

BEGINNING AT POINT IN THE EASTERLY STREET LINE OF BROAD STREET, SAID POINT BEING 308.90' FROM THE SOUTHEASTERLY STREET CORNER OF SCHOOL STREET, THENCE S 80°25'3" W A DISTANCE OF 149.50' TO A POINT, THENCE S 13°30'20" W A DISTANCE OF 44.00' TO A POINT, THENCE N 80°25'16" W A DISTANCE OF 149.71' TO A POINT, THENCE N 13°47'00" E A DISTANCE OF 44.00' TO A POINT AND PLACE OF BEGINNING. SAID PARCEL CONTAINS 8665.95 S.F. OR .02 AC.

**#1678-#1680 BROAD STREET**

BEGINNING AT POINT IN THE EASTERLY STREET LINE OF BROAD STREET, SAID POINT BEING 352.01' FROM THE SOUTHEASTERN STREET CORNER OF SCHOOL STREET, THENCE S 80°25'16" E A DISTANCE OF 149.71' TO A POINT, THENCE S 13°30'20" W A DISTANCE OF 40.50' TO A POINT, THENCE N 81°44'50" W A DISTANCE OF 150.20' TO A POINT, THENCE N 13°47'00" E A DISTANCE OF 44.00' TO A POINT AND PLACE OF BEGINNING. SAID PARCEL CONTAINS 6313.59 S.F. OR .01 AC.

THE PORTION OF BROAD STREET SHOWN ON  
THIS MAP IS AN ESTABLISHED PUBLIC STREET  
OF THE CITY OF HARTFORD.

O. BLINT  
SURVEY SUPERVISOR.


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RECEIVED BY

*N/F VERA F. ANDERSON*

I HEREBY CERTIFY TO ADK ASSOCIATES, 1668 BROAD STREET LIMITED PARTNERSHIP, CONNECTICUT DEPARTMENT OF HOUSING, CITY, OF HARTFORD DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT, COMMONWEALTH TITLE INSURANCE COMPANY, MIDLAND EQUITY CORPORATION, & 1668 BROAD STREET L.L.C. THAT THIS SURVEY WAS ACTUALLY MADE ON THE GROUND ON APRIL 4, 1995 AND REVISITED ON APRIL 5, 1995 AND THAT IT AND THE BOUNDS AND MEASUREMENTS SHOWN HEREON ARE CORRECT WITHIN THE STANDARD OF ACCURACY OF A 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 SURVEYS, INC. AND THAT UNLESS OTHERWISE SHOWN, TITLE LINES AND LINES OF ACTUAL POSSESSION ARE THE SAME, BUILDINGS ARE LOCATED AS SHOWN AND DO NOT ENCR OACH 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 EASEMENT OR ENCROACHMENTS AFFECTING THIS PROPERTY APPARENT FROM A CAREFUL INSPECTION OF SAME OTHER THAN THOSE SHOWN ON THIS SURVEY

Peter D. Flynn 10-18-75  
PETER D. FLYNN · L.S.#8792 DATE



**FLYNN LAND SURVEYING ASSOCIATES**  
376 WILBUR CROSS HIGHWAY 828-7886  
BERLIN, CONNECTICUT 06037

### MAP REFERENCES

1. MORTGAGE SURVEY FOR ADS  
ASSOCIATES PREPARED BY  
RUSS CARLO, L.L.S.

2. MORTGAGE SURVEY FOR  
ADK ASSOCIATES PREPARED  
BY RUSS CARLO, L.L.S.

PROPERTY IS IN ZONE "R2"  
NON-CONFORMING LOT AS T

6000 S.F. MIN.LOT AREA  
50' MIN. LOT WIDTH  
15' MIN.BUILDING LINE

5' MIN. & 15' TOTAL SIDE YARD  
OR 25% ADJ. BLDG. HT. SIDE YARD  
30' MIN. REAR YARD  
25% MAX. LOT COVERAGE (#166)

**EXISTED PRIOR TO PRESENT  
ZONING REGULATIONS**

PROPERTY IS NOT LOCATED IN A  
FEDERAL FLOOD HAZARD ZONE

MORTGAGE SURVEY

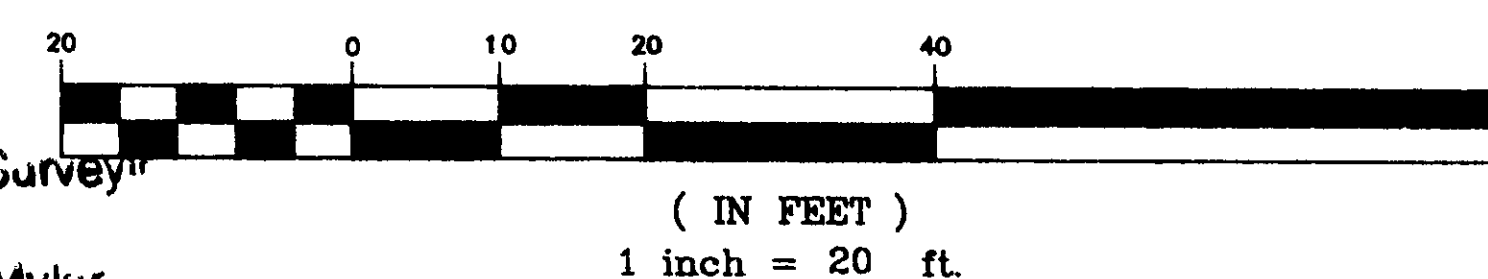
PREPARED FOR

ADK ASSOCIATES, 1668 BROAD  
STREET LIMITED PARTNERSHIP,  
CONNECTICUT DEPARTMENT OF HOUSING,  
CITY OF HARTFORD DEPARTMENT OF  
HOUSING AND COMMUNITY DEVELOPMENT,  
COMMONWEALTH TITLE INSURANCE COMPANY,  
MIDLAND EQUITY CORPORATION,  
AND 1668 BROAD STREET L.L.C.

LOCATED AT  
#1668 AND #1678 BROAD STREET

HARTFORD, CONNECTICUT  
SCALE 1"=20' APRIL 10, 1995  
REV. 9-15-95, 9-27-95, 10-18-95

GRAPHIC SCALE



**Flynn Land Survey**  
**Original Ink**  
**Drawing on Mylar**



42,78