

2725

#2725

Notes:

- 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.
- Zone: R-8.
- Area 17.6157 acres.
- Owners: Goodwin Estate, LLC.
- 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.
- This survey, together with the information shown on the Survey entitled, "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 09-08-04 Drawing No. 2538," contains the information required by Section 47-228 of the Common Interest Ownership Act, and together with the Plans entitled, "Goodwin Estate Declaration Schedule A-4, Date 09-07-04 Proj. No. 09032, The Goodwin Estate, 1280 Asylum Avenue Hartford, CT 06106, Goodwin Estate, LLC 50 North Street Danbury, CT 06810, Amenta/Emma Architects, P.C. 201 Ann Street Hartford, CT 06103 (860) 549-4725 Fax: (860) 549-1956," contains the information required by Section 47-228 of the Common Interest Ownership Act.
- 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. Development Rights are reserved in areas on Schedule A-3 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.
- Development Rights are terminated within Mansion Units 1280 Asylum Avenue, Suites 1, 2, 3, 4, 5, 6, and 7 and the Limited Common Elements appurtenant to these Units, and within the areas of parking spaces MP-1 through MP-12.
- 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.
- Vertical elevations are based on MDC Station No 32068 (USC & GS Datum of 1977).
- Contour lines as shown represent proposed grading.
- Building outline as shown refers to outside face of main brick wall. For detail unit dimensions refer to Architectural and Structural Drawings.
- This survey, Schedule A-3 Supplement, supplements the information in Schedule A-3, which is hereby amended to include the information indicated hereon. Schedule A-3 remains in effect as of its date to the extent not amended by this survey, Schedule A-3 Supplement. The Survey, Schedule A-3, and this survey, Schedule A-3, constitute the "Survey" as defined in the Declaration, Article I, Section 1.37.
- Map References:
 - "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.
 - "Topography Survey 1280 Asylum Avenue, Hartford, Connecticut, Scale 1"=40', Date 04-30-2002 by Igor Vechesloff, LS.
 - 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.
 - 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.

THE GOODWIN ESTATE
SCHEDULE A-3 SUPPLEMENT
TO DECLARATION
GOODWIN ESTATE, LLC
1280 ASYLUM AVENUE
HARTFORD, CONNECTICUT

IGOR VECHELOFF

PROFESSIONAL ENGINEER & LAND SURVEYOR

51 LORRAINE STREET
HARTFORD, CONNECTICUT

SCALE 1" = 20'

DATE 09-08-04

DRAWING No. 2538

#2725



ASYLUM AVENUE

N 74°23'15" W 365.10' To South-West Corner

Street Line Monument 2' off

R=361.37'
L=217.25'

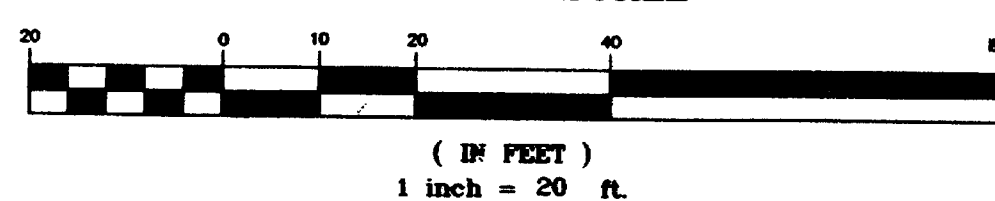
LEGEND:

AC = Air Conditioner
AW = Area Way
Bit. = Bituminous
CB = Catch Basin
Conc. = Concrete
CP = Concrete Pad
FFF = Finished First Floor (Elevation)
GM = Gas Meter
Hyd. = Hydrant
LP = Light Pole
ICV = Irrigation Control Valve
LSA = Landscape Area
MH = Man Hole
San = Sanitary
SP = Stand Pipe
St = Storm Drain
TR = Transformer
WG = Water Gate

Tree (Diameter of Trunk Shown)

CL & P Co Easement
M.D.C. Easement
Combined Easement

GRAPHIC SCALE

(IN FEET)
1 inch = 20 ft.

GOODWIN CIRCLE

1280 ASYLUM AVENUE

GOODWIN CIRCLE

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: 09-08-04
Type of Survey: General Location Survey
Boundary Determination Category: Resurvey
Class of Accuracy: A-2

Igor Vechesloff

CT Reg. No. 3756

THIS MAP PRODUCED BY
ORIGINAL INK DRAWING ON
POLY FILM OR LINEN
IGOR VECHELOFF
51 LORRAINE STREET
HARTFORD, CT 06106

REVISION TABLE		
NO.	DATE	DESCRIPTION
2	12-14-04	Title Block, Mansion Notes & Note No.9
1	10-23-04	Carport to Garage, Parking Space No.'s & Notes