

2541

#2541

NOTES:

1. THIS SURVEY HAS BEEN PREPARED PURSUANT TO THE MINIMUM STANDARD DETAIL REQUIREMENTS OF ALTA/ACSM LAND TITLE SURVEYS, AND THE REGULATIONS OF CONNECTICUT STATE AGENCIES SECTIONS 20-306-1 THROUGH 20-306-20 AND THE STANDARDS FOR SURVEYS AND MAPS IN THE STATE OF CONNECTICUT AS ADOPTED BY THE CONNECTICUT ASSOCIATION OF LAND SURVEYORS, INC. ON SEPTEMBER 26, 1998.
2. THIS IS A RIGHT OF WAY SURVEY INTENDED TO DEPICT EXISTING STREET RIGHTS OF WAY THAT HAVE BEEN OR ARE PROPOSED TO BE DISCONTINUED AND CONVEYED TO THE STATE OF CONNECTICUT WITHIN THE AREA AFFECTED BY THE KENY LANE DEVELOPMENT IN DOWNTOWN HARTFORD.
3. THIS MAP FALLS INTO THE RESURVEY BOUNDARY DETERMINATION CATEGORY.
4. THIS SURVEY CONFORMS TO CLASS A-2 ACCURACY STANDARDS.
5. EXISTING UNDERGROUND UTILITIES ARE NOT DEPICTED HEREON.
6. THE PARCELS CERTIFIED HEREON ARE SUBJECT TO UTILITY AND DRAINAGE FACILITIES THAT ARE PRESENTLY LOCATED IN THE BEDS OF SAID PARCELS.
7. COMMERCE STREET PARCELS I, II & IV ARE TOGETHER WITH ALL RIGHTS, TITLE AND INTEREST, IF ANY, OF THE CITY OF HARTFORD IN AND TO THE COMMERCE STREET BRIDGE THAT CROSSES THE WHITEHEAD HIGHWAY. THE COMMERCE STREET BRIDGE IS SUBJECT TO AN AGREEMENT RECORDED IN HARTFORD LAND RECORDS VOLUME 742 AT PAGE 279.

NOTES (CONT'D)

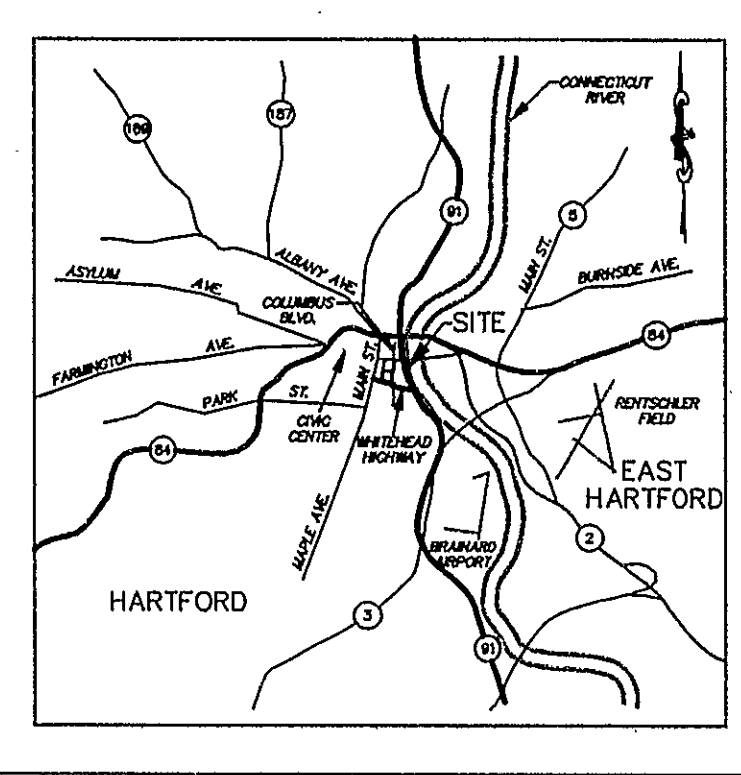
8. COMMERCE STREET PARCELS I & IV ARE SUBJECT TO AN AGREEMENT RECORDED IN HARTFORD LAND RECORDS VOLUME 742 AT PAGE 279.
9. KENY LANE IS SUBJECT TO POSSIBLE RIGHTS OF OTHERS TO PASS AND REPASS OVER IT AS DESCRIBED IN HARTFORD LAND RECORDS VOLUME 22 AT PAGE 222 AND VOLUME 22 AT PAGE 154.
10. POTTER STREET IS SUBJECT TO AN AGREEMENT REGARDING A STEAM CONDUIT LINE AS DESCRIBED IN HARTFORD LAND RECORDS VOLUME 609 AT PAGE 45.
11. COMMERCE STREET PARCEL IV IS TOGETHER WITH AND SUBJECT TO THE RIGHTS, IF ANY, IN AN AIRSPACE LEASE RECORDED IN HARTFORD LAND RECORDS VOLUME 3254 AT PAGE 195.
12. COMMERCE STREET PARCEL IV AND A SMALL PORTION OF COMMERCE STREET PARCEL I ARE SUBJECT TO A CERTIFICATE OF TAKING RECORDED IN HARTFORD LAND RECORDS VOLUME 1098 AT PAGE 92, COMMERCE STREET PARCELS II & IV AND COMMERCE STREET BRIDGE (PARCEL III) ARE TOGETHER WITH ALL RIGHTS, TITLE AND INTEREST OF THE CITY OF HARTFORD DESCRIBED IN SAID CERTIFICATE OF TAKING.
13. COMMERCE STREET PARCEL IV IS SUBJECT TO THE EFFECT OF 1) A CERTIFICATE OF APPROVAL AS DESCRIBED IN HARTFORD LAND RECORDS VOLUME 2889 AT PAGE 187, 2) A CERTIFICATE OF APPROVAL AS DESCRIBED IN HARTFORD LAND RECORDS VOLUME 3163 AT PAGE 244 AND 3) A CERTIFICATE OF APPROVAL AS DESCRIBED IN HARTFORD LAND RECORDS VOLUME 3409 AT PAGE 98.

