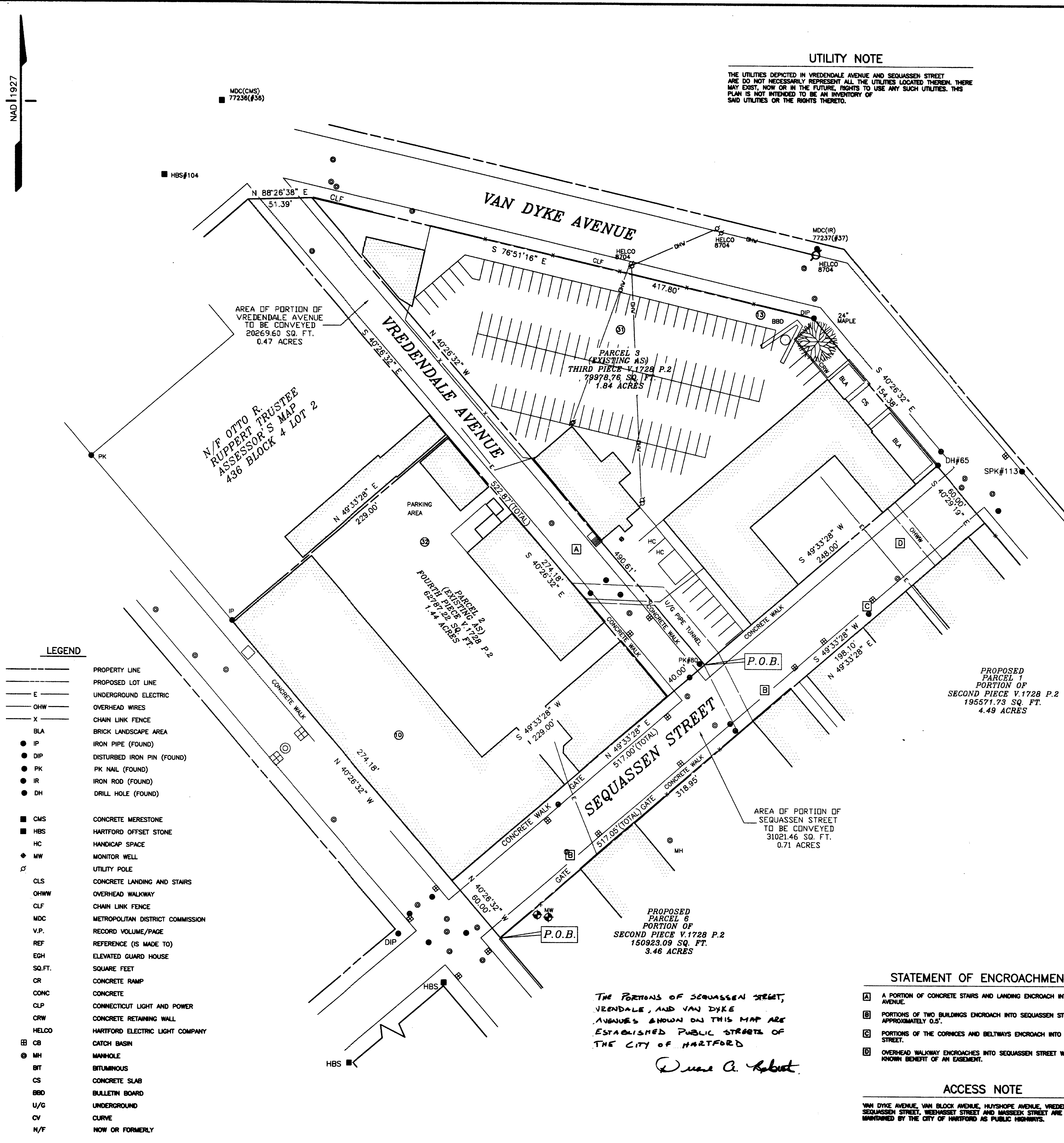


NAD 1927



UTILITY NOTE

THE UTILITIES DEPICTED IN VREDEDALE AVENUE AND SEQUASSEN STREET ARE DO NOT NECESSARILY REPRESENT ALL THE UTILITIES LOCATED THEREIN. THERE MAY EXIST, NOW OR IN THE FUTURE, RIGHTS TO USE ANY SUCH UTILITIES. THIS PLAN IS NOT INTENDED TO BE AN INVENTORY OF SAID UTILITIES OR THE RIGHTS THEREOF.

