

2657

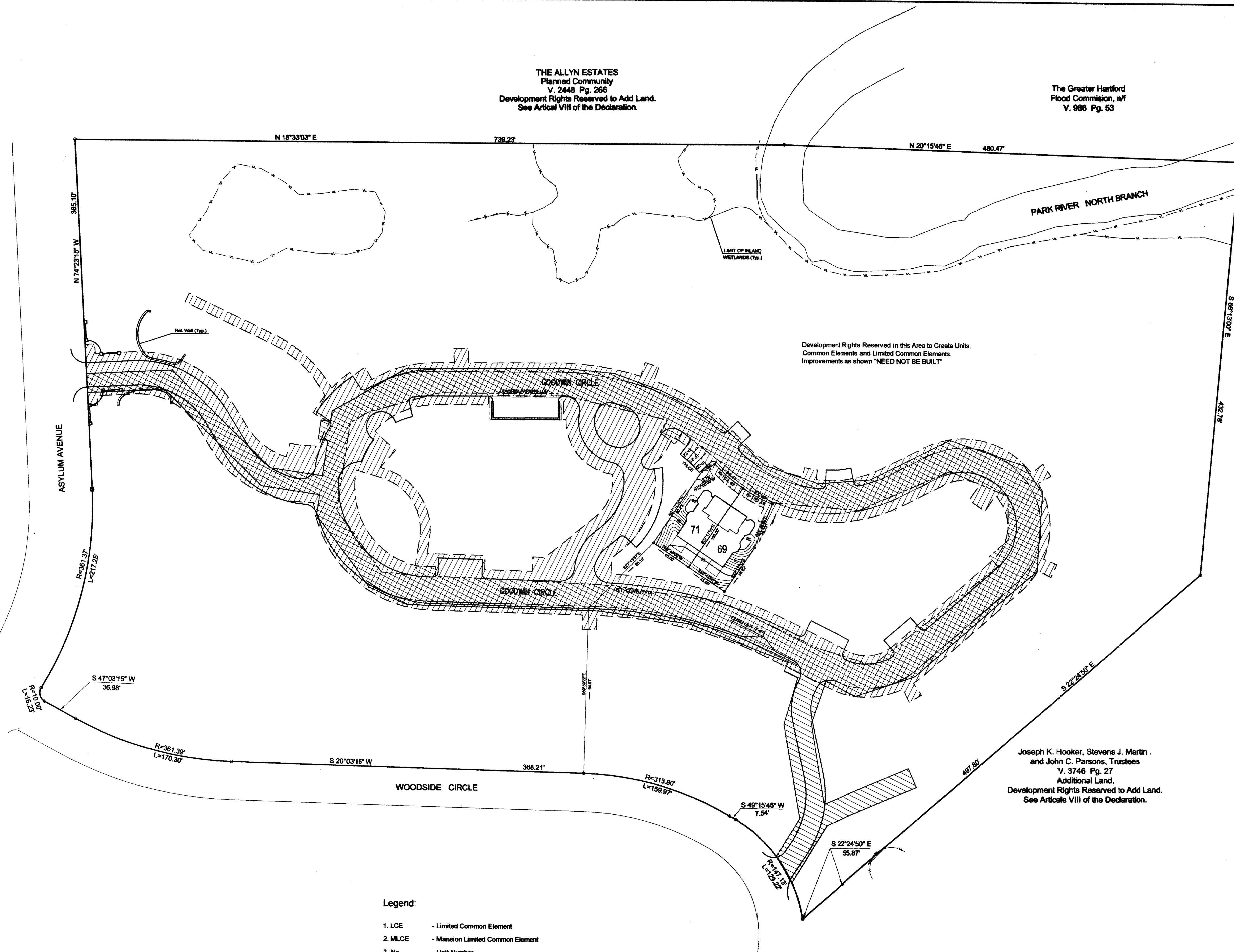
# 2657

THE ALLYN ESTATES  
Planned Community  
V. 2448 Pg. 266  
Development Rights Reserved to Add Land.  
See Article VIII of the Declaration.

The Greater Hartford  
Flood Commission, n/f  
V. 986 Pg. 53

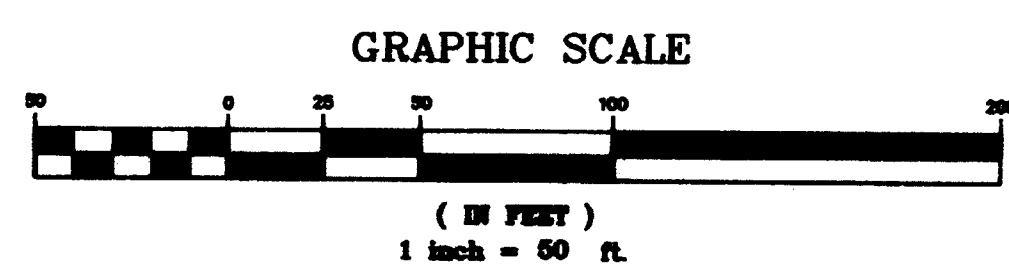
## Notes:

