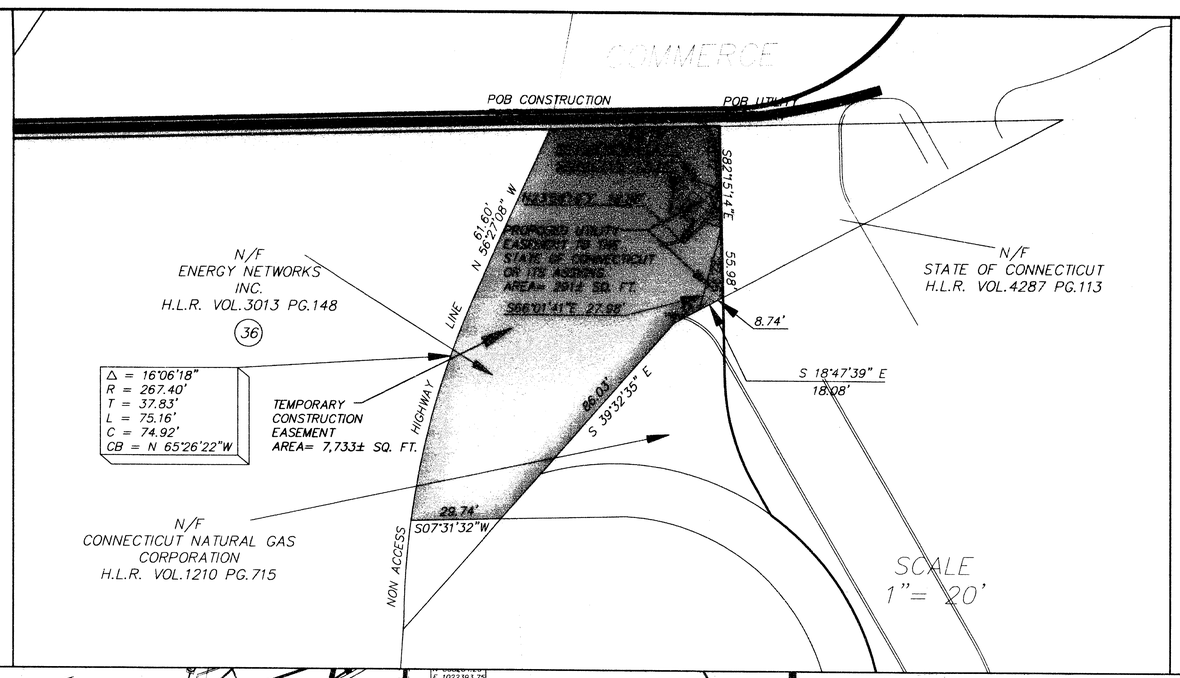
2700

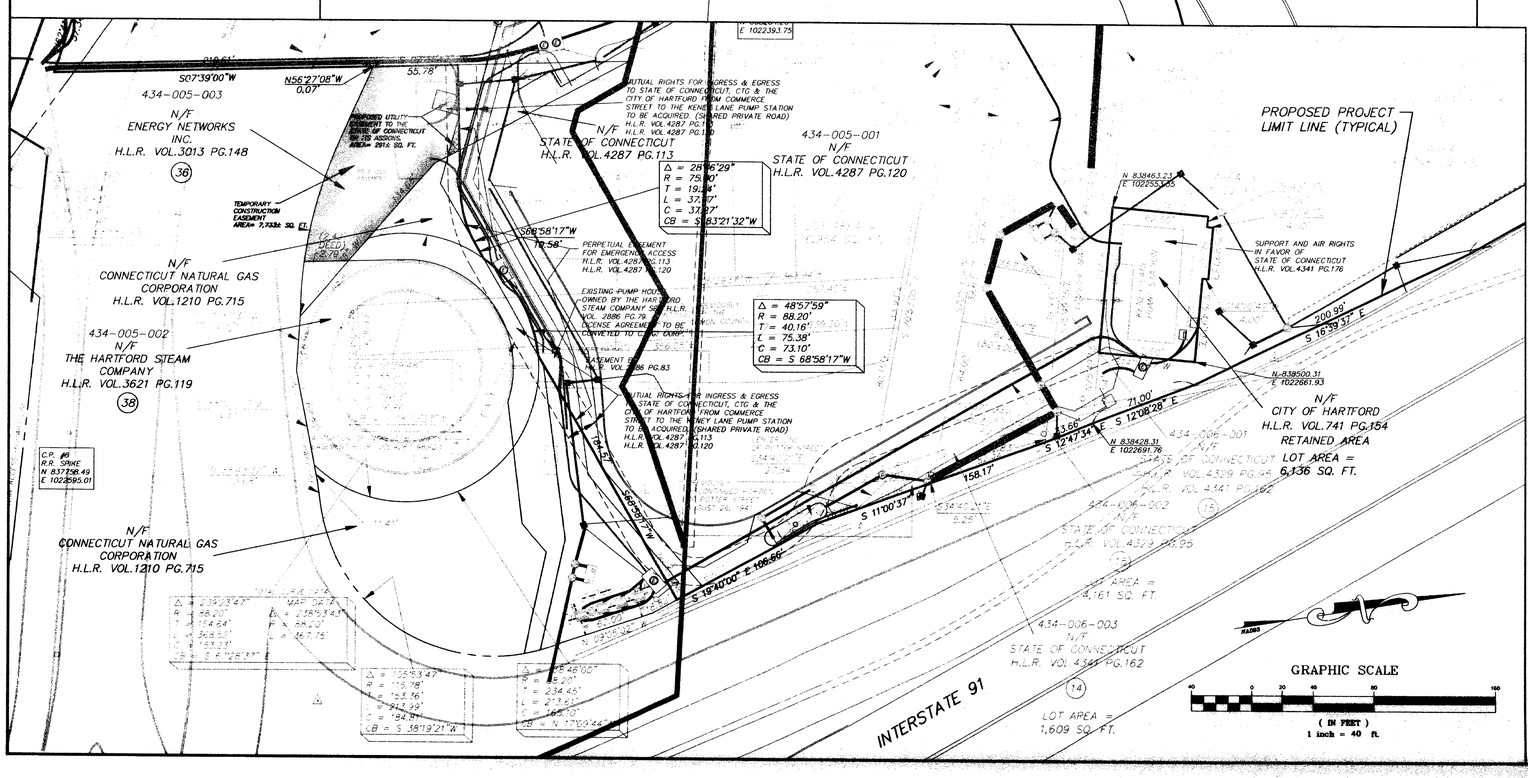
#2700

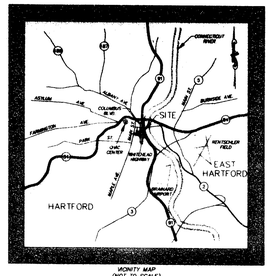
RECEIVED BY
Dwd M. Carey
SEP 1 11 32 AM '04
TOWN CLERK

LEGEND
(SYMBOLS NOT TO SCALE)

- 434-003-000 = MAP- BLOCK- LOT
- (11) = ADRIAEN PARCEL
- = CATCH BASIN
- = SANITARY MANHOLE
- = DRAINAGE MANHOLE
- = WATER MANHOLE
- = TELEPHONE MANHOLE
- = ELECTRIC MANHOLE
- = GAS MANHOLE
- = CABLE MANHOLE
- = STEAM MANHOLE
- = UNKNOWN MANHOLE
- = FIRE HYDRANT
- = WATER GATE VALVE
- WM = WATER METER
- = GAS GATE VALVE
- GM = GAS METER
- = HANDHOLE
- = CONTROLLER CABINET
- = UNKNOWN GATE VALVE
- = VENT
- = FILL CAP
- EM = ELECTRIC METER
- = FLARED END SECTION
- = UTILITY POLE
- = GUY WIRE
- = MONITOR WELL
- = PARKING METER
- = POST
- = TRAFFIC LIGHT SUPPORT POLE
- = YARD DRAIN
- = FLOOD LIGHT
- = LIGHT STANDARD
- = STREET SIGN
- = TREE (TYP.)
- = TREE LINE
- = STONE WALL
- = GUIDE RAIL
- = SURVEY CONTROL POINT
- = MONUMENT
- = RE-BAR OR SQ. PIN FOUND
- = CROSS WALK POLE
- = TCI CABLE MANHOLE
- = BROOKS FIBER OPTICS MANHOLE







MONTY MAP
(NOT TO SCALE)

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 20-300b-1 THROUGH 20-300b-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.

2. IT IS AN EASEMENT SURVEY INTENDED TO DEPICT PROPOSED EASEMENTS TO BE ACQUIRED FROM ENERGY NETWORKS INCORPORATED REQUIRED FOR THE CONNECTICUT CONVENTION CENTER CONSTRUCTION.

