

2765

#2765

**LOCATION NOTE:** THE ENTIRE SITE IS CURRENTLY UNDER CONSTRUCTION WITH NO DEFINED OR DISCERNABLE SITE IMPROVEMENTS IN PLACE.

#### ZONING DATA (AS TO PARCEL A)

ZONE: 1-2	REQUIRED	PROVIDED
LOT AREA	15,000 SF	90,288.1 SF
MIN. FRONTAGE	100 FT	154.48 FT
MIN. FRONT YARD	NONE REQ'D	NA
MIN. SIDE YARD	NONE REQ'D	NA
MIN. REAR YARD	NONE REQ'D	NA
MAX. LOT COVERAGE	50%	25%

#### DESCRIPTION-PARCEL C

ALL THAT CERTAIN PARCEL OF LAND WITH BUILDINGS AND IMPROVEMENTS THEREON SITUATED ON THE SOUTHERLY SIDE OF THE FORMER SEQUASSEN STREET AND THE WESTERLY SIDE OF VAN DYKE 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 THAT MARKS THE INTERSECTION OF THE SOUTHERLY LINE OF THE FORMER SEQUASSEN STREET AND THE WESTERLY LINE OF VAN DYKE AVENUE, WHICH POINT MARKS THE NORTHEASTLY CORNER OF THE HEREIN DESCRIBED PARCEL, THE LINE RUNS:

THENCE S-40°-25'-32"-E ALONG THE LINE OF SAID VAN DYKE AVENUE, A DISTANCE OF 538.27 FEET TO A POINT WHICH MARKS THE NORTHEASTLY CORNER OF PARCEL D;  
THENCE N-49°-33'-40"-W, A DISTANCE OF 247.39 FEET TO A POINT;  
THENCE N-40°-28'-30"-W, A DISTANCE OF 40.40 FEET TO A POINT, THE LAST TWO COURSES BEING BOUNDED BY PARCEL D;  
THENCE N-49°-31'-30"-E, A DISTANCE OF 40.13 FEET TO A POINT;  
THENCE N-40°-28'-30"-W, A DISTANCE OF 270.46 FEET TO A POINT;  
THENCE N-49°-36'-46"-E, A DISTANCE OF 77.44 FEET TO A POINT;  
THENCE N-40°-24'-42"-W, A DISTANCE OF 102.46 FEET TO A POINT;  
THENCE N-40°-25'-49"-W, A DISTANCE OF 125.97 FEET TO A POINT ON THE SOUTHERLY LINE OF SAID FORMER SEQUASSEN STREET, THE LAST FIVE COURSES BEING BOUNDED BY SAID PARCEL A;  
THENCE N-49°-33'-28"-E ALONG THE SOUTHERLY LINE OF SAID FORMER SEQUASSEN STREET, A DISTANCE OF 130.07 FEET TO THE POINT AND PLACE OF BEGINNING.  
SAID PARCEL CONTAINS 2.20 ACRES OF LAND BY COMPUTATION.

#### STATEMENT OF ENCROACHMENTS

NONE NOTED

#### DESCRIPTION-PARCEL D

ALL THAT CERTAIN PARCEL OF LAND WITH BUILDINGS AND IMPROVEMENTS THEREON SITUATED ON THE EASTERLY SIDE OF HUYSHOPE 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 HUYSHOPE AVENUE, WHICH POINT IS LOCATED S-40°-28'-20"-E AND 154.48 FEET FROM THE INTERSECTION OF THE EASTERLY LINE OF HUYSHOPE AVENUE AND THE SOUTHERLY LINE OF THE FORMER SEQUASSEN STREET AND WHICH POINT MARKS THE NORTHEASTLY CORNER OF THE HEREIN DESCRIBED PARCEL, THE LINE RUNS:

