

METES AND BOUNDS

BEGINNING AT A POINT IN THE EASTERLY LINE OF NOW OR FORMERLY NATIONAL RAILROAD PASSENGER CORPORATION, SAID POINT BEING THE NORTHWESTERLY CORNER OF LAND NOW OR FORMERLY CITY OF HARTFORD AND THE SOUTHWESTERLY CORNER OF LAND HEREIN DESCRIBE.
 THENCE RUNNING NORTH 26°-51'-09" EAST A DISTANCE OF 329.91 FEET TO A POINT;
 THENCE CONTINUING NORTH 26°-51'-09" EAST A DISTANCE OF 869.86 FEET TO A POINT;
 THE LAST TWO COURSES BEING ALONG LAND OF SAID NOW OR FORMERLY NATIONAL RAILROAD PASSENGER CORPORATION;
 THENCE TURNING AND RUNNING NORTH 77°-31'-33" EAST ALONG LAND OF NOW OR FORMERLY TWENTY FIVE MEADOW REALTY, LLC AND LAND OF NOW OR FORMERLY STATE OF CONNECTICUT PARTLY BY EACH IN ALL A DISTANCE OF 531.95 FEET TO A POINT MARKED BY AN IRON PIN WITH BRASS CAP;
 THENCE TURNING AND RUNNING SOUTH 27°-09'-33" WEST A DISTANCE OF 223.30 FEET TO A POINT;
 THENCE TURNING AND RUNNING SOUTH 62°-32'-57" EAST A DISTANCE OF 232.80 FEET TO A POINT;
 THENCE RUNNING SOUTH 63°-45'-57" EAST A DISTANCE OF 483.40 FEET TO A POINT;
 THENCE RUNNING SOUTH 78°-56'-26" EAST A DISTANCE OF 469.72 FEET TO A IRON PIN SET AT SURVEY TIE LINE;
 THENCE CONTINUING SOUTH 78°-56'-27" EAST A DISTANCE OF 60 FEET MORE OR LESS TO THE WESTERN EDGE OF THE CONNECTICUT RIVER;
 THE LAST FIVE COURSES BEING ALONG LAND OF SAID NOW OR FORMERLY STATE OF CONNECTICUT;
 THENCE TURNING AND RUNNING IN A SOUTHERLY DIRECTION ALONG SAID WESTERLY EDGE OF CONNECTICUT RIVER A DISTANCE OF 1,600 FEET MORE OR LESS TO LAND OF NOW OR FORMERLY CITY OF HARTFORD;
 THENCE TURNING AND RUNNING NORTH 62°-53'-59" WEST A DISTANCE OF 239 FEET MORE OR LESS TO IRON PIN SET AT SURVEY TIE LINE;
 THENCE CONTINUING NORTH 62°-53'-59" WEST A DISTANCE OF 1987.78 FEET TO POINT AND PLACE OF BEGINNING;
 THE LAST TWO COURSES BEING ALONG LAND OF SAID NOW OR FORMERLY CITY OF HARTFORD.
 SAID PARCEL CONTAINS 2,556,776± SQUARE FEET OF 58.7± ACRES.

NOTES

- 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 OCTOBER, 28, 2018. THIS IS A PROPERTY SURVEY BASED ON A RESURVEY 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.
- THIS SURVEY IS NOT VALID WITHOUT A LIVE SIGNATURE AND EMBOSSED SEAL.
- POSSIBLE BENEFIT OF AN AGREEMENT BY THE HARTFORD & NEW HAVEN RAILROAD COMPANY TO MAKE AND MAINTAIN A CROSSING AS SET FORTH IN VOLUME 37, PAGE 67 DATED MAY 20, 1844 AND RECORDED IN WINDSOR LAND RECORDS
- BEARINGS ARE BASED ON GPS OBSERVATIONS BY CLOSE, JENSEN & MILLER, PC. HORIZONTAL DATUM IS NAD 1983
- TOGETHER WITH THE RIGHT TO USE A RIGHT-OF-WAY, APPARENTLY THE EXTENSION OF MEADOW ROAD, AS RESERVED IN WARRANTY DEED FROM ANDERS CHRISTENSEN TO NILES CHRISTENSEN, DATED JANUARY 9, 1909 AND RECORDED IN VOLUME 66 AT PAGE 537 OF WINDSOR LAND RECORDS
- THE LAND SURVEYED, SHOWN AND DESCRIBED HEREON ARE THE SAME LANDS AS DESCRIBED IN THE TITLE COMMITMENTS PROVIDED BY FIRST AMERICAN TITLE INSURANCE COMPANY NO. HART2418559, DATED MARCH 25, 2019



