

2771

MAP REFERENCE: "EASEMENTS IN FAVOR OF CAPITOL DISTRICT ENERGY CENTER COGENERATION ASSOCIATES ON PLAN SHOWING PROPERTY TO BE CONVEYED TO THE STATE OF CONNECTICUT, 410, 450, 460, 470 & 474 CAPITOL AVENUE, HARTFORD, CONNECTICUT, SCALE 1"=40', JANUARY 27, 1995," BY CLOSE, JENSEN & MILLER, P.C.

LEGAL DESCRIPTION

All that certain piece or parcel of land, together with the improvements thereon, situated in the Town of Hartford, County of Hartford and State of Connecticut, known as 490 Capitol Avenue, and being more particularly bounded and described as follows, to wit:

Being Parcel II on a map entitled, "Property To Be Conveyed To The State Of Connecticut 410, 450, 460, 470 & 474, Capitol Avenue, Hartford, Connecticut, Scale: 1" = 40', Date Jan. 27, 1995, Sheet 1 of 1, Close, Jensen and Miller, P.C. Consulting Engineers, Land Planners & Surveyors, 1137 Silas Deane Highway, Wethersfield, Connecticut 06099, certified by John H. Miller, L.S. #4142, said Parcel II being more particularly described as follows:

Beginning at a point on the northerly street line of Capitol Avenue, sold point being the southeasterly corner of Parcel I (To be conveyed to the State of Connecticut) and the southeasterly corner of the parcel herein described;

thence running South 87°-59'-44" West a distance of two hundred fifty-eight and seven one-hundredths (238.07) feet to a point;

thence running South 87°-29'-44" West a distance of forty-four and five one-hundredths (44.05) feet to a point on the southeasterly line of land now or formerly of Greater Hartford Flood Commission, the two above courses being along said northerly street line of Capitol Avenue;

thence running North 23°-52'-46" East a distance of forty-eight and twenty-one one-hundredths (48.21) feet to a point of tangency;

thence running Northeast along a curve to the right having a radius of one hundred fifty and no one-hundredths (150.00) feet a distance of thirty-three and thirteen one-hundredths (33.13) feet to a point of tangency;

thence running North 36°-31'-59" East a distance of three hundred eight and twelve one-hundredths (308.12) feet to a point on the southeasterly highway line of land now or formerly of State of Connecticut Interstate 84, the last three of the above described courses being along said land now or formerly of Greater Hartford Flood Commission;

thence running North 52°-11'-57" East a distance of zero and eighty-seven one-hundredths (0.87) feet to a C.H.D. (Connecticut Highway Department) monument;

thence running North 43°-05'-50" East a distance of forty-one and five one-hundredths (41.05) feet to a point on the westerly line of said land to be conveyed to the State of Connecticut (Parcel I on the above referenced map);

The last two of the above described courses being along said land now or formerly of State of Connecticut Interstate 84;

thence running South 07°-00'-16" East a distance of forty-four and twenty-five one-hundredths (44.25) feet to a point;

thence running North 82°-53'-20" East a distance of twelve and seventy-seven one-hundredths (12.77) feet to a point;

thence running South 07°-00'-16" East a distance of two-hundred seventy-seven and seven one-hundredths (277.07) feet to the point and place of beginning;

The last three of the above described courses being along said land to be conveyed to the State of Connecticut (Parcel I on the above referenced map);

The above parcel contains 53,968 square feet or 1.239 acres.

