



Instr # 2019-5664  
Local Tax \$0.00  
State Tax \$0.00

Elizabeth P. Browne, Fairfield Town Clerk

Return to:  
John F. Fallon, Esq.  
P.O. Box 541  
Fairfield, CT. 06824

**STATUTORY FORM WARRANTY DEED**

**1100 HARBOR ROAD, LLC** (hereinafter "the Grantor") of the Town of Fairfield and State of Connecticut, for one (\$1.00) dollar and other valuable consideration grants to **THE TOWN OF FAIRFIELD** (hereinafter "the Grantee"), WITH WARRANTY COVENANTS,

All that certain parcel of land situated in the Town of Fairfield and designated as #1101 Harbor Road, Southport, Connecticut, said parcel described in Schedule A attached hereto and made a part hereof and being further referenced as "Parcel to be Deeded to the Town of Fairfield Area = 2,547 sf ± 0.06 ac± on a certain map entitled "Data Accumulation Plan Depicting Parcel to be Deeded to the Town of Fairfield prepared for 1100 Harbor Road, LLC #1101 Harbor Road, Southport, Connecticut" dated March 19, 2018, last revision -5-6-19 scale 1"= 10' prepared by the Huntington Company, LLC, said map being recorded herewith on the Land Records of the Town of Fairfield as Map # 7907.

Said Parcel being known as **1101 Harbor Road, Southport, Connecticut**.

The Parcel and it's use shall be subject to the "Deed Restrictions for Lower Wharf" (#1 thru #12) as set forth in Volume 2057 pages 118-119 of the Fairfield Land Records.

In addition the Parcel shall be subject to the following Restrictions enforceable by the Grantor and/or the Grantee, their heirs, successors and assigns:

The following activities are prohibited, it being the intention of the Grantor and the Grantee to maintain the Parcel as open space for walking, viewing and recreational fishing.

- 1) the use of any wheeled vehicles except wheelchairs and baby carriages;
- 2) the use of any alcohol, firearms or watercraft of any kind including, without limitation, jet skis, sail boards, paddle boards or kayaks;
- 3) littering, sunbathing, picnicking or fires;
- 4) the use of any lawn chairs, beach chairs or umbrellas;

The Grantee agrees that it will post a sign on the Parcel referencing the restrictions 1 thru 4, inclusive as above set forth; the size and location of the sign to be at the discretion of the Grantee.



SCHEDULE A

**Perimeter Description  
Parcel To Be Deeded To  
The Town Of Fairfield  
Southport, Ct.**

All that certain piece or parcel of land located in the Town of Fairfield, County of Fairfield, and State of Connecticut shown as "Parcel To Be Deeded To The Town Of Fairfield" on a map entitled: "Data Accumulation Plan Depicting Parcel To Be Deeded To The Town Of Fairfield Prepared For

1100 Harbor Road, LLC, #1101 Harbor Road, Southport, Connecticut; Scale: 1" = 10' ;

Dated:

March 19, 2018 and revised thru 5-6-19" prepared by The Huntington Company, LLC, which property is more particularly bounded and described as follows:

Commencing at a point on the Southerly Street line of Harbor Road, said point being the Common corner of land now or formerly Town Of Fairfield and the "Water Lot" as depicted on

said map Thence S 35°12' 02" E a distance of 40.52' to the true point and place of beginning:

Thence S 35°12'02" E a distance of 67' more or less to Mean High Water (MHW); thence along

MHW (Elevation 3.2) a distance of 72' more or less; thence N 33°59'46" W a distance of 51' more

Or less; thence N 73°13' 15" E a distance of 36.07; thence N 69°32' 53" E a distance of 18.20' ;

to the point of beginning,

Containing in all 2,547 square feet, 0.06 acres more or less.

RECEIVED FOR RECORD  
08/28/2019 09:56:34 AM  
Elizabeth P. Browne, Fairfield Town Clerk