MAP REFERENCES:

1. ALTA/ACSM LAND TITLE SURVEY PROPERTY SURVEY PREPARED FOR STATE OF CONNECTICUT MAP 427 BLOCK 002 LOTS 1-3 & 4-6 COLUMBUS BOULEVARD, ARCH STREET, PROSPECT STREET WHITEHEAD HIGHWAY HARTFORD, CONNECTICUT DATED 12-20-99 PROGRESS 11-16-00 SCALE 1" = 40' SHEET NO. 1 F.A. HESKETH & ASSOCIATES, INC.
2. ALTA/ACSM LAND TITLE SURVEY PROPERTY SURVEY PREPARED FOR STATE OF CONNECTICUT MAP 428 BLOCK 003 COLUMBUS BOULEVARD, ARCH STREET, PROSPECT STREET HARTFORD, CONNECTICUT DATED 04-01-99 SCALE 1" = 40' SHEET NO. 2 F.A. HESKETH & ASSOCIATES, INC.
3. ALTA/ACSM LAND TITLE SURVEY PROPERTY SURVEY PREPARED FOR STATE OF CONNECTICUT MAP 434 BLOCK 001 COLUMBUS BLVD, COMMERCE, POTTER & MECHANIC STREETS HARTFORD, CONNECTICUT DATED 10-14-00 SCALE 1" = 40' SHEET NO. 3 PROGRESS 10-20-00 F.A. HESKETH & ASSOCIATES, INC.
4. ALTA/ACSM LAND TITLE SURVEY PROPERTY SURVEY PREPARED FOR STATE OF CONNECTICUT MAP 434 BLOCK 002 COLUMBUS BLVD, POTTER & MECHANIC STREETS HARTFORD, CONNECTICUT DATED 10-14-00 SCALE 1" = 40' SHEET NO. 4 PROGRESS 10-20-00 F.A. HESKETH & ASSOCIATES, INC.
5. ALTA/ACSM LAND TITLE SURVEY PROPERTY SURVEY PREPARED FOR STATE OF CONNECTICUT MAP 434 BLOCK 003 LOT 001 242 COLUMBUS BOULEVARD, GROVE STREET & COLUMBUS BOULEVARD HARTFORD, CONNECTICUT DATED 04-01-99 SCALE 1" = 40' SHEET NO. 5 PROGRESS 11-16-00 F.A. HESKETH & ASSOCIATES, INC.

