

TOWN COUNCIL
Town of Trumbull
CONNECTICUT
www.trumbull-ct.gov

TOWN HALL
Trumbull

TELEPHONE
(203) 452-5005



AGENDA No. 755

- I CALL TO ORDER
- II MOMENT OF SILENCE
- III PLEDGE OF ALLEGIANCE
- IV ROLL CALL
- V PUBLIC COMMENT
- VI APPROVAL OF MINUTES
- VII NEW BUSINESS

DATE: May 2, 2016
TIME: 8:00 p.m.
PLACE: Town Hall

NOTICE is hereby given that the Town Council of the Town of Trumbull, Connecticut will hold a regular meeting on May 2, 2016 at 8:00 p.m. at the Town Hall, for the following purpose:

1. RESOLUTION TC26-52: To consider and act upon a resolution which would appropriate \$60,000 from Golf Course Retained Earnings 21-315200 to Capital Outlay 21100000-581888 to purchase two new 3250 Q triplex specialty mowers. (L&A)
2. RESOLUTION TC26-53: To consider and act upon a resolution which would authorize the submission of the funding application for the Long Hill Green improvements under the Main Street Investment Fund Program and identifies, Timothy M. Herbst First Selectman, as the individual authorized to sign the application and all subsequent amendments, reports and related documents in order to administer and implement the project. (L&A)
3. RESOLUTION TC26-54: To consider and act upon a resolution which would authorize the Town of Trumbull to accept five (5) pieces or parcels of land, piece or parcel no. 1 located on the easterly side of Colonel Henry Mucci Highway (CT Route 25) containing 6.1 acres, more or less, for Open Space and Recreational Purposes, piece or parcel no. 2 located on the southerly side of Colonel Henry Mucci Highway (CT Route 25) containing 16.3 acres, more or less, for Open Space and Recreational Purposes, piece or parcel no. 3 located southwesterly of the Pequonnock River containing 3.6 acres, more or less, for Highway Purposes, piece or parcel no. 4 located easterly of Parcel No. 3, on the northeasterly side of Colonel Henry Mucci Highway (CT Route 25), containing 30.9 acres, more or less, for Open

Space and Recreational Purposes and piece or parcel no. 5 located on the northerly side of Main Street (CT Route 25) containing 27.9 acres, more or less, for Open Space and Recreational Purposes from the State of Connecticut for the consideration of \$1,000, file number 144-110, serial number 038A. (L&A)

VIII ADJOURNMENT
COPY OF THE RESOLUTION ATTACHED HERETO
Carl A. Massaro, Jr., Chairman Trumbull Town Council

RESOLUTIONS

1. RESOLUTION TC26-52: BE IT RESOLVED, That \$60,000 is hereby appropriated from Golf Course Retained Earnings 21-315200 to Capital Outlay 21100000-581888 to purchase two new 3250 Q triplex specialty mowers.
2. RESOLUTION TC26-53: BE IT RESOLVED, That submission of the funding application for the Long Hill Green improvements under the Main Street Investment Fund Program is hereby authorized and Timothy M. Herbst First Selectman, is hereby identified as the individual authorized to sign the application and all subsequent amendments, reports and related documents in order to administer and implement the project. (Full Resolution Attached)
3. RESOLUTION TC26-54: BE IT RESOLVED, That Town of Trumbull is hereby authorized to accept five (5) pieces or parcels of land, piece or parcel no. 1 located on the easterly side of Colonel Henry Mucci Highway (CT Route 25) containing 6.1 acres, more or less, for Open Space and Recreational Purposes, piece or parcel no. 2 located on the southerly side of Colonel Henry Mucci Highway (CT Route 25) containing 16.3 acres, more or less, for Open Space and Recreational Purposes, piece or parcel no. 3 located southwesterly of the Pequonnock River containing 3.6 acres, more or less, for Highway Purposes, piece or parcel no. 4 located easterly of Parcel No. 3, on the northeasterly side of Colonel Henry Mucci Highway (CT Route 25), containing 30.9 acres, more or less, for Open Space and Recreational Purposes and piece or parcel no. 5 located on the northerly side of Main Street (CT Route 25) containing 27.9 acres, more or less, for Open Space and Recreational Purposes from the State of Connecticut for the consideration of \$1,000, file number 144-110, serial number 038A.

FULL RESOLUTION

RESOLUTION TC26-53: BE IT RESOLVED, WHEREAS, the State of Connecticut, Department of Housing offers competitive grants through the Main Street Investment Fund Program, and

WHEREAS, grants are to be used to improve commercial centers in order to attract small businesses, promote commercial viability and improve aesthetics and pedestrian access, and

WHEREAS, grants cannot exceed \$500,000 and shall be used for improved lighting, sidewalks, new signage, expanded recreational and green space and other related improvements or renovations, and

WHEREAS, the Town of Trumbull will submit an application for funding to support improvements to Long Hill Green, and

THEREFORE, the Trumbull Town Council authorizes the submission of the funding application for the Long Hill Green improvements under the Main Street Investment Fund Program and identifies, Timothy M. Herbst, First Selectman, as the individual authorized to sign the application and all subsequent amendments, reports and related documents in order to administer and implement the project.

**TOWN OF TRUMBULL
MOTIONS AND VOTES
BOARD OF FINANCE
April 14, 2016**

CALL TO ORDER

Chairman Hammers called the Board of Finance meeting to order at 7:07 pm at the Town Hall, Trumbull, Connecticut. All those present joined in the Pledge of Allegiance.

ATTENDANCE

Present

Elaine A. Hammers, Chairman
Roy Molgard
William S. Haberlin
Andrew Palo
Scott Zimov
Ted Chase, Alternate

Absent

Thomas Kelly
Vincent DeGennaro, Alternate
Karen A. Egri, Alternate

Also present:

Maria Pires, Finance Director; Stuart McCarthy, Director - Parks and Recreation; Chief Lombard; DC Thomas Savarese; Chief Laucella; Anthony Musto, Treasurer, Therese Keegan, Internal Auditor

FISCAL YEAR 2015-2016 SUPPLEMENTAL APPROPRIATION

04-16-02

Mr. Haberlin moved, seconded by Mr. Molgard, to transfer \$60,000 from Golf Course Retained Earnings # 21-315200 to Capital Outlay # 21100000- 581888 \$60,000 to purchase two new 3250 Q triplex specialty mowers.

Vote: 5-0-0

FISCAL YEAR 2015-2016 TRANSFER

4-16-03

Mr. Haberlin moved, seconded by Mr. Molgard, to transfer \$12,000 from Maintenance/Repair Service Contract #01022000-578801 to Professional Development #01022000-556601 \$2,000 for college tuition reimbursement, per Union Contract, and to Transportation-Vehicle Repair # 01022000-567702 \$10,000 for vehicle repair.

Vote: 5-0-0

FISCAL YEAR 2015-2016 TRANSFER

4-16-04

Mr. Haberlin moved, seconded by Mr. Molgard, to transfer \$29,000 from Services and Fees #01022600-522202 to Program Supplies #01022600-534402 to replace a broken stretcher, purchase medical supplies and medications and to transfer \$6,000 from Services and Fees #01022600-522202 to Ancillary 01022600-522203 \$6,000, to increase the reserve for funds used to pay March–June staffing invoices.

Vote: 5-0-0 \$29,000 transfer

Vote: 5-0-0 \$6,000 transfer

FISCAL YEAR 2015-2016 TRANSFER

4-16-05 to 4-16-14

Mr. Haberlin moved, seconded by Mr. Molgard, to transfer \$5,148 for the various accounts listed on Schedule A, attached hereto and made a part hereof.

4-16-05 to 4-16-13: Vote: 5-0-0

4-16-14: Vote: 4-1-0 (opposed: Zimov)

FISCAL YEAR 2015-2016 TRANSFER

4-16-15

M. Haberlin moved, seconded by Mr. Molgard, to transfer \$5,950 from Social Services –Salaries FT #01050000-501101 to Social Services –Salaries PT #01050000-5011012 \$5,950. Administrative position was charged 50/50 and now adjusted to 75% due to Sr. Center Director retiring. Part time position left out during transfer to FT.

Vote: 5-0-0

APPROVAL OF MINUTES

Mr. Haberlin moved, seconded by Mr. Zimov, to approve the Minutes for the 2/18/2016 meeting.
Mr. Haberlin moved, seconded by Mr. Zimov, to amend the Minutes by correcting Mr. Haberlin's middle initial and to approve the amended minutes.

Vote: 5-0-0

Mr. Haberlin moved, seconded by Mr. Zimov, to approve the Minutes for the 2/23/2016 meeting.
Mr. Haberlin moved, seconded by Mr. Zimov, to amend the Minutes by correcting Mr. Haberlin's middle initial and to approve the amended minutes.

Vote: 5-0-0

Mr. Haberlin moved, seconded by Mr. Zimov, to approve the Minutes for the 4/4/2016 meeting.
Mr. Haberlin moved, seconded by Mr. Zimov, to amend the Minutes by correcting Mr. Haberlin's middle initial and to approve the amended minutes.

Vote: 4-0-1 (abstained: Palo)

ADJOURNMENT

By unanimous consent, the meeting was adjourned at 9:15 pm.

Respectfully submitted,

Phyllis Collier
Board of Finance Clerk

TOWN OF TRUMBULL
BOARD OF FINANCE

REQUEST FOR ACTION

DATE: 4/14/2016
AGENDA: 4-16-02
AMOUNT: \$60,000

2015-2016

TRANSFER [x]

FROM: ACCOUNT NO. 21-315200 \$60,000
ACCOUNT NAME Golf Course Retained Earnings

TO: ACCOUNT NO. 21100000- 581888 \$60,000
ACCOUNT NAME Capital Outlay

(C) SUMMARY OF REQUEST: To purchase two new 3250 Q triplex specialty mowers

(D) REQUESTED BY: Stuart McCarthy, Parks and Recreation Director

(E) SUPPORTING DATA: SEE ATTACHED.

(F) CONCURRENCE: [] YES [] NO [] NEED ADD'L INFORMATION



TIMOTHY M. HERBST, FIRST SELECTMAN

(G) BOARD OF FINANCE ACTION:

1. APPROVED
2. RECOMMENDED TO TOWN COUNCIL
3. TABLED
4. DENIED
5. OTHER

Stuart S. McCarthy
Director of Parks and Recreation
smccarthy@trumbull-ct.gov

Town of Trumbull
CONNECTICUT

Town of Trumbull
5892 Main Street
Trumbull, Connecticut 06611
Phone: 203.452.5064



Date: April 6, 2016

To: Board of Finance

From: Stuart McCarthy *[Signature]*
Director of Parks and Recreation

Cc: John Chiota
Chairman, Tashua Knolls Golf Course Commission

Re: Appropriation Request Tashua Golf Course

The Parks and Recreation Department, on behalf of the Tashua Knolls Golf Course Commission, is requesting an appropriation of \$58,330.90 from the Golf Course Retained Earnings account 21 315200 to account 21 100000-589901 for the purchase of two (2) triplex greens mowers.

581888 MTD

The funds to support this request have been recognized as part of the trade in value of the recently replaced fleet of golf cars for the golf course. A check in the amount of \$59,400 was recently deposited in the retained earning account. As a result the appropriation will not impact the retained earnings balance.

The purchase of two Toro 3250Q triplex mowers will be incorporated into the maintenance equipment inventory replacing mowers 14 and 20 years old respectively. The pricing is based on State bid pricing.

The Golf Commission voted at its November 23, 2015 meeting to approve this purchase and forward the request to the Town for approval.

Your favorable consideration is appreciated. If you have any questions please do not hesitate to contact me directly.

Memorandum

To: Phyllis Collier
From: Ron Dray
Date: February 3, 2016
Re: Golf Course Commission Board of Finance Request

The Tashua Knolls Golf Commission is enclosing a request for the Board of Finance for the purchase of two triplex machines. Enclosed is all of the information necessary for that request. We would like our request to be included on the February agenda.

Please let me know if you require any additional information.

Thank you,

Ron Dray, Chairman
Tashua Knolls Golf Commission

**Golf Commission Meeting
November 23, 2015
Minutes**

Members Present: Ron Dray, Chairman; Owen Evans, Vice-Chairman; Richard DeLibro; Joe DeLuca; Tony Guzzi; Joyce Michaels; Jonathan Turk (arrived 7:15 PM); Diane Wheeler

Also Attending: Bobby Brown, Director of Golf; Hidalgo Nagashima, Director of Golf Course Properties; Scott Lund, Golf Course Superintendent; Stuart McCarthy, Director of Parks and Recreation

Members Absent: Teri Deal

Ron Dray, Chairman, called the meeting to order at 7:00 PM.

Review and Approval of Prior Minutes:

Review and approval of the Minutes of October 26, 2015 . . . A Motion was made by Mrs. Michaels seconded by Mr. DeLibro to approve the minutes as is. Motion carried unanimously.

Audience Participation:

- None

Director of Golf Course Properties & Superintendent Reports (Hidalgo Nagashima & Scott Lund):

Labor:

- Director of Golf Course Properties (Nagashima)
- Golf Course Superintendent (Lund)
- Mechanic (Plaveck)
- Full-time Greensmen (Cook, Romano, Markaj)
- Part-time Greensmen (Quinn, Rodriguez, Martins, Harrison, Hicks, Hoepfner, Ferguson, Somerville, Riley, Mahlstedt)
- Summer Seasonal (Bova, Bova, Ormsbee)

Maintenance Department:

- **Tashua Glen – (Scott Lund):**
 - Work on the Glen has slowed in recent weeks as the majority of the maintenance staff is working on the 8th and 9th Knolls tees and forward tees.
 - Mr. Lund felt that the new maintenance procedures on the Glen have resulted in improvement in the conditions on the Glen. The Commission agreed and Mr. Dray and Mr. Evans extended kudos to Mr. Lund.

- Mr. Dray asked Mr. Lund to prepare a map of the Glen trees that needed to be removed.
- **Tashua Knolls – (Hidalgo Nagashima):**
 - The greens on both courses will be vertidraind on December 1st. Mr. Turk asked for an explanation of what that entailed. Mr. Nagashima stated that it was an aeration that goes down between 8 – 12 inches rather than the 4 – 6 inches of other aerations.
 - The maintenance department is making preparations to “put the course to bed” for the winter.
 - Fall Projects Include:
 - Continued tree pruning
 - Repairing fairway depressions
 - Expansion of the forward tees
 - Renovation of 8th and 9th tee complexes
 - The pump house and on-course bathrooms have been winterized. In addition the doors, locks and walls have been reinforced in order to deter vandalism. Estimates for additional security for the building are being investigated.
 - The irrigation system has been blown out.
 - Mr. Dray advised the Commission that he and Mr. Evans authorized switching of weekend days for Mr. Lund and overtime for Mr. Romano as well to complete the tee projects during the month that the Excavator is being rented.

Green Committee (Owen Evans):

- Mr. Evans distributed an updated Green Committee work list showing the open actions being worked on and the numerous actions completed recently. The majority of the work at this time is on the 8th, 9th and forward tees.
- Tree trimming is also being worked on. After the course closes for the season, Long Hill and the maintenance crew will perform more extensive work. The trees to be taken down were previously determined by the green committee and approved by the Golf Commission. Commissioners are still invited to review the trees.
- **Director of Golf Operations/Head Professional Report (Bobby Brown):**

Golf Operations:

- October rounds and revenue were strong.
- The mild November is contributing to an outstanding month.
- The starter and player assistant staff has been reduced.
- The final clearance sale for the season will continue in the pro shop until the end of the season.
- All pro shop credits must be redeemed by December 15 or the last day of play – whichever is later.
- All rain checks must be redeemed by the last day of play for the season.

Marketing:

- Mr. Brown proposed a closing date for the 2015 season of December 20, weather permitting.

Mr. DeLuca made a motion seconded by Mr. DeLibro, to close the course for the 2015 season on December 20th, weather permitting. Motion carried unanimously.

House Committee (Ron Dray):

- The winter HVAC maintenance has been completed on one boiler. Hulse is scheduled to return to service the second boiler.
- Mr. Dray discussed the worn and dirty look of the carpet in the common areas of the clubhouse. According to the contract, Mr. Faustini is responsible for replacing the carpet with the Commission agreeing to pay for 30% of the cost under the conditions that we approve the carpet and cost in order to budget for the item. As Mr. Faustini has not proved a cost or sample, the carpet replacement cannot be budgeted.

Concessionaire (Mr. Faustini):

- None – did not attend.

Finance (Jonathan Turk):

October Revenue from POS System

Total Income (including carts)		
2014	2015	Change
\$162,375	\$162,375	-0.01%

Knolls (including carts)

2014	2015	Change
\$137,231	\$132,998	-3.1%

Glen (including carts)

2014	2015	Change
\$28,545	\$29,908	+4.8%

October Round Analysis:

Knolls		
2014	2015	Change
3,668	3,630	-1.0%

Glen		
2014	2015	Change
1,445	1,532	+6.0%

Items of Note:

- Weather conditions have been mild and dry. Revenue to date is 2.9% higher than last year. Hopefully we will continue to have good weather well into December.
- The preliminary budget meeting took place in October. Mr. Turk thanked Mr. Nagashima, Mr. Brown, Mrs. Plumeau and Mr. Dray for their valuable input which made the process much easier. The Commissioners previously received a copy of the proposed budget and were asked to review it and prepare any questions they might have. Mr. Turk would like to discuss the budget under New Business, make any necessary revisions and vote on the final budget this evening.

Correspondence:

- A request was received by Mr. John Ponzio, Town Treasurer, regarding the 2016 Trumbull First Selectman's Golf Classic.

A motion was made by Mr. Dray; seconded by Mr. Evans; to approve the Trumbull First Selectman's Golf Classic on Friday, August 12, 2016. Motion carried unanimously.

