

SPECIAL EXCEPTION FORM

JUL 02 2021

JUL 02 2021

SE2021-9

Land Use Department
Middletown, Connecticut

City of Middletown

A. GENERAL INFORMATION ABOUT APPLICANT (please type or print clearly)
Name Wesleyan University - Alan Rubacha Date 7/2/2021
Address 45 Wyllys Avenue Phone 860-685-2000 / 860-685-3746
Agent SLR Consulting Phone 203-271-1773

B. DESCRIPTION OF PREMISES
Owner of Record Wesleyan University
Location 170 Long lane
Deed Filed in Town Clerk's Office on _____
Map File# E-30558 Vol. & Page# 1224; 0898
Zone R-15 Current Use R-15 (Vacant)

Relevant Zoning Code Provision 60.02.02
NOTE: A legal description of the premises to be affected by the Special Exception must be attached to this form.

C. NATURE OF SPECIAL EXCEPTION
Section 60.02.02 Childcare Facilities in a R-15 zone. We are looking to add a Preschool/Daycare on a currently vacant lot.

[Signature] 6/30/2021
Signature of Applicant or Agent

NOTE: An approved Special Exception will not be effective until a copy of this certification is recorded in the Middletown Town Clerk's Office.

[Signature] 6/30/2021
Signature of Owner
*Both Signatures Required

The owner, applicant and/or other authorized agent hereby grant the Middletown Planning and Zoning Commission and/or its agents permission to enter upon the property for which the Special Exception application has been filled out for the purpose of inspection and enforcement of the Regulations of the City of Middletown.

Staff Comments _____

D. CERTIFICATION OF COMMISSION RESPONSE
Dates Legal Notices Published _____ ; _____
Date of Public Hearing _____
Final Action: Disapproved _____ Approved _____
Zoning Regulation of which Special Exception is Granted _____
Date Notice of Decision Published _____
Effective Date _____

E. MATERIAL FILED IN TOWN CLERK'S OFFICE
_____ This Form _____ Site Plan
Other _____ ; Date _____

F. This is to certify that a Special Exception, as depicted on this form, was granted by the Middletown Planning and Zoning Commission.

Chairman

A220.00
7/2/21
OK #33228

Middleton, Connecticut
Land Use Department

JUL 15 2021

CITY OF MIDDLETON

City of Middleton
Received

JUL 15 2021

Land Use Department
Middleton, Connecticut

8980 4331

82202-3

CITY OF MIDDLETOWN
Department of Planning, Conservation, and Development
<http://www.middletownplanning.com>

PO Box 1300
245 deKoven Drive
Middletown, CT 06457-1300
(860) 344-3425

Erosion & Sedimentation Control Compliance Agreement

I, (*PRINT NAME*) Angela Wong hereby agree that any tree cutting, land clearing, earth excavation, earth filling or any other construction activity associated with an approved permit at:

(*PROPERTY ADDRESS*) _____
170 Long Lane

shall be in compliance with a approved plot/site plan as well and the City of Middletown Erosion & Sedimentation Control Guidelines.

I understand that failure to comply with the City of Middletown Erosion & Sedimentation Control Guidelines shall be deemed a violation and shall result in an enforcement action that may include a \$150 per day municipal citation fine and shall preclude zoning approval required for the issuance of a Certificate of Occupancy.

The City of Middletown reserves the right to implement corrective action for Erosion & Sedimentation Control violations, and in such cases will seek reimbursement for expenses related to any corrective action deemed necessary by the City.

