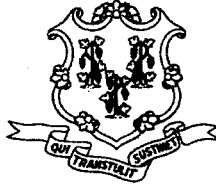


The Connecticut General Assembly

Legislative Commissioners' Office

Edwin J. Maley, Jr.
Commissioner
Leonard A. Fasano
Commissioner

Nicholas Bombace
Director



Legislative Office Building
Suite 5500
Hartford, Connecticut
06106-1591
(860) 240-8410
fax (860) 240-8414
e-mail: lco@cga.ct.gov

The attached conveyance questionnaire should be completed by the municipality, land trust or other entity that is seeking legislation for the conveyance of state land. The Connecticut General Assembly needs this information in order to draft the legislation and to review the requested conveyance.

Please return the completed questionnaire to:

Shannon McCarthy
Chief Legislative Attorney
Legislative Commissioners' Office
Legislative Office Building – Room 5500
Hartford, CT 06106

FAX: (860) 240-8414

E-MAIL: shannon.mccarthy@cga.ct.gov

E-mail is preferred, but if you have larger maps that don't scan well, you may choose to mail them to the address above.

If you have any questions, please e-mail or call Shannon McCarthy at (860) 240-8496.

CONNECTICUT GENERAL ASSEMBLY

CONVEYANCE QUESTIONNAIRE

1. Please submit the following documents:

A. The best available legal map of the property.

TOWN OF NEWINGTON MAP SHOWING LAND RELEASED TO BY THE STATE OF CONNECTICUT, ROUTE 175,
SCALE 1"=40' AUGUST 1987 ROBERT W. GUBALA, TRANSPORTATION CHIEF ENGINEER

B. An appraisal of the value of the property. If an appraisal has not been prepared, please indicate the estimated value of the property and the methodology used to calculate such estimated value.

Estimated property value is from Town's excess value of \$15,000/Acre * 0.18 Ac + \$3750 (minimum) = \$6450

2. Is this conveyance based upon prior legislation? For example, are you attempting to repeal or amend a prior conveyance or was this request drafted in a bill that was not passed by the legislature? If yes, please give the bill or special act number and year, if known.

Unknown at this time.

3. Please answer the following questions:

A. What are the tax assessor's map, block and lot numbers for the property? If such numbers do not accurately describe the property, please provide a metes and bounds legal description of the property.

The parcel is excess right of way (ROW) for the lower East Cedar Street area adjacent to 14 Hawley Street, Newington. Parcel is described as follows; beginning at a point that is the south west corner of this parcel marked by a mere stone, running in a northerly direction along the street line of Hawley Street, easterly along the south line of 14 Hawley Street, thence southerly along land of the Town of Newington, thence westerly along the East Cedar Street non access highway line to the point of beginning.

B. What is the acreage of the property?

0.18 acre

C. Which state agency has custody and control of the property?

CT DOT

D. What costs, if any, would the state incur if the property were conveyed? (e.g. if the property abutted a highway and needed to be fenced off.)

None, the non access line is fenced. Possible costs for State internal paperwork preparation.

- E. How much would the municipality or entity receiving the property agree to pay for it? (e.g. the administrative costs to the state of making the conveyance; a specific dollar amount; or fair market value)

The Town does not intend to maintain the parcel, but pass it along to the property owner at 14 Hawley where it will be annexed by said property owner as excess land for use with the existing parcel. As such, administrative costs would be reasonable and recovered from the resident at transfer.

- F. How will the municipality or entity receiving the property use it? (e.g. open space, recreational, housing, economic development)

See item E above.

- G. If the municipality or entity receiving the property has a specified use for the property, would it agree to a provision in the conveyance legislation that, if the property is not used for such purpose, it shall revert to the state?

Yes.

- H. Has the municipality or entity asked the state agency that has custody of the property to convey the property to the town or entity (i.e. through an administrative rather than legislative process)?

That process was discussed but not as yet exercised.

