

SEE NOTES

GENERAL NOTES

THIS PLAN WAS PREPARED FROM LIMITED RESEARCH, DEEDS, MAPS, FIELD INVESTIGATION AND OTHER SOURCES AND IT IS IN THE OPINION OF THE LAND SURVEYOR, A PROPERTY SURVEY BASED ON A DEPENDENT RESURVEY AND IS SUBJECT TO SUCH FACTS THAT MAY BE DISCLOSED WITH THE PERFORMANCE OF AN INDEPENDENT RESURVEY.

METES AND BOUNDS AS DEPICTED HEREON WERE TAKEN FROM THE FOLLOWING MAPS ENTITLED "SURVEY MAP, PROPERTY OF THOMAS K. STANISH, 10 COLUMBUS BOULEVARD, HARTFORD, CT. BY ROOP TECHESLOFF, L.S., SCALE 1"=20', DATE: 6-13-83, REV. 9-26-83 11-1-83, 2-10-84, 2-14-84."

*PROPERTY MAP, HARTFORD SQUARE NORTH ASSOCIATES LIMITED PARTNERSHIP, COLUMBUS BOULEVARD, CHARTER CHASE AVE., TAYLOR & SHELTON STREETS, HARTFORD, CT, DATE: 2/84, SCALE: 1"=20', SHEET 1 OF 1, MESSIER & ASSOCIATES, ROBERT R. MESSIER, L.S., REV. 1, 8/86, REV. 2, 12/86, REV. 3, 10/87, REV. 4, 12/87.

"AS-BUILT PLAN, PREPARED FOR HARTFORD SQUARE NORTH LIMITED PARTNERSHIP,
10 COLUMBUS BOULEVARD, HARTFORD, CONNECTICUT, DATE: 5/30, SCALE:
1"=40', SHEET 1 OF 1 SHEETS, MESSIER & ASSOCIATES, INC., SURVEYORS-
ENGINEERS, MANCHESTER, CT, ROBERT R. MESSIER, L.S., REV. 1, 4/24/92".

"PROPERTY MAP HARTFORD SQUARE NORTH ASSOCIATES LIMITED PARTNERSHIP,
COLUMBIUS BOULEVARD, CHARTER OAK AVENUE, TAYLOR & SHELTON STREETS,
HARTFORD CONNECTICUT, DATE: 2/84, SCALE: 1"=20'; REVISED 12/86,
ROBERT R. MESSIER, L.S. SURVEYOR."

REFERENCE IS ALSO MADE TO MAPS ENTITLED "THE CONNECTICUT LIGHT AND POWER COMPANY, FACILITIES ON THE PROPERTY OF THOMAS K. STANISH, 10 COLUMBUS BOULEVARD, HARTFORD, CONNECTICUT, SCALE 1"=20'; DATE 4/13/84, MAP NO. E-C-10517-1300."

"PROPERTY OF THOMAS A. SIENKOWSKI, CHARTER OAK AVE., TATLON STREET,
SHELDON STREET & COLUMBUS BLVD., HARTFORD, CONNECTICUT, HALLISEY & HERBERT,
CIVIL ENGINEERS & LAND SURVEYORS, 2317 SILAS DEANE HIGHWAY, ROCKY HILL,
CONNECTICUT."

CONNECTICUT, SCALE 1"=1-1/2", JOB No. 3078, DATE: NOV. 1983, GLOSE JENSEN & MILLER, WETHERSFIELD, CONNECTICUT.

BEARINGS AS DEPICTED HEREON ARE BASED ON THE ABOVE REFERENCED MAPS FOR HARTFORD SQUARE NORTH.

PROPERTY IS SUBJECT TO COVENANTS AND CONDITIONS AS OF RECORD MAY APPEAR.
PROPERTY IS SUBJECT TO A CONNECTICUT LIGHT & POWER CO. EASEMENT FOR
ELECTRICAL DISTRIBUTION AS STATED IN VOLUME 2171 AT PAGE 8, MAY 24,
1984 AND RECORDED IN THE HARTFORD LAND RECORDS. (PLOTTED)

PROPERTY IS ALSO SUBJECT TO A CABLE TELEVISION EASEMENT AND MAINTENANCE AGREEMENT BY AND BETWEEN UNITED ARTISTS CABLE OF CONNECTICUT AND HARTFORD SQUARE NORTH ASSOCIATES LIMITED PARTNERSHIP DATED JUNE 11, 1990 AND RECORDED ON JULY 19, 1991 IN VOLUME 3179 AT PAGE 7 OF THE HARTFORD LAND RECORDS.

THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD 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 COMPREHEND 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
LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE
SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES.