THENCE N-78°-07'-34"-E, A DISTANCE OF 111.80 FEET TO A POINT;  
THENCE N-49°-33'-40"-E, A DISTANCE OF 169.33 FEET TO A POINT;  
THENCE S-40°-28'-30"-E, A DISTANCE OF 294.35 FEET TO A POINT, THE LAST THREE COURSES BEING BOUNDED BY PARCEL A;  
THENCE CONTINUING S-40°-28'-30"-E, A DISTANCE OF 40.40 FEET TO A POINT;  
THENCE N-49°-33'-40"-E, A DISTANCE OF 247.39 FEET TO A POINT ON THE WESTERLY LINE OF VAN DYKE AVENUE, THE LAST TWO COURSES BEING BOUNDED BY PARCEL C;  
THENCE S-40°-25'-32"-E ALONG THE LINE OF SAID VAN DYKE AVENUE, A DISTANCE OF 81.38 FEET TO A POINT WHICH MARKS THE NORTHEASTLY CORNER OF PARCEL B;  
THENCE S-49°-37'-06"-W, A DISTANCE OF 507.77 FEET TO A POINT, BEING BOUNDED BY SAID PARCEL B;  
THENCE N-40°-22'-54"-W, A DISTANCE OF 60.00 FEET TO A POINT;  
THENCE N-49°-37'-06"-E, A DISTANCE OF 1.60 FEET TO A POINT;  
THENCE N-40°-22'-54"-W, A DISTANCE OF 127.23 FEET TO A POINT;  
THENCE N-49°-33'-40"-E, A DISTANCE OF 199.08 FEET TO A POINT;  
THENCE N-40°-28'-30"-W, A DISTANCE OF 178.38 FEET TO A POINT;  
THENCE S-49°-33'-40"-W, A DISTANCE OF 210.00 FEET TO A POINT ON THE EASTERLY LINE OF SAID HUYSHOPE AVENUE, THE LAST SIX COURSES BEING BOUNDED BY PARCEL B;  
THENCE N-40°-28'-30"-W, A DISTANCE OF 100.00 FEET TO THE POINT AND PLACE OF BEGINNING.  
SAID PARCEL CONTAINS 2.19 ACRES OF LAND BY COMPUTATION.

#### DESCRIPTION-PARCEL A

ALL THAT CERTAIN PARCEL OF LAND WITH BUILDINGS AND IMPROVEMENTS THEREON SITUATED ON THE EASTERLY SIDE OF HUYSHOPE AVENUE AND THE SOUTHERLY SIDE OF THE FORMER SEQUASSEN STREET IN THE CITY OF HARTFORD, COUNTY OF HARTFORD AND STATE OF CONNECTICUT BEING MORE PARTICULARLY BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT THAT MARKS THE INTERSECTION OF THE EASTERLY LINE OF SAID HUYSHOPE AVENUE AND THE SOUTHERLY LINE OF SAID FORMER SEQUASSEN STREET, WHICH POINT MARKS THE NORTHEASTLY CORNER OF THE HEREIN DESCRIBED PARCEL, THE LINE RUNS:

THENCE N-49°-33'-28"-E ALONG THE SOUTHERLY LINE OF SAID FORMER SEQUASSEN STREET, A DISTANCE OF 386.98 FEET TO A POINT WHICH MARKS THE NORTHWESTLY CORNER OF PARCEL C;  
THENCE S-40°-25'-49"-E, A DISTANCE OF 125.97 FEET TO A POINT;  
THENCE S-40°-24'-42"-E, A DISTANCE OF 102.46 FEET TO A POINT;  
THENCE S-49°-36'-46"-W, A DISTANCE OF 77.44 FEET TO A POINT;  
THENCE S-40°-28'-30"-E, A DISTANCE OF 270.46 FEET TO A POINT;  
THENCE S-49°-31'-30"-W, A DISTANCE OF 40.13 FEET TO A POINT ALONG THE EASTERLY LINE OF PARCEL D, THE LAST FIVE COURSES BEING BOUNDED BY SAID PARCEL C;  
THENCE N-40°-28'-30"-W, A DISTANCE OF 294.35 FEET TO A POINT;  
THENCE S-49°-33'-40"-W, A DISTANCE OF 169.33 FEET TO A POINT;  
THENCE S-78°-07'-34"-W, A DISTANCE OF 111.80 FEET TO A POINT ON THE EASTERLY LINE OF SAID HUYSHOPE AVENUE, THE LAST THREE COURSES BEING BOUNDED BY SAID PARCEL D;  
THENCE N-40°-28'-30"-W ALONG THE EASTERLY LINE OF SAID HUYSHOPE AVENUE, A DISTANCE OF 154.48 FEET TO THE POINT AND PLACE OF BEGINNING.  
SAID PARCEL CONTAINS 2.07 ACRES OF LAND BY COMPUTATION.

