been granted for any uses and purposes which shall not in any way interfere with the use thereof by the grantee, its successors and assigns, in fulfilling the purpose for which this easement is granted.

TO HAVE AND TO HOLD the above granted and bargained rights and right-of-way unto the Grantee, and unto its successors and assigns, and to their own proper use and behoof.

IN WITNESS WHEREOF, The State of Connecticut, acting herein by its Treasurer, John A. Speziale, under authority of Special Act No. 393 of the January, 1959 Session of the Connecticut General Assembly, has caused his

hand and seal to be hereunto affixed this 11th day of October in the year of our Lord Nineteen Hundred and Sixty.

Signed, Sealed and Delivered in the Presence of:

Jacqueline B. Reilly
JACQUELINE B. REILLY

James F. Haran
JAMES F. HARAN

THE STATE OF CONNECTICUT

By John A. Speziale
John A. Speziale
Its Treasurer

STATE OF CONNECTICUT)
) ss. Hartford, Connecticut, A.D. Oct. 11, 1960
COUNTY OF HARTFORD)

Personally appeared, John A. Speziale, Treasurer of the State of Connecticut, Signer and Sealer of the foregoing instrument and acknowledged the same to be his free act and deed and his free act and deed in the capacity of the aforesaid Treasurer of The State of Connecticut before me.

James F. Haran
JAMES F. HARAN Notary Public
COMMISSIONER OF THE SUPERIOR COURT

APPROVED
AS TO FORM

Arthur B. O'Keefe
ARTHUR B. O'KEEFE
ASST. ATTORNEY GENERAL

Received for Record October 20, 1960 8:50 A.M.

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

KNOW YE, THAT THE STATE OF CONNECTICUT

for the consideration of One Dollar ($1.00) and of the covenants and agreements herein expressed, received to its full satisfaction of the Greater Hartford Flood Commission, its successors and assigns, acting in the name and on behalf of the City of Hartford, a municipal corporation having its territorial limits within the State of Connecticut, does give, grant, bargain, sell and confirm unto the said Greater Hartford Flood Commission,

A permanent easement and right-of-way, 24 ft. in width, together with the right to excavate outside the limits there of as maybe necessary during construction, in, to, under, and over the track of land located in the city of Hartford bounded and described as follows:

Beginning at a point on the south street line of Flatbush Ave, which point is 222.00 ft. west of the point of intersection of the west street line of Chandler St. and the south street line of Flatbush Ave.; thence running southeasterly on a bearing S 9°-27'-19"E (making an angle of 70° with south street line of Flatbush Ave.), a distance of about 306 ft. more or less to a point; thence running southeasterly on a bearing of S 53°-38'-37"E, a distance of 260.32 ft. to a point. The right-of-way from Flatbush Ave. to this point will be 24 ft. wide centered on the above described line. The line from this point forks in two directions. The first fork continuing on a bearing of S 53°-38'-57"E for a distance of about 45 ft. more or less to the west street line of Chandler St., which point is about 529 ft. more or less south of the point of intersection of the south street line of Flatbush Ave. and the west street line of Chandler St. The line intersects the west street line of Chandler St. at an angle of 45°. The second line of the fork runs, from the above mentioned point, on a bearing of N 31°-21'-23"E, a distance of about 24 ft. more or less to the west street line of Chandler St. with which this line makes an angle of 90°. This point of intersection is 495 ft. more or less south of the point of intersection of the west street line of Chandler Street and the south street line of Flatbush Ave. The right-of-way is 24 ft. wide centered on the above described lines.

Said right-of-entry and easement being to lay, build, construct, repair, remove, relocate, replace, inspect, maintain, and operate, and for all other purposes, appurtenances and objects incidental thereto, a conduit, pipe or other enclosure of such size, type, material, and nature as the grantee shall require through and under the property herein above described to properly enclose, contain, and control Cemetery Brook, together with the perpetual right-of-entry to and over said land for such person or corporation, its officers, agents, or employees, and for such vehicular traffic as the grantee may require or authorize for the right-of-entry and easement herein granted; and for doing anything necessary or useful or convenient for the enjoyment thereof.

And by its acceptance of this deed, the said grantee for itself, its successors and assigns, does hereby covenant with the grantor, its successors and assigns, that it will either pay to the grantor, its successors and assigns, just damages to the possess, trees, shrubbery, gardens, fences, walls, buildings, driveways, walks or other property on said land caused by the grantee, its successors or assigns in each exercise of its right-of-entry and its easement as aforesaid, or reasonably restore said premises to their condition as existing before each exercise of said right-of-entry and easement, in which case said reasonable restoration shall be made pursuant to written contract and agreement to be therefore executed by the parties herein.

TO HAVE AND TO HOLD the above granted and bargained premises for the aforementioned purposes, with the appurtenances hereof, unto it, the said grantee, its successors and assigns forever, to it and their own proper use and behoof. And also, it, the said grantor, does for itself, its successors and assigns, covenants 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.

IN WITNESS WHEREOF, the State of Connecticut, acting herein by its Treasurer, John Ottaviano, Jr., under authority of Special Act 11, the March 1958 session of the Connecticut General Assembly, has caused his hand and seal to be hereunto affixed this 10th day of June in the year of Our Lord nineteen hundred and fifty-eight.

Signed, Sealed and Delivered
in the presence of:

Alice F. Squire

John O. Van Oudenhoven

STATE OF CONNECTICUT
By John Ottaviano Jr
Its Treasurer
John Ottaviano, Jr.

STATE OF CONNECTICUT, } ss. at Hartford June 10th, A.D., 1958
COUNTY OF Hartford }

Personally Appeared JOHN OTTAVIANO, JR., Treasurer of the State of Connecticut, Signer and Sealer of the foregoing instrument and acknowledged the same to be his free act and deed and his free act and deed in the capacity of the aforesaid Treasurer of the State of Connecticut before me.

Notary Public John O. Van Oudenhoven

APPROVED
AS TO FORM
JUL 1 1958
ATTORNEY GENERAL

Received for Record December 1, 1960 2:56 P.M.

PERMIT - AGREEMENT

By and between THE METROPOLITAN DISTRICT, a municipal corporation chartered by the State of Connecticut, acting herein by its Bureau of Public Works, duly authorized under the provisions of an Ordinance Concerning Construction of Sewers by and at the Expense of Developers, passed February 6, 1956, hereinafter designated the DISTRICT, and

STATE OF CONNECTICUT
PUBLIC WORKS DEPARTMENT

owner or owners of property to be served in whole or in part by the proposed sewers hereinafter described, and the administrators, successors and assigns of said owner or owners, hereinafter designated the STATE.

