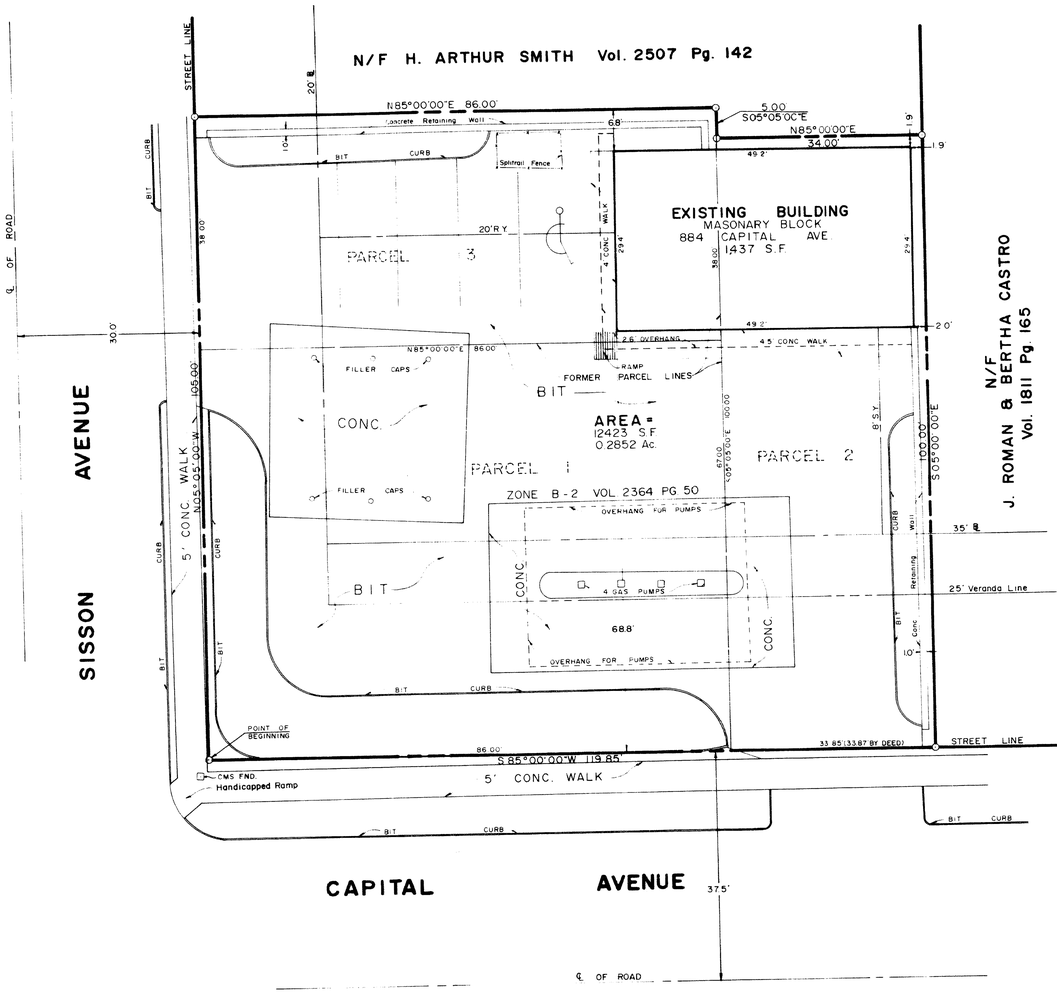

SURVEY CERTIFICATE TO THE CIRCLE K CORPORATION, LAWYER'S TITLE INSURANCE CORPORATION

I HEREBY CERTIFY THAT ON THE 16TH DAY OF AUGUST, 1988:

