

EAST FILE CORP. IRVINE CA	EPH 34
1551	

1551-1

BEING KNOWN AS THE MAJOR PORTION OF LOT NO. 12 ON A MAP ENTITLED "BUILDING LOTS ON STEDMAN STREET FOR SALE BY W.E.A. BULKELEY AND T. CHAS. TREDEAU HARTFORD CONNECTICUT SEPTEMBER, 1900 SCALE 1" = 40' EDWIN D. GRAVES, ENGINEER LOTS NO. 10 TO 20, LAID AND ADDED MARCH 1901," WHICH MAP IS ON FILE IN THE TOWN CLERK'S OFFICE IN TOWN OF HARTFORD.

EXISTING LOT WAS A LOT OF RECORD AT THE TIME OF ADOPTION AND/OR AMENDMENT OF ZONING REGULATIONS. EXISTING LOT IS LEGALLY NONCONFORMING TO PRESENT MINIMUM LOT WIDTH ZONING REGULATION. PRESENT MINIMUM REQUIREMENT IS 50 FT.

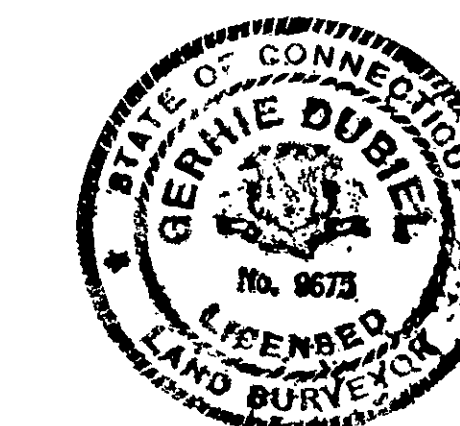
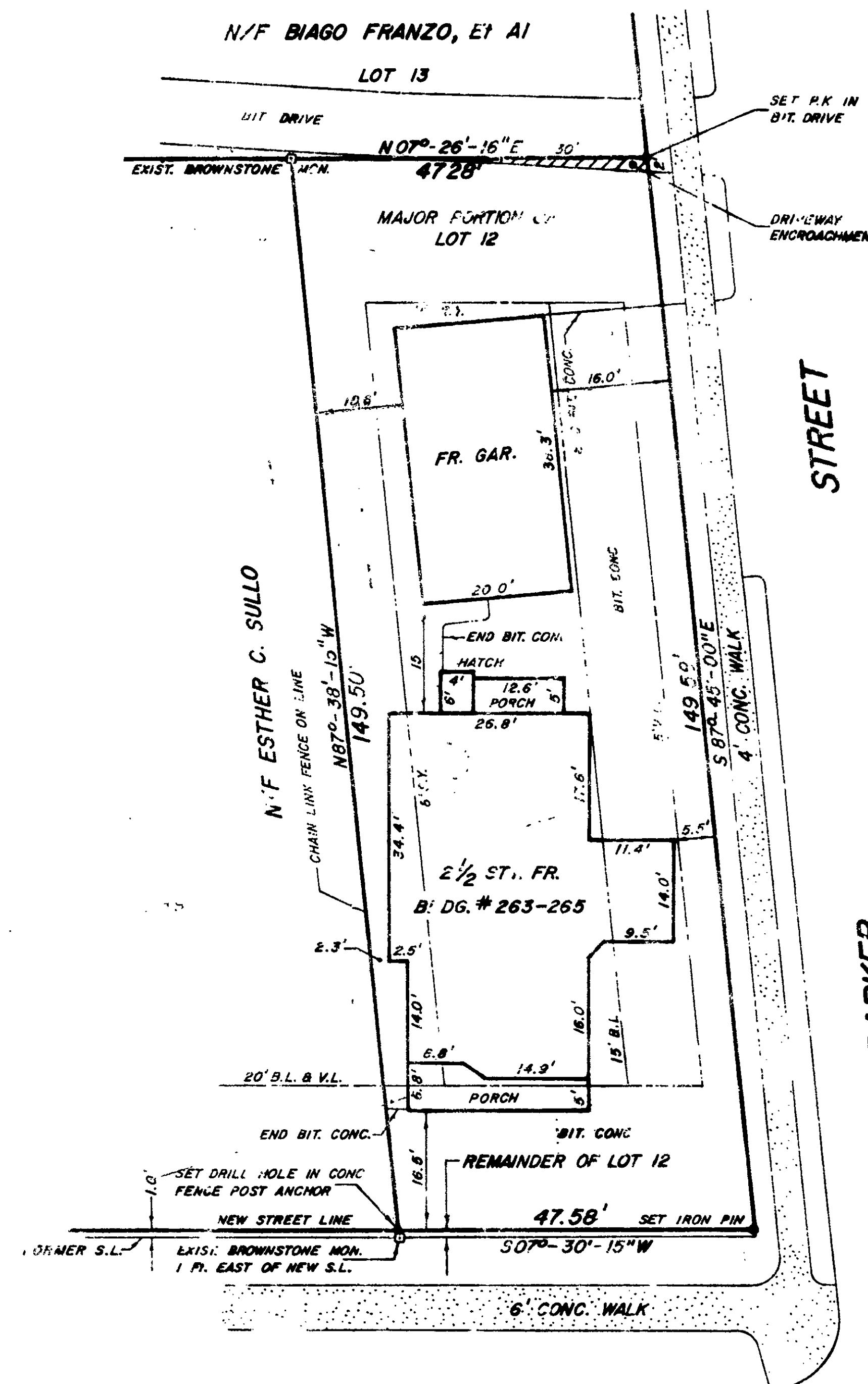
EXISTING BUILDING NO. 263-265 CONSTRUCTED PRIOR TO ADOPTION AND/OR AMENDMENT OF ZONING REGULATIONS. EXISTING BUILDING IS LEGALLY NONCONFORMING TO PRESENT MINIMUM FRONT YARD AND SIDE YARD ZONING REGULATIONS. PRESENT MINIMUM REQUIREMENTS: FRONT YARD (20 FT. FRANKLIN AVE. & 15 FT. BARKER ST.) SIDE YARD 8 FT.