This permit-agreement is entered into under authority of a vote of the Bureau of Public Works passed November 24, 1958 and reading as follows:

VOTED: That permission be granted the State of Connecticut Public Works Department to cradle, rebuild sections of or replace the existing Cemetery Brook Trunk Sewer between Flatbush Avenue and Chandler Street, Hartford, under a "Developer's Permit-Agreement", in accordance with plans approved by the Chief Engineer, which sewer replacement, if any, is to be incorporated into the public sewer system except for laterals connected thereto, and provided that if the sewer is rebuilt in other than its present location satisfactory rights-of-way are conveyed to the District.

The DISTRICT agrees to permit the STATE, through a licensed drain layer employed by it, to construct the SEWER at the State's own expense, and, subject to the terms and conditions herein contained, to accept the SEWER and incorporate the same into the District's public sewer system. Acceptance by the District shall be considered automatic upon formal acceptance of the completed sewer by the State.

The STATE agrees that, in consideration thereof, it will have the SEWER constructed complete in every detail in a good and proper manner in accordance with construction plans approved by the Chief Engineer of the Bureau of Public Works, which plans are made a part hereof, and under the direction and supervision of said Chief Engineer and in accordance with the standard specifications and practices as used by said bureau and in accordance with the terms of an ordinance adopted June 5, 1950, and entitled "An Ordinance Regulating the Construction of, Use of, Discharge of Substances into and Connections to the Public Sewers and Drains of The Metropolitan District and the Installation of Drains and Other Pipes and Fixtures Intended to Discharge Wastes into Said Sewers and Drains," and amendments thereto, all without expense to the District.

The State shall secure its obligations under this Permit-Agreement with THE METROPOLITAN DISTRICT by having the contractor performing the sewer work maintain at his own expense at least the following forms of insurance:

(a) Owners' Protective Liability and Property Damage Insurance for and in the name of The Metropolitan District and covering all claims against the District arising out of this Permit-Agreement.
(b) Public Liability and Property Damage Insurance, including coverage for acts of subcontractors, for all liability assumed under this Permit-Agreement, and, where applicable, coverage for use of explosives, for collapse of buildings and damage to underground properties, and coverage required by any law or municipal ordinance or regulation.
(c) Automobile Liability and Property Damage Insurance, including coverage for hired or borrowed cars.
(d) Workmen's Compensation and Employers' Liability Insurance, as provided by Connecticut law and custom.

The minimum amounts of all such insurance shall be not less than:

Bodily Injury	per person	$150,000;	per accident	$300,000
Property Damage	per accident	$10,000;	aggregate	$25,000

- 2 -

Acceptable certificates on the District's standard form shall be submitted in duplicate before work is begun. Work shall not be continued after expiration of any of the above forms of insurance until the same has been renewed. If the District so requires, original policies or certified copies thereof shall be submitted in lieu of certificates.

The STATE agrees that the existing District right-of-way over its land between Flatbush Avenue and Chandler Street, Hartford, as recorded in Volume 622, Page 656, of the City of Hartford Land Records, adequately covers the sewer as relocated under this agreement.

The STATE agrees that it will maintain and operate forever any portion of the sewers, house connections, sewage pumping stations, force mains or other sewer appurtenance which it is permitted to build in connection with the SEWER and which is not specifically included in the Bureau of Public Works vote granting permission to the STATE or which is specifically mentioned in said Bureau vote as being excluded from the SEWER to be taken over and incorporated into the DISTRICT'S public sewer system.

It is mutually agreed that the DISTRICT may at any time permit others than the STATE to regularly use the SEWER.

The STATE agrees that the obligations and privileges herein assumed by it and granted to it shall be obligations and privileges running with the land concerned with or served by the proposed sewer, and resting on or granted to the succeeding owners of said land as well as on or to the parties described by name above.

IN WITNESS WHEREOF, the parties hereto have hereunto set their hands and seals this 7th day of April 1959 at Hartford, Connecticut.

Signed and sealed
in the presence of

E. J. Carlson
Grace M. McGillicuddy

THE METROPOLITAN DISTRICT
by its BUREAU OF PUBLIC WORKS

By Declan J. Foley
Chairman

Signed and sealed
in the presence of

Gertrude L. Davenport

STATE OF CONNECTICUT
By its PUBLIC WORKS DEPARTMENT

By
Public Works Commissioner

STATE OF CONNECTICUT)
COUNTY OF HARTFORD) ss Hartford, Conn., April 14, 1959

Personally appeared T. J. Murphy Jr.
signer and sealer of the foregoing instrument, and acknowledged the same to be his free act and deed, before me.

Gertrude L. Davenport
Notary Public

STATE OF CONNECTICUT)
COUNTY OF HARTFORD) ss Hartford, Conn., April 14, 1959

Personally appeared DECLAN J. FOLEY
signer and sealer of the foregoing instrument, and acknowledged the same to be his free act and deed, before me.

E. J. Carlson
Notary Public

Received for Record December 1, 1960 2:56 P.M.

Form 48 Connecticut QUIT-CLAIM DEED.

TUTTLE&NEW REGISTERED U.S. PAT. OFFICE
Tuttle Law Print, Publishers, Rutland, Vt.

To all People to Whom these Presents shall Come, Greeting:

Know Ye, *That* THE METROPOLITAN DISTRICT OF THE COUNTY OF HARTFORD, STATE OF CONNECTICUT

for the consideration of One Dollar ($1.00) and other valuable considerations

received to its full satisfaction of

THE STATE OF CONNECTICUT

do remise, release, and forever QUIT-CLAIM unto the said

STATE OF CONNECTICUT, ITS SUCCESSORS

~~heirs~~ and assigns forever, all the right, title, interest, claim and demand whatsoever as THE METROPOLITAN DISTRICT the said releasor has ~~has~~ or ought to have in or to

a right-of-way beginning at Flatbush Avenue, west of Cemetery Brook, thence southerly and southeasterly across land of the State of Connecticut to Sherbrooke Avenue at its intersection with Chandler Street, all in Hartford, acquired by resolution of the Court of Common Council of the City of Hartford on March 28, 1927 and filed in the City of Hartford Land Records at Volume 622, Page 656.

It is the intent herein to release only that right-of-way described above, all other rights taken by the Court of Common Council affecting other lands under this same layout to remain in effect.

To Have and to Hold the premises, with all the appurtenances, unto the said Releasee its successors and assigns forever, so that neither it the Releasor nor its successors nor any other person under it or them shall hereafter have any claim, right or title in or to the premises, or any part thereof, but therefrom it and they are by these presents forever barred and excluded.

