

TOWN OF MONTVILLE
NOTICE OF ADOPTION OF ORDINANCE

Notice is hereby given that the Town Council of the Town of Montville, at a special meeting held June 16, 2022 adopted the following Ordinance.

Purchaser name has been amended per Resolution # 2022-150 adopted by the Montville Town Council at a regular meeting held November 14, 2022.

ORDINANCE NO. 2022-05

**AN ORDINANCE REGARDING THE SALE AND CONVEYANCE OF REAL
PROPERTY LOCATED AT 8, 14 AND 22 BRIDGE STREET
THE TOWN OF MONTVILLE HEREBY ORDAINS:**

Section 1.

The Mayor is hereby authorized to sell and convey the improved real property located at 8, 14 and 22 Bridge Street (the "Property"), which Property was acquired by the Town pursuant to a foreclosure of the Town's tax liens against the Property. The Property is further described on Schedule A attached to this Ordinance. The Property may be sold and conveyed for the consideration of \$10,000.00 pursuant to a Purchase & Sales Agreement between the Town and P & H Construction, LLC, 14 Bridge Street, LLC, a Connecticut limited liability company, and an affiliate of P & H Construction, LLC, subject to the terms and conditions therein, which Contract will be made available for public inspection in the Town Clerk's Office.

Section 2.

The Mayor is hereby authorized to execute and deliver a quitclaim deed to the Property; which deed shall be approved by the Town Attorney as to form, content and legality. The Mayor is also authorized to execute such other documents as are required to complete the sale and conveyance of the Property and to carry out the purposes of this Ordinance.

Section 3.

The Mayor is hereby authorized to include such terms and conditions in the deed as he deems to be in the best interests of the Town of Montville.

Section 4.

This ordinance shall become effective thirty (30) days from the date of its adoption.

Dated at Montville, Connecticut this 17th day of June, 2022.

Katie Haring, Montville Town Clerk

SCHEDULE A

8 BRIDGE STREET

Third Tract: Beginning at a point on the southerly line of a highway leading from the Palmertown Road, so-called, westerly past the brick stock house of the Palmer Brothers Company at its intersection with the face of a stone retaining wall on the westerly side of the Oxoboxo Brook, so-called, and running thence westerly along the southerly line of said highway about thirty-six and five-tenths (36.5) feet; thence southerly eighty and thirty-five hundredths (80.35) feet passing through a point in range with the northerly side of the stone building standing on these conveyed premises thirteen and eighty-eight hundredths (13.88) feet westerly from the northwesterly corner thereof and also passing through a point in range with the southerly side of said building and fifteen and fifty-two hundredths (15.52) feet westerly from the southwest corner thereof; thence easterly about sixty and five-tenths (60.5) feet to the face of said retaining wall passing through a point in range with the westerly side of said building and two and four hundredths (2.04) feet southerly from the southwest corner thereof and also passing through a point in range with the easterly side of the main part of said stone building and one and eighty-three hundredths (1.83) feet southerly from the southeasterly corner thereof, the last two lines abutting westerly and southerly on land of the Palmer Brothers Company; thence northerly along the face of said retaining wall about thirty-five and five-tenths (35.5) feet to an angle in said wall; thence northwesterly along the face of said retaining wall and the line of said face produced about twenty-five (25) feet to a drill hole in a rock; thence northerly about twenty-nine (29) feet to the face of said retaining wall and along the line of said face to the point of beginning.

Together with the pumping equipment and appurtenances thereto on this property and all water mains leading from this conveyed tract and hydrants connected therewith extending over land of this Grantor and land of others and in the public highways, but subject, however, to a right of the Palmer Brothers Company, its successors and assigns, to use and maintain the sprinkler system connections with said mains leading into the said mill buildings and storehouse on remaining land of the said Palmer Brothers Company.