Signed:  6/30/2021
Date: 7/2/2021

.....
For Office Use Only

SPR# _____

SE2021-9

VOL 1224 PAGE 898

STATUTORY FORM QUITCLAIM DEED

THE STATE OF CONNECTICUT, ACTING BY AND THROUGH ITS COMMISSIONER OF CHILDREN AND FAMILIES AND ITS TREASURER ("Grantor"), in consideration for the payment of the sum of Fifteen Million Dollars and in accordance with its powers and responsibilities under 1999 Public Act 26 Section 35 conveys to WESLEYAN UNIVERSITY, a Connecticut corporation with a principal place of business in the City and Town of Middletown, County of Middlesex and State of Connecticut ("Grantee") with

QUITCLAIM COVENANTS:

two parcels of land together with all buildings and permanent fixtures attached thereto (excluding the personal property reference in the Bill of Sale dated February 1, 2000), situated in the City and Town of Middletown, County of Middlesex and State of Connecticut and described within 1999 Public Act 26, Section 35 as follows:

- (1) a parcel of land having an area of approximately 89.8 acres, that is identified as Lot 32 in Blocks 23/20 and 29/3 on city of Middletown Tax Assessor's Map 25; and (2) a parcel of land having an area of approximately 62.7 acres, that is identified as Lot 28 in Block 29/1 on City of Middletown Tax Assessor's Map 25.

Which parcels are more particularly bounded and described in Exhibit A, which has been attached hereto and made a part hereof. In the event of any discrepancy in the legal descriptions are discovered, the legal description found within Exhibit A shall control.

Said premises are subject to taxes on the list of October 1, 1999 and thereafter, which taxes the Grantee herein assumes and agrees to pay as part consideration for this Deed.

As additional consideration for the tender of this deed the Grantee agrees to execute, tender and fully comply with the lease ("Lease") attached to the parties December 15, 1999.

*No Conveyance Tax collected 51-0-

[Signature]
Town Clerk of Middletown

purchase/sale agreement ("Agreement") and to record a notice of lease on the Middletown Land Records immediately following the recordation of this deed.

As additional consideration for the tender of this deed, the Grantee hereby unconditionally, permanently and immediately releases the Grantor and all of its agents and employees from any and all: (1) warranties and representation directly or indirectly given to the Grantee concerning or relating to the title to or the condition of the premises and agree to take the premises in its "AS IS" condition; and (2) any of the Grantor's duties; obligations and responsibilities under the Agreement, except those duties; obligations and responsibilities which have been expressly designated within the Agreement to survive the tender of this deed.

By acceptance and recordation of this deed the Grantee hereby acknowledges and agrees that the Grantor has fully satisfied and discharged all of its conveyance obligations to the Grantee under 1999 Public Act 26 § 35(a).

Nothing within this deed may be construed as a waiver or limitation upon the Grantor's sovereign immunity. This deed will only become binding upon the Grantor's actual receipt of the full purchase price and the approval of this deed by both the State Properties Review Board and the Attorney General (as to form), which approvals have been evidenced herein.

Witnessed by:

STATE OF CONNECTICUT

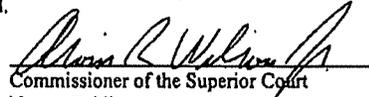

Lawrence C. Widen

By 
Kristine D. Ragaglia
Its Commissioner of Children
and Families

STATE OF CONNECTICUT)
COUNT OF HARTFORD) ss HARTFORD

On this 31st day of January, 2000, before me, the undersigned officer, personally appeared Kristine D. Ragaglia, the Commissioner of Children and Families of the State of Connecticut, known to me (or satisfactorily proven) to be the person whose name is subscribed to the within instrument and acknowledged that she executed the same as the free act and deed as such Commissioner.

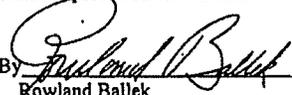
In Witness Whereof, I hereunto set my hand.