- A request was made by Mrs. Karen Daly, President of the Ladies' 9 Holers regarding their 2016 season:

A motion was made by Mr. DeLuca; seconded by Mrs. Michaels; to approve the Tashua Knolls Ladies 9 Holers requests as follows:

1. Invitational Tournament on Thursday, July 14, 2016 with an 8:00 AM shotgun start with carts at residential rates.
2. Block time on Thursday mornings from April through October.

Motion carried unanimously.

- A request was received from Mrs. Sara Walden, President of the Ladies' 18 Holers regarding their 2016 season.

A motion was made by Mr. Guzzi, seconded by Mrs. Michaels; to approve the Tashua Knolls Ladies 18- Holers requests as follows:

1. Member/Guest Tournament on Thursday, July 28, 2016 at resident rates.
2. SCWGA tournament on September 15, 2106 at 8:00 AM at preferred rates.
3. Block time on Thursday mornings from April through October.

Motion carried unanimously.

Old Business:

- Mr. Brown updated the Commission on the cost of the EZ-Go golf car lease. Recalculating the finance cost of the carts resulted in an annual lease cost of \$74,014.

Mr. DeLuca made a motion seconded by Mr. DeLibro, to accept the bid from EZ-Go for our 5-year lease of their golf cars and TKV system at a cost of \$74,014 for the first year. Motion carried unanimously.

- Mr. Dray asked the Commission to consider allowing Mr. Brown to use the gas at the maintenance barn for his on-course range vehicles. Mr. Nagashima would keep track of the amount used and Mr. Brown would reimburse the Town. It would be less expensive and more convenient for Mr. Brown to use on-site gas as he currently drives his personal vehicle to a gas station and uses gas cans to fill the range vehicles. Mr. Evans agreed with the idea but asked that the Commission check with the Town to verify there is no conflict.

Mrs. Michaels made a motion seconded by Mr. Turk, to allow Mr. Brown to use the on-site gas to fill his on-course vehicles pending Town review. Motion carried unanimously.

- Mr. Dray updated the Commission regarding the vulnerability to vandalism of some of our course vehicles that are left outside. In particular, was the incident involving the theft of the range picker. Several ideas were discussed, but the Commission felt the best alternative was to store as many vehicles as possible in the lean-to attached to the Miklus Indoor Training Center.

Mrs. Wheeler made a motion seconded by Mr. Evans, to store as many on-course vehicles in the lean-to as possible. Motion carried unanimously.

- Mrs. Michaels began a discussion of a possible rewards program for golf. She felt that we had begun discussions on the issue on several occasions, but felt that we had not fully developed or voted on specific plans. Mrs. Michaels felt it was a good time to form a committee to explore the options and present them to the Commission. Mr. Dray agreed and a committee was named with Mr. Brown, Mr. Guzzi and Mrs. Michaels as members.

New Business

- Mr. Dray asked the Commission to consider adding additional fencing around the cart barn. When the cart path on the side of the barn was widened, it created a steep slope that could represent a safety hazard. The addition of fencing would also serve as a barrier to people sneaking onto the course.

Mr. Turk made a motion seconded by Mr. Evans, to add fencing on the side of the cart barn at a cost not to exceed \$1,000. Motion carried unanimously.

- Mr. Evans asked the Commissioners if they thought he should contact the CSGA because we have not yet received a request to hold a tournament for them in 2016. Several Commissioners felt that the reason may be because we are hosting the Amateur in 2017. But the Commission agreed to ask the CSGA about a tournament so that we could set our dates for the 2016 season.
- Mr. Brown informed the Commission of a marketing program by Benchcraft. The program includes a book with information regarding the course and advertising that the company would sell. The course would get between 5,000 to 7,500 copies of the book at no charge. The books could be distributed to local area hotels. The course would have to sign a contract to use the service for 3-years and to not have any conflicts with any advertisers. Although the Commissioners felt it was a beneficial idea, they asked that the contract be reviewed and the company be contacted regarding any possible conflicts with the golf car advertising.
- Mr. Turk began a discussion of the proposed budget for the 2016/17 fiscal year. The following motions were made as a result of the discussion.

Mr. Turk made a motion seconded by Mr. Guzzi, to approve \$20,000.00 in the capital account for a blower and dump trailer. Motion carried unanimously.

Mr. Evans made a motion seconded by Mr. DeLuca, to add \$3,000.00 in the maintenance services account for additional cart path repair. Motion carried unanimously.

Mr. Turk made a motion seconded by Mr. Guzzi, to add \$6,227.00 in the lease account for a lease on an Excavator to replace a rough mower coming off lease. Motion carried unanimously.

- After the discussion was complete, the Commission voted to approve a budget for the 2016/17 fiscal year.

Mr. Dray made a motion seconded by Mr. Turk, to approve a budget of \$1,999,872.00 representing a 2.48% increase for the 2016/17 fiscal year with the understanding that there may be some adjustments in the salary, utility and reimbursable accounts. Motion carried unanimously.

Executive Session:

Mr. Dray made a motion seconded by Mr. Evans at 8:20 PM to move into Executive Session to discuss pending mediation. Also invited to attend was Mr. Brown, and Mr. McCarthy. Motion carried unanimously.

- Mr. Brown and Mr. McCarthy left the Executive Session at 8:50 PM.

A motion to exit Executive Session was made by Mr. DeLuca at 9:30 PM and seconded by Mrs. Michaels. Motion carried unanimously.

- The following motions were made at the conclusion of the Executive Session.

Mr. Dray made a motion seconded by Mr. DeLuca, to split the cost 50/50 with Mr. Faustini of an accredited HVAC engineer to perform a full review of the HVAC equipment in the restaurant. Motion carried unanimously.

Mr. Dray made a motion seconded by Mr. Evans, to approve approximately \$60,000 to be used for the cost of two Triplex machines. Motion carried unanimously.

Mr. Dray made a motion seconded by Mrs. Michaels, to approve a management contract extension for ATK Golf Services Inc. with the following:

1. 4-year extension
2. Increased bond and medical reimbursement of \$2,500
3. Policy for days worked outside of contract parameters

Motion carried unanimously.

Mr. Dray made a motion seconded by Mr. Evans, to approve a contract extension for Hidalgo Nagashima with the following:

1. 4-year extension

Motion failed 4 – 3 with 1 Abstain

- In addition the Commission gave its consensus for legal counsel to draft a letter to Fence-Me-In for substandard work done on range netting at the course.

Adjournment:

A motion was made by Mrs. Wheeler at 9:50 PM; seconded by Mr. DeLibro to adjourn the meeting. Motion carried unanimously.

Respectfully submitted,

Christine A. Plumeau
Golf Course Commission Clerk

Stuart S. McCarthy
Director of Parks and Recreation
smccarthy@trumbull-ct.gov

Town of Trumbull
CONNECTICUT

Town of Trumbull
5892 Main Street
Trumbull, Connecticut 06611
Phone: 203.452.5064



To: Maria Pires

From: Stuart McCarthy *SM*

Date: March 11, 2016

Re: Check from EZ GO

Maria,

Attached is a check from EZ Go in the amount of \$59,400. This represents the trade in value of the golf cars which the Golf Commission has voted to use for purchase of two Triplex mowers (pending approval).

Cc: Christine Plumeau



E-Z-GO, A Textron Company
P.O. Box 77087, Fort Worth, TX 76177

CHECK
DATE

03/09/2016

VENDOR
NUMBER 803396

603301

Date	Voucher #	Invoice #	Gross	Discount	Net
02/24/2016	90731615	0090731615	59,400.00	0.00	59,400.00
The attached check is payment for the above invoice(s). Please detach for your records.			59,400.00	0.00	59,400.00

#21100000 - 480052



E-Z-GO, A Textron Company
P.O. Box 77087, Fort Worth, TX 76177

JPMorgan Chase Bank, N.A.
Syracuse, NY 13208
60-437213

603301

DATE 03092016 CHECK NUMBER 803301
MMDDYYYY

\$ *****59,400.00*

*** FIFTY-NINE THOUSAND FOUR HUNDRED USD and 00 /100***

PAY THIS AMOUNT

PAY TO THE ORDER OF "TOWN OF TRUMBULL, CONNECTICUT
5866 MAIN STREET
TRUMBULL CT 06611
USA

Mary J. Gray
AUTHORIZED SIGNATURES

⑈603301⑈ ⑆021309379⑆

601221088⑈

Memorandum

To: Lynne Arnow, Chief Administrative Officer
From: Rina Bakalar, Director of Economic and Community Development
Re: Grant Application to Main Street Investment Fund/Resolution Required
Date: April 18, 2016

Attached please find language to be submitted to the Council in order to authorize an application to the Main Street Investment Fund grant program by the submission deadline of May 31, 2016. Below please find a brief grant summary as background:

Funding Source: Connecticut Department of Housing

Grant Program: Main Street Investment Fund

Funding Cap: Grants not to exceed \$500,000

Cost Share/Match: Matching funds are not required, however, leveraging and cost sharing is looked upon favorably.

Purpose of Funds: To support projects that are part of a plan previously approved by the governing body of the municipality to develop or improve town commercial centers to attract small businesses, promote commercial viability, and improve aesthetics and pedestrian access so as to contribute to the overall economic success of a municipality.

Use of Funds: Funds can be used to support façade or awning improvements; sidewalks improvements or construction; landscaping and development of recreational areas and greenspace; bicycle paths; improved lighting; new signage and other related improvements deemed to contribute to the economic success of the municipality.

Trumbull's Focus: Improvements to Long Hill Green including greenspace, sidewalks, landscaping, lighting and signage in order to enhance aesthetics, pedestrian access and commercial viability.

Whereas, the State of Connecticut, Department of Housing offers competitive grants through the Main Street Investment Fund program, and

Whereas, grants are to be used to improve commercial centers in order to attract small businesses, promote commercial viability and improve aesthetics and pedestrian access, and

Whereas, grants cannot exceed \$500,000 and shall be used for improved lighting, sidewalks, new signage, expanded recreational and green space and other related improvements or renovations, and

Whereas, the Town of Trumbull will submit an application for funding to support improvements to Long Hill Green, and

Therefore, the Trumbull Town Council authorizes the submission of the funding application for the Long Hill Green improvements under the Main Street Investment Fund Program and identifies, Timothy M. Herbst, First Selectman, as the individual authorized to sign the application and all subsequent amendments, reports and related documents in order to administer and implement the project.

PLANNING AND ZONING
June 17, 2015

The Planning and Zoning Commission, of the Town of Trumbull, met for a regularly scheduled meeting on Wednesday, June 17, 2015 in the Council Chambers of the Trumbull Town Hall.

Members Present: Richard C. Deecken, Chairman
Anthony Chory, Vice-Chairman; Tony Silber, Secretary
Fred Garrity, David W. Preusch and alternate Don Scinto

Also Present: Jamie Brätt, Director of Economic and Community Development
Vincent M. Marino, Town Attorney
Bill Maurer, Engineering Department

The following is a brief summary of the meeting. A complete record is on tape, on file, in the office of the Planning and Zoning Commission located in the Trumbull Town Hall.

With a quorum being present the Chairperson called the meeting to order at 7:30 p.m.

The voting members for tonight's meeting were as follows: Chairman Deecken, Anthony Chory, Fred Garrity, David Preusch and Tony Silber.

PUBLIC HEARING

A letter submitted by Attorney John Knuff, advising that Application #15-17 (Amending of Art. III) has been withdrawn, was read for the record.

The Chair then called for a motion to move the agenda to allow the proposed minor modifications to Special Permit #14-25 to be heard following the public hearing for Application #15-23, as they are interrelated.

MOTION MADE (Chory), seconded (Silber) and unanimously carried to move agenda item "Minor Modification of Existing Special Permit" out of order.

LIQUOR LOCATION PERMIT

Application #15-23 – Sitting Duck Tavern
4244 Madison Avenue

David Rutigliano, proprietor and Alan Webber, CFO of M.F.DiScala & Co. came forward. Mr. Rutigliano made known that he serves as the State Representative from the 23rd District but is before this Board tonight in the capacity of small business owner.

Ms. Brätt informed that in the process of applying for a State Liquor Permit there were several potential events checked off that would not be in conformance with the Town's zoning regulations. Responding to an inquiry, as to whether State permitted uses would supersede zoning requirements, the Town Attorney advised that in this instance local zoning ordinances would have precedence. Mr. Rutigliano advised that his intent was to comply with all zoning requirements.

The public hearing for Application #15-23 was concluded and the Commission took action as follows. MOTION MADE (Garrity), seconded (Chory) and unanimously carried to approve Application #15-23, as presented.

The public hearing was then recessed to hear agenda item "Request for Minor Modification of Existing Special Permit" out of order.

Minor Modification of Existing Special Permit

Application #14-25 – M&F DiScala & Co.
4244 Madison Avenue

- a) Minor modification to permit installation of Captrate Combo Filters and CaptiveAire's CASRE Utility Set Fan to satisfy condition pertaining to establishment of an exhaust system for restaurant use that addresses and mitigates odors.

- b) Minor modification to permit two anchor tenant signs on the front edifice of 4244 Madison Avenue, which conform with regulations pertaining to signage in the Village Retail Overlay Zone.

The proposed modifications were presented by Alan Webber of M&F DiScala & Co and David Rutigliano. Mr. Webber began by presenting a packet of technical information on the proposed system, which he indicated would be more cost effective but equal to what was originally proposed.

A copy of the notification letter, sent at the request of the Commission, to the abutting property owners informing them of the proposed changes, was also distributed. A letter submitted by the Lower Long Hill Coalition was then read. The correspondence indicated approval of the alternative filtration system but it requested that the following conditions be considered.

Condition #1 dealt with the cleaning and maintenance of the filters.

It was agreed that this area would fall under the purview of the Fire and Health Departments.

Condition #2 requested that the exhaust fans, tied to the kitchen hoods, be of a high velocity up-blast type, which Mr. Webber indicated is what is being proposed.

Condition #3 asked that the exhaust fan be mounted as high as possible so that the air is discharged further up to reduce odors at ground level.

Mr. Rutigliano informed that the mounting will be on the roof 16 to 20 feet off the ground, which complies with the original site plan approval. He noted further that a higher elevation would not make a difference, as no odors would penetrate the surrounding area from either level.

Upon inquiry, Mr. Webber advised that the proposed exhaust fan creates no added noise and is no louder than any standard fan.

The presentation was then completed and the Commission took action as follows.

MOTION MADE (Deecken), seconded (Preusch) and unanimously carried to approve proposed minor modification to Special Permit #14-25 to permit installation of Captrate Combo filters and CaptiveAire's CASRE Utility Set Fan; subject to the conditions submitted by the Lower Long Hill Coalition (letter of June 5, 2015), which were modified and approved as follows.

1. Condition #1 not under the purview of Planning and Zoning, as the maintenance and cleaning of the filter system remains under the jurisdiction of the Fire and Health Departments.
2. Conditions #2 and #3. Condition #3 to be modified as follows: Exhaust fan assemblies shall be mounted in accordance with the approved minimum height requirements.

The second portion of the modification request was then addressed.

- b) Minor modification to permit two anchor tenant signs on the front edifice of 4244 Madison Avenue, conforming with regulations pertaining to signage in the Village Retail Overlay Zone.

Alan Webber presented. A modification of the approved sign bands for two locations is requested. Mr. Webber explained that the two restaurant tenants will require signage with more height and less width, as they have more frontage. The proposed carved/dimensional painted signage for the Sitting Duck Tavern was viewed. Several Commissioners indicated preference for the new signage commenting that the proposed design adds to the character of the plaza.

Following the presentation the proposal was considered and the Commission took action as follows.

MOTION MADE (Garrity), seconded (Chory) and unanimously carried to approve proposed minor modifications to sign dimensions pertaining to Application #14-25, as presented.

The public hearing then resumed.

PUBLIC HEARING

SUBDIVISION

Application #15-24 – Richard Hansen

Re-subdivision Map, dated 11/11/14, Prepared for Dwight C. Hansen
2 Lots Huntington Turnpike opposite Carriage Drive

David Bjorklund and the applicant conducted the presentation.

The subject parcel is the remainder of the subdivision initiated in 2001. The remaining 3.90 acres is now the subject of the current application to create two one acre building lots.

The Commission was advised that the northern most portion of the parcel would be deeded to the town and combined with Mischee Brook Park, which was created in 1970 through a 16.6 acre donation of land by the applicant's grandfather.

Mr. Bjorklund advised that the necessary waiver for lot frontage was approved by the ZBA in 2014. IWWC approval to construct two single family dwellings has also been received along with DOT approval

for the two proposed curb cuts. Upon inquiry, the project engineer advised that the Parks Commission has voted favorable to accept the 1.7 acres as park land.

Jamie Brätt indicated that with the necessary waivers in place the proposal meets with all applicable subdivision standards. She also confirmed that the March 2015 minutes of the Parks and Recreation Commission reflects approval of the subject donation of land.

Upon further discussion and review the following motion was made.

MOTION MADE (Garrity), seconded (Chory) and unanimously carried to approve Application #15-24, as presented and plans submitted.

SPECIAL PERMIT

Application #15-20 – Marsel Huribal
2991 Nichols Avenue

Pursuant to Art. II, Sec. 6, Special Permit/Adaptive Reuse to convert existing dwelling into medical/professional office use. HEARING CONTINUED FROM MAY 20, 2015.

Attorney Christopher Russo came forward advising that the applicant wishes to withdraw the application to provide opportunity for P&Z staff to review a proposed alternative traffic plan providing ingress and egress from Nichols Avenue. Mr. Russo indicated that the intent is to re-submit at the August meeting.

