

1883-1

REVIEWED BY
JUL 21 10:40 AM '03
TOWN ENGINEER
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N/F CITY OF HARTFORD

N/F WINTER ASSOCIATES

UNIT IDENTIFICATION
NUMBER (TYPICAL)

BUILDING/ CORNER	COORDINATES	
	NORTH	EAST
A	X18 55.875.3	+0.125.2
	X21 55.768.2	+0.125.2
	X21 55.777.7	+0.125.2
B	X21 55.802.5	+0.125.2
	X21 55.811.2	+0.125.2
	X21 55.776.1	+0.125.2
C	X21 55.841.7	+0.125.2
	X21 55.872.4	+0.125.2
	X21 55.878.4	+0.125.2
D	X21 55.878.4	+0.125.2
	X21 55.878.4	+0.125.2
	X21 55.878.4	+0.125.2
E	X21 55.878.4	+0.125.2
	X21 55.878.4	+0.125.2
	X21 55.878.4	+0.125.2
F	X21 55.878.4	+0.125.2
	X21 55.878.4	+0.125.2
	X21 55.878.4	+0.125.2
G	X21 55.878.4	+0.125.2
	X21 55.878.4	+0.125.2
	X21 55.878.4	+0.125.2

UNIT NUMBER	PROPERTY NOT SUBJECT TO DEVELOPMENT RIGHTS	DEVELOPMENT RIGHTS RESERVED *
22,23,24	YES	
25,26,27	YES	
28,29,30	YES	YES
31,32,33,34	YES	YES

* DEVELOPMENT RIGHTS RESERVED
TO ADD THE UNITS LISTED IN
THIS COLUMN TO THE PLANNED
COMMUNITY.

I HEREBY CERTIFY THAT THIS SURVEY WAS ACTUALLY MADE UPON THE
GROUND, THAT THE BOUNDS AND MEASUREMENTS SHOWN HEREON ARE
CORRECT WITHIN THE STANDARDS OF THE A-2 CLASSIFICATION AS DEFINED
BY THE CONNECTICUT ASSOCIATION OF LAND SURVEYORS, INC. AND THAT
UNLESS OTHERWISE SHOWN, TITLE LINES AND LINES OF ACTUAL
POSSESSION ARE THE SAME. BUILDINGS ARE LOCATED AS SHOWN AND DO
NOT ENDOORSE OVER OR UPON STREET, TITLE OR BUILDING LINES EXCEPT
AS NOTED, AND THERE ARE NO ENCUMBRANCES OR ENCUMBRANCES AFFECTING
THIS PROPERTY APPARENT FROM A CAREFUL INSPECTION OF THE SAME
OTHER THAN THOSE SHOWN AND DEFINED HEREON AND THAT THIS SURVEY
CONTAINS ALL THE INFORMATION REQUIRED OF A SURVEY UNDER THE
COMMON INTEREST OWNERSHIP ACT AS DESCRIBED IN CHAPTER 88B,
SECTION 47-228 (b)(2) AND THAT ALL INFORMATION REQUIRED BY
CHAPTER 88B, SECTION 47-228 (b)(2) IS SHOWN ON THE SURVEY.

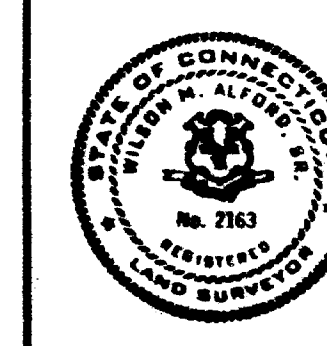
Wilson M. Alford, Jr.
WILSON M. ALFORD, JR., REG. NO. 2163

NOTE:
THE WORD "CERTIFY" IS UNDERSTOOD TO BE AN EXPRESSION OF
PROFESSIONAL OPINION BY THE LAND SURVEYOR WHICH IS BASED ON HIS
BEST KNOWLEDGE, INFORMATION AND BELIEF AS SUCH IT CONSTITUTES
NEITHER A GUARANTEE OR WARRANTY.

DATE: JULY 27, 1989

SHEET 2 OF 7

I HEREBY CERTIFY THAT THIS MAP COMPLIES WITH CLASS A-2 CLASSIFICATION AS DEFINED BY CONNECTICUT ASSOCIATION OF LAND SURVEYORS, INC.	
Wilson M. Alford, Jr.	
Alford & Associates, Inc.	
CIVIL ENGINEERS WINDSOR, CONNECTICUT	
SCALE: 1 IN. = 20 FT. DATE: JULY 27, 1989	
PLANNED UNIT DEVELOPMENT IMPROVEMENT PLAN PREPARED FOR CLAY HILL NEIGHBORHOOD DEVELOPMENT PROGRAM AREA	
GREEN STREET AND BROOK STREET	
HARTFORD, CONN.	



