

State Outdoor Recreation Fund Program

Middletown, Ct.

Kennedy Tract



1. RESOLUTION OF MUNICIPAL LEGISLATIVE BODY

WHEREAS, the Municipality wishes to make application and obtain financial assistance from the State of Connecticut.

NOW, THEREFORE, BE IT RESOLVED BY THE City of Middletown
(Name of Municipal Legislative Body)

AS FOLLOWS:

1. That an application be made to the Commissioner of the Department of Environmental Protection for an Outdoor Recreation Land Acquisition, and/or Development Grant for a municipal project known as Kennedy Tract II
2. That it is the intent of the municipality that, should its application be selected and approved by the Commissioner of the Department of Environmental Protection, adequate funding for operating and maintaining the property and/or facilities will be provided.
3. That the Chief Executive Officer is hereby authorized and directed to execute and file such application, and to act as authorized correspondent.
4. That the Chief Executive Officer is hereby authorized to enter into such agreements, contracts and execute all documents necessary to said grant with State of Connecticut.
5. That the proposed acquisition and/or development is in accordance with the Plan of Development of the Municipality and that, should said grant be made, said land will be retained in accordance with the provisions of Section 7-131a through 7-131k of the General Statutes.

I hereby certify that the foregoing is a true and correct copy of the Resolution adopted by the Common Council
(Name of Municipal Legislative Body)

at its meeting held on the 7th day of August, 19 89.

By: Anthony Albano
(Signature-Town Clerk)

AFFIX SEAL

Program Narrative

1. Description of the Project

The Kennedy Tract is a 50.4 acre parcel of land located in the Westfield area of Middletown next to the Moody Elementary School. It was purchased in 1974 and is presently undeveloped.

The land itself contains a wide variety of physical terrain including hills, gentle slopes, wetlands, open fields and forest.

Its location adjacent to a public school, which itself sits on a 33 acre parcel of land, identifies it as a future center of activity.

The City has commissioned a Recreation and Open Space Master Plan (attached) for the Kennedy Tract and adjoining school property which will include evaluations of existing natural resources, environmental impact studies, and feasibility studies for various types of outdoor recreation. Included in this will be identification of an appropriate location and design of a handicap nature trail. Although the design and exact location are not yet decided, the Park and Recreation Department would like to request funding for a handicapped accessible nature trail of at least one-half mile in length at this time.

2. Objectives and Need for the Assistance

The Park and Recreation Department has designated this parcel as the best available City owned parcel to develop for a park in the area which has experienced extraordinary growth recently, without the reciprocal development of recreational facilities. The department has already commissioned a Master Plan to be completed by August 15, 1989 and expects to fund the development of this area by virtue of a bond issue, to be authorized by referendum.

This site is convenient to a large (and growing) segment of Middletown's population which is quite far from the downtown and the river. Historically Westfield was one of several separate settlements in the greater Middletown area. Several of these became separate towns at the end of the 18th century; however, Westfield has remained within the City of Middletown and it retains much of its rural character despite the density of population in the PRD's. Once the entire tract is developed for recreation, public transportation from downtown and adequate parking will be provided.

3. Results or Benefits Expected

During recent years this section of Middletown sustained unprecedented housing growth with over 3,300 units in Planned Residential Developments as well as a boom in subdivisions of single family houses. In contrast, the development of recreational areas and facilities for use by residents has not kept pace. To meet the recreational and park needs of the residents of the Westfield area, the Kennedy Tract has been targeted as the best available City owned parcel for a park.

The Park and Recreation Department held a public hearing, at Moody School, April 11, 1989, for resident input. Additionally the Department has been working very closely with members of the Westfield Residents for Rational Development.

4. Approach

- a) Currently the City has entered into an agreement with a consultant for a Master Plan by August 15, 1989. The plan is scheduled to be voted on by the Common Council September 5, 1989. If approved, it will go to the voters for their approval in the November elections.

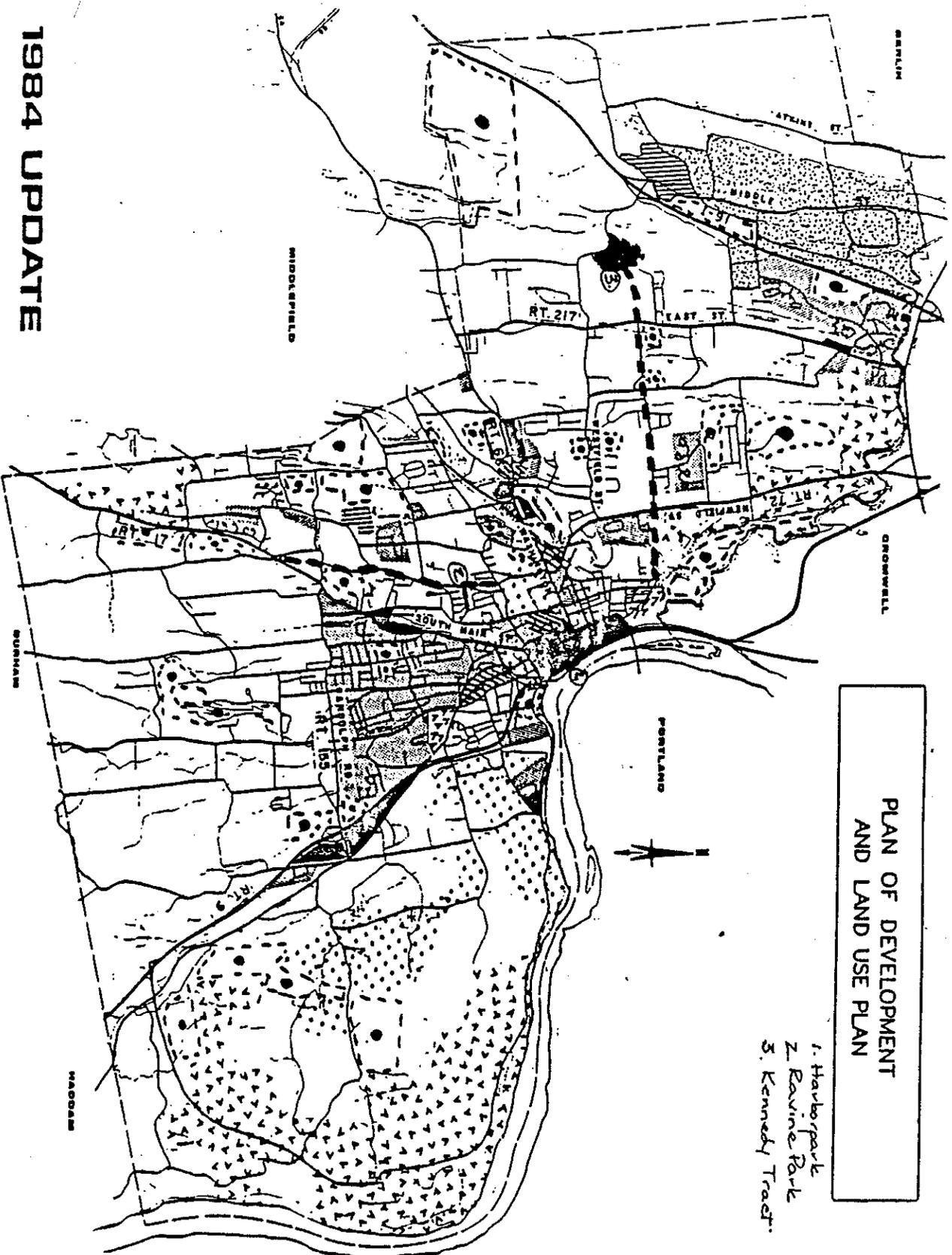
b) If approved by the voters the Department will solicit RFP's from consultants to develop the working drawings. It is hoped that the drawings can be ready for a Spring 1990 start. Construction is estimated to be a year and one half.

5. Maps



MIDDLETOWN, CT.

1984 UPDATE



**PLAN OF DEVELOPMENT
AND LAND USE PLAN**

- 1. Harbor park
- 2. Ravine Park
- 3. Kennedy Tract

LEGEND

RESIDENTIAL DENSIT
RURAL AND LOW

MEDIUM AND HIGH

COMMERCIAL

INDUSTRY

INTERSTATE TRADE

OFFICE PARK

PUBLIC

INSTITUTIONAL

MIXED USES

NEW ROADS

CENTRAL BUSINESS DISTRICT

MIDDLETOWN,
CONNECTICUT



PLANNING AND ZONING
DEPARTMENT

DATE 7/11/84

8. SITE DATA

The subject property is an extremely irregular shaped parcel of land, with extensive frontage along Country Club Road, Plum Road and South Plum Road, as indicated on the enclosed Property Sketch.

The northerly section of the land, on the north and westerly side of Plum Road, contains 32.1185 acres, of which approximately 30 acres is cleared and devoted to growing corn and to hayfields. The balance is wooded. Located in the northwesterly corner of this section is a small man-made pond of approximately .33 acre.