Commissioner of the Superior Court
Notary Public
My Commission Expires: _____

VOL 1224 PAGE 902

Approved:

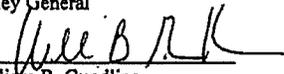
State Properties Review Board

By 
Rowland Ballek
Chair

Date: January 31, 2000

Approved, as to form

Richard Blumenthal
Attorney General

By 
William B. Gundling
Associate Attorney General

Date: 1/31, 2000

Description

of

STATE OF CONNECTICUT
LONG LANE PROPERTY
(east side of Long Lane)

to be Conveyed to

WESLEYAN UNIVERSITY

ALL THAT CERTAIN TRACT OR PARCEL OF LAND together with the buildings and improvements thereon, situated in the CITY OF MIDDLETOWN, COUNTY OF MIDDLESEX and STATE OF CONNECTICUT, as shown on a map entitled:

"Map of Survey showing
Property to be Acquired by
WESLEYAN UNIVERSITY
formerly Connecticut Industrial School for Girls
East side of Long Lane, North side of Wadsworth Street
and West side of Pine Street
Middletown, Connecticut
Scale: 1" = 100 ft - 01 Nov. 1999
by BASCOM / MAGNOTTA, Inc.
Surveying and Engineering Consultants
Durham, Conn. sheet # 1"

which map has been or will be filed with the office of the clerk of the City of Middletown, to which reference may be had,

bounded and described, as follows, to wit:

BEGINNING AT A POINT on the present EASTERLY STREET LINE of an improved, monumented highway in the City of Middletown known as LONG LANE witnessed by an Iron Pipe set in the ground having coordinates referenced to the CONNECTICUT COORDINATE GRID SYSTEM of:

NORTH = 258,675.09
EAST = 622,815.34

which point is the intersection of the aforementioned present EASTERLY STREET LINE of LONG LANE with the present NORTHERLY STREET LINE of an improved, non-monumented highway in the City of Middletown known as WADSWORTH STREET, said point being the SOUTHWESTERLY corner of the land herein described;

VOL: 1224 PAGE 904

PROCEED, in a northerly direction along the said present **EASTERLY STREET LINE** of **LONG LANE**, the following four (4) courses and distances,

N-12-13-48-W for a distance of 212.41 feet to a point witnessed by an Iron Pipe set in the ground,

N-09-26-26-E for a distance of 1,338.47 feet to a point witnessed by an Iron Pipe set in the ground,

N-14-56-18-E for a distance of 409.64 feet to a point witnessed by an Iron Pipe set in the ground near an old Brownstone Monument,

N-08-50-15-E for a distance of 523.67 feet to a point witnessed by an Iron Pipe set in the ground,

N-08-34-19-E for a distance of 98.99 feet to a **POINT OF CURVATURE** witnessed by an Iron Pipe set in the ground,

THENCE, continue in a northeasterly direction along the present **EASTERLY STREET LINE** of **LONG LANE**, along the arc of curve to the right, having a,

CENTRAL ANGLE OF 57-46-19, with a
RADIUS OF 300.00 feet, for a
LENGTH OF ARC OF 302.49 feet to a **POINT OF TANGENCY** witnessed by an Iron Pipe set in the ground at the intersection with the present **SOUTHERLY STREET LINE** of an improved, non-monumented highway in the City of Middletown known as **CROSS STREET** which marks the **NORTHWESTERLY** corner of the land herein described,

THENCE, in an easterly direction along the present **SOUTHERLY STREET LINE** of **CROSS STREET**,

N-66-20-38-E for a distance of 424.45 feet to a point of intersection with the westerly bounds of land now or formerly of the City of Middletown witnessed by an Iron Pipe set in the ground by a Concrete Monument found disturbed,

THENCE, in a southerly direction along the westerly and southerly bounds of land of the City of Middletown, the following two (2) courses and distances,

S-11-23-47-E for a distance of 175.00 feet to a point witnessed by a Concrete Monument found in the ground,

N-66-05-13-E for a distance of 200.00 feet to a point of intersection with the westerly bounds of land now or formerly of Wesleyan University witnessed by an Iron Pipe set in the ground,

THENCE, in a southerly direction along the westerly bounds of land of the said Wesleyan University,