- NOTES:
- CERTAIN IMPROVEMENTS WHICH MAY BE BUILT BY DECLARANT AS PART OF ITS ORIGINAL DECLARANT RIGHTS, IN ADDITION TO BUILDINGS AND IMPROVEMENTS SHOWN MAY INCLUDE ROAD AND PARKING AREA PAVING AND CURB/STREET LIGHTING, RETAINING WALLS, DRAINAGE SYSTEMS, GRADING, LANDSCAPING, PLANTINGS, TREES, FENCES, GREENHOUSES, SIGNS, PIPES, DUCTS, CABLES, UTILITY WAYS, INFRASTRUCTURES AND ACCESSORY OR RELATED STRUCTURES AND FIXTURES AND IMPROVEMENTS WHICH ARE REQUIRED BY APPROPRIATE GOVERNMENTAL AUTHORITIES, OR UTILITY COMPANIES, OR WHICH WILL ENHANCE THE COMMUNITY IN THE DISCRETION OF THE DECLARANT. THE IMPROVEMENTS NEED NOT BE BUILT IN ANY PARTICULAR ORDER OR AT ANY PARTICULAR LOCATION IN THE PROPERTY AND WILL BE DIMENSIONS CONSISTENT WITH THEIR PURPOSES. PLEASE REFER TO ARTICLE VIII OF THE DECLARATION FOR LIMITATIONS AND RESERVATIONS OF THESE RIGHTS.
 - IN AREAS DESIGNATED AS "DEVELOPMENT RIGHTS RESERVED", UNIT AND BUILDING LOCATIONS, DIMENSIONS AND SHAPES ARE APPROXIMATE AND MAY VARY IN ACCORDANCE WITH DECLARANT OR SITE REQUIREMENTS. OR AT DECLARANT'S OPTION, SEE ARTICLE VIII OF THE DECLARATION FOR RESERVATIONS AND LIMITATIONS ON DEVELOPMENT RIGHTS. DRIVE A AND DRIVE B ARE NOT DEDICATED TO PUBLIC USE.
 - EXCEPT AS NOTED, IMPROVEMENTS WITHIN AREAS DESIGNATED AS "PROPERTY NOT SUBJECT TO DEVELOPMENT RIGHTS" MAY BE BUILT AND ARE SUBJECT TO SPECIAL DECLARANT RIGHTS RESERVED IN ARTICLE VIII OF THE DECLARATION.
 - COORDINATES ARE BASED ON NAD DATUM.
1. LOCATIONS AND DIMENSIONS OF EXISTING BUILDINGS SHOWN ON UNITS 1 TO 5 AND UNITS 27-34 ARE AS SHOWN. LOCATIONS AND DIMENSIONS OF OTHER BUILDINGS AND IMPROVEMENTS ARE SHOWN TO SCALE TAKEN FROM A PLAN ENTITLED "PLAN OF CLAY HILL NEIGHBORHOOD DEVELOPMENT PROGRAM AREA (GREEN ST. DRIVE, 27 FAIRMOUNT AVE., HARTFORD, CONN. SCALE 1"=20 FT. DATE APRIL 25, 1989. REVISED BY WILSON M. ALFORD & ASSOCIATES, INC. CIVIL ENGINEERS. UTILITIES SHOWN ON SHEETS 1-10-87).
2. TOTAL AREA OF DEVELOPMENT RIGHTS RESERVED: 1,511,533 SQ. FT.
3. TOTAL AREA OF PROPERTY NOT SUBJECT TO DEVELOPMENT RIGHTS: 40,362 SQ. FT.

GRAPHIC SCALE

1 INCH = 20 FT.

The portions of Fairmount St., Green St. and Brook St. shown on this plan are established public streets of the City of Hartford.

8/23/89 Anthony R. Reed
Date City Engineer

BROOK STREET

FAIRMOUNT STREET

GREEN STREET

N/F SHILO BAPTIST CHURCH

N/F MARK SCHWARTZ, ET AL

N/F DUTIL REALTY CORP.

AREA = 47,006 SQ. FT.

PROPERTY NOT SUBJECT TO DEVELOPMENT RIGHTS
AREA = 31,541 SQ. FT.

PROPERTY NOT SUBJECT TO DEVELOPMENT RIGHTS
AREA = 9,441 SQ. FT.

DEVELOPMENT RIGHTS RESERVED
AREA = 10,227 SQ. FT.

DEVELOPMENT RIGHTS RESERVED

DEVELOPMENT RIGHTS RESERVED

DEVELOPMENT RIGHTS RESERVED

BUILDING D

BUILDING C

BUILDING A

BUILDING E

BUILDING F

BUILDING G

20

19

18

17

16

21

22

23

24

25

26

15

14

13

12

11

10

9

8

7

6

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28

29

30

31

32

33

34