

**TOWN OWNED REAL ESTATE SALE
NOTICE OF PUBLIC AUCTION- TOWN OF HADDAM**

ADDRESSES: 9 Silverspring Drive; 25 Silverspring Drive; 61 Silverspring Drive; 141 Silverspring Drive; 195 Silverspring Drive

Pursuant Chapter 205 of the Connecticut General the Town of Haddam will sell at public auction each of the following properties listed as Lots 1, 2, 6, 12 and 17 below, each by separate public auction proceedings, and each subject to a reserve of \$50,000.00 and Town Meeting approval, on Saturday, May 19, 2018 at 12:00 PM (registration at 11:00am) such auction to be conducted at the Old Town Hall 21 Field Park Drive, Haddam, Connecticut:

All those certain pieces or parcels of land, together with the buildings and improvements thereon, situated on Silver Spring Drive, in the Town of Haddam, County of Middlesex and State of Connecticut, shown and designated as Lots No. 1, 2, 6, 12, and 17 on a map entitled, "Resubdivision Plan 'Chatham Lake' Town of Haddam, Connecticut Scale 1" = 100' Date: Oct. 23, 2003 Prepared by OCC Group, Incorporated Engineering – Surveying – Planning Consultants 2091 Highland Ave. (Rte. 10) Cheshire, Connecticut 06410" with revisions through Dec. 28, 2006 and composed of five sheets, which maps were recorded in the office of the Haddam Town Clerk as Map Numbers 3037, 3038, 3039, 3040 and 3041, to which map reference is hereby made and may be had for a more particular description and location of said lots.

Anyone who wants to participate in the bidding, must register at 11:30am on the date of auction with the Town Attorney conducting the auction and present for his examination a certified or bank check made payable to the bidder in the amount of \$10,000.00. Starting/minimum bid will be \$50,000.00 and the Town reserves the right to withdraw from the auction any property for any reason prior to auction.

Qualified bidders will be issued numbers, and bidding will be conducted and recorded by those numbers. The Town Attorney must collect all deposit checks from bidders when bidders register to bid. The successful bidder will be required to endorse the check to the Town of Haddam at the conclusion of the auction.

A report of the results of this auction will be submitted promptly to the Board of Selectmen for review and forwarded to Town Meeting for approval. The successful bidder must be prepared to pay the balance of the purchase price within thirty (30) days after the approval of the sale by Town Meeting. The deposit may be ordered forfeited if the successful bidder fails to complete the transaction within the thirty-day period.

The property is being sold "as is," subject to no contingencies whatsoever. The Town of Haddam makes no warranties, either express or implied, concerning the property's condition, and no adjustments will be made for any defects that may be discovered after this date. The Town of Haddam makes no representations of any kind as to the environmental condition of the property. All bids are to be based on the bidder's own information and knowledge of the property, learned through his or her own efforts, and not on any representation or comments made by the Town.

The property is being sold subject to:

1. Any and all provisions of any ordinance, municipal regulation or public or private law.
2. Building, Building Line and Zoning Restrictions of the Town of Haddam and as of record may appear.
3. Encumbrances as set forth in a Statutory Warranty Deed from Clark And Fray Construction Company, Inc. in favor of Nason Group, LLC dated 2-22-94 and recorded 2-24-94 in Volume 196 Page 712 of the Haddam Land Records.
4. Conservation and Inland Wetland Easement from Nason Group in favor of the Town of Haddam dated 8-3-94 and recorded 9-9-94 in Volume 199 Page 325 of the Haddam Land Records.
5. Drainage Easement from Nason Group in favor of the Town of Haddam dated 8-3-94 and recorded 9-9-94 in Volume 199 Page 330 of the Haddam Land Records.
6. Fire and Water Tank Easement from Nason Group in favor of the Town of Haddam dated 8-3-94 and recorded 9-9-94 in Volume 199 Page 334 of the Haddam Land Records.
7. Terms, conditions, obligations, easements, covenants, restrictions and all encumbrances as set forth in a Declaration of Chatham Lake, a planned community, by Nason Group, LLC recorded 11-14-94 in Volume 200 Page 7 of the Haddam Land Records, amended by 1st Amendment dated 2-7-95 and recorded 2-9-95 in Volume 201 Page 78, and 2nd Amendment dated 6-21-95 and recorded 6-22-95 in Volume 202 Page 588, all of the Haddam Land Records.
8. Declaration of Covenants, Conditions and Restrictions by Nason Group, LLC dated 8-3-94 and recorded 11-14-84 in Volume 200 Page 17 of the Haddam Land Records.
9. 10' Easement from Nason Group, LLC in favor of The Southern New England Telephone Company dated 11-10-94 and recorded 11-14-94 in Volume 200 Page 46 of the Haddam Land Records.
10. Easement from Nason Group, LLC in favor of The Connecticut Light and Power Company dated 11-16-94 and recorded 12-1-94 in Volume 200 Page 332 of the Haddam Land Records.
11. Declaration of Covenants, Conditions and Restrictions by Nason Group, L.L.C. recorded 12-30-04 in Volume 286 Page 1090 of the Haddam Land Records.
12. Notification of a High Hazard Dam, No. 6102, from the State of Connecticut Department of Environmental Protection dated 10-2-07 and recorded 10-2-07 in Volume 316 Page 292 of the Haddam Land Records.
13. Building lines, Water courses, wetlands and wetlands setback lines, maintenance easement, slope rights, drainage easements, storm drainage easements, grading rights, conservation easements, water tank easements, 200' CL&P right of way, utility easements, 100' Lake setback lines, 20' Easement in favor of the Chatham Lake Homeowner's Association, and any other items shown on Maps 2174-2178, 3037-3041, 3152.
14. Riparian rights of others in brooks flowing through the property.

For information contact:

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