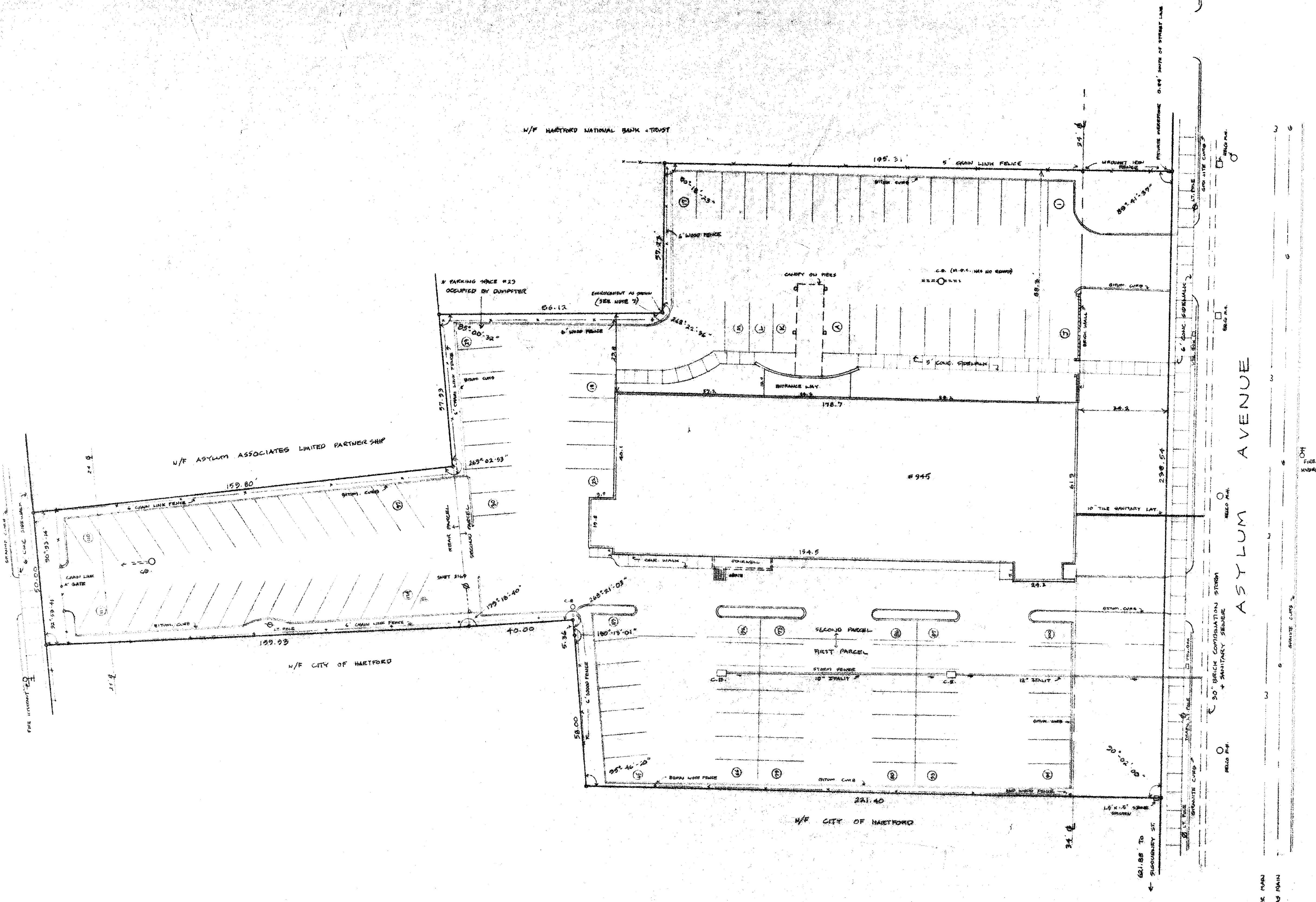


1595

NILES STREET

ASYLUM AVENUE



- NOTES:
1. MAP REF. A. "PROPERTY SURVEYED FOR EDUCATIONAL CORP. (HARTFORD) 17-20" APRIL 4, 1914."
B. "PROPERTY OF JOHN E. HAYES, TRUSTEE 17-20" MARCH 1963."
 2. ZONE RO-1 PER "HARTFORD ZONING ORDINANCE" ADOPTED MAP FEB 26, 1968 REVISED NOV 1978."
SIDE YARD - MINIMUM 1/4 HEIGHT OF ADJACENT WALL
REAR YARD - MINIMUM 20'
 3. AREA 66,420 SQ FT
1.926 ACRES
 4. PARKING TOTAL NUMBER OF DESIGNATED SPACES 113
 5. PARCEL LOCATED IN FLOOD HAZARD ZONE C
PER: FIRM # 075080 0005 A REV SEP 20, 1978
 6. PROPERTY COMPOSED OF THREE PARCELS
FIRST PARCEL (943 ASYLUM AVE)
SEE DEED VOL 320 PG 306
SECOND PARCEL (945-195-751 ASYLUM AVE)
SEE DEED VOL 430 PG 306
REAR PARCEL (FRONTAGE ON NILES STREET)
48-50 NILES STREET
INCLUDED IN DESCRIPTION OF ENTIRE PARCEL
VOL 1766 PG 259
 7. FENCE ENCROACHMENT AS SHOWN.

I STATE ON THE BASIS OF MY KNOWLEDGE, INFORMATION AND BELIEF AS A PROFESSIONAL LAND SURVEYOR TO:

- 1) KINGS HIGHWAY ASSOCIATES
- 2) NEW BRITAIN NATIONAL BANK
- 3) STEWART TITLE GUARANTEE CO.

THAT AS OF THE DATE HEREOF (A) THIS SURVEY WAS MADE ON THE GROUND AT THE SURVEYED PROPERTY AND WAS PREPARED IN ACCORDANCE WITH, AND THE BOUNDS AND MEASUREMENTS SHOWN HEREON 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 UNLESS SHOWN OTHERWISE, AND DO NOT ENCROACH OVER OR UPON STREET, TITLE OR BUILDING LINES OR ANY RIGHT OF WAY OR EASEMENT ON OR APPURTENANT TO THE PROPERTY; (D) THERE ARE NO UTILITY OR OTHER 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 LANDS; (E) NO PORTION OF THE PROPERTY IS LOCATED IN A HUD SPECIAL FLOOD HAZARD ZONE (SEE NOTE # 5); (F) THE BUILDINGS AND IMPROVEMENTS ON THIS PROPERTY DO NOT VIOLATE ANY BUILDING OR ZONING REGULATION, RELATING TO THE LOCATION AND EXTENT THEREOF.

#76

The portions of Niles St and Asylum Ave. shown on this plan are established public streets of the City of Hartford.
Date 8/24/87
City Engineer

SURVEY		PROPERTY OF	
KINGS HIGHWAY ASSOCIATES		945 ASYLUM AVENUE	
HARTFORD, CONN.		DATE 8/23/87	
JOHN LAWRENCE ASSOC. INC.		DRAWN 8/23/87	
Engineers - Surveyors		CHECKED 8/23/87	

1292