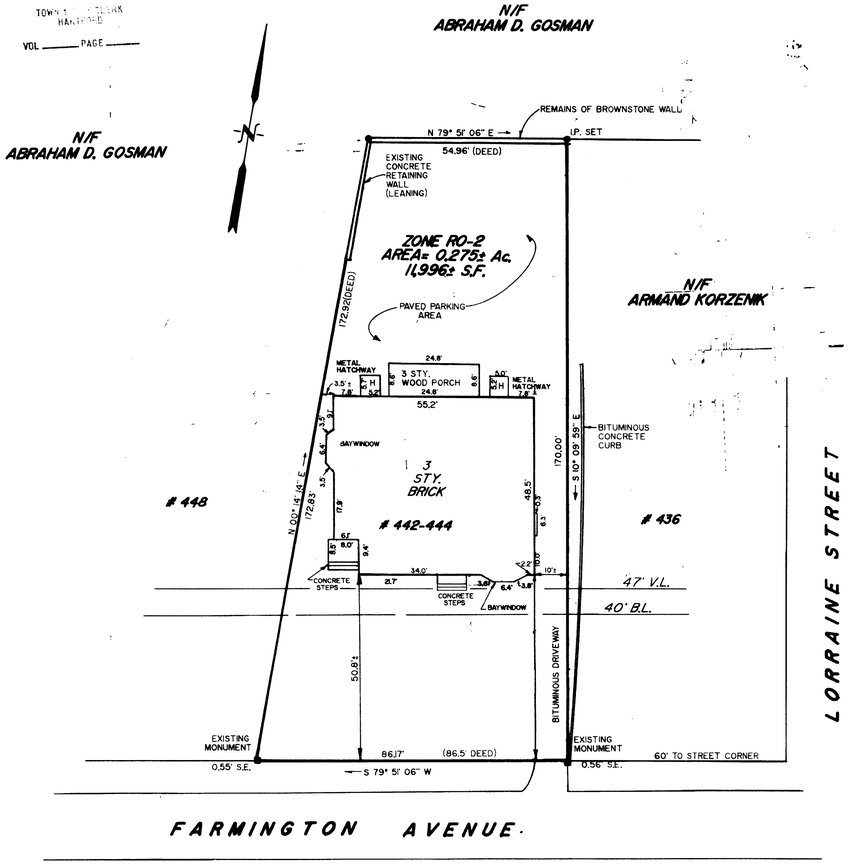
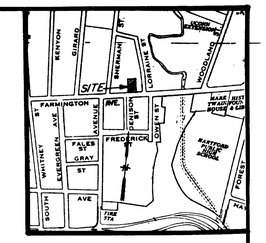
EASI FILE CORP IRVINE CA EFN 34

1812

RECEIVED BY
Jan 5 3 13 PM '89
TOWN CLERK
HARTFORD
VOL ____ PAGE ____





LOCATION MAP
(NOT TO SCALE)

NOTES.

COURSES AND DISTANCES MAY VARY FROM THOSE OF THE DEEDS.

LOT AND BUILDING ARE NON-CONFORMING BUT THEY PRE-EXIST THE CURRENT ADOPTION OF THE ZONING REGULATIONS.

MIN. SIDE YARD = 8 FT. ; MIN. TOTAL SIDE YARD = 20 FT.

A PORTION OF THE BITUMINOUS CONCRETE DRIVEWAY AND CURB EXISTS ON ADJACENT PROPERTY.

I HEREBY CERTIFY TO FIRST NATIONAL BANK, CONNECTICUT ATTORNEYS TITLE INSURANCE COMPANY, AND MICHAEL P. VIGNALI AND PAUL D. BUONAFEDE, JR., THAT THERE ARE NO ZONING REGULATIONS WITH RESPECT TO THE LOCATION OF THE STRUCTURE THAT HAVE BEEN VIOLATED.

THE WORD 'CERTIFY' IS "UNDERSTOOD TO BE AN EXPRESSION OF PROFESSIONAL OPINION BY THE LAND SURVEYOR/ENGINEER WHICH IS BASED ON HIS BEST KNOWLEDGE, INFORMATION AND BELIEF. AS SUCH, IT CONSTITUTES NEITHER A GUARANTEE NOR A WARRANTY."

GRAPHIC SCALE
0 20 40 60 80
(FEET)

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.

SURVEYORS SIGNATURE — 10/88 DATE — 12066 LICENSE NUMBER

The portions of Farmington Ave. and Lorraine St. show on this plan are established public streets of the City of Hartford.
1/10/89 Date — Anthony Devaux City Engineer

NO DECLARATION IS EXPRESSED OR IMPLIED UNLESS THIS PLAN BEARS THE EMBOSSED SEAL OF THE LAND SURVEYOR AND/OR PROFESSIONAL ENGINEER WHOSE SIGNATURE APPEARS HEREON.

MESSIER & ASSOCIATES, Inc.
SURVEYORS - ENGINEERS
288 MAIN STREET · MANCHESTER, CONN.
(203) 646-6013

PLANNING · SURVEY · DESIGN · CONSTRUCTION

REV.	DATE	DESCRIPTION
1	12/22/88	ADD BANK, MISC.
2	12/29/88	ADD CERT.

PLOT PLAN

PREPARED FOR
CRAIG YELIN
442-444 FARMINGTON AVENUE
HARTFORD, CONNECTICUT

DATE: 10/88
SCALE: 1"=20'
DRAWN: JMG
CHECK: RRM
SHEET 1 OF 1 SHEETS

FILE No. 88-217 PLAN No. 88-285

151

1812