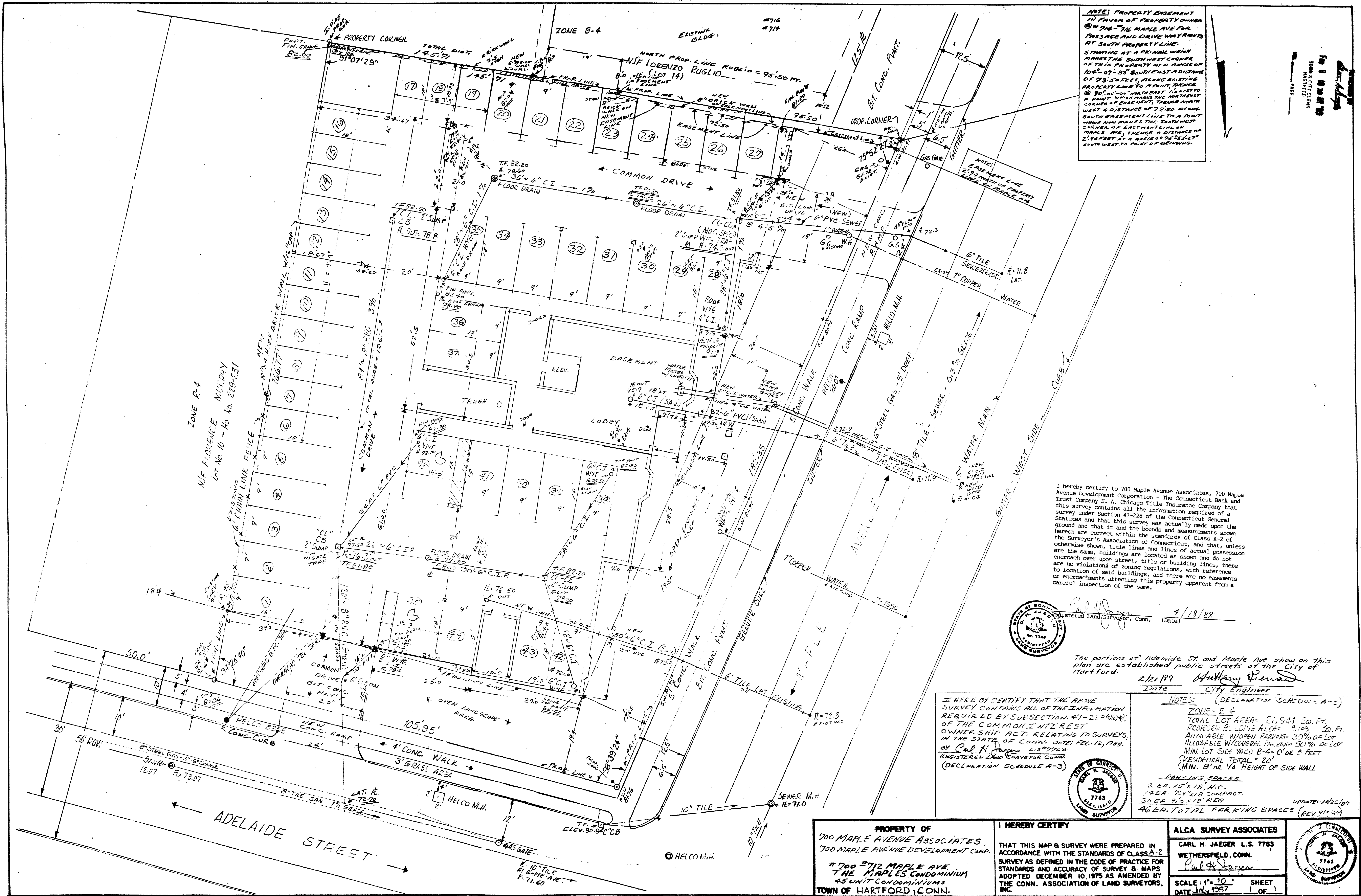
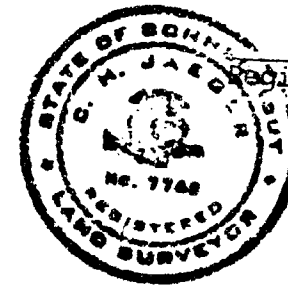