Traversing the subject land are three rights of way. One is a 250 foot wide power line easement running in a general southeasterly direction and northwesterly direction. A Southern New England Telephone right of way, 50 feet wide, runs in an east to west direction; and a 20 inch underground water line runs in a southwesterly to northeasterly direction as indicated on the enclosed property sketch.

The subject property on the east and south sides of Plum Road and South Plum Road contains 17.7715 acres of which approximately two-thirds is open land which is utilized for growing of corn and hayfield use. The balance is wooded. All is gently rolling.

An approximate acre parcel, as indicated on the enclosed property sketch, in the extreme southern end of the property is open field and below street grade.

Country Club Road is a bituminous concrete paved street that was recently widened, realigned and resurfaced. Plum Road and South Plum Road, although still in the ownership of the City of Middletown, are virtually impassable by vehicle. From the intersection of Plum Road and South Plum Road, and travelling in a northerly direction along Plum Road, the road is passable and partly dirt and gravel.

The only public utilities available to the subject property are electricity and telephone service and public water. The public water line, as it relates to the subject property, is indicated on the enclosed property sketch.

The general desirability of the subject property is extremely high in respect to its amenity attributes because of the gently rolling terrain, with numerous vistas, open fields, and majestic trees. The adversities of the property are inherent in its configuration and encumbrance by overhead telephone and electric power lines, and as the easements effect the utility of the land.

3. ENVIRONMENTAL ASSESSMENT OUTLINE

4. SITE DEVELOPMENT PLAN

See Master Plan for the Kennedy Tract

3. ENVIRONMENTAL ASSESSMENT

1. Description of the Proposal

The specific action for which funding assistance is sought at the T.J. Smith Memorial Park is the development of a handicapped accessible nature trail of at least one-half mile in length. The proposed action is part of a Master Plan for the entire development of the 80 acre tract which combines an open-space acquisition from 1974 with a previously acquired and partially developed elementary school site.

For a description of the physical setting, please refer to Attachment "A", a copy of the Master Plan, which also includes environmental information.

The proposed nature trail to be installed in early 1990 will be the first phase of development of the project area. It is inter-related along with other passive and active recreational features which have been designed for the park.

The T. J. Smith Memorial Park is designed to serve the Westfield portion of the City of Middletown. In 1974, using assistance from the State of Connecticut, a 55 acre tract was purchased from an adjoining property owner for future uses of the park. To understand the population growth of the Westfield area, the following data is submitted: in 1970, the population of the Westfield portion of the community (C.T. 5403) was 5,757; by 1980, this same area had grown to a population of 9,453; and, by 1985 to 10,710 - representing an 86% increase over a 15 year period.

The T.J. Smith Memorial Park has been comprehensively planned by the FMA Partnership, consultants retained by the Middletown Park & Recreation Commission.

2. Description of the Environment

For information pertaining the site location, topography, soils, water resources, wetlands and nearby streets, please refer to Attachment "A". The material contained in Attachment "A" comes from the Master Plan Report for the T.J. Smith Memorial Park, prepared by FMA Partnership under contract with the Middletown Park & Recreation Commission.

Attached are maps showing the present land use and zoning. There are no special topographic features which would negatively impact the development of the proposed nature trail.

Concerning the City's socio-economic character, the City had a 1980 population of 39,040. At that time the Black population comprised about 9.6% of the total, while all minorities including Hispanics comprised 14% of the City's population. The median age of the population in 1980 was 29.8 years. Persons of 65 years of age and over made up 11.7% of the total population.

92% of the population were members of households where the average family size was 2.55 persons. Due to the presence of State institutions within the City, over 1,000 persons were inmates of the Connecticut Valley Hospital and Long Lane School. Almost 3% were students living in college dormitories, largely attributed to Wesleyan University.

About 50% of the white population claimed singular foreign ancestry including United Kingdom-2,287; French-757; German-1,249; Irish-1,814; Italian-6,753;

and, Polish-2,563. A little over 2.5% of the total population of persons are of Spanish origin.

The census reported a total employed workforce in 1980 of 19,472 persons. Of the total labor force, 23.4% were managerial and professional; 29.3% involved as technicians, sales and administrative support; while 19% were operators, fabricators and laborers. In terms where employed - 31.3% of the labor force were engaged in manufacturing, while nearly 15% were employed in retail trade; 5.7% in financial services; 32.2% in public administration, professional and related fields. The median family income in 1979 was \$21,085, while the median household income at the same time was \$17,308.

According to updated data prepared by the City's Planning & Zoning Department, the City population as of April 1, 1989 was 46,980.

According to the U.S. Department of Housing & Urban Development, the 1989 median family income for a family of 4 in Middletown is \$43,600. the moderate income upper limit for a family of 4 is \$34,000 while the upper limit for low income family of 4 is \$21,800. These median income family figures vary according to family size.

The average mean temperature of Middletown is 50 degrees F. The mean maximum, January temperature is 36 degrees, while the mean minimum temperature for the same month is 18 degrees. The mean maximum and minimum temperature for July is 83 degrees and 61 degrees respectively. The average annual rainfall is 50.34". The average first frost of Fall occurs between October 5th and October 10th. The average last frost of Spring occurs between April 25th and April 30th.

In addition to the soils information contained in Attachment "A", the "Soil Survey of Middlesex County" identifies problems with regard to various kinds of development. Table 12, pertaining to recreational development, notes only slight to moderate problems for developing paths and trails, depending upon the slope encountered. Wilbraham Silt Loam, on the other is a wetlands soil which is found close to the streams and would require special consideration as determined by the Inland Wetlands Agency should a path be designed with a footbridge over a stream. Vegetation within the Kennedy parcel is described in the Master Plan Report, there are no known unusual species of vegetation or fauna within the site.

If the development of the T.J. Smith Memorial Park is not pursued, then the tract will be left in its "raw" state. Without doubt, if undeveloped, it would better serve the animals which inhabit the area. If, on the other hand, development is pursued, then the recreational needs of the Westfield portion of Middletown will be met.

3. Environmental Impact of the Proposed Action

There are no sites listed on the National Register of Historic Places, the State Register of Historic Places or identified locally by the Greater Middletown Preservation Trust that will be impacted by the proposed action.

The development of a hiking/nature trail in the park will not have any impact on the land uses in the area.

There will be no impact on the socio-economic conditions of the area. The proposed activities will not effect area residents, cause displacement, alter settlement pattern, services, commercial enterprises or the local tax structure.

The creation of a nature trail will not generate any new solid wastes. If the nature trail is designed to cross a stream, it will require a permit from the Middletown Inland Wetlands and Watercourses Agency. At that time, the Agency must determine any special conditions to mitigate any adverse impact during the construction period. The proposed improvements will have no impact on sub-surface water resources, sewers or the local water supply.

To the extent that a trail is created through areas of vegetation, there will be some loss of high grassy areas. It is to be expected that human intrusion will alter fauna corridors, but is not anticipated to diminish the living habitats. The proposed improvements will not alter any transportation routes; will not impact energy consumption; or, effect air quality.

Concerning management practices, see the Maintenance Agreement, as prepared by the City's Park & Recreation Department.

4. Mitigating Measures Included in the Proposed Action

Should the development of a nature trail cross a stream, an application must be made to the Inland Wetlands Agency. At that time, the Agency will determine, in consultation with the Soil Conservation Service, what mitigating measures are needed to off-set the short-term effect of construction.

5. Adverse Environmental Effects Which Cannot Be Avoided

If the nature trail is designed to cross a stream, it is important that the site selected be at a point in the stream which would have the minimal inland wetlands impact. The alternative is for the nature trail to completely avoid crossing a stream, but yet be near enough to observe the environment in and around streams and bodies of water.

6. Relationship Between Local Short-Term Use of Man's Environment and the Maintenance and Enhancement of the Long-Term Productivity

The proposed development of a nature trail is consistent with the similar developments of the Park & Recreation Department in other park areas in the City. The intent is to provide existing and future generations with an opportunity to walk through relatively undeveloped natural tracts to observe and enjoy the flora and fauna of the area. These trails also provide an educational function. The obvious beneficiaries will be students at Moody Elementary School.

The development in the Westfield portion of the community is such that, over the past 15 years, many persons live in condominiums or apartments. Thus, they are denied the opportunity to enjoy a back yard or a rural setting. The development of the T.J. Smith Memorial Park, with its active and passive recreation opportunities, will afford future generations that which they cannot enjoy around their own homes.

7. Any Irreversible or Irretrievable Commitments of Resources

None known.

8. Alternatives to the Proposed Action

The alternative to developing the handicapped nature trail is doing nothing. By not providing hiking access to this area, would be to limit the ability of Westfield residents to enjoy this natural area. To the extent possible, the nature trail should avoid wetlands and watercourses, due to the necessity of securing approval from the Inland Wetlands and Watercourses Agency.

