

109. ORDINANCE FOR ACCEPTANCE OF RELOCATED SHORE AVENUE AS IT APPEARS ON SCHEDULE A AND EXHIBIT (SEPTEMBER 2, 1997)

Relocated Shore Avenue, as shown on the map entitled: "Relocation of Shore Avenue, City of Groton, Connecticut by: DiCesare Bentley, scale: 1" = 100', dated July 25, 1997 revised July 30, 1997, has been offered to the City for acceptance as a street.

(See Schedule A and Exhibit attached).

WARRANTY DEED – STATUTORY FORM

KNOW YE, that, PFIZER INC., a Delaware Corporation, having its principal office and place of business at 235 East 42nd Street, in the City, County and State of New York, hereinafter referred to as Grantor;

for consideration of ONE DOLLAR (\$1.00) does give, grant and convey to THE CITY OF GROTON, a municipal corporation within the Town of Groton, County of New London, State of Connecticut, hereinafter referred to as Grantee;

with WARRANTY COVENANTS the following described property, to wit:

See Schedule A attached hereto and made a part hereof.

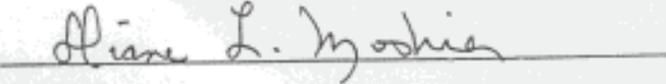
Said parcel is conveyed together with all the rights of way and of laying and maintaining pipes for water, gas, and drainage in, over, or through the lands adjacent to the same as were conveyed by Amasa Clarke, as surviving Executor of the Last Will and Testament of John D. Sturtevant, and Charles Bard, Willias A. Briscoe and Edwin H. Studley as surviving Executors of and Trustees Under the Last Will and Testament of Albert P. Sturtevant, to Morton F. Plant by deed dated June 26, 1905, and recorded in Book 48, Page 14, of the Lands Records of the Town of Groton.

The premises as above described are also subject to the easements, building and use restrictions, covenants, limitations or rights and interests as of record may appear, including, but not limited to the easements, building and use restrictions, covenants, limitations, rights and interests applicable to said premises set forth in a certain Warranty Deed from Milton O. Slosberg and others to Pfizer Inc. dated October 17, 1968 and recorded in Volume 239, Page 636 of the Groton Land Records, and a certain Warranty Deed from Eugene L. and Ruth S. Cushman to Pfizer, Inc., dated August 24, 1971 and recorded in Volume 258, Page 662 of the Groton Land Records.

Said premises being subject to any and all provisions of any ordinance, municipal regulation, public or private law, zoning, conservation and inland-wetland regulations, coastal area management, and historic district rules, regulations, ordinances and covenants regulating the use of said premises.

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In witness whereof, I Hereunto set my hand.



~~Commissioner of the Superior Court~~
Notary Public
My commission expires 3/31/2000

Latest mailing address of Grantee:

295 Meridian Street, P O Box 907
Groton, CT 06340

(pfizdrst)

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Thence running N 27°27'30" E, bounded Northwesterly by Shore Avenue for a distance of 129.94 feet to a point on the Easterly street line of Shore Avenue;

Thence running S 74°58'06" E, bounded Northerly by land now or formerly of Patricia H. Carrigan for a distance of 19.95 feet to a point;

Thence running S 27°27'30" W, bounded Easterly by land now or formerly of Pfizer, Inc., for a distance of 3.89 feet to an angle point;

Thence running S 25°04'35" W, bounded Easterly by said land of Pfizer, Inc., for a distance of 32.73 feet to an angle point;

Thence running S 20°27'50" W, bounded Easterly by said land of Pfizer, Inc., for a distance of 37.56 feet to an angle point;

Thence running S 10°20'45" W, bounded Easterly by said land of Pfizer, inc., for a distance of 17.27 feet to a point of curvature, said curve being concave to the East, and having a radius of 22.22 feet, a chord of 3.26 feet and a chord bearing of S 06°08'53" w;

Thence running in a Southerly direction, by and with the arc of said curve, bounded Easterly by said land of Pfizer, Inc., for a distance of 3.26 feet through a central angle of 08°24'33" to a point;

Thence running S 39°20'45" E, bounded Northeasterly by said land of Pfizer, Inc., for a distance of 114.81 feet to a point of curvature, said curve being concave to the Northeast and having a radius of 136.93 feet;

Thence running in a Southeasterly direction, by and with the arc of said curve, bounded Northeasterly by said land of Pfizer, Inc., for a distance of 47.31 feet through a central angle of 19°47'45" to a point;

Thence running S 59°08'12" E, bounded Northeasterly by said land of Pfizer, Inc., for a distance of 168.75 feet to a point of curvature, said curve being concave to the Southwest and having a radius of 223.00 feet;

Thence running in a Southeasterly direction, by and with the arc of said curve, bounded Northeasterly by said land of Pfizer, Inc., for a distance of 46.42 feet through a central angle of 11°55'41" to a point;

Thence running S 47°12'32" E, bounded Northeasterly by said land of Pfizer, Inc., for a distance of 176.95 feet to a point of curvature, said curve being concave to the Southwest and having a radius of 319.49 feet, a chord of 235.09 feet, and a chord bearing of s 25°37'19" E;

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Thence running in a generally Southeasterly direction, by and with the arc of said curve, bounded Northeasterly by said land of Pfizer, Inc., for a distance of 240.74 feet through a central angle of 43°10'25" to a point on the Southerly street line of the aforesaid Avery Street;

Thence running S 85°57'53" W, bounded Southerly by Shore Avenue, for a distance of 50.00 feet to the point and place of beginning;

The above described parcel contains 42,460 square feet more or less (0.97 acres more or less).