- I. If the answer to question (H) is yes, please indicate the status of such administrative process and why legislation is needed. If the answer to question (H) is no, please indicate why not.

Status is that other than asking DOT of the process, the paperwork has not been completed. This process, we believe, had been started last session but not completed.

- J. Has a title search of the property been conducted?

No, but the DOT has filed several maps on the Newington Land Records that tell a lot of the history here.

- K. Are there any deed or other restrictions on the use of the property? If so, please specify.

- L. Please state the name of the municipality or entity that would receive the property.

The Town of Newington.

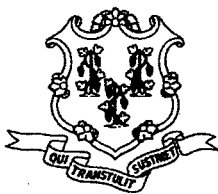
- 4. Please provide the name, address and phone and fax numbers of the person who completed this form.**

Chris Zibbideo, Town Engineer, 200 Garfield Street, Newington, CT. 06111. 860-665-8572, czibbideo@newingtonct.gov.

- 5. Please provide the name of the legislator(s) sponsoring this legislation.**

Representative Gary Turco.

State of Connecticut
GENERAL ASSEMBLY



GOVERNMENT ADMINISTRATION AND ELECTIONS COMMITTEE
LEGISLATIVE OFFICE BUILDING, ROOM 2200
HARTFORD, CT 06106-1591
TELEPHONE (860) 240-0480

Supplemental Conveyance Questionnaire

Must be completed and submitted with the Conveyance Request Form.

Parcel Identification: Excess right of way for East Cedar Street abutting 14 Hawley street, Newington, CT.
between the non access highway line and the southerly property line of 14 Hawley Street
comrised of 0.18 acres.

Name of Person Completing Form: Chris Zibbideo, PE, LS, Town Engineer

Name of Legislator(s) Sponsoring the Conveyance: Representative Gary Turco.

What is the current use of the property? Excess land from a highway taking circa 1972.

Is the site in an Aquifer Protection Area? Yes/No No
If yes, please provide mapping.

Is the site within a public water supply watershed? Yes/No No
If yes, please provide mapping.

Are springs, streams, watercourses, and/or wetlands on the property? Yes/No No
If yes, please provide mapping.

Is the site identified by the State Natural Diversity Data Base as being within an area containing endangered, threatened, special concern species and significant natural communities? Yes/No
If yes, please provide reference information. No.

Estimate existing land coverage on the property by percentage (should add up to 100%):

Buildings:	0.0%
Other impervious cover (parking lots, roads, driveways, sidewalks):	0.0%
Developed open space (lawn, turf, playing field):	100.0%
Natural meadow, grassland, or agriculture:	0.0%
Forest:	0.0%
Water bodies, dams, levees:	

Other (including Low Impact Development, Green Infrastructure, and water resource rights-of-way that would need to be maintained by the future property owner): None.

