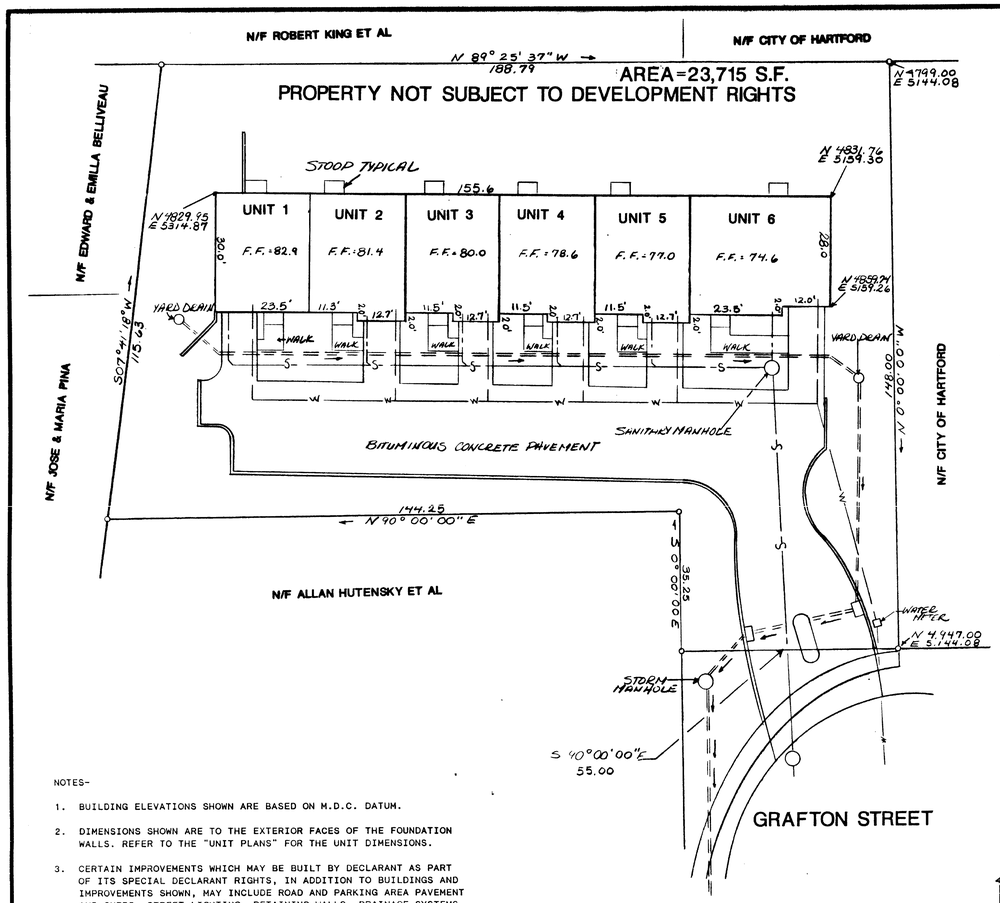
EASI FILE CORP IRVINE CA (PH 3)

1744



I HEREBY CERTIFY THAT THIS SURVEY WAS ACTUALLY MADE UPON THE GROUND ON OCTOBER 21, 1987 AND UPDATED ON MAY 16, 1988 AND THAT IT AND THE BOUNDS AND MEASUREMENTS SHOWN HEREON ARE CORRECT WITHIN THE STANDARDS OF THE A-2 CLASSIFICATION 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, BUILDINGS ARE LOCATED AS SHOWN AND DO NOT ENCROACH OVER OR UPON STREET, TITLE OR BUILDING LINES EXCEPT AS NOTED, AND THERE ARE NO EASEMENTS OR ENCROACHMENTS AFFECTING THIS PROPERTY APPARENT FROM A CAREFUL INSPECTION OF THE SAME OTHER THAN THOSE SHOWN AND DEPICTED HEREON, AND THAT THIS SURVEY CONTAINS ALL THE INFORMATION REQUIRED OF A SURVEY UNDER THE COMMON INTEREST OWNERSHIP ACT AS DESCRIBED IN CHAPTER 828, SECTION 47-228 (a,b,c,e,f,& g).

WILSON M. ALFORD, SR., R.L.S. #2163

NOTE-
THE WORD "CERTIFY" IS UNDERSTOOD TO BE AN EXPRESSION OF PROFESSIONAL OPINION BY THE LAND SURVEYOR WHICH IS BASED ON HIS BEST KNOWLEDGE, INFORMATION AND BELIEF. AS SUCH IT CONSTITUTES NEITHER A GUARANTEE OR WARRANTY.