9. Counsultation and Coordination

The proposed activites have and will be coordinated with the following City agencies: Park & Recreation Commission; Inland Wetlands and Watercourses Agency; Planning & Zoning Commission; Conservation Commission; Board of Education; and, Westfield Residents for Rational Development. In addition, the Soil Conservation Service will be asked to review any application to the Inland Wetlands and Watercourses Agency.

There has been no controversy with regard to this project, nor is any controversy anticipated.

INTRODUCTION

The area surrounding the Moody School/Kennedy tract has sustained unprecedented housing development during recent years. In contrast, the development of recreational facilities for use by residents has not kept pace. The Park and Recreation Commission has authorized this study in order to explore the feasibility of expanding the recreation facilities at Moody School and Thomas J. Smith Memorial Park. For the purpose of this study, the two tracts will be analyzed as a single parcel with a total combined area of \pm 80 acres.

SITE ANALYSIS:

To determine the potential for site development requires an in-depth study of existing features, both on and off the site. Data compilation consisted of examination of topographical maps, site visits, a public hearing and consultations with the Park and Recreation staff. Existing topographical data has been updated to reflect maturation of existing vegetation. The site has also been well documented through use of slide photography. The site analysis plan has been prepared to illustrate areas of concern, specifically:

1. Playfields:
 - a. The ball field behind the Moody School is inadequate to meet the needs of the community; its poor condition is a result of overuse.
 - b. The field is seasonally wet and lacks adequate drainage.
 - c. Field dimensions do not meet minimum standards for official Little League play.
 - d. The backstop is badly rusted and in poor condition.
2. Playground:
 - a. The playground equipment and the ground surface are in poor condition.
 - b. The area lacks adequate drainage.
 - c. The play area borders are poorly defined.
 - d. The playground is located where the proposed Moody School expansion is planned.
3. Parking:
 - a. The pavement is deteriorated and cracked.

- b. The existing quantity of parking is insufficient.
4. Entrance:
- a. The only entrance onto the Kennedy tract has an extremely poor sight distance, located on a 90° curve off of Country Club Road.
 - b. There is no security at the entrance.
 - c. The rutted, dirt road is not passable at points.
 - d. This one lane access road traverses the entire tract, exiting onto Plumb Road.
 - e. Steep slopes and a desirable stand of mature Maples border either side of the access road along the initial 1/4 mile.
5. Utilities:
- a. Electric power transmission lines and telephone lines cross on the site. Wide easements and the visual impact of overhead lines limits development in these areas.
 - b. The gravity flow water main from the Higby Reservoir runs 4.5' below grade and poses some restrictions to development.
6. Residential Area:
- a. The northern property line borders a residential neighborhood.
 - b. The adjacent open field slopes in excess of 9%.
 - c. Sensitivity to this area should be observed during park development.
7. Pond:
- a. A small retention pond is located in the northwest corner of the site. The pond outlets into a small stream running along the western edge of the site.
 - b. The pond is very stagnant and the surrounding area has been misused and is badly littered.
8. Wetlands:
- a. Two wetland areas exist on the site: The western wetlands which extend into the central portion of the parcel encompass ±14 acres. The eastern wetlands cover ± 3.5 acres.

- b. These environmentally sensitive areas should be avoided and the adjacent areas developed cautiously, with regard to the existing ecosystem.

9. Slopes:

- a. Two sets of steep slopes run north and south across the site, dividing the parcel into three developable sections.
- b. On-site and off-site limitations further restrict development as indicated:
(a) utilities and associated easements; (2) wetlands; (3) mature stands of hardwoods; (4) residential area adjacent to north property line.

10. Soils:

- a. The location of soils types was determined in the field by a soil scientist. The following soil series are present on the site (suitability of soils in areas of probable development are included):

- Wetland Soils:

(Wr) Wilbraham silt loam. This is a poorly drained, medium textured, friable over compact, reddish colored glacial till soil.

(Wt) Wilbraham extremely stony silt loam. This is a poorly drained, medium textured, friable over compact, reddish colored glacial till soil.

- Non-Wetland Soils:

(Hu) Holyoke-Cheshire very stony silt loam, 15-35 percent slopes. These are shallow, moderately deep and deep to bedrock, somewhat excessively drained, moderately coarse textured, friable reddish-colored glacial till soils.

(Lp) Ludlow silt loam, 0-8 percent slopes. This is a deep, moderately well drained, medium textured, compact reddish colored glacial till soil with slow permeability and seasonably high water table. LpB (3-8% slope) poses moderate limitations due to slow percolation and wetness. Suitable for playfields with earth fill or under-drainage.

(Ud) Udorthents, smoothed. This is a well to moderately well drained disturbed soil that has two (2) feet or more of its original soil surface excavated or filled.

(Wk) Wethersfield loam, 3-35 percent slope. This is a deep, well drained, medium textured, compact, reddish colored glacial till soil. WkB (3-8% slope) is suitable for playfield development.

(Ya) Yalesville fine sandy loam, 3-15 percent slopes. This is a moderately deep to bedrock (sandstone, shale or basalt), well drained, moderately coarse textured, friable, reddish colored glacial till soil. YaB (3-8% slope) is suitable for playfield development, depending on depth of rock.

11. Development Potential: For organized recreational purposes, existing slopes should not exceed 7%. Taking into account all restrictions and site limitations, the following areas could support the recreational needs of the local community:
 - a. The western open field, bordered by "Country Club Road" to the south and the wetlands area to the north.
 - b. The central open field, bordered by the existing access road to the west and a hedgerow and wetlands to the east.
 - c. The open fields and wooded areas north of the Moody School

MASTER PLAN

The Master Plan of Development is a unique design solution that incorporates all required components in order to provide the local community with a safe, year-round, multi-use recreational facility. The proposed development makes optimum use of developable acreage, with an emphasis on site sensitivity, proper field orientation and safe/convenient access and parking. The Master Plan graphically illustrates the two parcels as a single entity, yet as desired by the Parks and Recreation administrators, the total site was designed as two separate sites with regard to accessibility and construction costs. In order to simplify the Master Plan outline we will divide the site into its two original parcels and refer to them as:

- Kennedy Parcel consisting of the park entrance, associated playfields and pond.
- Moody School Parcel consisting of Moody School and assorted playfields.

Kennedy Parcel

The existing road accessing the site is located near a sharp curve, off of Country Club Road; its poor sight distance poses an eminent danger to traffic flow entering and exiting the Park and should, therefore, be abandoned. The new Park entrance will be located 350' to the west. The majority of playfields

and public facilities are located near the park entrance and are visible to traffic on Country Club Road. This will help achieve the desired security while enticing motorists to experience the park. The entrance gate should be crash resistant and connected to a post and beam guardrail, which will follow the property line along Country Club Road and line both sides of the entry road and parking lots, thus eliminating the potential for vehicular vandalism. In a further effort to deter vandals, particularly motorbikes, the entire site, where not protected by guardrail, will be selectively encompassed by a 6 foot high chain link fence. In areas where the existing landform or vegetation creates a natural barrier no fence will be erected, allowing these areas to become wildlife passages.

The tree lined entry road flows easily along the existing slope. The first parking area provides immediate access to two lighted tennis courts, a children's play area and a 2,300 square foot pavilion equipped with public restrooms. This area will be slightly cut back into the existing slope and will, accordingly, be 10' - 15' below the level of Country Club Road. Selective evergreen planting and utilization of light timers on the tennis courts will reduce the impact of this lighted area on nearby residents. The second parking area will be primarily used for the adjacent softball/playfield (275' radius) and as a starting point for the nature trails.

The park road terminates with a vehicular turn-around and parking lot which eliminates any through traffic by means of Plumb Road. This area will include a soccer field, picnic sites and accessibility to the pond and the nature trails. A mass evergreen planting will act as a buffer to the adjacent residential property.

Great consideration has been placed on minimizing the impact that park development will have on the pond, wetlands and local watershed. The passive vs. active recreational ratio is 10:1, meaning that 90% of the 50 acre parcel has been left in its natural state. The pond and surrounding 14 acres of wetlands will remain untouched in an effort to preserve this sensitive ecosystem. The total paved area in the park is approximately 2 acres, representing less than 4% of the site's 50 acres. The runoff generated by this design element is minimal, yet will be collected at several locations by leaching basins and permitted to percolate into the ground. The largest percentage of soils surrounding the wetlands is Wethersfield Loam, which is well-drained for the most part. Further soil investigations will be made to ensure suitability for leaching fields.

Nearly two miles of nature trails traverse the entire site, providing the common thread that ties the two parcels together as one. A portion of the nature trail will be designated handicap accessible. This specially designed .5 mile length of trail in the northwest corner of the site poses minimal slope restrictions. Near the pond, the trail crosses a small stream twice. Two wood foot bridges (8' x 5') will channel hikers safely over the water.

The northern meadow is adjacent to a residential area and is too steep for economical playfield development. It can, however, be used for sledding, cross country skiing and hiking. A post and beam guardrail on the park side of Plumb Road will prevent vehicular access to the meadow. Selective access to the park will be possible through a maintenance gate built into the guardrail.

