

LEGEND

N.F. - NOW OR FORMERLY
H.L.R. - HARTFORD LAND RECORDS
VOL. PG. - VOLUME, PAGE
E. - PROPERTY LINE
M.H. - MAIN HOLE
S.A.N. - SANITARY
H.E.L.C.O. - HARTFORD ELECTRIC LIGHT CO.
R.C.P. - REINFORCED CONCRETE PIPE
W.S. - WATER SHUT OFF
H.V.D. - HYDRANT
L.P. - LIGHT POLE
C.D.N.G. - CONCRETE
P.T. - BITUMINOUS
G.A. - GUY ANCHORS
U.G. - UNDER GROUND UTILITIES
C.B. - CATCH BASIN
Δ - SURVEY CONTROL POINT
● - EXISTING IRON PIPE
-G- - GAS LINE AS PER MAP REF #10

N.F. W. W. GRANGER, INC.
#75 MAXIM ROAD
H.L.R. VOL. 2120, PG. 72

N.F. BREEZY HILL ASSOCIATES
#111 MURPHY ROAD
H.L.R. VOL. 2510, PG. 345
SEE MAP REFERENCE #4

N.F. AUSTIN B. O'BRIEN, JR., TRUSTEE OF NEW BREWSTER'S REALTY TRUST
H.L.R. VOL. 2409 PG. 184 - SECOND PARCEL - MAP REF #8

AREA = 284,272 ± SQ. FT.
OR 6.53 ± ACRES
H.L.R. VOL. 1063, PG. 313 & VOL. 1205, PG. 539

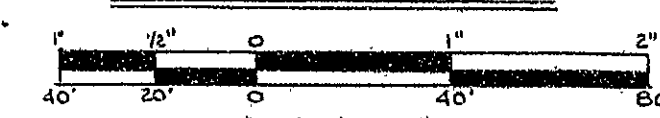
MAP REFERENCES:

1. SURVEY - PROPERTY OF JOHN E. HAYES AND A.D. HORN - TO BE DEEDED TO WEYERHAEUSER COMPANY - BRAINARD INDUSTRIAL PARK - MAXIM ROAD - HARTFORD, CONNECTICUT - 1"=40' - 5-5-1961 - DRAWING No. 61-12C - BY HENRY C. COTTON, L.S.
2. PLAN SHOWING LAYOUT OF BRAINARD INDUSTRIAL PARK - ABRAHAM D. HORN AND JOHN E. HAYES DEVELOPERS - BRAINARD FIELD - HARTFORD, CONNECTICUT - 1"=100' - 10-6-1961 - DRAWING No. 61-12C - BY HENRY C. COTTON, L.S.
3. PROPERTY OF WEYERHAEUSER CO. - LOCATED AT 35 MAXIM ROAD - HARTFORD, CONNECTICUT - 1"=40' - DEC. 13, 1983 - BY O. PAQUETTE, L.S.
4. BOUNDARY PLAN - PROPERTY OF BREEZY HILL ASSOCIATES - 111 MURPHY ROAD - HARTFORD, CONNECTICUT - 1"=40' - MAY 24, 1988 - REV. 10/18/88 - DRAWING No. 88-05-141 - BY BENTLEY ENGINEERS
5. BOUNDARY PLAN - PREPARED FOR P.F. O'CONNOR, INC. - MURPHY ROAD - HARTFORD, CONNECTICUT - 1"=40' - PROJ. No. V-1308 - BY KASPER ASSOCIATES, INC.
6. BOUNDARY PLAN - SHOWING SOME LAND OF AUSTIN B. O'BRIEN, JR., TRUSTEE OF NEW BREWSTER'S REALTY TRUST - 215 MURPHY ROAD (REAR) - HARTFORD, CONNECTICUT - 1"=40' - 9/14/89 - REV. 7/28/89, 10/2/89 - PROJ. No. V-1308 - BY KASPER ASSOCIATES, INC.
7. PROPERTY OF CALVIN A. & SALLY W. HILLS - 1 MAXIM ROAD - HARTFORD, CONNECTICUT - 1"=40' - JULY 1984 - BY CLIFFORD A. WASHINGTON, JR., L.S.
8. PLAN - PREPARED FOR NEW BREWSTER'S REALTY TRUST - MURPHY ROAD - HARTFORD, CONNECTICUT - 1"=40' - APRIL 1986 - BY KASPER ASSOCIATES INC. ENGINEERS, SURVEYORS, PLANNERS
9. MAP - BUREAU OF PUBLIC WORKS - THE METROPOLITAN DISTRICT - SYSTEM OF INTERCEPTING SEWERS - FEB 1935
10. WATER, SEWER AND GAS SERVICE PLAN - HARTFORD SHEET PLANT - 1"=40' - DATE: 4-14-REV. 5-24 - JOB No. 61-3 - BY WEYERHAEUSER COMPANY - CONVERTING DIVISIONS - CONSTRUCTION ENGINEERING DEPARTMENT
11. BRAINARD MAXIM RESERVE ROAD - ROAD IMPROVEMENT PROJECT - CONNECTICUT RESOURCES RECOVERY AUTHORITY - MAXIM ROAD STA. 33+44 TO STA. 44+66 - 1"=40' - OCT. 1986 - PROJ. 86-285 - SHEET No. 4 - BY FUSSELL & O'NEILL, CONSULTING ENGINEERS

SPECIAL NOTES:

