



NOTES:
STREET LINE AND BOUNDARY DATA ARE BASED UPON EARLIER MAPS BY THIS OFFICE AND BY THE CITY OF HARTFORD.
REFERENCE FOR AZIMUTH USED IS METROPOLITAN DISTRICT COMMISSION COORDINATE SYSTEM.
THE FOUNDATIONS OF THE BUILDINGS SHOWN ON MORRIS STREET ARE NONCONFORMING TO PRESENT BUILDING LINES.
THE PARKING LOTS AND OUTDOOR LIGHTING SYSTEMS PREDATE SOME OF THE PARCEL BOUNDARIES SHOWN HEREON, AND SOME OF THE PARKING LOT DRAINAGE AND SERVICE TO THE LIGHT POSTS CROSSES PARCEL BOUNDARIES.

The portions of Dean St, Alden St, Morris St, Congress St and Wethersfield Ave. shown on this plan are established public streets of the City of Hartford.
10/7/89 Date
City Engineer

TO COLONIAL CORNERSTONE I LIMITED PARTNERSHIP, FLEET NATIONAL BANK, LAWYERS TITLE INSURANCE CORPORATION, AND CONNECTICUT GENERAL LIFE INSURANCE COMPANY.
I HEREBY CERTIFY THAT THIS SURVEY WAS ACTUALLY MADE UPON THE GROUND AND THAT IT AND THE BOUNDARY MEASUREMENTS SHOWN HEREON ARE CORRECT WITHIN THE STANDARDS OF CLASS A-2 OF THE SURVEYORS ASSOCIATION OF CONNECTICUT; AND THAT, UNLESS OTHERWISE SHOWN, TITLE LINES AND LINES OF ACTUAL POSSESSION ARE THE SAME. BUILDINGS ARE LOCATED AS SHOWN AND DO NOT ENCRUMBER 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.

SEPT. 16, 1988 E. J. Smith

PROPERTY TO BE CONVEYED TO COLONIAL CORNERSTONE I LIMITED PARTNERSHIP IN THE CITY OF HARTFORD, CONNECTICUT	
SCALE: 1 INCH = 40 FEET	SEPTEMBER, 1988
PREPARED BY PETERSEN & HOFFMAN - LAND SURVEYORS 1000 FARMINGTON AVENUE, WEST HARTFORD, CONN. 06107	

- NOTES:
- (1) THE PROPERTY SURVEYED HEREON HAS EXCLUSIVE USE OF THE FOUR PARKING STALLS MARKED "A" HEREON AT THE REAR OF 49-51 WETHERSFIELD AVENUE (SEE CITY LAND RECORDS, V. 2601, P. 66-76, AND V. 2647, P. 243-262).
 - (2) THAT PORTION OF THE PROPERTY SURVEYED HEREON KNOWN AS 50, 58 AND 42-44 CONGRESS ST. HAS ACCESS RIGHTS TO AND FROM WETHERSFIELD AVE. ACROSS THE PREMISES AT 34 CONGRESS ST. AND 49-51 WETHERSFIELD AVE. (SEE CITY LAND RECORDS ABOVE CITED AND V. 2561, P. 76-85 & P. 86-105).
 - (3) THE PROPERTY SURVEYED HEREON HAS EXCLUSIVE USE OF THE TWO PARKING STALLS MARKED "B" HEREON AND THE ENCROACHING PORTIONS OF THE TWO PARKING STALLS MARKED "C" HEREON, AT THE REAR OF 64-66 CONGRESS ST. (SEE CITY LAND RECORDS CITED IN NOTE (1) ABOVE).
 - (4) THE PROPERTY SURVEYED HEREON HAS RIGHTS OF ACCESS ACROSS THE PARKING LOT AT THE REAR OF 64-66 CONGRESS ST. TO ITS ADJOINING PARKING STALLS, AND IS SUBJECT TO ACCESS RIGHTS TO AND FROM MORRIS ST. IN FAVOR OF 64-66 CONGRESS ST. (SEE CITY LAND RECORDS CITED IN NOTE (1) ABOVE).
 - (5) THE PROPERTY SURVEYED HEREON HAS ACCESS RIGHTS ACROSS THE REAR PORTIONS OF THE THREE LOTS KNOWN AS 36, 48 AND 58 ALDEN ST., AND IS SUBJECT TO ACCESS RIGHTS TO AND FROM MORRIS ST. IN FAVOR OF THE SAID THREE LOTS (SEE CITY LAND RECORDS, V. 2561, P. 76-85 & P. 86-105).
 - (6) THE LOT KNOWN AS 58 ALDEN ST. HAS EXCLUSIVE USE OF THAT PORTION OF THE PARKING STALL MARKED "D" HEREON WHICH ENCROACHES ACROSS THE REAR LOT BOUNDARY ONTO THE PROPERTY SURVEYED HEREON (SEE CITY LAND RECORDS, V. 2561, P. 86-105).
 - (7) THE PROPERTY SURVEYED HEREON IS SUBJECT TO THE EXCLUSIVE USE BY CONGRESS STREET ASSOCIATES, ITS SUCCESSORS AND ASSIGNS, OF THE TWENTY PARKING STALLS MARKED "E" HEREON IN THE PARKING LOT AT THE CORNER OF DEAN AND MORRIS STREETS, TOGETHER WITH ACCESS THEREFROM AND TO DEAN ST. ACROSS THE SAID PARKING LOT (SEE CITY LAND RECORDS, V. 2647, P. 243-262).
 - (8) THE PROPERTY SURVEYED HEREON IS SUBJECT TO A 50 FOOT ACCESS EASEMENT IN FAVOR OF THE TWO LOTS KNOWN AS 31 AND 43 ALDEN ST. (SEE CITY LAND RECORDS CITED IN NOTE (5) ABOVE).
 - (9) THE LOT KNOWN AS 31 ALDEN ST. IS SUBJECT TO A TEN FOOT RIGHT OF WAY ALONG THE EASTERLY SIDE THEREOF IN FAVOR OF THE PROPERTY SURVEYED HEREON (SEE CITY LAND RECORDS, V. 2561, P. 76-85).
 - (10) THE LOT KNOWN AS 65 WETHERSFIELD AVE. IS SUBJECT TO A 20 FOOT ACCESS EASEMENT IN FAVOR OF THE PROPERTY SURVEYED HEREON (SEE CITY LAND RECORDS, V. 2233, P. 74).
 - (11) THE PROPERTY SURVEYED HEREON IS SUBJECT TO A 48 X 2 FOOT PARKING EASEMENT IN FAVOR OF THE LOT KNOWN AS 65 WETHERSFIELD AVE. (SEE CITY LAND RECORDS, V. 2233, P. 74).
 - (12) REFERENCE IS MADE TO V. 2561, P. 106-125 AND V. 2647, P. 263-281, CITY LAND RECORDS, FOR TWO PRESERVATION RESTRICTION AGREEMENTS IN FAVOR OF THE OWNERS OF THE PROPERTY SURVEYED HEREON.

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