Moody School Parcel

Access to this portion of the park is by way of the Moody School entrance. The existing parking lot will be expanded to accommodate 154 cars. Its pavement is cracked and deteriorated and will be resurfaced. A post and beam guardrail will encompass the entire lot.

The area immediately behind the school will feature new double basketball courts and an open play area. The existing pavement and basketball standards are in extremely poor condition and will be demolished. The children's play area at the east end of the school will be furnished with equipment purchased by the Board of Education.

A picnic area will be located near the east end of the school. An evergreen screen will buffer park/school activities from nearby residences along Country Club Road.

The gentle slopes and good soils on the wooded parcel behind the school will support substantial playfield development. Recreational activities here will include:

- Two little league fields - 250' R
- Overlapping (275' R) softball/soccer field (softball field will be lighted)

Approximately 5.6 acres will be cleared to accommodate field development.

The existing baseball field behind the school is too small for league play and is in very poor condition. It will be abandoned in order to accommodate expanded parking.

Current expectations are that in the future, Moody School will be connected to city sewer and water. Some design elements are earmarked for implementation only after this shift to city utilities; they are:

- Expanded parking lot
- Restrooms
- Picnic area

The picnic area and restrooms will be installed after the hookup to city utilities and removal of existing leaching fields. The parking lot will be expanded upon removal of the on-site well and relocation of the gas tank.

Summary

The Master Plan for T.J. Smith Memorial Park has been designed to provide a variety of recreational opportunities for the people in that section of town. The combination of both passive and active recreation can meet the needs of all age groups and interests. Through sensitive design, the natural amenities of the site have been preserved and enhanced. Only those areas that can support development have been proposed to provide new facilities. The limitation of slopes, easements and soils have been accommodated to benefit both nature and people.

KENNEDY PARCEL
Statement of Probable Cost

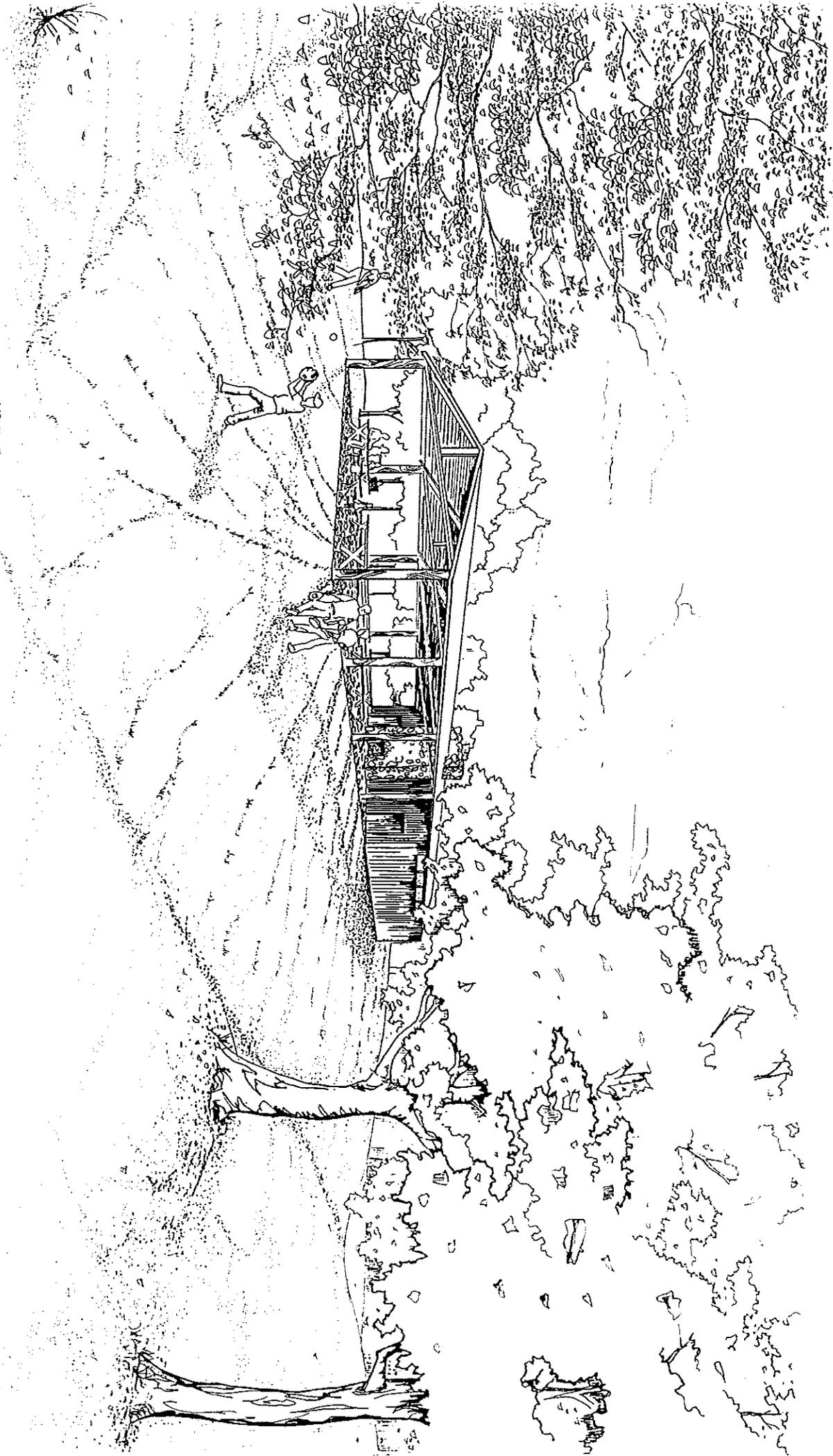
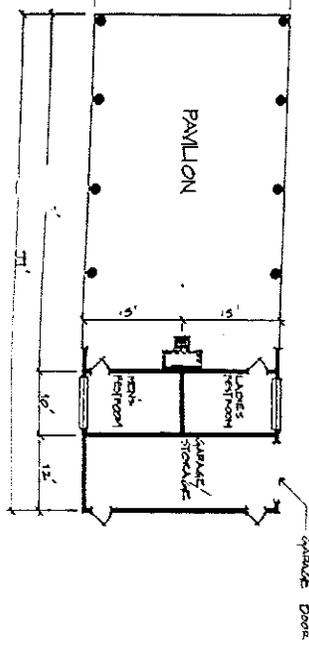
Erosion control - 2,550 LF @ \$3 LF	\$ 7,650
Clearing and grubbing - .178 acres @ \$5,600 acres	1,000
Strip, stockpile and respread topsoil - 8,572 CY @ \$7 CY	60,000
Earthwork - 17,200 CY @ \$3.50 CY	60,200
Drainage:	
• Leaching basins - 7 @ \$2,500 ea.	17,500
• Piping (12" RCP) - 1,500 LF @ \$10.75	16,125
• Under drainage - 1,000 LF @ \$20 LF	20,000
Bituminous concrete pavement - 7,788 SY @ \$20 SY	155,760
Chain link fence:	
• 4' high - 1,290 LF @ \$11 LF	14,190
• 6' high - 150 LF @ \$14 LF	2,100
• 6' high - protective fence - 10,350 LF @ \$14	144,900
Post and timber guardrail - 3,270 LF @ \$18 LF	58,860
Backstops - 1 @ \$2,700	2,700
Goal Post - 1 pair @ \$1,500	1,500
Site furniture:	
• Player benches - 6 @ \$450	2,700
• Picnic tables - 14 @ \$500	7,000
• Trash cans - 7 @ \$250	1,750
• Park benches - 8 @ \$900	7,200
• BBQ grills - 14 @ \$150	2,100
Playground:	
• 12" sand base - 56 CY @ \$10 CY	560
• "Miracle" play structure, Model #166-511	13,957
• Play structure installation	6,200
• Swing sets - 3 @ \$2,000	6,000
Infields crusher dust - 900 SY @ \$7 SY	6,300
Tennis courts - 2 @ \$30,000	60,000
Tennis courts lighting	10,000
Pavilion - 1,650 SF @ \$40	66,000
Pavilion restrooms - 660 SF @ \$100 SF	66,000
Landscape materials:	
• Deciduous trees - 68 @ \$500	34,000
• Evergreen trees - 19 @ \$250	4,750
• Fine grade and seed - 327,500 SF @ \$.10 SF	32,750
• Perennial wild flowers - 2,500 SF @ \$.15 SF	375
Signage	10,000
Security gate	7,500
Maintenance gate	2,500
Handicapped trail	<u>85,000</u>
	\$ 995,127
	Contingency - 15% 149,269
	Design Fees - 10% 99,512
	Surveys, Soil Borings 20,000
	Miscellaneous (printing, etc.) <u>7,500</u>
	\$1,271,408