In Witness Whereof, The Metropolitan District, acting herein by its Chairman, Edward J. McDonough, Jr., has hereunto set its hand and seal this 27th day of September A. D. 1960.

Signed, Sealed and Delivered in presence of

Carroll J. Barnard — Edward J. McDonough, Jr.

E. I. Carlson

State of Connecticut, } ss. September 27, A. D. 1960

County of

Personally Appeared EDWARD J. McDONOUGH, JR., CHAIRMAN OF THE METROPOLITAN DISTRICT,

Signer and Sealer of the foregoing Instrument, and acknowledged the same to be his *free act and deed* and the free act and deed of THE METROPOLITAN DISTRICT, *before me.*

Elbert I. Carlson

Notary Public
~~*Justice of the Peace*~~
~~*Commissioner of the Superior Court*~~

Received for Record December 1, 1960 2:56 P.M.

State of Connecticut, }
County of Hartford, } ss.: *Hartford,* November 8, 1965

Personally appeared JOHN G. S. VASQUEZ and LILLIA B. VASQUEZ

signers and sealers of the foregoing instrument, and acknowledged the same to be their free act and deed,

before me,

Rec'd. for Record
NOV 9 1965 at 10:45 A. M.

Notary Public Thomas H. Tamoney
Commissioner of the Superior Court

BUREAU OF PUBLIC WORKS
THE METROPOLITAN DISTRICT
115 Broad Street
Hartford, Connecticut

STATE OF CONNECTICUT, ET AL

TO

THE METROPOLITAN DISTRICT

CERTIFICATE OF CERTAIN RIGHTS
ACQUIRED FOR PROPOSED SEWER

Notice is hereby given that by damages awarded to:

State of Connecticut
Paul T. DiFazio and Edith A. DiFazio

by the Bureau of Public Works of The Metropolitan District and by a resolution of the Metropolitan District Commission published September 23, 1965, and passed November 8, 1965 by said Commission, The Metropolitan District in Hartford County, acting under powers granted to it by the act incorporating said District (Connecticut Special Law XX, page 1204) and by an amendment to said act approved July 23, 1945 (Connecticut Special Acts, 1945, page 713), has taken and acquired from the above-named parties certain rights-of-way for a sewer and other rights and easements incidental thereto.

The rights taken and acquired by The Metropolitan District are described in the resolution of the District Commission referred to above, which resolution may be found in the Journal of said Commission for July 1965, pages 141-142. The general location of said right-of-way incidental easement is shown on a plan entitled "Right-of-Way & Assessment Plan for Proposed Sanitary Sewer in Dorset Street Area, Hartford, Serial No. 13780, April 1964", which plan was recorded in the Hartford Town Clerk's office, with a caveat, November 9, 1965, and copies of which map may be seen in the office of the Bureau of Public Works and in the Hartford Land Records.

BUREAU OF PUBLIC WORKS
THE METROPOLITAN DISTRICT

By E. I. Carlson
E. I. Carlson
Clerk

Dated at Hartford, Connecticut
November 9, 1965

Rec'd. for Record
NOV 9 1965 at 10:45 A. M.

map 791

I, Peter P. Horoschak, the duly qualified Assistant Secretary of the State of Connecticut Board of Education, do hereby certify that the following resolution was adopted at a regular meeting of the State Board of Education held on September 3, 1975, and is on file and of record, and that said resolution has not been altered, amended or revoked and is in full force and effect.

RESOLVED:

That pursuant to resolutions of the State Board of Education of April 4, 1973 and August 6, 1975 the Board authorizes its secretary, Mark R. Shedd, to convey an easement for a sewer line to the Metropolitan District, over property surrounding the A. I. Prince Regional Vocational-Technical School in the City of Hartford, Connecticut. The easement to be conveyed is situated on the southerly side of Flatbush Avenue and is described on a map on file in the office of the Metropolitan District entitled "Plan of Right-of-Way-401 Flatbush Avenue (500 Brookfield Street) Hartford - Date Feb. 1973-Ser. No. 15563."

Peter P. Horoschak, Assistant Secretary
State Board of Education

Dated: September 12, 1975

Received for Record September 22, 1975 at 9:03 A M. Attest Robert J. Gallivan
Town Clerk

SEWER EASEMENT

KNOW ALL MEN BY THESE PRESENTS That We, The State of Connecticut acting herein by Mark R. Shedd, Secretary of the State Board of Education pursuant to Section 4-26 of the General Statutes, for the consideration of One Dollar ($1.00) and other valuable considerations received to our full satisfaction of THE METROPOLITAN DISTRICT, a municipal corporation specially chartered by the General Assembly of the State of Connecticut and having its territorial limits within said State, do give, grant, bargain, sell and confirm unto said The Metropolitan District, its successors and assigns, a right to lay, maintain, operate, construct, use, alter, repair and replace a sewer line and appurtenances thereto, in and through, a certain piece or parcel of land situated in the City of Hartford, County of Hartford, and State of Connecticut, and being a twenty (20') foot wide easement with its center line more particularly described as follows:

Beginning at a point on the south street line of Flatbush Avenue, said point being located four hundred forty-three and three one-hundredths (443.03') feet, westerly of the intersecting point of the south street line of Flatbush Avenue and the east street line of Chandler Street, as measured along the south street line of Flatbush Avenue; thence running southwesterly, at an angle (turning right) of 104° - 40' - 15", a distance of one hundred fifteen and three one-hundredths (115.03') feet, more or less, to the center of a sewer manhole cover; thence running southerly, at an angle (turning right) of 167° - 34' - 30", a distance of one hundred seventy-two and thirty-eight one-hundredths (172.38') feet, more or less, to the center of a sewer manhole cover; thence running southwesterly, at an angle (turning left) of 139° - 46' - 15", a distance of eighty-three and forty-seven one-hundredths (83.47') feet, more or less, to the center of a sewer manhole cover; thence running southeasterly, at an angle (turning right) of 121° - 42' - 00", a distance of five hundred three and sixty-seven one-hundredths (503.67') feet, more or less, to the center of a sewer manhole cover; thence running further southeasterly, at an angle (turning right) of 143° - 39' - 30", a distance of three hundred ninety-two and seventy-two one-hundredths (392.72') feet, more or less, to a point on the westerly street line of Chandler Street, where such easement shall terminate.

