

GENERAL NOTES

REFERENCE IS MADE TO MAP ENTITLED:
PLAN SHOWING TRACT E-2-B IN WESTON STREET IN HARTFORD
OWN SCALE 1" = 100' - 8-11 FRANCIS DUNFORD L.S. 5495
PROPERTY MAP, COUNTRY INNS OF NEW ENGLAND, INC.
PROPERTY OF THOMAS K. STANBISH, WESTON ST. AT NEW
JENNINGS RD. - HARTFORD, CT. DATE 08-27-94 SCALE 1" = 40'
MESSIER & ASSOCIATES, ENGINEERS - SURVEYORS, ROBERT B.
MESSIER, L.S.

BEARINGS AND COORDINATES AS SHOWN ARE BASED ON THE
CONNECTICUT AND NORTH AMERICAN DATUMS. THE
WESTON STREET AND JENNINGS ROAD, ALTHOUGH IT HAS NOT BEEN
ACCEPTED BY THE STATE OF CONNECTICUT DEPARTMENT OF
TRANSPORTATION OR THE CITY OF HARTFORD ENGINEERING BUREAU
AS OF DECEMBER 24, 1991.

PROPERTY IS SUBJECT TO UTILITY EASEMENTS AND RESTRICTIONS AS OF
RECORD THEY MAY APPEAR.

PROPERTY IS SUBJECT TO EASEMENTS IN FAVOR OF THE METROPOLITAN
DISTRICT AND THE SOUTHERN NEW ENGLAND TELEPHONE COMPANY.

PROPERTY IS SUBJECT TO RESERVATIONS AND COVENANTS AS STATED
BY THE HARTFORD REDEVELOPMENT AGENCY.

PROPERTY IS SUBJECT TO A DRAINAGE AND SLOPE EASEMENT IN FAVOR
OF THE STATE OF CONNECTICUT AND TO A NON-ACCESS HIGHWAY EASEMENT.

THE LOCATION OF THE EXISTING DRIVEWAY ACCESSING THE COUNTRY
INNS OF NEW ENGLAND LAND NOW OR FORMERLY OF THOMAS K.
STANBISH IS SHOWN AS IT WAS ORIGINALLY CONSTRUCTED FOR ACCESS
TO THE COUNTRY INNS. AN EASEMENT WAS GRANTED TO EATWELL'S
INC. FOR RIGHT OF EGRESS AND INGRESS OVER THE EXISTING
DRIVEWAY LOCATION. SEE VOL. 2294 PG. 271 OF THE HARTFORD LAND
RECORDS.

THE UTILITIES AS SHOWN ARE APPROXIMATE ONLY AND MAY NOT
INCLUDE ALL THE UTILITIES THAT EXIST ON THIS SITE. THE
ELEVATIONS FOR THE UTILITIES SHOWN WERE OBTAINED BY THE
METROPOLITAN DISTRICT COMMISSION AND HAVE NOT BEEN FIELD
VERIFIED BY MESSIER & ASSOCIATES, INC.

PORTIONS OF THE ORIGINAL PARCEL ARE TO BE TAKEN BY THE STATE OF
CONNECTICUT.

PROPERTY IS LOCATED IN FLOOD ZONE X PER FIRM MAP FOR THIS AREA.

LEGAL DESCRIPTION

BEGINNING AT A CONCRETE MONUMENT ON THE EASTERLY STREETLINE OF
WESTON STREET, SAID CONCRETE MONUMENT BEING THE SOUTHWEST CORNER OF
THE HEREIN DESCRIBED PARCEL OF LAND;

THENCE, RUNNING N 22° 13' 30" E ALONG THE EASTERLY STREETLINE OF
WESTON STREET, A DISTANCE OF 155.08 FEET TO A POINT;

THENCE, RUNNING ALONG A CURVE TO THE RIGHT WITH A RADIUS OF 110.00
FEET, A DELTA ANGLE OF 15° 22' 10", AND A LENGTH OF ARC OF 29.51
FEET TO A POINT;

THENCE, RUNNING N 56° 41' 10" E, A DISTANCE OF 54.95 FEET TO A POINT;

THENCE, RUNNING S 64° 30' 27" E, A DISTANCE OF 44.46 FEET TO A POINT ON
THE SOUTHERLY STREETLINE OF JENNINGS ROAD;

THENCE, RUNNING S 64° 37' 22" E ALONG THE SOUTHERLY STREETLINE OF
JENNINGS ROAD, A DISTANCE OF 295.70 FEET TO A POINT;

THENCE, RUNNING S 22° 13' 30" W ALONG LAND NOW OR FORMERLY OF
WESTON REALTY CORP., A DISTANCE OF 12.72 FEET TO AN IRON PIN;
THENCE, RUNNING N 67° 46' 21" W ALONG LAND NOW OR FORMERLY OF
WESTON REALTY CORP., A DISTANCE OF 42.00 FEET TO A CONCRETE
MONUMENT ON THE EASTERLY STREETLINE OF WESTON STREET, SAID
CONCRETE MONUMENT BEING THE POINT OF BEGINNING.

THE HEREIN DESCRIBED PARCEL OF LAND AND SHOWN AS REVISED TRACT E-2-B
ON THE REFERENCE MAP CONTAINS 2.492 ACRES OF LAND MORE OR LESS.

THE HEREIN DESCRIBED PARCEL OF LAND IS TO BE CONVEYED TOGETHER WITH
TO AN EASEMENT FOR RIGHTS OF EGRESS AND INGRESS AND IS DESCRIBED AS
FOLLOWS:

BEGINNING AT A CONCRETE MONUMENT ON THE EASTERLY STREETLINE OF
WESTON STREET, SAID CONCRETE MONUMENT BEING THE SOUTHWEST CORNER OF
THE LAND NOW OR FORMERLY OF THE RED ROOF INNS, INC.

THENCE, RUNNING S 67° 46' 21" E ALONG LAND OF SAID RED ROOF INNS, INC.,
A DISTANCE OF 47.00 FEET TO A POINT;

THENCE, RUNNING S 22° 13' 30" W ALONG LAND NOW OR FORMERLY OF
WESTON REALTY CORP., A DISTANCE OF 47.00 FEET TO A POINT;

THENCE, RUNNING N 67° 46' 21" W ALONG LAND NOW OR FORMERLY OF
WESTON REALTY CORP., A DISTANCE OF 42.00 FEET TO A CONCRETE
MONUMENT ON THE EASTERLY STREETLINE OF WESTON STREET;

THENCE, RUNNING N 22° 13' 30" E ALONG THE EASTERLY STREETLINE OF
WESTON STREET, A DISTANCE OF 57.00 FEET TO THE POINT OF
BEGINNING.

THE PROPERTY IS SUBJECT TO EASEMENTS, RIGHT-OF-WAYS, RESTRICTIONS AND
RESERVATIONS AS OF RECORD THEY APPEAR.

REFERENCE IS MADE TO A MAP ENTITLED "RECORD PLAN PREPARED FOR RED
ROOF INNS, INC. WESTON STREET, HARTFORD, CONNECTICUT, DATE 07-24-94, SCALE
1" = 40', SHEET NO. 93-106, 93-107, 93-108, 93-109, 93-110, 93-111, 93-112, 93-113,
93-114, 93-115, 93-116, 93-117, 93-118, 93-119, 93-120, 93-121, 93-122, 93-123,
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