

SEP 5 4 03 PM '84
1368

GENERAL NOTES:

Property line data and other references taken from plan entitled "Fung Central Transportation Company Parcel A-1, Hartford, Conn., Scale 1" = 100', August 1979, New, Oct. 1979, Petersen & Hoffman, Land Surveyors' Additions June 1978".

Property subject to easements and rights as shown in Hartford Land Records, Vol. #1686/p.6-13, #1656/p.215-262 & #1734/p.108 and all others which may not appear of record.

Drainage layout from "Sketch of new drainage system, Morgan St., Freight Yard, N.Y. & N.H. R.R., Serial No. 10388, 12-30-49".

No Building Line exist for this parcel of land.

Existing underground structures or services are shown in as near their correct position as possible. However, all such locations are approximate only and all such structures or services may not be shown. Contractor is to ascertain the location and depth of all underground structures and services prior to excavation.

Sewer pipe easement from The New York, New Haven and Hartford Railroad Company to City of Hartford dated January 26, 1902 and recorded in the Hartford Land Records in Volume 304, Page 662. (Parcel 1)

Leotbridge rights as set forth in a deed from The New York, New Haven and Hartford Railroad Company to The Connecticut River Bridge and Highway District dated November 26, 1912 and recorded in said Land Records in Volume 400, Page 311. (Parcel 1)

Sewer rights reserved by The Connecticut River Bridge and Highway District in a deed to The New York, New Haven and Hartford Railroad Company dated July 31, 1914 and recorded in said Land Records in Volume 411, Page 114. (Parcel 1)

A 20-inch water pipe easement from Board S. Palmer, James Lee Loomis and Henry S. Sawyer, Trustees of the property of The New York, New Haven and Hartford Railroad Company to The Metropolitan District dated June 10, 1941 and recorded in said Land Records in Volume 757, Page 44. (Parcel 1)

Waiver of access rights as set forth in a Certificate of Condemnation from New York, New Haven & Hartford Railroad Company to State of Connecticut dated August 4, 1948 and recorded in said Land Records in Volume 835, Page 387. (Parcel 1)

Waiver of access rights, drainage rights and rights to construct and maintain retaining wall, footings and piles as set forth in a Certificate of Condemnation and a deed from The New York, New Haven and Hartford Railroad Company to State of Connecticut dated September 5, 1958 and December 18, 1958 and recorded in said Land Records in Volume 1015, Page 101 and Volume 1023, Page 37, respectively. (Parcel 1)

Easements for wire and pipe agreements, wire and pipe occupancies and wire and pipe licenses reserved by The Penn Central Corporation in a deed to Freight House Market Associates dated February 2, 1979 and recorded in said Land Records in Volume 1486, Page 4. (Parcel 1)

Retention of Millboard rights in a certain quit claim deed from Orison Companies, Inc. to Freight House Market Associates, a Limited Partnership dated October 22, 1979 and recorded in said Land Records in Volume 1734, Page 108. (Parcel 1)

Maintenance and indemnification agreements, right of use by Consolidated Rail Corporation and a condition as to use as set forth in an Easement from Consolidated Rail Corporation to The Penn Central Corporation dated November 14, 1979 and recorded in said Land Records in Volume 1745, Page 31. (Parcel 2)