Within said parcel above described, the Grantee shall have the right to construct, maintain, use, operate, repair and replace a sewer and its appurtenances, including manholes, embankments and sewage tanks or valves, and to enter in and upon said parcel and to pass over the same and excavate therein for said purposes. Said Grantee shall have the right within said parcel of cut trees and bushes and to alter any existing watercourse or perform other work necessary or convenient for the construction, maintenance, inspection, use, operation, repair, replacement or protection of said sewer.

The Grantor shall not erect or allow to be erected any large structures on said right-of-way and shall not plant or allow to be planted or grown any large trees thereon which may endanger or interfere with said sewer.

The Grantor herein reserves the right to himself, his heirs and assigns, to continue to use the land within which the aforesaid easement has been granted for any uses and purposes which shall not in any way interfere with the use of thereof by the Grantee, its successors and assigns, in fulfilling the purpose for which this easement is granted.

TO HAVE AND TO HOLD the above-granted right, privilege and authority unto the said Grantee and its successors and assigns so long as such sewer line shall remain in use, to it and their own proper use and behoof.

IN WITNESS WHEREOF, We have hereunto set our hand and seal this 12th day of September, 1975 in accordance with the resolution adopted by the State of Connecticut Board of Education at their meeting dated September 3, 1975.

State of Connecticut

Signed, sealed and delivered in the presence of:

By [signature] (L.S.)
Secretary
State Board of Education

Ruth Williams

Patricia H. Dabbs

STATE OF CONNECTICUT)
) ss. Hartford, Conn. September 12, 1975
COUNTY OF HARTFORD)

On this the 12th day of September, 1975, before me, Barbara Maglathlin Shaw, the undersigned officer, personally appeared Mark R. Shedd, of the State of Connecticut, County of Hartford of City of Hartford, known to me to be the person described in the foregoing instrument, and acknowledged that he executed the same in the capacity therein stated and for the purposes therein contained.

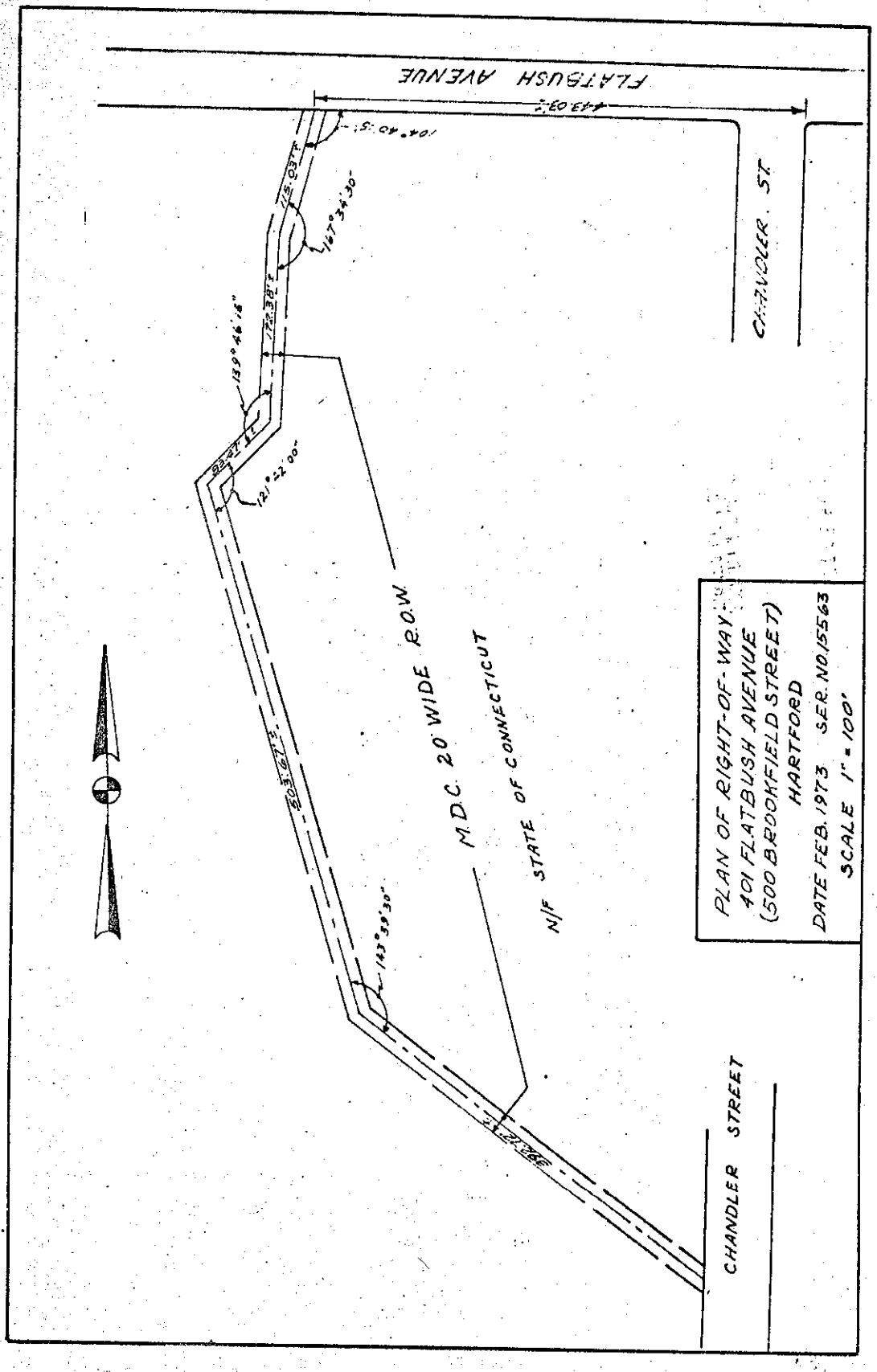
In witness whereof I hereunto set my hand.

