



ZONING DATA		
(AS TO PARCEL 8-10)		
ZONE: I-2	REQUIRED	PROMISED
LOT AREA	15,000 SF	60,281.0 SQ. FT.
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%	30.5%

ZONING DATA

(AS TO PARCEL NORTH ARMORY)

ZONE: 1-2	REQUIRED	PROVIDED
LOT AREA	15,000 SF	49,806.8 SQ. FT.
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%	27.5%

ZONING DATA		
(AS TO PARCEL C)		
ZONE: 1-2	REQUIRED	PROVIDED
LOT AREA	15,000 SF	95,628.6 SQ. FT.
MIN. FRONTAGE	100 FT	539.27 FT
MIN. FRONT YARD	NONE REQ'D	
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	95,368.9 SQ. FT.
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%

GENERAL NOTES:

1. ALL MONUMENTATION DEPICTED HEREON WAS FOUND IN THE FIELD UNLESS OTHERWISE NOTED.
2. BASIS OF BEARINGS: NAD 1927 BASED ON PUBLISHED VALUES FOR MDC CONTROL POINTS 77236, 77237 AND 77238.
3. 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:

4. PLAN PREPARED FOR COLTSVILLE HERITAGE PARK, INC. 36 HUSHOPE AVENUE, 151 HUSHOPE AVENUE, 17 VAN DYKE AVENUE, 1-3 VREDEDALE AVE. HARTFORD, CONN. PROPERTY/BOUNDARY SCALE 1" = 40', DATE NOV. 1982
5. PLAN PREPARED FOR 3/22/1999 SHEET 1 OF 1 BY MEEHAN & GOODIN ENGINEERS - SURVEYORS, P.C.
6. PROPERTY OF COLT'S MANUFACTURING CO. VAN DYKE AVENUE, HARTFORD, CT. BY PERRY F. CLOSE SCALE 1" = 40', DATE NOV. 1955
7. PROPERTY OF MARK A. BOGART ET AL., TRUSTEE HUSHOPE AVENUE, VAN DYKE AVENUE, SEQUASSETT ST. AND VAN BLOCK AVE. HARTFORD, CONNECTICUT, CLOSE, JENSEN & MILLER SCALE 1" = 40', REV. JULY. 1978
8. PROPERTY OF WATER & WAY PROPERTIES HUSHOPE AVENUE, VAN DYKE AVENUE, SEQUASSETT ST. AND VAN BLOCK AVE. HARTFORD, CONNECTICUT, CLOSE, JENSEN & MILLER SCALE 1" = 40', DATE 9-11-80
9. CITY OF HARTFORD MAP SHOWING LAND ACQUIRED FROM MARK A. BOGART ET AL'S, TRUSTEES BY THE STATE OF CONNECTICUT HARTFORD SPRINGFIELD EXPRESSWAY DUTCH POINT INTERCHANGE JUNE 1960
10. CITY OF HARTFORD MAP SHOWING LAND ACQUIRED FROM THE EDWARD BALF CO., TRUSTEES BY THE STATE OF CONNECTICUT HARTFORD SPRINGFIELD EXPRESSWAY DUTCH POINT INTERCHANGE JUNE 1960 REV.9/30/60 AND 1-3-61
11. PLOT PLAN FOR METRO BULLETIN VAN DYKE AVENUE HARTFORD, CONNECTICUT SCALE 1" = 30' MARCH 31, 1992 FLYNN LAND SURVEYING ASSOCIATES
12. SKETCH OF HELICO FACILITIES ON THE PROPERTY OF MARK A. BOGART ET AL, TRUSTEES, COLT INDUSTRIES, PARK HARTFORD, CONNECTICUT THE HARTFORD ELECTRIC LIGHT COMPANY, DATE SCALE 1" = 50' FEB. 1, 1967 NO. D-021723
13. PLAN PREPARED FOR THE EDWARD BALF COMPANY HARTFORD, CONN. AUGUST 1978 WILLIAM R. PALMBERG