S-08-50-05-E for a distance of 605.40 feet to a point witnessed by an Iron Pipe set in the ground,

THENCE, in an easterly direction along the southerly bounds of land now or formerly of Wesleyan University, the following three (3) courses and distances,

N-80-13-52-E for a distance of 321.66 feet to a point witnessed by an Iron Pipe set in the ground,

N-81-04-48-E for a distance of 297.86 feet to a point witnessed by an Iron Pipe set in the ground,

N-81-51-17-E for a distance of 125.20 feet to a point of intersection with the present WESTERLY STREET LINE of an improved, non-monumented highway in the City of Middletown known as PINE STREET, witnessed by an Iron Pipe set in the ground which is the NORTHEASTERLY corner of the land herein described,

THENCE, in a southerly direction along the said present WESTERLY STREET LINE of PINE STREET, the following seventeen (17) courses and distances,

S-13-59-35-W for a distance of 196.55 feet to a point witnessed by an Iron Pipe set in the ground,

S-15-14-51-W for a distance of 135.58 feet to a point witnessed by an Iron Pipe set in the ground,

S-12-26-22-W for a distance of 101.30 feet to a point witnessed by an Iron Pipe set in the ground,

S-18-06-50-W for a distance of 36.91 feet to a point witnessed by an Iron Pipe set in the ground,

S-04-42-54-W for a distance of 77.95 feet to a point witnessed by an Iron Pipe set in the ground,

S-01-50-15-W for a distance of 283.49 feet to a point witnessed by an Iron Pipe set in the ground,

S-01-08-54-W for a distance of 131.28 feet to a point witnessed by an Iron Pipe set in the ground,

VOL 1224 PAGE 906

S-00-02-00-E for a distance of 122.90 feet to a point witnessed by an Iron Pipe set in the ground,

S-00-01-57-W for a distance of 182.95 feet to a point witnessed by an Iron Pipe set in the ground,

S-00-13-53-W for a distance of 169.04 feet to a point witnessed by an Iron Pipe set in the ground,

S-02-12-19-W for a distance of 48.15 feet to a point witnessed by an Iron Pipe set in the ground,

S-10-43-45-W for a distance of 111.15 feet to a point witnessed by an Iron Pipe set in the ground,

S-12-04-43-W for a distance of 154.82 feet to a point witnessed by an Iron Pipe set in the ground,

S-13-04-39-W for a distance of 205.52 feet to a point witnessed by an Iron Pipe set in the ground,

S-13-07-41-W for a distance of 179.88 feet to a point witnessed by an Iron Pipe set in the ground,

S-28-20-03-W for a distance of 9.00 feet to a point witnessed by an Iron Pipe set in the ground,

S-56-37-07-W for a distance of 40.00 feet to a point of intersection with the aforementioned present **NORTHERLY STREET LINE OF WADSWORTH STREET**, witnessed by an Iron Pipe set in the ground which is the **SOUTHEASTERLY** corner of the land herein described,

THENCE, in a westerly direction along the present **NORTHERLY STREET LINE** of **WADSWORTH STREET**,

S-84-56-17-W for a distance of 389.05 feet to a **POINT OF CURVATURE** witnessed by an Iron Pipe set in the ground,

THENCE, continue in a westerly direction along the present **NORTHERLY STREET LINE** of **WADSWORTH STREET**, along the arc of a curve to the left, having a

CENTRAL ANGLE OF 04-00-30, with a **RADIUS OF 3,742.47** feet, for a **LENGTH OF ARC OF 261.82** feet to a **POINT OF TANGENCY** witnessed by an Iron Pipe set in the ground,

VOL 1224 PAGE 907

THENCE, in a westerly direction along the present **NORTHERLY STREET LINE** of **WADSWORTH STREET**,

S-80-55-47-W for a distance of **912.00 feet** to a **POINT OF CURVATURE** witnessed by an Iron Pipe set in the ground,

THENCE, continue in a westerly direction along the present **NORTHERLY STREET LINE** of **WADSWORTH STREET**, along the arc of a curve to the left, having a,

CENTRAL ANGLE OF 02-24-39, with a
RADIUS OF 2,965.77 feet, for a
LENGTH OF ARC OF 124.80 feet TO THE POINT OR PLACE OF BEGINNING.