LEGAL DESCRIPTION
PORTION OF
VREDEDALE AVENUE

ALL THAT CERTAIN PARCEL OF LAND WITH THE IMPROVEMENTS LOCATED THEREON, IF ANY, BEING A PORTION OF VREDEDALE AVENUE IN THE CITY OF HARTFORD, COUNTY OF HARTFORD AND STATE OF CONNECTICUT, BEING MORE PARTICULARLY BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE EASTERLY LINE OF VREDEDALE AVENUE, WHICH POINT IS LOCATED AT THE INTERSECTION OF THE NORTHERLY LINE OF SEQUASSEN STREET AND THE EASTERLY LINE OF VREDEDALE AVENUE AND WHICH POINT MARKS THE SOUTHEASTERN CORNER OF THE HEREIN DESCRIBED PARCEL, THE LINES RUN:

THENCE S 49°-33'-28\"

THENCE N 49°-33'-28\"

THENCE N 88°-26'-38\"

THENCE S 49°-33'-28\"

A DISTANCE OF 0.47 ACRES OF LAND BY COMPUTATION.

LEGAL DESCRIPTION
PORTION OF
SEQUASSEN STREET

ALL THAT CERTAIN PARCEL OF LAND WITH THE IMPROVEMENTS, IF ANY, BEING A PORTION OF SEQUASSEN STREET IN THE CITY OF HARTFORD, COUNTY OF HARTFORD AND STATE OF CONNECTICUT, BEING MORE PARTICULARLY BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE SOUTHERLY LINE OF SEQUASSEN STREET, WHICH POINT IS LOCATED AT THE INTERSECTION OF THE SOUTHERLY LINE OF SEQUASSEN STREET AND THE EASTERLY LINE OF HUYSHORE AVENUE AND WHICH POINT MARKS THE SOUTHWESTERN CORNER OF THE HEREIN DESCRIBED PARCEL, THE LINES RUN:

THENCE N 49°-33'-28\"

THENCE N 49°-33'-28\"

THENCE S 49°-33'-28\"

THENCE S 49°-33'-28\"

A DISTANCE OF 0.17 ACRES OF LAND BY COMPUTATION.

NOTES CORRESPONDING TO SCHEDULE B
SHOWN ON THIS SURVEY

- ⑩ SPECIAL EXCEPTION RECORDED MARCH 15, 1991 IN VOLUME 3147 AT PAGE 65 OF THE HARTFORD LAND RECORDS, ALLOWS A TELEVISION COMMUNICATION BROADCASTING STUDIO USE AT 150 HUYSHORE AVENUE (BUILDING 39) AND SAID BUILDING 39 IS DEPICTED HEREON, ON THE FOURTH PIECE DESCRIBED IN VOLUME 1728 AT PAGE 2.
- ⑨ NOTICE OF LEASE BY AND BETWEEN WATER & WAY PROPERTIES AND METRO BULLETINS CORP. DATED JULY 9, 1992 AND RECORDED IN VOLUME 3291 AT PAGE 7 OF THE HARTFORD LAND RECORDS, AFFECTS THE PROPERTY AT 1-3 VREDEDALE AVENUE AND IS DEPICTED HEREON.
- ⑪ EASEMENT TO THE CITY OF HARTFORD DESCRIBED IN A CERTIFICATE OF TAKING DATED APRIL 4, 1977 AND RECORDED IN VOLUME 1563 AT PAGE 253 OF THE HARTFORD LAND RECORDS, AFFECTS 1-3 VREDEDALE AVENUE, IS A SUBTERRANEAN EASEMENT BELOW ELEVATION -50' METROPOLITAN DISTRICT DATUM FOR THE ENTIRE PROPERTY DESCRIBED AS THE THIRD PIECE IN VOLUME 1728 AT PAGE 2 AND SAID THIRD PIECE IS DEPICTED HEREON.

