



- NOTES:
1. VERTICAL CONTROL M.D.C. - DATUM = U.S.G.S. + 2.08'
  2. HORIZONTAL CONTROL IS U.S.G.S. DATUM.
  3. LOCATION OF CONDUIT OBTAINED FROM "GREATER HARTFORD FLOOD COMMISSION MAP SHOWING LAND AND RIGHTS TO BE ACQUIRED FROM HYMAN J. GOLDFELD & DAVID KOTKIN (PARCEL #1) AND CITY OF HARTFORD (HARTFORD REDEVELOPMENT AGENCY) (PARCEL #2) FEBRUARY, 1976".
  4. CONNECTICUT STATE RIGHT-OF-WAY LINE OBTAINED FROM D.O.T. B.O.D. RIGHT-OF-WAY MAP "TOWN OF HARTFORD YANKEE EXPRESSWAY", NUMBER 63-08 SHEET 1 OF 4. STREET LINE DATA OBTAINED FROM CITY OF HARTFORD.
  5. STORM AND SANITARY SEWER INFORMATION OBTAINED FROM M.D.C. BUREAU OF PUBLIC WORKS PLANS SERIAL NO. 15319, APRIL, 1972; SERIAL NO. 15343, JUNE, 1972; SERIAL NO. 15099, MARCH, 1971.
  6. WATER MAIN LOCATION OBTAINED FROM PLANS FURNISHED BY M.D.C. BUREAU OF WATER.
  7. 42" R.C.P. STORM AND SANITARY SEWER LOCATION FROM THE DEPARTMENT OF THE ARMY, NEW ENGLAND DIVISION CORPS OF ENGINEERS, "WATER RESOURCES DEVELOPMENT PROJECT, PARK RIVER LOCAL PROTECTION BOX CONDUIT AT SEC. 4 GRADING PLAN NO. 1" DATED MARCH, 1976, DRAWING NO. PAR-1, SHEETS 34 & 35. 42" R.C.P. RELOCATED PARK RIVER INTERCEPTOR PLOTTED USING NOV. 15, 1978 FIELD DATA (P.S.S. 66-78) OBTAINED FROM M.D.C. LOCATION OF SANITARY SEWER BASED.
  8. REFERENCE MAP: "CITY OF HARTFORD, TOPOGRAPHIC MAP, PROPERTY OF HYMAN J. GOLDFELD & DAVID KOTKIN (FORMER UNDERWOOD SITE)", PREPARED BY C.E. MAGUIRE, NEW BRITAIN, CONNECTICUT, AUGUST 17, 1982, REVISED 3/3/83.
  9. EASEMENT - "THE CONNECTICUT LIGHT & POWER COMPANY FACILITIES ON THE PROPERTY OF HYMAN J. GOLDFELD & DAVID KOTKIN, CORNER OF CAPITOL AVENUE, 8 SIGOURNEY STREET, HARTFORD, CONNECTICUT", DATED 3/23/83, MAP #E-C-005 H7-1186.
  10. RIGHTS AND RIGHTS-OF-WAY TO THE CERTAIN PIECE OR PARCEL OF LAND FORMERLY KNOWN AS WOODBINE STREET TO UNDERWOOD ASSOCIATES LIMITED PARTNERSHIP AS DESCRIBED IN VOLUME 2043, PAGE 150, SCHEDULE C ON FILE IN THE TOWN CLERK'S OFFICE OF HARTFORD.
  11. CONNECTICUT LIGHT AND POWER COMPANY RIGHTS DEFINED VOLUME 2090, PAGE 26 OF THE HARTFORD LAND RECORDS.
  12. LOT I-6 TO BE DEDICATED TO THE CITY OF HARTFORD FOR RIGHT-OF-WAY PURPOSES REQUIRED FOR FUTURE REDEDICATED WOODBINE STREET.
  13. BUILDING LOCATION FROM THE "AS-BUILT" PLAN, XEROX CENTRE, CAPITOL AVENUE, HARTFORD, CONNECTICUT, SHEET 1", BY PK ENGINEERING ASSOCIATES, DATED 27 SEP. 86.
  14. EASEMENT FOR AIR RIGHTS FROM "AIR RIGHTS MAP, XEROX CENTRE, CAPITOL AVENUE AT SIGOURNEY STREET, HARTFORD, CONNECTICUT, SHEET 2", BY PK ENGINEERING ASSOCIATES, DATED 10 JULY 1986 AND REVISED 10/1/86.
  15. NEW M.D.C. STORM AND SANITARY SEWER LOCATIONS FROM "RELOCATIONS OF SANITARY AND STORM SEWERS - M.D.C. CODE: UNDERWOOD REDEVELOPMENT PROJECT, HARTFORD", BY CE MAGUIRE, INC., DATED 12/7/84, REVISED 1/27/85.
  16. EASEMENT FOR SANITARY AND STORM SEWERS FROM "PERMANENT SANITARY SEWER AND STORM DRAINAGE EASEMENTS TO BE CONVEYED TO THE METROPOLITAN DISTRICT", BY CE MAGUIRE, INC., DATED MAY 8, 1985, REVISED 5-15-85.
  17. EASEMENT FOR AFFILIATED RESOURCES CORP. FROM "PLAN SHOWING PROPOSED EASEMENT FROM XEROX-HARTFORD ASSOCIATES TO AFFILIATED RESOURCES CORP., CAPITOL AVENUE, HARTFORD, CONNECTICUT", BY SAUL M. SARGIS, JR. AND ASSOCIATE, DATED MARCH 1986, REVISED 4-22-86. VOL. 2421, PAGE 14.
  18. ABANDONED 8" WATER LINE AND ABANDONED TELEPHONE CONDUIT SHOWN ON PLAN REFERENCED IN NOTE 8 ABOVE BELIEVED TO HAVE BEEN REMOVED DURING CONSTRUCTION.
  19. LOCATION OF ELECTRICAL CONDUIT FROM "PROPOSED FACILITIES ON THE PROPERTY OF THE STATE OF CONNECTICUT AND XEROX-HARTFORD ASSOCIATES OF SIGOURNEY STREET, HARTFORD, CONNECTICUT" BY THE CONNECTICUT LIGHT AND POWER COMPANY DATED 3-4-86. VOL. 2090, PAGE 26.
  20. RIGHT DESCRIBED IN VOL. 1077 P. 402 & VOL. 1082 P. 164