#### ZONING DATA (AS TO PARCEL C)

ZONE: 1-2	REQUIRED	PROVIDED
LOT AREA	15,000 SF	95,800.3 SF
MIN. FRONTAGE	100 FT	539.27 FT
MIN. FRONT YARD	NONE REQ'D	NA
MIN. SIDE YARD	NONE REQ'D	NA
MIN. REAR YARD	NONE REQ'D	NA
MAX. LOT COVERAGE	50%	43%

#### ZONING DATA (AS TO PARCEL D)

ZONE: 1-2	REQUIRED	PROVIDED
LOT AREA	15,000 SF	95,224.4 SF
MIN. FRONTAGE	100 FT	100.00 FT
MIN. FRONT YARD	NONE REQ'D	NA
MIN. SIDE YARD	NONE REQ'D	NA
MIN. REAR YARD	NONE REQ'D	NA
MAX. LOT COVERAGE	50%	37%

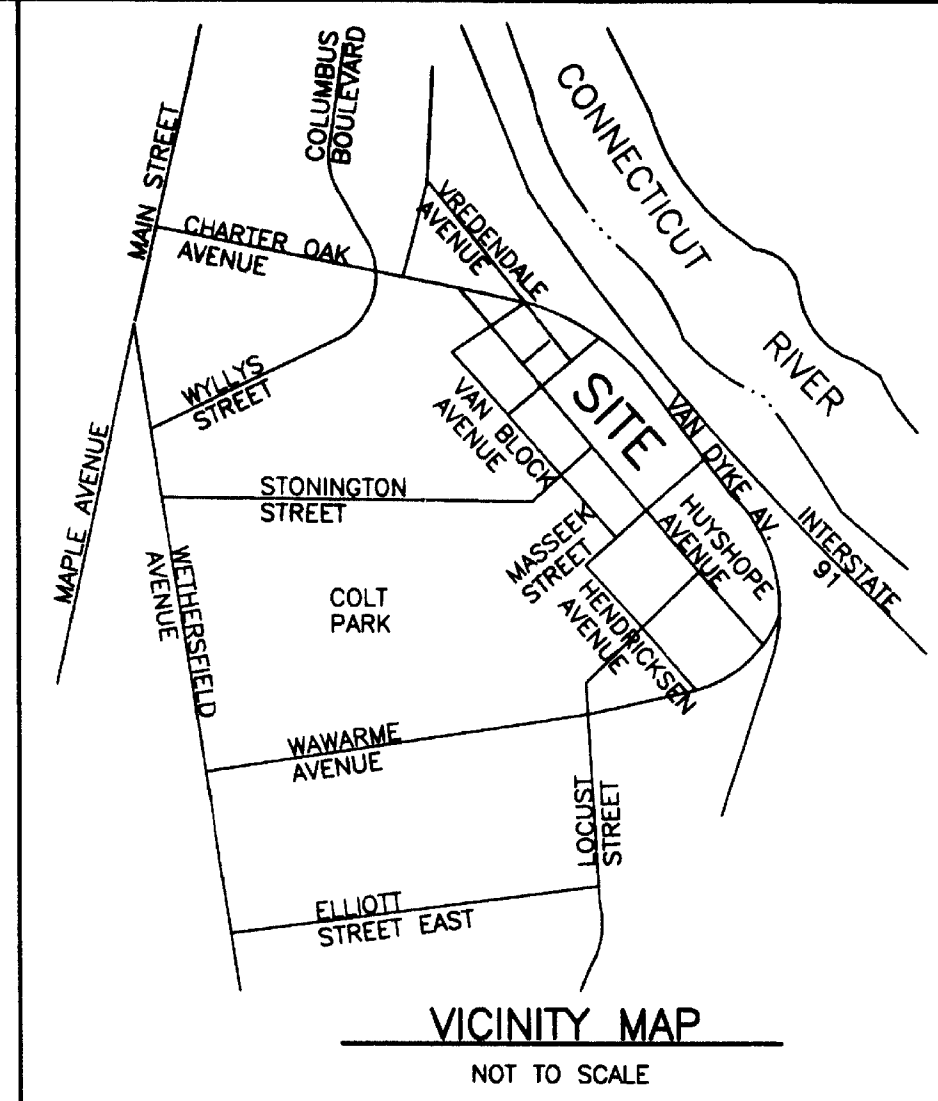
THIS MAP PRODUCED BY  
ORIGINAL INK ON POLY FILM  
MEEHAN & GOODIN, P.C.  
187 NORTH MAIN STREET  
MANCHESTER, CT 06040