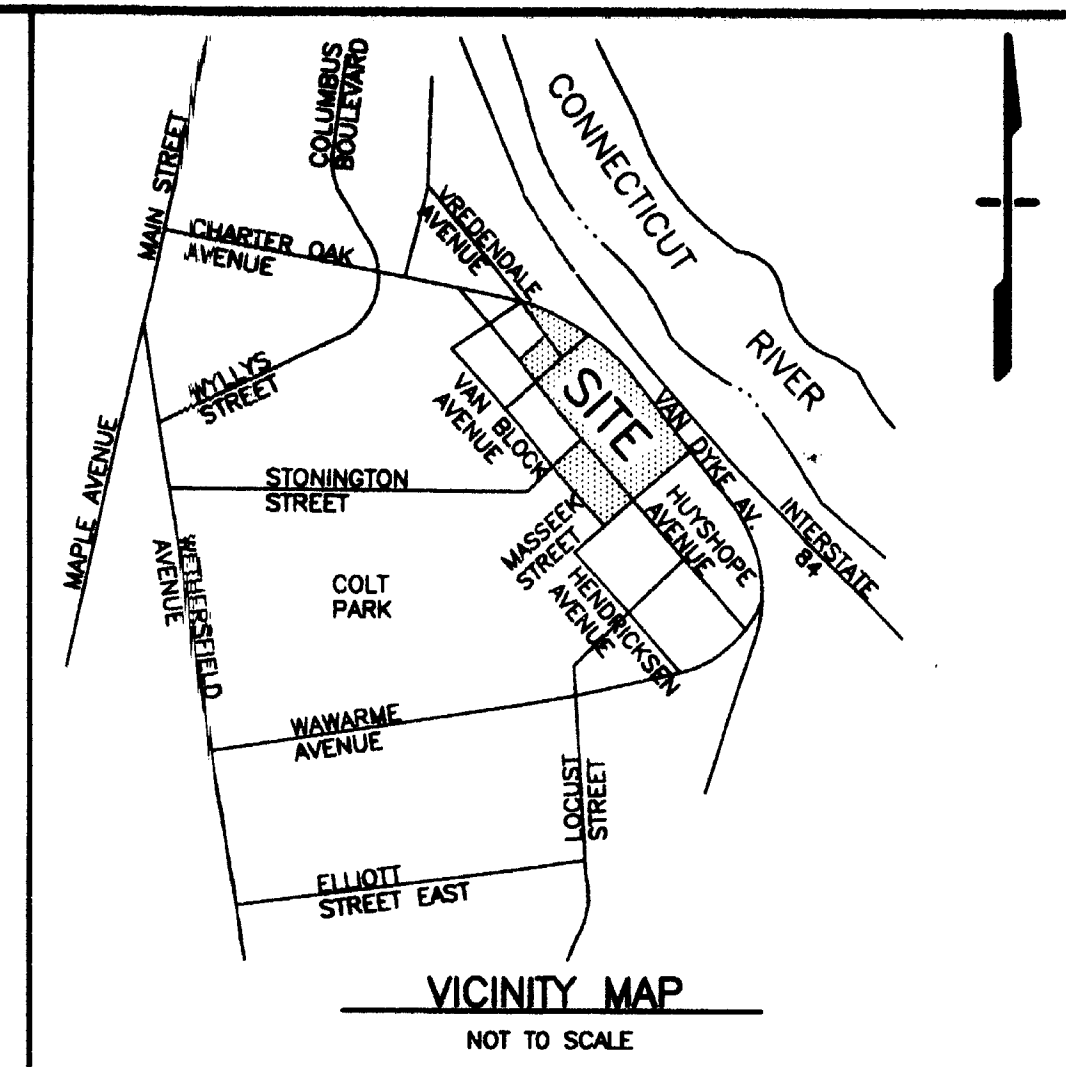
THIS MAP PRODUCED BY
ORIGINAL INK ON POLY FILM
MEEHAN ASSOCIATES, P.C.
387 NORTH MAIN STREET
MANCHESTER, CT 06040

