



April 27, 2022

TO: Members of the Board of Trustees

FROM: Dr. Lloyd Blanchard 
Interim Vice President for Finance & CFO
Laura Cruickshank 
Associate Vice President for University Planning, Design and Construction

RE: Easement with the co-trustees of the Norman Tehrani Marital Trust for 1194 Washington Street, Stamford, Connecticut.

RECOMMENDATION:

That the Board of Trustees approves an easement with the co-trustees of the Norman Tehrani Marital Trust for 1194 Washington Street, Stamford, Connecticut. The Administration recommends that the Board of Trustees adopt the Resolution below.

RESOLUTION:

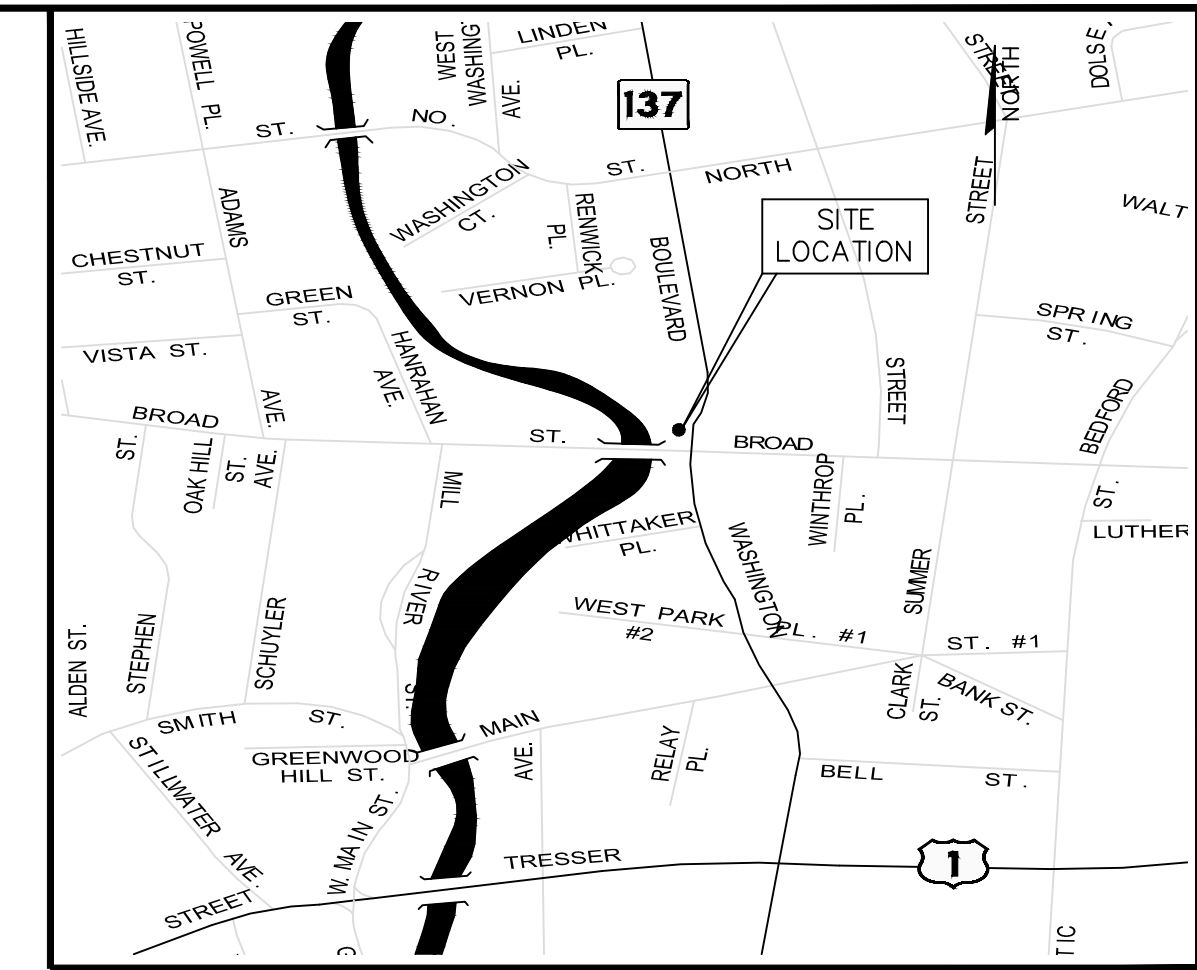
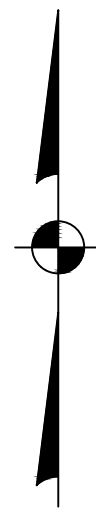
“Be it resolved that the Board of Trustees approves an easement with the co-trustees of the Norman Tehrani Marital Trust for 1194 Washington Street, Stamford, Connecticut.”