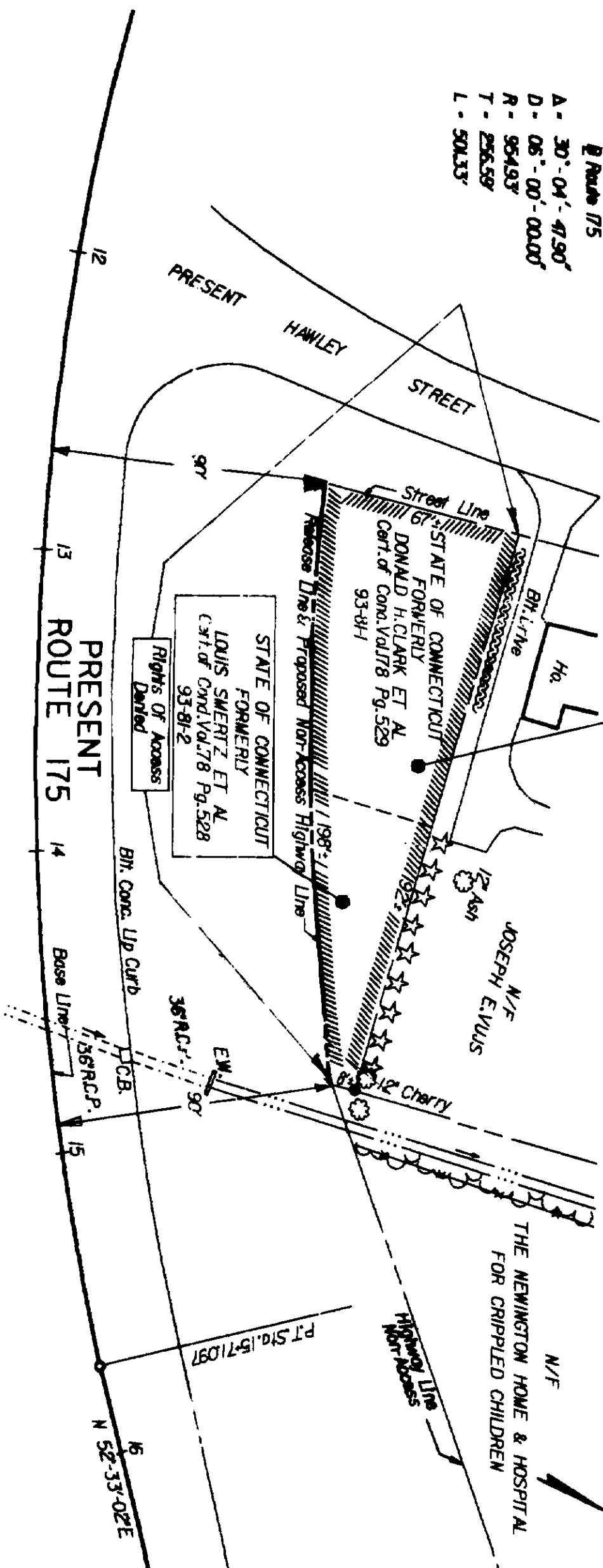
Are any of the buildings on the property on the National Register of Historic Places? Yes/No
If yes, please explain. N/A - no buildings.

Note: CT ECO provides useful information.

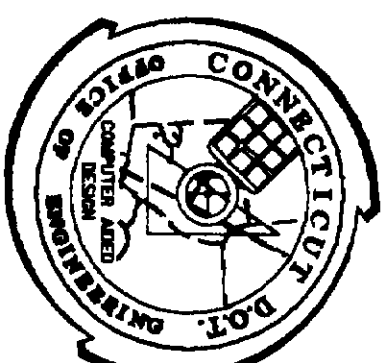
RELEASE AREA - 0.180± ACRE

Curve Data
@ Route 175

A - 30°-04'-47.90"
D - 06'-00'-00.00"
R - 954.93'
T - 256.59'
L - 304.33'



I HEREBY CERTIFY THAT THIS MAP AND SURVEY ARE SUBSTANTIALLY CORRECT AND WERE PREPARED IN ACCORDANCE WITH THE STANDARDS OF A CLASS D SURVEY AS DEFINED IN THE CODE OF PRACTICE FOR STANDARDS OF ACCURACY OF SURVEYS AND ADOPTED DECEMBER 18, 1975 AS AMENDED BY THE CONNECTICUT ASSOCIATION OF LAND SURVEYORS INC. TO THE BEST OF MY KNOWLEDGE AND BELIEF.