Commissioner Garrity made note of the existing heavy congestion on Nichols Avenue and suggested that entry and exiting from Huntington Turnpike be reconsidered. Ms. Brätt also advised that a report from the traffic division of the Police Department will be required prior to re-submittal. Bill Maurer commented further that as both Nichols Avenue and Huntington Turnpike are State roads, the DOT will have the final say as far as egress and ingress.

Application #15-25 – Eslam Gebriel & Joanne Mekawi
63 Lauderdale Drive

Pursuant to Art. II, Sec. 1.2.2.7 to establish 1,025 sq. ft. accessory apartment within existing footprint.

Eslam Gebriel came forward. The submitted plans indicated all construction to be within the footprint. Ms. Brätt advised that the proposal, as presented, conforms to zoning standards.

MOTION MADE (Chory), seconded (Silber) and unanimously carried to approve Application #15-25, as presented and plans submitted.

This concluded the Public Hearing.

REGULAR MEETING

Acceptance of Minutes

MOTION MADE (Chory), seconded (Silber) and unanimously carried to approve the minutes of the May 20, 2015 regular meeting, as recorded.

Request for Extension of Time

For Filing of Subdivision Map – Application #15-14

Mary Grace Mandanici and John Mandanici, Jr.
4 Lot Subdivision
254 Shelton Road

The letter of request submitted by the applicant's representative, Attorney Raymond Rizio, was read.

MOTION MADE (Garrity), seconded (Chory) and unanimously carried to approve a 90 day extension, to November 3, 2015, for the filing of the approved subdivision map pertaining to 254 Shelton Road.

Municipal Improvement

Pursuant to CGS 8-24 request for P&Z recommendation regarding donation of five (5) parcels of land from the State of Connecticut to the Town of Trumbull.

Jamie Brätt came forward and provided a detailed description of the proposed acquisition. Pursuant to Public Act No. 04-186, Section 26 the State of Connecticut is required to initiate transfer of excess land to the local municipality. The Act also stipulates that the land must be utilized as either open space or for recreational purposes or the property will revert back to the State.

The five parcels being offered have been recognized as access land by the State. The properties in question are located in various locations in the vicinity of Route 25 and were identified, as follows.

- Parcel 1 – 6.1 acres abutting Twin Brooks Park
- Parcel 2 – 16.3 acres off of Parlor Rock Road and Overlook Place
- Parcel 3 – Old Mine Road and Tunsen Circle
- Parcel 4 – Area leading into Old Mine Park
- Parcel 5 – Behind the State salt shed located on Monroe Turnpike

There was general consensus of agreement that the acquisitions would be beneficial to the Town.

MOTION MADE (Chory), seconded (Preusch) and unanimously carried to recommend Town Council approval of the proposed transfer of 5 parcels of land to the Town of Trumbull by the State of Connecticut.

There being no further business to discuss, the June 17, 2015 meeting of the Planning and Zoning Commission adjourned at 8:45 p.m. with unanimous consent.

The next regularly scheduled meeting of the Planning and Zoning Commission will be held on Wednesday, August 19, 2015 at 7:30 p.m. in the Council Chambers of the Trumbull Town Hall.

The Planning and Zoning Commission has no meetings scheduled for the month of July.

Respectfully submitted,

Helen Granskog
P&Z Administrator/Clerk

To: MEMBERS OF THE PLANNING AND ZONING COMMISSION

RE: REGULAR MEETING – WEDNESDAY, June 17, 2015

The Planning and Zoning Commission will hold a regularly scheduled meeting on Wednesday, June 17, 2015 at 7:30 p.m. in the Council Chambers of the Trumbull Town Hall.

**AGENDA
REVISED**

PUBLIC HEARING

ZONING AMENDMENT

Application #15-17 – Amending of Art. III to add Sec. 10, Lots Fronting Discontinued or Abandoned Roads, § 10.1 - WITHDRAWN

LIQUOR LOCATION PERMIT

Application #15-23 – Sitting Duck Tavern
4244 Madison Avenue

Pursuant to Art. VII proposed location for a restaurant liquor permit

SUBDIVISION

Application #15-24 – Richard Hansen

Re-subdivision Map, dated 11/11/14, Prepared for Dwight C. Hansen
2 Lots Huntington Turnpike opposite Carriage Drive

SPECIAL PERMIT

Application #15-20 – Marsel Huribal
2991 Nichols Avenue

Pursuant to Art. II, Sec. 6, Special Permit/Adaptive Reuse to convert existing dwelling into medical/professional office use. HEARING CONTINUED FROM MAY 20, 2015

Application #15-25 – Eslam Gebriel & Joanne Mekawi
63 Lauderdale Drive

Pursuant to Art. II, Sec. 1.2.2.7 to establish 1,025 sq. ft. accessory apartment within existing footprint.

REGULAR MEETING

Acceptance of Minutes

Accept minutes of the May 20, 2015 Regular Meeting.

Request for Extension of Time

for Filing of Subdivision Map - Application #15-14

Mary Grace Mandanici and John Mandanici, Jr.
4 Lot Subdivision
254 Shelton Road

Minor Modification

of Existing Special Permit – Application #14-25

M&F DiScala & Co.
4244 Madison Avenue

- a) Minor modification to permit installation of Captrate Combo Filters and CaptiveAire's CASRE Utility Set Fan to satisfy condition of an exhaust system for restaurant use that addresses and mitigates odors.
- b) Minor modification to permit two anchor tenant signs on the front edifice of 4244 Madison Avenue, conforming with regulations pertaining to signage in the Village Retail Overlay Zone.

Municipal Improvement

Pursuant to CGS 8-24 request for P&Z recommendation regarding donation of five (5) parcels of land from the State of Connecticut to the Town of Trumbull, per Public Act No. 04-186, Section 26, in various locations abutting Route 25, including one parcel abutting Twin Brooks Park, two parcels in the vicinity of Old Mine Park and one parcel abutting Spring Hill Road.

Pending Applications

Planner's Report

By: _____
Helen Granskog
Clerk

**COMMISSION MEMBERS: PLEASE NOTIFY THE CLERK AT 452-5044 or
hgranskog@trumbull-ct.gov, IF YOU ARE UNABLE TO ATTEND.**

To: MEMBERS OF THE PLANNING AND ZONING COMMISSION

RE: REGULAR MEETING – WEDNESDAY, June 17, 2015

The Planning and Zoning Commission will hold a regularly scheduled meeting on Wednesday, June 17, 2015 at 7:30 p.m. in the Council Chambers of the Trumbull Town Hall.

**AGENDA
REVISED**

PUBLIC HEARING

ZONING AMENDMENT

Application #15-17 – Amending of Art. III to add Sec. 10, Lots Fronting Discontinued or Abandoned Roads, § 10.1 - WITHDRAWN

LIQUOR LOCATION PERMIT

Application #15-23 – Sitting Duck Tavern
4244 Madison Avenue

Pursuant to Art. VII proposed location for a restaurant liquor permit

SUBDIVISION

Application #15-24 – Richard Hansen

Re-subdivision Map, dated 11/11/14, Prepared for Dwight C. Hansen
2 Lots Huntington Turnpike opposite Carriage Drive

SPECIAL PERMIT

Application #15-20 – Marsel Huribal
2991 Nichols Avenue

Pursuant to Art. II, Sec. 6, Special Permit/Adaptive Reuse to convert existing dwelling into medical/professional office use. HEARING CONTINUED FROM MAY 20, 2015

Application #15-25 – Eslam Gebriel & Joanne Mekawi
63 Lauderdale Drive

Pursuant to Art. II, Sec. 1.2.2.7 to establish 1,025 sq. ft. accessory apartment within existing footprint.

REGULAR MEETING

Acceptance of Minutes

Accept minutes of the May 20, 2015 Regular Meeting.

Request for Extension of Time

for Filing of Subdivision Map - Application #15-14
Mary Grace Mandanici and John Mandanici, Jr.
4 Lot Subdivision
254 Shelton Road

Minor Modification

of Existing Special Permit – Application #14-25
M&F DiScala & Co.
4244 Madison Avenue

- a) Minor modification to permit installation of Captrate Combo Filters and CaptiveAire's CASRE Utility Set Fan to satisfy condition of an exhaust system for restaurant use that addresses and mitigates odors.
- b) Minor modification to permit two anchor tenant signs on the front edifice of 4244 Madison Avenue, conforming with regulations pertaining to signage in the Village Retail Overlay Zone.

Municipal Improvement

Pursuant to CGS 8-24 request for P&Z recommendation regarding donation of five (5) parcels of land from the State of Connecticut to the Town of Trumbull, per Public Act No. 04-186, Section 26, in various locations abutting Route 25, including one parcel abutting Twin Brooks Park, two parcels in the vicinity of Old Mine Park and one parcel abutting Spring Hill Road.

Pending Applications

Planner's Report

By: _____
Helen Granskog
Clerk

**COMMISSION MEMBERS: PLEASE NOTIFY THE CLERK AT 452-5044 or
hgranskog@trumbull-ct.gov, IF YOU ARE UNABLE TO ATTEND.**

Return to:
Town of Trumbull
5866 Main Street
Trumbull, CT 06611

QUIT-CLAIM DEED

STATUTORY FORM

KNOW YE, that the State of Connecticut, acting herein by Denise L. Nappier, Treasurer of the State of Connecticut, under authority granted by Section 26(a) of Special Act No. 04-186 of the of the General Assembly of the State of Connecticut, approved June 1, 2004, pursuant to the provisions of Section 26(c) of Special Act 04-186 of the General Assembly of the State of Connecticut, and with the approval of the State Properties Review Board of the State of Connecticut for consideration paid One Thousand Dollars (\$1,000.00), does hereby give, grant, bargain, sell and convey to the Town of Trumbull, a Municipal corporation existing under the laws of the State of Connecticut, and having its territorial limits within the County of Fairfield and State of Connecticut, with QUIT-CLAIM COVENANTS,

Those five certain parcels, located in the Town of Trumbull, County of Fairfield and State of Connecticut, containing a total of 84.8 acres more or less, and more particularly shown on a map to be filed in the Trumbull Town Clerk's Office entitled: "TOWN OF TRUMBULL MAP SHOWING LAND RELEASED TO TOWN OF TRUMBULL BY THE STATE OF CONNECTICUT DEPARTMENT OF TRANSPORTATION RELOCATION OF CT ROUTE 25 SCALE: 1" = 80' MARCH 2007 ARTHUR W. GRUHN, P.E. CHIEF ENGINEER - BUREAU OF ENGINEERING AND HIGHWAY OPERATIONS". TOWN NO. 144, PROJL. NO. 1444-110, SERIAL NO. 038A, SHEETS 1-6 OF 6. Last revised 07/15, and bounded and described as follows:

Parcel No. 1: Located on the easterly side of Colonel Henry Mucci Highway (CT Route 25) containing 6.1 acres, more or less, for Open Space and Recreational Purposes:

WESTERLY by Colonel Henry Mucci Highway (CT Route 25) a total distance of 1,759.31 by a line designated "RELEASE LINE & NON-ACCESS HIGHWAY LINE," as shown on Sheet 1 of 6 of said map;

NORTHERLY by land now or formerly of the Town of Trumbull, 172 feet, more or less, by a line designated "RELEASE LINE & PROPERTY LINE," as shown on Sheet 1 of 6 of said map;

SOUTHEASTERLY by said land now or formerly of the Town of Trumbull, 277 feet, more or less, by a line designated "RELEASE LINE & PROPERTY LINE," as shown on Sheet 1 of 6 of said map;

NORTHEASTERLY by said land now or formerly of the Town of Trumbull, 212 feet, more or less, by a line designated "RELEASE LINE & PROPERTY LINE," as shown on Sheet 1 of 6 of said map;

SOUTHEASTERLY by said land now or formerly of the Town of Trumbull, a total distance of 218 feet, more or less, by a line designated "RELEASE LINE & PROPERTY LINE," as shown Sheet 1 of 6 of said map;

Town of Trumbull
144-110-038A

Generally by the Pequonnock River, a total distance of 1,203 feet, more or less, by
NORTHERLY a line designated "RELEASE LINE & PROERPTY LINE," as
shown on
EASTERLY Sheet 1 of 6 of said map;
SOUTHEASTERLY
NORTHEASTERLY

SOUTHEASTERLY by land now or formerly of Mary A. Tickey Trustee, et al, 327 feet, more or
less, by a line designated "RELEASE LINE & PROPERTY LINE", as
shown on Sheet 1 of 6 of said map.

Together with any rights, title or interest the State of Connecticut (D.O.T.) has or may
have in former Bridgewater Drive & former Laurel Street, as more particularly shown on said
map.

For the State's source of title to the premises contained in Parcel No. 1, herein conveyed,
reference is made to acquisitions by the State of Connecticut through Eminent Domain
proceedings against The Estate of Stephen Mizzick et al, as evidenced by a Certificate of
condemnation filed on July 27, 1971 and recorded in Volume 230 at Page 71 of the Trumbull
Land Records, from Molly Lenhard, as contained in a Warranty Deed, dated March 11, 1971 and
recorded in Volume 225 at Page 111 of said Land Records, from Samuel M. Eisenberg et al, as
contained in a Warranty Deed, dated June 16, 1971 and recorded in Volume 227 at Page 246 of
said Land Records, from John J. Kingston, as contained in a Warranty Deed, dated February 14,
1972 and recorded in Volume 243 at Page 28 of said Land Recordss, from Arthur E. Hughes et al,
as contained in a Warranty Deed, dated February 8, 1971 and recorded in Volume 229 at Page
223 of said Land Records, against Josephine Quirk Crapanzano, as evidenced by a Certificate of
Condemnation filed on October 16, 1973 and recorded in Volume 286 at Page 1656 of said Land
Records, against Frank G. Kronus, as evidenced by a Certificate of Condemnation filed on
January 8, 1971 and recorded in Volume 223 at Page 367 of said Land Records, against Siegfried
F. Nacht et al, as evidenced by a Certificate of Condemnation filed on September 22, 1971 and
recorded in Volume 234 at Page 179 of said Land Records, and against American Homesites, Inc.,
as evidenced by a Certificate of Condemnation filed on September 6, 1967 and recorded in
Volume 196 at Page 396 of said Land Records.

Reserving unto the State of Connecticut, its successors and assigns, the following full and
perpetual easements under, over and across portions of the premises contained in Parcel No. 1, as
more particularly shown on said map.

1. A drainage right of way within an area of 2,288 square feet, more or less.
2. A drainage right of way within an area of 3,998 square feet, more or less.
3. An easement for existing utilities.
4. An easement to drain.

All rights of Ingress and Egress are specifically denied on Parcel No. 1, to and from
Colonel Henry Mucci Highway (CT Route 25), from and to the land herein conveyed.

The above-described premises and easements are conveyed and assigned in Parcel No. 1,
subject to such rights and easements as appear of record, and to any state of facts which an
inspection of the premises may show, especially a 30' easement in favor of Tenneco, Inc., as more
particularly shown on said map.

The above-described premises and easements are conveyed and assigned in Parcel No. 1
subject to any and all provisions of any ordinance, municipal regulation, or public or private law.

Town of Trumbull
144-110-038A

Parcel No. 2: Located on the southerly side of Colonel Henry Mucci Highway (CT Route 25) containing 16.3 acres, more or less, for Open Space and Recreational Purposes:

- NORTHERLY by Colonel Henry Mucci Highway (CT Route 25) a total distance of 1,691.28 feet by a line designated "RELEASE LINE & NON-ACCESS HIGHWAY LINE," as shown on Sheet 2 of 6 of said map;
- EASTERLY by land now or formerly of the Town of Trumbull, 457 feet, more or less, by a line designated "RELEASE LINE & PROPERTY LINE," as shown on Sheet 2 of 6 of said map;
- SOUTHERLY by said land now or formerly of the Town of Trumbull, 548 feet, more or less, by a line designated "RELEASE LINE & PROPERTY LINE," as shown on Sheet 2 of 6 of said map;
- SOUTHWESTERLY by Overlook Place, 418 feet, more or less, by a line designated "RELEASE LINE & STREET LINE," as shown on Sheet 2 of 6 of said map;
- NORTHERLY by land now or formerly of Patricia Hennessy, 193 feet, more or less, by a line designated "RELEASE LINE & PROPERTY LINE," as shown on Sheet 2 of 6 of said map;
- SOUTHWESTERLY by lands now or formerly of said Patricia Hennessy, now or formerly Joseph K. Janusaitis et al, and now or formerly Yolanda R. Bowen, each in part, 375 feet, more or less, by a line designated "RELEASE LINE & PROPERTY LINE," as shown on Sheet 2 of 6 of said map;
- WESTERLY by land now or formerly William Skubis, 112 feet, more or less, by a line designated "RELEASE LINE & PROPERTY LINE," as shown on Sheet 2 of 6 of said map;
- SOUTHERLY by lands now or formerly said William Skubis, and now or formerly Thomas D. Tanase, each in part, 181 feet, more or less, by a line designated "RELEASE LINE & PROPERTY LINE," as shown on Sheet 2 of 6 of said map;
- SOUTHEASTERLY by lands now or formerly of said Thomas D. Tanase, now or formerly Norreen Morrell, now or formerly John R. Farrell et al, and now or formerly Joseph E. Scordato et al, each in part, 578 feet, more or less, by a line designated "RELEASE LINE & PROPERTY LINE," as shown on Sheet 2 of 6 of said map;
- SOUTHWESTERLY by lands now or formerly of Jonathan Ebling et al, now or formerly Jeffrey J. Schachinger et al, now or formerly Antonio Olmo, now or formerly Richard Z. Orkisz et al, and now or formerly Frank J. Bongiovanni et al, each in part, a total distance of 705 feet, more or less, by a line designated "RELEASE LINE & PROPERTY LINE," as shown on Sheet 2 of 6 of said map;
- NORTHWESTERLY by land now or formerly of Lillian Cairns, 172 feet, more or less, by a line designated "RELEASE LINE & PROPERTY LINE," as shown on Sheet 2 of 6 of said map;

Town of Trumbull
144-110-38A

For the State's source of title to the premises contained in Parcel No. 2, herein conveyed, reference is made to acquisitions by the State of Connecticut through Eminent Domain proceedings against Bridgeport Hydraulic Co., as evidenced by a Certificate of Condemnation filed on July 19, 1977 and recorded in Volume 372 at Page 164 of said Land Records, and against Joseph Sciortino as evidenced by a Certificate of Condemnation filed on April 5, 1974 and recorded in Volume 294 at Page 7 of said Land Records.