- PROPERTY IS SUBJECT TO THE FOLLOWING:
- (1) RIGHTS OF OTHERS IN AND TO THE USE OF THE RAILROAD TRACKS MORE PARTICULARLY DESCRIBED IN: QUIT CLAIM DEED FROM THE CITY OF HARTFORD TO JOHN E. HAYES AND ABRAHAM D. HORN DATED JUNE 3, 1960 AND RECORDED IN H.L.R. VOL. 1044, PG. 246
- (2) QUIT CLAIM DEED FROM THE HARTFORD ELECTRIC LIGHT COMPANY TO JOHN E. HAYES AND ABRAHAM D. HORN DATED JUNE 3, 1960 AND RECORDED IN H.L.R. VOL. 1044, PG. 246
- (3) QUIT CLAIM DEED FROM JOHN E. HAYES AND ABRAHAM D. HORN TO THE METROPOLITAN DISTRICT DATED JUNE 3, 1960 AND RECORDED IN H.L.R. VOL. 1044, PG. 246
- (4) AGREEMENT BETWEEN THE METROPOLITAN DISTRICT AND HAYES AND HORN RE. RAILROAD SIDING THE SOUTH MEADOWS OF HARTFORD DATED MAY 17, 1962 AND RECORDED IN H.L.R. 1083, PG. 347
- OWNERSHIP OF CHAIN LINK FENCE IS UNDETERMINED. FENCE CROSSES PROPERTY LINE IN SEVERAL PLACES. REGARDLESS OF OWNERSHIP, AN ENCROACHMENT EXISTS.
- PROPERTY LIES IN "I-2" ZONE. THERE ARE NO MINIMUM REQUIREMENTS FOR REAR AND SIDE YARDS. BUILDING LINE IS TO BE IN CONFORMITY WITH ADJACENT BUILDINGS.
- PROPERTY LIES IN "ZONE K" OF HUD SPECIAL FLOOD ZONES. "ZONE K" IS DETERMINED TO BE OUTSIDE 500 YEAR FLOOD PLAIN.

GRAPHIC SCALE



HENRY CHARLES COTTON
CONSULTANT & LAND SURVEYOR
41 EMT GRANBY RD., GRANBY, CONN. 06035

SCALE: 1"=40'
DATE: APRIL 2, 1990
REV.
DRAWING NO. 90-10
DRAWING BY: N.H.
APPROVED BY:

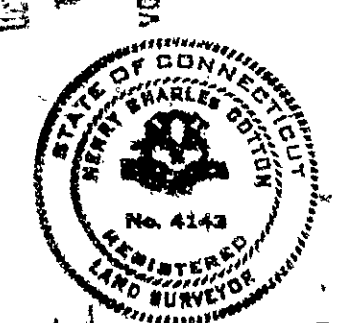
PLAN OF PROPERTY
OWNED BY
WEYERHAEUSER COMPANY
#35 MAXIM ROAD - HARTFORD, CONNECTICUT
I-2 ZONE

The portion of Maxim Rd shown on this plan is an established public street of the City of Hartford.
10/14/90
D.G.E.
City Engineer

CERTIFICATION - APRIL 2, 1990

I HEREBY CERTIFY TO WEYERHAEUSER COMPANY, LAWYERS TITLE INSURANCE COMPANY AND DEGOL BROTHERS LUMBER THAT THIS SURVEY WAS ACTUALLY MADE UPON THE GROUND ON FEB. 8, 1990 AND THAT THIS SURVEY AND THE BOUNDS AND MEASUREMENTS SHOWN HEREON ARE CORRECT WITHIN THE STANDARDS OF CLASS A-2 OF THE CODE OF RECOMMENDED PRACTICE FOR ACCURACY OF SURVEYS AND MAPS; THE TITLE LINES AND LINES OF ACTUAL POSSESSION ARE THE SAME; ALL BUILDINGS AND IMPROVEMENTS ARE LOCATED AS SHOWN, ARE ERECTED ENTIRELY WITHIN THE PROPERTY LINES AND DO NOT ENCROACH OVER OR UPON THE STREET, TITLE OR BUILDING LINES OR ANY RIGHT OF WAY OR EASEMENT ON OR APPURTENANT TO THE PROPERTY (EXCEPT AS NOTED); THERE IS NO UTILITY OR EASEMENT ON OR APPURTENANT TO THE PROPERTY OTHER THAN THOSE SHOWN HEREON; THERE ARE NO ENCROACHMENTS OR PROJECTIONS ON OR OVER THE PROPERTY OR ON RIGHTS OF WAY OR EASEMENTS APPURTENANT TO THE SAME; BY BUILDINGS OR IMPROVEMENTS ERECTED ON ADJACENT LANDS (EXCEPT AS NOTED); NO PORTION OF THE PROPERTY IS LOCATED IN A HUD SPECIAL FLOOD ZONE (PER COMMUNITY PANEL No. 095080 0005 B - REV. DECEMBER 4, 1986); AND THE BUILDINGS AND IMPROVEMENTS ON THIS PROPERTY DO NOT VIOLATE ANY BUILDING OR ZONING REGULATION, COVENANT, DEED RESTRICTION OR OTHER REGULATION OR REQUIREMENT RELATING TO THE LOCATION THEREOF.

I hereby certify that this map is substantially correct. This map was prepared in accordance with the standards of a Professional Survey as defined in the "Recommended Standards for Surveyors and Maps in the State of Connecticut" as prepared and adopted by the Connecticut Association of Land Surveyors, Inc. on September 12, 1986.



Henry C. Cotton

1952