BY

TOWN OF NEWINGTON
MAP SHOWING LAND RELEASED TO

THE STATE OF CONNECTICUT

ROUTE 175

SCALE 1" = 40'

ROBERT W. GIBALA

August 1987

TRANSPORTATION CHIEF ENGINEER

BUREAU OF HIGHWAYS

DATE REVISION REQ. BY

TOWN NO. 93
PROJECT NO. 93-81

TITLE Trans. Div. Engr. (Surveys)

SERIAL NO. 1A
SHEET 1 OF 1
DATE August 1987

Drawn By R.D. Date 8/87
Checked By M.P. Date 8/87
Files P09381/ARM

08104

THIS IS TO CERTIFY that the State of Connecticut, acting herein by its Highway Commissioner, Howard S. Ives, pursuant to the provisions of Section 13a-73(b) of the General Statutes of Connecticut, Revision of 1958, Revised 1966,

has taken, in fee simple, the following described land owned by: Louis Smertz, Stella Smertz, 92 East Cedar Street, Newington, Connecticut.

Said premises are situated in the Town of Newington, County of Hartford and State of Connecticut, on the northerly side of East Cedar Street (Route 175) and bounded:

- SOUTHERLY - by East Cedar Street (Route 175), 90.8 feet;
- WESTERLY - by land now or formerly of Donald H. Clark, et al, 150 feet;
- NORTHERLY - by land now or formerly of Joseph J. Vujs, et al, 90.23 feet;
- EASTERLY - by land now or formerly of the State of Connecticut, 150 feet.

Together with all buildings and appurtenances, being the same premises as contained in a Quit-Claim Deed dated January 22, 1959, and recorded in Volume 117 at Page 140 of the Newington Land Records.

That on the 10th day of May, 1967, the Highway Commissioner assessed damages for such taking.

That on the 10th day of May, 1967, the Highway Commissioner filed such assessment with the Clerk of the Superior Court for Hartford County.

Dated at Wethersfield, Connecticut, this 10th day of May 1967.

Howard S. Ives
State Highway Commissioner

By Ralph L. Hager
Ralph L. Hager
Deputy Highway Commissioner

Received for Record May 11, 1967 at 8:49 A. M. Attest Edward J. Lemeret
Town Clerk.

THIS IS TO CERTIFY that the State of Connecticut, acting herein by its Highway Commissioner, Howard S. Ives, pursuant to the provisions of Section 13a-73(b) of the General Statutes of Connecticut, Revision of

has taken, in fee simple, the following described land owned by: Donald H. Clark, Cornelius E. Clark, Jr., 130 West Main Street, New Britain, Connecticut.

Said premises are situated in the Town of Newington, County of Hartford and State of Connecticut, on the northeasterly corner of Hawley Street and East Cedar Street (Route 175) and bounded:

- SOUTHERLY - by East Cedar Street (Route 175), 95.4 feet;
- WESTERLY - by Hawley Street, 150.13 feet;
- NORTHERLY - by land now or formerly of Joseph J. Vujs, et al, 101.69 feet;
- EASTERLY - by land now or formerly of Louis Smertz, et al, 150 feet.

Together with all buildings and appurtenances, being the same premises as contained in a Warranty Deed dated August 29, 1963, and recorded in Volume 151 at Page 377 of the Newington Land Records.

That on the 10th day of May, 1967, the Highway Commissioner assessed damages for such taking.