CONTAINING 94.69 +/- ACRES OF LAND (89.8 acres as per Public Act 99-26) with all bearing in the above description referenced to the **CONNECTICUT COORDINATE GRID SYSTEM.**

BEING the first parcel described within Section 35 (a) of Public Act 99-26 (Approved May 7, 1999) and identified on City of Middletown Tax Assessor's Map 25, Blocks 23/20 and 29/3, as Lot 32.

5.

VOL 1 224 PAGE 908
EXHIBIT A

Description

of

**STATE OF CONNECTICUT
LONG LANE PROPERTY
(west side of Long Lane)**

to be
Conveyed
to

WESLEYAN UNIVERSITY

ALL THAT CERTAIN TRACT OR PARCEL OF LAND together with the buildings and improvements thereon, situated in the **CITY OF MIDDLETOWN, COUNTY OF MIDDLESEX** and **STATE OF CONNECTICUT**, as shown on a map entitled:

"Map of Survey showing
Property to be Acquired by
WESLEYAN UNIVERSITY
formerly Connecticut Industrial School for Girls
West side of Long Lane, North side of Wadsworth Street
and East side of West Street
Middletown, Connecticut
Scale: 1" = 100 ft - 01 Nov. 1999
by **BASCOM / MAGNOTTA, Inc.**
Surveying and Engineering Consultants
Durham, Conn. Sheet # 2"

which map has been or will be filed with the office of the Clerk of the City of Middletown to which reference may be had,

bounded and described, as follows, to wit:

BEGINNING AT A POINT on the present **WESTERLY STREET LINE** of an improved, monumented highway in the City of Middletown known as **LONG LANE** witnessed by a Brownstone Monument found in the ground, having coordinates referenced to the **CONNECTICUT COORDINATE GRID SYSTEM** of:

**NORTH = 260,214.84
EAST = 622,897.09**

1

which point is the intersection of the aforementioned **WESTERLY STREET LINE** of **LONG LANE** with the southerly bounds of land now or formerly of the State of Connecticut, said point being the **EASTERLY** corner of the land herein described;

PROCEED, in a southerly direction along the said **WESTERLY STREET LINE** of **LONG LANE**, the following three (3) courses and distances,

S-08-10-32-W for a distance of 1,335.22 feet to a point witnessed by a Brownstone Monument found in the ground,

S-28-46-20-W for a distance of 212.17 feet to a point witnessed by an Iron Pipe set in the ground,

S-47-55-37-W for a distance of 156.01 feet to a point witnessed by a Brownstone Monument found in the ground at the intersection with the **NORTHERLY STREET LINE OF WADSWORTH STREET**,

THENCE, in a westerly direction along the **NORTHERLY STREET LINE OF WADSWORTH STREET** the following three (3) courses and distances,

S-78-15-10-W for a distance of 211.52 feet to a point witnessed by an Iron Pin found in the ground,

S-79-29-48-W for a distance of 342.92 feet to a point witnessed by an Iron Pin found in the ground,

S-84-44-50-W for a distance of 187.63 feet to a **POINT OF CURVATURE** of a blending curve with the present **EASTERLY STREET LINE** of an improved, non-monumented highway in the City of Middletown known as **WEST STREET**, witnessed by an Iron Pin found in the ground.