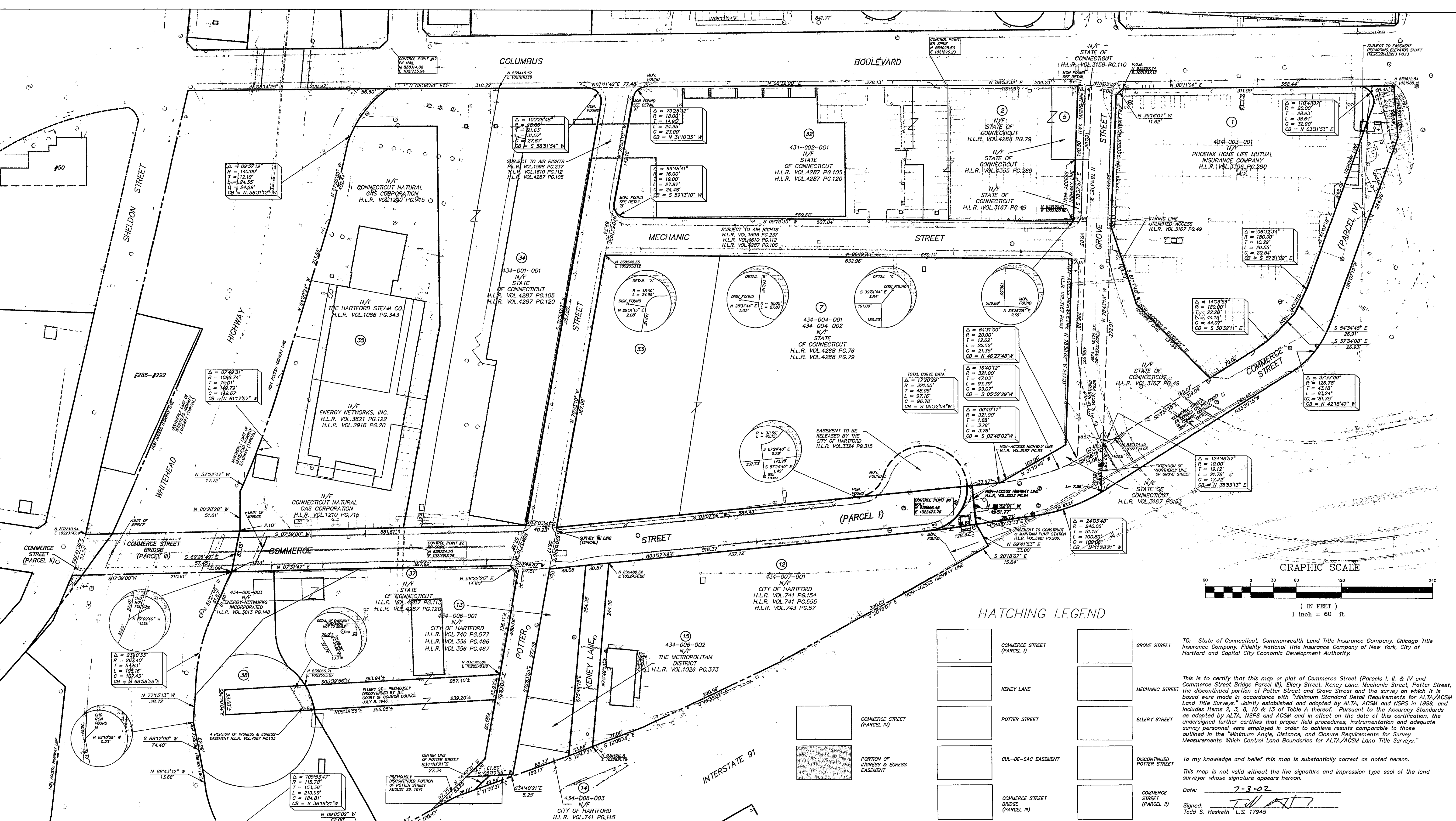
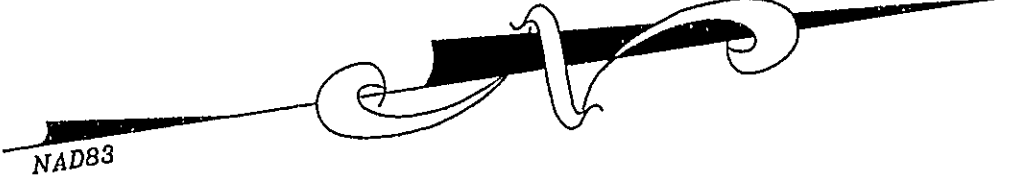
MAP REFERENCES: (CONT'D)

