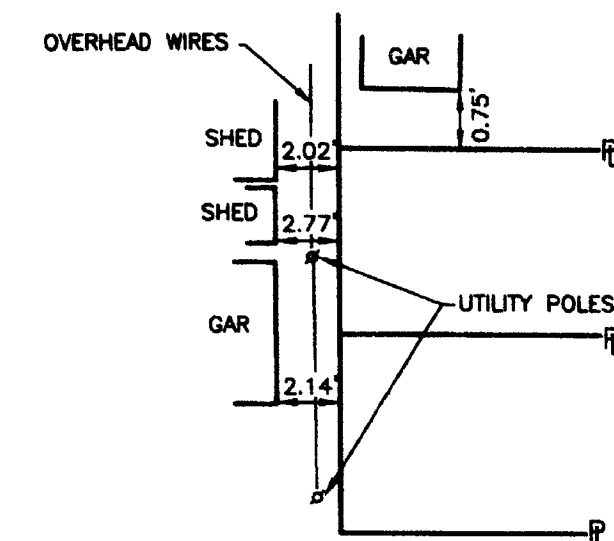


2626

1

#2626-1

NEPAQUASH STREET

DETAIL NOT
TO SCALEHUYSHOPE AVENUE PARKING EASEMENT N/F
(SEE DETAIL)
ADINDU O. NWACHUKU
ASSESSOR'S MAP
436 BLOCK 3 LOT 11N/F
ANTONI GLEBOCKI
ASSESSOR'S MAP
436 BLOCK 3 LOT 7N/F
BRUNO ZIOBRO
ASSESSOR'S MAP
436 BLOCK 3 LOT 6N/F
NEW ENGLAND HEALTH CARE
EMPLOYEE'S UNION
ASSESSOR'S MAP
436 BLOCK 3 LOT 5N/F
NEW ENGLAND HEALTH CARE
EMPLOYEE'S UNION
ASSESSOR'S MAP
436 BLOCK 3 LOT 19

NOTES PERTAINING TO 51-53 & 55-57 HUYSHOPE AVE.

GENERAL NOTES:

1. ALL MONUMENTATION DEPICTED HEREON WAS FOUND IN THE FIELD UNLESS OTHERWISE NOTED.
2. BASIS OF BEARINGS: NAD 1927
3. PARCELS LOCATED IN A B4 ZONE.
4. THE PREMISES DEPICTED HEREON ARE NOT LOCATED WITHIN A FEDERAL FLOOD HAZARD ZONE AS SHOWN ON FEDERAL INSURANCE ADMINISTRATION MAP FOR COMMUNITY NUMBER 095080, PANEL NUMBER 00058, DATED DEC., 1986.
5. TOGETHER WITH AND SUBJECT TO RIGHTS IN AND TO A 10 FEET WIDE MUTUAL DRIVEWAY OVER THE SOUTHERLY 5 FEET OF THE HEREIN DESCRIBED PREMISES AND THE NORTHERLY 5 FEET OF THE PREMISES ADJOINING ON THE SOUTH AS SET FORTH IN A WARRANTY DEED FROM ABRAHAM SINGER TO KALMAN F. SANTIVANY AND CHARLES H. PARADISE DATED MAY 28, 1947 AND RECORDED IN VOLUME 815 AT PAGE 125 OF THE HARTFORD LAND RECORDS. DRIVEWAY AND BUILDINGS ON PREMISES HAVE BEEN RAZED.