#### NOTES CORRESPONDING TO SCHEDULE B

- EASEMENT TO THE HARTFORD ELECTRIC LIGHT COMPANY DATED JULY 12, 1967 AND RECORDED IN VOLUME 1198 AT PAGE 487 OF THE HARTFORD LAND RECORDS, AFFECTS THE PROPERTY AND TO THE EXTENT POSSIBLE IS DEPICTED HEREON.
- DECLARATION OF EASEMENT FROM COLT GATEWAY LLC DATED NOVEMBER 17, 2003 AND RECORDED ON NOVEMBER 18, 2003 IN VOLUME 4898 AT PAGE 214 OF THE HARTFORD LAND RECORDS, AFFECTS THE PROPERTY AND IS DEPICTED HEREON.
- DECLARATION OF SEWER EASEMENT AND MAINTENANCE AGREEMENT BY COLT GATEWAY LLC DATED MAY 18, 2004 AND RECORDED ON MAY 19, 2004 IN VOLUME 5035 AT PAGE 235 OF THE HARTFORD LAND RECORDS, MAY AFFECT THE SUBJECT PROPERTY AND IS DEPICTED HEREON.
- PARKING EASEMENT AGREEMENT BETWEEN COLT GATEWAY LLC AND COLT GATEWAY/EAST ARMORY, LLC, AFFECTS THE PROPERTY AND IS DEPICTED HEREON.
- PARKING EASEMENT AGREEMENT BETWEEN COLT GATEWAY LLC AND COLT GATEWAY/SOUTH ARMORY, LLC, AFFECTS THE PROPERTY AND IS DEPICTED HEREON.

#### ACCESS NOTE

VAN DYKE AVENUE AND HUYSHOPE AVENUE ARE OWNED AND MAINTAINED BY THE CITY OF HARTFORD AS PUBLIC HIGHWAYS.



#### GENERAL NOTES:

- ALL MONUMENTATION DEPICTED HEREON WAS FOUND IN THE FIELD UNLESS OTHERWISE NOTED.
- BASIS OF BEARINGS: NAD 1927 BASED ON PUBLISHED VALUES FOR MDC CONTROL POINTS 77236, 77237 AND 77238.
- PROPERTY CURRENTLY UNDER CONSTRUCTION.

#### MAP REFERENCES:

- REFERENCE IS MADE TO THE FOLLOWING MAPS OR SURVEYS FROM WHICH DATA WAS USED IN THE PREPARATION OF THIS SURVEY AND MAP:
- PLAN PREPARED FOR COLTSVILLE HERITAGE PARK, INC. 36 HUYSHOPE AV., 151 HUYSHOPE AV., 17 VAN DYKE AV., 1-3 VRENDENALE AV., HARTFORD, CONN. PROPERTY/BOUNDARY SCALE 1"=80' ATE 2-18-1999 REVISED TO 3/22/1999 SHEET 1 OF 1 BY MECHAN & GOODIN ENGINEERS - SURVEYORS, P.C.
  - PROPERTY OF COLT'S MANUFACTURING CO., VAN DYKE AVENUE, HARTFORD, CT. BY PERRY F. CLOSE SCALE 1" = 40', DATE NOV. 1955
  - PROPERTY OF MARK A. BOGART ET AL., TRUSTEE HUYSHOPE AVE., VAN DYKE AVENUE, SEQUASSEN ST. & VAN BLOCK AVE. HARTFORD, CONNECTICUT, CLOSE, JENSEN & MILLER SCALE 1" = 40', REV. JULY, 1978
  - PROPERTY OF WATER & WAY PROPERTIES HUYSHOPE AVE., VAN DYKE AVENUE, SEQUASSEN ST. & VAN BLOCK AVE. HARTFORD, CONNECTICUT, CLOSE, JENSEN & MILLER SCALE 1" = 40', DATE 9-11-80
  - 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 1960 AND 1-3-61
  - CITY OF HARTFORD MAP SHOWING LAND ACQUIRED FROM THE EDWARD B. CO., TRUSTEES BY THE STATE OF CONNECTICUT HARTFORD SPRINGFIELD EXPRESSWAY DUTCH POINT INTERCHANGE JUNE 1960 AND 1-3-61
  - PLAT PLAN FOR METRO BULLETIN VAN DYKE AVENUE HARTFORD, CONNECTICUT SCALE 1" = 30' MARCH 31, 1992 FLYNN LAND SURVEYING ASSOCIATES
  - 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, 1967 NO. D-021723
  - PLAN PREPARED FOR THE EDWARD B. CO. COMPANY HARTFORD, CONN. AUGUST 1979 WILLIAM R. PALMBERG

