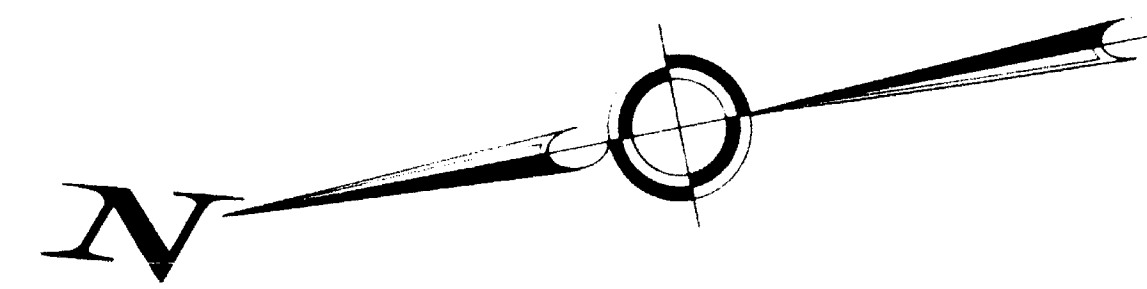


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TOWN & CITY CLERK
HARTFORD
PAGE



STATE STREET

GROVE STREET

AMERICAN ROW

PROSPECT STREET

AREA=61,777 SQ. FT.
=1.418 AC.

EXISTING BUILDING
56

- NOTES:
- 1) BEARINGS REFER TO THE MERIDIAN AS ESTABLISHED BY THE MAP REFERENCED IN NOTE 2B.
 - 2) REFERENCE IS MADE TO THE FOLLOWING MAPS.
 - A. "PROPERTY OF THE HARTFORD STEAM BOILER INSPECTION AND INSURANCE COMPANY, HARTFORD, CONN." BY JOHN T. HENDERSON, SCALE 1"=16', DATED FEBRUARY 1956, REVISED JAN. 25, 1961.
 - B. "PROPERTY TO BE CONVEYED TO PHOENIX MUTUAL LIFE INSURANCE CO., HARTFORD, CONN.", BY F. PERRY CLOSE & ASSOCIATES, SCALE 1"=40', DATED MARCH 1961, REVISED APRIL 1961.
 - C. "DISPOSITION MAP, EXTENSION OF FRONT - MARKET AREA, ICR-2" BY CITY OF HARTFORD, DEPT. OF ENGINEERING, SCALE 1"=40', DATED MARCH 1961.
 - 3) THE PROPERTY IS ZONED B-1. THE SETBACKS ARE GENERALLY, FRONT, 4 FEET ON GROVE STREET AND 3 FEET ON PROSPECT STREET WITH NO SETBACKS ON AMERICAN ROW. SIDE, 0 OR 20 FEET, REAR 0 OR 20 FEET.
 - 4) A 1/4" BRASS STRIP SET IN THE CONCRETE WALK MARKS THE APPROXIMATE STREET LINE ALONG THE PARCEL AND THE APPROXIMATE PROPERTY LINE ALONG A PORTION OF THE EASTERLY SIDE.
 - 5) A PORTION OF THE PROPERTY SHOWN THUS IS SUBJECT TO A COVENANT AND AGREEMENT NOW OR FORMERLY IN FAVOR OF THE CITY OF HARTFORD AS DESCRIBED IN VOLUME 1061 PAGE 441 OF THE HARTFORD LAND RECORDS.

I HEREBY CERTIFY TO THE HARTFORD STEAM BOILER INSPECTION AND INSURANCE COMPANY, THE TRAVELERS INSURANCE COMPANY AND LAWYERS TITLE INSURANCE CORPORATION THAT THIS TITLE SURVEY WAS ACTUALLY MADE UPON THE GROUND ON APRIL 9, 1982 AND THAT IT AND THE BOUNDS AND MEASUREMENTS SHOWN HEREON ARE PREPARED IN ACCORDANCE WITH THE STANDARDS OF A CLASS A-2 SURVEY AS DEFINED IN THE CODE OF PRACTICE FOR STANDARDS OF ACCURACY OF SURVEYS AND MAP ADOPTED DECEMBER 10, 1975 AS AMENDED BY THE CONNECTICUT ASSOCIATION OF LAND SURVEYORS, INC., AND THAT UNLESS OTHERWISE DEPICTED OR NOTED HEREON, DEED LINES AND LINES OF POSSESSION ARE THE SAME. BUILDINGS ARE LOCATED AND DO NOT ENCRDACH OVER STREET, DEED OR BUILDING LINES. THERE ARE NO VIOLATIONS OF ZONING REGULATIONS WITH REFERENCE TO THE LOCATION OF SAID BUILDINGS, AND THAT THERE ARE NO EASEMENTS, ENCRDACHMENTS OR USES AFFECTING THIS PROPERTY APPARENT FROM A CAREFUL PHYSICAL INSPECTION ON JUNE 15, 1982 OF THE SAME OTHER THAN THOSE DEPICTED OR NOTED HEREON.

JOHN D. CONKLIN

L.S. No. 8508



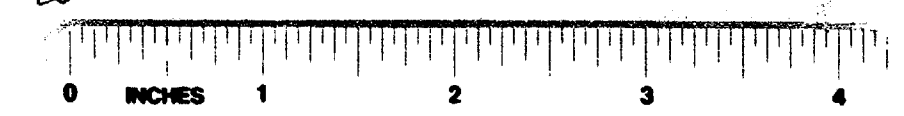
BOUNDARY SURVEY
#56 PROSPECT STREET
HARTFORD, CONNECTICUT
PREPARED FOR:
THE TRAVELERS INSURANCE COMPANY

The portions of State St., American Row, Prospect St. and Grove St. shown on this plan are established public streets of the City of Hartford.

5/9/83
Date

Surveyor
City Engineer

cahn inc WALLINGFORD, CONNECTICUT SCALE 1"=20' DATE JUNE, 1982 C.I. NO 3804PXX REF SEARCH #1225 C.B. 981-17		SURVEYING & MAPPING	
DRAWN BY FMC	OFFICE 16W	COMPUTED 16W	MAP CHECK FMC
NO. DATE		REVISION DESCRIPTION	



1283