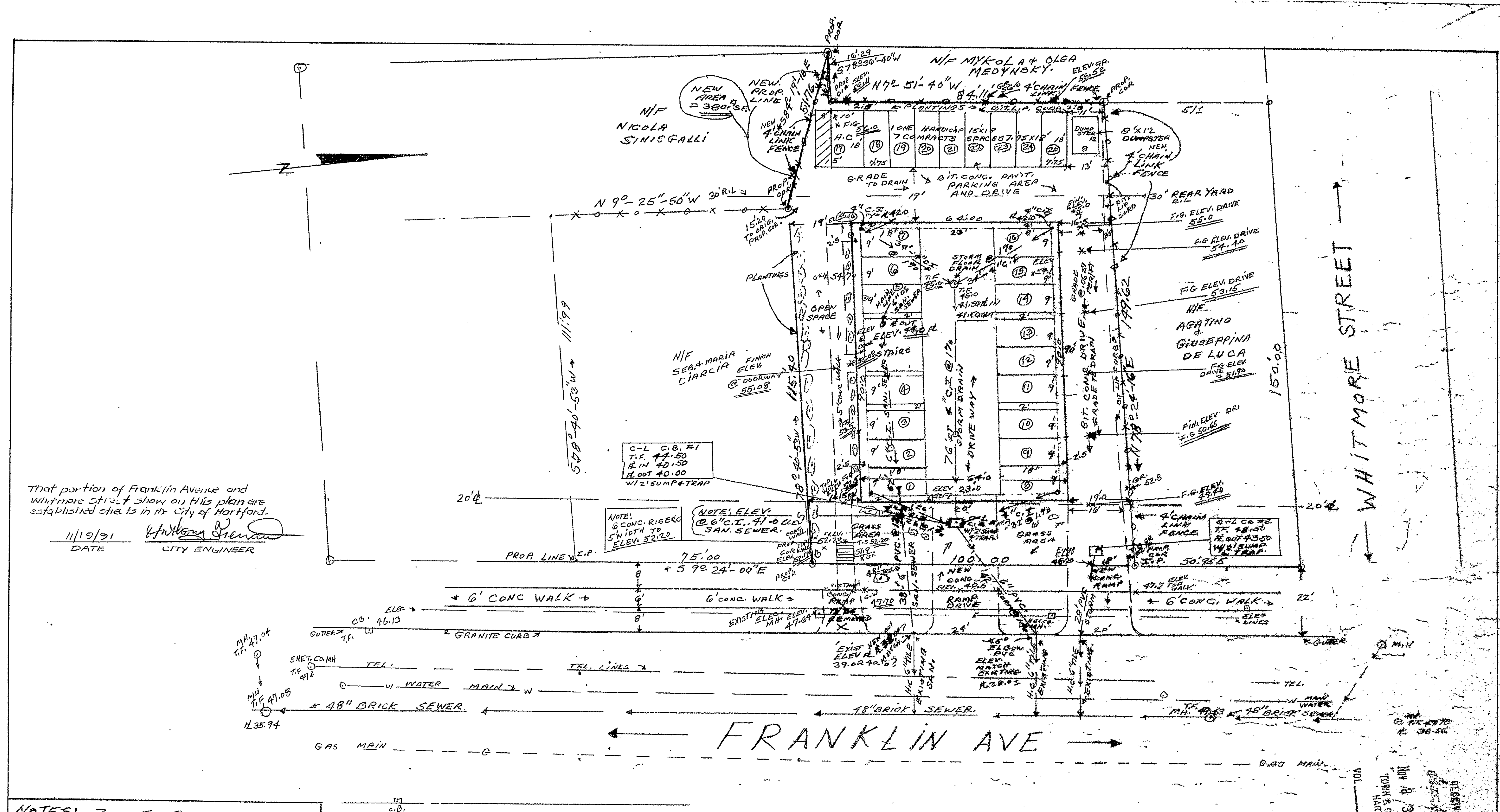


2006



NOTES: ZONE R-1

LOT AREA = $14,353 \text{ SF} + 380.0 = 14,733 \text{ SF}$

TOTAL LOT = $14,733 \text{ SF}$

BUILDING AREA = $5,760 \text{ SF}$

% OF LOT AREA = 39.1%

LOT WIDTH FRONT = 100.0 FEET

FRONT YARD B.L. = 20' FEET

SIDE YARDS 8 FT. TOTAL OF 15 FT OR 1/4 SIDE WALL

REAR YARD = 30' FEET

HEIGHT = 64.0 FEET

USEABLE OPEN SPACE = 2,870 SF

PARKING SPACES = 25EA (1 NO. 15' x 18', 24 NO. 9'0" x 18')

RES. DENSITY = 225 PPA

PROPOSED 25 CONDO'S UNITS

COVERED PARKING = 10 REG.

I hereby Certify To John A. Cocomo, Sr. Trustee

"I hereby certify that as of March 7, 1988, with respect to the existing improvements, this survey was prepared in accordance with the Standards of Accuracy of Surveys and Maps, adopted December 10, 1975 as amended by the Connecticut Association of Land Surveyors, Inc. and that this survey contains all the information required of a survey under the Common Interest Ownership Act, Chapter 425 of the Connecticut General Statutes."

PROPERTY OF
The Franklin - A Condominium
217 Franklin Avenue
Hartford, Connecticut
Schedule A-3
Amended and Renotated Declaration

TOWN OF

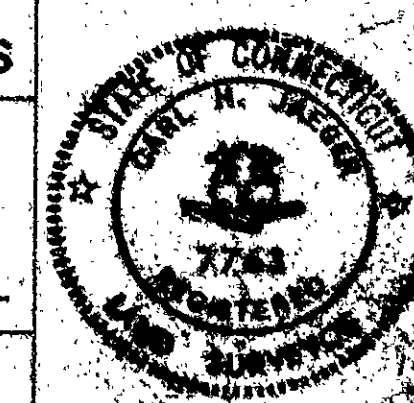
I HEREBY CERTIFY
THAT THIS MAP & SURVEY WERE PREPARED IN ACCORDANCE WITH THE STANDARDS OF CLASS A-2 SURVEY AS DEFINED IN THE CODE OF PRACTICE FOR STANDARDS AND ACCURACY OF SURVEY & MAPS ADOPTED DECEMBER 10, 1975 AS AMENDED BY THE CONN. ASSOCIATION OF LAND SURVEYORS, INC. NO ZONING VIOLATIONS NOT INTENDED PLAIN OR SENE

NOTE: MAP REV. MARCH 7, 1988
UPDATED BUILDING, PARKING, DRIVEWAY AND FENCING
ADDED PER 12, 1988

ALCA SURVEY ASSOCIATES

CARL H. JAEGER L.S. 7763
WETHERSFIELD, CONN.

SCALE: 1" = 20' SHEET
DATE APRIL 18, 1991 1 OF 1



UPDATED DEC. 16, 1989
RES. 3/17/1988

0 INCHES 1 2 3 4