

ALL UNDERGROUND UTILITIES SHOWN HEREON ARE PLOTTED FROM VARIOUS RECORDS AND ARE NOT TO BE RELIED UPON FOR EXACT LOCATIONS.



I HEREBY CERTIFY TO THE FIRST AMERICAN TITLE INSURANCE COMPANY, THE ADVERT BANK, ITS SUCCESSORS AND ASSIGNS AS THEIR INTEREST MAY APPEAR, AND URBAN VENTURES, THAT THIS SURVEY WAS ACTUALLY MADE ON THE GROUND ON DECEMBER 23, 1985 AND THE BOUNDS AND MEASUREMENTS SHOWN HEREON ARE CORRECT WITHIN THE STANDARDS OF CLASS A-2 SURVEY, AS DEFINED IN THE CODE OF PRACTICE FOR STANDARDS OF ACCURACY OF SURVEYS AND MAPS AS ADOPTED BY THE CONNECTICUT ASSOCIATION OF LAND SURVEYORS, INC. TITLE LINES AND LINES OF ACTUAL POSSESSION ARE THE SAME. THE BUILDINGS ARE LOCATED AS SHOWN AND DO NOT ENCRUMBER OVER OR UPON STREET, TITLE, OR BUILDING LINES. EXISTING BUILDINGS SHOWN HEREON WERE CONSTRUCTED PRIOR TO ADOPTED OR AMENDED ZONING REGULATIONS. BUILDING NO. 1 IS NON-COMFORMING TO THE MINIMUM 38 FOOT SIDE YARD REQUIREMENT. BUILDING NO. 2 IS NON-COMFORMING TO THE MINIMUM 6 FOOT SIDE YARD REQUIREMENT. THE ACCESSORY BUILDING IS NON-COMFORMING TO THE MINIMUM 3 FOOT SIDE AND REAR YARD REQUIREMENTS. THERE ARE NO EASEMENTS OF RECORD. HOWEVER, THERE IS EVIDENCE OF A POLE UTILITY LINE ALONG THE EASTERLY PROPERTY LINE AND ADJACENT BUILDINGS ARE SERVICED FROM THIS UTILITY LINE. ALSO, THERE IS A UTILITY LINE SERVICING AN ADJACENT PROPERTY FROM AN EXISTING POLE LOCATED ON THE SOUTHERLY PROPERTY LINE. THERE IS ALSO AN EXISTING CONDUIT, AS SHOWN HEREON WITH NO EASEMENT OF RECORD. THERE ARE NO ENCROACHMENTS AFFECTING THIS PROPERTY APPARENT FROM A CAREFUL INSPECTION. THE PROPERTY IS NOT SUBJECT TO THE ONE HUNDRED YEAR FLOOD INSURANCE REQUIREMENTS.

*James E. Sheeny*  
JAMES E. SHEENY, L.S. 7034

N/F WARTAN A. MANOUKIAN

N/F EDWIN C. DEGROAT & BONNIE KISSAM

N/F MARY & VINCENT L. DION

N/F MARGARET A. JOHNSON

N/F THOMAS GIULIANO & ALISON MCLEVEDGE

N/F JOSEPH G. LAFFIN

N/F ROBERT SANTANGELO

N/F SEBASTIAN ROMANO

N/F GEORGE H. & CYNTHIA V. SZUKI

TOTAL LAND AREA 31,082.453 Sq. Ft.  
0.713 Ac.  
PARCEL IS LOCATED IN A R-5 ZONE

# SURVEY FOR **URBAN VENTURES**

52-54 & 56-58 TREMONT STREET - HARTFORD, CONNECTICUT  
SCALE: 1" = 10'

DECEMBER 23, 1985

The portion of Tremont St. shown on this plan is an established public street of the City of Hartford.

Date *1/18/86*  
City Engineer

JAMES E. SHEENY, L.S. 7034

1490

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1490