Reserving unto the State of Connecticut, its successors and assigns, a full and perpetual easement for existing utilities under, over and across portions of the premises contained in Parcel No. 2, as more particularly shown on said map.

All rights of Ingress and Egress are specifically denied on Parcel No. 2, to and from Colonel Henry Mucci Highway (CT Route 25), from and to the land herein conveyed.

The above-described premises and easements are conveyed and assigned in Parcel No. 2, subject to such rights and easements as appear of record, and to any state of facts which an inspection of the premises may show, especially a drainage easement in favor of the Town of Trumbull and a sanitary sewer easement in favor of the said Town of Trumbull, as more particularly shown on said map.

The above-described premises and easements are conveyed and assigned in Parcel No. 2 subject to any and all provisions of any ordinance, municipal regulation, or public or private law.

Parcel No. 3: Located southwesterly of the Pequonnock River containing 3.6 acres, more or less, for Highway Purposes:

generally

NORTHEASTERLY by land now or formerly of the Town of Trumbull, a total distance of 1,924 feet, more or less, by lines designated "RELEASE LINE, FORMER RAILROAD ROW LINE & PROPOSED STREET LINE," and "RELEASE LINE & PROPOSED STREET LINE," as shown on Sheet 3 of 6 of said map;

SOUTHEASTERLY by Parcel No. 4, 50 feet, more or less, by a line designated "PARCEL 3 & 4 DIVISION LINE," as shown on Sheet 3 of 6 of said map;

SOUTHWESTERLY by formerly Old Mine Road, 50 feet, more or less, by a line designated "RELEASE LINE & STREET LINE," as shown on Sheet 3 of 6 of said map;

SOUTHEASTERLY by said formerly Old Mine Road, 20 feet, more or less, by a line designated "RELEASE LINE & STREET LINE," as shown on Sheet 3 of 6 of said map;

SOUTHWESTERLY by land now or formerly of the Town of Trumbull, a total distance of 641.45 feet, more or less, by a line designated "RELEASE LINE & PROPOSED STREET LINE," as shown on Sheet 3 of 6 of said map;

SOUTHEASTERLY by said land now or formerly of the Town of Trumbull, 8 feet, more or less, by a line designated "RELEASE LINE & PROPOSED STREET LINE," as shown on Sheet 3 of 6 of said map;

SOUTHWESTERLY by lands now or formerly of Ann S. Kovalsky et al, now or formerly of Elfrieda Orkisz, and now or formerly of Charles F. Companik, Jr. et al, each in part, a total distance of 597 feet, more or less by a line designated "RELEASE LINE & PROPOSED STREET LINE," as shown on Sheet 3 of 6 of said map;

Town of Trumbull
144-110-38A

generally

NORTHEASTERLY by said land now or formerly of Charles F. Companik, Jr. et al, a total distance of 386 feet, more or less by a line designated "RELEASE LINE & PROPOSED STREET LINE," as shown on Sheet 3 of 6 of said map;

SOUTHEASTERLY by Tungsten Circle, 60 feet, more or less, by a line designated "RELEASE LINE & PROPOSED STREET LINE", as shown on Sheet 3 of 6 of said map;

SOUTHWESTERLY by land now or formerly of Anthony F. Drew et al, 139.31 feet, by a line designated "RELEASE LINE & PROPOSED STREET LINE", as shown on Sheet 3 of 6 of said map;

WESTERLY by land now or formerly of Donald E. Farrar et al, 14 feet, more or less, by a line designated "RELEASE LINE & PROPOSED STREET LINE", as shown on Sheet 3 of 6 of said map;

generally

WESTERLY by said land now or formerly of Donald E. Farrar et al, a total distance of 300 feet, more or less, by a line designated "RELEASE LINE & PROPOSED STREET LINE", as shown on Sheet 3 of 6 of said map;

SOUTHWESTERLY by said land now or formerly of Donald E. Farrar et al, 17 feet, more or less, by a line designated "RELEASE LINE & PROPOSED STREET LINE", as shown on Sheet 3 of 6 of said map;

SOUTHEASTERLY by said land now or formerly of Donald E. Farrar et al, 5 feet, more or less, by a line designated "RELEASE LINE & PROPOSED STREET LINE", as shown on Sheet 3 of 6 of said map;

SOUTHWESTERLY by land of the State of Connecticut (D.O.T.), a total distance of 496 feet, more or less, by lines designated "RELEASE LINE, FORMER NON-ACCESS HIGHWAY LINE & PROPOSED STREET LINE," and "RELEASE LINE & PROPOSED STREET LINE" as shown on Sheet 3 of 6 of said map;

WESTERLY by Monroe Turnpike (CT. ROUTE 111), 115 feet, more or less, by a line designated "RELEASE LINE & PROPOSED HIGHWAY LINE," as shown on Sheet 3 of 6 of said map.

For the State's source of title to the premises contained in Parcel No. 3, herein conveyed, reference is made to acquisitions by the State of Connecticut through Eminent domain proceedings against Harold Cotton et al and evidenced by a Certificate of Condemnation filed on October 5, 1972 and recorded in Volume 260 at Page 49 of the Trumbull Land Records, from New York, New Haven and Hartford Railroad Company, as contained in a Quit-Claim Deed dated July 1, 1941 and recorded in Volume 50 at page 418 of said Land Records, by Eminent Domain proceedings against Joseph S. Gydus et al and evidenced by a Certificate of Condemnation filed on April 19, 1974 and recorded in Volume 294 at Page 229 of the Trumbull Land Records, by Eminent Domain proceedings against Donald E. Farrar et al and evidenced by a Certificate of Condemnation filed on June 5, 1975 and recorded in Volume 297 at Page 71 of the Trumbull Land Records, from Beatrice McMellon, as contained in a Warranty Deed dated August

4, 1971 and recorded in Volume 232 at Page 226 of the Trumbull Land Records, by Eminent Domain proceedings against the Town of Trumbull and evidenced by a Certificate of Condemnation filed on July 19, 1977 and recorded in Volume 362 at Page 223 of the Trumbull Land Records, From William F. Leopold et al, as contained in a Warranty Deed recorded in Volume 281 at Page 78 of the Trumbull Land Records, from Veronica I. Smith, as contained in a Warranty Deed dated April 11, 1973 and recorded in Volume 271 at Page 272 of the Trumbull Land Records.

Town of Trumbull
144-110-38A

Parcel No. 4: Located easterly of Parcel No. 3 herein, on the northeasterly side of Colonel Henry Mucci Highway (CT ROUTE 25), containing 30.9 acres, more or less, for Open Space and Recreational Purposes:

SOUTHERLY by Colonel Henry Mucci Highway (CT ROUTE 25), a total distance of 2,506.36 feet, more or less, by a line designated "RELEASE LINE & NON-ACCESS HIGHWAY LINE," as shown on Sheets 3 and 4 of 6 of said map set;

NORTHWESTERLY by Formerly Old Mine Road and Parcel No. 3, each in part, 174 feet, more or less, by lines designated "RELEASE LINE & FORMER STREET LINE", and "PARCEL 3 & 4 DIVISION LINE", as shown on Sheet 3 of 6 of said map set;

NORTHEASTERLY by land now or formerly of the Town of Trumbull, 44 feet, more or less, by a line designated "RELEASE LINE & PROPOSED STREET LINE", as shown on Sheet 3 of 6 of said map set;

NORTHWESTERLY and WESTERLY by said land now or formerly of the Town of Trumbull, 101 feet, more or less, by a line designated "RELEASE LINE & PROPERTY LINE", as shown on Sheet 3 of 6 of said map set;

NORTHERLY by said land now or formerly of the Town of Trumbull, 48 feet, more or less, by a line designated "RELEASE LINE & PROPERTY LINE", as shown on Sheet 3 of 6 of said map set;

EASTERLY by said land now or formerly of the Town of Trumbull, 97 feet, more or less, by a line designated "RELEASE LINE & PROEPRTY LINE", as shown on Sheet 3 of 6 of said map set;

NORTHEASTERLY by said land now or formerly of the Town of Trumbull, 209 feet, more or less, by a line designated "RELEASE LINE & PROPERTY LINE", as shown on Sheets 3 and 4 of 6 of said map set;

NORTHWESTERLY and NORTHERLY by said land now or formerly of the Town of Trumbull, 393 feet, more or less, by a line designated "RELEASE LINE & PROPERTY LINE", as shown on Sheet 4 of 6 of said map set;

NORTHWESTERLY by said land now or formerly of the Town of Trumbull, 200 feet, more or less, by a line designated "RELEASE LINE & PROPERTY LINE", as shown on Sheet 4 of 6 of said map set;

WESTERLY by said land now or formerly of the Town of Trumbull, 362 feet, more or less, by a line designated "RELEASE LINE & PROPERTY LINE", as shown on Sheet 4 of 6 of said map set;

NORTHERLY by said land now or formerly of the Town of Trumbull, 168 feet, more or less, by a line designated "RELEASE LINE & PROPERTY LINE", as shown on Sheet 4 of 6 of said map set;

NORTHEASTERLY by said land now or formerly of the Town of Trumbull, 49 feet, more or less, by a line designated "RELEASE LINE & PROPERTY LINE", as shown on Sheet 4 of 6 of said map set;

NORTHWESTERLY by said land now or formerly of the Town of Trumbull, 168 feet, more or less, by a line designated "RELEASE LINE & PROPERTY LINE", as shown on Sheet 4 of 6 of said map set.

Town of Trumbull
144-110-038A

NORTHEASTERLY by said land now or formerly of the Town of Trumbull, 810 feet, more or less, by a line designated "RELEASE LINE & PROPERTY LINE", as shown on Sheet 4 of 6 of said map set;

SOUTHERLY by land now or formerly of Kenneth A. Beck et al, 70 feet, more or less, by a line designated "RELEASE LINE & PROPERTY LINE", as shown on Sheet 4 of 6 of said map set;

EASTERLY by said land now or formerly of Kenneth A. Beck et al, 70 feet, more or less, by a line designated "RELEASE LINE & PROPERTY LINE", as shown on Sheet 4 of 6 of said map set;

SOUTHERLY by said land now or formerly of Kenneth A. Beck et al, 60 feet, more or less, by a line designated "RELEASE LINE & PROPERTY LINE", as shown on Sheet 4 of 6 of said map set;

EASTERLY by said land now or formerly of Kenneth A. Beck et al, and lands nor or formerly of William S. Roman, now or formerly of Michael Aptekin et al, Stirrup Drive, and now or formerly of Allen J. Abbate et al, each in part, a total distance of 1,242 feet, more or less, by a line designated "RELEASE LINE & PROPERTY LINE", as shown on Sheet 4 of 6 of said map set;

NORTHERLY by said land now or formerly of Allen J. Abbate et al, 86 feet, more or less, by a line designated "RELEASE LINE & PROPERTY LINE", as shown on Sheet 4 of 6 of said map set;

EASTERLY by land now or formerly of Alfred Teller et al, 152 feet, more or less, by a line designated "RELEASE LINE & PROPERTY LINE," as shown on Sheet 4 of 6 of said map set.

For the State's source of title to the premises contained in Parcel No. 4, herein conveyed, reference is made to acquisitions by the State of Connecticut through Eminent Domain proceedings against Bridgeport Hydraulic Co., as evidenced by a Certificate of Condemnation filed on July 19, 1977 and recorded in Volume 372 at Page 164 of the Town of Trumbull Land Records and from the United States of America, as contained in a Quit-Claim Deed dated April 13, 1973 and recorded in Volume 256 at Page 208 of said Land Records

Reserving unto the State of Connecticut (D.O.T.), its successors and assigns, a full and perpetual easement to drain under, over and across portions of the premises contained in Parcel No. 4, as more particularly shown on said map.

All rights of Ingress and Egress are specifically denied on Parcel No. 4, to and from Colonel Henry Mucci Highway (CT Route 25), from and to the land herein conveyed.

The above-described premises and easements are conveyed and assigned in Parcel No. 4, subject to such rights and easements as appear of record, and to any state of facts which an inspection of the premises may show, especially an easement to overflow, flood, and submerge up

to elevation 275 feet mean sea level in favor of the United States of America, and a sanitary sewer easement in favor of the said Town of Trumbull, as more particularly shown on said map.

The above-described premises and easements are conveyed and assigned in Parcel No. 4 subject to any and all provisions of any ordinance, municipal regulation, or public or private law.

Parcel No. 5: Located on the northerly side of Main Street (CT Route 25) containing 27.9 acres, more or less, for Open Space and Recreational Purposes:

Town of Trumbull
44-110-038A

- SOUTHERLY** by Main Street (CT Route 25) a total distance of 839 feet, more or less, by a line designated "RELEASE LINE & PROPOSED NON-ACCESS HIGHWAY LINE," as shown on Sheet 6 of 6 of said map set;
- NORTHWESTERLY** by land now or formerly of St. Stephen's Roman Catholic Church Corp., 164 feet, more or less, by a line designated "RELEASE LINE & PROPERTY LINE", as shown on Sheet 6 of 6 of said map set;
- WESTERLY** by said land now or formerly of St. Stephen's Roman Catholic Church Corp., 253 feet, more or less, by a line designated "RELEASE LINE & PROPERTY LINE", as shown on Sheet 6 of 6 of said map set;
- SOUTHWESTERLY** by said land now or formerly of St. Stephen's Roman Catholic Church Corp., 298 feet, more or less, by a line designated "RELEASE LINE & PROPERTY LINE", as shown on Sheets 5 and 6 of 6 of said map set;
- NORTHWESTERLY** by land now or formerly of Regency Meadows at Trumbull Condominium, a total distance of 255.46 feet, more or less, by a line designated "RELEASE LINE & PROPERTY LINE", as shown on Sheet 5 of 6 of said map set;
- SOUTHWESTERLY** by said land now or formerly of Regency Meadows at Trumbull Condominium, a total distance of 589.40 feet, by a line designated "RELEASE LINE & PROPERTY LINE", as shown on Sheet 5 of 6 of said map set;
- SOUTHERLY** by said land now or formerly of Regency Meadows at Trumbull Condominium, 27 feet, by a line designated "RELEASE LINE & PROPERTY LINE", as shown on Sheet 5 of 6 of said map set;
- WESTERLY** by lands now or formerly of Regency Meadows at Trumbull Condominium, now or formerly of Trumbull Corporation of Jehovahs Witness, Inc., and now or formerly of Baghdady Family Limited Partnership, each in part, 513.36 feet, by a line designated "RELEASE LINE & PROPERTY LINE", as shown on Sheet 5 of 6 of said map set;
- NORTHERLY** by land now or formerly of Jacques Family LLC, 32 feet, more or less, by a line designated "RELEASE LINE & PROEPRTY LINE", as shown on Sheet 5 of 6 of said map set;
- EASTERLY** by said land now or formerly of Jacques Family LLC, 157.32 feet, by a line designated "RELEASE LINE & PROPERTY LINE", as shown on Sheet 5 of 6 of said map set;
- NORTHERLY** by said land now or formerly of Jacques Family LLC, 180 feet, more or less, by a line designated "RELEASE LINE & PROPERTY LINE", as shown on Sheet 5 of 6 of said map set;

generally
WESTERLY by said land now or formerly of Jacques Family LLC, 357 feet, more or less, by a line designated "RELEASE LINE & PROPERTY LINE" (CENTERLINE OF PEQUONNOCK RIVER), as shown on Sheet 5 of 6 of said map set;

NORTHERLY by Spring Hill Road, a total distance of 688 feet, more or less, by a line designated "RELEASE LINE & STREET LINE", as shown on Sheet 5 of 6 of said map set;

Town of Trumbull
 144-110-38A

EASTERLY by land now or formerly of McCoy Ventures LLC, 25.22 feet, by a line designated "RELEASE LINE & PROPERTY LINE", as shown on Sheet 5 of 6 of said map set;

SOUTHERLY by said land now or formerly of McCoy Ventures LLC, 461.07 feet, by a line designated "RELEASE LINE & PROPERTY LINE", as shown on Sheet 5 of 6 of said map set;

generally
NORTHEASTERLY by lands now or formerly of McCoy Ventures LLC, and now or formerly of Sound Trefoil, LLC, each in part, a total distance of 1,824.57 feet, more or less, by a line designated "RELEASE LINE & PROPERTY LINE", as shown on Sheets 5 and 6 of 6 of said map set;

SOUTHEASTERLY by Monroe Turnpike (CT. Route 111), 463 feet, more or less, by a line designated "RELEASE LINE & PROPOSED HIGHWAY LINE", as shown on Sheet 6 of 6 of said map set;

EASTERLY by Monroe Turnpike (CT. Route 111) 317 feet, more or less, by a line designated "RELEASE LINE & PROPOSED HIGHWAY LINE", as shown on Sheet 6 of 6 of said map set.