NOTES:

1. THIS SURVEY AND MAP HAS BEEN PREPARED IN ACCORDANCE WITH SECTIONS 20-300B-1 THRU 20-300B-20 OF THE REGULATIONS OF CONNECTICUT STATE AGENCIES - "STANDARDS FOR SURVEYS AND MAPS IN THE STATE OF CONNECTICUT" AS ADOPTED BY THE CONNECTICUT ASSOCIATION OF LAND SURVEYORS, INC. ON SEPT. 26, 1996. THIS IS A PROPERTY SURVEY BASED ON A DEPENDENT RE-SURVEY CONFORMING TO HORIZONTAL ACCURACY CLASS A-2 AND IS INTENDED TO DEPICT THE POSITION OF BOUNDARIES WITH RESPECT TO LOCATIONS OF ALL BOUNDARY MONUMENTATION, APPARENT IMPROVEMENTS AND FEATURES, RECORD EASEMENTS AND VISIBLE EVIDENCE OF THE USE THEREOF, RECORD AND APPARENT MEANS OF INGRESS AND EGRESS, LINES OF OCCUPATION AND DEED RESTRICTIONS PERTAINING TO THE LOCATION OF BUILDINGS OR OTHER IMPROVEMENTS.

2. PROPERTY IS LOCATED IN ZONE C-1.

3. ELEVATIONS ARE BASED ON NOV. 1929.

4. THIS SURVEY IS NOT VALID WITHOUT A LIVE SIGNATURE AND EMBOSSED SEAL.

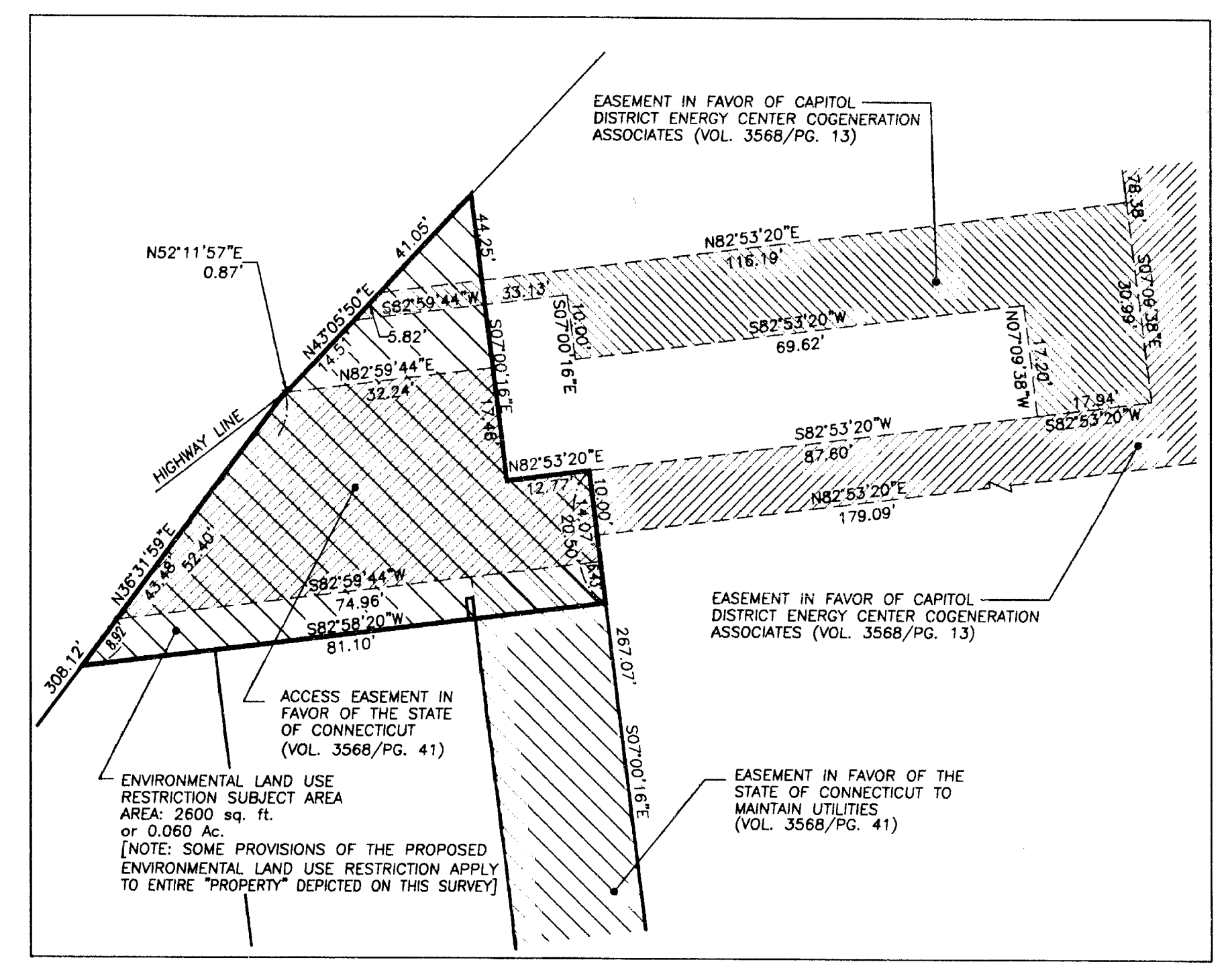
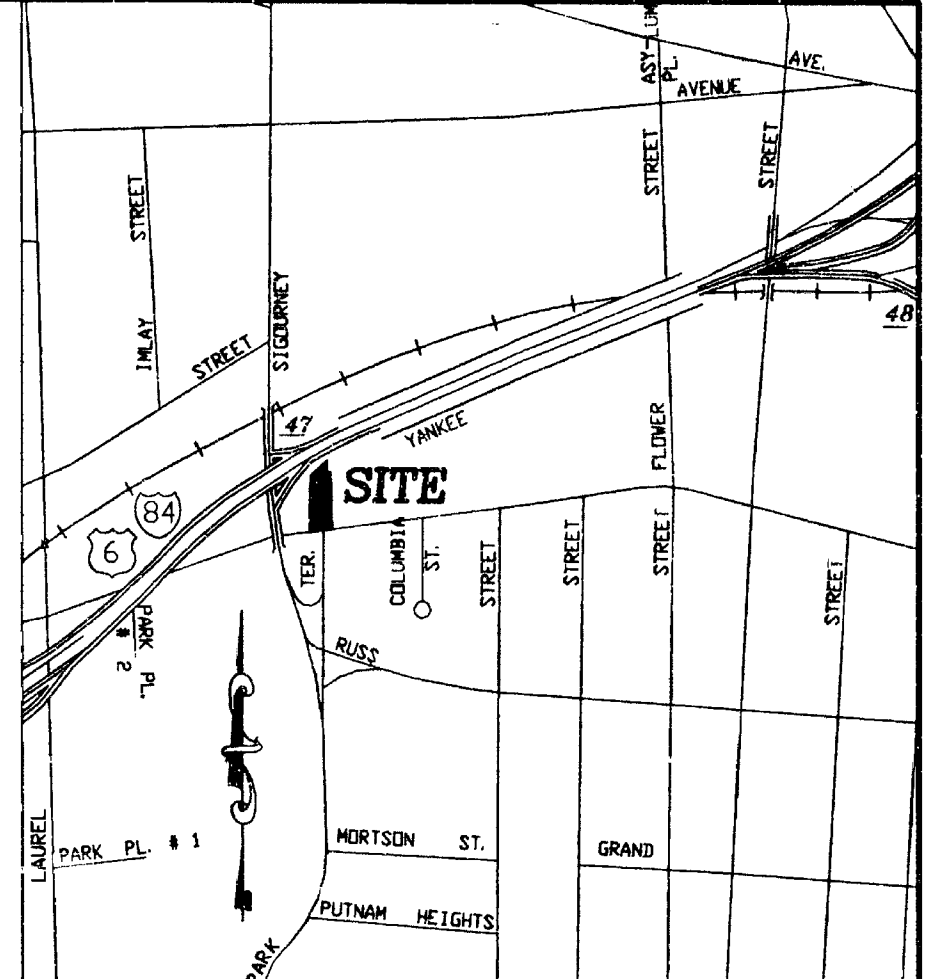
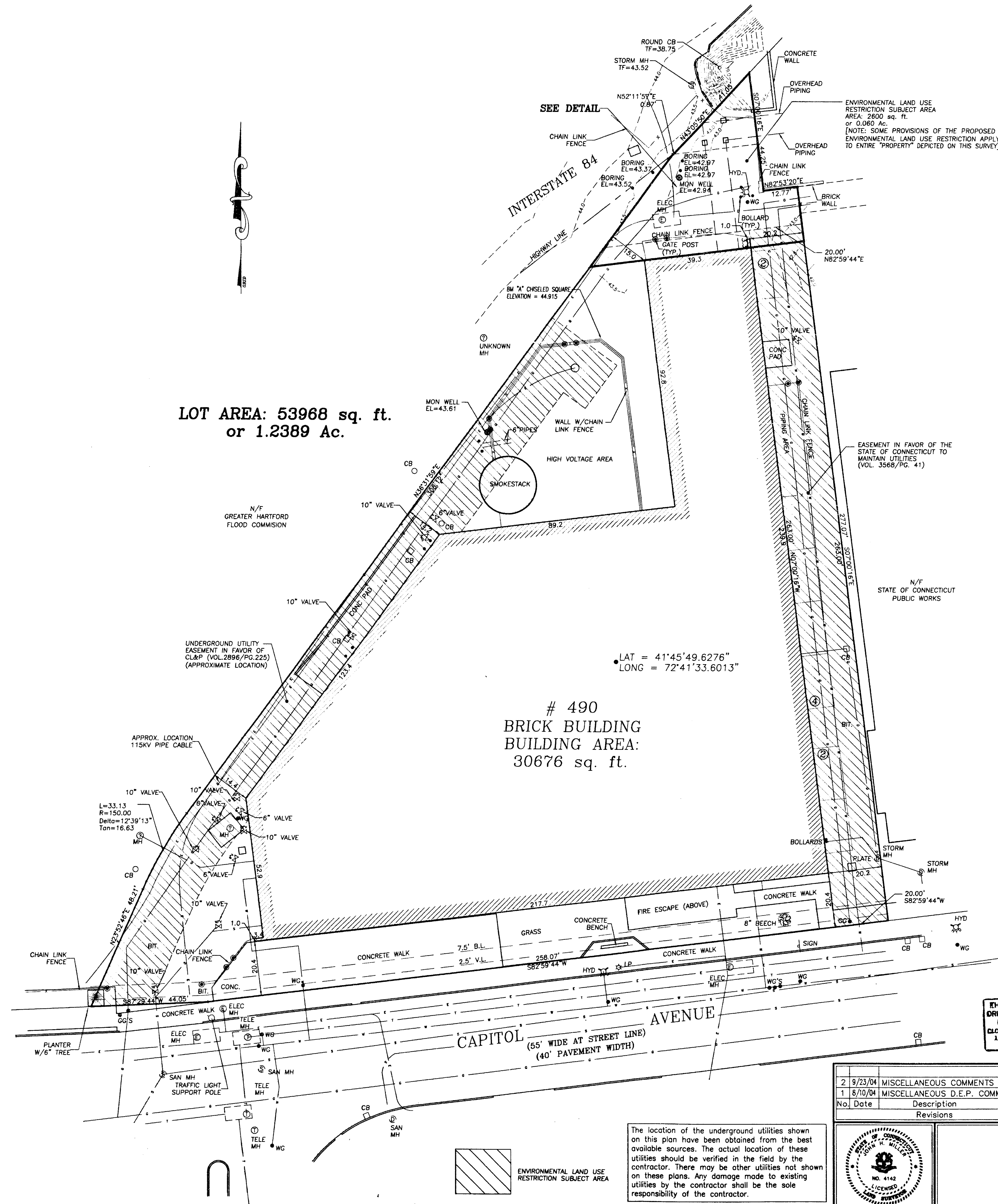
TO MY KNOWLEDGE AND BELIEF THIS MAP IS SUBSTANTIALLY CORRECT AS NOTED HEREON.

