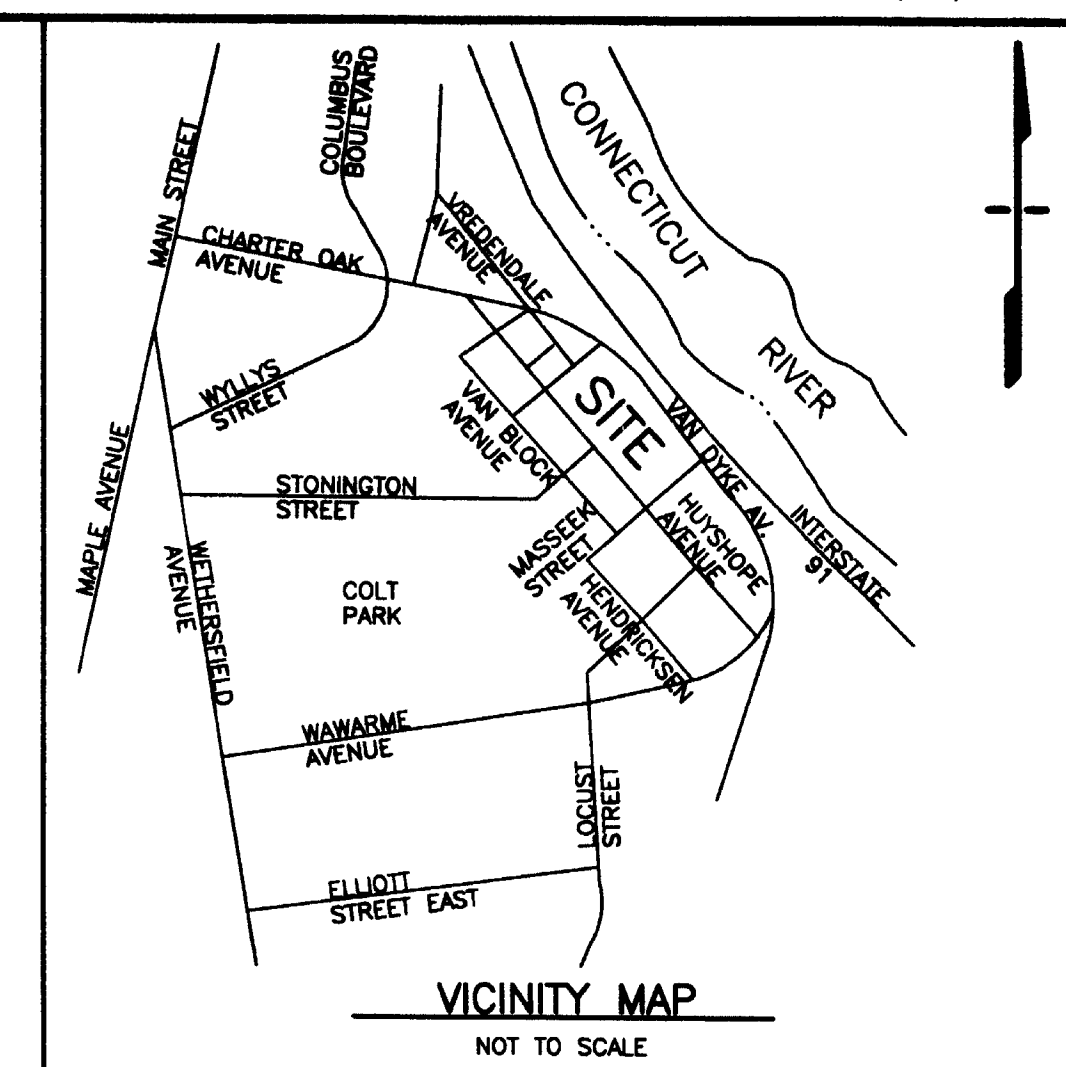


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## ACCESS NOTE

VAN DYKE AVENUE, VAN BLOK AVENUE, HUYSHORE AVENUE, WEEHASSET STREET AND MASSEK 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. THE SURVEYOR'S DECLARATION ON THIS SURVEY APPLIES TO PARCEL B AND TO PARCEL 4A.