For the State's source of title to the premises contained in Parcel No. 5, herein conveyed, reference is made to acquisitions by the State of Connecticut through Eminent Domain proceedings against Harold Rosenstein, as evidenced by a Certificate of Condemnation filed on May 30, 1973 and recorded in Volume 274 at Page 222 of the Town of Trumbull Land Records, through Eminent Domain proceedings against St. Stephens Roman Catholic Church Corp., as evidenced by a Certificate of Condemnation filed on October 16, 1973 and recorded in Volume 285 at Page 302 of the Town of Trumbull Land Records, through Eminent Domain proceedings against Stephen J. Gombas et al, as evidenced by a Certificate of Condemnation filed on August 15, 1973 and recorded in Volume 281 at Page 148 of the Town of Trumbull Land Records, through Eminent Domain proceedings against Connecticut Aircraft Corp., as evidenced by a Certificate of Condemnation filed on September 5, 1974 and recorded in Volume 303 at Page 263 of the Town of Trumbull Land Records, through Eminent Domain proceedings against The E & F Realty Company, Trustee, as evidenced by a Certificate of Condemnation filed on August 27, 1974 and recorded in Volume 303 at Page 116 of the Town of Trumbull Land Records, through Eminent Domain proceedings against Bridgeport Hydraulic Co., as evidenced by a Certificate of Condemnation filed on July 19, 1977 and recorded in Volume 372 at Page 164 of the Town of Trumbull Land Records, and through Eminent Domain proceedings against John F. Banthin, as evidenced by a Certificate of Condemnation filed on September 13, 1971 and recorded in Volume 234 at Page 37 of the Town of Trumbull Land Records,

Reserving unto the State of Connecticut, its successors and assigns, a full and perpetual easement to drain, over and across portions of the premises contained in Parcel No. 5, as more particularly shown on said map.

All rights of Ingress and Egress are specifically denied on Parcel No. 5, directly to and from Main Street (CT Route 25), from and to the land herein conveyed.

The State of Connecticut, for itself, its successors and assigns waives and relinquishes all rights of enforcement for the former non-access highway line of proposed Route 25 as shown on said maps and as acquired by the State of Connecticut under Project No 144-110.

The above-described premises and easements are conveyed and assigned in Parcel No. 5, subject to such rights and easements as appear of record, and to any state of facts which an inspection of the premises may show, especially subject to water rights in favor of The Bridgeport Hydraulic Company, as more particularly shown on said map.

Town of Trumbull
144-110-38A

The above-described premises and easements are conveyed and assigned in Parcel No. 5 subject to any and all provisions of any ordinance, municipal regulation, or public or private law.

In accordance with Section 26(b) of Public Act No. 04-186 the above-described premises and easements are conveyed and assigned with the special limitation that the Town of Trumbull shall use said parcels of land for open space and recreational purposes. If, the Town of Trumbull does not sue said parcels for said purposes, does not retain ownership of all of said parcels, or leases all or any portion of said parcels, the parcels shall revert to the State of Connecticut.

Signed this _____ day of _____, A.D. 2016.

Witnessed by:

Witness

State of Connecticut

Witness

By _____ (L.S.)
Denise L. Nappier
Treasurer
Duly Authorized

STATE OF CONNECTICUT)
) ss: Hartford
COUNTY OF HARTFORD)

The foregoing Instrument was acknowledged before me this _____ day of _____, A.D. 2016, by Denise L. Nappier, Treasurer of the State of Connecticut.

My Commission Expires _____ Notary Public

This conveyance is made with the approval of the undersigned in conformity with Section 26(c) of Public Act 04-186 of the General Assembly of the State of Connecticut, dated June 1, 2004.

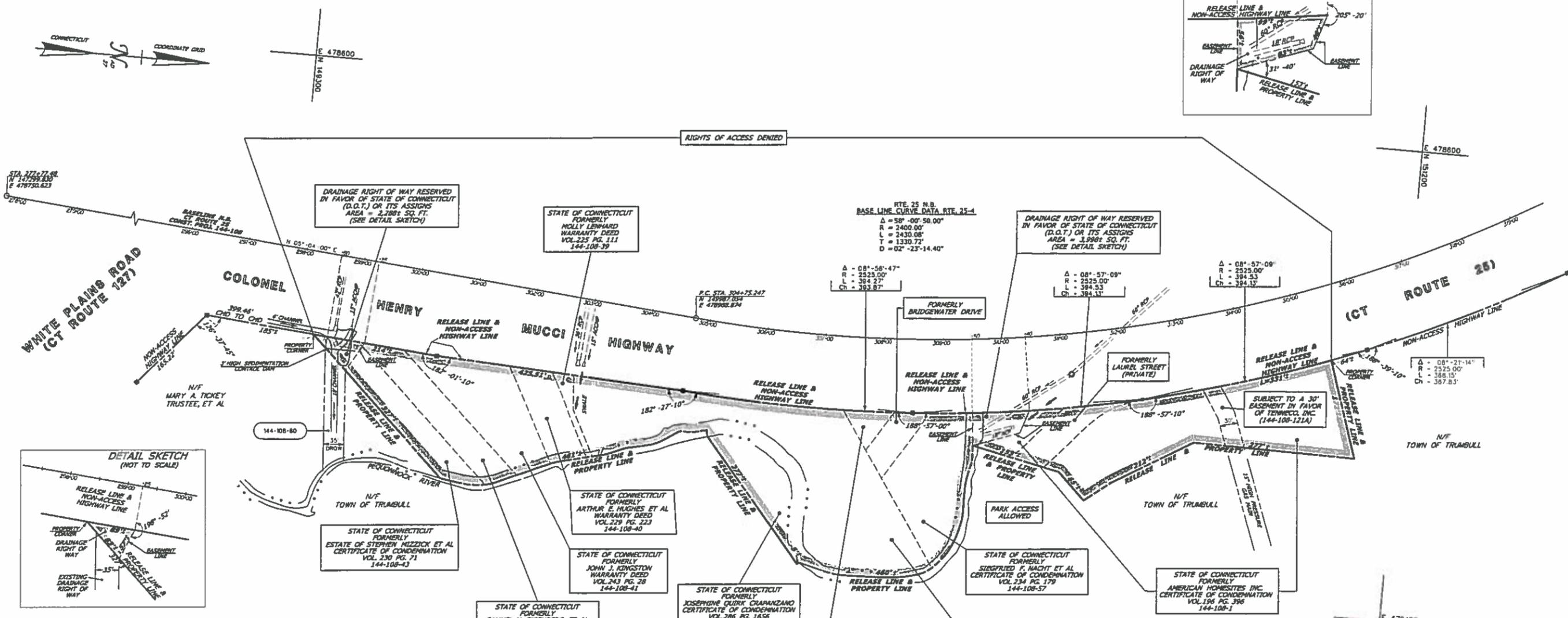
State Properties Review Board

By _____ (Date)

APPROVED AS TO FORM:
George Jepsen, Attorney General

By _____
Joseph Rubin
Associate Attorney General

Date: _____



STA 172+77.82
N = 10295.830
E = 478752.823

BASELINE N.B. OF ROUTE 25
CONST. FILE 144-108

DRAINAGE RIGHT OF WAY RESERVED
IN FAVOR OF STATE OF CONNECTICUT
(D.O.T.) OR ITS ASSIGNS
AREA = 2,288± SQ. FT.
(SEE DETAIL SKETCH)

STATE OF CONNECTICUT
FORMERLY
MOLLY LEHWARD
WARRANTY DEED
VOL. 225 PG. 111
144-108-39

RTE. 25 N.B.
BASE LINE CURVE DATA RTE. 25-1
Δ = 58°-00'-50.00"
R = 2400.00'
L = 2430.08'
T = 1330.72'
D = 02°-23'-14.40"

DRAINAGE RIGHT OF WAY RESERVED
IN FAVOR OF STATE OF CONNECTICUT
(D.O.T.) OR ITS ASSIGNS
AREA = 3,998± SQ. FT.
(SEE DETAIL SKETCH)

Δ = 08°-57'-09"
R = 2525.00'
L = 394.53
Ch = 394.15'

WHITE PLAINS ROAD
(CT ROUTE 127)

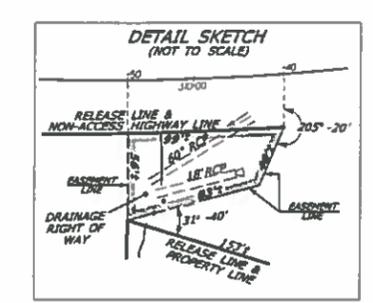
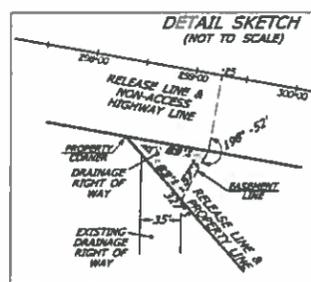
COLONEL

HENRY

MUCCI

HIGHWAY

CT ROUTE 25



STATE OF CONNECTICUT
FORMERLY
ESTATE OF STEPHEN MUZZICK ET AL
CERTIFICATE OF CONDEMNATION
VOL. 230 PG. 71
144-108-43

STATE OF CONNECTICUT
FORMERLY
ARTHUR E. HUGHES ET AL
WARRANTY DEED
VOL. 229 PG. 223
144-108-40

STATE OF CONNECTICUT
FORMERLY
JOHN J. KINGSTON
WARRANTY DEED
VOL. 243 PG. 28
144-108-41

STATE OF CONNECTICUT
FORMERLY
SAMUEL M. EISENBERG ET AL
CERTIFICATE OF CONDEMNATION
VOL. 227 PG. 246
144-108-42

STATE OF CONNECTICUT
FORMERLY
JOSEPHINE OLIVE CRAPANZANO
CERTIFICATE OF CONDEMNATION
VOL. 286 PG. 1658
144-108-81

STATE OF CONNECTICUT
FORMERLY
FRANK G. KRIVULS
CERTIFICATE OF CONDEMNATION
VOL. 223 PG. 387
144-108-46

PARCEL NO. 1
RELEASE AREA = 6.1± ACRES

FOR OPEN SPACE AND
RECREATIONAL PURPOSES

EASEMENT FOR EXISTING
UTILITIES RESERVED IN FAVOR OF
THE STATE OF CONNECTICUT (D.O.T.)
OR ITS ASSIGNS

EASEMENT TO DRAIN
RESERVED IN FAVOR OF
STATE OF CONNECTICUT
(D.O.T.) OR ITS ASSIGNS

TOGETHER WITH ANY RIGHTS, TITLE
OR INTEREST THE STATE OF CONNECTICUT
(D.O.T.) HAS OR MAY HAVE IN FORMER
BRIDGEWATER DRIVE & FORMER LAUREL STREET

- REFERENCES:
1. CONDOT R.O.W. MAP 144-18, SHEETS 4 AND 5 OF 9, DATED MAY 17, 1990
 2. CONDOT CONSTRUCTION PROJECT 144-106, SHEETS 64, 66, 68 AND 69, DATED 1977
 3. CONDOT B.R.C. FILE 144-108-1
 4. CONDOT B.R.C. FILE 144-108-39
 5. CONDOT B.R.C. FILE 144-108-40
 6. CONDOT B.R.C. FILE 144-108-41
 7. CONDOT B.R.C. FILE 144-108-42
 8. CONDOT B.R.C. FILE 144-108-43
 9. CONDOT B.R.C. FILE 144-108-46
 10. CONDOT B.R.C. FILE 144-108-37
 11. CONDOT B.R.C. FILE 144-108-80
 12. CONDOT B.R.C. FILE 144-108-81
 13. CONDOT B.R.C. FILE 144-108-121
 14. CONDOT B.R.C. FILE 144-108-121A
 15. CONDOT B.R.C. FILE 144-108-1A
 16. BASE MAP ENTITLED: "TOPOGRAPHIC MAP FOR CONNECTICUT STATE HIGHWAY DEPT. PROJECT NO. 144-108, ROUTE 25 RELOCATION, TRUMBULL"; PREPARED BY FORD BARTLETT, SCALE: 1"=40'; DATED MARCH 21, 1966, SHEETS 6 AND 7, (DISTRICT 1)
 17. PUBLIC ACT NO. 94-186, SECTION 26, APPROVED JUNE 1, 2004

- NOTES:
1. THIS COMPILATION PLAN HAS BEEN PREPARED IN ACCORDANCE WITH THE REGULATIONS OF CONNECTICUT STATE AGENCIES, SECTIONS 20-300B-1 THROUGH 20-300B-26, AND THE "STANDARDS FOR SURVEYS AND MAPS IN THE STATE OF CONNECTICUT" AS ADOPTED BY THE CONNECTICUT ASSOCIATION OF LAND SURVEYORS, INC. ON SEPTEMBER 26, 1996. IT CONFORMS TO CLASS D ACCURACY AND IS INTENDED TO DEPICT THE LIMITS OF PROPERTY TRANSACTIONS AS NOTED HEREON. THIS PLAN WAS COMPILED FROM OTHER MAPS, RECORD RESEARCH, AND/OR OTHER SOURCES OF INFORMATION. IT IS NOT TO BE CONSTRUED AS HAVING BEEN NECESSARILY OBTAINED AS THE RESULT OF A FIELD SURVEY AND IS SUBJECT TO SUCH CHANGE AS AN ACCURATE FIELD SURVEY MAY DISCLOSE.
 2. THE TOPOGRAPHY AND PROPERTY LINE EVIDENCE DEPICTED ARE BASED UPON THE SURVEYING DATA AS REFERENCED, UNLESS OTHERWISE NOTED. THESE PROPERTY/BOUNDARY LINES DO NOT REPRESENT THE PROFESSIONAL OPINION OF THE UNDERSIGNED.



DATE	REVISION	REV. BY
11/13	REVISIONS PER REVIEW	CEA
07/15	ADDITIONAL REVISIONS	CEA

TO MY KNOWLEDGE AND BELIEF THIS MAP IS SUBSTANTIALLY CORRECT AS NOTED HEREON.

P.L.S. #0814
NOT VALID WITHOUT A LIVE SIGNATURE AND EMBOSSED SEAL

TOWN NO. 144
PROJ. NO. 144-110
SERIAL NO. 038A
SHEET NO. 1 OF 6

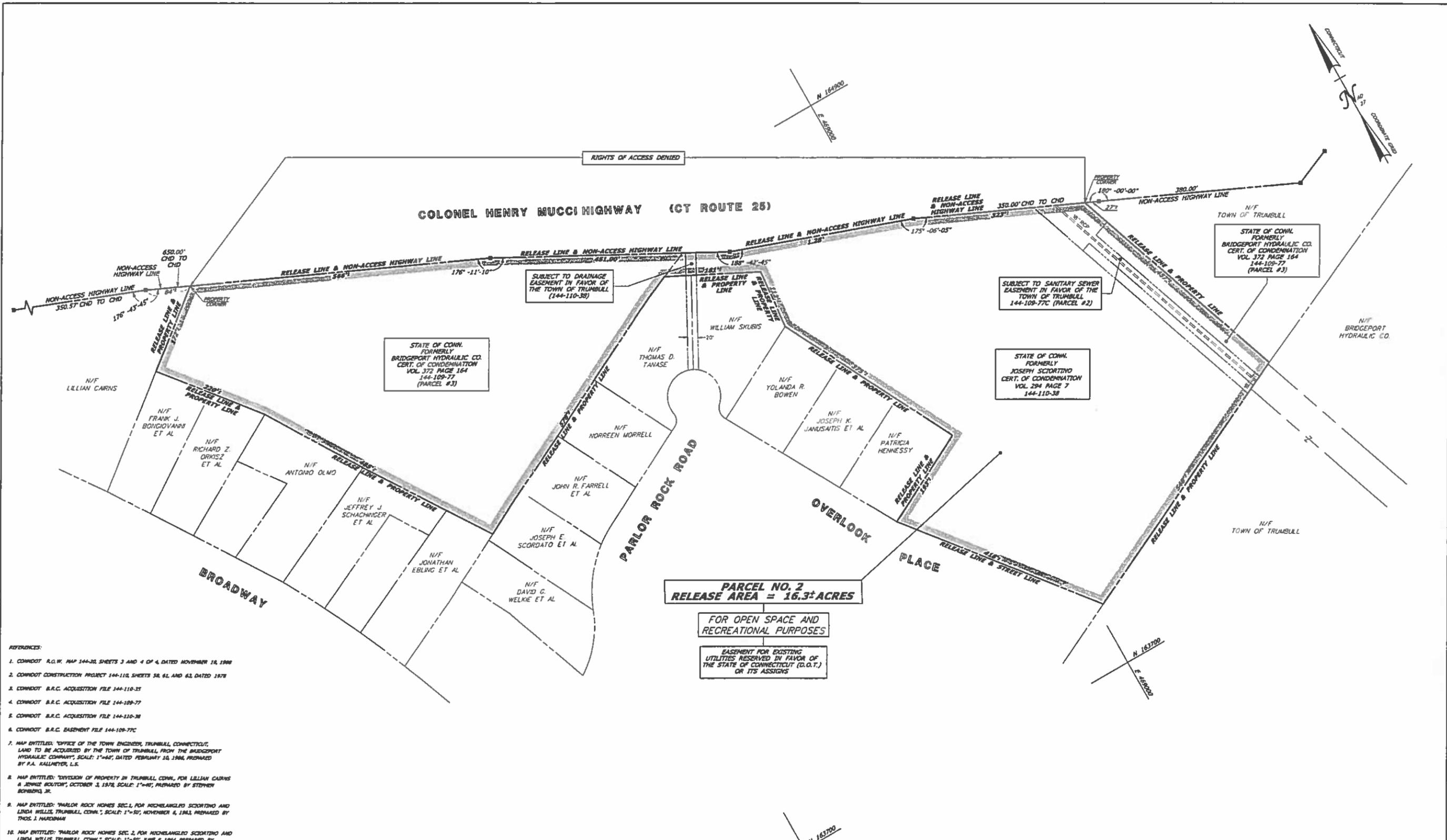
DATE _____

ROBERT J. BARN, P.L.S.
TITLE: MANAGER OF SURVEY OPERATIONS

DRAWN BY: JSD
DATE: 05/08
CHECKED BY: YHL
DATE: 03/07

FILE: X:\2_VB\CTDOT_NON-PROJECTS\Survey\Release\140_149\SV_CS_144_010_038RMA.DWG

COMPILATION PLAN
TOWN OF TRUMBULL
MAP SHOWING LAND RELEASED TO
BY
THE STATE OF CONNECTICUT
DEPARTMENT OF TRANSPORTATION
RELOCATION OF CT ROUTE 25
SCALE: 1"=80' MARCH 2007
ARTHUR W. GRUHN, P.E.
CHIEF ENGINEER - BUREAU OF ENGINEERING AND HIGHWAY OPERATIONS