JUL 1 9 1988
TOWN CLERK
HARTFORD
VOL ____ PAGE ____

NOTES-

1. BUILDING ELEVATIONS SHOWN ARE BASED ON M.D.C. DATUM.

2. DIMENSIONS SHOWN ARE TO THE EXTERIOR FACES OF THE FOUNDATION WALLS. REFER TO THE "UNIT PLANS" FOR THE UNIT DIMENSIONS.

3. CERTAIN IMPROVEMENTS WHICH MAY BE BUILT BY DECLARANT AS PART OF ITS SPECIAL DECLARANT RIGHTS, IN ADDITION TO BUILDINGS AND IMPROVEMENTS SHOWN, MAY INCLUDE ROAD AND PARKING AREA PAVEMENT AND CURBS, STREET LIGHTING, RETAINING WALLS, DRAINAGE SYSTEMS, GRADING, LANDSCAPING, PLANTS, SHRUBS AND TREES, FENCES, GREENHOUSES, SIGNS, PIPES, DUCTS, CABLES, UTILITY WAYS, INFRASTRUCTURE AND ACCESSORY OR RELATED STRUCTURES AND FIXTURES AND IMPROVEMENTS WHICH ARE REQUIRED BY APPROPRIATE GOVERNMENTAL AUTHORITIES, OR UTILITY COMPANIES, OR WHICH WILL ENHANCE THE COMMUNITY IN THE DISCRETION OF THE DECLARANT. THE IMPROVEMENTS NEED NOT BE BUILT IN ANY PARTICULAR ORDER OR AT ANY PARTICULAR LOCATION IN THE PROPERTY AND WILL HAVE DIMENSIONS CONSISTENT WITH THEIR PURPOSES. REFER TO ARTICLE VIII OF THE DECLARATION FOR LIMITATIONS AND RESERVATIONS OF THESE RIGHTS.

4. TOTAL PROPERTY IS NOT SUBJECT TO DEVELOPMENT RIGHTS. IMPROVEMENTS WITHIN THE TOTAL PARCEL MUST BE BUILT AND ARE SUBJECT TO SPECIAL DECLARANT RIGHTS RESERVED IN ARTICLE VIII OF THE DECLARATION.

5. LOCATION AND DIMENSIONS OF EXISTING BUILDING ARE AS SHOWN. LOCATIONS AND DIMENSIONS OF OTHER IMPROVEMENTS ARE AS SHOWN OR TAKEN FROM PLAN ENTITLED-
"PREPARED FOR DUTIL REALTY SITE PLAN SOUTH SIDE GRAFTON STREET HARTFORD, CONNECTICUT DATE: FEB. 10, 1987 AS REVISED 3/17/87 4/24/87 SCALE: 1 IN. = 20 FT. SHEET 1 OF 1", PREPARED BY ALFORD ASSOCIATES, INC., WINDSOR, CONN. The portion of Grafton St. shown on this plan is an established public street of the City of Hartford.

7. TOTAL AREA OF PROPERTY = 23,715 SQ. FT.

7/6/88 Date — City Engineer

Legend –

SANITARY SEWER
SANITARY SEWER MANHOLE
STORM DRAINAGE
YARD DRAIN
CATCH BASIN DRYWELL
WATER SERVICE

THIS AS-BUILT DRAWING HAS BEEN PREPARED BASED, IN PART, ON INFORMATION PROVIDED BY OTHERS RELATING TO THE LOCATION OF UNDERGROUND SERVICES. WE CANNOT VERIFY THE ACCURACY OF THIS INFORMATION AND SHALL NOT BE HELD RESPONSIBLE FOR ANY ERRORS OR OMISSIONS WHICH MAY BE INCORPORATED HEREIN AS A RESULT.

40 30 20 10 0 40 80 120
SCALE IN FEET

EXHIBIT A-3

DATE	REVISION

I HEREBY CERTIFY THAT THIS MAP COMPLIES WITH A-2 CLASSIFICATION AS DEFINED BY CONNECTICUT ASSOCIATION OF LAND SURVEYORS, INC.

Alford ASSOCIATES, INC.
CIVIL ENGINEERS
WINDSOR, CONNECTICUT
WILSON M. ALFORD, SR., P.E. & L.S.
WILSON M. ALFORD, JR., P.E. & L.S.

SCALE: 1 IN. = 20 FT. DATE: MAY 27, 1988

STATE OF CONNECTICUT WILSON M. ALFORD, SR. No. 2163 REGISTERED PROFESSIONAL ENGINEER

STATE OF CONNECTICUT WILSON M. ALFORD, SR. No. 2163 REGISTERED LAND SURVEYOR

GRAFTON STREET CONDOMINIUMS
SITE PLAN
PREPARED FOR
DUTIL REALTY

SOUTH SIDE GRAFTON STREET — HARTFORD, CT

GN CF 1744 FILE DUTIL 83

129068

JOSEPH MERRITT & CO