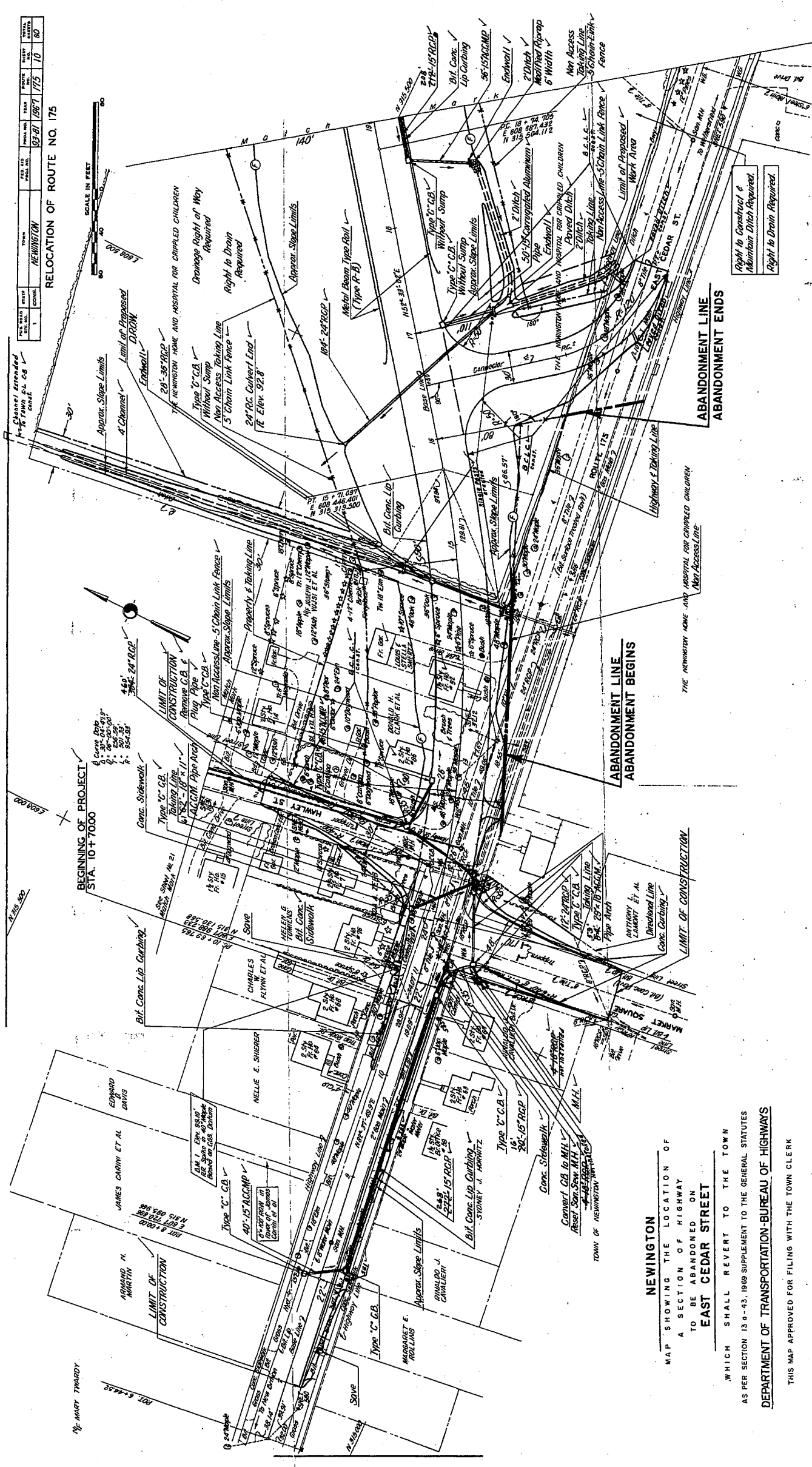
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Dated at Wethersfield, Connecticut, this 10th day of May 1967.

Howard S. Ives
State Highway Commissioner

By Ralph L. Hager
Ralph L. Hager
Deputy Highway Commissioner

Received for Record May 11, 1967 at 8:49 A. M. Attest Edward J. Sereniet
Town Clerk.