BACKGROUND:

This easement is associated with the settlement of the quiet title action captioned *State of Connecticut v. Tehrani*, Docket No. FST-CV18-6037654-s.

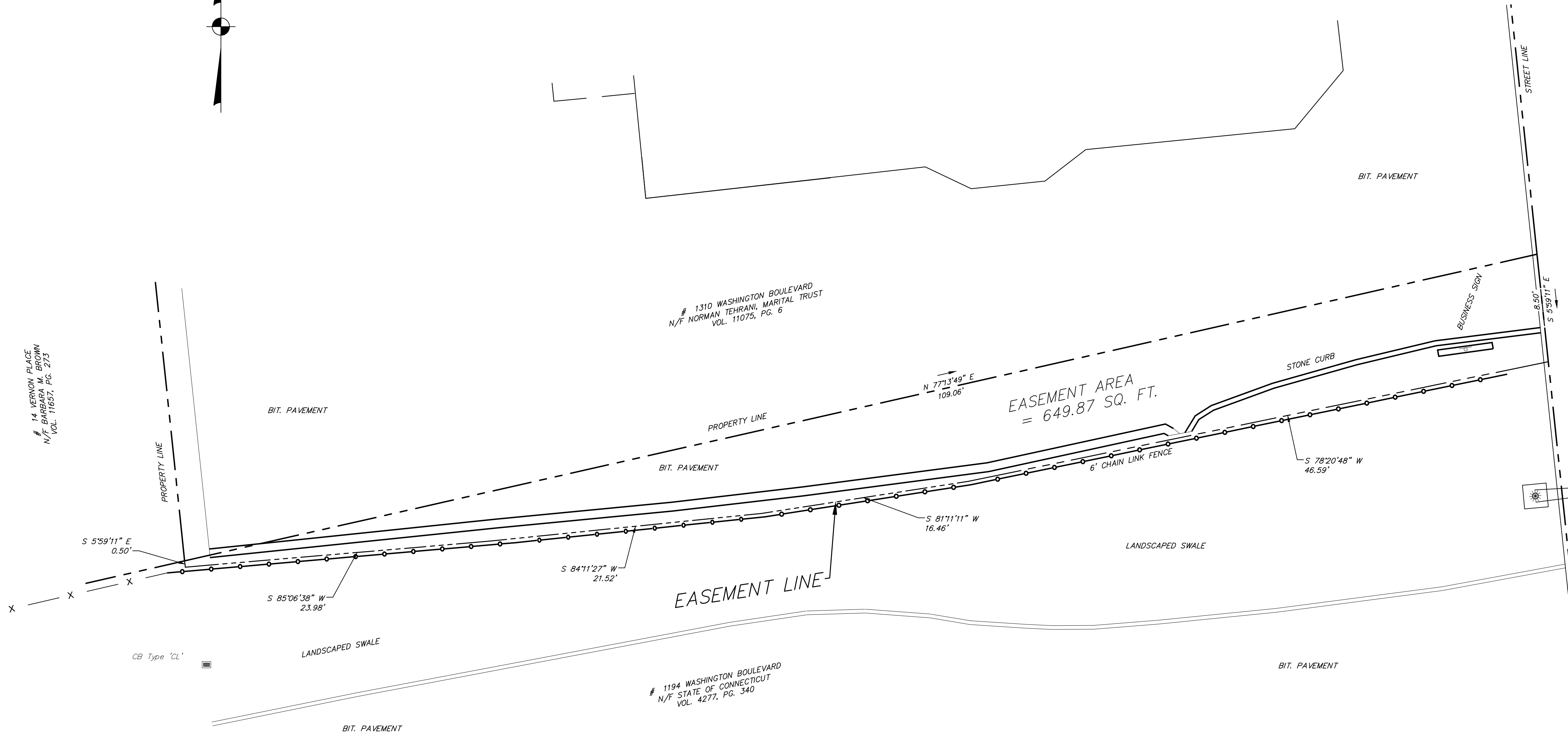
UConn will convey a roughly triangular easement area of under 700 square feet over UConn’s undisputed underlying land at 1194 Washington Boulevard in Stamford. This easement is necessary to preserve the neighboring property’s continuing use of an existing driveway and sign area.

The easement area is shown on the attached draft “Easement Map, University of Connecticut 1310 Washington Boulevard, Stamford, Connecticut,” prepared by Freeman Companies, LLC and dated March 18, 2022. The final version of this easement map remains subject to final negotiations.



LOCATION MAP

NOT TO SCALE



14 VERNON PLACE
N/F BARBARA BROWN
VOL. 11657, PG. 273

1310 WASHINGTON BOULEVARD
N/F NORMAN TEHRANI, MARITAL TRUST
VOL. 11075, PG. 6

1194 WASHINGTON BOULEVARD
N/F STATE OF CONNECTICUT
VOL. 4277, PG. 340

EASEMENT AREA
= 649.87 SQ. FT.