## 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. PLAN PREPARED FOR COLTSVILLE HERITAGE PARK, INC. 36 HUYSHORE AV., 151 HUYSHORE AV., 17 VAN DYKE AV., 1-3 VREDENDALE AV., HARTFORD, CONN. PROPERTY/BOUNDARY SCALE 1"=40' DATE 2-18-1998 REVISED TO 3/22/1999 SHEET 1 OF 1 BY MEDIAN & GOODIN ENGINEERS - SURVEYORS, P.C.
2. PROPERTY OF COLT'S MANUFACTURING CO., VAN DYKE AVENUE, HARTFORD, CT. BY PERRY F. CLOSE SCALE 1"=40', DATE NOV. 1955
3. PROPERTY OF MARK A. BOGART ET AL., TRUSTEE, HUYSHORE AV., VAN DYKE AVENUE, SEQUASSEN ST. & VAN BLOK AV. HARTFORD, CONNECTICUT. CLOSE, JENSEN & MILLER SCALE 1"=40', REV. JULY, 1978
4. PROPERTY OF WATER & WAY PROPERTIES HUYSHORE AV., VAN DYKE AVENUE, SEQUASSEN ST. & VAN BLOK AV. HARTFORD, CONNECTICUT. CLOSE, JENSEN & MILLER SCALE 1"=40', DATE 9-11-80
5. 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
6. 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 REV. 3/30/80 AND 1-3-81
7. PLAT PLAN FOR METRO BULLETIN VAN DYKE AVENUE HARTFORD, CONNECTICUT SCALE 1"=30' MARCH 31, 1992 FLINN LAND SURVEYING ASSOCIATES
8. 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. D-021723
9. PLAN PREPARED FOR THE EDWARD BALF COMPANY HARTFORD, CONN. AUGUST 1979 WILLIAM R. PALMBERG

## SURVEYOR'S DECLARATION

I HEREBY CERTIFY TO COLT GATEWAY LLC, CITIZEN'S BANK OF CONNECTICUT/CHRYSLER NEW MARCET FUND, LLC, CMAC MORTGAGE CORPORATION AND TO FIRST AMERICAN TITLE INSURANCE COMPANY THAT THIS SURVEY AND MAP HAS BEEN PREPARED IN ACCORDANCE WITH THE REQUIREMENTS FOR A SURVEY AS DEFINED IN THE "MINIMUM STANDARD DIGITAL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS DATED 1999" AND ALSO 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 SIGNERS INVALIDATES THESE DECLARATIONS.

I HEREBY DECLARE 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 095060, PANEL NUMBER 00058, DATED DECEMBER 4, 1986;

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

*Richard Meehan*  
RICHARD MEEHAN, L.L.S. 12330

THE WORD "TEXT" AS USED ABOVE IS INTENDED TO BE AN EXPRESSION OF PROFESSIONAL OPINION ONLY AND IN NO WAY IS MEANT TO IMPLY OR REPRESENT ANY WARRANTY OR GUARANTEE.

## DESCRIPTION-PARCEL 4A

ALL THAT CERTAIN PARCEL OF LAND WITH BUILDINGS AND IMPROVEMENTS THEREON SITUATED ON THE WESTERLY SIDE OF HUYSHORE 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 WHICH MARKS THE INTERSECTION OF THE EASTERLY LINE OF SAID HUYSHORE AVENUE AND THE SOUTHERLY LINE OF WEEHASSET STREET, WHICH POINT MARKS THE NORTHEASTERLY CORNER OF THE HEREIN DESCRIBED PARCEL, THE LINE RUNS:

THENCE S-40°-28'-20"-E ALONG SAID HUYSHORE AVENUE, A DISTANCE OF 340.55 FEET TO A POINT AND OTHER LAND OF THE GRANTOR;

