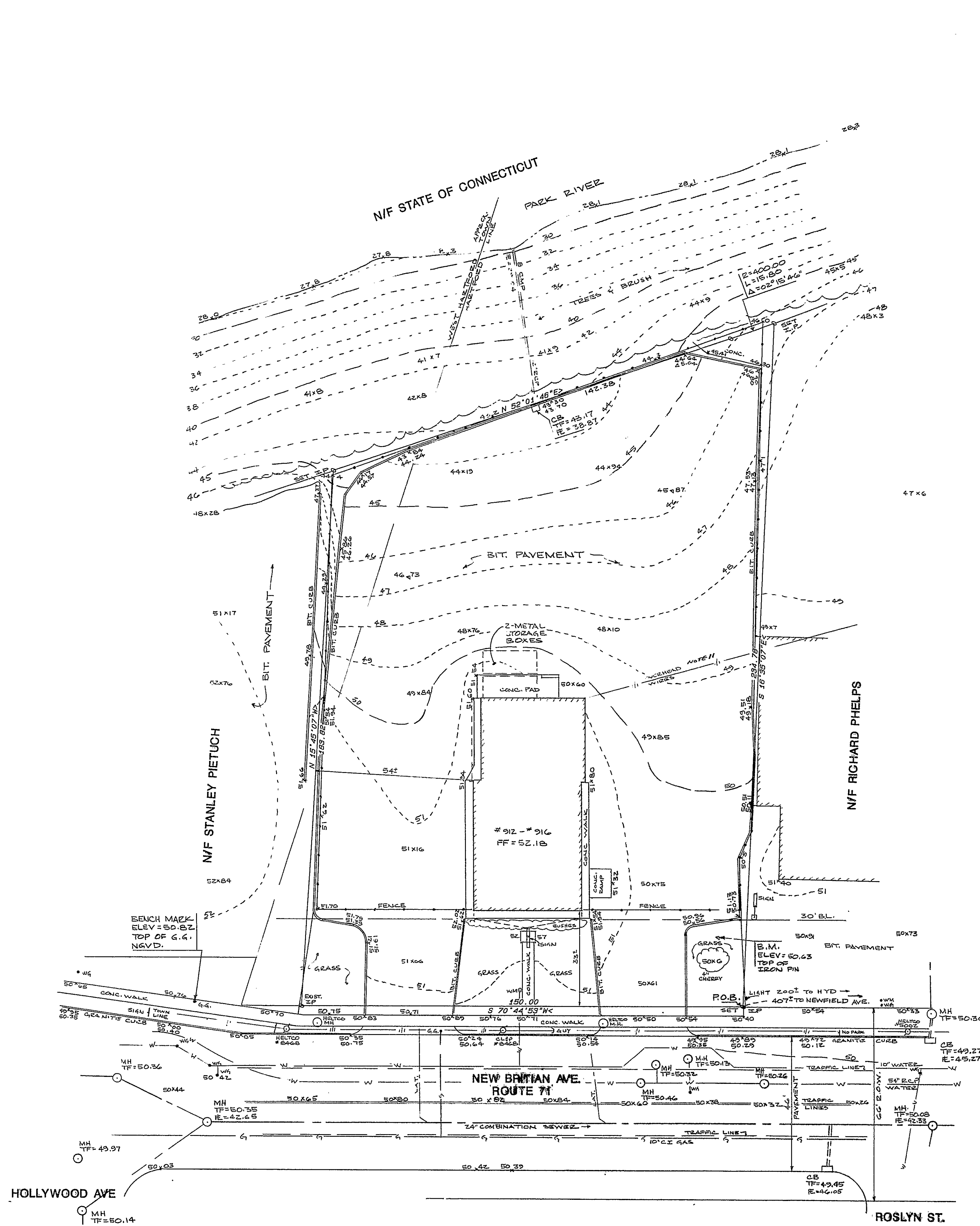
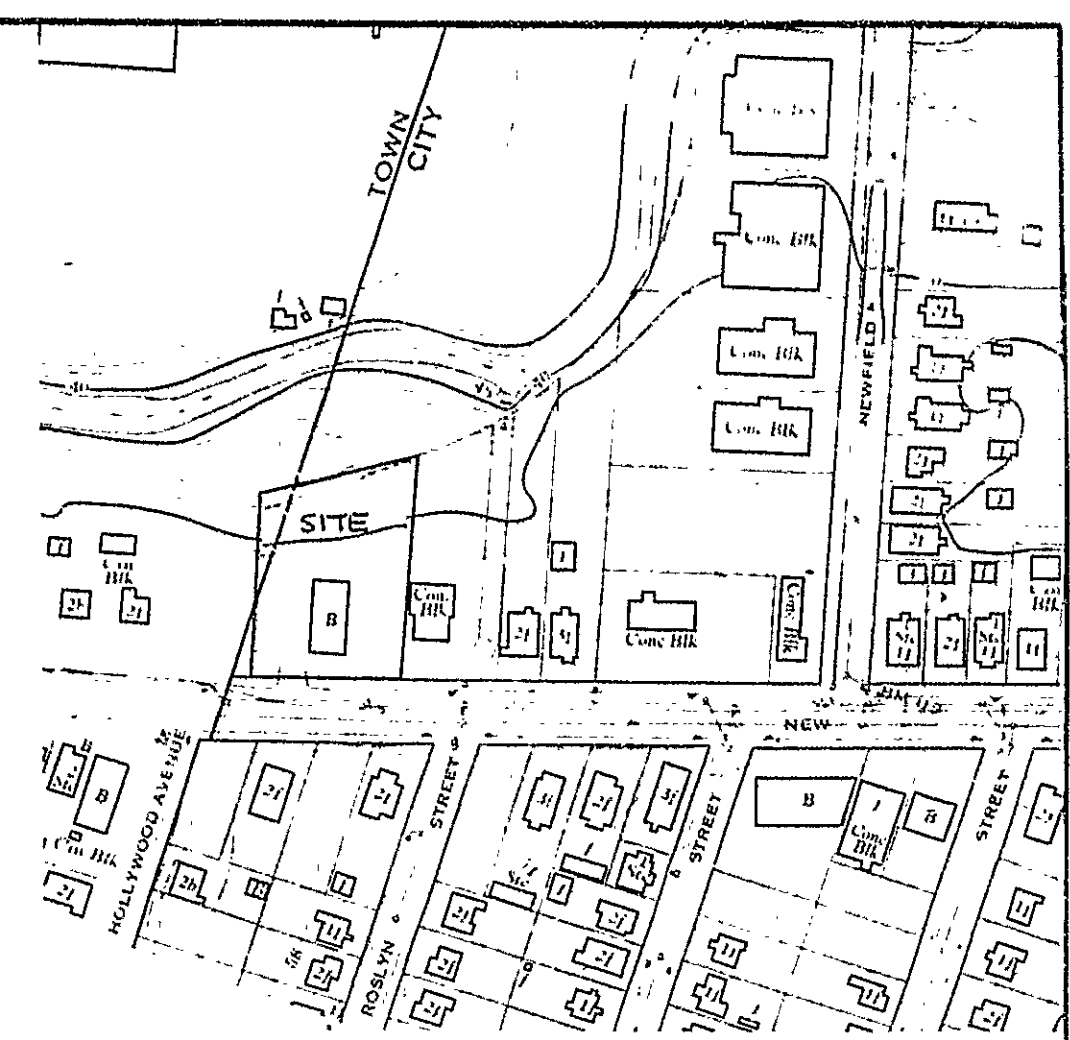




