

#2820

N/F
GREATER HARTFORD
FLOOD COMMISSION
V.1507 PG. 224
THE PARK RIVER CONDUIT

PARCEL C

PROPOSED 10' X 18' DUMPSTER PAD
WITH 6" WOOD STOCKADE FENCE
ENCLOSURE

N 02°19'25" W
13.48'

N:151048.45
E:164845.72

N/F
STATE OF
CONNECTICUT

EASEMENT I/F/O
AFFILIATED RESOURCES CORP.
V. 2543 P. 249
V. 2555 P. 90

PARCEL D

STREETLINE BY
ORDINANCE ON
8-8-83 MAP
BOOK-8, P144

PROPOSED EASEMENT
PARCEL AREA
3699.6 SQ. FT.
0.08 ACRES

S 76°57'31" E 284.71'

N 76°57'31" W 284.47'

S 01°20'25" E
13.42'

N:150984.26
E:164922.85

N/F
CAPITOL AVE. TARRAGON LLC
390 CAPITOL AVENUE
V.5398, PG. 0009

SITE

INTERSTATE ROUTE 84
BROAD STREET
HUNGERFORD STREET
LAWRENCE STREET
CAPITOL STREET
BARBOCK STREET

VICINITY MAP
NOT TO SCALE

GENERAL NOTES:

1. ALL MONUMENTATION DEPICTED HEREON WAS FOUND IN THE FIELD UNLESS OTHERWISE NOTED.
2. BASIS OF BEARINGS: MAP REF. 1.
3. CALL BEFORE YOU DIG 1-800-822-4455: THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM SURVEY INFORMATION, ATLAS MAPS AS MAY BE AVAILABLE FROM MUNICIPALITIES OR UTILITY COMPANIES, AND EXISTING DRAWINGS. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH HE DOES STATE THAT THEY ARE ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES.
4. THE PROPERTY IS LOCATED IN A C-1 ZONE. SEE CITY OF HARTFORD ZONING ORDINANCE SEC. 35-262 THROUGH SEC. 35-272.

MAP REFERENCES:

REFERENCE IS MADE TO THE FOLLOWING MAPS OR SURVEYS FROM WHICH DATA WAS USED IN THE PREPARATION OF THIS SURVEY AND MAP:

1. "ALTA/ACSM LAND TITLE SURVEY PLAN PREPARED FOR TARRAGON MANAGEMENT 390 CAPITOL AVENUE HARTFORD CT. SCALE: 1" = 30' DATE: APRIL 1, 2005 BY: MEEHAN & GOODIN ENGINEERS-SURVEYORS, P.C. SHEET 1 OF 1."
2. "PLAN SHOWING PROPOSED EASEMENT FROM HENRY MORRIS ZACHS ET. AL. 380 CAPITOL AVENUE HARTFORD CT. TO AFFILIATED RESOURCES CORP. SCALE: 1" = 20' DATE: JULY 30, 1986 REVISED 9-3-86, 12-4-86 BY: SAUL M. SARGIS JR. & ASSOCIATE."

NOTES AND DECLARATIONS:

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 LIMITED/PROPERTY/BOUNDARY. THE BOUNDARY DETERMINATION CATEGORY IS ORIGINAL WITH RESPECT TO THE EASEMENT AND RESURVEY WITH RESPECT TO THE BOUNDARY 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 SIGNERS INVALIDATES THESE DECLARATIONS.

I HEREBY DECLARE THAT TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF:

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 0005 B, DATED DECEMBER 4, 1986.

THIS MAP IS SUBSTANTIALLY CORRECT AS NOTED HEREON.

RICHARD MEEHAN, L.L.S. 12330

THIS MAP PRODUCED BY
ORIGINAL INK ON POLY FILM
MEEHAN ASSOCIATES, PC
387 NORTH MAIN STREET
MANCHESTER, CT 06040

LEGAL DESCRIPTION

BEGINNING AT A POINT ON THE WESTERLY LINE OF SAID FLOWER STREET WHICH POINT MARKS THE SOUTHEASTERLY CORNER OF THE LAND NOW OR FORMERLY OF THE GREATER HARTFORD FLOOD COMMISSION ("GRANTOR") AND THE NORTHEASTERLY CORNER OF LAND NOW OR FORMERLY OWNED BY CAPITOL AVE. TARRAGON, LLC ("GRANTEE") AND WHICH POINT MARKS THE SOUTHEASTERLY CORNER OF THE HEREIN DESCRIBED PARCEL;

THENCE N 76°-57'-31" W ALONG LAND NOW OR FORMERLY OF THE GRANTEE, A DISTANCE OF 284.47' TO A POINT;

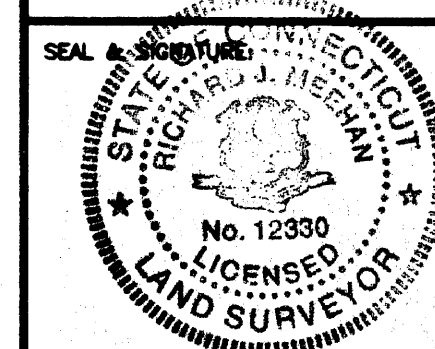
THENCE: N 02°-19'-25" W ALONG LAND NOW OR FORMERLY OF THE STATE OF CONNECTICUT, A DISTANCE OF 13.48' TO A POINT;

THENCE: S 76°-57'-31" E ALONG OTHER LAND OF THE GRANTOR, A DISTANCE OF 284.71' TO A POINT ON THE WESTERLY LINE OF SAID FLOWER STREET;

THENCE: S 01°-20'-25" E ALONG THE WESTERLY LINE OF SAID FLOWER STREET A DISTANCE OF 13.42' TO THE POINT OR PLACE OF BEGINNING.

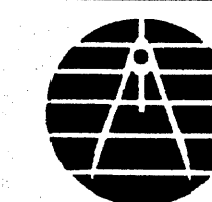
0' 20' 40' 60'
SCALE: 1"=20'

REVISION	DATE



NOTE:

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Meehan & Goodin

Engineers - Surveyors, P.C.
387 North Main Street, Manchester, CT 06040
(860) 643-2520 FAX (860) 649-8806

PLAN SHOWING EASEMENT TO BE CONVEYED TO

CAPITOL AVE. TARRAGON, LLC

BY THE
GREATER HARTFORD FLOOD COMMISSION

CAPITOL AVENUE & FLOWER STREET

HARTFORD, CONN.

EASEMENT PLAN

SCALE: 1" = 20'	DESIGN: VSR	PROJECT: 05-071	ACAD: 05071A.DWG
DATE: MARCH 3, 2006	DRAFT: FS	T:\SC13\WORK\05-07	SHEET NO. 1 OF 1

#2820