VICINITY MAP N.T.S

MAP REFERENCE

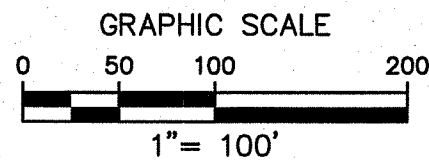
- PROPERTY OF CHRISTENSEN & RAND, BETWEEN RAILROAD AND CONNECTICUT RIVER, WINDSOR AND HARTFORD, CONNECTICUT, PREPARED BY W.F. ALFORD CIVIL ENGINEER, SCALE 1"=100 FEET, NOVEMBER 1967
- THE NEW YORK, NEW HAVEN AND HARTFORD RAILROAD CO. REAL ESTATE & RIGHT OF WAY DEPARTMENT, LAND IN HARTFORD CONNECTICUT TO BE ACQUIRED OF ANDERS CHRISTENSEN, PREPARED BY R.H. RICH ENGINEER OF SURVEYS, SCALE 1"=100' NOVEMBER 1925
- PARCEL D, DANIEL CHRISTENSEN, KENNETH CHRISTENSEN, ESTHER JEPSEN AND ROBERT CHRISTENSEN, EAST OF RAILROAD, HARTFORD, CONNECTICUT AND WINDSOR, CONNECTICUT, PREPARED BY W.M. ALFORD, CIVIL ENGINEER, SCALE 1"=100' JUNE 1968, REVISED APRIL 15, 1969
- WINDSOR TRUNK SEWER-WINDSOR AND HARTFORD, WINDSOR INTERCEPTOR SEWER, MAP 16-24, THE METROPOLITAN DISTRICT BUREAU OF PUBLIC WORKS, SERIAL NUMBER 11718 DECEMBER 1956, SCALE 1"=40'
- PROPERTY OF/OR TO BE CONVEYED TO ALAN J. ABRAHAMSON, LOCATED EAST OF THE RAIL ROAD AT THE EASTERLY ENDS OF MEADOW ROAD AND WILSON AVENUE, WINDSOR, CONNECTICUT, SCALE 1"=40', AUGUST 12, 1983, PREPARED BY REESE ROBERTS, LS
- RIGHT OF WAY SURVEY, TOWN OF WINDSOR, MAP SHOWING LAND ACQUIRED FROM JOHN RUSSO, TRUSTEE BY STATE OF CONNECTICUT DEPARTMENT OF TRANSPORTATION, NEW HAVEN-HARTFORD-SPRINGFIELD RAIL CORRIDOR, SCALE 1"=20, FEBRUARY 2015, SHEET 1 OF 2, PROJECT NUMBER 170-3155