MAP REFERENCE(S)

- "PROPERTY SURVEY, UNIVERSITY OF CONNECTICUT, NEW DOWNTOWN CAMPUS AT STAMFORD, CONNECTICUT, WASHINGTON BOULEVARD & BROAD STREET, SHEET A-13 CONSTRUCTION DOCUMENTS, JUNE 17, 1996" BY EDWARD J. FRATTAROLI, INC. LAND SURVEYORS.
- "EXISTING SITE CONDITIONS, BUILDING AND GARAGE, SCALE: 1"=40', DATE: 31 MAY 1996, UNIVERSITY OF CONNECTICUT, NEW DOWNTOWN CAMPUS AT STAMFORD, CONNECTICUT, WASHINGTON BOULEVARD & BROAD STREET, SHEET SP-1.0"
- "PLAN OF PROPERTY IN STAMFORD, CONNECTICUT, SURVEYED FOR NORMAN H. DORFLINGER, OCT. 20, 1945" BY ALBERT B. TERRY, SURVEYOR.
- "SUBDIVISION OF PROPERTY LOCATED AT 1231 WASHINGTON BOULEVARD, STAMFORD, CONNECTICUT, PREPARED FOR PARISH OF ST. ANDREWS PROTESTANT CHURCH, 1"=20', MARCH 8, 2010, JUNE 22, 2010 (ADDITIONAL NOTES)" BY ROCCO V. D'ANDREA, INC.
- "SURVEY SHOWING EXISTING CONDITIONS, UNIVERSITY OF CONNECTICUT, 1 UNIVERSITY PLACE, STAMFORD, CONNECTICUT, SCALE: 1"=30', DATE: 06/03/2020, BOUNDARY & TOPOGRAPHIC SURVEY, SHEET: EX-1" BY FREEMAN COMPANIES, LLC.

GENERAL NOTES

- THIS SURVEY HAS BEEN PREPARED BY FREEMAN COMPANIES, LLC. IN ACCORDANCE WITH THE REGULATIONS OF CONNECTICUT STATE AGENCIES, SECTIONS 20-300b-1 THRU 20-300b-20, AS REVISED AND THE "STANDARDS AND SUGGESTED METHODS AND PROCEDURES FOR SURVEYS AND MAPS IN THE STATE OF CONNECTICUT" ADOPTED BY THE CONNECTICUT ASSOCIATION OF LAND SURVEYORS, INC. ON AUGUST 29, 2019.
- THIS PLAN CONFORMS TO HORIZONTAL ACCURACY CLASS A-2.
 - BOUNDARY DETERMINATION IS A RESURVEY.
 - THE TYPE OF SURVEY PERFORMED IS AN EASEMENT MAP.
- NORTH ARROW AND BEARINGS REFER TO NAD83, BASED UPON GPS OBSERVATIONS PERFORMED BY FREEMAN COMPANIES.
- UNDERGROUND FEATURES ARE NOT DEPICTED FOR THE PURPOSES OF THIS SURVEY. VERIFY UNDERGROUND UTILITY LOCATIONS BEFORE ANY DIGGING OR SITE EXCAVATION. "CALL BEFORE YOU DIG" 1800-922-4455 OR 811.
- PROJECT AREA IS LOCATED IN FLOOD HAZARD ZONE X, "AREAS OF MINIMAL FLOODING OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN" AS DEPICTED ON FIRM MAP NUMBER 09001C0516G, EFFECTIVE DATE 07/08/2013.

LEGEND

	PROPERTY LINE
	EASEMENT LINE
	CHAIN LINK FENCE
	VINYL FENCE
	CATCH BASIN
	DRAINAGE MANHOLE
	SANITARY MANHOLE

DRAFT

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

PETER PARIZO, L.S. #14653

NO CERTIFICATION IS EXPRESSED OR IMPLIED UNLESS THIS MAP BEARS THE ORIGINAL SIGNATURE AND EMBOSSED SEAL OF THE ABOVE NAMED LAND SURVEYOR.

NO.	DATE	DESCRIPTION	REVISIONS

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 FAX: (860) 986-7161

FREEMAN COMPANIES, LLC

EASEMENT MAP
UNIVERSITY OF CONNECTICUT
1310 WASHINGTON BOULEVARD
STAMFORD, CONNECTICUT

SURVEYED: L.K.
 DRAFTED: P.P.
 APPROVED: T.D.
 SCALE: 1" = 5'
 PROJECT NO.: 2017-1205B:01
 DATE: 03/18/2022
 CAD FILE: 2017-1205

TITLE:
EASEMENT MAP

SHEET NUMBER:
EX-1