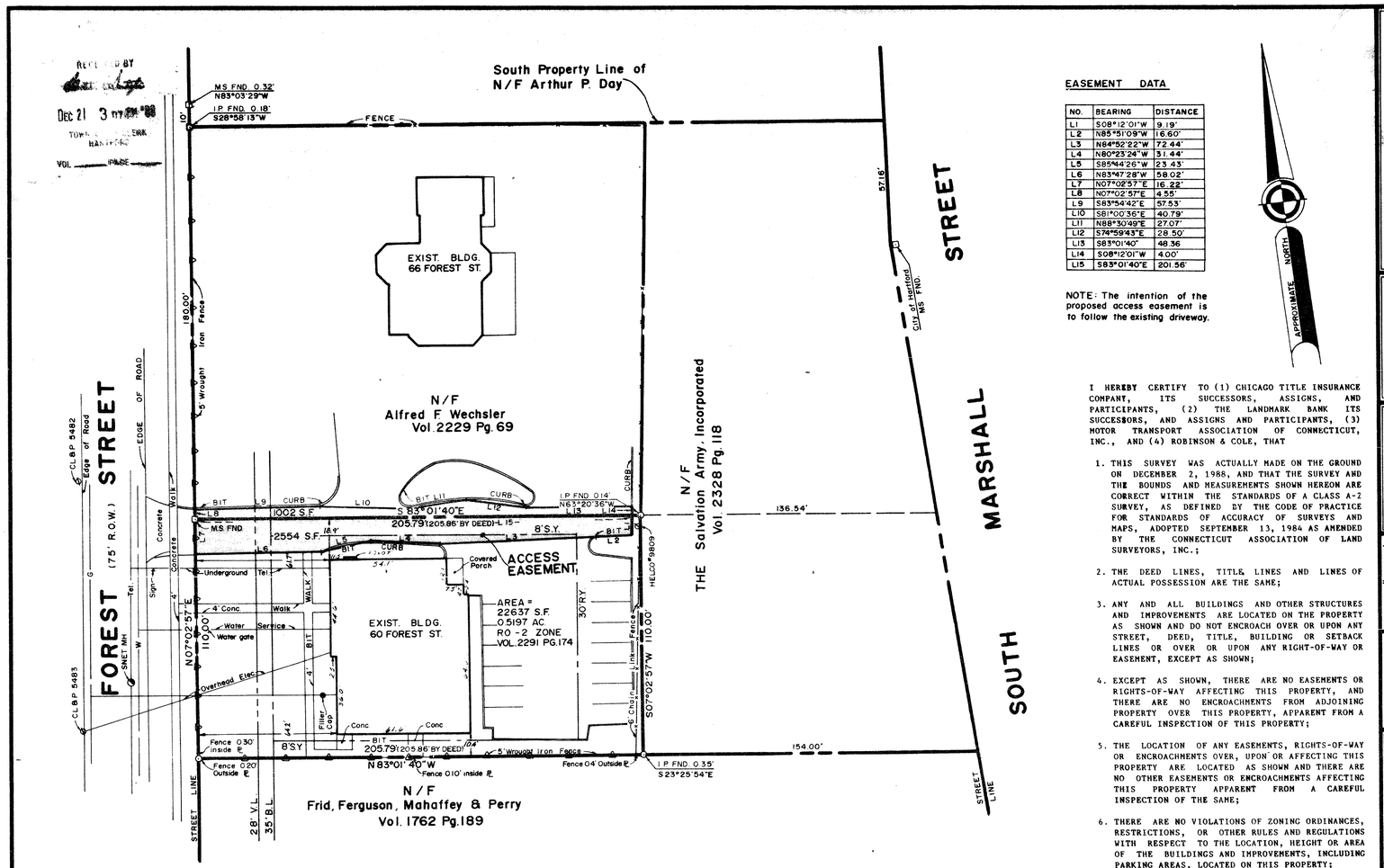
EASI FILE CORP IRVINE CA EPN 34

1805



EASEMENT DATA

NO.	BEARING	DISTANCE
L1	S08°12'01"W	9.19'
L2	N85°51'09"W	16.60'
L3	N64°52'22"W	72.44'
L4	N80°23'24"W	31.44'
L5	S85°44'26"W	23.43'
L6	N83°47'28"W	58.02'
L7	N07°02'57"E	16.22'
L8	N07°02'57"E	4.55'
L9	S83°54'42"E	57.53'
L10	S81°00'36"E	40.79'
L11	N88°30'49"E	27.07'
L12	S74°59'43"E	28.50'
L13	S83°01'40"	48.36
L14	S08°12'01"W	4.00'
L15	S83°01'40"E	201.56'

NOTE: The intention of the proposed access easement is to follow the existing driveway.

APPROXIMATE NORTH

Graphic Scale 1" = 30'

I HEREBY CERTIFY TO (1) CHICAGO TITLE INSURANCE COMPANY, ITS SUCCESSORS, ASSIGNS, AND PARTICIPANTS, (2) THE LANDMARK BANK ITS SUCCESSORS, AND ASSIGNS AND PARTICIPANTS, (3) MOTOR TRANSPORT ASSOCIATION OF CONNECTICUT, INC., AND (4) ROBINSON & COLE, THAT

1. THIS SURVEY WAS ACTUALLY MADE ON THE GROUND ON DECEMBER 2, 1988, AND THAT THE SURVEY AND THE BOUNDS AND MEASUREMENTS SHOWN HEREON ARE CORRECT WITHIN THE STANDARDS OF A CLASS A-2 SURVEY, AS DEFINED BY THE CODE OF PRACTICE FOR STANDARDS OF ACCURACY OF SURVEYS AND MAPS, ADOPTED SEPTEMBER 13, 1984 AS AMENDED BY THE CONNECTICUT ASSOCIATION OF LAND SURVEYORS, INC.;