3. THIS SURVEY FALLS INTO THE RESURVEY BOUNDARY DETERMINATION CATEGORY.

4. THIS SURVEY CONFORMS TO CLASS A-2 ACCURACY STANDARDS.

5. BEARINGS AND COORDINATES DEPICTED HEREON REFER TO THE 1983 NORTH AMERICAN DATUM (NAD 83) AND THE 1988 NORTH AMERICAN VERTICAL DATUM (NAVD 88). CONNECTICUT GEODETIC SURVEY STATION SCHOOL HOUSE HILL N=800,733.463, E=1,018,976.392 AND ELEVATION = 245.597 FEET AND CONNECTICUT GEODETIC SURVEY STATION 5467X N=841,061.913, E=1,017432.118 WERE USED FOR ORIENTATION.

6. UTILITIES DEPICTED HEREON ARE PROPOSED AND ARE BASED ON THE SITE PLANS IN EFFECT AT THE DATE OF THIS MAP.

7. THE PARCELS DEPICTED HEREON LIES WITHIN FLOOD ZONE X (AREAS DETERMINED TO BE OUTSIDE 500-YEAR FLOOD PLAIN) THIS DETERMINATION IS BASED UPON A VISUAL INSPECTION OF A MAP ENTITLED "NATIONAL FLOOD INSURANCE PROGRAM FIRM FLOOD INSURANCE RATE MAP AND STREET INDEX CITY OF HARTFORD CONNECTICUT, HARTFORD COUNTY, ONLY PANEL PRINTED COMMUNITY PANEL NUMBER 0950B0 0005 B MAP REVISED 12/4/98 FEDERAL EMERGENCY MANAGEMENT AGENCY."

8. THE PARCELS DEPICTED HEREON AS "PROPOSED UTILITY EASEMENT TO THE STATE OF CONNECTICUT OR ITS ASSIGNS AREA = 291± SQ. FT." IS ENCUMBERED BY THE FOLLOWING:

a. TERMS AND PROVISIONS OF AN AGREEMENT REGARDING SEWER RIGHTS BY AND BETWEEN JAMES F. DOOLING, ADMINISTRATOR OF THE ESTATE OF JAMES T. DORSEY, AND THE METROPOLITAN DISTRICT DATED MARCH 7, 1933 AND RECORDED IN VOLUME 694, PAGE 356 OF THE HARTFORD LAND RECORDS.

b. POSSIBLE SURFACE DRAINAGE RIGHTS IN FAVOR OF THE CITY OF HARTFORD IN THE TAKING OF THE PARK RIVER CONDUIT BY THE HARTFORD COURT OF COMMON COUNCIL ON MAY 26, 1941. (SEE JOURNAL OF THE COURT OF COMMON COUNCIL, 1940-1941, PAGE 71 FOR DRAINAGE AND PAGE 378 FOR ACCEPTANCE.)

c. A PERPETUAL EASEMENT FOR INGRESS AND EGRESS OVER A PRIVATE ROADWAY DEPICTED AS "MUTUAL RIGHTS FOR INGRESS & EGRESS TO STATE OF CONNECTICUT, CTC & THE CITY OF HARTFORD FROM COMMERCE STREET TO THE KENEY LANE PUMP STATION TO BE ACQUIRED (SHARED PRIVATE ROAD)" AS SET FORTH IN A CERTIFICATE OF TAKING DATED SEPTEMBER 29, 2000 AND RECORDED IN VOLUME 4287, PAGE 113 OF THE HARTFORD LAND RECORDS.

d. A TEMPORARY EASEMENT AND RIGHT OF ENTRY AS THE STATE OF CONNECTICUT SHALL REASONABLY CONCLUDE IS NECESSARY FOR THE PARKING AND/OR STORAGE OF CRANES AND OTHER CONSTRUCTION VEHICLES AND MATERIALS TO BE USED IN CONNECTION WITH THE CONSTRUCTION OF THE ADRIAEN'S LANDING PROJECT DEPICTED AS "TEMPORARY STORAGE AREA IN FAVOR OF THE STATE OF CONNECTICUT TO BE ACQUIRED" AS SET FORTH IN A CERTIFICATE OF TAKING DATED SEPTEMBER 29, 2000 AND RECORDED IN VOLUME 4287, PAGE 113 OF THE HARTFORD LAND RECORDS.

e. A PERPETUAL EASEMENT FOR ACCESS IN THE EVENT OF AN EMERGENCY EVACUATION OF THE CONVENTION CENTER SHOWN AS "PERPETUAL EASEMENT FOR EMERGENCY ACCESS" AS SET FORTH IN A CERTIFICATE OF TAKING DATED SEPTEMBER 29, 2000 AND RECORDED IN VOLUME 4287, PAGE 113 OF THE HARTFORD LAND RECORDS.