FIRST PIECE:

14 BRIDGE STREET

Beginning at a point on the southerly line of Bridge Street, which point is 2 feet westerly from the range of the westerly face of the brick pilasters on the upper part of the westerly side of a brick stock house; thence running southerly along a line, 2 feet westerly from and parallel to the westerly side of said brick pilasters, along land now or formerly of the Town of Montville, 333 feet more or less; thence southeasterly, still along said Town of Montville, 81.4 feet, more or less; thence southerly, still along said Town of Montville, 137 feet, more or less; thence easterly, still along said Town of Montville, 19 feet; thence northerly, 100 feet to a point 81 feet from the southeasterly corner of said brick stock house and also 115.2 feet from the southwesterly corner of said brick stock house; thence continuing in a northerly direction, 132.2 feet, more or less, to a point 56.2 feet from the southeast corner of said brick stock house and 17.2 feet easterly from the easterly face of said brick pilasters of said building, measured on a line at right angles to said building; thence continuing in a northerly direction, 163.5 feet, more or less, to a point in range of a northerly side of the stone mill standing on land now or formerly of Harry A. Abramson and 22.6 feet southwesterly from the northwesterly corner thereof; thence continuing in a northerly direction, 129 feet, more or less, to the southerly line of Bridge Street, passing through a point in range with the northerly side of said brick stock house and 15.5 feet easterly from the northeasterly corner thereof; thence running westerly 82.2 feet, more or less, along said southerly line of Bridge Street to the point of beginning.

SECOND PIECE:

Beginning at a point in the easterly line of said First Parcel, 76.5 feet southerly from the southerly line of Bridge Street, measured along said easterly line of said First Parcel; thence running southerly along said First Parcel, 52.5 feet, more or less; thence continuing southerly along said First Parcel, 163.5 feet, more or less; thence continuing southerly, still along said First Parcel, 132.2 feet, more or less; thence continuing southerly, still along said First Parcel, 100 feet, more or less; thence running easterly along lands now or formerly of the Town of Montville and Annie Katzowitz, partly along each, in all, 33 feet, more or less; thence running northerly along land now or formerly of Harry A. Abramson, 349.4 feet, more or less, to a northwesterly corner of the main part of the stone building located on land now or formerly of said Harry A. Abramson; thence continuing northerly, still along land now or formerly of said Harry A. Abramson, 92.6 feet; thence running westerly along land now or formerly of said Town of Montville, 23 feet to the point of beginning.

THIRD PIECE:

Situated in the Town of Montville, County of New London and State of Connecticut, on the southerly side of Bridge Street, and more particularly bounded and described as follows, to wit:

NORTHERLY - by Bridge Street, 25.1 feet;
 EASTERLY - by land now or formerly of the Town of Montville, 80.36 feet;
 SOUTHERLY - by land now or formerly of The Warehouse Point Company, 23 feet; and

WESTERLY - by land now or formerly of said The Warehouse Point Company, 76.5 feet.

The above described premises are subject to rights, rights of way and pole line easements as of record does appear;

22 BRIDGE STREET

All that tract or parcel of land with the buildings thereon standing located in the Village of Palmertown, in the Town of Montville, bounded and described as follows:

Beginning at a point 20 feet westerly from the westerly face of the brick pilasters on the upper part of the brick stock house of the Palmer Brothers Company and 50.3 feet northerly from the range of the northerly side of the house standing on these conveyed premises measured along a line 20 feet westerly from and parallel to the westerly face of said brick pilasters about 138 feet to the center line of the railroad tracks of the Central Vermont Railroad Company, abutting northerly on land formerly of F.W. Mercer; thence southeasterly about 281 1/2 feet along the center line of said railroad tracks to a point on a line 20 feet westerly from and parallel to the face of said brick pilasters; thence northerly about 244.4 feet along said parallel lines to the point of beginning.

Together with a right of way over an 18-foot strip of land easterly of and adjoining the highway leading westerly past the brick stock house of the Palmer Brothers Company, from the Palmertown Road, so-called.

Also together with the exclusive right to use the water in the well located on other land formerly of F.W. Mercer westerly of said railroad tracks and easterly of the Back Road, so-called, southerly of the first mentioned highway. Also, together with the pipes leading from the conveyed premises to said well as now located and the right to maintain said well and pipes and to enter upon said other land formerly of F.W. Mercer for the purpose of maintaining and repairing the pipes and well.

Said premises are subject to such easements, rights of way, and rights as may appear of record.

Said premises are subject to all governmental laws affecting said premises, including building lines if established, and all zoning and building ordinances of the Town of Montville.