SCHEDULE A

A certain parcel of land located in the City of Groton, county of New London, State of Connecticut being a portion of the property shown on a plan titled "Property survey prepared for Pfizer, Inc. in the vicinity of Eastern Point Road and Avery Street, Groton, Connecticut, date: December 9, 1996, prepared by: Dicesare-Bentley Engineers, Inc., 100 Fort Hill Road, Groton, Connecticut, sheets 1 through 3 of 3" and being more particularly shown as "relocated Shore Avenue" on the exhibit attached herewith, said exhibit being made a part of this description by its reference herein, and is more particularly bounded and described as follows:

Beginning at a point at the intersection of the extended Southerly street line of Avery Street and the Westerly street line of Shore Avenue, said point being located on a curve at the most Southwesterly corner of the herein described parcel and shown as "P.O.B." On said attached exhibit, said curve being concave to the West and having a radius of 269.49 feet, a chord of 188.45 feet and a chord bearing of N 24°30'01" W;

Thence departing said extended Southerly street line and running in a Northerly direction, by and with the arc of said curve bounded westerly in part by land now or formerly of Pfizer, Inc. and in part by the Thames River for a distance of 192.52 feet through a central angle of 40°55'49" to a point on a compound curve, said compound curve being concave to the Southwest and having a radius of 322.35 feet, a chord of 71.12 feet and a chord bearing of N 51°17'55" W;

Thence running in a Northwesterly direction, by and with the arc of said curve, bounded Southwesterly by the Thames River for a distance of 71.27 feet through a central angle of 12°40'02" to a point;

Thence running N 44°31'11" W, bounded Southwesterly by land now or formerly of Pfizer, Inc. for a distance of 108.56 feet to a point of curvature, said curve being concave to the Southwest and having a radius of 173.00 feet, a chord of 44.02 feet and a chord bearing of N 51°49'42" W;

Thence running in a Northwesterly direction, by and with the arc of said curve bounded Southwesterly by said land of Pfizer, Inc. for a distance of 44.14 feet through a central angle of 14°37'02" to a point;

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Thence running N 59°08'12"W, bounded Southwesterly by said land of Pfizer, Inc. for a distance of 168.75 feet to a point of curvature, said curve being concave to the Northeast and having a radius of 186.93 feet, a chord of 64.26 feet and a chord bearing of N 49°14'37" W;

Thence running in a Northwesterly direction, by and with the arc of said curve bounded Southwesterly by said land of Pfizer, Inc. for a distance of 64.58 feet through a central angle of 19°47'45" to a point;

Thence running in 39°20'45" W, bounded Southwesterly by said land of Pfizer, Inc. for a distance of 127.85 feet to a point;

Thence running N 27°27'30"E, bounded Northwesterly by Shore Avenue for a distance of 129.94 feet to a point on the Easterly street line of Shore Avenue;

Thence running S 74°58'06" E, bounded Northerly by land now or formerly of Patricia H. Carrigan for a distance of 19.95 feet to a point;

Thence running S 27°27'30" W, bounded Easterly by land now or formerly of Pfizer, Inc. for a distance of 3.89 feet to an angle point;

Thence running S 25°04'35"W, bounded Easterly by said land of Pfizer, Inc. for a distance of 32.73 feet to an angle point;

Thence running S 20°27'50" W, bounded Easterly by said land of Pfizer, Inc. for a distance of 37.56 feet to an angle point;

Thence running S 10°20'45" W, bounded Easterly by said land of Pfizer, Inc. for a distance of 17.27 feet to a point of curvature, said curve being concave to the East, and having a radius of 22.22 feet, a chord of 3.26 feet and a chord bearing of S 06°08'53" W;

Thence running in a Southerly direction by and with the arc of said curve, bounded Easterly by said land of Pfizer, Inc. for a distance of 3.26 feet through a central angle of 08°24'33" to a point;

Thence running S 39°20'45"E, bounded Northeasterly by said land of Pfizer, Inc. for a distance of 114.81 feet to a point of curvature, said curve being concave to the Northeast and having a radius of 136.93 feet;

Thence running in a Southeasterly direction, by and with the arc of said curve, bounded Northeasterly by said land of Pfizer, Inc. for a distance of 47.31 feet through a central angle of 19°47'45" to a point;

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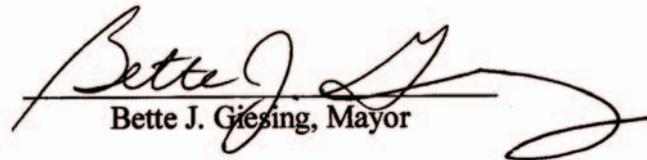
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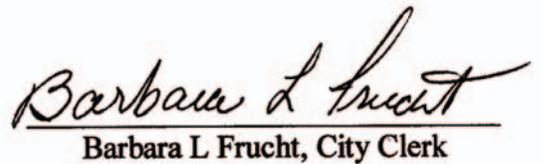
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The Highway Department Engineering Office has inspected this street and found it to be acceptable in accordance with the road standards of the City of Groton. Article V, Section 13(a) of the Charter of the City of Groton empowers the Mayor and Council to accept streets by ordinance procedures. The Mayor and Council of the City of Groton finally approved an Ordinance for acceptance of “Relocated Shore Avenue as it appears on DiCesare Bentley, scale: 1” = 100’, dated July 25, 1997 revised July 30, 1997”, to be effective September 16, 1997.

Initially approved: August 4, 1997
Finally approved: September 2, 1997



Bette J. Giesing, Mayor



Barbara L. Frucht, City Clerk