EASI FILE CORP. IRVINE CA EPH 34

1826

NOTE: PARCEL AREA = 8885 SQ. FT.

TRUE NORTH

NOTES:

(1) REFERENCE FOR COURSES AND FLOOR ELEVATION IS MADE TO THE METROPOLITAN DISTRICT COMMISSION HORIZONTAL AND VERTICAL CONTROL SYSTEMS.

(2) REFERENCE IS MADE TO PREVIOUS MAPS OF THIS AREA BY THIS OFFICE AND BY THE CITY OF HARTFORD.

(3) THIS CONDOMINIUM COMPRISES 10 RESIDENTIAL UNITS.

(4) THIS CONDOMINIUM HAS TWO ON-SITE PARKING STALLS (MARKED "A" HEREON) AND THE EXCLUSIVE OF 8 PARKING STALLS IN THE PARKING LOT AT THE CORNER OF MORRIS AND DEAN STREETS. SEE VOL. 2727, P. 216 AND VOL. 2647, P. 243, CITY LAND RECORDS.

(5) THE PROPERTY PRESENTLY OWNED BY COLONIAL CORNERSTONE I LIMITED PARTNERSHIP HAS THE EXCLUSIVE USE OF THE TWO PARKING STALLS MARKED "B" HEREON AND THE ENCROACHING PORTIONS OF THE TWO HANDICAPPED PARKING STALLS MARKED "C" HEREON. SEE VOL. 2727, P. 216, VOL. 2601, P. 66, AND VOL. 2647, P. 243, CITY LAND RECORDS.

(6) THE PROPERTY SURVEYED HEREON AND THE ADJOINING PROPERTY PRESENTLY OWNED BY COLONIAL CORNERSTONE I LIMITED PARTNERSHIP ENJOY AND ARE SUBJECT TO MUTUAL RIGHTS OF ACCESS BETWEEN MORRIS STREET AND THEIR PARKING AREAS OVER THE SOUTHEASTERLY PORTION OF THE SAID SURVEYED PROPERTY AND THE PARKING LOT AND DRIVEWAY LOCATED ON THE SAID ADJOINING PROPERTY. SEE LAND RECORDS CITED ABOVE.

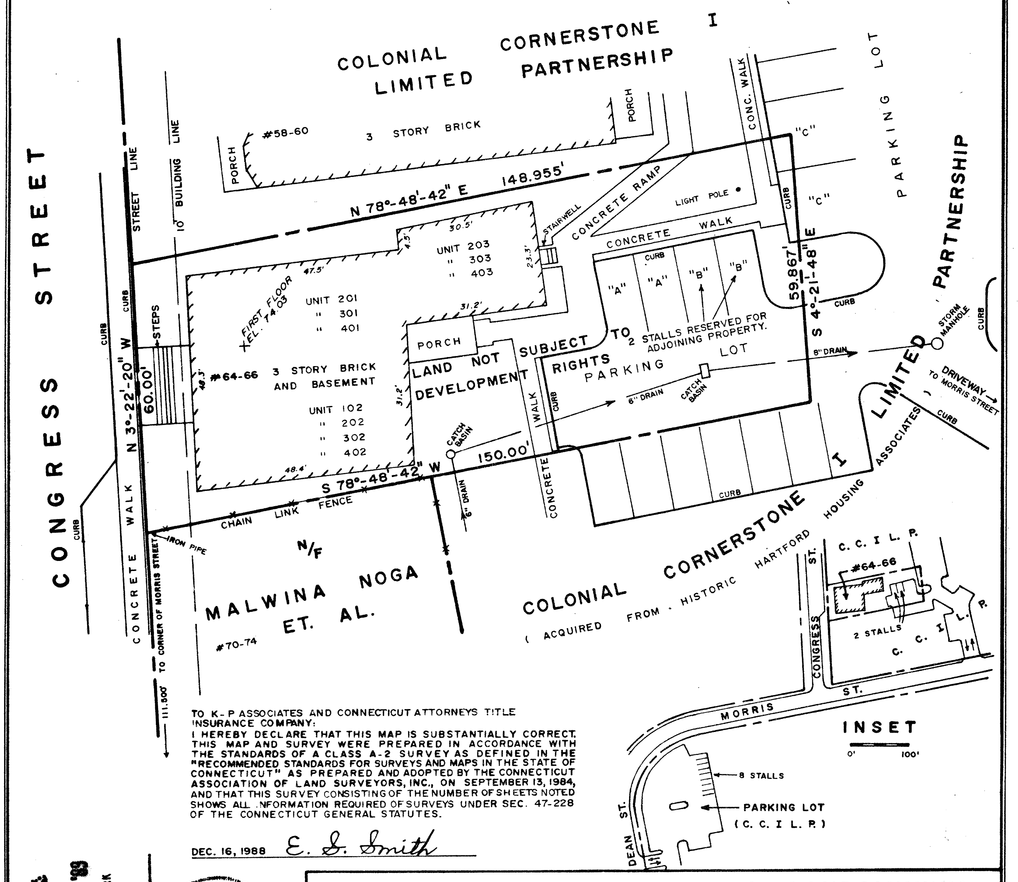
(7) THIS PARCEL IS SUBJECT TO THE UTILITY PROVISIONS SET FORTH IN VOL. 1562, P. 166, CITY LAND RECORDS.

(8) FOR MUTUAL RIGHTS IN THE PEDESTRIAN WALKWAYS CROSSING THESE PARCELS, SEE VOL. 1562, P. 174 & 175, CITY LAND RECORDS.

The portions of Congress St, Morris Street and Dean St. shown on this plan are established public streets of the City of Hartford.

2/21/89
Date

Anthony Steward
City Engineer



TO K-P ASSOCIATES AND CONNECTICUT ATTORNEYS TITLE INSURANCE COMPANY:

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 THAT THIS SURVEY CONSISTING OF THE NUMBER OF SHEETS NOTED SHOWS ALL INFORMATION REQUIRED OF SURVEYS UNDER SEC. 47-228 OF THE CONNECTICUT GENERAL STATUTES.

DEC. 16, 1988 E. S. Smith

STATE OF CONNECTICUT E. S. SMITH NO. 10254 LICENSED LAND SURVEYOR

RECEIVED BY
Feb 8 9 20 AM '89
TOWN & CITY CLERK HARTFORD
VOL PAGE

THE THOMAS JEFFERSON — A CONDOMINIUM

DECLARANT: K-P ASSOCIATES

64-66 CONGRESS STREET
HARTFORD, CONNECTICUT

SCALE: 1 INCH = 20 FEET SHEET 1 OF 1 DEC., 1988

0' 5' 10' 15' 20'

MAP PREPARED BY
PETERSEN & HOFFMAN — LAND SURVEYORS
1000 FARMINGTON AVENUE, WEST HARTFORD, CONN. 06107

N.B. 6111-56 F.B. 42-265

1826 6