COVENANTS AND CONDITIONS SET FORTH IN THE REDEVELOPMENT PLAN FOR SHELTON-CHARTER OAK PROJECT SECTION 'A' COMM. R-77 RECORDED IN VOLUME 1200 AT PAGE 192 OF THE HARTFORD LAND RECORDS. SEE ALSO REDEVELOPMENT PLAN FOR SHELTON-CHARTER OAK PROJECT RECORDED IN VOLUME 1238 AT PAGE 549 OF THE

SAND LAND RECORDS; AMENDED BY AMENDED REDEVELOPMENT PLAN FOR SHELDON-
CHARTER OAK PROJECT SECTION A, CONN. R-77 DATED JULY 30, 1989 RECORDED ON
OCTOBER 19, 1970 IN VOLUME 1257 AT PAGE 652; FURTHER AMENDED BY AMENDED
REDEVELOPMENT PLAN FOR THE SHELDON-CHARTER OAK PROJECT, SECTION A,
CONN. R-77 DATED AUGUST 20, 1971 RECORDED ON JANUARY 27, 1972 IN VOLUME
1283 AT PAGE 70 OF THE SAND LAND RECORDS.

COVENANTS CONTAINED IN TWO QUIT CLAIM DEEDS FROM THE CITY OF HARTFORD
THOMAS K. STANDISH DATED DECEMBER 22, 1981 AND RECORDED ON DECEMBER 23,
1981 IN VOLUME 1931 AT PAGE 184 OF THE HARTFORD LAND RECORDS, AND DATED
MAY 31, 1983 AND RECORDED IN VOLUME 2066 AT PAGE 186 OF THE SAID LAND

RECORDS. SEE ALSO CERTIFICATE OF COMPLETION OF CONSTRUCTION OF IMPROVEMENTS BY THE HARTFORD REDEVELOPMENT AGENCY DATED MAY 3, 1994 AND RECORDED ON JUNE 1, 1994 IN VOLUME 3483 AT PAGE 242 OF THE SAID LAND RECORDS.

THE DECLARANT RESERVES THE DEVELOPMENT RIGHT TO SUBDIVIDE THE UNITS

IN ACCORDANCE WITH SECTIONS 47-824, 47-225 AND 47-228 OF THE CONNECTICUT STATE STATUTES, AND ARTICLE VIII OF THE DECLARATION.

THE DECLARANT RESERVES THE DEVELOPMENT RIGHTS TO CREATE UNITS, COMMON ELEMENTS AND LIMITED COMMON ELEMENTS AS SUCH RIGHTS ARE DESCRIBED IN

THE VERTICAL HEIGHT OF THE UNITS IS TO BE DEPICTED ON THE GENERAL UNIT FLOOR PLAN (EXHIBIT A-4) BY OTHERS.

(EXCEPTION) BY THE CITY OF HARTFORD ZONING BOARD OF APPEALS RECORDED ON MARCH 15, 1994 IN VOLUME 3459 AT PAGE 176 OF THE HARTFORD LAND RECORDS.

STATEMENT OF ENCROACHMENTS

- ① A PORTION OF THE BRICK COLUMN FOR THE STEPS EXTEND OVER THE STREET LINE BY 0.264 FEET ON THE NORTH SIDE AND 0.504 FEET ON THE SOUTH SIDE OF THE ENTRANCE STEPS.
- ② A PORTION OF THE CONCRETE WALK EXTENDS OVER THE STREET LINE BY 0.34 FEET.
- ③ A PORTION OF THE CONCRETE WALK ON THE RADIIUS PORTION ENCRACHES OVER THE STREET LINE BY 0.54 FEET.
- ④ A PORTION OF THE BITUMINOUS CONCRETE PAVEMENT FOR THE PARKING FACILITY ON THE ADJACENT PROPERTY ENCRACHES AS SHOWN.
- ⑤ A PORTION OF THE UNDERGROUND PARKING GARAGE CONCRETE WALL EXTENDS OVER THE 20 FOOT BUILDING LINE FOR COLUMBUS BOULEVARD AND VARIES TO APPROXIMATELY 6 FEET AT THE END POINT OF THE WALL. THE ACTUAL LOCATION OF THE UNDERGROUND PARKING GARAGE WALL IS APPROXIMATE ONLY AND IS BASED ON LIMITED FIELD INVESTIGATION AND THE ORIGINAL DESIGN FOR THE STRUCTURE. THEREFORE, THE END POINT TO THE STREET LINES AND PROPERTY LINES ARE APPROXIMATE, ONLY.

"I HEREBY CERTIFY* THAT AS OF FEB. 27, 1987 WITH RESPECT TO THE EXISTING IMPROVEMENTS, THIS SURVEY AND PLAN WAS PREPARED IN ACCORDANCE WITH THE STANDARDS OF A CLASS A-2 SURVEY AS STATED HEREON, AND THAT, UNLESS OTHERWISE SHOWN, TITLE LINES AND LINES OF ACTUAL POSSESSION ARE THE SAME, BUILDINGS ARE LOCATED AS SHOWN AND DO NOT ENCRUMBER OVER OR UPON STREET, TITLE OR BUILDING LINES AS NOTED AND THERE ARE NO EASEMENTS OR ENCROACHMENTS AND NO OTHER INTERESTS SHOWN OR DEPICTED THEREIN. NONE OF THE SAME SAME OTHER THAN THOSE SHOWN AND DEPICTED THEREIN; AND THAT THIS SURVEY CONTAINS ALL THE INFORMATION REQUIRED OF A SURVEY UNDER SECTION 47-228 OF THE COMMON INTEREST OWNERSHIP ACT."

