

"I hereby certify to the Connecticut National Bank, 777 Main Street, Hartford, Connecticut, Chicago Title Insurance Company and MDR Realty that this survey was actually made on the ground on December 5, 1990 and that it and the bounds and measurements shown hereon are correct within the standard of accuracy of Class A-2 as defined in the Code of Recommended Practice for Standards of Accuracy of Surveys and Maps adopted September 13, 1984 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 encroach over or upon street, title or building lines, there are no violations of zoning regulations with respect to the location and/or size of said buildings, and there are no easements or encroachments affecting this property apparent from a careful inspection of same, other than those shown on this survey."

Signature of Surveyor
L.S. Reg. No. 7763

ZONING INFORMATION		
ZONE	REQUIRED	PROPOSED
USE	BUSINESS	EXISTING
BUILDING AREA (FOOTPRINT)	61,348 SF	31,320 SF
LOT AREA	6,000 SF	12,696 SF
RESIDENTIAL DENSITY	N/A	N/A
F.A.R.	25	1.0
LOT OCCUPANCY	50%	26%
LOT WIDTH	50 FT.	65.10 FT.
FRONT YARD	17.5 FT.	17.5 FT.
SIDE YARD	N.R.	0 FT. + 10 FT.
REAR YARD	20 FT.	72.0 FT.
HEIGHT	N.R.	N.R.
USABLE OPEN SPACE	N/A	N/A
PARKING SPACES	EXISTING 120	140

NO ZONING VIOLATIONS - EXISTING BUILDING NOT IN REAR YARD

The portions of Maple Ave and Gilman St shown on this plan are established public streets of the City of Hartford.
Date 12/91 City Engineer

PROPERTY OF
MDR REALTY
#886-888 MAPLE AVE
#199 GILMAN STREET
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 SEPTEMBER 13, 1984 AS AMENDED BY THE CONNECTICUT ASSOCIATION OF LAND SURVEYORS, INC. NO ZONING VIOLATIONS NOTED FROM THIS SURVEY.

ALCA SURVEY ASSOCIATES
CARL H. JAEGER L.S. 7763
WETHERSFIELD, CONN.
SCALE: 1"=20'
DATE: DEC 6, 1990
SHEET 1 OF 1