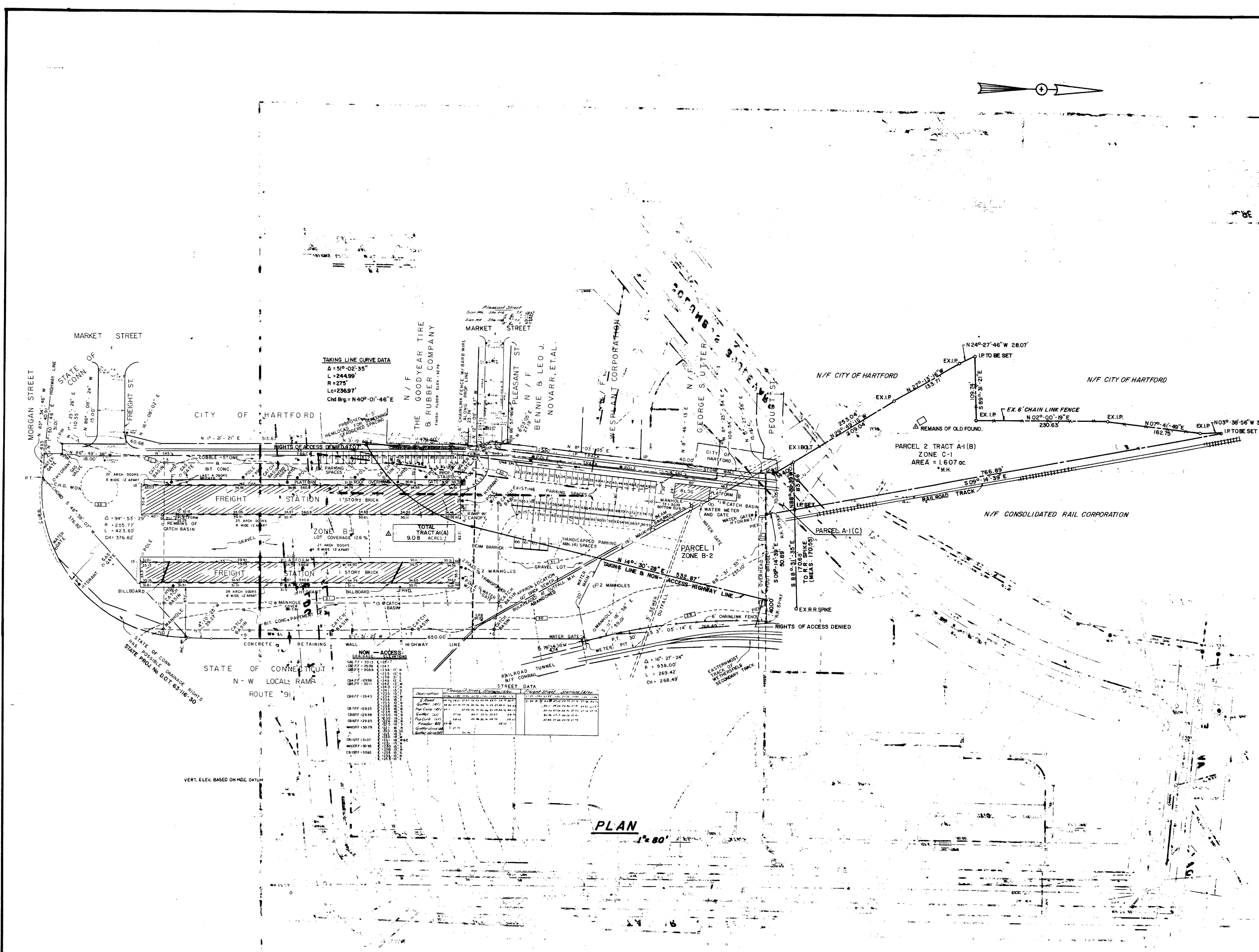
Easement for all existing wire and pipe agreements, occupancies and licenses as set forth in a quit claim deed from The Penn Central Corporation to The Railroad Company, Mark O. Vallis and Robert Vallis dated December 3, 1979 and recorded in said Land Records in Volume 1759, Page 27. (Parcel 2)

Lease to Aetna Life Insurance Company dated February 26, 1982, as amended, not of record.

Removal of access right and the right to remove portions of the existing buildings and platforms as set forth in a warranty deed from International Development Corporation of America to State of Connecticut dated February 15, 1984 and recorded in said Land Records in Volume 2145, Page 229. (Parcel 1)

I hereby certify to Armaco Financial Corporation, Chicago Title Insurance Company and I.D.C. that this survey was actually made upon the ground, and that it and the information, courses and distances shown thereon are correct; that the title lines and lines of actual possession are the same; that the size, location and type of buildings and improvements are as shown and all are within the boundary lines of the property; that there are no violations of zoning ordinances, restrictions or other rules and regulations with reference to the location of said buildings and improvements; that there are no easements, encroachments or uses affecting this property apparent from a careful physical inspection of the same, other than those shown and depicted thereon.

August 24, 1984 12056
Surveyor Date Reg. No.



PLAN
1" = 80'

AREA KEY

AREA TOTAL TRACT A-1(A) = 9.08 ac.
AREA TAKEN BY COMM. D.O.T. = 6.47 ac.
AREA REMAINING PARCEL 1 TRACT A-1(A) = 2.61 ac.
AREA PARCEL 2 TRACT A-1(B) = 1.607 ac.

The portions of Market St., Freight St., Pleasant St. and Pequot St. shown on this plan are established public streets of the City of Hartford.
The portion of Morgan St. shown is established by the State of Conn.
9/10/84 Date
Surveyor City Engineer



REV.	DATE	INIT.	DESCRIPTION
1	9-84	C.S.Y.	TITLE OF PARCEL 1, OLD FOUND.

MESSIER & ASSOCIATES
ENGINEERS - SURVEYORS
MANCHESTER, CONNECTICUT
SITE PLANNING DESIGN SURVEY & CONSTRUCTION LAYOUT

SITE PLAN
FREIGHT STATION MARKET
PARCEL 1 TRACT A-1(A), PARCEL 2 TRACT A-1(B)
FREIGHT, PLEASANT & PEQUOT STS.
HARTFORD, CT.

DATE: 9-84
SCALE: 1" = 80'
DRAWN: CSY/BTH
CHECK: RRM
APPR: RRM
SHEET 1
OF 1 SHEETS