THENCE S-49°-14'-35"-W ALONG OTHER LAND OF THE GRANTOR, A DISTANCE OF 230.38 FEET TO A POINT LOCATED ON THE EASTERLY LINE OF VAN BLOK AVENUE;

THENCE N-40°-24'-57"-W ALONG SAID VAN BLOK AVENUE, A DISTANCE OF 341.68 FEET TO A POINT MARKING THE INTERSECTION OF SAID VAN BLOK AVENUE AND THE SOUTHERLY LINE OF WEEHASSET STREET;

THENCE N-49°-31'-08"-E ALONG SAID WEEHASSET STREET, A DISTANCE OF 230.22 FEET TO THE POINT AND PLACE OF BEGINNING.

SAID PARCEL CONTAINS 1.80 ACRES OF LAND BY COMPUTATION.

## DESCRIPTION-PARCEL B

ALL THAT CERTAIN PARCEL OF LAND WITH BUILDINGS AND IMPROVEMENTS THEREON SITUATED ON THE EASTERLY SIDE OF HUYSHORE 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 LOCATED ON THE EASTERLY LINE OF HUYSHORE AVENUE, WHICH POINT IS LOCATED N-40°-28'-20"-W AND 125.15 FEET NORTHWESTERLY OF THE INTERSECTION OF THE NORTHERLY LINE OF MASSEK STREET AND THE EASTERLY LINE OF SAID HUYSHORE AVENUE, AS MEASURED ALONG SAID HUYSHORE AVENUE AND WHICH POINT MARKS THE NORTHEASTERLY CORNER OF LAND NOW OR FORMERLY OF THE STATE OF CONNECTICUT AND THE SOUTHWESTERLY CORNER OF THE HEREIN DESCRIBED PARCEL, THE LINE RUNS:

THENCE N-40°-28'-20"-W ALONG SAID HUYSHORE AVENUE, A DISTANCE OF 678.52 FEET TO A POINT AND OTHER LAND OF THE GRANTOR;

THENCE N-49°-33'-40"-E, A DISTANCE OF 210.00 FEET TO A POINT;

THENCE S-40°-28'-20"-E, A DISTANCE OF 178.38 FEET TO A POINT;

THENCE S-49°-33'-40"-W, A DISTANCE OF 199.08 FEET TO A POINT;

THENCE S-40°-22'-54"-E, A DISTANCE OF 127.23 FEET TO A POINT;

THENCE S-49°-37'-08"-W, A DISTANCE OF 1.80 FEET TO A POINT;

THENCE S-40°-22'-54"-E, A DISTANCE OF 60.00 FEET TO A POINT;

THENCE N-49°-37'-08"-E, A DISTANCE OF 507.77 FEET TO A POINT LOCATED ON THE WESTERLY LINE OF VAN DYKE AVENUE, THE LAST SEVEN COURSES BEING BOUNDED BY OTHER LAND OF THE GRANTOR;

THENCE S-40°-25'-53"-E, ALONG SAID VAN DYKE AVENUE, A DISTANCE OF 208.24 FEET TO A POINT AND A STATE OF CONNECTICUT TAKING LINE;

THENCE ALONG A CURVE TO THE RIGHT IN SAID TAKING LINE, HAVING A CHORD BEARING AND DISTANCE OF S-37°-45'-45"-E AND 82.91 FEET, A DELTA ANGLE OF 05°-20'-28" AND A RADIUS OF 889.73 FEET, A DISTANCE OF 82.94 FEET TO A POINT;

THENCE S-35°-05'-00"-E, ALONG SAID TAKING LINE, A DISTANCE OF 24.41 FEET TO A POINT AND LAND NOW OR FORMERLY OF THE STATE OF CONNECTICUT;

THENCE S-49°-33'-28"-W ALONG LAND OF THE STATE OF CONNECTICUT, A DISTANCE OF 510.71 FEET TO THE POINT AND PLACE OF BEGINNING.

SAID PARCEL CONTAINS 4.82 ACRES OF LAND BY COMPUTATION.