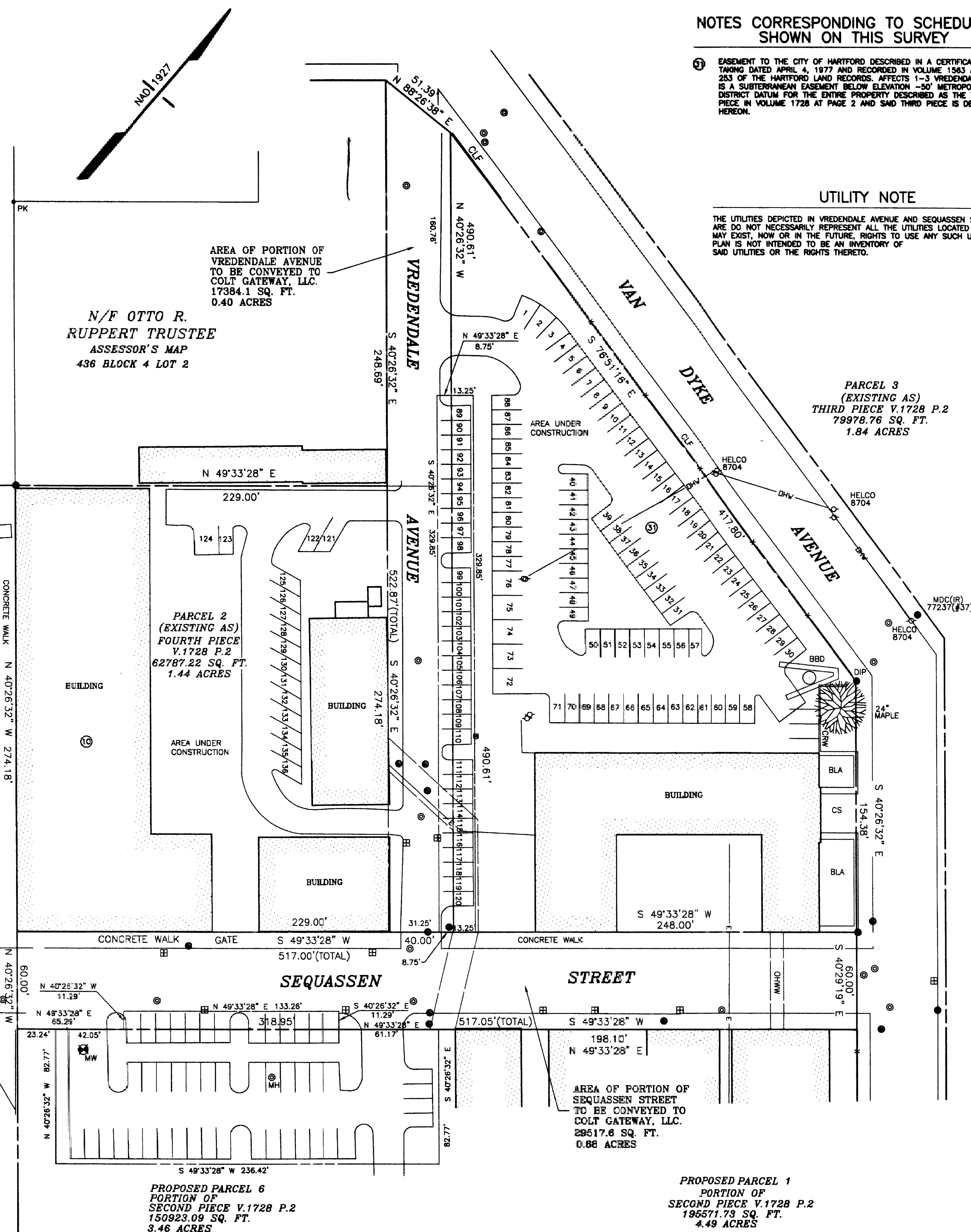
MAP REFERENCES:

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

1. "MAP SHOWING BLOCK BOUNDED BY VAN DYKE AVE., NEPAQUASH ST., HUYSHOPE AVE. & SEQUASSEN ST. IN HARTFORD, CONNECTICUT SCALE 1"=40' OCT. 1982 DAYBOOK # 010813 REVISED 3/7/84

LEGEND

---	PROPERTY LINE
---	PROPOSED LOT LINE
---	UNDERGROUND ELECTRIC
---	OVERHEAD WIRES
---	CHAIN LINK FENCE
BLA	BRICK LANDSCAPE AREA
IP	IRON PIPE (FOUND)
DP	DISTURBED IRON PIN (FOUND)
PK	PK NAIL (FOUND)
R	IRON ROD (FOUND)
OH	DRILL HOLE (FOUND)
CMS	CONCRETE MORTARSTONE
HBS	HARTFORD OFFSET STONE
HC	HANDICAP SPACE
MW	MONITOR WELL
U	UTILITY POLE
CLS	CONCRETE LANDING AND STAIRS
CHW	OVERHEAD WALKWAY
CLF	CHAIN LINK FENCE
MDC	METROPOLITAN DISTRICT COMMISSION
V.P.	RECORD VOLUME/PAGE
REF	REFERENCE (IS MADE TO)
EGH	ELEVATED GUARD HOUSE
SQ.FT.	SQUARE FEET
CR	CONCRETE RAMP
CONC	CONCRETE
CLP	CONNECTICUT LIGHT AND POWER
CRW	CONCRETE RETAINING WALL
HELO	HARTFORD ELECTRIC LIGHT COMPANY
CB	CATCH BASIN
WH	WALKWAY
BT	BITUMINOUS
CS	CONCRETE SLAB
BBD	BULLETIN BOARD
U/G	UNDERGROUND
CV	CURVE
N/F	NOW OR FORMERLY



NOTES CORRESPONDING TO SCHEDULE B SHOWN ON THIS SURVEY

1. EASEMENT TO THE CITY OF HARTFORD DESCRIBED IN A CERTIFICATE OF TITLING DATED APRIL 4, 1977 AND RECORDED IN VOLUME 1563 AT PAGE 253 OF THE HARTFORD LAND RECORDS. AFFECTS 1-3 VREDENDALE 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.

