



- DETAIL "A"**
ENLARGED DETAIL AT CUL-DE-SAC
SCALE: 1" = 10'
- THE PORTION OF MECHANIC STREET SHOWN ON THIS MAP, IS AN ESTABLISHED PUBLIC STREET OF THE CITY OF HARTFORD.
- D. BLUNT**
SURVEY SUPERVISOR
- NOTES:
1. BEARINGS & COORDINATES REFER TO THE CONNECTICUT GRID SYSTEM.
 2. MAP REF. "PROPOSED PARKING LOT FOR SCHWARTZ PARKING, 34 POTTER ST." SCALE: 1" = 20', DATE: 7-3-90, PREPARED BY: CLOSE, JENSEN & MILLER
 - "CITY OF HARTFORD, MAP SHOWING LAND ACQUIRED FROM THE TRAVELERS INSURANCE COMPANY", SCALE: 1" = 40', DATE: APRIL 1990, PREPARED BY: THE STATE OF CONNECTICUT
 - "UPGRADING OF INTERSTATE 91" STATE TAKING MAP FOR CUL-DE-SAC, AUG 1992 CHANGE ORDER
 3. LOT ZONE B-1, DOWNTOWN DEVELOPMENT DISTRICT
 4. PROPERTY IS NOT LOCATED IN A FLOOD PLAIN DISTRICT
 5. PROPERTY CURRENTLY GRAVEL & CRUSHED STONE PARKING LOT. CAPACITY 575± CARS
 6. BUILDING AND STREET LINES ARE COINCIDENT, THAT IS NO SETBACK IS REQUIRED FROM STREET LINE IN THIS ZONE.
 7. NEW SOUTH BOUNDARY LINE ABUTTING 34 POTTER STREET DOES NOT CREATE ANY ZONING VIOLATIONS.

LEGEND

- CB CATCH BASIN
- MH MANHOLE
- GP GATE POST
- WB WATER BOX
- WG GATE
- BITUMINOUS CONCRETE WALK
- CONCRETE WALK
- CHAIN LINK FENCE
- LIGHT POLE
- OVERHEAD POWER LINES
- FIRE HYDRANT
- GRANITE CURBING

GRAPHIC SCALE
(IN FEET)
1 inch = 40 ft

This drawing is to be used in accordance with state fire regulations. If used for other purposes, the user assumes all liability. ☐ Wash-off ☒ Fixed-line photo. Joseph Merrill & Company

The undersigned hereby certifies to Phoenix Home Life Insurance Company, Commonwealth Title Insurance and to The Travelers Companies that, as of the date hereof, this survey was made on the ground and correctly shows, on the basis of a field transit survey and in accordance with Minimum Standard Detail Requirements for Land Title Surveys as adopted by the American Land Title Association (ALTA) and American Congress on Surveying and Mapping (ACSM) 1992 as revised, (i) the location of all buildings, structures, fences and other improvements situated on the premises; and (ii) all driveways or other cuts in the curbs along all streets upon which the land abuts. All utilities provided to the premises enter the premises from publicly dedicated streets and no such utilities cross private lands between the premises and the publicly dedicated streets. Except as shown, there are no visible easements or rights-of-way on, over or across the premises or of which the undersigned has been advised, no encroachments on adjoining premises, streets or alleys by any of said buildings, structures, fences or other improvements, and no encroachment on said premises by buildings, structures, fences or other improvements situated on adjoining premises. The property description contained herein is an accurate description of the premises surveyed. The premises do not serve any adjoining property for drainage, ingress and egress or any other purpose. All required building set-back lines on the premises are located as shown hereon. The premises have access to and from a publicly dedicated roadway maintained by governmental authority. The premises are not located in a 100-year flood plain or in an identified flood or mud slide hazard area as defined by the U.S. Department of Housing and Urban Development under the Flood Disaster Protection Act of 1973, as amended. The premises contain 157,434 square feet of land and contain adequate parking for 575± motor vehicles, and the print of survey reflects boundary lines of the described land which close by engineering calculation.

Certification valid only on maps bearing embossed surveyors seal

By: Paul A. Hallisey
Paul A. Hallisey LS #7761

<p>PK ENGINEERING ASSOCIATES CIVIL ENGINEERS & LAND SURVEYORS 78 BEAVER ROAD, WETHERSFIELD, CONNECTICUT</p> <p>PROPERTY TO BE CONVEYED TO PHOENIX HOME LIFE MUTUAL INSURANCE CO. 20-22 MECHANIC STREET HARTFORD, CONNECTICUT</p> <p>REVISION: 9/01/95 REV. SOUTH PROPERTY LINE 9/19/95 ADDED OLD PL. 11/10/95 CERT. & REMOVE OLD PL. 11/24/95 ADD NOTE AND TITLE COMPANY</p>	<p>DRAWN J.A.H.</p> <p>CHECKED P.A.H.</p> <p>DATE 13 JULY 95</p> <p>SCALE 1" = 40'</p> <p>SHEET 1 OF 1</p> <p>JOB NO. PK283</p> <p>AUTOCAD FILE: PK283.DWG</p>
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