1. This survey and map has been prepared in accordance with Section 20-300B-1 through 20-300B-20 of the Regulations of Connecticut State Agencies - "Minimum Standards for Surveys and Maps in the State of Connecticut" as endorsed by the Connecticut Association of Land Surveyors, Inc. It is a General Location Survey based on a Resurvey conforming to Horizontal Accuracy Class A-2 and is intended to depict the boundary of the parcel in relation to existing monumentation.
2. Zone: R-8.
3. Area 17.8157 acres.
4. Owners: Goodwin Estate, LLC.
5. The Common Interest Community name is "The Goodwin Estate". It is a planned community. The name of the association is The Goodwin Estate Association, Inc.
6. This survey complies with all of the requirements of Section 47-228 of the Common Interest Ownership Act.
7. Certain improvements which may be built by Declarant as a part of its Special Declarant Rights, in addition to buildings and improvements depicted or noted hereon, may include road and parking area pavement and curbs, street lighting, retaining walls, drainage pipes, ditches, cables, utility ways, infrastructure, and accessory or related structures and fixtures and improvements that are required by appropriate governmental authorities or utility companies, or that will enhance the community in the discretion of the Declarant. The improvements "NEED NOT BE BUILT" in any particular order or at any particular location in the property and will be of dimensions consistent with their purposes. See Article VIII of the Declaration for limitations and reservations of these rights.
8. Development Rights are reserved in areas designated as "Development Rights Reserved in this Area to Create Units, Common Elements and Limited Common Elements" and "Development Rights Reserved to Add Land". Improvements as depicted and as noted hereon, "NEED NOT BE BUILT". Building locations, dimensions, and shapes are approximate and may vary in accordance with Declarant or site requirements (or at Declarant's option) and thus "NEED NOT BE BUILT" as depicted or noted hereon. See Article VIII of the Declaration for reservations and limitations on Development Rights. Areas depicted or noted hereon as roadways are not dedicated to public use.
9. Development Rights are terminated within Home Sites 69 and 71, and in the areas of parking spaces P-20, P-21 and P-22. Parking spaces indicated as P-20, P-21 and P-22 are Limited Common Elements allocated to the Town Home units of the Town Home Council. See Declaration Article V, Section 5.2(a).
10. See Schedule A-1 of the Declaration for all legally sufficient descriptions of all encumbrances serving or burdening any portion of the Common Interest Community.
11. Vertical elevations are based on MDC Station No 32068 (USC & GS Datum of 1977).
12. Contour lines as shown represent proposed grading.
13. Building outline as shown refers to outside face of concrete wall.
14. Map References:
  - A. "Perimeter Survey Property of Goodwin Estate, LLC 1280 Asylum Avenue Hartford, Connecticut, Scale 1"=80', Date 07-01-2003 Rev. 7-24-03 by Igor Vechesloff, LS.
  - B. "Topography Survey 1280 Asylum Avenue, Hartford, Connecticut, Scale 1"=40', Date 04-30-2002 by Igor Vechesloff, LS.
  - C. Compilation Plan Map showing easement area to be granted to The Connecticut Light and Power Company Across Property of Goodwin Estate, LLC 1280 Asylum Ave., Hartford, Connecticut CL & P File No. E3130. Scale 1"=30', Date 08-22-2003 by Igor Vechesloff, LS.
  - D. Map showing proposed MDC Sanitary Sewer and Water Easements across property of Goodwin Estate, LLC 1280 Asylum Ave. Hartford, Connecticut, Scale 1"=40', Date 07-01-2003 Rev. 11-17-2003 by Igor Vechesloff, LS.



## Legend:

- |               |                                    |
|---------------|------------------------------------|
| 1. LCE        | - Limited Common Element           |
| 2. MLCE       | - Mansion Limited Common Element   |
| 3. No.        | - Unit Number                      |
| 4. THLCE      | - Town Home Limited Common Element |
| 5. CL & P Co. | - Easement -                       |
| 6. M.D.C.     | - Easement -                       |
| 7. Combined   | - Easement -                       |
| 8. C - No.    | - Covered Parking Number           |
| 9. MP-No.     | - Mansion Parking Number           |
| 10. P-No.     | - Town Home Parking Number         |



This survey has been prepared pursuant to the Regulations of Connecticut State Agencies Sections 20-300 b-1 through 20-300 b-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, 1996.

Date of Survey: 03-25-04  
 Survey Category: General Location Survey  
 Resurvey  
 A-2

CT Reg. No. 3756



This drawing reproduced in accordance with state filing regulations. The process used is fixed-line photo.  
 Joseph Merritt & Company

SCHEDULE A-3  
DECLARATION  
GOODWIN ESTATE, LLC  
SURVEY  
THE GOODWIN ESTATE HARTFORD,  
CONNECTICUT

IGOR VECHESLOFF  
PROFESSIONAL ENGINEER & LAND SURVEYOR  
51 LORRAINE STREET  
HARTFORD, CONNECTICUT

SCALE 1" = 50' DATE 03-25-2004  
DRAWING No. 2538