By *John H. Miller*
JOHN H. MILLER, P.E., L.S.
LIC. NO. 4142

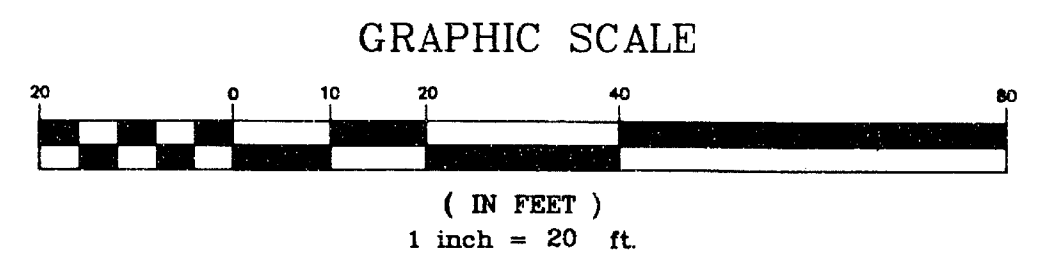
LOT AREA: 53968 sq. ft.
or 1.2389 Ac.

490
BRICK BUILDING
BUILDING AREA:
30676 sq. ft.

• LAT = 41°45'49.6276"
• LONG = 72°41'33.6013"

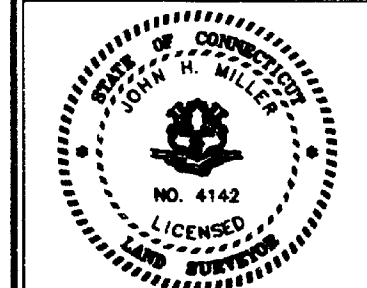


- LEGEND:
- | | |
|---------------------------|----------|
| MERESTONE | M.S.D. |
| IRON PIN FOUND | I.P. ● |
| IRON PIN TO BE SET | I.P. ○ |
| CONN. HWY DEPT. MERESTONE | C.H.D. ● |
| SANITARY MANHOLE | S.M.H. ● |
| STORM LINE | S. — D — |
| SANITARY LINE | S. — S — |
| GAS LINE | G. — G — |
| WATER LINE | E. — E — |
| ELECTRIC LINE | E. — W — |
| CATCH BASIN | C.B. □ |
| WATER GATE | W.G. □ |
| GAS GATE | G.G. □ |
| CHAIN LINK FENCE | — ○ — |
| LIGHT POLE | L.P. ○ |
| STORM MANHOLE | S.M.H. ○ |
| ELECTRIC MANHOLE | E.M.H. ○ |
| TELEPHONE MANHOLE | T.M.H. ○ |
| UNKNOWN MANHOLE | ○ |
| MONITORING WELL | M.W. ○ |
| HYDRANT | H. ○ |
| NUMBER OF PARKING SPACES | — ○ — |



THIS MAP PRODUCED BY
ORIGINAL INK DRAWING ON
POLY FILM OR LINEN
CLOSE, JENSEN & MILLER, P.C.
1137 SILAS DEANE HIGHWAY
WETHERSFIELD, CT 06109

2	9/23/04	MISCELLANEOUS COMMENTS
1	6/10/04	MISCELLANEOUS D.E.P. COMMENTS
No.	Date	Description
		Revisions



Close, Jensen & Miller, P.C.
Consulting Engineers, Land Planners & Surveyors
1137 Silas Deane Highway, Wethersfield, Conn. 06109, Tel. (860)563-9375

PROPERTY SURVEY

PROPERTY OF
CDECCA PROPERTY COMPANY LLC
490 CAPITOL AVENUE
HARTFORD CONNECTICUT

Compiled	A.E.A.
P.C. Check	C.F.S.
Designed	
Drawn	A.E.A.
Checked	
Scale	1"=20'
Date	4/13/04
Sheet	Of
1	1
Job No.	
File No.	

2771