#### SURVEYOR'S DECLARATION:

I HEREBY CERTIFY TO COLT GATEWAY LLC, COLT GATEWAY/SOUTH ARMORY, LLC, COLT GATEWAY/EAST ARMORY, LLC/ CO OPERATING COMPANY, LLC, NTCO/CHEVRON NEW MARKETS FUND, LLC/CHEVRON TCI, INC., SOVEREIGN BANK, FIRST AMERICAN TITLE INSURANCE COMPANY AND BROWN RUDNICK BERLACK ISRAELS LLP THAT THIS SURVEY WAS ACTUALLY MADE UPON THE GROUND ON JANUARY AND FEBRUARY OF 1998 AND THEN AGAIN IN MARCH AND APRIL OF 2005, AND THAT AS OF THE DATE HEREOF (a) THIS SURVEY WAS MADE ON THE GROUNDS OF THE SURVEYED PROPERTY AND WAS PREPARED IN ACCORDANCE WITH, AND THE BOUNDS AND MEASUREMENTS SHOWN HEREON ARE CORRECT WITHIN THE STANDARD OF A CLASS A-2 PROPERTY/BOUNDARY SURVEY SURVEY AS DEFINED IN THE STANDARDS FOR MAPS AND SURVEYS IN THE STATE OF CONNECTICUT PREPARED AND ADOPTED BY THE CONNECTICUT ASSOCIATION OF LAND SURVEYORS, INC. ON SEPTEMBER 26, 1996; (b) AND UNLESS OTHERWISE SHOWN AND NOTED, THE TITLE LINES AND LINES OF ACTUAL POSSESSION ARE THE SAME; (c) ALL BUILDING AND VISIBLE IMPROVEMENTS ARE LOCATED AS SHOWN, ARE ERECTED ENTIRELY WITHIN THE PROPERTY LINES, AND DO NOT ENCRUMBER OR APURTAINMENT TO THE PROPERTY; (d) THERE ARE NO UTILITY OR OTHER EASEMENTS OR RIGHTS AFFECTING THE PROPERTY; (e) THERE ARE NO UTILITY OR OTHER EASEMENTS OR RIGHTS AFFECTING THE PROPERTY; (f) THERE ARE NO UTILITY OR OTHER EASEMENTS OR RIGHTS AFFECTING THE PROPERTY; (g) THERE ARE NO UTILITY OR OTHER EASEMENTS OR RIGHTS AFFECTING THE PROPERTY; (h) THERE ARE NO ENCRUMBERMENTS OR PROJECTIONS ON OR OVER THE PROPERTY OR ON RIGHTS OF WAY OR EASEMENTS APPURTAINMENT TO THE SAME; BY BUILDING OR VISIBLE IMPROVEMENTS ERECTED ON ADJACENT LANDS; (i) THE BUILDING AND VISIBLE IMPROVEMENTS ON THIS PROPERTY DO NOT VIOLATE ANY BUILDING OR ZONING REGULATION, RELATING TO THE LOCATION AND EXTENT THEREOF.

RICHARD MECHAN, L.L.S. 12330

THE WORDS CERTIFY AND CERTIFICATION AS USED ABOVE ARE INTENDED TO BE AN EXPRESSION OR PROFESSIONAL OPINION ONLY AND IN NO WAY ARE MEANT TO IMPLY OR REPRESENT ANY WARRANTY OR GUARANTEE.

THIS SURVEY AND MAP HAS BEEN PREPARED 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 LIVE SIGNATURE OF THE SURVEYOR WHOSE NAME AND REGISTRATION NUMBER APPEAR BELOW. ANY CHANGES MADE TO THIS PLAN WITHOUT THE KNOWLEDGE OF THE SIGNER INVALIDATES THESE DECLARATIONS.

THE PREMISES DEPICTED HEREON ARE NOT LOCATED WITHIN A FEDERAL FLOOD HAZARD ZONE AS SHOWN ON FEDERAL INSURANCE ADMINISTRATION MAP FOR COMMUNITY NUMBER 095080, PANEL NUMBER 00056, DATED DECEMBER 4, 1986.

THIS MAP IS SUBSTANTIALLY CORRECT TO THE DEGREE STATED HEREON.

<b>Meehan &amp; Goodin</b> Engineers - Surveyors, P.C. 387 North Main Street, Manchester, CT 06040 (860) 643-2520 FAX (860) 649-8806	
PLAN PREPARED FOR <b>COLT GATEWAY LLC</b>	
25 VAN DYKE AVE, (F/K/A/17 VAN DYKE AVE) HARTFORD, CONN.	
DIVISION PLAN	
SCALE: 1" = 40'	DESIGN: VSR
DATE: APRIL 8, 2005	DRAFT: FS
PROJECT: 02-276	ACAD: A-B-C-D-DWG
SHEET NO. 1 OF 1	

#2765