Barbara Maglathlin Shaw
MY COMMISSION EXPIRES MARCH 31, 1977

[signature]
Secretary
State Board of Education

APPROVED Ella T Grasso
Ella T. Grasso
GOVERNOR

APPROVED AS TO FORM
SEP 16 1975
[signature]
PETER W. GILLIES
DEP. ATTORNEY GENERAL



Received for Record September 22, 1975 at 9:03 A M. Attest: Robert J. Gallivan
Town Clerk

SEWER EASEMENT

KNOW ALL MEN BY THESE PRESENTS the State of Connecticut Acting Herein by Donald Cassin, Commissioner of Department of Public Works pursuant to Section 4-26 of The General Statutes, for the consideration of One Dollar ($1.00) and other valuable considerations received to our full satisfaction of THE METROPOLITAN DISTRICT, a municipal corporation specially chartered by the General Assembly of the State of Connecticut and having its territorial limits within said State, do give, grant, bargain, sell and confim unto said THE METROPOLITAN DISTRICT, its successors and assigns forever a permanent easement to lay, maintain, operate, construct, use, alter, repair and replace a sewer line and appurtenances thereto, in, through, on and over a certain piece or parcel of land situated in the City of Hartford, County of Hartford and State of Connecticut as shown on a map entitled, "Map of Sanitary Sewer Easement in Favor of the MDC, Across Property of A.I. Prince Regional Vocational Technical School, Hartford, Connecticut, Project No. BI-RT-451, Scale: 1" = 40', 9-27-88, Hallisey & Herbert, Civil Engineers and Land Surveyors" which map is on file in the Town Clerk's Office in said City of Hartford, said easement being more particularly described as follows:

Beginning at a point on the west street line of Chandler Street, said point being 1,058' ± from the intersection of the south side of Flatbush Avenue and the west side of Chandler Street; thence North 61°-36'-45" West along the east side of the right-of-way a distance of Three Hundred Fourteen and Eight Hundredths Feet (314.08') to a point; thence North 41°-36'-24" West a distance of One Hundred Forty-Four and Thirty-Seven Hundredths Feet (144.37') to a point; thence North 25°-15'39" West a distance of Four Hundred Ten and Fifty-Seven Hundredths Feet (410.57') to a point; thence North 86°-06'-46" West a distance of Twenty-Two and Ninety Hundredths Feet (22.90') to a point; thence South 25°-15'-39" East along the west side of the right-of-way a distance of Four Hundred Twenty-Four and Sixty Hundredths Feet (424.60') to a point; thence South 41°-36'-24" East a distance of One Hundred Fifty and Seventy-Seven Hundredths Feet (150.77') to a point; thence South 61°-36'-45" East a distance of Three Hundred Thirty-Two and Seventy Hundredths Feet (332.70') to a point; thence North 8°-38'-37" West a distance of Twenty-Five and Five Hundredths Feet (25.05') along the west side of Chandler Street to the Point of beginning.

Said described right-of-way continues as of record as shown on map entitled, "Plan of Right-of-Way, 401 Flatbush Avenue (500 Brookfield Street), Hartford, Feb. 1973, Ser. No 15563, Scale: 1" = 100'. Map Ref: "Map of Sanitary Sewer Easement in Favor of the MDC, Across Property of A. I. Prince Regional Vocational Technical School,

Hartford, Connecticut, Project No. BI-RT-451, Scale: 1" = 40', 9-27-88, Hallisey & Herbert, Civil Engineers and Land Surveyors".

Within said parcel above described, the Grantee shall have the right to construct, maintain, inspect, use, operate, repair and replace a sewer and its appurtenances, including manholes, enbankments and sewage tanks or valves, and to enter in and upon said parcel and to pass over the same and excavate therein for said purposes. Said Grantee shall have the right within said parcel to cut trees and bushes and to alter any existing watercourse or perform other work necessary or convenient for the construction, maintenance, inspection, use, operation, repair, replacement or protection of said sewer.

The Grantor shall not erect or allow to be erected any structures on said right-of-way and shall not plant or allow to be planted or grown any large trees thereon nor perform any work thereon within ten (10) feet of either side of said sewer as it may hereafter be built within said strip which may endanger or interfere with said sewer.

The Grantor herein reserves the right to himself, his heirs and assigns, to continue to use the land within which the aforesaid easement has been granted for any use and purposes which shall not in any way interfere with the use thereof by the Grantee, its successors and assigns, in fulfilling the purposes for which this easement is granted.

TO HAVE AND TO HOLD the above granted right, privilege and authority unto the said Grantee and its successors and assigns so long as such sewer line shall remain in use, to it and their own proper use and behoof.

IN WITNESS WHEREOF, We have hereunto set our hand and seal this 29th day of September, 1988 in accordance with the resolution adopted by the State of Connecticut Department of Public Works at their meeting dated September 29, 1988.

State of Connecticut

By Donald Cassin
Commissioner
Department of Public Works

Signed, sealed and delivered
in the presence of:

Deborah D. Giaccone
Deborah D. Giaccone
Russell E. Doeg
Russell E. Doeg

STATE OF CONNECTICUT) ss. Hartford, Conn. September 29, 1988
COUNTY OF HARTFORD)

On this 29th day of September, 1988, before me, Deborah D. Giaccone, the undersigned officer, personally appeared Donald Cassin of the State of Connecticut, County of Hartford of Hartford known to me to be the person described in the foregoing instrument, and acknowledged that he executed the same in the capacity therein stated and for the purposes therein contained.

In witness whereof I hereunto set my hand.

Deborah D. Giaccone
My Commission expires [illegible] 1992
Deborah D. Giaccone
Donald Cassin
Commissioner, Department of Public Works

Received for Record October 5, 1988 at 10:21 A.M. Attest [signature] Town Clerk.

GREATER HARTFORD FLOOD COMMISSION
525 MAIN STREET-HARTFORD, CONNECTICUT 06103
Telephone: (203) 722-6230

CERTIFICATE OF APPROVAL

Pursuant to Section 177.8 of the Zoning Ordinance of the City of Hartford, it is hereby certified that the plans for the construction of athletic facilities at the A. I. Prince Regional Vocational Technical School, Hartford, Connecticut, submitted by letter dated September 20, 1988 from Mr. Richard Piotrowski, Deputy Commissioner, Department of Public Works, State of Connecticut have been reviewed by the Greater Hartford Flood Commission and approved at its special meeting of October 13, 1988.

This Certificate of Approval is issued to State of Connecticut, Department of Public Works, subject to the following conditions:

1. That a copy of the Certificate of Approval be forwarded to the City of Hartford's Department of Licenses and Inspections.

2. That a copy of the Certificate of Approval be filed in Land Records of the City of Hartford.

3. That "as-built" plans be submitted to the Flood Commission within 60 days of completion of the proposed construction.

In the event that the owner-applicant fails to comply in any respect with any of the provisions of the Zoning Code of the City of Hartford pertaining to the Flood Plain District, or with any of the rules, regulations or conditions prescribed by this Commission, or with the applicant's own plans as submitted, the Greater Hartford Flood Commission reserves the right to revoke or otherwise suspend any approval or privilege granted to the owner unless and until full compliance is rendered.

This certification shall in no way be construed as a guarantee that flooding will not or cannot occur beyond the Flood Plain District as delineated on the maps on file.

ANTHONY FERRARO
Director

October 13, 1988

cao1013.88

Received for Record October 14, 1988 at 2:37 P. M. Attest: Town Clerk.