- REFERENCES:
1. CONDOT R.O.W. MAP 144-26 SHEETS 3 AND 4 OF 4, DATED NOVEMBER 10, 1998
 2. CONDOT CONSTRUCTION PROJECT 144-110, SHEETS 58, 61, AND 62, DATED 1978
 3. CONDOT B.A.C. ACQUISITION FILE 144-110-33
 4. CONDOT B.A.C. ACQUISITION FILE 144-109-77
 5. CONDOT B.A.C. ACQUISITION FILE 144-110-38
 6. CONDOT B.A.C. EASEMENT FILE 144-109-77C
 7. MAP ENTITLED: "OFFICE OF THE TOWN ENGINEER, TRUMBULL, CONNECTICUT, LAND TO BE ACQUIRED BY THE TOWN OF TRUMBULL FROM THE BRIDGEPORT HYDRAULIC COMPANY", SCALE: 1"=40', DATED FEBRUARY 10, 1968, PREPARED BY P.A. KALLMEYER, L.S.
 8. MAP ENTITLED: "DIVISION OF PROPERTY IN TRUMBULL CONN. FOR LILLIAN CARNS & JONAS SCOTTON", OCTOBER 3, 1976, SCALE: 1"=40', PREPARED BY STEPHEN BONDROG, JR.
 9. MAP ENTITLED: "PARLOR ROCK HOMES SEC. 1, FOR MICHELANGELO SCORTINO AND LINDA WILLIS TRUMBULL CONN.", SCALE: 1"=50', NOVEMBER 4, 1964, PREPARED BY THOS. J. HARDINIAN
 10. MAP ENTITLED: "PARLOR ROCK HOMES SEC. 2, FOR MICHELANGELO SCORTINO AND LINDA WILLIS TRUMBULL CONN.", SCALE: 1"=50', JUNE 4, 1964, PREPARED BY THOS. J. HARDINIAN
 11. MAP ENTITLED: "PARLOR ROCK HOMES SEC. 3, TRUMBULL CONN.", SCALE: 1"=50', FEBRUARY 4, 1976, PREPARED BY THOS. J. HARDINIAN
 12. MAP ENTITLED: "SUBDIVISION OF PROPERTY FOR JOHN KARANDZEVSKY, TRUMBULL, CONNECTICUT", SCALE: 1"=50', AUGUST 14, 1957, PREPARED BY THOS. J. HARDINIAN
 13. MAP ENTITLED: "MAP OF BUILDING LOTS, M. SCORTINO, TRUMBULL, CONN.", SCALE: 1"=40', DATED FEBRUARY 14, 1947
 14. PUBLIC ACT NO. 94-186, SECTION 26, APPROVED JUNE 1, 2004

- NOTES:
1. THIS COMPILATION PLAN HAS BEEN PREPARED IN ACCORDANCE WITH THE REGULATIONS OF CONNECTICUT STATE AGENCIES, SECTIONS 20-300B-1 THROUGH 20-300B-26, AND THE "STANDARDS FOR SURVEYS AND MAPS IN THE STATE OF CONNECTICUT" AS ADOPTED BY THE CONNECTICUT ASSOCIATION OF LAND SURVEYORS, INC. ON SEPTEMBER 26, 1996. IT CONFORMS TO CLASS D ACCURACY AND IS INTENDED TO DEPICT THE LIMITS OF PROPERTY TRANSACTIONS AS NOTED HEREON. THIS PLAN WAS COMPILED FROM OTHER MAPS, RECORD RESEARCH, AND/OR OTHER SOURCES OF INFORMATION. IT IS NOT TO BE CONSTRUED AS HAVING BEEN NECESSARILY OBTAINED AS THE RESULT OF A FIELD SURVEY AND IS SUBJECT TO SUCH CHANGE AS AN ACCURATE FIELD SURVEY MAY DISCLOSE.
 2. THE TOPOGRAPHY AND PROPERTY LINE EVIDENCE DEPICTED ARE BASED UPON THE SURVEYING DATA AS REFERENCED. UNLESS OTHERWISE NOTED, THESE PROPERTY/BOUNDARY LINES DO NOT REPRESENT THE PROFESSIONAL OPINION OF THE UNDERSIGNED.

PARCEL NO. 2
RELEASE AREA = 16.3± ACRES
 FOR OPEN SPACE AND RECREATIONAL PURPOSES
 EASEMENT FOR EXISTING UTILITIES RESERVED IN FAVOR OF THE STATE OF CONNECTICUT (D.O.T.) OR ITS ASSIGNS

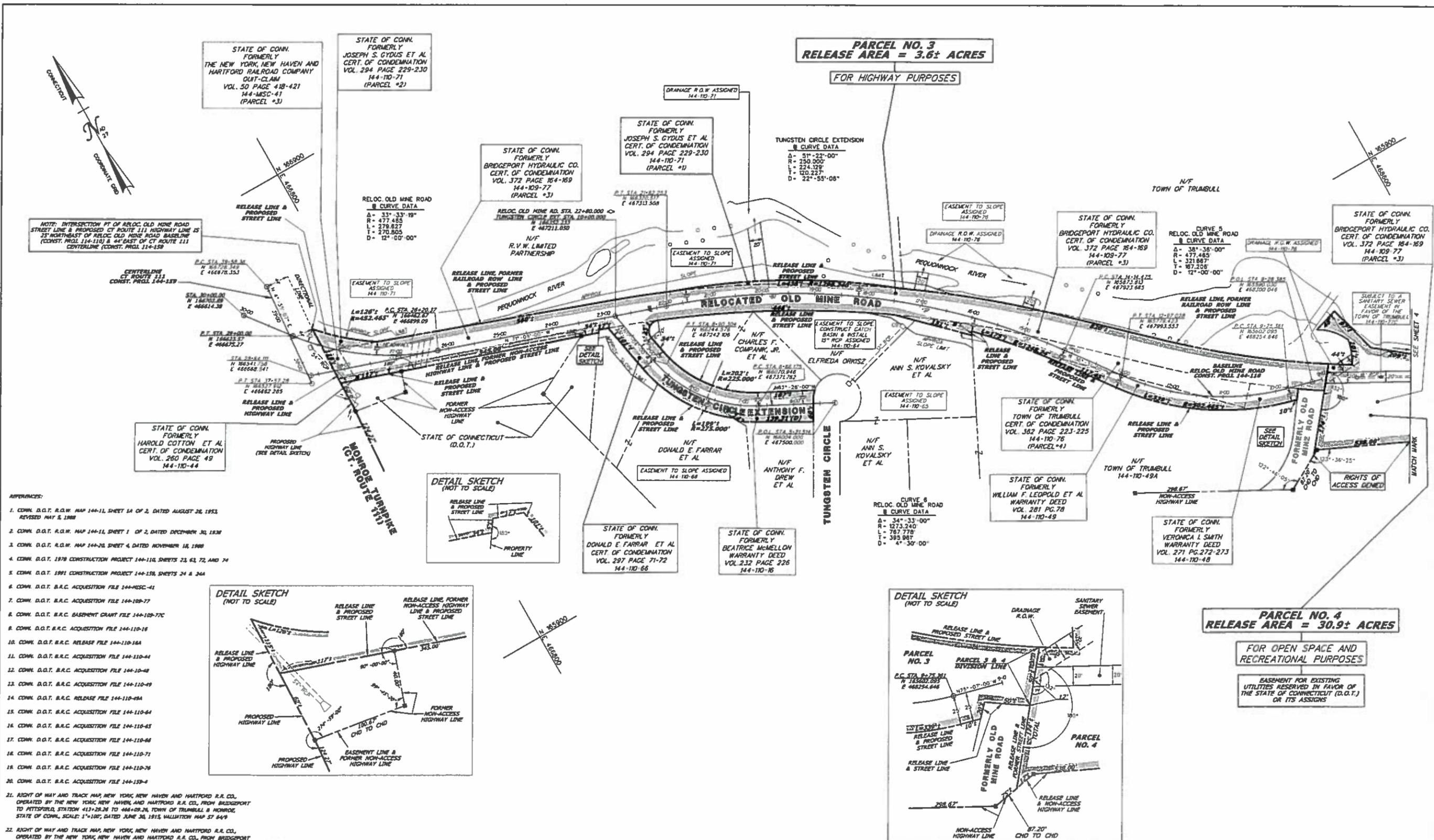
DRAWN BY: JCB
 DATE: 04/08
 CHECKED BY: VGH
 DATE: 03/07
 FILE: X:\VLS_CTDOT_NDL_PROJECTS\Survey\Release\144_149\SV_CS_144_010_03BMA_S13.dgn



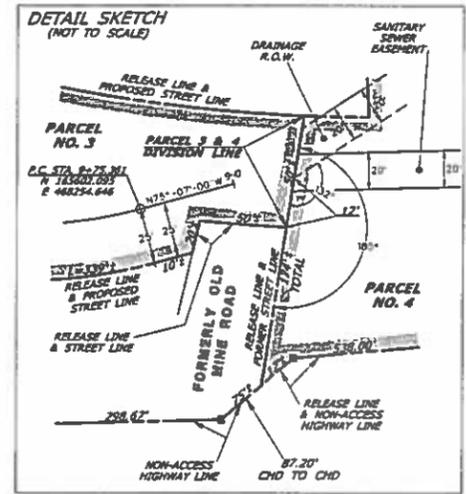
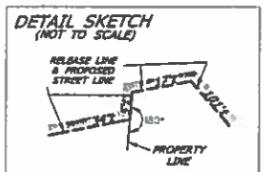
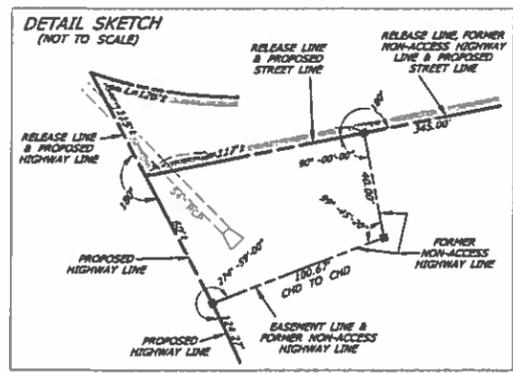
DATE	REVISION	REQ. BY
11/13	REVISIONS PER REVIEW	CEA
07/15	ADDITIONAL REVISIONS	CEA

TO MY KNOWLEDGE AND BELIEF THIS MAP IS SUBSTANTIALLY CORRECT AS NOTED HEREON.
 P. E. S. 10824
 (NOT VALID WITHOUT A LIVE SIGNATURE AND EMBOSSED SEAL)
 TOWN NO. 144
 PROJ. NO. 144-110
 SERIAL NO. 038A
 SHEET NO. 2 OF 6
 DATE _____
 ROBERT J. BARN, P.L.S.
 TITLE MANAGER OF SURVEY OPERATIONS

COMPILATION PLAN
 TOWN OF TRUMBULL
 MAP SHOWING LAND RELEASED TO
 BY
THE STATE OF CONNECTICUT
 DEPARTMENT OF TRANSPORTATION
 RELOCATION OF CT ROUTE 25
 SCALE: 1"=80'
 MARCH 2007
 ARTHUR W. GRUBB, P.E.
 CHIEF ENGINEER - BUREAU OF ENGINEERING AND HIGHWAY OPERATIONS



- REFERENCES:
- CONN. D.O.T. R.O.W. MAP 144-11, SHEET 14 OF 2, DATED AUGUST 26, 1993, REVISED MAY 5, 1998
 - CONN. D.O.T. R.O.W. MAP 144-11, SHEET 1 OF 2, DATED DECEMBER 30, 1998
 - CONN. D.O.T. R.O.W. MAP 144-26, SHEET 4, DATED NOVEMBER 18, 1998
 - CONN. D.O.T. 1978 CONSTRUCTION PROJECT 144-116, SHEETS 23, 63, 72, AND 74
 - CONN. D.O.T. 1991 CONSTRUCTION PROJECT 144-158, SHEETS 24 & 24A
 - CONN. D.O.T. B.A.C. ACQUISITION FILE 144-105C-41
 - CONN. D.O.T. B.A.C. ACQUISITION FILE 144-109-77
 - CONN. D.O.T. B.A.C. BASEMENT GRANT FILE 144-109-77C
 - CONN. D.O.T. B.A.C. ACQUISITION FILE 144-110-18
 - CONN. D.O.T. B.A.C. RELEASE FILE 144-110-18A
 - CONN. D.O.T. B.A.C. ACQUISITION FILE 144-110-44
 - CONN. D.O.T. B.A.C. ACQUISITION FILE 144-10-48
 - CONN. D.O.T. B.A.C. ACQUISITION FILE 144-110-49
 - CONN. D.O.T. B.A.C. RELEASE FILE 144-110-49A
 - CONN. D.O.T. B.A.C. ACQUISITION FILE 144-110-64
 - CONN. D.O.T. B.A.C. ACQUISITION FILE 144-110-65
 - CONN. D.O.T. B.A.C. ACQUISITION FILE 144-110-66
 - CONN. D.O.T. B.A.C. ACQUISITION FILE 144-110-71
 - CONN. D.O.T. B.A.C. ACQUISITION FILE 144-110-76
 - CONN. D.O.T. B.A.C. ACQUISITION FILE 144-110-4
 - RIGHT OF WAY AND TRACK MAP, NEW YORK, NEW HAVEN AND HARTFORD R.R. CO., OPERATED BY THE NEW YORK, NEW HAVEN AND HARTFORD R.R. CO., FROM BRIDGEPORT TO PITTSFIELD STATION 464-68.26 TO 464-69.26, TOWN OF TRUMBULL & NORWICH, STATE OF CONN., SCALE: 1"=100', DATED JUNE 30, 1915, VALLANTIN MAP 57 64/9
 - RIGHT OF WAY AND TRACK MAP, NEW YORK, NEW HAVEN AND HARTFORD R.R. CO., OPERATED BY THE NEW YORK, NEW HAVEN AND HARTFORD R.R. CO., FROM BRIDGEPORT TO PITTSFIELD STATION 464-68.26 TO 464-69.26, TOWN OF TRUMBULL & NORWICH, STATE OF CONN., SCALE: 1"=100', DATED JUNE 30, 1915, VALLANTIN MAP 57 64/10
 - MAP ENTITLED: "REVISED MAP OF A PORTION OF MAP OF HAROLD COTTON IN TRUMBULL CO., FOR HAROLD COTTON", SEPTEMBER 18, 1944, SCALE: 1"=40', PREPARED BY FRANK C. POWRY
 - FIELD INFORMATION IN BOOK 144-110-02 "Y", PAGES 4 AND 5, DATED DECEMBER 12, 1968
 - PUBLIC ACT NO. 04-196, SECTION 26, APPROVED JUNE 1, 2004



- NOTES:
- THIS COMPILATION PLAN HAS BEEN PREPARED IN ACCORDANCE WITH THE REGULATIONS OF CONNECTICUT STATE AGENCIES, SECTIONS 20-300B-1 THROUGH 20-300B-26 AND THE "STANDARDS FOR SURVEYS AND MAPS IN THE STATE OF CONNECTICUT" AS ADOPTED BY THE CONNECTICUT ASSOCIATION OF LAND SURVEYORS, INC. ON SEPTEMBER 26, 1996. IT CONFORMS TO CLASS D ACCURACY AND IS INTENDED TO DEPICT THE LIMITS OF PROPERTY TRANSACTIONS AS NOTED HEREON. THIS PLAN WAS COMPILED FROM OTHER MAPS, RECORDS, RESEARCH, AND/OR OTHER SOURCES OF INFORMATION. IT IS NOT TO BE CONSTRUED AS HAVING BEEN NECESSARILY OBTAINED AS THE RESULT OF A FIELD SURVEY AND IS SUBJECT TO SUCH CHANGE AS AN ACCURATE FIELD SURVEY MAY DISCLOSE.
 - THE TOPOGRAPHY AND PROPERTY LINE EVIDENCE DEPICTED ARE BASED UPON THE SURVEYING DATA AS REFERENCED UNLESS OTHERWISE NOTED. THESE PROPERTY BOUNDARY LINES DO NOT REPRESENT THE PROFESSIONAL OPINION OF THE UNDERSIGNED.

DRAWN BY: JSC
 DATE: 04/03
 CHECKED BY: VJL
 DATE: 03/07

SCALE IN FEET

80	0	80	160
DATE	REVISION	REV. BY	TOWN NO. 144
11/13	REVISIONS PER REVIEW	CEA	PROJ. NO. 144-110
07/15	ADDITIONAL REVISIONS	CEA	SERIAL NO. 38A
			SHEET NO. 3 OF 6

TO MY KNOWLEDGE AND BELIEF THIS MAP IS SUBSTANTIALLY CORRECT AS NOTED HEREON.