1) I MADE AN ACCURATE SURVEY OF THE PREMISES LEGALLY DESCRIBED IN METES AND BOUNDS, AS BEGINNING AT A POINT IN THE INTERSECTION OF THE EAST STREET LINE OF SISSON AVENUE AND THE NORTH STREET LINE OF CAPITAL AVENUE; THENCE N 05°-05'-00" W ALONG THE EAST STREET OF SAID SISSON AVENUE, A DISTANCE OF 105.00 FEET TO A POINT; THENCE N 85°-00'-00" E BEING PARALLEL WITH THE NORTH STREET LINE OF SAID CAPITAL AVENUE, A DISTANCE OF 86.00 FEET TO A POINT; THENCE S 05°-05'-00" E BEING PARALLEL WITH THE EAST STREET LINE OF SAID SISSON AVENUE, A DISTANCE OF 5.00 FEET TO A POINT; THENCE N 85°-00'-00" E BEING PARALLEL WITH THE NORTH STREET LINE OF SAID CAPITAL AVENUE, A DISTANCE OF 34.00 FEET TO A POINT, THE LAST THREE COURSES BEING ALONG LAND NOW OR FORMERLY OF H. ARTHUR SMITH; THENCE S 05°-00'-00" E BEING A RIGHT ANGLE TO THE LAST MENTIONED COURSE ALONG LAND NOW OR FORMERLY OF J. ROMAN AND BERTHA CASTRO, A DISTANCE OF 100.00 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY OF SAID CAPITAL AVENUE; THENCE S 85°-00'-00" W ALONG THE NORTH STREET LINE OF SAID CAPITAL AVENUE, A DISTANCE OF 119.85 FEET TO THE POINT OF BEGINNING.

BOUNDED

NORTH BY LAND NOW OR FORMERLY OF H. ARTHUR SMITH
EAST BY LAND NOW OR FORMERLY OF J. ROMAN AND BERTHA CASTRO AND H. ARTHUR SMITH, PARTLY BY EACH
SOUTH BY CAPITAL AVENUE
WEST BY SISSON AVENUE

PARCEL CONTAINS 12,423 SQUARE FEET (0.2852 ACRES) MORE OR LESS;

SITUATED AT CITY OF HARTFORD, COUNTY OF HARTFORD, STATE OF CONNECTICUT, WITH A STREET DESCRIPTION OF 884 CAPITAL AVENUE;

2) I MADE A CAREFUL INSPECTION OF SAID PREMISES AND OF THE BUILDINGS LOCATED THEREON AT THE TIME OF MAKING SUCH SURVEY, AND AGAIN ON N/A 19__, AND AT THE TIME OF SUCH LATTER INSPECTION, I FOUND _____ TO BE IN POSSESSION OF SAID PREMISES AS _____;

3) THIS SURVEY WAS MADE ON THE GROUND AS PER THE FIELD NOTES SHOWN ON THIS SURVEY AND CORRECTLY SHOWS (A) THE BOUNDARIES AND AREAS OF THE SUBJECT PROPERTY AND THE SIZE, LOCATION AND TYPE OF BUILDINGS AND IMPROVEMENTS THEREON, (IF ANY), AND THE DISTANCE THEREFROM TO THE NEAREST FACING EXTERIOR PROPERTY LINES OF THE SUBJECT PROPERTY; (B) THE LOCATION OF ALL RIGHT OF WAY, EASEMENTS AND ANY OTHER MATTERS OF RECORD, (OR OF WHICH I HAVE KNOWLEDGE OR HAVE BEEN ADVISED, WHETHER OR NOT OF RECORD), AFFECTING THE SUBJECT PROPERTY; (C) THE LOCATION OF THE PARKING AREAS ON THE SUBJECT PROPERTY, SHOWING THE NUMBER OF PARKING SPACES PROVIDED THEREBY; (D) ALL ABUTING DEDICATED PUBLIC STREETS PROVIDING ACCESS TO THE SUBJECT PROPERTY, TOGETHER WITH THE WIDTH AND NAME THEREOF; AND (E) ALL OTHER SIGNIFICANT ITEMS ON THE SUBJECT PROJECT;

4) EXCEPT AS SHOWN ON THE SURVEY, THERE ARE (NO) (A) ENCROACHMENTS UPON THE SUBJECT PROPERTY BY IMPROVEMENTS ON ADJACENT PROPERTY; (B) ENCROACHMENTS ON ADJACENT PROPERTY, STREETS OR ALLEYS BY ANY IMPROVEMENTS ON THE SUBJECT PROPERTY; (C) PARTY WALLS; OR (D) CONFLICTS OR PROTRUSIONS;

5) ADEQUATE INGRESS TO AND EGRESS FROM THE SUBJECT PROPERTY IS PROVIDED BY CAPITAL AVENUE AND SISSON AVENUE, THE SAME BEING PAVED, DEDICATED PUBLIC RIGHT(S) OF WAY MAINTAINED BY CITY OF HARTFORD;

6) ALL REQUIRED BUILDING SETBACK LINES ON THE SUBJECT PROPERTY ARE SHOWN HEREON;

7) AND THE SUBJECT PROPERTY IS NOT WITHIN A SPECIAL FLOOD HAZARD AREA AS IDENTIFIED BY THE FEDERAL INSURANCE ADMINISTRATION, DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT; A FLOOD HAZARD AREA BEING IDENTIFIED AS F.I.R.M. PANEL NUMBER 0005B, EFFECTIVE DECEMBER 4, 1986.