THENCE, in a northwesterly direction along the arc of the blending curve, along a curve to the left, having a

CENTRAL ANGLE OF 83-44-12, with a **RADIUS OF 25.00 feet**, for a **LENGTH OF ARC OF 36.54 feet** to a **POINT OF TANGENCY** witnessed by an Iron Pin found in the ground,

THENCE, in a northerly direction along the **EASTERLY STREET LINE** of **WEST STREET**, the following five (5) courses and distances,

N-11-31-04-W for a distance of 94.18 feet to a point witnessed by an Iron Pin found in a stone wall,

VOL 1224 PAGE 910

N-08-56-31-W for a distance of 367.35 feet to a point witnessed by an Iron Pin found in a stone wall,

N-09-13-55-W for a distance of 564.75 feet to a point witnessed by an Iron Pin found in a stone wall,

N-09-34-05-W for a distance of 1,052.44 feet to a point witnessed by an Iron Pin found in the ground,

N-10-40-48-W for a distance of 456.96 feet to a POINT OF CURVATURE of a blending curve with the SOUTHERLY STREET LINE of an improved, non-monumented highway in the City of Middletown known as BUTTERNUT STREET witnessed by an Iron Pipe set in the ground,

THENCE, in a northeasterly direction along the arc of the blending curve, along a curve to the right, having a,

CENTRAL ANGLE OF 89-12-19, with a
RADIUS OF 100.00 feet, for a
LENGTH OF ARC OF 155.69 feet to a POINT OF TANGENCY witnessed by an Iron Pipe set in the ground,

THENCE, in an easterly direction along the SOUTHERLY STREET LINE of BUTTERNUT STREET,

N-78-31-31-E for a distance of 124.57 feet to a point of intersection with the westerly bounds of land now or formerly of the Shiloh Baptist Church, witnessed by an Iron Pipe found in the ground,

THENCE, in a southerly direction along the westerly bounds of land now or formerly of the Shiloh Baptist Church, the following two (2) courses and distances,

S-08-55-45-E for a distance of 214.03 feet to a point witnessed by an Iron Pin found in the ground,

S-08-54-02-E for a distance of 353.82 feet to a point witnessed by an Iron Pipe found in the ground,

THENCE, in an easterly direction along the southerly bounds of land now or formerly of the Shiloh Baptist Church, the following two (2) courses and distances,

N-81-10-24-E for a distance of 189.53 feet to a point witnessed by an Iron Pipe found in the ground,

N-58-35-39-E for a distance of 131.88 feet to a point witnessed by an Iron Pin found in the ground,

THENCE, in a northerly direction along the easterly bounds of land now or formerly of the Shiloh Baptist Church, the following two (2) courses and distances

N-06-04-23-W for a distance of 275.25 feet to a point witnessed by an Iron Pipe found in the ground,

N-06-13-59-W for a distance of 258.14 feet to the point of intersection with the SOUTHERLY STREET LINE of the aforementioned BUTTERNUT STREET, witnessed by an Iron Pipe found in the ground,

THENCE, in an easterly direction along the SOUTHERLY STREET LINE of BUTTERNUT STREET,

N-78-31-31-E for a distance of 30.82 feet to a POINT OF CURVATURE witnessed by an Iron Pipe set in the ground,

THENCE, continue in an easterly direction along the SOUTHERLY STREET LINE of BUTTERNUT STREET, along the arc of a curve to the left, having a

CENTRAL ANGLE OF 13-27-45, with a
RADIUS OF 299.85 feet, for a
LENGTH OF ARC OF 70.45 feet to a POINT OF TANGENCY witnessed by an Iron Pipe set in the ground,

THENCE, in a northeasterly direction along the SOUTHERLY STREET LINE of BUTTERNUT STREET,

N-65-03-46-E for a distance of 257.09 feet to a POINT OF CURVATURE witnessed by an Iron Pipe set at the base of a rotted fence post,

THENCE, continue in a northeasterly direction along the SOUTHERLY STREET LINE of BUTTERNUT STREET, along a curve to the left, having a