THE UNDERSIGNED HEREBY CERTIFIES THAT THE PREMISES SHOWN ON THE PLOT PLAN ARE NOT LOCATED WITHIN A DESIGNATED SPECIAL FLOOD HAZARD AREA AS SHOWN ON FLOOD INSURANCE RATE MAP COMMUNITY-PANEL NO. 095080 0005A, MAP REVISED: SEPTEMBER 29, 1978.

CERTIFIED TO: SECURITY TRUST AND/OR ITS SUCCESSORS AND ASSIGNS AS THEIR INTERESTS MAY APPEAR. HART TITLE GUARANTY COMPANY; S. ROBERT ITALIA.

I HEREBY CERTIFY THAT THIS SURVEY WAS ACCURATELY MADE UPON THE GROUND ON NOVEMBER 10, 1986 AND THAT IT AND THE BOUNDS AND MEASUREMENTS SHOWN HEREON ARE CORRECT WITHIN THE STANDARDS OF A CLASS A-2 SURVEY AS DEFINED BY THE CONNECTICUT ASSOCIATION OF LAND SURVEYORS, INC., AND THAT UNLESS OTHERWISE SHOWN, TITLE LINES AND LINES OF ACTUAL POSSESSION ARE THE SAME, THE BUILDINGS ARE LOCATED AS SHOWN AND DO NOT ENCRoACH OVER OR UPON STREET, TITLE OR BUILDING LINES, THERE ARE NO VIOLATIONS OF ZONING REGULATIONS, WITH REFERENCE TO THE LOCATION OF SAID BUILDINGS AND THERE ARE NO EASEMENTS OR ENCROACHMENTS AFFECTING THIS PROPERTY APPARENT FROM A CAREFUL INSPECTION OF SAME OTHER THAN THOSE SHOWN OR DEPICTED THEREON.

Gerrie Dubiel
GERRIE DUBIEL
CONN. LICENSED L.S. NO. 9675



LOT AREA = 7,063.8 Sq. Ft.

B-4 ZONING DISTRICT



PLOT PLAN FOR
S. ROBERT ITALIA
263 - 265 FRANKLIN AVENUE
HARTFORD, CONNECTICUT

SCALE: 1" = 20'
DUBIEL ASSOCIATES

NOVEMBER 10, 1986
SURVEY 2418

FRANKLIN AVENUE
The portions of Franklin Ave. and Barker St. shown on this plan are established public streets of the City of Hartford.

Date 11/17/86
City Engineer *Gerrie Dubiel*

