

MAP REFERENCE:
 1) MAP ENTITLED 'SURVEY MAP PREPARED FOR TTAG REALTY CORP. IN THE NORTH MEADOWS PROJECT DISPOSITION MAP TRACT C-2-1' IN HARTFORD, CONNECTICUT SCALE 1"=20' OCT. 5, 1983 FRANCIS T. DUNOFRIO L.S.
 2) MAP ENTITLED 'TOPOGRAPHY SURVEY MAP TRACT C-2-2' IN HARTFORD, CONNECTICUT DATE 3-2-88 SCALE 1"=40' ROLF W. HEDGECOCK L.S.
 3) MAP ENTITLED 'NORTH MEADOWS PROJECT PLAN SHOWING TRACT C-1 IN HARTFORD, CONN. SCALE 1"=100' 3-23-88 ROLF W. HEDGECOCK L.S. 10-10-94 FRANCIS DUNOFRIO L.S.
 4) MAP ENTITLED 'CITY OF HARTFORD, CONNECTICUT DEPARTMENT OF PUBLIC WORKS BUREAU OF ENGINEERING SERVICES PLAN OF JO. EASEMENT IN FAVOR OF M.D.C. OVER LAND OF THE CITY OF HARTFORD SCALE 1"=40' 2-20-86 OSWALD T. HUNT
 5) MAP ENTITLED 'PLAN OF PROPERTY TO BE CONVEYED TO BARONET COFFEY, INC. BY THE CITY OF HARTFORD NEW ROAD, HARTFORD, CONNECTICUT SCALE 1"=40' DATE 6-14-96 OSWALD T. HUNT
 6) MAP ENTITLED 'MAP SHOWING PROPERTY OF THE PENN. CENTRAL COMPANY TO BE CONVEYED TO THE CITY OF HARTFORD, CONNECTICUT DEPT. OF PUBLIC WORKS DATE DECEMBER 1977 REVISED JANUARY, 1979, MICHAEL SCENTY, SURVEYOR
 7) MAP ENTITLED 'PROPOSED CITY OF HARTFORD, CONNECTICUT FOR THE PERFORMING ARTS NORTH MEADOWS HARTFORD, CONNECTICUT SCALE 1"=80' DATED MAY 5, 1994 CLAYE JENSEN & MILLER P.C. REV. THRU 10-20-94 SHEET 1 OF 1

PARCEL C-3a(4)

BEGINNING AT A POINT AT THE SOUTHWEST CORNER OF NEW ROAD AND THE SOUTHEAST CORNER OF PROPERTY HEREIN DESCRIBED

THENCE S78°03'44"W A DISTANCE OF 286.33 FEET TO A POINT
 THENCE N16°56'56"E A DISTANCE OF 321.6 FEET TO A POINT
 THENCE S24°37'31"E A DISTANCE OF 258.50 FEET TO A POINT
 THENCE N15°54'49"E A DISTANCE OF 419.61 FEET TO A POINT
 THENCE S89°27'20"E A DISTANCE OF 216.70 FEET TO THE POINT AND PLACE OF BEGINNING

SAID PARCEL CONTAINS 140,330.44 Square Feet or 3.22 Acres

PARCEL C-3a(1)

BEGINNING AT A POINT AT THE POINT OF CURVE OF NEW ROAD CUL-DE-SAC AND THE SOUTHEAST CORNER OF PROPERTY HEREIN DESCRIBED

THENCE N16°56'56"E A DISTANCE OF 559.31 FEET TO A POINT
 THENCE ON A CURVE TO THE LEFT WHOSE DELTA IS 00°23'49" RADIUS IS 1006.95' AND LENGTH IS 6.97 FEET TO A POINT
 THENCE S11°16'28"E A DISTANCE OF 27.33 FEET TO A POINT
 THENCE S89°50'38"E A DISTANCE OF 430.39 FEET TO A POINT
 THENCE S20°33'22"W A DISTANCE OF 512.83 FEET TO A POINT
 THENCE N71°00'34"W A DISTANCE OF 266.60 FEET TO A POINT
 THENCE ON A CURVE TO THE RIGHT WHOSE DELTA IS 67°58'32" RADIUS IS 18.00' AND LENGTH IS 21.36 FEET TO A POINT
 THENCE ON A CURVE TO THE LEFT WHOSE DELTA IS 146°48'57" RADIUS IS 62.00' AND LENGTH IS 158.88 FEET TO A POINT
 THENCE N71°00'34"W A DISTANCE OF 2.56 FEET TO THE POINT AND PLACE OF BEGINNING