VOL 4609 PG 181

GREATER HARTFORD FLOOD COMMISSION

525 Main Street, Hartford, CT 06103

Telephone: (860) 543-8625
FAX: (860) 722-6164

CERTIFICATE OF APPROVAL

FOR

RECONSTRUCTION OF PARKING LOTS AND ATHLETIC FACILITIES AT A. I. PRINCE REGIONAL VOCATIONAL TECHNICAL SCHOOL, 500 BROOKFIELD STREET, IN THE FLOOD PLAIN OF THE PARK RIVER AND OVER THE CEMETERY BROOK CONDUIT BY THE STATE OF CONNECTICUT

Pursuant to Section 35, Division 21, of the zoning ordinance of the City of Hartford and pursuant to special laws 1955, Act No. 72; and special laws 1957, Act No. 292, it is hereby certified that on July 24, 2002, the Greater Hartford Flood Commission approved the application of the State of Connecticut for reconstruction of parking lots and athletic facilities at A. I. Prince Regional Vocational Technical School, 500 Brookfield Street, in the flood plain of the Park River and over the Cemetery Brook Conduit.

At its July 24, 2002, meeting, the Greater Hartford Flood Commission passed a resolution which approved this application by the State of Connecticut but which deferred filing of the permit (Certificate of Approval) pending the completion of various contingencies noted in the resolution. Since the time the resolution was passed, the applicant has provided all additional information and has satisfied all of the requirements of the contingencies noted in the resolution.

Hence, with all contingencies having been satisfied, the permit to proceed with this work is hereby deemed to be valid and in full force and effect as evidenced by this Certificate of Approval.

In the event the applicant fails to comply in any respect with any of the rules, regulations or conditions prescribed by the Commission, or with the applicant's plans as submitted, the Greater Hartford Flood Commission reserves the right to revoke or otherwise suspend any approval or privilege granted to the applicant unless and until full compliance is rendered.

ATTEST:

John H. McGrane, P.E.
Director, Greater Hartford Flood Commission

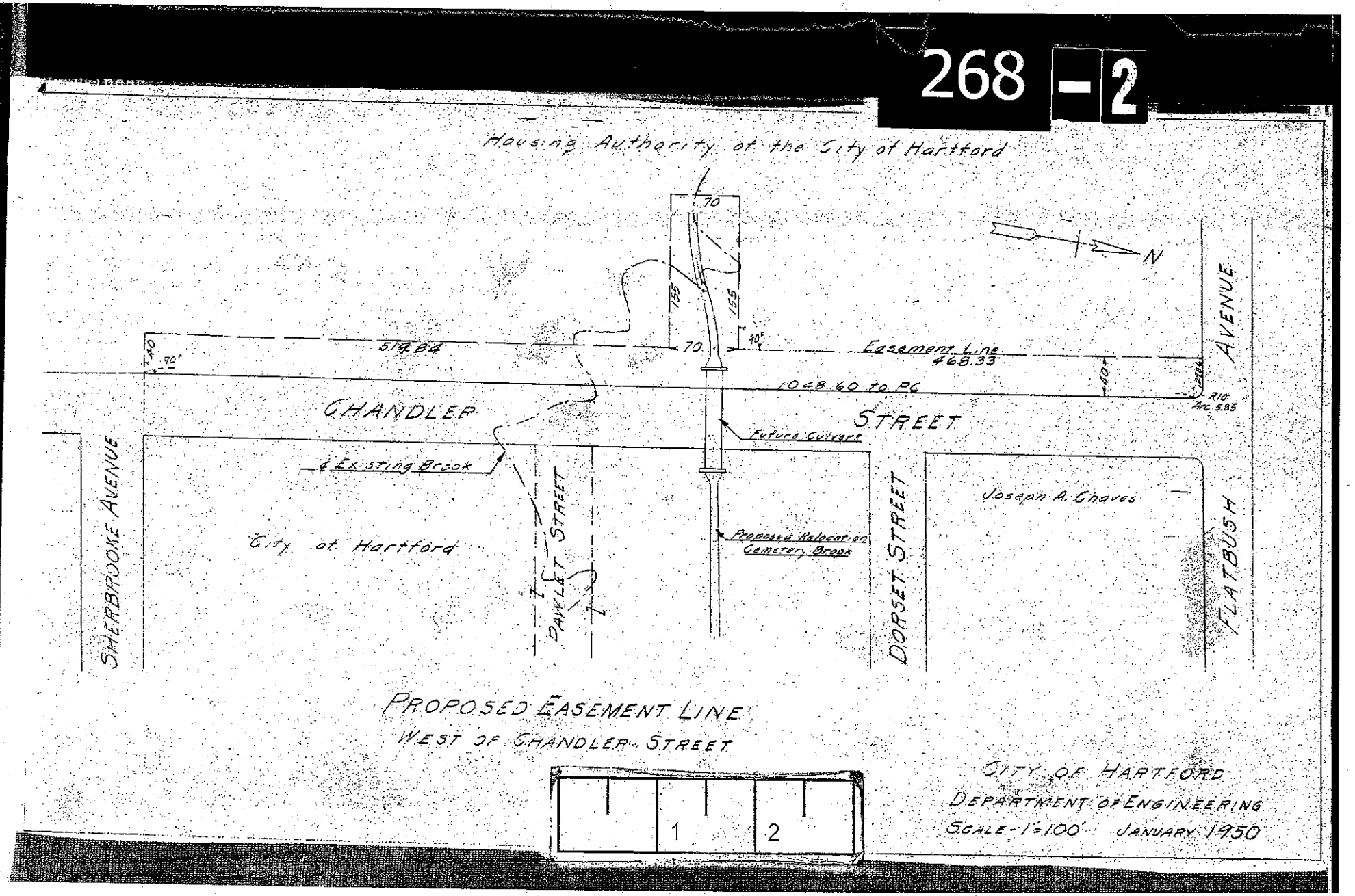
8/7/02
Date

RECEIVED FOR RECORD
AUG 27 1 20 PM '02

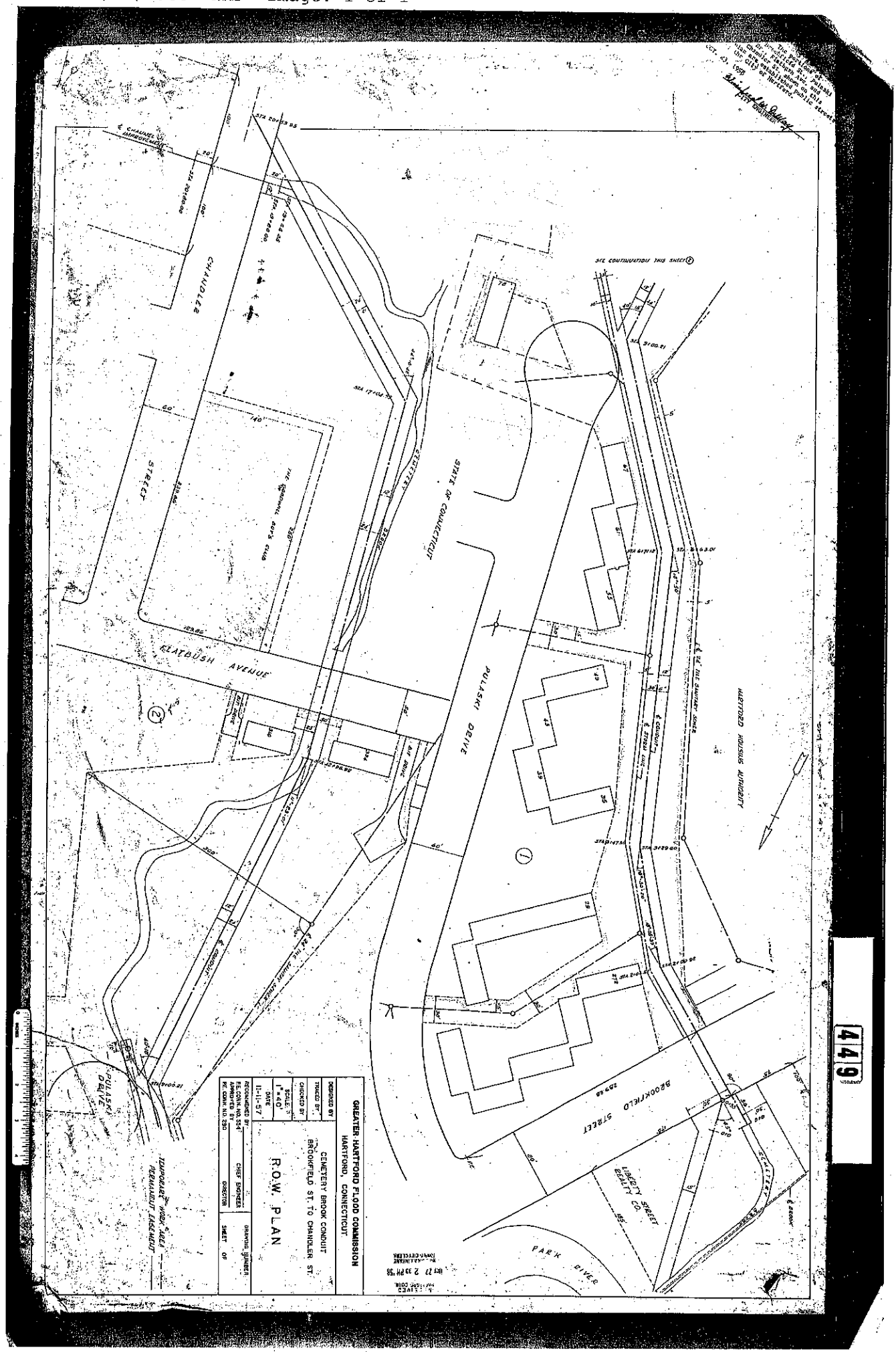
012003

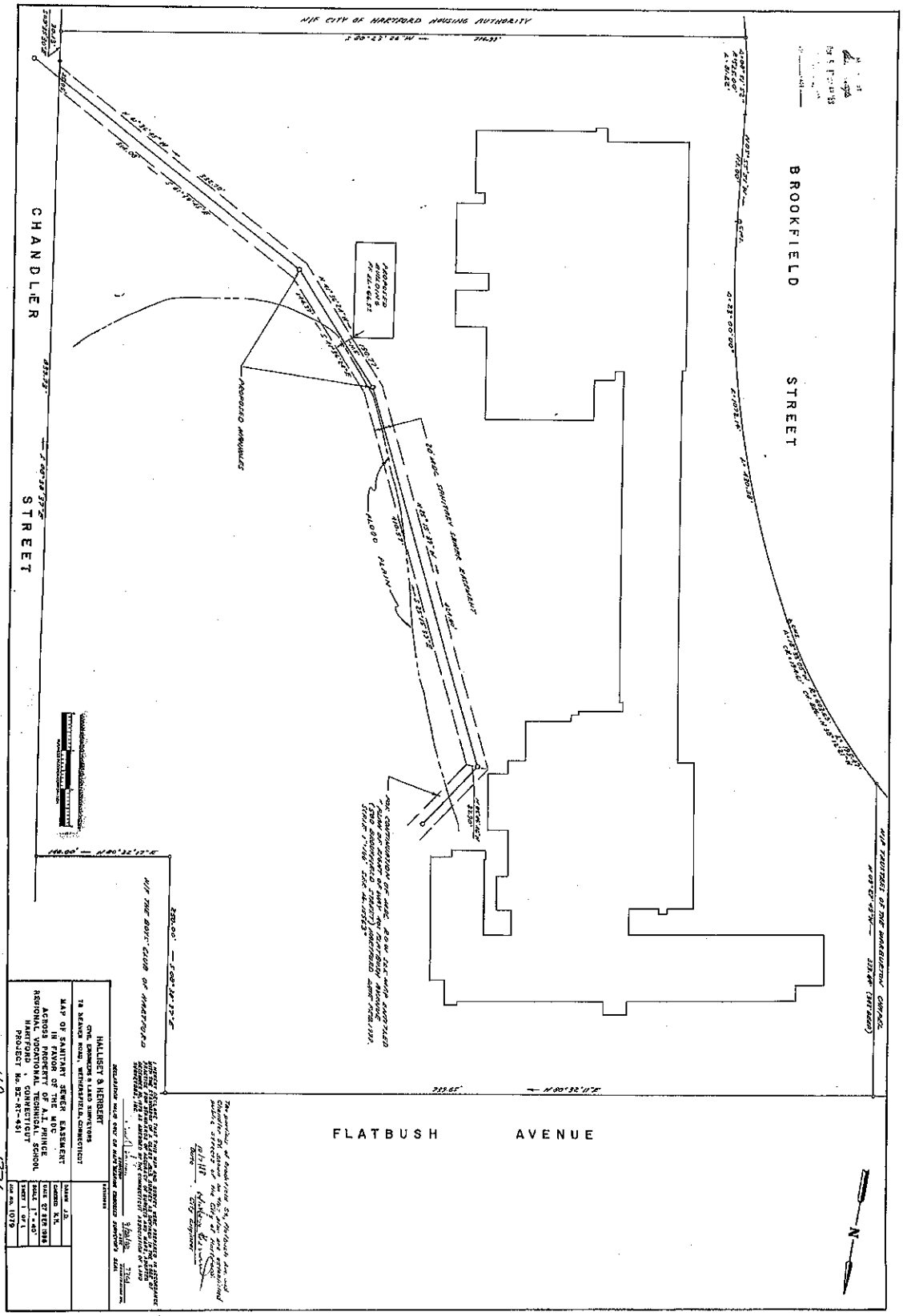
INSTR#: 26802 01/01/1950 MAP Image: 1 of 1