SURVEYOR'S DECLARATION:

HERESY CERTIFY TO CT GATEWAY LLC, COLT GATEWAY/SOUTH AMERICA, LLC, COLT GATEWAY/EAST AMERICA, LLC, GO OPERATING COMPANY, LLC, NTCO/CHEVRON NEW MARKETS FUND, LLC/ CHEVRON TCI, INC., SOVEREIGN BANK, FIRST AMERICAN TITLE INSURANCE COMPANY, BANC OF AMERICA, BOKF, BOKF BROKER, FRANKLIN TRUST THAT THIS SURVEY WAS ACTUALLY MADE UPON THE GROUND ON JANUARY AND FEBRUARY 2005, AND ON MARCH 2005, AND MARCH AND APRIL OF 2005, AND THAT AS OF THE DATE HEREOF (c) THIS SURVEY WAS MADE ON THE GROUNDS OF THE SURVEYED PROPERTY AND WAS PREPARED IN ACCORDANCE WITH, AND IN COMPLIANCE WITH, THE STANDARDS AND SHOWS THE LOCATION OF THE BOUNDARY 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 COMMISSION OF LAND SURVEYING IN 1996, AND 26, C.G.S. 26-26 (b) AND (c) AND UNLESS OTHERWISE SHOWN AND NOTED, THE TITLE LINES AND LINES ARE THE ACTUAL POSSESSION ARE THE SAME; (d) ALL BUILDING AND VISIBLE IMPROVEMENTS ARE LOCATED AS SHOWN AND NOTED, ENTIRELY WITHIN THE PROPERTY LINES, AND DO NOT ENCROACH OVER OR INTO THE ADJACENT PROPERTY LINES, AND DO NOT ENCROACH OVER OR INTO THE ADJACENT OR UPON STREET, TITLE BUILDING LINES AND LINES; (e) THERE ARE NO EASEMENTS APPURTENANT TO THE PROPERTY; (f) THERE ARE NO UTILITY OR OTHER EASEMENTS OR RIGHTS AFFECTING THIS PROPERTY OTHER THAN THOSE SHOWN HEREON; (g) THERE ARE NO EASEMENTS APPURTENANT TO THE SAME BY BUILDING OR VISIBLE IMPROVEMENTS ERECTED ON ADJACENT LANDS; (h) THE BUILDINGS AND VISIBLE IMPROVEMENTS ON THIS PROPERTY DO NOT VIOLATE ANY BUILDING OR ZONING REGULATION, RELATING TO THE LOCATION AND EXTENT THEREOF.

RICHARD MEEHAN, 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 SIGNERS 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 0005B, DATED DECEMBER 4, 1986:

THIS MAP IS SUBSTANTIALLY CORRECT TO THE DEGREE STATED HEREON:

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

REVISION	DATE



NOTE:
THIS DRAWING IS AN INSTRUMENT OF SERVICE OF AND REMAINS THE PROPERTY OF MEEHAN & GOODIN. IT IS TO BE USED ONLY FOR THIS SPECIFIC PROJECT AND SHALL NOT BE LOANED, COPIED, MODIFIED OR REPRODUCED WITHOUT THE WRITTEN CONSENT OF MEEHAN & GOODIN. ANY UNAUTHORIZED MODIFICATIONS WILL INVALUATE ALL SIGNATURES, CERTIFICATIONS AND DECLARATIONS CONTAINED HEREON.

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

PLAN PREPARED FOR
COLT GATEWAY LLC

25 VAN DYKE AVE, (F/K/A/17 VAN DYKE AVE) HARTFORD, CONN.

RESUBDIVISION PLAN

SCALE: 1" = 40'	DESIGN: VSR	PROJECT: 02-276	ACAD: NEWSUD.DWG
DATE: JULY 24, 2006	DRAFT: FS	T\SC13\WORK\2002	SHEET NO. 1 OF 1