P.L.S. #8824

NOT VALID WITHOUT A LIVE SIGNATURE AND EMBOSSED SEAL

TOWN NO. 144
 PROJ. NO. 144-110
 SERIAL NO. 38A
 SHEET NO. 3 OF 6

DATE _____

ROBERT J. BARGH, P.L.S.
 TITLE MANAGER OF SURVEY OPERATIONS

PARCEL NO. 4
RELEASE AREA = 30.9± ACRES

FOR OPEN SPACE AND RECREATIONAL PURPOSES

EASEMENT FOR EXISTING UTILITIES RESERVED IN FAVOR OF THE STATE OF CONNECTICUT (D.O.T.) OR ITS ASSIGNS

COMPILATION PLAN

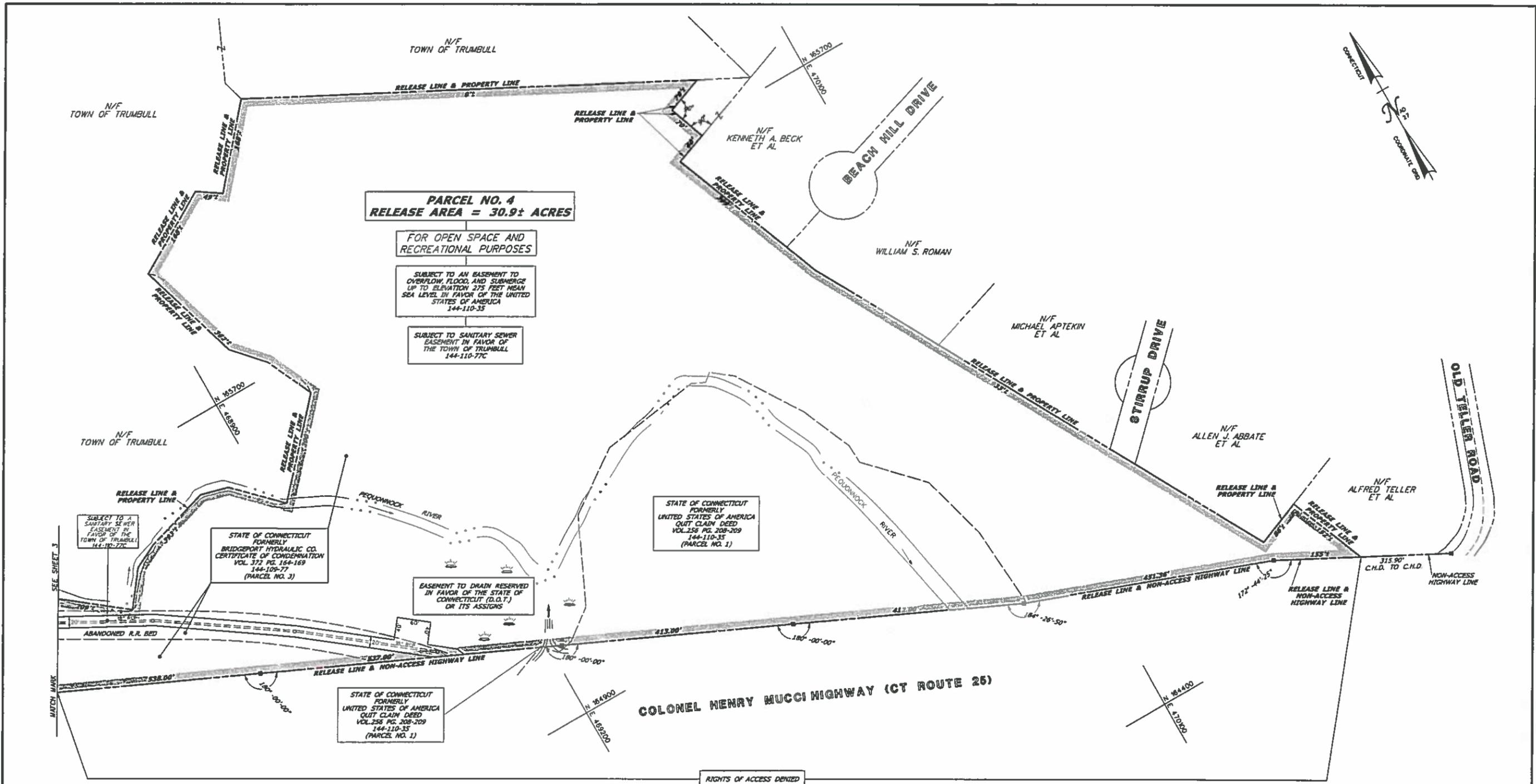
TOWN OF TRUMBULL
 MAP SHOWING LAND RELEASED TO

BY
THE STATE OF CONNECTICUT
 DEPARTMENT OF TRANSPORTATION

RELOCATION OF CT ROUTE 25

SCALE: 1"=80' MARCH 2007

ARTHUR W. GRUHN, P.E.
 CHIEF ENGINEER - BUREAU OF ENGINEERING AND HIGHWAY OPERATIONS



NOTES:

- THIS COMPILATION PLAN HAS BEEN PREPARED IN ACCORDANCE WITH THE REGULATIONS OF CONNECTICUT STATE AGENCIES, SECTIONS 20-300B-1 THROUGH 20-300B-20, AND THE STANDARDS FOR SURVEYS AND MAPS IN THE STATE OF CONNECTICUT AS ADOPTED BY THE CONNECTICUT ASSOCIATION OF LAND SURVEYORS, INC. ON SEPTEMBER 24, 1996. IT CONFORMS TO CLASS D ACCURACY AND IS INTENDED TO DEPICT THE LIMITS OF PROPERTY TRANSACTIONS AS NOTED HEREON. THIS PLAN WAS COMPILED FROM OTHER MAPS, RECORD RESEARCH, AND/OR OTHER SOURCES OF INFORMATION. IT IS NOT TO BE CONSTRUED AS HAVING BEEN NECESSARILY OBTAINED AS THE RESULT OF A FIELD SURVEY AND IS SUBJECT TO SUCH CHANGE AS AN ACCURATE FIELD SURVEY MAY DISCLOSE.
- THE TOPOGRAPHY AND PROPERTY LINE EVIDENCE DEPICTED ARE BASED UPON THE SURVEY/MAPPING DATA AS REFERENCED. UNLESS OTHERWISE NOTED, THESE PROPERTY/BOUNDARY LINES DO NOT REPRESENT THE PROFESSIONAL OPINION OF THE UNDERSIGNED.

- REFERENCES:**
- CONDOT R.O.W. MAP 144-26, SHEETS 2, 3, AND 4, DATED NOVEMBER 18, 1988
 - CONDOT CONSTRUCTION PROJECT NO. 144-110, SHEETS 23, 24, AND 24, DATED 1979
 - CONDOT CONSTRUCTION PROJECT NO. 144-178, SHEET 24
 - CONDOT B.R.C. FILE NO. 144-109-773
 - CONDOT B.R.C. FILE NO. 144-109-77C
 - CONDOT B.R.C. FILE NO. 144-109-77D
 - CONDOT B.R.C. FILE NO. 144-109-77E
 - CONDOT B.R.C. FILE NO. 144-110-35/1
 - CONDOT B.R.C. FILE NO. 144-110-35/2
 - CONDOT B.R.C. FILE NO. 144-110-35/3
 - RIGHT OF WAY TRACK MAP, NEW YORK, NEW HAVEN, AND HARTFORD R.R. CO., OPERATED BY THE NEW YORK, NEW HAVEN, AND HARTFORD R.R. CO., FROM BRIDGEPORT TO PITTSFIELD, STATION 413+78.24 TO 464+88.26, TOWN OF TRUMBULL AND MONROE, STATE OF CONN., SCALE 1"=100', DATED JUNE 30, 1915, WALLINGTON MAP 57 64/9
 - FIELD INFORMATION IN BOOK 144-110-02 "A" PAGES 4 AND 5, DATED DECEMBER 12, 1988
 - MAP ENTITLED "SECTION 3 OF SURREY HILL SUBDIVISION IN TRUMBULL, CONN., FOR THE GOULD REALTY CO.", DATED APRIL 30, 1966, SCALE 1"=100', PREPARED BY FRANK C. PENNY
 - MAP ENTITLED "DRAINAGE EASEMENT LOT NO. 4, RESUBDIVISION OF LOTS 3, 4, 5, & 6, SURREY HILL, IN TRUMBULL, CONN., FOR THE GOULD REALTY CO.", DATED APRIL 23, 1979, SCALE: 1"=40', PREPARED BY STEPHEN C. BOHROG, SR.
 - PUBLIC ACT NO. 94-186, SECTION 26, APPROVED JUNE 1, 2004

DRAWN BY: JSP
 DATE: 03/2007
 CHECKED BY: HGT
 DATE: 03/2007

SCALE IN FEET

DATE	REVISION	REV. BY
11/13	REVISIONS PER REVIEW	CEA
07/15	ADDITIONAL REVISIONS	CEA

TO MY KNOWLEDGE AND BELIEF THIS MAP IS SUBSTANTIALLY CORRECT AS NOTED HEREON.

P.L.S. #15824
 (NOT VALID WITHOUT A LIVE SIGNATURE AND EMBOSSED SEAL)

TOWN NO. 144
 PROJ. NO. 144-110
 SERIAL NO. 038A
 SHEET NO. 4 OF 6

ROBERT J. BARON, P.L.S.
 TITLE: MANAGER OF SURVEY OPERATIONS
 DATE

COMPILATION PLAN
 TOWN OF TRUMBULL
 MAP SHOWING LAND RELEASED TO

BY
THE STATE OF CONNECTICUT
 DEPARTMENT OF TRANSPORTATION

RELOCATION OF CT ROUTE 25

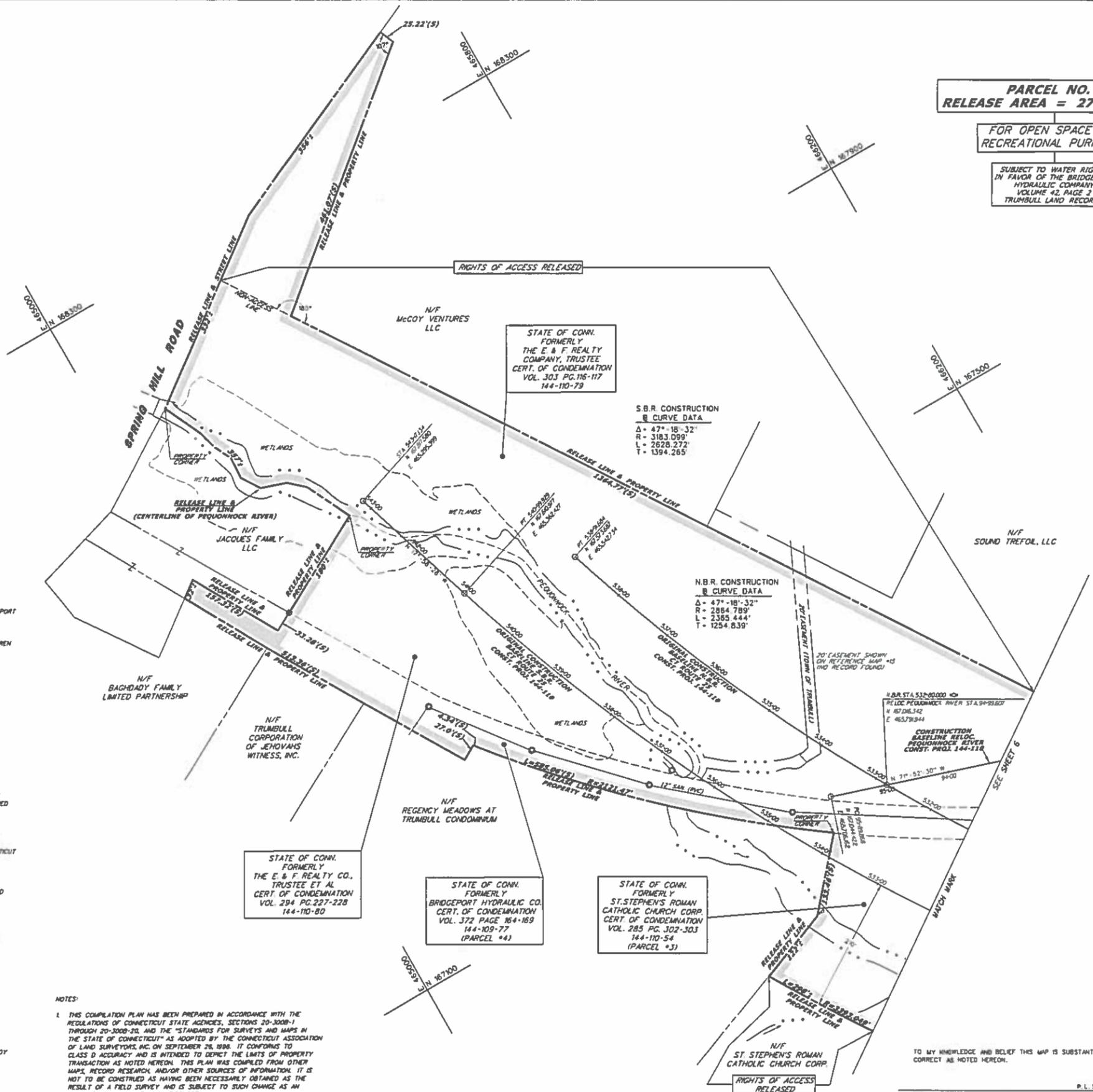
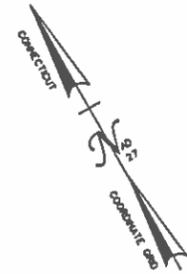
SCALE 1"=80' MARCH 2007

ARTHUR W. GRUHN, P.E.
 CHIEF ENGINEER - BUREAU OF ENGINEERING AND CONSTRUCTION

PARCEL NO. 5
RELEASE AREA = 27.9± ACRES

FOR OPEN SPACE AND
 RECREATIONAL PURPOSES

SUBJECT TO WATER RIGHTS
 IN FAVOR OF THE BRIDGEPORT
 HYDRAULIC COMPANY
 VOLUME 42, PAGE 2
 TRUMBULL LAND RECORDS



REFERENCES:

1. CONN. D.O.T. 1978 CONSTRUCTION PROJECT 144-110, SHEET 68
2. CONN. D.O.T. B.R.C. ACQUISITION FILE 144-109-77
3. CONN. D.O.T. B.R.C. ACQUISITION FILE 144-109-77C
4. CONN. D.O.T. B.R.C. ACQUISITION FILE 144-110-54
5. CONN. D.O.T. B.R.C. ACQUISITION FILE 144-110-79
6. CONN. D.O.T. B.R.C. ACQUISITION FILE 144-110-80
7. RIGHT OF WAY AND TRACK MAP, NEW YORK, NEW HAVEN AND HARTFORD R.R. CO. OPERATED BY THE NEW YORK, NEW HAVEN AND HARTFORD R.R. CO., FROM BRIDGEPORT TO PITTSFIELD, STATION 484+08.26 TO 518+89.26, TOWN OF TRUMBULL & ADJACENT, STATE OF CONN., SCALE 1"=100', DATED JUNE 30, 1916, VALUATION MAP 57 84710
8. MAP ENTITLED: "MAP OF PROPERTY IN TRUMBULL CONN. TO BE CONVEYED TO WARREN R. JACOUES", DATED DEC. 28, 1982, SCALE: 1"=40', PREPARED BY STEPHEN C. BOMBERS, SR., RLS
9. MAP ENTITLED: "REVISED MAP OF PROPERTY IN TRUMBULL CONN. FOR OTTO MATTEGAT", DATED AUG. 8, 1978, SCALE: 1"=50', PREPARED BY FULLER & CO. INC.
10. MAP ENTITLED: "MAP OF SURVEY OF PROPERTY IN TRUMBULL CT. FOR CARL IPPOLITO", DATED SEPT. 13, 1984, SCALE: 1"=40', PREPARED BY FULLER & CO.
11. MAP ENTITLED: "SURVEY FOR JOSEPH ADZMA, SR., BEING CONVEYED BY RUMHAMM HANSETT & THE BRIDGEPORT HYDRAULIC CO., SPRING HILL RD., TRUMBULL, CONN." DATED AUG. 19 1971, SCALE: 1"=40', PREPARED BY CODESPOT1 & ASSOCIATES
12. MAP ENTITLED: "SURVEY FOR JOSEPH ADZMA, SR. BEING CONVEYED BY RUMHAMM HANSETT AND THE B. H. COMPANY, SPRING HILL RD., TRUMBULL, CT.", DATED AUG. 1971, REV. 5/73, SCALE: 1"=40', PREPARED BY CODESPOT1 & ASSOCIATES
13. MAP ENTITLED: "RELOCATION OF ROUTE 25, TOWN OF TRUMBULL, CONNECTICUT, WHITNEY AVE. TO CONN. ROUTE 17, PROJECT NO. 144-110, FOR CONNECTICUT STATE HIGHWAY DEPARTMENT", SCALE 1"=40', DATED AUGUST 1968, SHEET 3 OF 6, PREPARED BY PHILIP W. GENOVESE & ASSOCIATES
14. MAP ENTITLED: "ALTERNATE A, PROPERTY SURVEY, LOTES OF TRUMBULL, TRUMBULL CT", SCALE: 1"=40', DATED OCT. 10, 2005, PREPARED BY PERERA ENGINEERING, LLC
15. MAP ENTITLED: "LAND LEASED TO TOWN OF TRUMBULL BY THE STATE OF CONNECTICUT DEPARTMENT OF TRANSPORTATION FOR A MULTI USE TRAIL AND BY-PASS TRAIL", SCALE: 1"=100', DATED NOV. 7, 2003, PREPARED BY TOWN OF TRUMBULL PUBLIC WORKS DEPT.
16. MAP ENTITLED: "PROPERTY SURVEY SHOWING PARCELS TO BE COMBINED, PREPARED FOR LANDCO HOLDINGS, LLC., #890, #898, & #898 MAIN STREET (CT. RTE. 25), TRUMBULL, CONNECTICUT", DATED 8/18/01, SCALE 1"=50', PREPARED BY SPATH-BORWELAND ASSOCIATES, INC.
17. MAP ENTITLED: "DECLARATION OF CONDOMINIUMS, REGENCY MEADOWS AT TRUMBULL, UNITS 3, 4 & 5, MAIN STREET (CONNECTICUT ROUTE 25), TRUMBULL, CONNECTICUT, PREPARED FOR TOLL CT. LIMITED PARTNERSHIP", DATED 12/03/02, SCALE 1"=40', PREPARED BY EASTERN STATES ENGINEERING, INC.
18. MAP ENTITLED: "PROPOSED BUSINESS PARK DEVELOPMENT, TREFOL DRIVE WEST, PREPARED FOR AMERICAN TRADING REAL ESTATE, TRUMBULL, CONNECTICUT", DATED 8/18/08, PREPARED BY CODESPOT1 & ASSOCIATES
19. MAP ENTITLED: "RESUBDIVISION MAP, LOTS 5 AND 6 - TREFOL DRIVE WEST, TREFOL DRIVE, TRUMBULL, CONNECTICUT, PREPARED FOR MCCOY VENTURES, LLC.", DATED NOV. 5, 2002, REVISED 1/20/03, SCALE 1"=50', PREPARED BY LAND ENGINEERING ASSOCIATES, INC.
20. MAP ENTITLED: "CORRECTIVE MAP FOR RESUBDIVISION MAP, LOTS 401 AND 801 - TREFOL DRIVE WEST, TREFOL DRIVE, TRUMBULL, CONNECTICUT, PREPARED FOR MCCOY VENTURES, LLC.", DATED SEPT. 3, 2003, REVISED THRU 1/06/04, SCALE 1"=50', PREPARED BY LAND ENGINEERING ASSOCIATES, INC.
21. PUBLIC ACT NO. 04-188, SECTION 28, APPROVED JUNE 4, 2004