UTILITY DISCLAIMER

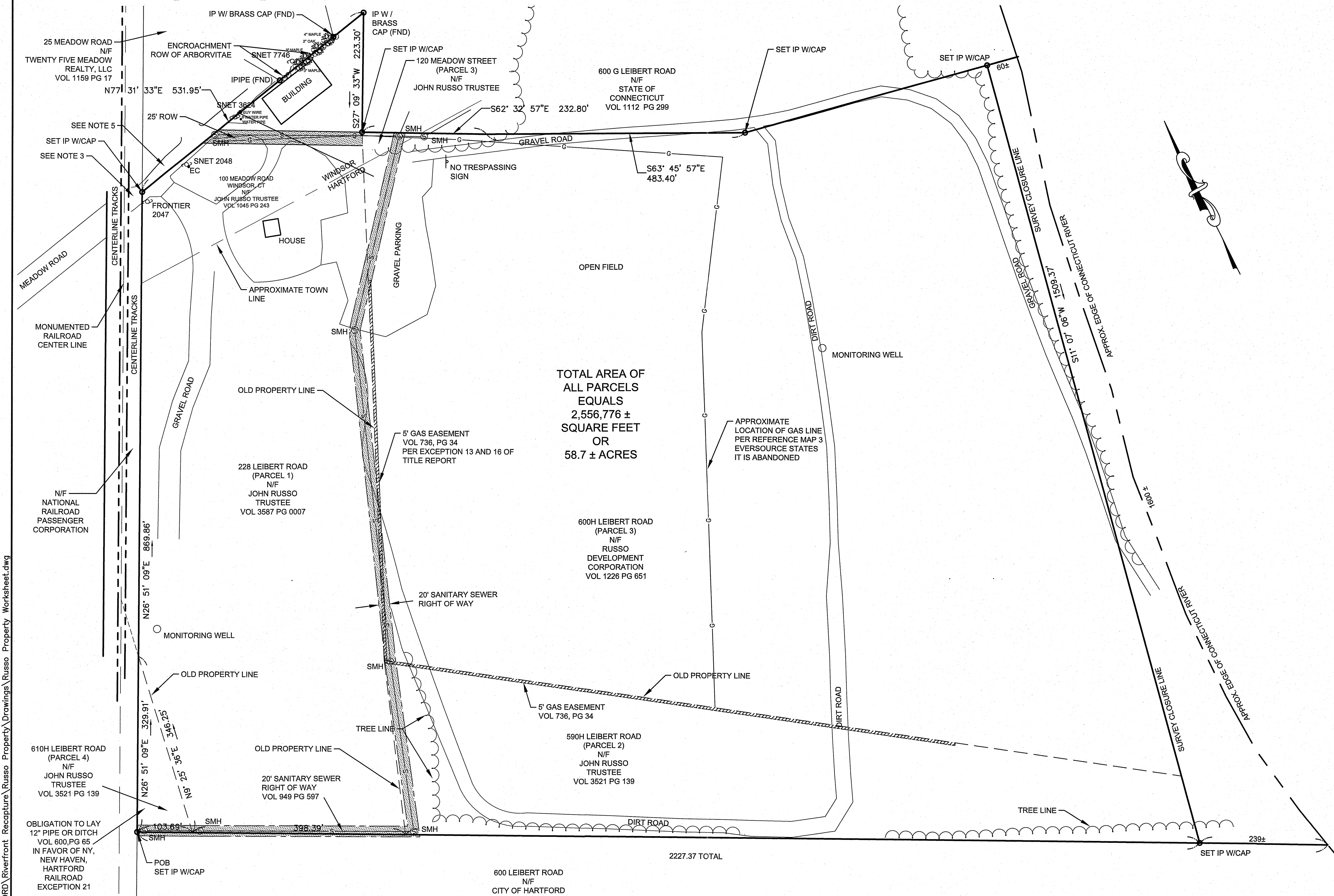
THE LOCATION OF THE UNDERGROUND UTILITIES SHOWN ON THIS PLAN HAVE BEEN OBTAINED FROM THE BEST AVAILABLE SOURCES. THE ACTUAL LOCATION OF THESE UTILITIES SHOULD BE VERIFIED IN THE FIELD BY THE CONTRACTOR. THERE MAY BE OTHER UTILITIES NOT SHOWN ON THESE PLANS. ANY DAMAGE MADE TO EXISTING UTILITIES BY THE CONTRACTOR SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR.

LEGEND

- MONITORING WELL
- GUY WIRE
- UTILITY POLE
- LIGHT POLE
- LIGHT BOLLARD
- SPRINKLER VALVE
- WATER GATE
- HYDRANT
- WATER MANHOLE
- GAS GATE
- HANDHOLE
- ELECTRIC OUTLET/ CHARGING STATION
- ELECTRIC MANHOLE
- YARD DRAIN
- CATCH BASIN
- DRAINAGE MANHOLE
- SEWER MANHOLE
- TELEPHONE MANHOLE
- ELECTRICAL CONDUIT
- SIGN
- GATE
- OVERHEAD WIRES
- ELECTRIC LINE
- GAS LINE
- TELEPHONE LINE
- STORM PIPE
- COMBINED SEWER PIPE
- SANITARY SEWER PIPE
- WATER LINE
- FIRE SERVICE
- CHAIN LINK FENCE
- IRON FENCE



TOTAL AREA OF ALL PARCELS EQUALS 2,556,776 ± SQUARE FEET OR 58.7 ± ACRES



TO MY KNOWLEDGE AND BELIEF THIS MAP IS SUBSTANTIALLY CORRECT AS NOTED HEREON.
 BY *Paul W. Humphreys*
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Revisions

Horizontal Datum	NAD 83
Vertical Datum	
Compiled By	
P.C. Check By	
Designed By	
Drawn By	
Checked By	<i>Paul W. Humphreys</i>
Scale	1"= 100'
Date	09/27/19
Project No.	39505
File No.	
DWG Name	RUSSO PROPERTY WORKSHEET.DWG

PROPERTY SURVEY
LAND TO BE ACQUIRED BY
RIVERFRONT RECAPTURE, INC
RUSSO LOWER FARM
 228.590H, 600H, 610 LIEBERT ROAD
 HARTFORD, CONNECTICUT
 100 MEADOW ROAD, WINDSOR, CONNECTICUT

Sheet **1** Of **1**

The location of the underground utilities shown on this plan have been obtained from the best available sources. The actual location of these utilities should be verified in the field by the contractor. There may be other utilities not shown on these plans. Any damage made to existing utilities by the contractor shall be the sole responsibility of the contractor.

