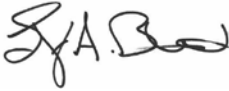



December 7, 2022

TO: Members of the Board of 

FROM: Lloyd A. Blanchard
Interim Vice President for Finance and Chief Financial Officer

Laura Cruickshank 
Associate Vice President, Master Planner and Chief Architect

RE: Second Amendment to Access and Utility Easement with 402 Farmington Avenue
LLC at UConn Health

RECOMMENDATION:

That the Board of Trustees approves a second amendment to the Access and Utility Easement with 402 Farmington Avenue LLC at UConn Health. The Administration recommends that the Board of Trustees adopt the Resolution below.

RESOLUTION:

“Be it resolved that the Board of Trustees approves a second amendment to the Access and Utility Easement with 402 Farmington Avenue LLC at UConn Health.”

BACKGROUND:

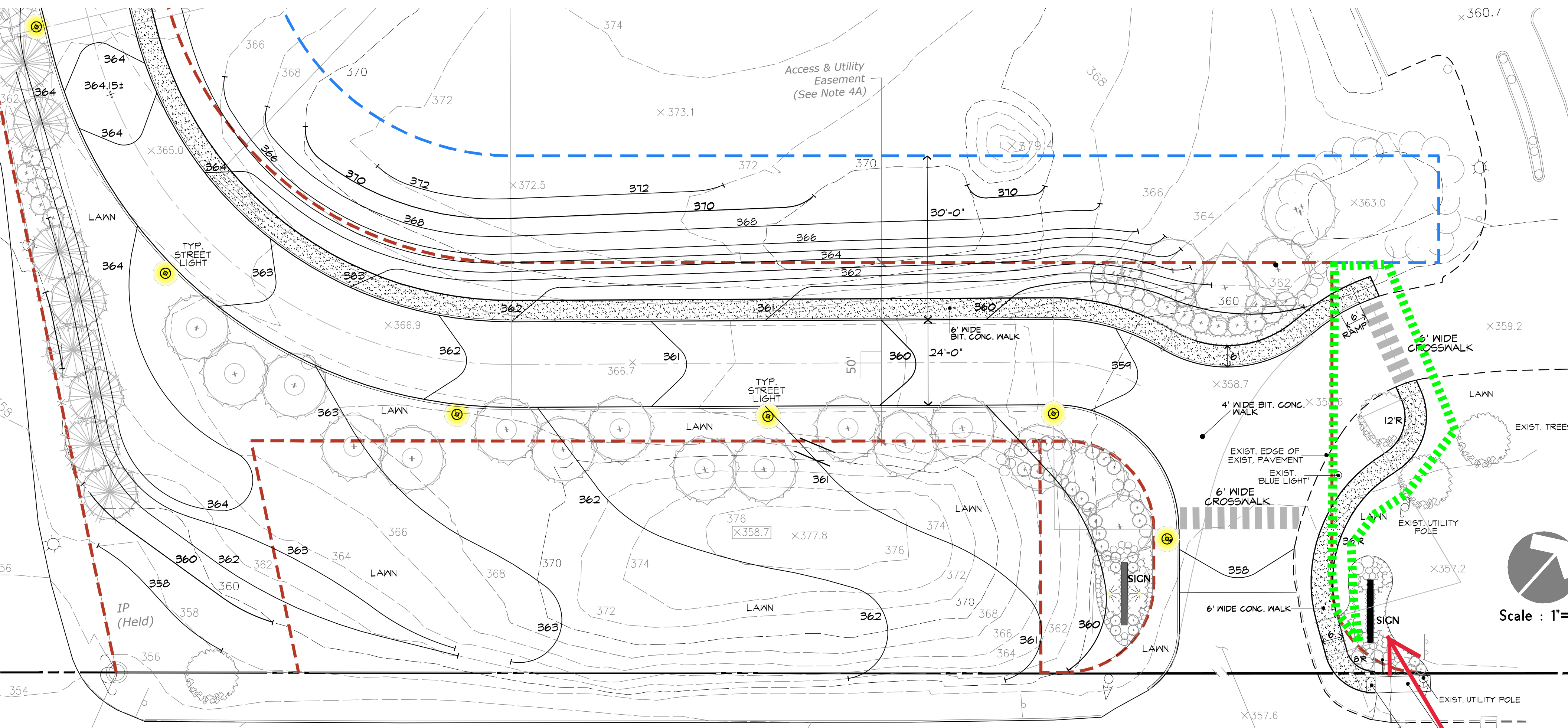
This easement is associated with the entrance drive to UConn Health’s property known as the Cell and Genomic Research Building, located at 400 Farmington Avenue in Farmington, Connecticut.

