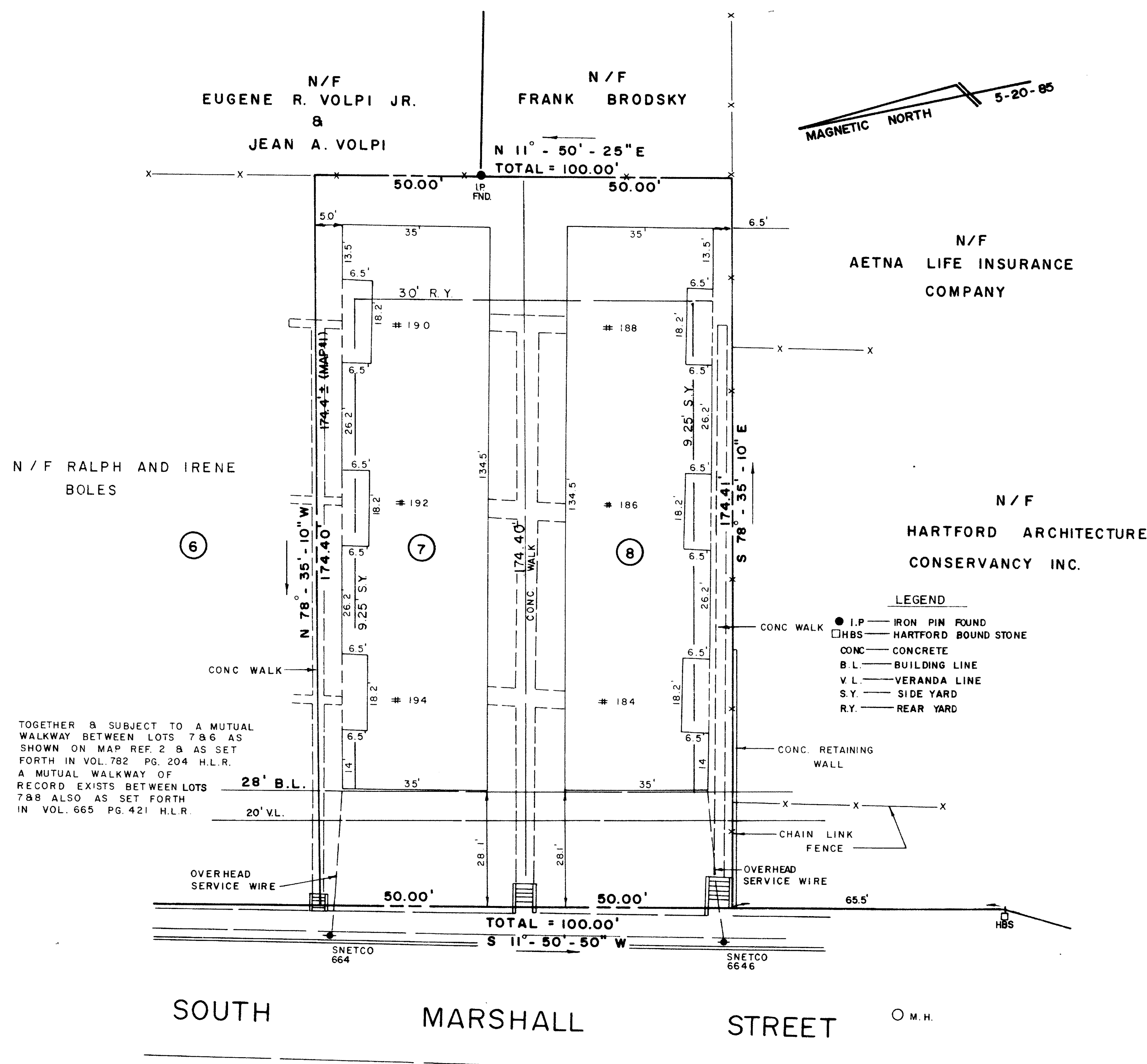


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HARTFORD
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TOGETHER & SUBJECT TO A MUTUAL WALKWAY BETWEEN LOTS 7 & 8 AS SHOWN ON MAP REF. 2 & AS SET FORTH IN VOL. 782 PG. 204 H.L.R. A MUTUAL WALKWAY OF RECORD EXISTS BETWEEN LOTS 7 & 8 ALSO AS SET FORTH IN VOL. 665 PG. 421 H.L.R.

- LEGEND
- I.P. IRON PIN FOUND
 - H.B.S. HARTFORD BOUND STONE
 - CONC. CONCRETE
 - B.L. BUILDING LINE
 - V.L. VERANDA LINE
 - S.Y. SIDE YARD
 - R.Y. REAR YARD

SIDE YARD AND REAR YARD BUILDING ARE NONCONFORMING TO PRESENT ZONING REGULATIONS.