STATEMENT OF ENCROACHMENTS

- ① A PORTION OF CONCRETE STAIRS AND LANDING ENCRACH INTO VREDEDALE AVENUE.
- ② PORTIONS OF TWO BUILDINGS ENCRACH INTO SEQUASSEN STREET APPROXIMATELY 0.5'.
- ③ PORTIONS OF THE CORNICES AND BELTWAYS ENCRACH INTO SEQUASSEN STREET.
- ④ OVERHEAD WALKWAY ENCRACHES INTO SEQUASSEN STREET WITHOUT THE KNOWN BENEFIT OF AN EASEMENT.

ACCESS NOTE

VAN DYKE AVENUE, VAN BLOCK AVENUE, HUYSHORE AVENUE, VREDEDALE AVENUE, SEQUASSEN STREET, WEDDERS STREET AND WADSWORTH STREET ARE OWNED AND MAINTAINED BY THE CITY OF HARTFORD AS PUBLIC HIGHWAYS.



GENERAL NOTES

1. ALL MONUMENTATION DEPICTED HEREON WAS FOUND IN THE FIELD UNLESS OTHERWISE NOTED.
2. BASIS OF BEARINGS: NAD 1927 BASED ON PUBLISHED VALUES FOR MDC CONTROL POINTS 77236, 77237 AND 77238.
3. UTILITIES DEPICTED HEREON WERE INCLUDED WHERE THEY PERTAIN TO SCHEDULE B ITEMS AS NOTED HEREON. THERE ARE NO SITE OTHER SUPPORTED UTILITY LINES WHICH ARE TO BE SHOWN ON DESIGN PLANS TO BE PREPARED BY THIS OFFICE.
4. MINOR DISCREPANCIES BETWEEN ANGLES PUBLISHED ON REFERENCED MAPS ARE THE RESULT OF FIELD LOCATION OF CITY OF HARTFORD HIGHWAY LINE OFFSET MONUMENTATION AND DOES NOT REPRESENT A CHANGE IN THE TITLE LINES OF THE PROPERTY.

MAP REFERENCES

REFERENCE IS MADE TO THE FOLLOWING MAPS OR SURVEYS FROM WHICH DATA WAS USED IN THE PREPARATION OF THIS SURVEY AND MAP:

1. PROPERTY OF COLT'S MANUFACTURING CO., VAN DYKE AVENUE, HARTFORD, CT. BY PERRY F. CLOSE SCALE 1" = 40', DATE NOV. 1955
2. PROPERTY OF MARK A. BOGART ET AL., TRUSTEE HUYSHORE AVE., VAN DYKE AVENUE, SEQUASSEN ST. & VAN BLOCK AVE. HARTFORD, CONNECTICUT, CLOSE, JENSEN & MILLER SCALE 1" = 40', REV. JULY, 1978
3. PROPERTY OF WATER & WAY PROPERTIES HUYSHORE AVE., VAN DYKE AVENUE, SEQUASSEN ST. & VAN BLOCK AVE. HARTFORD, CONNECTICUT, CLOSE, JENSEN & MILLER SCALE 1" = 40', DATE 9-11-90
4. CITY OF HARTFORD MAP SHOWING LAND ACQUIRED FROM MARK A. BOGART ET AL., TRUSTEES BY THE STATE OF CONNECTICUT HARTFORD SPRINGFIELD EXPRESSWAY DUTCH POINT INTERCHANGE JUNE 1960
5. CITY OF HARTFORD MAP SHOWING LAND ACQUIRED FROM THE EDWARD BOLF CO., TRUSTEES BY THE STATE OF CONNECTICUT HARTFORD SPRINGFIELD EXPRESSWAY DUTCH POINT INTERCHANGE JUNE 1960 REV. 8/30/80 AND 1-3-81
6. PLOT PLAN FOR METRO BULLETIN VAN DYKE AVENUE HARTFORD, CONNECTICUT SCALE 1" = 30', MARCH 31, 1992 FLYNN LAND SURVEYING ASSOCIATES
7. SKETCH OF HELICO FACILITIES ON THE PROPERTY OF MARK A. BOGART ET AL., TRUSTEES, COLT INDUSTRIAL PARK, HARTFORD, CONNECTICUT THE HARTFORD ELECTRIC LIGHT COMPANY DATE SCALE 1" = 50' FEB. 1, 1987 NO. D-021723
8. PLAN PREPARED FOR THE EDWARD BOLF COMPANY HARTFORD, CONN. AUGUST 1978 WILLIAM R. PALMBERG
9. PLAN PREPARED FOR COLTSVILLE HERITAGE PARK, INC. 38 HUYSHORE AV., 151 HUYSHORE AV., 17 VAN DYKE AV., 1-3 VREDEDALE AV. HARTFORD, CONN. PROPERTY/BOUNDARY DATE: 2-15-1999 SCALE 1" = 80' MEENAN & GOODIN