MOODY SCHOOL PARCEL
Statement of Probable Cost

Erosion Control - 1,850 LF @ \$3 LF	\$ 5,550
Demolition (bituminous pavement) - 3,333 SY @ \$3.50 SY	11,666
Site preparation (clearing and grubbing) - 5.6 ac. @ \$5,600 AC	31,360
Strip, stockpile and respread topsoil - 13,050 CY @ \$7 CY	91,385
Earthwork - 27,481CY @ \$3.50 CY	96,184
Drainage:	
• Leaching basins - 4 @ \$2,500	10,000
• Piping - 730 LF @ \$10.75 LF	7,850
• Under drainage (6" perforated) 1,000 LF @ \$20 LF	20,000
Bituminous concrete pavement - 3,500 SY @ \$20 SY	70,000
Site improvements:	
• Chain link fence - 6' ht. - 150' @ \$14 LF	2,100
• Chain link fence - 4' ht. - 1,530 LF @ \$11 LF	16,830
• Post and timber guardrail - \$1,550 LF @ \$18 LF	27,900
• Backstops - 3 @ \$2,700	8,100
• Lighting (softball field)	75,000
• Soccer goal posts - 1 pair @ \$1,500	1,500
Site furniture:	
• Player benches - 16 @ \$450 ea.	7,200
• Trash cans - 6 @ \$250 ea.	1,500
• Park benches - 4 @ \$900 ea.	3,600
Infields (crusher dust) - 2,700 SY @ \$7 SY	18,900
Basketball court - 2 @ \$15,000 ea.	30,000
Landscape materials	
• Shade trees - 74 @ \$500 ea.	37,000
• Evergreen shrubs - 20 @ \$250 ea.	5,000
• Fine grade and seed - 545,000 SF @ \$.10 SF	<u>54,500</u>
	\$633,125
	Contingency - 15%
	94,968
	Design fees - 10%
	63,312
	Surveys and Borings
	13,000
	Miscellaneous (printing, legal fees, etc.)
	<u>4,000</u>
	\$808,405
Kennedy Parcel	\$1,271,408
Moody School	<u>808,405</u>
Grand Total	\$2,079,813

Moody School Parcel
Future Expansion

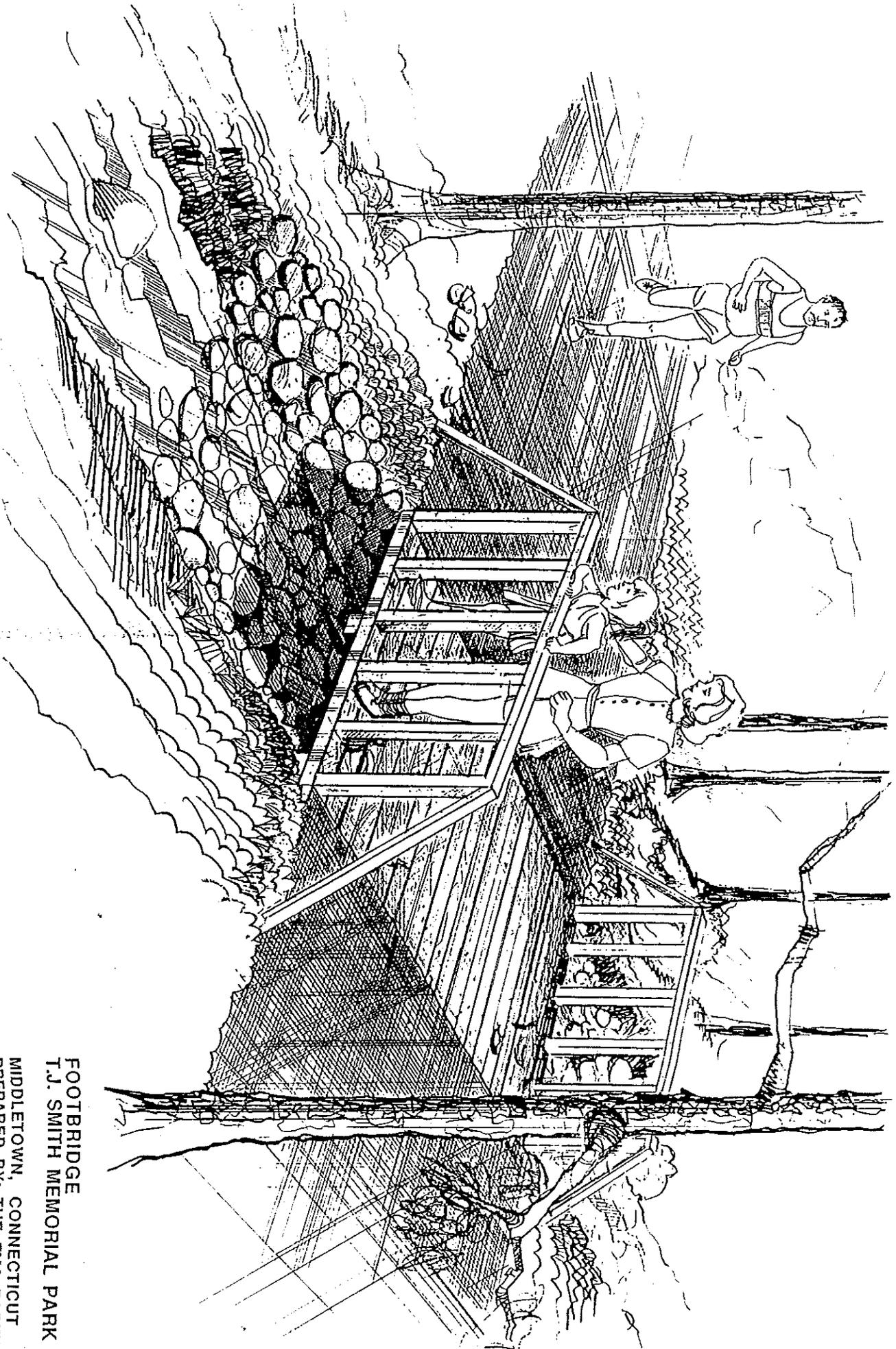
Picnic area			
•	Strip, stockpile and respread topsoil - 185 CY @ \$7	\$	1,295
•	Earthwork - 275 CY @ \$3.50 CY		963
•	Picnic tables - 6 @ \$500 ea.		3,000
•	BBQ grills - 6 @ \$150 ea.		900
•	Trash cans - 2 @ \$250 ea.		500
•	Landscape materials -		
	Shade trees - 20 @ \$500		10,000
	Fine grade and seed - 10,000 SF @ \$.10		1,000
Restrooms - 300 SF @ \$100 SF			30,000
Parking lot			
•	Erosion control - 400 LF @ \$3		1,200
•	Earthwork - 100 CY @ \$3.50 CY		350
•	Bituminous concrete pavement - 2,000 SY @ \$20 SY		40,000
•	Post and timber guard rail - 500 LF @ \$18 LF		9,000
•	Landscape materials -		
	Shade trees 6 @ \$500		3,000
			\$101,208
	Contingency - 15%		15,181
	Design fees - 12%		12,145
	Surveys and Borings		2,000
	Miscellaneous (printing, legal fees, etc.)		<u>1,000</u>
			\$131,534