Robert J. [Signature]
SURVEYOR

"CERTAIN IMPROVEMENTS WHICH MAY BE BUILT BY DECLARANT AS A PART OF ITS SPECIAL DECLARANT RIGHTS, IN ADDITION TO BUILDINGS AND IMPROVEMENTS SHOWN, MAY INCLUDE ROAD AND PARKING AREA PAVEMENT AND CURBING, STREET LIGHTING, RETAINING WALLS, DRAINAGE SYSTEMS, GRADING, LANDSCAPING, FENCES, FENCES, FENCES, FENCES, FENCES, FENCES, PIPES, DUCTS, CABLES, UTILITY WAYS, INFRASTRUCTURE AND ACCESSORY OR RELATED STRUCTURES AND FIXTURES AND IMPROVEMENTS WHICH ARE REQUIRED TO BE BUILT BY DECLARANT TO COMPLY WITH THE ORDINANCES WHICH 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 THE DIMENSIONS OF THE BUILDINGS AND THE MINIMUM OF THE DECLARATION FOR LIMITATIONS AND RESERVATIONS OF THESE RIGHTS."

*THE WORD "CERTIFY" IS UNDERSTOOD TO BE AN EXPRESSION OF PROFESSIONAL OPINION BY THE LAND SURVEYOR WHICH IS BASED ON HIS/HER BEST KNOWLEDGE, INFORMATION AND BELIEF, AS SUCH IT CONSTRUES NEITHER A GUARANTEE NOR A WARRANTY.

GRAPHIC SCALE

(FEET)

ZONE: B-4
 TOTAL AREA = 3.451± Ac.
 150,328± S.F.

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SURVEYORS - ENGINEERS

THESE DRAWINGS ARE THE PROPERTY OF THE ENGINEER/
SURVEYOR AND HAVE BEEN PREPARED SPECIFICALLY FOR
THE OWNER FOR THIS PROJECT AT THIS SITE, AND ARE
NOT TO BE USED FOR ANY OTHER PURPOSE, LOCATION,
OR OWNER WITHOUT WRITTEN CONSENT OF THE ENGINEER/
SURVEYOR.

NO DECLARATION IS EXPRESSED OR IMPLIED UNLESS THIS
DRAWING BEARS THE ENDOSSSED SEAL OF THE LAND SURVEYOR
AND/OR PROFESSIONAL ENGINEER WHOSE SIGNATURE
APPEARS HEREON.

MESSIER & ASSOCIATES, Inc.
SURVEYORS - ENGINEERS
288 MAIN STREET
MANCHESTER, CT. (860) 646-6013
PUTNAM, CT. (860) 928-1171

PLANNING - SURVEY - DESIGN - CONSTRUCTION

BOUNDARY SURVEY

PREPARED FOR:
HARTFORD SQUARE NORTH
A COMMERCIAL CONDOMINIUM
SCHEDULE A-3
10 COLUMBUS BOULEVARD
HARTFORD, CONNECTICUT

DATE : 02/97
SCALE : 1"=40 FT.
DESIGN : DAS
DRAWN : DAS
CHECK : ARM
SHEET 1 OF 1

PROJECT No. 97-015
PLAN No. 97-00B001

HARTFORD LAND RECORDS

RECEIVED FOR RECORDING:

TOWN CLERK	DATE	TIME	MAP No.
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TO THE BEST OF MY KNOWLEDGE AND BELIEF THIS MAP IS SUBSTANTIALLY CORRECT AS NOTED HEREON AND THIS SURVEY AND MAP HAS BEEN PREPARED IN ACCORDANCE WITH SECTIONS 20-3006-1 THRU 20-3008-20 OF THE REGULATIONS OF CONNECTICUT STATE AGENCIES "MINIMUM STANDARDS FOR SURVEYS AND MAPS IN THE STATE OF CONNECTICUT" AS ENFORCED BY THE CONNECTICUT ASSOCIATION OF LAND SURVEYORS, INC. IT IS A BOUNDARY SURVEY BASED ON A DEPENDENT SURVEY CONFORMING TO HORIZONTAL ACCURACY CLASS A-2 SURVEY. (SEE NOTES HEREON)

02/97 12056
DATE LICENSE NUMBER

LEGEND

- | | | | |
|-----|----------------------|-----|--------------------|
| ● | EXISTING IRON PIN | —○— | GUARDRAIL |
| ■ | EXISTING MONUMENT | □ | MONUMENT TO BE SET |
| ▢ | EXISTING CATCH BASIN | ✕ | ANGLE POINT |
| ☀ | LIGHT POLE | ⊗ | WATER GATE |
| ← | FENCE | ⊘ | POWER POLE |
| —G— | GAS MAIN | —W— | WATER MAIN |
- — — SPECIAL DEVELOPMENT RIGHTS RESERVED

SPECIAL DEVELOPMENT RIGHTS RESERVED

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D. M. Casey
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TOWN & CITY CLERK
HARTFORD
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