## NOTES CORRESPONDING TO SCHEDULE B

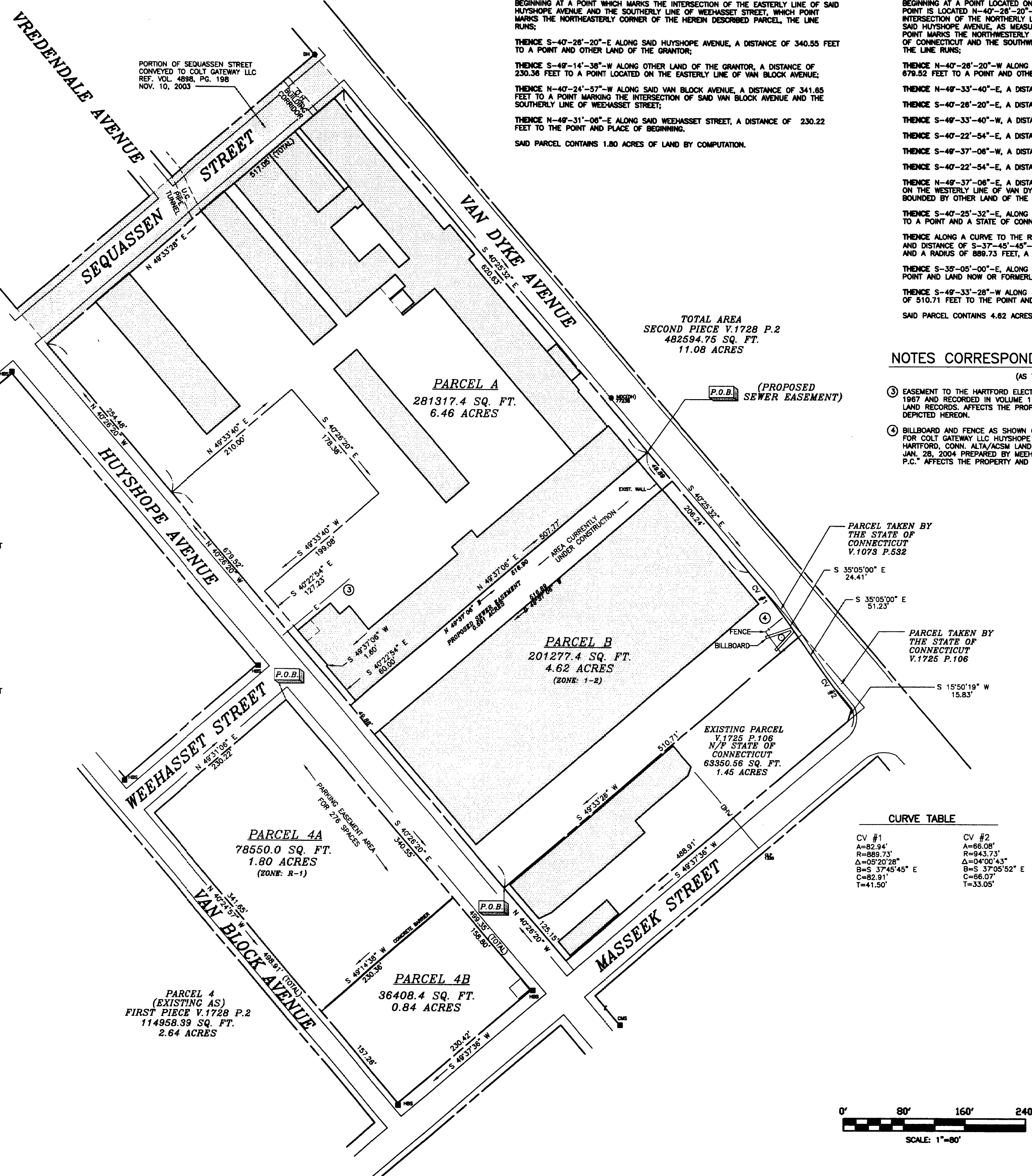
- (AS TO PARCEL B)
- ③ EASEMENT TO THE HARTFORD ELECTRIC LIGHT COMPANY DATED JULY 12, 1987 AND RECORDED IN VOLUME 1188 AT PAGE 497 OF THE HARTFORD LAND RECORDS, AFFECTS THE PROPERTY AND TO THE EXTENT POSSIBLE IS DEPICTED HEREON.
  - ④ BILLBOARD AND FENCE AS SHOWN ON A MAP ENTITLED, "PLAN PREPARED FOR COLT GATEWAY LLC HUYSHORE AVENUE & VAN DYKE AVENUE HARTFORD, CONN. ALTA/ACSM LAND TITLE SURVEY SCALE 1"=80' DATE: JAN. 28, 2004 PREPARED BY MEDIAN & GOODIN ENGINEERS-SURVEYORS, P.C." AFFECTS THE PROPERTY AND IS DEPICTED HEREON.