- LEGEND
- FENCE
 - WATER MAIN
 - GAS MAIN
 - COMBINATION SEWER
 - OVERHEAD WIRES
 - GAS GATE
 - WATER GATE
 - WATER METER

- NOTES:
1. PARCEL AREA = 31,338 S.F. OR 0.719 ACRES
 2. PARCEL MAP #104 BLOCK #2 LOT #12
 3. ZONE B-3
 4. B.L. - 30'
 5. E.Y. - 20'
 6. S.F. - 6,000
 7. LOT WIDTH 50'
 8. HORIZONTAL CONTROL IS ASSUMED
 9. EASEMENT VOL 1186 PG 311
 10. TERMINATED
 11. BOUNDARY AGREEMENT VOL 974 PG 32
 12. SHOWN AS WEST PROPERTY LINE
 13. TEMPORARY CONSTRUCTION EASEMENT
 14. SHOWN ON MAP REF. #1
 15. DEED VOL 1173 PG 729 IS Q.C. DEED
 16. FROM STATE OF CONN. TO J.T. VERCELLI
 17. VARIANCE VOL 1570 PG 72
 18. SECTION 35.7.5.1 (C) VARIANCE TO
 19. ALLOW SERVICE BAR FOR BEER AND WINE
 20. ONLY AS AN ACCESSORY TO THE EXISTING
 21. RESTAURANT AT THIS LOCATION 3-23-77
 22. SITE IS IN FLOOD ZONE - ELEV = 5182 NAVD.
 23. OWNER OF PARCEL - WILLIAM LOMBARDI JR.
 24. ELECTRICAL SERVICE TO SITE CROSSES
 25. ADJUTING PROPERTY