BY:

G. Bongiovanni
REGISTERED PUBLIC SURVEYOR

14649
REGISTRATION #

ALAN BONGIOVANNI
PRINTED NAME

75 KITTS LANE
PRINTED ADDRESS

NEWINGTON, CONN. 06111-3935
CITY & STATE

(203) 666-0134
TELEPHONE #

88-183
JOB #

NOTES

1) BUILDING AND VERANDA LINES PER CITY OF HARTFORD DEPT. OF PUBLIC WORKS ENGINEERING-ASSESSOR PROPERTY MAP, OCT. 1, 1984, MAP #320

2) MONUMENTATION USED FOR THE ESTABLISHMENT OF PROPERTY
A) MS FOUND AT SW CORNER OF CAPITAL AVE. & HAZEL ST.
B) MS FOUND AT NE CORNER OF CAPITAL AVE. & SISSION AVE.
C) MS FOUND ON THE NORTH SIDE OF CAPITAL AVE. APPROXIMATELY 124' EAST OF ARBOR ST.
D) STATE BASE LINE DISKS A-2834 & A-2833

3) THIS SIGHT IS REQUIRED TO HAVE 2 PARKING SPACES PER THE B-3 ZONING REGULATIONS & THERE ARE 4 PARKING SPACES PROVIDED. (1 PARKING SPACE FOR EVERY 600 SQUARE FEET OF FLOOR SPACE)

4) TITLE COMMITMENT WAS FURNISHED BY LAWYERS TITLE INSURANCE CORPORATION

MAP REFERENCE

1) CITY OF HARTFORD STREET R.O.W. MAP 320 & 315, SCALE 1"=50'

2) CITY OF HARTFORD DEPT. OF PUBLIC WORKS ENGINEERING-ASSESSOR PROPERTY MAP #320, OCT. 1, 1984, SCALE 1"=50'

3) CONNECTICUT DEPARTMENT OF TRANSPORTATION BUREAU OF HIGHWAYS RIGHT OF WAY MAP, TOWN OF HARTFORD, SISSON AVENUE CONNECTOR, FROM SISSON AVENUE EASTERLY TO CAPITOL AVENUE, SCALE 1"=80', DATE 2-72, NUMBER 64-11, SHEET NO. 1 OF 1

I HEREBY DECLARE THAT THIS MAP IS SUBSTANTIALLY CORRECT. THIS MAP AND SURVEY WERE PREPARED IN ACCORDANCE WITH THE STANDARDS OF A CLASS A-2 SURVEY AS DEFINED IN THE "RECOMMENDED STANDARDS FOR SURVEYS AND MAPS IN THE STATE OF CONNECTICUT" AS PREPARED AND ADOPTED BY THE CONNECTICUT ASSOCIATION OF LAND SURVEYORS, INC., ON SEPTEMBER 13, 1984 AND EFFECTIVE JANUARY 1, 1987.

G. Bongiovanni — 8-19-88 — 14649
SURVEYOR'S SIGNATURE — DATE — LICENSE NUMBER

The portions of Capitol Ave. and Sisson Ave. shown on this plan are established public streets of the City of Hartford.
10/2/1989 — Anthony Salvatore — City Engineer
Date — City Engineer

APPROXIMATE NORTH

0 10 20
graphic scale 1" = 10'

BUSINESS RECORDS CORPORATION

ALAN BONGIOVANNI No. 14649 REGISTERED LAND SURVEYOR

BRC BUSINESS RECORDS CORPORATION
Land Development Consultants
Civil Engineers
Land Surveyors
New London, Connecticut
(203)666-0134

Date 8-19-88 | Scale 1" = 40'
Drawn A S V | Checked A B / J E T
Revision | Date

MAP OF PROPERTY OF
CIRCLE K CORPORATION FROM
CHARTER MARKETING COMPANY
884 CAPITAL AVENUE
HARTFORD, CONN.

ALTA AS BUILT SURVEY
STORE # 3703

Sheet 1 of 1

3703

1780

119

1780

Oct 17 12 27 PM '89

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