MAP REFERENCES:

1. ALTA/ACSM LAND TITLE SURVEY STREET LINE PLAN PREPARED FOR STATE OF CONNECTICUT COMMERCE STREET, ELLERY STREET, KENEY LANE, MECHANIC STREET, POTTER STREET, GROVE STREET, DISCONTINUED PORTION OF POTTER STREET HARTFORD CONNECTICUT 12-15-00 REVISED 01-11-01 SCALE 1"= 60' SHEET 1 OF 1 F.A. HESKETH & ASSOCIATES, INC.

2. ALTA/ACSM LAND TITLE SURVEY PROPERTY SURVEY PREPARED FOR STATE OF CONNECTICUT MAP 434 BLOCK 001 COLUMBUS BLVD, COMMERCE STREET, POTTER & MECHANIC STREETS HARTFORD CONNECTICUT 03-30-01 REVISED 12-20-01 SCALE 1"= 40' SHEET 1 OF 1 F.A. HESKETH & ASSOCIATES, INC.

3. ALTA/ACSM LAND TITLE SURVEY PROPERTY SURVEY PREPARED FOR STATE OF CONNECTICUT MAP 434 BLOCK 007 LOT 001 70 COMMERCE STREET HARTFORD CONNECTICUT 04-01-99 REVISED 01-31-01 SCALE 1"= 40' SHEET 9 F.A. HESKETH & ASSOCIATES, INC.

4. PROPERTY SURVEY PREPARED FOR STATE OF CONNECTICUT MAP 434 BLOCK 006 LOTS 1, 2 & 3, 96, 102 & 104 POTTER STREET & KENEY LANE HARTFORD, CONNECTICUT" DATE: 04-01-99 DRAWN BY: CAD JOB NO. 96007 SCALE: 1"=40' CHECKED BY: TSH SHEET NO. 8 ADRIAEN'S LANDING HARTFORD, CONNECTICUT F.A. HESKETH & ASSOCIATES, INC.

5. CTC TAKING MAPS PREPARED FOR THE STATE OF CONNECTICUT CTC PARCELS 3 + 5 COLUMBUS BLVD., COMMERCE, POTTER & MECHANIC STREETS HARTFORD, CONNECTICUT" DATE: 08-02-00 REVISED 09-26-00DRAWN BY: CAD JOB NO.96007 SCALE: 1"=40' CHECKED BY: TSH SHEET NO. 3 OF 5 ADRIAEN'S LANDING HARTFORD, CONNECTICUT F.A. HESKETH & ASSOCIATES, INC.

6. CTC TAKING PLANS PREPARED FOR THE STATE OF CONNECTICUT CTC PARCEL 6 + 8 POTTER & COMMERCE STREETS HARTFORD, CONNECTICUT" DATE: 08-02-00 REVISED: 09-29-00 DRAWN BY: CAD JOB NO. 96007 SCALE: 1"=40' CHECKED BY: TSH SHEET NO. 4 OF 5 ADRIAEN'S LANDING HARTFORD, CONNECTICUT F.A. HESKETH & ASSOCIATES, INC.

TO: State of Connecticut, Commonwealth Land Title Insurance Company, Chicago Title Insurance Company, Fidelity National Title Insurance Company of New York, Capitol City Economic Development Authority and The Energy Network, Inc.

This is to certify that this map or plat of "Proposed Utility Easement to the State of Connecticut or its Assigns Area = 291± sq. ft." and the survey on which it is based were made in accordance with "Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys." Jointly established and adopted by ALTA, ACSM and NSPS in 1999, and includes Items 2, 3, 4, 8, 9, 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: 6-11-04

Signed: Todd S. Hesketh L.S. 17945

This drawing approved in accordance with the purposes used is for claims [illegible] Joseph [illegible]

FAH
F. A. Hesketh & Associates, Inc.
Civil & Traffic Engineers • Surveyors • Planners • Landscape Architects
6 Cromwell Brook, East Granby, CT 06026
Phone (860) 653-8000
Fax (860) 844-8000
e-mail: fah@fahinc.net

Revisions:			
No.	Date	Description	
1.	06-11-02	Finalize	
2.	08-14-02	ALTA Update/ Title	
3.	08-27-02	Client Comments	
4.	09-03-02	Client Comments	
5.	05-15-03	General Comments	

ALTA/ACSM LAND TITLE SURVEY

EASEMENTS TO BE ACQUIRED FROM THE ENERGY NETWORK, INC.
STATE OF CONNECTICUT
HARTFORD, CONNECTICUT

Date: 02-14-2002 | Drawn by: CAD | Job no: 96007
Scale: AS SHOWN | Checked by: TSH | Sheet no: 1 OF 1

EA-EN-1

W:\ADRIAENS-BRYFS\DRAWINGS\TS-UTILITY-PORTAL\TS-Eseg.layout1, 6/9/2004 4:39:24 PM

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