ZONING TABLE (AS TO PARCEL B)		
ZONE: I-2	REQUIRED	PROVIDED
LOT AREA	15,000 SF	201,277.4 SF
MIN. LOT WIDTH	100 FT	254.48 FT & 620.63 FT
MIN. FRONT YARD	NONE REQ'D.	9 FT & 16 FT
MIN. SIDE YARD	NONE REQ'D.	50 FT
MIN. REAR YARD	NONE REQ'D.	N/A
MAX. LOT COVERAGE (BLDG.)	50%	47.9%

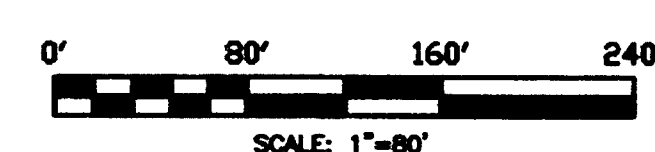
ZONING TABLE (AS TO PARCEL 4A)		
ZONE: R-1	REQUIRED	PROVIDED
LOT AREA	6,000 SF	78,550 SF
MIN. LOT WIDTH	50 FT	340.55 FT & 230.22 FT
MIN. FRONT YARD	NONE REQ'D.	VACANT
MIN. SIDE YARD	5 FT	VACANT
MIN. REAR YARD	30 FT	VACANT
MAX. LOT COVERAGE (BLDG.)	45%	VACANT

## LEGEND

---	PROPERTY LINE
---	PROPOSED LOT LINE
E	UNDERGROUND ELECTRIC
OHW	OVERHEAD WIRES
X	CHAIN LINK FENCE
● IP	IRON PIPE (FOUND)
● DIP	DISTURBED IRON PIN (FOUND)
● PK	PK NAIL (FOUND)
● IR	IRON ROD (FOUND)
● DH	DRILL HOLE (FOUND)
■ CMS	CONCRETE MERESTONE
■ HBS	HARTFORD OFFSET STONE
U	UTILITY POLE
CLF	CHAIN LINK FENCE
MDC	METROPOLITAN DISTRICT COMMISSION
V.P.	RECORD VOLUME/PAGE
REF	REFERENCE (IS MADE TO)
SQ.FT.	SQUARE FEET
CV	CURVE
N/F	NOW OR FORMERLY



CURVE TABLE	
CV #1	CV #2
A=82.94'	A=86.08'
R=889.73'	R=843.73'
Δ=05°20'28"	Δ=04°00'43"
B=S 37°05'45" E	B=S 37°05'52" E
C=82.91'	C=86.07'
T=41.50'	T=33.05'



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

REVISION	DATE
ADD PROPOSED SEWER EASEMENT	MAY 18, 2004



**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**

HUYSHORE AVENUE & VAN DYKE AVENUE HARTFORD, CONN.

## ALTA/ACSM LAND TITLE SURVEY

SCALE: 1"=80'	DESIGN: 02278	ACMS: Division Plan/DWS
DATE/PLAN: 28, 2004	DRAWN: YSR	TITLE/WORK/2002/02278
SHEET NO. 1 OF 1		

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