NOTE: PROPERTY EASEMENT
IN FAVOR OF PROPERTY OWNER
ON 718-716 MAPLE AVE FOR
PASSAGE AND DRIVE WAY RIGHTS
AT SOUTH PROPERTY LINE.
STARTING AT A POINT WHICH
MARKS THE SOUTHWEST CORNER
OF THIS PROPERTY AT A BEARING
OF 104°-07'-33" SOUTHEAST A DISTANCE
OF 79.55 FEET, ALONG EXISTING
PROPERTY LINE TO A POINT THENCE
@ 90°-00'-00" NORTH EAST 1/2 FORTY
A POINT WHICH MARKS THE SOUTHWEST
CORNER OF EASEMENT, THENCE NORTH
WEST A DISTANCE OF 72.50 FEET
SOUTH EASEMENT LINE TO A POINT
WHICH MARKS THE SOUTHWEST
CORNER OF EASTMENT LINE ON
MAPLE AVE, THENCE A DISTANCE OF
219.6 FEET AT A BEARING OF 102°-21'
SOUTH WEST TO POINT OF BEGINNING.

I hereby certify to 700 Maple Avenue Associates, 700 Maple
Avenue Development Corporation - The Connecticut Bank and
Trust Company N.A. Chicago Title Insurance Company that
this survey contains all the information required of a
survey under Section 47-228 of the Connecticut General
Statutes and that this survey was actually made upon the
ground and that it and the bounds and measurements shown
hereon are correct within the standards of Class A-2 of
the Surveyor's Association of Connecticut, 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 upon street, title or building lines, there
are no violations of zoning regulations, with reference
to location of said buildings, and there are no easements
or encroachments affecting this property apparent from a
careful inspection of the same.



The portions of Adelaide St and Maple Ave shown on this
plan are established public streets of the City of
Hartford.
2/21/89 Date
City Engineer

I HEREBY CERTIFY THAT THE ABOVE
SURVEY CONTAINS ALL OF THE INFORMATION
REQUIRED BY SUBSECTION 47-228(1)(b)
OF THE COMMON INTEREST
OWNERSHIP ACT, RELATIVE TO SURVEYS,
IN THE STATE OF CONN. DATE: FEB. 12, 1988.
BY Carl H. Jaeger L.S. 7763
REGISTERED LAND SURVEYOR CONN.
(DECLARATION SCHEDULE A-3)

NOTES: (DECLARATION SCHEDULE A-3)
ZONE - E-4
TOTAL LOT AREA = 21,931 SQ. FT.
CODED FOR BUILDING AREA = 9,103 SQ. FT.
ALLOWABLE W/COVERED PARKING = 30% OF LOT
ALLOWABLE W/COVERED PARKING = 50% OF LOT
MIN. LOT SIDE YARD B-4 = 0' OR 5 FEET
(RESIDENTIAL TOTAL = 20')
(MIN. 8' OR 1/4 HEIGHT OF SIDE WALL)

PARKING SPACES
2 EA. 15' X 18', H.C.
1 EA. 25' X 18' COMPACT
33 EA. 10' X 18' REG
46 EA. TOTAL PARKING SPACES (REV 9/1/87)

PROPERTY OF
700 MAPLE AVENUE ASSOCIATES,
700 MAPLE AVENUE DEVELOPMENT CORP.
700 2712 MAPLE AVE.
THE MAPLES CONDOMINIUM
45 UNIT CONDOMINIUMS
TOWN OF HARTFORD, CONN.

I HEREBY CERTIFY
THAT THIS MAP & SURVEY WERE PREPARED IN
ACCORDANCE WITH THE STANDARDS OF CLASS A-2
SURVEY AS DEFINED IN THE CODE OF PRACTICE FOR
STANDARDS AND ACCURACY OF SURVEY & MAPS
ADOPTED DECEMBER 10, 1975 AS AMENDED BY
THE CONN. ASSOCIATION OF LAND SURVEYORS,
INC.

ALCA SURVEY ASSOCIATES
CARL H. JAEGER L.S. 7763
WETHERSFIELD, CONN.
DATE: JAN. 1987
REV. 3/24/87
UPDATED 10/21/87