268 - 2



INSTR#: 449 10/22/1958 MAP Image: 1 of 1

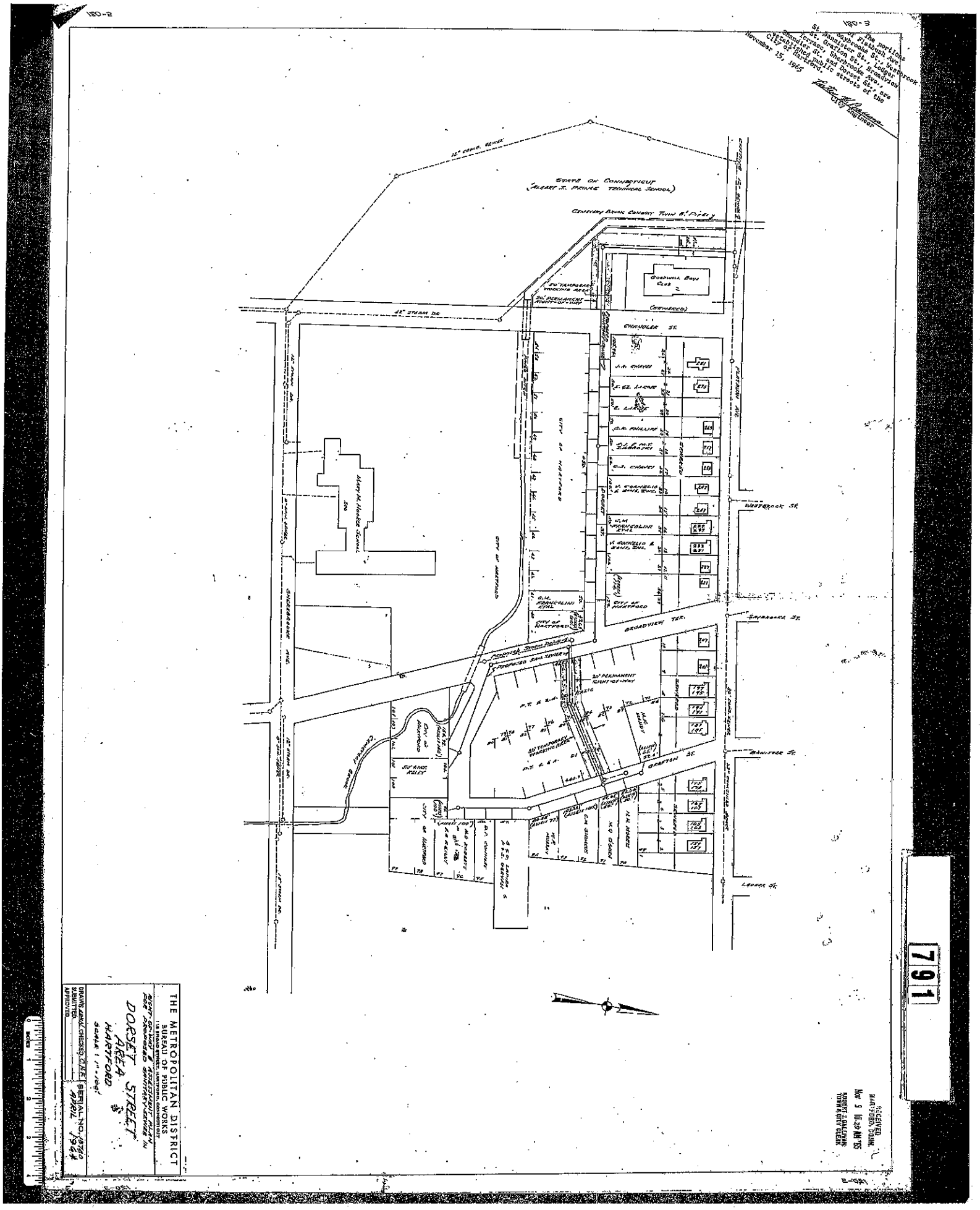



N/F CITY OF HARTFORD HOUSING AUTHORITY
BROOKFIELD STREET
CHANDLER STREET
FLATBUSH AVENUE
N/F THE BOYS' CLUB OF HARTFORD
N/F TRUSTEES OF THE WARBURTON CHAPEL
PROPOSED MANHOLES
20' WIDE SANITARY SEWER EASEMENT
FLOOD PLAIN
HALLISEY & HERBERT
CIVIL ENGINEERS & LAND SURVEYORS
MAP OF SANITARY SEWER EASEMENT
IN FAVOR OF THE MDC
ACROSS PROPERTY OF A.I. PRINCE
REGIONAL VOCATIONAL TECHNICAL SCHOOL
HARTFORD, CONNECTICUT
PROJECT No. BZ-RT-451
DRAWN J.D.
CHECKED K.H.
SCALE 1" = 40'
SHEET 1 OF 1
JOB NO. 1079
N

110

1771

INSTR#: 791 11/09/1965 MAP Image: 1 of 1



The portions of Flatbush Ave., Westbrook St., Grandview Ave., Garden St., Broadview Ter., Savage St., Larned St., Chandler St., Sherbrooke Terrace, Sherbrooke Ave., and Dorset Ave., are hereby laid out as public streets of the City of Hartford.

November 15, 1965

[signature]
City Engineer

THE METROPOLITAN DISTRICT
BUREAU OF PUBLIC WORKS
136 MAIN STREET, HARTFORD, CONNECTICUT
SEWER DEPARTMENT & ASSESSMENT PLAN
FOR PROPOSED SANITARY SEWER IN

DORSET STREET
AREA
HARTFORD

SCALE 1" = 100'

DRAWN JMS/JL CHECKED FWE SERIAL NO. 6720
SUBMITTED
APPROVED APRIL 1964

RECEIVED
HARTFORD COUNTY
NOV 9 10 26 AM '65
ROBERT J. DALY, JR.
TOWN & CITY CLERK

791