2. THE DEED LINES, TITLE LINES AND LINES OF ACTUAL POSSESSION ARE THE SAME;

3. ANY AND ALL BUILDINGS AND OTHER STRUCTURES AND IMPROVEMENTS ARE LOCATED ON THE PROPERTY AS SHOWN AND DO NOT ENCROACH OVER OR UPON ANY STREET, DEED, TITLE, BUILDING OR SETBACK LINES OR OVER OR UPON ANY RIGHT-OF-WAY OR EASEMENT, EXCEPT AS SHOWN;

4. EXCEPT AS SHOWN, THERE ARE NO EASEMENTS OR RIGHTS-OF-WAY AFFECTING THIS PROPERTY, AND THERE ARE NO ENCROACHMENTS FROM ADJOINING PROPERTY OVER THIS PROPERTY, APPARENT FROM A CAREFUL INSPECTION OF THIS PROPERTY;

5. THE LOCATION OF ANY EASEMENTS, RIGHTS-OF-WAY OR ENCROACHMENTS OVER, UPON OR AFFECTING THIS PROPERTY ARE LOCATED AS SHOWN AND THERE ARE NO OTHER EASEMENTS OR ENCROACHMENTS AFFECTING THIS PROPERTY APPARENT FROM A CAREFUL INSPECTION OF THE SAME;

6. THERE ARE NO VIOLATIONS OF ZONING ORDINANCES, RESTRICTIONS, OR OTHER RULES AND REGULATIONS WITH RESPECT TO THE LOCATION, HEIGHT OR AREA OF THE BUILDINGS AND IMPROVEMENTS, INCLUDING PARKING AREAS, LOCATED ON THIS PROPERTY;

7. THERE ARE NO DISCREPANCIES, CONFLICTS OR SHORTAGES IN AREA WITH RESPECT TO THIS PROPERTY OR THE BOUNDARY LINES THEREOF;

8. NO PART OF THIS PROPERTY IS LOCATED IN AN INLAND-WETLAND, FLOOD PLAIN OR FLOOD HAZARD ZONE AREA;

9. THE PUBLIC STREET SERVING THIS PROPERTY, AND THE CURB CUTS, DRIVEWAYS AND ACCESS WAYS BETWEEN SUCH STREET AND THIS PROPERTY ARE AS SHOWN;

10. UTILITIES SERVING THIS PROPERTY ARE LOCATED AS SHOWN.

REGISTERED LAND SURVEYOR,
LICENSE #14649

STATE OF CONNECTICUT — ALAN J. BONGIOVANNI — No. 14649 — LICENSED LAND SURVEYOR

BSI
THE BONGIOVANNI GROUP INC
LAND SURVEYORS
Mill Plain Corporate Center Suite 1
75 Kitts Lane
Newington, Conn. 06111
(203) 666-0134

Date	
Revision	

Date: 12-6-88 Scale: 1" = 30'
Drawn: A.S.V. Checked: A.B.

MAP OF PROPERTY OF
William A. Wechsler Et. Al.
60 FOREST STREET
HARTFORD, CONN.

LEGEND

- CURB (Typ. noted)
- W — WATER SERVICE
- G — GAS SERVICE
- TEL — TELEPHONE SERVICE
- △ — WROUGH IRON FENCE
- x — CHAIN LINK FENCE
- ⌀ UTILITY POLE
- MANHOLE

MAP REFERENCES

1) "CITY OF HARTFORD, BLOCK MAP #326, SCALE 1"=50'"

2) "MORTGAGE SURVEY, PROPERTY OF JEAN H. & CHESTER A. JACOBS, 161-163 & 171-173 SOUTH MARSHALL STREET, HARTFORD, CONNECTICUT, SCALE 1"=20', DATE DEC. 1983, JOHN M. MILLER, L.S."

3) "MORTGAGE SURVEY (CLASS A-2) FOR JOHN BERGREN, 84 FOREST STREET, HARTFORD, CONNECTICUT, SCALE: 1"=40', DATE OCTOBER 8, 1986, RUSSELL J. CARLO, L.S."

4) "PROPERTY OF MOSES J. AND RAYMOND J. MEIDITZ, #66 FOREST ST., HARTFORD, CONNECTICUT, SCALE 1"=40', DEC. 1952, F. PERRY CLOSE, ENG."

NOTES

1) PARCEL MAY BE SUBJECT TO A 55' BUILDING SET BACK FROM FOSTER STREET, AS PER VOL. 524, PG. 420 ON FILE IN THE CITY OF HARTFORD LAND RECORDS.

2) PARCEL SUBJECT TO ENJOY RIGHTS IN LAND LYING EASTERLY FOR THE PURPOSE OF SANITARY SEWER AS PER VOL. 925, PG. 268 ON FILE IN THE CITY OF HARTFORD LAND RECORDS.

3) THE PROPERTY ON 60 FOREST STREET IS NOT LOCATED IN A FLOOD HAZARD ZONE BASED ON THE FLOOD INSURANCE RATE MAP, PANEL NO. 095080 0005B, REVISED DECEMBER 4, 1986.

4) THE PROPERTY ON 60 FOREST STREET IS NOT LOCATED IN AN INLAND WETLAND AREA BASED ON THE MAP DESIGNATED INLAND WETLANDS AND WATER COURSES, CITY OF HARTFORD, CONN., 1987, SCALE 1"=1000'.

5) PROPERTY MAY BE SUBJECT TO AN EASEMENT IN FAVOR OF CL&P ACROSS THE REAR OF THE LOT.

The portions of Forest St and So. Marshall St shown on this plan are established public streets of the City of Hartford. 12/23/88 Date — City Engineer

88241

1805