In 2005, UConn’s predecessor in interest granted an access and utility easement to 402 Farmington LLC’s (“402 Farmington”) predecessor in interest to allow the construction of an entry drive and the installation of utilities over what is now UConn Health’s property. In 2021, the Board of Trustees approved an expansion of the existing easement area to the east to allow for the placement of a new monument sign. Presently, 402 Farmington desires to again marginally expand the existing easement area to the east to allow for the construction of a sidewalk allowing access to Farmington Avenue. This sidewalk is illustrated on the attached “Progress Print” dated September 29, 2021, and the expanded easement area required for this sidewalk is shown in green.

The proposed easement area, as expanded, is more particularly shown on the attached map entitled "Schedule D - Easement Map, Proposed Residential Development, 402 Farmington Avenue (Route 4) & Quarry Road, Farmington, Connecticut," prepared by Milone & Macbroom/SLR and revised 11/08/2022.

The final easement language remains subject to final negotiations. The University will not seek consideration for this easement given that it is a minor modification of an existing access easement.

Attachment



**FARMINGTON AVENUE
(ROUTE 4)**

PROGRESS PRINT
September 29, 2021



Scale : 1"=

Traffic Signalization Easement
in Favor of the State of Connecticut
(See Note-6A)

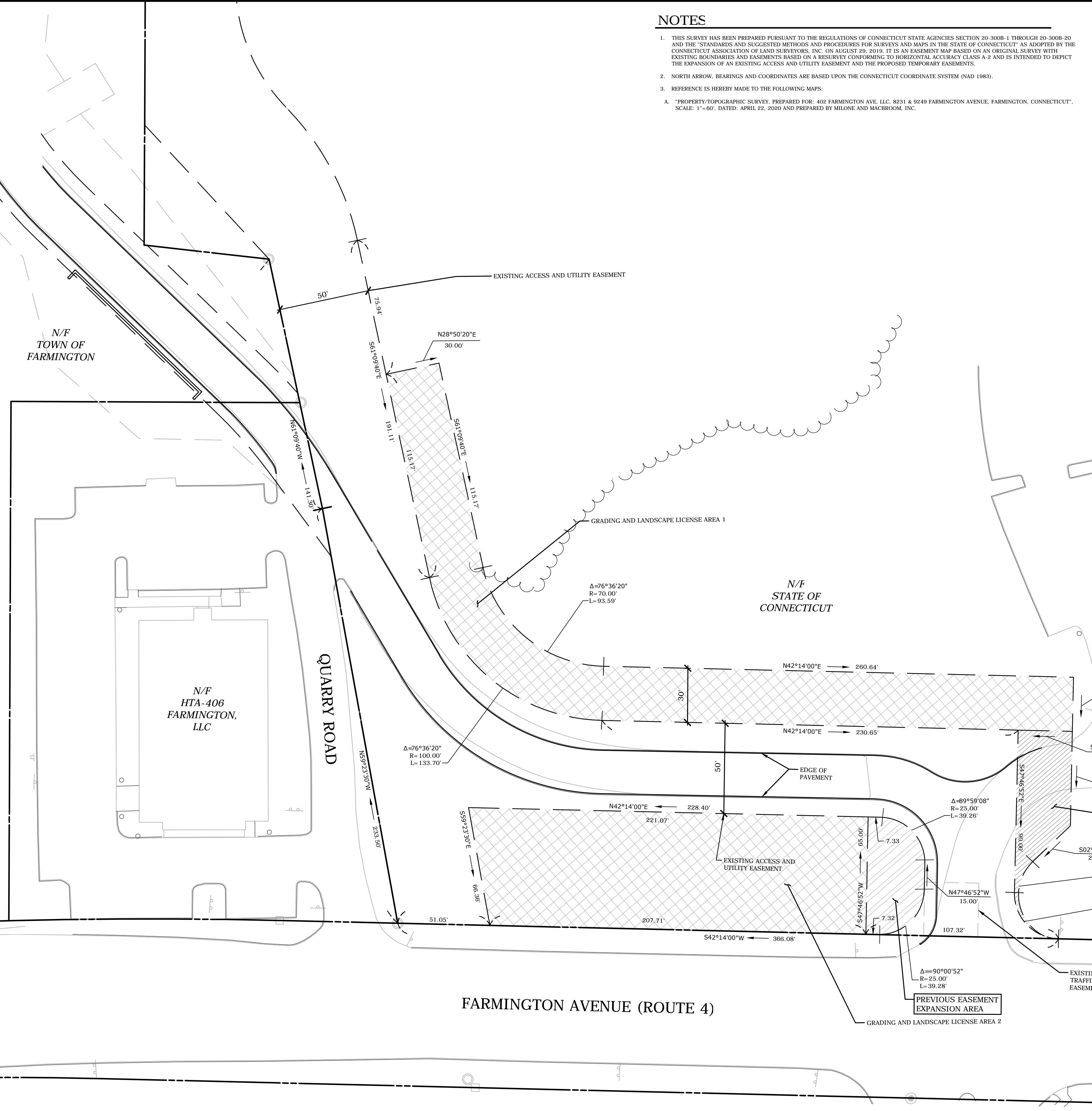
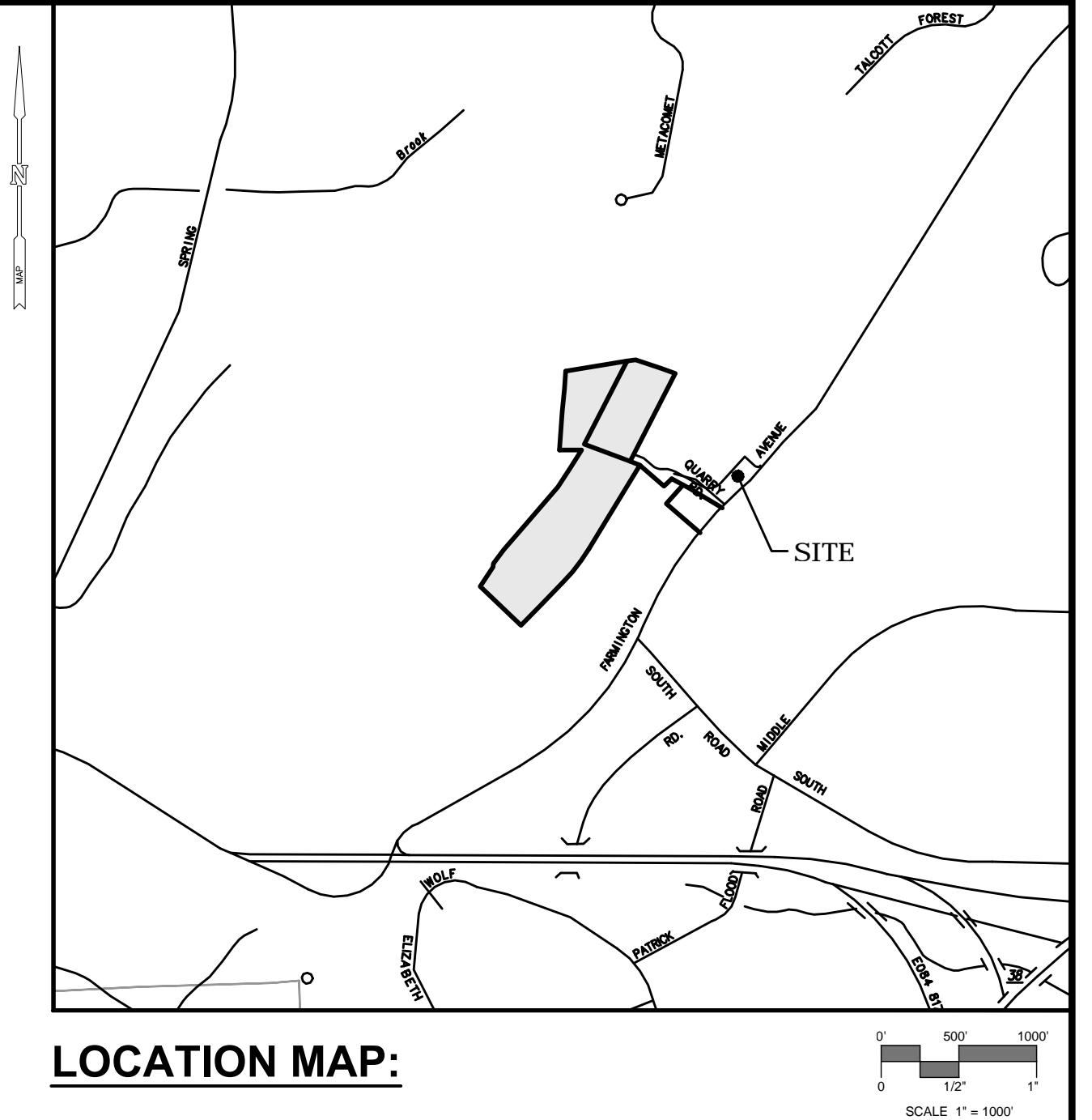
DATE: 11/11/2021 10:58:10 AM