SURVEYOR'S DECLARATION

NOTE: THE SOLE INTENT OF THIS SURVEY IS DEPICT AND DESCRIBE PORTIONS OF VREDEDALE AVENUE AND SEQUASSEN STREET TO BE DISCONTINUED AND CEASED. THIS DECLARATION PERTAINS ONLY TO THOSE PORTIONS OF SEQUASSEN STREET AND VREDEDALE AVENUE DEPICTED HEREON AND ONLY TO THE EXTENT DESCRIBED IN THE LEGAL DESCRIPTIONS CONTAINED HEREON.

THIS SURVEY AND MAP HAS BEEN PREPARED IN ACCORDANCE WITH THE REGULATIONS OF CONNECTICUT STATE AGENCIES, SECTIONS 20-300B-1 THRU 20-300B-20. THE MINIMUM STANDARDS FOR SURVEYS AND MAPS IN THE STATE OF CONNECTICUT ENDORSED BY THE CONNECTICUT ASSOCIATION OF LAND SURVEYORS, INC. THE TYPE OF SURVEY IS PROPERTY/BOUNDARY, THE BOUNDARY DETERMINATION CATEGORY IS RESURVEY, AND THE HORIZONTAL ACCURACY CONFORMS TO A-2.

NO DECLARATION IS EXPRESSED OR IMPLIED BY THIS MAP OR COPIES THEREOF UNLESS IT BEARS THE IMPRESSION TYPE SEAL AND ORIGINAL LINE SIGNATURE OF THE SURVEYOR WHOSE NAME AND REGISTRATION NUMBER APPEAR BELOW. ANY CHANGES MADE TO THIS PLAN WITHOUT THE KNOWLEDGE OF THE SIGNER INVALIDATES THESE DECLARATIONS.

I HEREBY DECLARE TO COLT GATEWAY LLC THAT TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF:

> THE PREMISES DEPICTED HEREON ARE NOT LOCATED WITHIN A FEDERAL FLOOD HAZARD ZONE AS SHOWN ON FEDERAL INSURANCE ADMINISTRATION MAP FOR COMMUNITY NUMBER 080000, PANEL NUMBER 000000, DATED DECEMBER 4, 1986

> THIS MAP IS SUBSTANTIALLY CORRECT TO THE DEGREE STATED HEREON:

Richard Meenan

RICHARD MEENAN, L.L.S. 12330

Meehan & Goodin Engineers - Surveyors, P.C. 387 North Main Street, Manchester, CT 06040 (860) 643-2520 FAX (860) 649-8806	
PLAN PREPARED FOR COLT GATEWAY, LLC.	
SEQUASSEN STREET & VREDEDALE AVENUE HARTFORD, CONN.	
PROPERTY/BOUNDARY	
SCALE: 1" = 40' DATE: 8-24-2003	DESIGN: RED DRAFT: DER PROJECT: 02276 DESK NO.: ACAD: 02276.DWG.NO SHEET NO. 1 OF 1