PAVILION
 T. J. SMITH MEMORIAL PA
 MIDDLETOWN, CONNECTICUT
 PREPARED BY: THE FMA PARTI



AERIAL VIEW
T.J. SMITH MEMORIAL P
MIDDLETOWN, CONNECTICUT
PREPARED BY: THE FMA PARTNER



FOOTBRIDGE
T.J. SMITH MEMORIAL PARK
MIDDLETOWN, CONNECTICUT
PREPARED BY: THE FMA PARTNER



LEGEND *

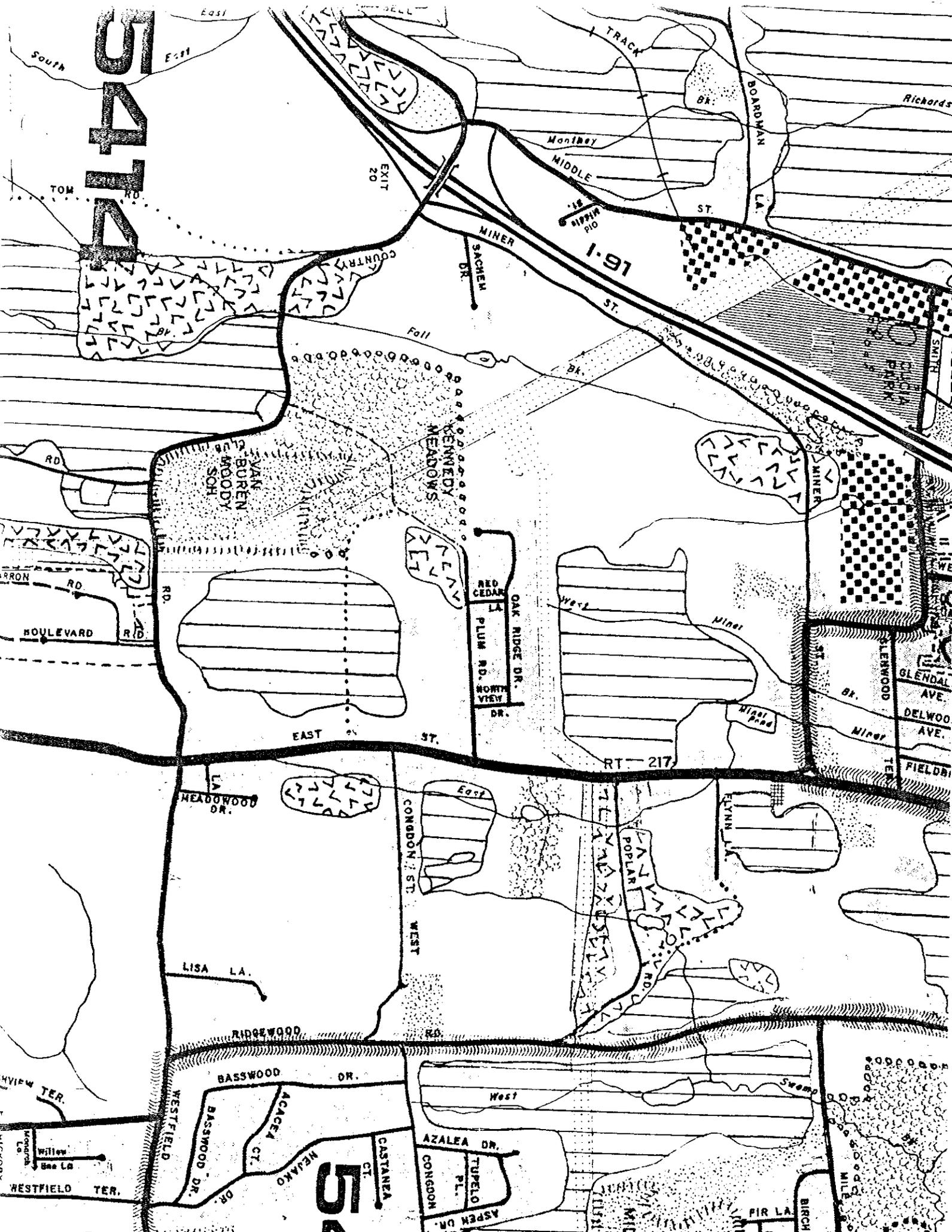
-  INACTIVE FARMLANDS
-  ACTIVE FARMLANDS
-  RESIDENTIAL - LOW DENSITY
-  RESIDENTIAL - MEDIUM DENSITY
-  RESIDENTIAL - HIGH DENSITY
-  MANUFACTURING
-  TRANSPORTATION, COMMUNICATION & UTILITIES
-  TRADE
-  SERVICES

-  CULTURAL, ENTERTAINMENT & RECREATION
-  RESOURCE PRODUCTION & EXTRACTIVE
-  UNDEVELOPED LAND
-  CENSUS TRACT BOUNDARY SHOWN SCHE
-  FLOOD PLAIN LINE
-  SCHOOL SITE
-  MAJOR HOUSING PROJECTS
-  OPEN SPACE AREAS



LEGEND *

- INACTIVE FARMLANDS
- ACTIVE FARMLANDS
- RESIDENTIAL - LOW DENSITY
- RESIDENTIAL - MEDIUM DENSITY
- RESIDENTIAL - HIGH DENSITY
- MANUFACTURING
- TRANSPORTATION, COMMUNICATION & UTILITIES
- TRADE
- SERVICES
- CULTURAL, ENTERTAINMENT & RECREATION
- RESOURCE PRODUCTION & EXTRACTIVES
- UNDEVELOPED LAND
- CENSUS TRACT BOUNDARY SHOWN SCHEMATICALLY
- FLOOD PLAIN LINE
- SCHOOL SITE
- MAJOR HOUSING PROJECTS
- OPEN SPACE AREAS



SAT 4

SUN

South
East
East
MIDDLE
MINER
SICHEN
Fall
KENNEDY MEADOWS
RED CEDAR
PLUM RD.
NORTH VIEW
OAK RIDGE DR.
West
Miner
Minal Road
GLENDALE AVE.
DELWOOD AVE.
FIELD DR.
LISA LA.
RIDGEWOOD
BASSWOOD DR.
ACACIA CT.
MEJAKO
CASTANEA CT.
AZALEA DR.
TUPALO PL.
ASPEN DR.
CONGON
MIDDLE
FIR LA.
BIRCHWOOD
MILE

6. Certificate of Title

7. Copies of Encumbrances

These properties are owned by the City of Middletown and are so certified by the Town Clerk on the Deeds.

8. Certified Copies of Deeds



To all People to Whom these Presents shall Come Greeting:

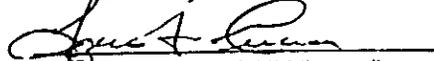
Know Ye, That we, CHARLES M. KENNEDY and EDNA E. KENNEDY, both of the Town of Middletown, County of Middlesex and State of Connecticut,

for the consideration of One Dollar (\$1.) and other valuable considerations

received to our full satisfaction of THE CITY OF MIDDLETOWN, a municipal corporation duly organized and existing by and under the laws of the State of Connecticut, and having its territorial limits within the County of Middlesex and State of Connecticut,

do give, grant, bargain, sell and confirm unto the said THE CITY OF MIDDLETOWN, three (3) certain pieces or parcels of land situated in the Town of Middletown, County of Middlesex and State of Connecticut, and shown as Parcels "A", "B" and "C" on a certain map entitled, "Land of Charles M. & Edna E. Kennedy To Be Conveyed to City of Middletown, Country Club Rd. & Plum Rd., Middletown, Ct., Boundary Survey, Date: 12-22-73, Scale: 1" = 80', David B. Mylchreest, Consulting Engineer, Middletown, Connecticut 06457" which map is to be filed in the Office of the Town Clerk of said Town of Middletown, and which premises are more particularly described on Schedule A attached hereto.

"No Conveyance Tax collected


Town Clerk of Middletown"

SCHEDULE A

Three (3) certain pieces or parcels of land situated in the Town of Middletown, County of Middlesex and State of Connecticut, and shown as Parcels "A", "B" and "C" on a certain map entitled, "Land of Charles M. & Edna E. Kennedy To Be Conveyed to City of Middletown, Country Club Rd. & Plum Rd., Middletown, Ct., Boundary Survey, Date: 12-22-73, Scale: 1" = 80', David B. Mylchreest, Consulting Engineer, Middletown, Connecticut 06457" which map is to be filed in the Office of the Town Clerk of said Town of Middletown, and more particularly bounded and described as follows:

PARCEL A: A certain piece or parcel of land designated as Parcel "A" on said map, containing 1,399,082 square feet, 32.1185 acres, and more particularly bounded and described as follows:

Beginning at a concrete monument set at the intersection of the northerly street line of Country Club Road with the westerly street line of Plum Road; thence proceeding westerly along the northerly street line of Country Club Road in an arc having a bearing of $14^{\circ}40'39''$ a distance of 78.13 feet to a concrete monument; thence $S72^{\circ}56'58''W$ along the northerly street line of Country Club Road, 296.76 feet to an iron pipe; thence $N06^{\circ}33'08''W$ along land now or formerly of John Grillo, 394.38 feet to an iron pipe; thence $N10^{\circ}01'13''E$ along land now or formerly of John Grillo, 328.71 feet to a point; thence $N14^{\circ}47'24''E$ along land now or formerly of George B. and Jacqueline B. Raymond, 181.31 feet to a point; thence $N10^{\circ}59'16''E$ along land now or formerly of George B. and Jacqueline B. Raymond, 155.67 feet to a point; thence $N26^{\circ}03'37''E$ along land now or formerly of George B. and Jacqueline B. Raymond, 181.56 feet to a point; thence $N29^{\circ}21'47''E$ along land now or formerly of George B. and Jacqueline B. Raymond, 214.90 feet to a point; thence $N38^{\circ}56'15''E$ along land now or formerly of George B. and Jacqueline B. Raymond, 118.15 feet to a point; thence $N4^{\circ}38'49''E$ along land now or formerly of George B. and Jacqueline B. Raymond, 189.01 feet to a boundstone set in the southerly boundary line of land of Clayton W. and Bernice A. Mantie; thence $N80^{\circ}55'37''E$ along land now or formerly of Clayton W. and Bernice A. Mantie, 190.01

THEODORE J. RACZKA
ATTORNEY AT LAW
HARTFORD NAT'L BK. BLDG.
568 MAIN STREET
MIDDLETOWN, CONN.