CURRENT DEED REFERENCE: VOL. 1765 PG. 309

ZONING: HARTFORD ZONING ORDINANCE DISTRICT MAP EFFECTIVE FEBRUARY 26, 1968 WITH REVISIONS TO MARCH, 1981

MAP REFERENCE NO. 1: LOTS 7 AND 8 ON A MAP ENTITLED "MAP OF PROPERTY OWNED BY MYERS AND GROSS, SOUTH MARSHALL STREET EXTENSION, HARTFORD, CONN., SCALE 1" = 20' SEPT. 1925, EDGAR T. DUNCAN, ENGINEER"

MAP REFERENCE NO. 2: "MAP SHOWING LOCATION OF WALK BETWEEN 190- AND 198-202 SOUTH MARSHALL STREET, HARTFORD, CONNECTICUT, SCALE 1" = 10', 1945 PREPARED BY E. PERRY CLOSE, CIVIL ENGINEER"

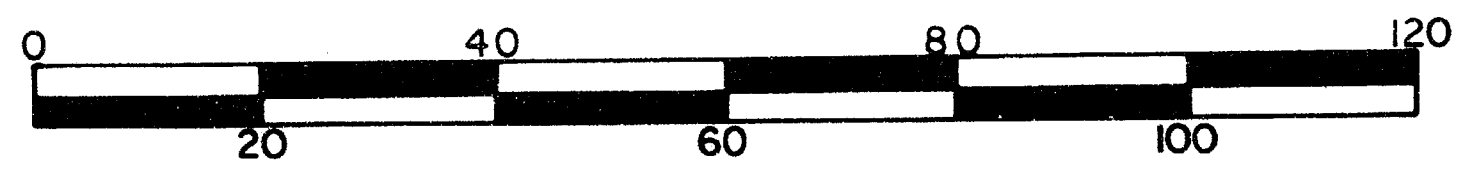
MAP REFERENCE NO. 3: "CITY OF HARTFORD, ENGINEERING DEPARTMENT STREET MAP #326 SCALE 1" = 50'"

TOTAL AREA = 17,459.90 SQ. FT. = 0.4004 AC.

THE UNDERSIGNED HEREBY CERTIFIES THAT THE PREMISES SHOWN ON THE PLOT PLAN ARE NOT LOCATED WITHIN A FLOOD HAZARD AREA AS SHOWN ON DEVELOPMENT HUD FEDERAL INSURANCE ADMINISTRATION MAP COMM. NO. 095080 PANEL NO. 6005A

HEREBY CERTIFY TO THOMAS P. BATTAGLER, LUCILLE M. BATTAGLER, CHICAGO TITLE INSURANCE COMPANY, MECHANICS SAVINGS BANK, HARTFORD APARTMENT IMPROVEMENT PROGRAM, INC., AND CITY OF HARTFORD THAT AS OF THE DATE HERE OF (A) THIS MAP AND THE BOUNDS AND MEASUREMENTS SHOWN HEREON WERE PREPARED IN ACCORDANCE WITH AND ARE CORRECT WITHIN THE STANDARDS OF A CLASS A-2 SURVEY AS DEFINED IN THE CODE OF PRACTICE FOR STANDARDS OF ACCURACY FOR SURVEYS AND MAPS, ADOPTED DECEMBER 10, 1975 AS AMENDED BY THE CONNECTICUT ASSOCIATION OF LAND SURVEYORS, INC.; (B) THE TITLE LINES AND LINES OF ACTUAL POSSESSION ARE THE SAME; (C) ALL BUILDINGS AND IMPROVEMENTS ARE LOCATED AS SHOWN, ARE ERECTED ENTIRELY WITHIN THE PROPERTY LINES, AND DO NOT ENROACH OVER OR UPON STREET, TITLE OR BUILDING LINES OR ANY RIGHT OF WAY OR EASEMENT OR APPURTENANT TO THE PROPERTY; (D) THERE ARE NO OTHER EASEMENTS OR RIGHTS OF WAY AFFECTING THIS PROPERTY OTHER THAN THOSE SHOWN HEREON; (E) THERE ARE NO ENCROACHMENTS OR PROJECTIONS ON OR OVER THE PROPERTY OR ON RIGHTS OF WAY OR EASEMENTS APPURTENANT TO THE SAME BY BUILDINGS OR IMPROVEMENTS ERECTED ON ADJACENT LOTS; AND (F) THE BUILDINGS AND IMPROVEMENTS ON THIS PROPERTY DO NOT VIOLATE ANY BUILDING OR ZONING REGULATION, RELATING TO LOCATION AND/OR EXTENT THEREOF.

Richard M. Meehan
RICHARD MEEHAN L.L.C. 12330



SOUTH MARSHALL STREET

The portion of South Marshall St. shown on this plan is an established public street of the City of Hartford.
6/24/85 Date
City Engineer

	MEEHAN ASSOCIATES Consulting Engineers—Surveyors, P.C. 387 North Main Street • Manchester, CT 06040			
	PLAN PREPARED FOR THOMAS P. BATTAGLER & LUCILLE M. BATTAGLER NO. 184 - 194 SOUTH MARSHALL ST. HARTFORD, CT.			
REVISIONS		BOUNDARY SURVEY		
DATE	APPROVED	SCALE 1" = 20'	DRN. R.E.D.	
		FILE NO.	SHEET NO.	
		DATE 5 - 23 - 85	TRD. D.C.K. 85625 1 OF 1	