CENTRAL ANGLE OF 32-14-42, with a
RADIUS OF 604.77 feet, for a
LENGTH OF ARC OF 340.35 feet to a point of intersection with the westerly bounds of land now or formerly of Butternut Knoll Condominium, witnessed by an Iron Pipe found at the base of a fence post,

VOL | 224 PAGE 9 | 2

THENCE, in a southerly direction along the westerly bounds of land now or formerly of Butternut Knoll Condominium,

S-00-35-24-W for a distance of 495.49 feet to a point witnessed by an Iron Pipe found in the ground,

THENCE, in an easterly direction along the southerly bounds of land now or formerly of Butternut Knoll Condominium, the following two (2) courses and distances,

S-79-13-23-E for a distance of 19.60 feet to a point witnessed by a fence post found in the ground,

N-84-27-08-E for a distance of 278.74 feet to a point of intersection with the westerly bounds of land now or formerly of Dale T. and Julia M. Lee, witnessed by a fence post found in the ground,

THENCE, in a southerly direction along the westerly bounds of land now or formerly of Dale T. and Julia M. Lee,

S-00-30-50-W for a distance of 199.70 feet to a point of intersection with the northerly bounds of other land now or formerly of the State of Connecticut witnessed by an Iron Pipe set in the ground,

THENCE, in a westerly, southerly, easterly, and again southerly direction along the bounds of other land now or formerly of the State of Connecticut the following four (4) courses and distances,

S-83-52-48-W for a distance of 72.52 feet to a point witnessed by an Iron Pin set in the ground,

S-07-02-13-E for a distance of 151.79 feet to a point witnessed by an Iron Pin set in the ground,

N-83-52-48-E for a distance of 45.16 feet to a point witnessed by an Iron Pipe set in the ground,

S-04-17-25-E for a distance of 11.97 feet to a point of intersection with the present NORTHERLY STREET LINE of an unimproved, non-monumented highway in the City of Middletown known as WOODMAN STREET,

THENCE, in a westerly direction along the present NORTHERLY STREET LINE of WOODMAN STREET,

S-79-52-15-W for a distance of 342.70 feet to a point,

5

THENCE, in a southerly direction along the present WESTERLY STREET LINE of WOODMAN STREET,

S-00-35-24-W for a distance of 40.71 feet to a point,

THENCE, in an easterly direction along the present SOUTHERLY STREET LINE of WOODMAN STREET,

N-79-52-15-E for a distance of 346.18 feet to a point of intersection with the westerly bounds of other land now or formerly of the State of Connecticut witnessed by an Iron Pipe set in the ground,

THENCE, in a southerly direction along the westerly bounds of other land now or formerly of the State of Connecticut, the following four (4) courses and distances,

S-04-17-25-E for a distance of 147.44 feet to a point witnessed by an Iron Pipe set in the ground,

N-85-42-35-E for a distance of 5.00 feet to a point witnessed by an Iron Pipe set in the ground,

S-04-17-25-E for a distance of 132.34 feet to a point witnessed by an Iron Pipe set in the ground,

S-02-40-01-E for a distance of 218.85 feet to a point witnessed by an Iron Pin set in the ground,

THENCE, in an easterly direction along the southerly bounds of other land now or formerly of the State of Connecticut,

N-81-00-32-E for a distance of 158.10 feet TO THE POINT OR PLACE OF BEGINNING.

CONTAINING 71.53 +/- ACRES OF LAND (62.7 acres as per Public Act 99-26) with all bearings in the above description referenced to the CONNECTICUT COORDINATE GRID SYSTEM.

Being the second portion of land described within Section 35 (a) of Public Act 99-26 (Approved May 7, 1999) and identified on Tax Assessor's map # 25, Block 29/1 as lot # 28.

6

FEB 02 2000
Rec'd for Record at 9:53 A M
Recorded by *Charles P. Hunter*
Town Clerk