to an iron pipe; thence N84°01'09"E along land now or formerly of The Hartford Electric Light Co., 224.92 feet to an iron pipe; thence N83°21'29"E along land now or formerly of Howard I. and Jane M. Rulnick, 56.31 feet to an iron pipe; thence N83°59'50"E along land now or formerly of Howard I. and Jane M. Rulnick, 320.48 feet to an iron pipe; thence N87°45'38"E, 50.79 feet to an iron pipe; thence N84°45'57"E along land now or formerly of James F. and Helga A. Mazzei, 203.71 feet to an iron pipe; thence N85°21'17"E along land now or formerly of Robert W. and Elsie M. Clarke, 314.14 feet to an iron pipe; thence S29°24'11"W along the westerly line of Plum Road, 423.54 feet to an iron pipe; thence S12°56'08"W along the westerly line of Plum Road, 161.66 feet to a boundstone; thence S80°48'18"W along land now or formerly of the Southern New England Telephone Company 134.60 feet to a point; thence S80°48'18"E along land now or formerly of the Southern New England Telephone Company, 75 feet to a point; thence N80°48'18"W along land now or formerly of the Southern New England Telephone Company, 100 feet to a boundstone; thence S24°10'03"W along the westerly line of Plum Road, 154.83 feet to a point; thence S85°21'12"W along the northerly line of Plum Road, 596.32 feet to a point; thence S50°29'36"W along the northwesterly line of Plum Road, 120.21 feet to a point; thence S25°59'59"W along the westerly line of Plum Road, 466.21 feet to a point; thence S17°35'32"W along the westerly line of Plum Road, 443.02 feet to a concrete monument, which is the point or place of beginning.

PARCEL B: A certain piece or parcel of land designated as Parcel "B" on said map, containing 747,562 square feet, 17.1617 acres, and more particularly bounded and described as follows:

Beginning at a concrete monument set in the easterly street line of Plum Road at the southwest corner of the within described parcel, and which point marks the northwest corner of remaining land of Charles M. and Edna E. Kennedy, as shown on said map; thence N17°35'41"E along the easterly line of Plum Road a distance of 149.28 feet to a point; thence N26°0'12"E along the easterly line of Plum Road a distance of 438.78 feet to a point; thence N51°51'58"E along the southeasterly line of Plum Road a distance of 96.60 feet to a point; thence N84°41'08"E along the southerly line of Plum Road a distance of 520.26 feet to a point; thence S80°35'05"E along the southwest line of Plum Road and South Plum Road a distance of 112.62 feet to a point;

THEODORE J. RACZKA
ATTORNEY AT LAW
HARTFORD NAT'L BK. BLDG.
643 MAIN STREET
MIDDLETOWN, CONN.

thence S39°48'44"E along the westerly line of South Plum Road a distance of 90.27 feet to a point; thence S19°31'44"E along the westerly line of South Plum Road a distance of 164.71 feet to a point; thence S07°52'20"E along the westerly line of South Plum Road a distance of 80.02 feet to a point; thence S25°28'45"W along the westerly line of South Plum Road a distance of 35.97 feet to a point; thence S14°28'24"E along the westerly line of South Plum Road a distance of 51.92 feet to a point; thence S04°01'44"E along the westerly line of South Plum Road a distance of 31.46 to a point; thence S29°48'44"E along the westerly line of South Plum Road a distance of 37.92 feet to a point; thence S47°19'05"E along the southwesterly line of South Plum Road a distance of 30.90 feet to a point; thence S83°07'06"E along the southerly line of South Plum Road a distance of 77.52 feet to a point; thence N87°27'43"E along the southerly line of South Plum Road a distance of 156.28 feet to a point; thence S87°41'54"E along the southerly line of South Plum Road a distance of 76.76 feet to a point; thence S09°34'14"W along other land of the City of Middletown a distance of 383.78 feet to a boundstone; thence N89°16'38"W along other land of the City of Middletown a distance of 97.96 feet to a boundstone; thence S88°01'12"W along other land of the City of Middletown a distance of 52.35 feet to an iron pipe; thence S86°54'47"W along other land of the City of Middletown a distance of 229.64 feet to a boundstone; thence S85°53'34"W along other land of the City of Middletown a distance of 258.29 feet to a boundstone; thence N13°05'38"E along other land of the City of Middletown a distance of 338.02 feet to an iron pipe; thence N50°06'25"W along other land of the City of Middletown a distance of 92.78 feet to a 16" maple tree; thence N70°27'28"W along other land of the City of Middletown, 140.36 feet to a boundstone; thence N09°14'43"W along other land of the City of Middletown, 199.71 feet to an iron pipe; thence S85°09'31"W along other land of the City of Middletown, 29.75 feet to an iron pipe; thence S8°15'47"E along other land of the City of Middletown a distance of 333.26 feet to a boundstone; thence N07°32'25"E along other land of the City of Middletown, 92.98 feet to an iron pipe; thence N84°38'58"W along land now or formerly of Charles M. and Edna E. Kennedy a distance of 566.02 feet to the point or place of beginning marked by a concrete monument.

PARCEL C: A certain piece or parcel of land designated as Parcel "C" on said map, containing 26,566 square feet, .6098 acres,

THEODORE J. RACIKA
ATTORNEY AT LAW
HARTFORD NAT'L BLDG.
442 MAIN STREET
MIDDLETOWN, CONN.

and more particularly bounded and described as follows:

Beginning at a concrete monument set in the easterly street line of Country Club Road; thence N73°12'08"E along land of Charles E. and Betty J. Kennedy, 298.73 feet to a concrete monument; thence S12°29'50"W along other land of the City of Middletown, 171.87 feet to an iron pipe; thence S73°12'08"W along other land of the City of Middletown, 220.47 feet to a point; thence N14°33'59"W along the easterly street line of Country Club Road, 150 feet to a concrete monument, which is the point or place of beginning.

Reserving unto the grantors, their heirs and assigns, the right to draw water through a pipe running from the dwelling house of the grantors located on the Northerly side of Country Club Road from the main water line of the grantee running from Mt. Higby Reservoir at a point about eight (8) feet South of a point shown as "Air Valve and Cock" on Parcel B on said map, with the further right to enter upon said Parcel B for the purpose of maintaining, repairing and replacing said water pipe at their sole expense.

The above described premises are conveyed subject to:

1. Two Pole Line Grants to the Southern New England Telephone Company, the first dated December 6, 1929 and recorded in Volume 180, page 631 of the Middletown Land Records; and the second dated December 17, 1929 and recorded in Volume 180, page 645 of the Middletown Land Records.
2. Easement to the City of Middletown for the purpose of laying water pipes dated April 6, 1897 and recorded in Volume 127, page 41 and Volume 127, page 42 of the Middletown Land Records, respectively.
3. Easement to the Connecticut Power Company dated December 13, 1952 and recorded in Volume 250, page 5 of the Middletown Land Records.

The above described premises are a portion of the premises conveyed to the grantors by Stanley R. Shok and Evelyn K. Shok by Warranty Survivorship Deed dated May 1, 1950 and recorded in Volume 233, page 512 of the Middletown Land Records.

As part consideration for this conveyance, the grantee herein agrees to assume and pay taxes due the Town of Middletown on the List of October 1, 1973.

Said premises are to be used by the City of Middletown for open spaces and/or recreational purposes only.

THEODORE J. KACZKA
ATTORNEY AT LAW
HARTFORD NAT'L BK. BLDG.
262 MAIN STREET
MIDDLETOWN, CONN.

To Have and to Hold the above granted and bargained premises, with the appurtenances thereof, unto it the said grantee its successors and assigns forever, to it and their own proper use and behoof.

And also, we the said grantors do-- for ourselves and our heirs, executors and administrators, covenant with the said grantee its successors, heirs and assigns, that at and until the en sealing of these presents, -- we are --well seized of the premises, as a good indefeasible estate in FEE SIMPLE; and have good right to bargain and sell the same in manner and form as is above written; and that the same is free from all incumbrances whatsoever, except as hereinbefore mentioned.

And Furthermore, we the said grantors do---by these presents bind ourselves and our heirs, executors and administrators forever to WARRANT AND DEFEND the above granted and bargained premises to the said grantee its successors, heirs and assigns, against all claims and demands whatsoever, except as hereinbefore mentioned.

In Witness Whereof, we have hereunto set our hands and seal this 14 day of June in the year of our Lord nineteen hundred and seventy-four.

Signed, Sealed and Delivered in presence of

Edward J. Boyden
Edward J. Boyden
William H. Rugh Jr.

Charles M. Kennedy
Charles M. Kennedy
Edna E. Kennedy
Edna E. Kennedy

I, Anthony Sbona Town Clerk of said Middletown and Custodian of the Records and Seal thereof, hereby certify that the above and foregoing is a true and correct copy from Record,

A Warranty Deed in the Middletown Land Records received for record on June 14, 1974 at 2:30 P.M. in Volume 420 Page 179.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the seal of my office this 22 day of August A.D. 1989

Attest: Anthony Sbona
Town Clerk

9. Photographs of Project Area



THE KENNEDY TRACT There is a wide variety of terrain and vegetation at the Kennedy Tract suitable for a handicapped Nature Trail





....from hardwood forest to open meadows, stands of pine and babbling brooks.