LEGEND

- EASEMENT
- PROPERTY LINE
- GRADING AND LANDSCAPE LICENSE AREA
- ACCESS AND UTILITY EASEMENT EXPANSION AREA
- PREVIOUS EASEMENT EXPANSION AREA

NOTES

- THIS SURVEY HAS BEEN PREPARED PURSUANT TO THE REGULATIONS OF CONNECTICUT STATE AGENCIES SECTION 20-300B-1 THROUGH 20-300B-20 AND THE "STANDARDS AND SUGGESTED METHODS AND PROCEDURES FOR SURVEYS AND MAPS IN THE STATE OF CONNECTICUT" AS ADOPTED BY THE CONNECTICUT ASSOCIATION OF LAND SURVEYORS, INC. ON AUGUST 29, 2019. IT IS AN EASEMENT MAP BASED ON AN ORIGINAL SURVEY WITH EXISTING BOUNDARIES AND EASEMENTS BASED ON A RESURVEY CONFORMING TO HORIZONTAL ACCURACY CLASS A-2 AND IS INTENDED TO DEPICT THE EXPANSION OF AN EXISTING ACCESS AND UTILITY EASEMENT AND THE PROPOSED TEMPORARY EASEMENTS.
- NORTH ARROW, BEARINGS AND COORDINATES ARE BASED UPON THE CONNECTICUT COORDINATE SYSTEM (NAD 1983).
- REFERENCE IS HEREBY MADE TO THE FOLLOWING MAPS:
 - A. "PROPERTY TOPOGRAPHIC SURVEY, PREPARED FOR: 402 FARMINGTON AVE, LLC, 8231 & 9249 FARMINGTON AVENUE, FARMINGTON, CONNECTICUT", SCALE: 1"=60', DATED: APRIL 22, 2020 AND PREPARED BY MILONE AND MACBROOM, INC.



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

MICHAEL F. MANSFIELD L.S. #70120
MAP IS NOT VALID WITH OUT A LIVE SIGNATURE AND EMBOSSED SEAL.

MILONE & MACBROOM
SLR
NOW PART OF
80 REALTY DRIVE
CHESHIRE, CT 06410
WWW.MAMC.COM

DESCRIPTION	DATE	BY
ENGINEERING COMMENTS	2/24/2022	RVE
ACCESS/UTILITY EASEMENT EXPANSION	10/12/2021	SK
LEGEND	11/02/2021	RVE
PREVIOUS EASEMENT AREA	11/02/2021	RVE

SCHEDULE D - EASEMENT MAP
PROPOSED RESIDENTIAL DEVELOPMENT
402 FARMINGTON AVENUE (ROUTE 4) & QUARRY ROAD
FARMINGTON, CONNECTICUT

RYE	SK	TD
DESIGNED	DRAWN	CHECKED
1"=30'		
NOVEMBER 11, 2021		
DATE		
3571-09		
PROJECT NO.		
1 OF 1		
EM		
SHEET NAME		

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