

2716

#2716

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 along with the boundaries of Units, Common Elements, Street and Parking Areas. Upon Completion of Development, an as built survey will be provided showing improvements as constructed.

2. Zone: R-8.

3. Area 17.6157 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, ducts, 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 the Mansion Units, 1280 Asylum Avenue, Suites 1, 2, 3, 4, 5, 6, and 7, and the Limited Common Elements appurtenant to them; within the following Town Home Units 54, 56, 58, 60, 61, 63, 65, 67, 68, 69, 71, 84, 86, 88, 90, 92, 94, 96 and 98 Goodwin Circle, and the Limited Common Elements appurtenant to them; within the areas of parking spaces MP-1 through MP-12; and within the areas of parking spaces P-15 through P-22.

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 / outside face of building wall. For detail unit dimensions refer to Architectural and Structural Drawings.

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, L.S.

B. "Topography Survey 1280 Asylum Avenue, Hartford, Connecticut, Scale 1"=40', Date 04-30-2002 by Igor Vechesloff, L.S.

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, L.S.

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, L.S.

SCHEDULE A-3

DECLARATION

GOODWIN ESTATE, LLC

SURVEY

THE GOODWIN ESTATE HARTFORD, CONNECTICUT

IGOR VECHELOFF

PROFESSIONAL ENGINEER & LAND SURVEYOR

51 LORRAINE STREET
HARTFORD, CONNECTICUT

SCALE 1" = 50'

DATE 03-25-2004

DRAWING No. 2538

#2716

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

Development Rights Reserved in this Area to Create Units,
Common Elements and Limited Common Elements.
Improvements as shown "NEED NOT BE BUILT"

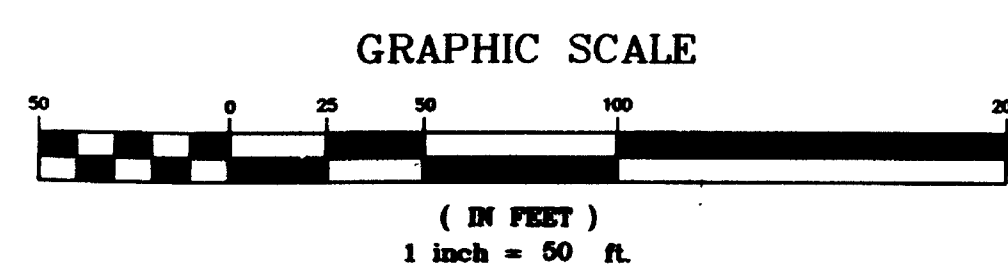
Joseph K. Hooker, Stevens J. Martin,
and John C. Parsons, Trustees
V. 3746 Pg. 27
Additional Land,
Development Rights Reserved to Add Land.
See Article VIII of the Declaration.

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 MAP PRODUCED BY
ORIGINAL INK DRAWING ON
POLY FILM OR UNEN
IGOR VECHELOFF
51 LORRAINE STREET
HARTFORD, CT 06105

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
Type of Survey: General Location Survey
Boundary Information Category: Resurvey
Class: A-2



CT Reg. No. 3756

REVISION TABLE		
5.	10-23-2004	Parking & Notes
4.	10-11-2004	As BUILT 54-60
3.	08-21-2004	As BUILT 61-67 & 68-70 & add. to note 13
2.	05-26-2004	Note 9 Revised
1.	05-18-2004	As BUILT 84-90 & 92-98
NO.	DATE	DESCRIPTION