6. ALTA/ACSM LAND TITLE SURVEY PROPERTY SURVEY PREPARED FOR STATE OF CONNECTICUT MAP 434 BLOCK 004 LOTS 001 & 002 12-14 MECHANIC STREET & 34-52 POTTER STREET HARTFORD, CONNECTICUT DATED 10-14-00 SCALE 1" = 40' SHEET NO. 6 PROGRESS 10-20-00 F.A. HESKETH & ASSOCIATES, INC.
7. ALTA/ACSM LAND TITLE SURVEY PROPERTY SURVEY PREPARED FOR STATE OF CONNECTICUT MAP 428 BLOCK 005 LOTS 1,2 & 3 30-10 & 30H COMMERCE STREET HARTFORD, CONNECTICUT DATED 10-14-00 SCALE 1" = 40' SHEET NO. 7 PROGRESS 10-20-00 F.A. HESKETH & ASSOCIATES, INC.
8. ALTA/ACSM LAND TITLE SURVEY PROPERTY SURVEY PREPARED FOR STATE OF CONNECTICUT MAP 434 BLOCK 006 LOTS 1,2 & 3 36-02 & 104 POTTER STREET & KENY LANE HARTFORD, CONNECTICUT DATED 04-01-99 SCALE 1" = 40' SHEET NO. 3 PROGRESS 11-16-00 F.A. HESKETH & ASSOCIATES, INC.
9. ALTA/ACSM LAND TITLE SURVEY PROPERTY SURVEY PREPARED FOR STATE OF CONNECTICUT MAP 434 BLOCK 007 LOT 001 70 COMMERCE STREET HARTFORD, CONNECTICUT DATED 04-01-99 SCALE 1" = 40' SHEET NO. 4 PROGRESS 09-15-00 F.A. HESKETH & ASSOCIATES, INC.



The portion of Columbus Blvd. shown on this map is a continuation of established public street of The City of Hartford

O. Blint
Survey Supervisor



HATCHING LEGEND

[Hatching Pattern]	COMMERCE STREET (PARCEL I)
[Hatching Pattern]	KENY LANE
[Hatching Pattern]	POTTER STREET
[Hatching Pattern]	CUL-DE-SAC EASEMENT
[Hatching Pattern]	COMMERCE STREET (PARCEL II)
[Hatching Pattern]	GROVE STREET
[Hatching Pattern]	MECHANIC STREET
[Hatching Pattern]	ELERY STREET
[Hatching Pattern]	DISCONTINUED POTTER STREET
[Hatching Pattern]	COMMERCE STREET (PARCEL IV)

To: State of Connecticut, Commonwealth Land Title Insurance Company, Chicago Title Insurance Company, Fidelity National Title Insurance Company of New York, City of Hartford and Capital City Economic Development Authority.

This is to certify that this map or plot of Commerce Street (Parcels I, II, & IV and Commerce Street Bridge Parcel III), Elery Street, Keny Lane, Mechanic Street, Pottery Street, the discontinued portion of Pottery Street and the survey on which it is based were made in accordance with "Minimum Standards Detail Requirements for ALTA/ACSM Land Title Surveys." Jointly established and adopted by ALTA, ACSM and NSPS in 1999, and includes Items 2, 3, 8, 10 & 13 of Table A thereof. Pursuant to the Accuracy Standards as adopted by ALTA, NSPS and ACSM and in effect on the date of this certification, the undersigned further certifies that proper field procedures, instrumentation and adequate survey personnel were employed in order to achieve results comparable to those outlined in the "Minimum Angle, Distance, and Closure Requirements for Survey Measurements Which Control Land Boundaries for ALTA/ACSM Land Title Surveys."

To my knowledge and belief this map is substantially correct as noted hereon.

This map is not valid without the live signature and impression type seal of the land surveyor whose signature appears hereon.

Date: 7-3-02

Signed: Todd S. Hesketh L.S. 17945

ADRIEN'S LANDING
Hartford, Connecticut

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Cell & Trunk: 860-390-0000
Fax: 860-390-0000
e-mail: fah@fah.net



The drawing was prepared in accordance with the regulations of the Professional Land Surveyor of the State of Connecticut.

NO.	DATE	DESCRIPTION
1.	01-11-01	CLIENT COMMENTS
2.	08-17-02	Grove Street Dimensions
3.	08-28-02	Grove Street Comments
4.	07-02-02	Parcel 5

STATE OF CONNECTICUT
COMMERCE STREET, ELERY STREET, KENY LANE, MECHANIC STREET, POTTER STREET, GROVE STREET, DISCONTINUED PORTION OF POTTER STREET, HARTFORD, CONNECTICUT

date: 12-15-00
checked by: JAO
job no: 96007
scale: 1" = 60'
sheet no: 1

R.O.W.

#2541