"I hereby certify to Connecticut Attorneys Title Insurance Company, Xerox - Hartford Associates, owner, Connecticut Bank and Trust Company National Association, as agent and mortgagee, and Japan Leasing (USA), Incorporated, representing the lender, that this survey was actually made upon the ground in March, 1983 and that it and the bounds and measurements shown hereon are correct within the standards of Class A-2 of the Code of Recommended Practice for Standards of Accuracy of Surveys and Maps and that, unless otherwise shown, title lines and lines of actual possession are the same, buildings are located as shown and do not encroach over or upon street, title or building lines, there are no violations of zoning regulations with reference to the location of said buildings, and there are no easements or encroachments affecting this property apparent from a careful inspection of the same, other than as shown or noted hereon."

The portion of Capitol Ave shown on this plan is an established public street of the City of Hartford. The portion of Sigourney St is City maintained.

Date: 9/19/87 Vincent M. Maguire, P.E. & L.S. # 4150

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REVISION		MADE BY	CHECKED BY	DESCRIPTION
DESIGNED BY:		A. P. Z.		SCALE
DRAWN BY:		J. C. D.		1" = 40'
CHECKED BY:		D. B. H.		
CONTRACT NO.		CEM NO. 12255		
APPROVED FOR CEM		DATE 9/19/87		
REG. PROF. ENG.				

**XEROX CENTRE  
HARTFORD, CONNECTICUT**

PROPERTY OF  
**HYMAN J. GOLDFELD & DAVID KOTKIN**  
FOR  
**XEROX - HARTFORD ASSOCIATES**

**CE MAGUIRE, INC.**  
Engineers - Planners  
One Court Street, New Britain, Connecticut 06051