NOTES:

1. THIS COMPILATION PLAN HAS BEEN PREPARED IN ACCORDANCE WITH THE REGULATIONS OF CONNECTICUT STATE AGENCIES, SECTIONS 20-300B-1 THROUGH 20-300B-20, AND THE "STANDARDS FOR SURVEYS AND MAPS IN THE STATE OF CONNECTICUT" AS ADOPTED BY THE CONNECTICUT ASSOCIATION OF LAND SURVEYORS, INC. ON SEPTEMBER 26, 1996. IT CONFORMS TO CLASS D ACCURACY AND IS INTENDED TO DEPICT THE LIMITS OF PROPERTY TRANSACTION AS NOTED HEREON. THIS PLAN WAS COMPILED FROM OTHER MAPS, RECORD RESEARCH, AND/OR OTHER SOURCES OF INFORMATION. IT IS NOT TO BE CONSTRUED AS HAVING BEEN NECESSARILY OBTAINED AS THE RESULT OF A FIELD SURVEY AND IS SUBJECT TO SUCH CHANGE AS AN ACCURATE FIELD SURVEY MAY DISCLOSE.
2. THE TOPOGRAPHY AND PROPERTY LINE EVIDENCE DEPICTED ARE BASED UPON THE SURVEY/MAPPING DATA AS REFERENCED, UNLESS OTHERWISE NOTED. THESE PROPERTY/BOUNDARY LINES DO NOT REPRESENT THE PROFESSIONAL OPINION OF THE UNDERSIGNED.

DRAWN BY: JED
 DATE: 04/08
 CHECKED BY: VCH
 DATE: 03/07

FILE: X:\2_V8_CTDOT_MON_PROJECTS\Survey\Release\144-110\SC_CS_144_010_G18A4_S14.dgn

S.B.R. CONSTRUCTION
 @ CURVE DATA
 Δ = 47°-18'-32"
 R = 3183.099'
 L = 2628.272'
 T = 1394.265'

N.B.R. CONSTRUCTION
 @ CURVE DATA
 Δ = 47°-18'-32"
 R = 2884.789'
 L = 2365.444'
 T = 1294.839'

N.B.R. STA. 512+00.00
 RELOC. PEQUONNOC RIVER STA. 9+95.67
 H = 167.016-342
 E = 463.79-844
 CONSTRUCTION
 BASELINE RELOC.
 PEQUONNOC RIVER
 CONST. PROJ. 144-110

STATE OF CONN.
 FORMERLY
 THE E. & F. REALTY CO.,
 TRUSTEE ET AL
 CERT. OF CONDEMNATION
 VOL. 294 PG. 227-228
 144-110-80

STATE OF CONN.
 FORMERLY
 BRIDGEPORT HYDRAULIC CO.
 CERT. OF CONDEMNATION
 VOL. 372 PAGE 164-169
 144-109-77
 (PARCEL #4)

STATE OF CONN.
 FORMERLY
 ST. STEPHEN'S ROMAN
 CATHOLIC CHURCH CORP.
 CERT. OF CONDEMNATION
 VOL. 285 PG. 302-303
 144-110-54
 (PARCEL #3)

TO MY KNOWLEDGE AND BELIEF THIS MAP IS SUBSTANTIALLY
 CORRECT AS NOTED HEREON.

P.L.S. -18824

(NOT VALID WITHOUT A LIVE SIGNATURE AND EMBOSSED SEAL)

DATE	REVISION	REQ. BY
11/13	REVISIONS PER REVIEW	CEA
07/15	ADDITIONAL REVISIONS	CEA

TOWN NO. 144
 PROJ. NO. 144-110
 SERIAL NO. 38A
 SHEET NO. 5 OF 6

ROBERT J. BARDON, P.L.S.
 TITLE: MANAGER OF SURVEY OPERATIONS
 DATE

SCALE IN FEET
 80 0 80 160

COMPILATION PLAN
 TOWN OF TRUMBULL
 MAP SHOWING LAND RELEASED TO
 BY
THE STATE OF CONNECTICUT
 DEPARTMENT OF TRANSPORTATION
 RELOCATION OF CT ROUTE 25
 SCALE 1"=80'
 CHIEF ENGINEER - BUREAU OF ENGINEERING AND HIGHWAY OPERATIONS

MARCH 2007

PARCEL NO. 5
RELEASE AREA = 27.9± ACRES

FOR OPEN SPACE AND RECREATIONAL PURPOSES

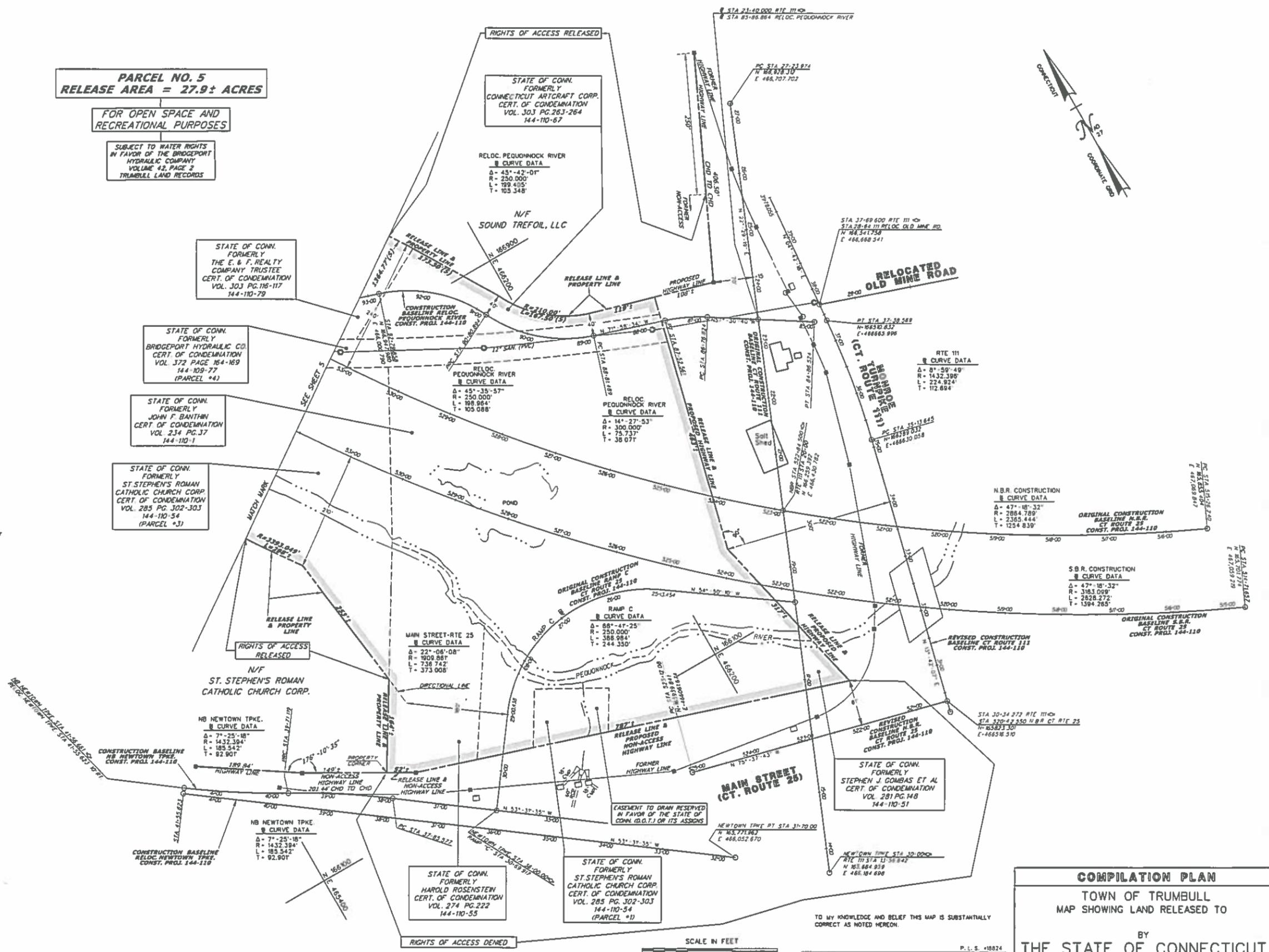
SUBJECT TO WATER RIGHTS IN FAVOR OF THE BRIDGEPORT HYDRAULIC COMPANY VOLUME 42, PAGE 2 TRUMBULL LAND RECORDS

- REFERENCES:
1. CONN. D.O.T. R.O.W. MAP 144-13 SHEET 1 OF 3 SECTION 3 DATED MARCH 31, 1939, REVISED FEB. 2, 1949
 2. CONN. D.O.T. R.O.W. MAP 144-11, SHEET 1A OF 2, DATED AUG. 28, 1953, REVISED MAY 5, 1949
 3. CONN. R.O.W. MAP 144-13 SHEET 3 OF 3, SECTION 2, DATED MAR. 31, 1939, REVISED AUG. 31, 1953
 4. CONN. D.O.T. 1979 CONSTRUCTION PROJECT 144-110, SHEETS 65, 66 AND 72
 5. CONN. D.O.T. B.R.C. ACQUISITION FILE 144-109-774
 6. CONN. D.O.T. B.R.C. EASEMENT FILE 144-109-776
 7. CONN. D.O.T. B.R.C. ACQUISITION FILE 144-110-1
 8. CONN. D.O.T. B.R.C. ACQUISITION FILE 144-110-16
 9. CONN. D.O.T. B.R.C. ACQUISITION FILE 144-110-31
 10. CONN. D.O.T. B.R.C. ACQUISITION FILE 144-110-54
 11. CONN. D.O.T. B.R.C. ACQUISITION FILE 144-110-55
 12. CONN. D.O.T. B.R.C. ACQUISITION FILE 144-110-67
 13. CONN. D.O.T. B.R.C. ACQUISITION FILE 144-110-79
 14. RIGHT OF WAY AND TRACK MAP, NEW YORK, NEW HAVEN AND HARTFORD R.R. CO. OPERATED BY THE NEW YORK, NEW HAVEN AND HARTFORD R.R. CO., FROM BRIDGEPORT TO PITTSFIELD STATION 466+09.26 TO 518+69.26, TOWN OF TRUMBULL & MONROE, STATE OF CONN., SCALE 1"=100', DATED JUNE 30, 1913, VALUATION MAP 57 64-10
 15. MAP ENTITLED: "RELOCATION OF ROUTE 25, TOWN OF TRUMBULL, CONNECTICUT, WHITNEY AVE. TO CONN. ROUTE 111, PROJECT 144-110, FOR CONNECTICUT STATE HIGHWAY DEPARTMENT", SCALE 1"=40', DATED AUGUST 1968, SHEET 3 OF 6, PREPARED BY PHILIP W. GENOVESE & ASSOCIATES
 16. MAP ENTITLED: "ALTERNATE A, PROPERTY SURVEY, LONES OF TRUMBULL, TRUMBULL CT., SCALE 1"=40', DATED OCT. 10, 2003, PREPARED BY PEREIRA ENGINEERING, LLC, SHETTON, CT
 17. MAP ENTITLED: "LAND LEASED TO TOWN OF TRUMBULL BY THE STATE OF CONNECTICUT DEPARTMENT OF TRANSPORTATION FOR MULTI USE TRAIL AND BY PASS TRAIL", SCALE 1"=100', DATED NOV. 7, 2003, PREPARED BY TOWN OF TRUMBULL PUBLIC WORKS DEPT.
 18. MAP ENTITLED: "PROPOSED BUSINESS PARK DEVELOPMENT, TREFOR DRIVE WEST, PREPARED FOR AMERICAN TRADING REAL ESTATE, TRUMBULL, CONNECTICUT", DATED 6/18/09, PREPARED BY CODESPOTT & ASSOCIATES
 19. MAP ENTITLED: "RESUBDIVISION MAP, LOTS 3 AND 6, TREFOR DRIVE WEST, TREFOR DRIVE, TRUMBULL, CONNECTICUT, PREPARED FOR MCOY VENTURES, LLC", DATED NOV. 5, 2002, REVISED 1/28/04, SCALE 1"=50', PREPARED BY LAND ENGINEERING ASSOCIATES, INC.
 20. MAP ENTITLED: "CORRECTIVE MAP FOR RESUBDIVISION MAP, LOTS 401 AND 601, TREFOR DRIVE WEST, TREFOR DRIVE, TRUMBULL, CONNECTICUT, PREPARED FOR MCOY VENTURES, LLC", DATED SEPT. 5, 2003, REVISED THRU JUNE 2004, SCALE 1"=50', PREPARED BY LAND ENGINEERING ASSOCIATES, INC.
 21. MAP ENTITLED: "REVISED MAP OF PROPERTY PREPARED FOR 41 MONROE TURNPIKE ASSOCIATES, TRUMBULL, CONN.", SCALE 1"=40', DATED JAN. 11, 1982, PREPARED BY SHAMMOESSY & PLAIN LAND SURVEYORS
 22. PUBLIC ACT NO. 04-196, SECTION 26, APPROVED JUNE 1, 2004

- NOTES:
1. THIS COMPILATION PLAN HAS BEEN PREPARED IN ACCORDANCE WITH THE REGULATIONS OF CONNECTICUT STATE AGENCIES, SECTIONS 20-300B-1 THROUGH 20-300B-20, AND THE "STANDARDS FOR SURVEYS AND MAPS IN THE STATE OF CONNECTICUT" AS ADOPTED BY THE CONNECTICUT ASSOCIATION OF LAND SURVEYORS, INC. ON SEPTEMBER 26, 1996. IT CONFORMS TO CLASS D ACCURACY AND IS INTENDED TO DEPICT THE LIMITS OF PROPERTY TRANSACTION AS NOTED HEREON. THIS PLAN WAS COMPILED FROM OTHER MAPS, RECORD RESEARCH, AND/OR OTHER SOURCES OF INFORMATION. IT IS NOT TO BE CONSTRUED AS HAVING BEEN NECESSARILY OBTAINED AS THE RESULT OF A FIELD SURVEY AND IS SUBJECT TO SUCH CHANGE AS AN ACCURATE FIELD SURVEY MAY DISCLOSE.
 2. THE TOPOGRAPHY AND PROPERTY LINE EVIDENCE DEPICTED ARE BASED UPON THE SURVEY/MAPPING DATA AS REFERENCED. UNLESS OTHERWISE NOTED, THESE PROPERTY/BOUNDARY LINES DO NOT ADMIT THE PROFESSIONAL OPINION OF THE UNDERSIGNED.

DRAWN BY: JCD
DATE: 04/08
CHECKED BY: VGH
DATE: 03/07

FILE: X:\Z-VB-CTDOT\JOB_PROJECTS\Survey\Release\140_148\SC_CS_144_010_038RMA_S48.dwg



TO MY KNOWLEDGE AND BELIEF THIS MAP IS SUBSTANTIALLY CORRECT AS NOTED HEREON.

SCALE IN FEET
0 80 160

DATE	REVISION	REQ. BY
11/13	REVISIONS PER REVIEW	CEA
07/15	ADDITIONAL REVISIONS	CEA

TOWN NO. 144
PROJ. NO. 144-110
SERIAL NO. 38A
SHEET NO. 6 OF 6

ROBERT J. BARON, P.L.S.
TITLE: MANAGER OF SURVEY OPERATIONS
DATE

COMPILATION PLAN
TOWN OF TRUMBULL
MAP SHOWING LAND RELEASED TO
BY THE STATE OF CONNECTICUT
DEPARTMENT OF TRANSPORTATION
RELOCATION OF CT ROUTE 25
SCALE 1"=80'
MARCH 2007
ARTHUR W. CRUINI, P.E.
CHIEF ENGINEER - BUREAU OF ENGINEERING AND HIGHWAY OPERATIONS