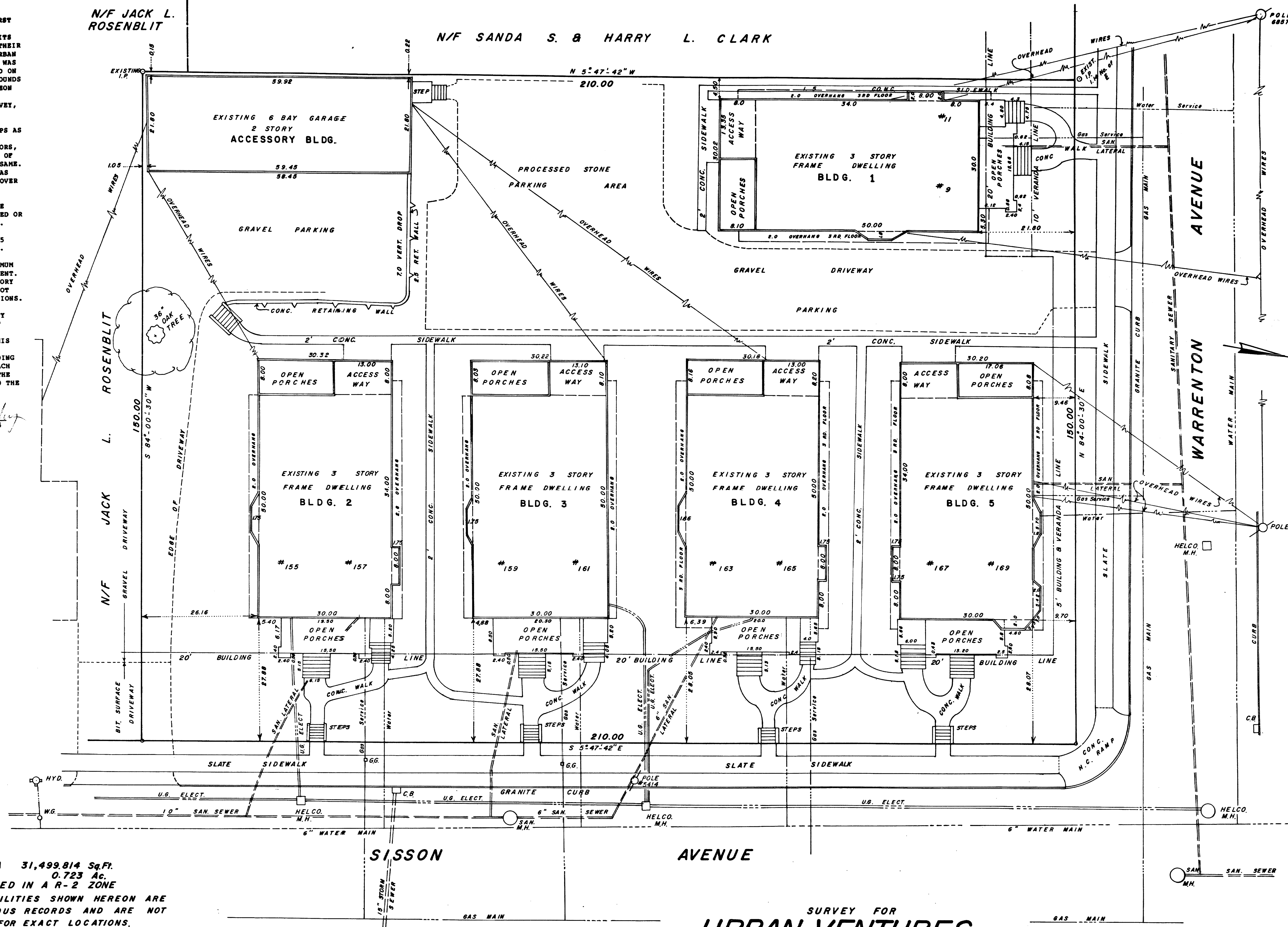


1491

#1491

I HEREBY CERTIFY TO THE FIRST AMERICAN TITLE INSURANCE COMPANY, THE ADVEST 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 ENCR OACH 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-CONFORMING TO THE MINIMUM 5 FOOT SIDE YARD REQUIREMENT. BUILDING NO. 4 & 5 NON-CONFORMING TO THE MINIMUM 36 FOOT REAR YARD REQUIREMENT. BUILDINGS 2 & 3 AND ACCESSORY BUILDING SHOWN HEREON DO NOT VIOLATE ANY ZONING REGULATIONS. THERE ARE NO EASEMENTS OF RECORD. THERE IS A UTILITY LINE SERVICING AN ADJACENT PROPERTY. THERE ARE NO ENCROACHMENTS AFFECTING THIS PROPERTY APPARENT FROM A CAREFUL INSPECTION. BUILDING NO. 1 UTILITY WIRES ENCR OACH UPON ADJACENT PROPERTY. THE PROPERTY IS NOT SUBJECT TO THE ONE HUNDRED YEAR FLOOD INSURANCE REQUIREMENTS.

James E. Shreehy, L.S. 7934



TOTAL LAND AREA 31,499.814 Sq.Ft.
0.723 Ac.
PARCEL IS LOCATED IN A R-2 ZONE
ALL UNDERGROUND UTILITIES SHOWN HEREON ARE
PLOTTED FROM VARIOUS RECORDS AND ARE NOT
TO BE RELIED UPON FOR EXACT LOCATIONS.

The portions of Sisson Ave. and Warrenton Ave. shown
on this plan are established public streets of the City
of Hartford.

Date: 12/23/85 City Engineer

SURVEY FOR
URBAN VENTURES
SISSON and WARRENTON AVENUES - HARTFORD, CT
SCALE: 1" = 10'
DECEMBER 23, 1985

JAMES E. SHREEHY L.S. 7934

#1491