10. Appraisal(s)

Not Applicable

11. Residential Occupancy Survey Form

Not Applicable

12. Cost Breakdown

See attached Master Plan cost Breakdown

12. COST BREAKDOWN

Cost Classification	Total Amount
1. Administration Expense	\$
2. Preliminary Expense	
3. Land Structures, Right-of-Way	
4. Architectural Engineering Basic Fees	
5. Other Architectural Engineering Fees	
6. Project Inspection Fees	
7. Land Development	
8. Relocation Expenses	
9. Relocation Payments to Individuals and Businesses	
10. Demolition and Removal	
11. Construction and Project Improvement	85,000
12. Equipment	
13. Miscellaneous	
14. Total (Lines 1-13)	2,079,813
15. Estimated Income (If Applicable)	
16. Net Project Amount (Line 14 minus 15)	2,079,813
17. Total Project Amount	2,079,813
18. Grant Share	34,000
19. Municipal Share	51,000
20. Total Project (Lines 18 and 19)	85,000

PROPOSED METHOD OF FINANCING MUNICIPAL SHARE

a. Securities	\$
b. Mortgages	
c. Appropriations (By Applicant)	
d. Bonds	2,079,813
e. Tax Levies	
f. Non-Cash	
g. *Other (Explain)	
h. Total - Municipal Share	2,028,813

*Private donation, other State/federal funds

13. Resolution of Board of Education

Not Applicable

14. AGREEMENTS WITH STATE: MAINTENANCE AGREEMENT

STATE OF CONNECTICUT
DEPARTMENT OF ENVIRONMENTAL PROTECTION
OUTDOOR RECREATION FUNDING
MAINTENANCE AGREEMENT

RE: Project Title: The Kennedy Tract

WHEREAS, it is necessary to provide for maintenance of recreation and/or open space areas and facilities established with federal and/or state outdoor recreation funding.

NOW, THEREFORE, BE IT RESOLVED THAT THE MUNICIPALITY OF City of
Middletown, Ct. AGREES AS FOLLOWS: (Name of
Municipality)

1. That the property shall be maintained so as to appear attractive and inviting to the public. Sanitation and sanitary facilities shall be maintained in accordance with applicable state and local public health standards. Properties shall be kept reasonable to prevent loss of the lives of users. Buildings, roads, trails and other structures and improvements shall be kept in reasonable repair throughout their estimated lifetime so as to prevent undue deterioration and not to discourage public use of the above-described project.
2. That the municipality will keep the facility open to the general public at reasonable hours and times of the year consistent with the type of facility and will further obtain the approval of the Commissioner of Environmental Protection in writing before any change from the original recreation use is effected on the above-described project.
3. That in the event of default of this agreement the State shall have the right to maintain the project and shall be authorized to charge such cost of maintenance back to the municipality and that such costs of maintenance shall constitute a debt due and owing to the State.
4. That until the matter of default is resolved, the State shall have the right to withhold future payments to the municipality on any or all current outdoor recreation funding projects.
5. That the municipality will erect a plaque or sign permanent in nature on the subject property which acknowledges Federal and/or State project assistance.

6. The municipality agrees to comply with Connecticut General Statutes Section 4a-60, nondiscrimination and affirmative action provisions, as amended.

IN WITNESS WHEREOF, the parties hereto have executed this agreement as of the date entered below.

STATE OF CONNECTICUT

MUNICIPALITY

By _____
Commissioner of the Department of
Environmental Protection

City of Middletown, CT.

By Sebastian J. Garafalo
(Signature)
Sebastian J. Garafalo

Mayor
(Title)

Date _____

Date August 21, 1989

(AFFIX SEAL)

3108

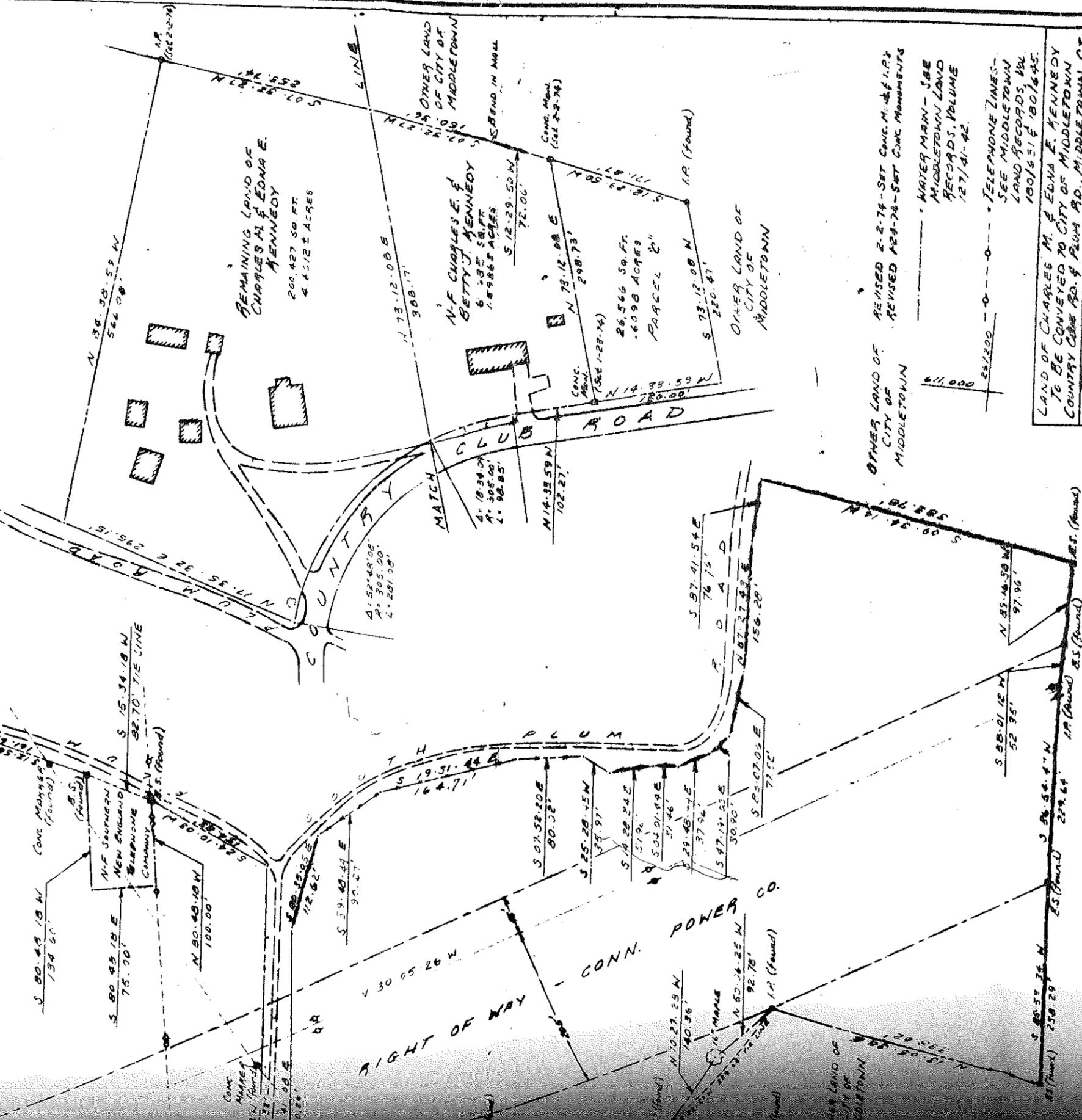
RECEIVED

197 JUL 9 11 03 AM
MIDDLETOWN

M. PULLICH
59.50 E
90'
97.45.39 E
90.79'

M. JAMES K. HELGA A. N.F. ROBERT W. & LOUISE M. CLARKE
MATCH
N 84.45.57 E
288.71' 12 (Found)

611,000
268,400



OTHER LAND OF CITY OF MIDDLETOWN
 REVISION 2-2-74 - SET CURVE MARKS I.P.
 REVISION 12-4-78 - SET CURVE MARKS
 WATER MAIN - SEE MIDDLETOWN LAND RECORDS, VOL. 180/631 & 180/645
 127/41-42
 TELEPHONE LINES - SEE MIDDLETOWN LAND RECORDS, VOL. 180/631 & 180/645

LAND OF CHARLES M. & EDNA E. KENNEDY TO BE CONVEYED TO CITY OF MIDDLETOWN COUNTRY CLUB RD. & PLUM RD., MIDDLETOWN, CT.



BOUNDARY SURVEY

DATE: 12-22-78
SCALE: 1"=80'

I HEREBY CERTIFY THIS MAP TO BE SUBSTANTIALLY CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AND TO ACCURACELY REPRESENT THE SAME UP TO THE SCALE OF THE CONNECTICUT TECHNICAL COUNCIL, INC.

David B. Bluff

OTHER LAND OF CITY OF MIDDLETOWN

KENNEDY TRACT II