BOUNDARY DESCRIPTION

BEGINNING AT A POINT IN THE NORTH STREET LINE OF NEW BRITAIN AVENUE AT THE SOUTHWEST CORNER OF LAND NOW OR FORMERLY OF RICHARD PHELPS AND THE SOUTHEAST CORNER OF SUBJECT PROPERTY; THENCE S70°44'53"W IN THE NORTH STREET LINE OF NEW BRITAIN AVENUE, 150.00 FEET TO A POINT; THENCE N15°45'07"W ALONG LAND NOW OR FORMERLY STANLEY PIETUCH, 183.82 FEET TO A POINT; THENCE N52°01'46"E, 142.38 FEET TO A POINT; THENCE NORTHEASTERLY ALONG A CURVE TO THE LEFT, 15.80 FEET TO A POINT; SAID CURVE HAVING A RADIUS OF 400.00 FEET AND A CENTRAL ANGLE OF 2°15'46"; THE LAST TWO COURSES BEING ALONG LAND NOW OR FORMERLY STATE OF CONNECTICUT; THENCE S16°35'07"E ALONG LAND NOW OR FORMERLY RICHARD PHELPS, 234.78 FEET TO THE POINT OF BEGINNING; CONTAINING 31,338 SQUARE FEET OR 0.719 ACRES.

I HEREBY CERTIFY TO THOSE LISTED BELOW THAT THIS SURVEY WAS ACTUALLY MADE UPON THE GROUND ON OCTOBER 4, 1989 AND THAT THIS AND THE BOUNDS AND MEASUREMENTS SHOWN HEREON ARE CORRECT WITHIN THE STANDARDS OF THE A-C 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 ENCRUMBER OR UPON STREET, TITLE OR BUILDING LINES; THAT THERE ARE NO VIOLATIONS OF ZONING REGULATIONS AND THERE ARE NO EASEMENTS OR ENCROACHMENTS AFFECTING THIS PROPERTY APPARENT FROM A CAREFUL INSPECTION OF THE SAME OTHER THAN THOSE SHOWN AND DEPICTED HEREON.

Wilson M. Alford, Jr.
WILSON M. ALFORD, JR., R.L.S. #2163
ALFORD ASSOCIATES, INC.

BURGER KING CORPORATION
ANY TITLE INSURER OF BURGER KING CORPORATION

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.

- MAP REFERENCE
1. PROPERTIES OF JEREMIAH A. DESTAPHANIS AND JOHN MACCHI ET AL 912-916 NEW BRITAIN AVE. HARTFORD, CONN. APRIL 1966 SCALE 1"=20' CLOSE, TENSEN & MILLER C.E.
 2. MAP OF LAND RIGHTS REQUIRED BY THE STATE OF CONN. FOR THE PARK RIVER (SO. BRANCH) STREAM CHANNEL IMPROVEMENT SOUTH BRANCH OF THE PARK RIVER WATERSHED PROGRAM HARTFORD, CONN. M.S. FINE L.S. SCALE 1"=50' MARCH 1964 MAP #5
 3. PROPERTY OF JAMES SARLOW 918 NEW BRITAIN AVE. WEST HARTFORD, CONN. SCALE 1"=40' MARCH 1956 PARRY CLOSE L.S.

ALFORD ASSOC., INC.
P.O. BOX 484
WINDSOR, CONN. 06095
1-203-688-7285

I HEREBY CERTIFY THAT THIS MAP COMPLIES WITH CLASS A-C CLASSIFICATION AS DEFINED BY CONNECTICUT ASSOCIATION OF LAND SURVEYORS, INC.

Wilson M. Alford, Jr.

Alford ASSOCIATES, INC. CIVIL ENGINEERS WINDSOR, CONNECTICUT

WILSON M. ALFORD, JR., R.L.S. #2163 WILSON M. ALFORD, JR., P.E. & L.S.

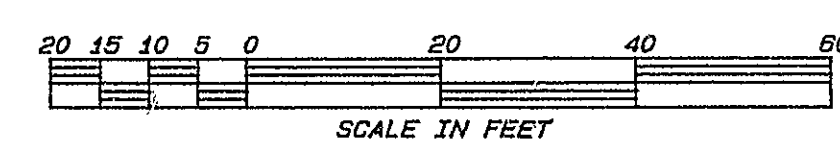
SCALE: 1 IN. = 20 FT. DATE: OCT. 17, 1989

PREPARED FOR

BURGER KING CORPORATION

912-916 NEW BRITAIN AVE.
HARTFORD COUNTY

HARTFORD, CONN.



INDICATED UNDERGROUND UTILITIES ARE BASED ON AVAILABLE DATA. THE LOCATIONS ARE APPROXIMATE AND ALL UTILITIES MAY NOT BE SHOWN. PRIOR TO CONSTRUCTION CONTRACTOR SHALL CALL 1-800-922-4455 AND HAVE ALL UTILITIES MARKED ON GROUND.