SAID PARCEL CONTAINS 217,032.93 Square Feet or 4.98 Acres

TOTAL OF PARCEL C-3a(4) & PARCEL C-3a(1)

BEGINNING AT A POINT AT THE SOUTHWEST CORNER OF NEW ROAD AND THE SOUTHEAST CORNER OF PROPERTY HEREIN DESCRIBED

THENCE S78°03'44"W A DISTANCE OF 286.33 FEET TO A POINT
 THENCE N16°56'56"E A DISTANCE OF 321.6 FEET TO A POINT
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 THENCE ON A CURVE TO THE LEFT WHOSE DELTA IS 146°48'57" RADIUS IS 62.00' AND LENGTH IS 158.88 FEET TO A POINT
 THENCE N71°00'34"W A DISTANCE OF 2.56 FEET TO THE POINT AND PLACE OF BEGINNING

SAID PARCEL CONTAINS 357,363.37 Square Feet or 8.20 Acres

CERTIFICATION:

- 1) THIS MAP AND SURVEY WERE PREPARED IN ACCORDANCE WITH THE RECOMMENDED STANDARDS FOR SURVEYS AND MAPS IN THE STATE OF CONNECTICUT, EFFECTIVE SEPTEMBER 20, 1996, PREPARED AND ADOPTED BY THE CONNECTICUT ASSOCIATION OF LAND SURVEYORS, INC. PURSUANT TO AND AS SET FORTH THESE STANDARDS. THE TYPE OF SURVEY PERFORMED AND THE MAPPED FEATURES DEPICTED HEREON ARE IN ACCORDANCE WITH THE REQUIREMENTS OF A LIMITED PROPERTY RESURVEY.
- 2) THIS MAP AND SURVEY WERE PREPARED FOR O & G INDUSTRIES, INC. DEVELOPMENT COMMISSION TO BE USED IN MATTERS THAT RELATE TO A LIMITED PROPERTY RESURVEY. USE OF THIS MAP FOR OTHER PURPOSES OR BY OTHER PARTIES IS NOT AUTHORIZED OR VALID.
- 3) THIS MAP AND SURVEY WERE BASED ON C.G.S. DATUM
- 4) PROPERTY IS NOT LOCATED IN A FEDERAL FLOOD ZONE

TO THE BEST OF MY KNOWLEDGE AND BELIEF THIS MAP IS SUBSTANTIALLY CORRECT AS NOTED HEREON

PETER D. FLYNN CT.L.L.S. #8792 DATE
 NOT VALID UNLESS ORIGINAL SIGNATURE, LIVE STAMP, & RAISED SEAL ARE AFFIXED

FLYNN LAND SURVEYING ASSOCIATES
 374 WILSON CROSS HIGHWAY 828-7986
 BERLIN, CONNECTICUT 06037

N/F CONNECTICUT SOUTHERN RAILROAD, INC.

N/F CONNECTICUT SOUTHERN RAILROAD, INC.

HERRISON PARK MUTUEL, INCORPORATED

PARCEL C-3a(4)
 AREA =
 140,330.44 SF
 3.22 AC

PARCEL C-3a(1)
 AREA =
 217,032.93 SF
 4.98 AC

POINT OF BEGINNING
 for PARCEL C-3a(4)

POSSIBLE M.D.C. EASEMENT (EXISTING STORM SEWER PIPE)

NEW ROAD

MORTGAGE SURVEY FOR
 O & G INDUSTRIES, INC.
 FOR PARCELS KNOWN AS
 C-3a(1) & C-3a(4) NEW ROAD
 HARTFORD, CONNECTICUT
 SCALE 1"=40' JUNE 20, 2001

GRAPHIC SCALE