UTILITY NOTE

THE UTILITIES DEPICTED IN VREDENDALE 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 THEREIN.

PARCEL 3
(EXISTING AS)
THIRD PIECE V.1728 P.2
78978.76 SQ. FT.
1.84 ACRES

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 ON SITE OTHER UNREPORTED 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.
5. PROPOSED PARKING LAYOUT DEPICTED HEREON TAKEN FROM MAP REFERENCE NO.10.

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. 1985
2. PROPERTY OF MARK A. BOGART ET AL., TRUSTEE HUYSHOPE AVE., VAN DYKE AVENUE, SEQUASSEN ST. & VAN BLOK AVE. HARTFORD, CONNECTICUT, CLOSE, JENSEN & MILLER SCALE 1" = 40', REV. JULY, 1978
3. PROPERTY OF WATER & WAY PROPERTIES HUYSHOPE AVE., VAN DYKE AVENUE, SEQUASSEN ST. & VAN BLOK 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 1980 RD.32/30/60 AND 1-3-81
5. CITY OF HARTFORD MAP SHOWING LAND ACQUIRED FROM THE EDWARD BALF CO., TRUSTEES BY THE STATE OF CONNECTICUT HARTFORD SPRINGFIELD EXPRESSWAY DUTCH POINT INTERCHANGE JUNE 1980 RD.32/30/60 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 HELCO 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. 3-0213
8. PLAN PREPARED FOR THE EDWARD BALF COMPANY HARTFORD, CONN. AUGUST 1979 WILLIAM R. PALMBERG
9. PLAN PREPARED FOR COLTSVILLE HERITAGE PARK, INC. 36 HUYSHOPE AV., 151 HUYSHOPE AV., 17 VAN DYKE AV., 1-3 VREDENDALE AV. HARTFORD, CONN. PROPERTY/BOUNDARY DATE: 2-18-1998 SCALE: 1" = 80' MEEHAN & GOODIN
10. SITE PLAN - LAYOUT COLT GATEWAY SITE REMEDIATION AND SITE IMPROVEMENTS HARTFORD, CONNECTICUT SCALE 1"=20' DATE APRIL 18, 2003REVISED TO 9-3-03 PROJECT NO. 2360-01 SHEET NO. L-2 BY MILONE & MACROBORN 716 SOUTH MAIN STREET CHESHIRE, CONNECTICUT 06817

SURVEYOR'S DECLARATION

THIS SURVEY AND MAP HAS BEEN PREPARED IN ACCORDANCE WITH THE REGULATIONS OF CONNECTICUT STATE AGENCIES, SECTIONS 20-300B-1 THRU 20-300B-10, 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.

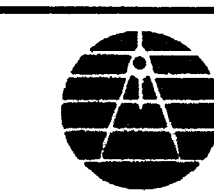
NO DECLARATION IS EXPRESSED OR IMPLIED BY THIS MAP OR COPIES THEREOF UNLESS IT BEARS THE IMPRESSION TYPE SEAL AND ORIGINAL LINE SIGNATURE OF THE SURVEYOR WHOSE NAME AND REGISTRATION NUMBER APPEAR BELOW. ANY CHANGES MADE TO THIS PLAN WITHOUT THE KNOWLEDGE OF THE SIGNER INVALIDATES THESE DECLARATIONS.

I HEREBY DECLARE TO COLT GATEWAY LLC, CITIZENS BANK OF CONNECTICUT, CS OPERATING COMPANY, FIRST AMERICAN TITLE INSURANCE COMPANY AND BROWN, RUDNICK, BERLACK, ISRAELS, L.P. 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 095080, PANEL NUMBER 00058, DATED DECEMBER 4, 1986:

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

RICHARD MEEHAN, L.L.S. 12330



Meehan & Goodin

Engineers - Surveyors, P.C.
387 North Main Street, Manchester, CT 06040
(860) 643-2520 FAX (860) 649-8806PLAN PREPARED FOR
COLT GATEWAY, LLC.

SEQUASSEN STREET, VREDENDALE AVENUE AND HUYSHOPE AVENUE HARTFORD, CONN.

PROPERTY/BOUNDARY

SCALE: 1" = 40' DESIGN: RLM PROJECT: 03029 ACAD: 03029.DWG.SCOTT
DATE: 11-3-2003 DRAFT: SLH DISK NO.: SHEET NO. 1 OF 2THIS MAP PRODUCED BY
ORIGINAL INK ON POLY FILM
MEEHAN & GOODIN, P.C.
387 NORTH MAIN STREET
MANCHESTER, CT 06040

THE PORTIONS OF SEQUASSEN STREET, HUYSHOPE
VREDENDALE, AND VAN DYKE AVENUES
SHOWN ON THIS MAP ARE ESTABLISHED
PUBLIC STREETS OF THE CITY OF
HARTFORD

Diane A. Roberts

JULY 18 11:53

#2626-1