RELOCATION OF ROUTE NO. 175

1/2 HARRY THAROLD

NEWINGTON

MAP SHOWING THE LOCATION OF
A SECTION OF HIGHWAY
TO BE ABANDONED ON
EAST CEDAR STREET

WHICH SHALL REVERT TO THE TOWN

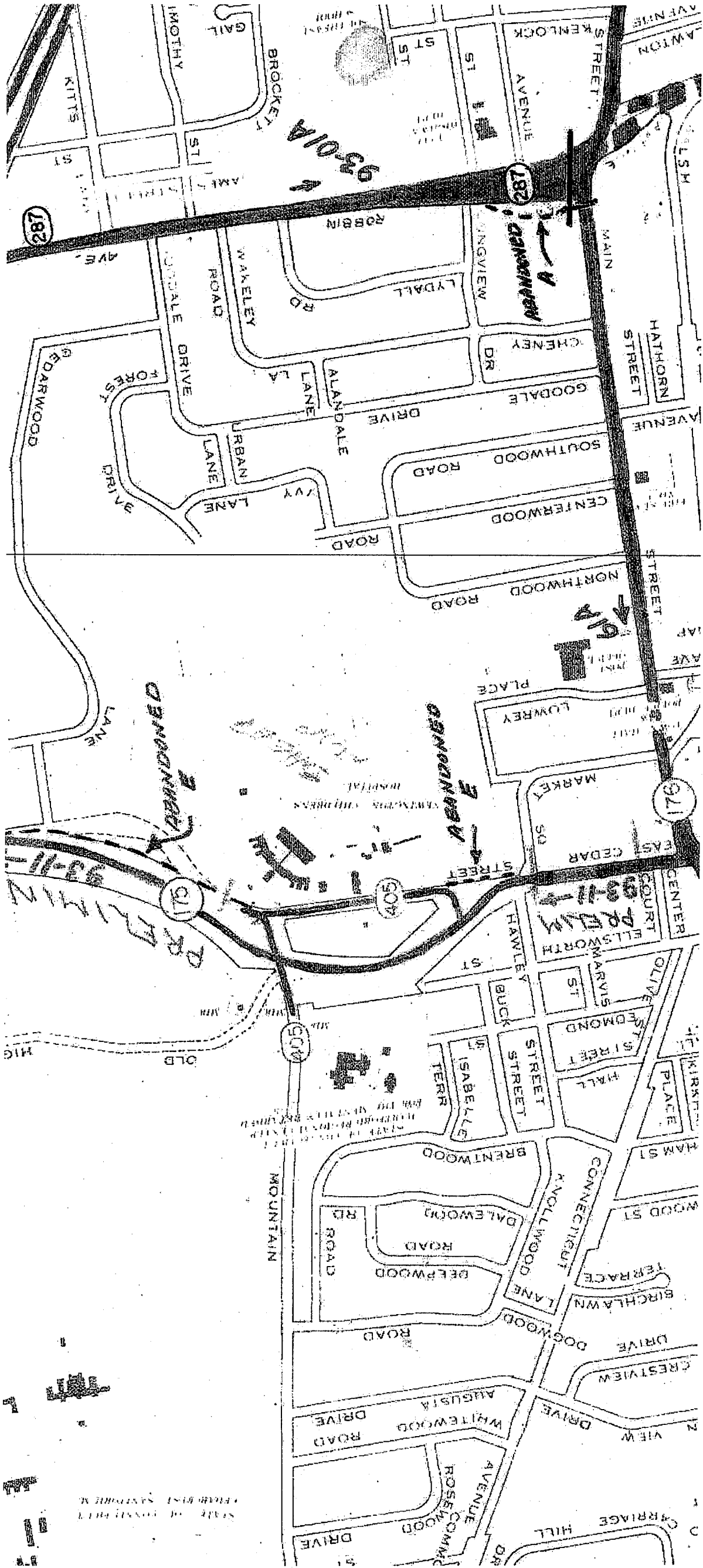
AS PER SECTION 13 0 - 43, 1969 SUPPLEMENT TO THE GENERAL STATUTES

DEPARTMENT OF TRANSPORTATION-BUREAU OF HIGHWAYS

THIS MAP APPROVED FOR FILING WITH THE TOWN CLERK

JUNE 22, 1972
DATE

GEORGE S. KOCH
DEPUTY TRANSPORTATION COMMISSIONER BUREAU OF HIGHWAYS



STATE OF CONNECTICUT
TOWN OF WESTPORT