

The portions of Gillett Street & Asylum Avenue shown on this map are established public streets.

Robert J. Meehan
Survey Supervisor

LEGEND

I.P.	IRON PIN
M.H.	MANHOLE
W.G.	WATERGATE
ELEC.	PROPERTY LINE
O.H.	ELECTRIC OVERHANG
CONC.	CONCRETE
UTILITY POLE	
CATV	CABLE TELEVISION BOX
BIT.	BITUMINOUS
A/C	AIR CONDITIONING
F.P.	CHAIN LINK FENCE
	FENCE POST

SCHEDULE

ALL THAT CERTAIN PIECE OR PARCEL OF LAND WITH BUILDINGS AND IMPROVEMENTS THEREON SITUATED ON THE SOUTHERLY SIDE OF ASYLUM AVENUE IN THE CITY OF HARTFORD, COUNTY OF HARTFORD AND STATE OF CONNECTICUT BEING MORE PARTICULARLY BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE SOUTHERLY LINE OF ASYLUM AVENUE, WHICH POINT IS LOCATED 89.00 FEET WESTERLY OF THE INTERSECTION OF THE WESTERLY LINE OF GILLETT STREET AND THE SOUTHERLY LINE OF SAID ASYLUM AVENUE, AS REQUIRED ALONG SAID ASYLUM AVENUE, AND WHICH POINT MARKS THE NORTHWESTERLY CORNER OF LAND NOW OR FORMERLY OF MARGHERITA R. CUNNINGHAM AND THE NORTHEASTERLY CORNER OF THE HEREIN DESCRIBED PARCEL, THE LINE RUNS:

THENCE ALONG THE LAND OF SAID CUNNINGHAM, A DISTANCE OF 159.40 FEET TO A POINT;

THENCE BY INTERIOR ANGLE OF 92°-06'-15" ALONG LAND OF SAID CUNNINGHAM, A DISTANCE OF 79.84 FEET TO A POINT AND LAND NOW OR FORMERLY OF JOHN SCHNIDMAN;

THENCE BY INTERIOR ANGLE OF 87°-55'-45" ALONG LAND OF SAID SCHNIDMAN, A DISTANCE OF 167.85 FEET TO A POINT ON THE SOUTHERLY LINE OF SAID HIGHWAY;

THENCE BY INTERIOR ANGLE OF 86°-02'-35" ALONG SAID HIGHWAY, A DISTANCE OF 80.00 FEET TO THE POINT AND PLACE OF BEGINNING, SAID LINE FORMING AN INTERIOR ANGLE OF 93°-57'-25" WITH THE FIRST DESCRIBED LINE.

SAID PARCEL CONTAINS .30 ACRES OF LAND BY COMPUTATION.

MAP REFERENCES

- BOUNDARY MAP PROPERTY OF PARKSIDE MANAGEMENT CO. 1039 ASYLUM AVENUE HARTFORD, CONNECTICUT SCALE 1"=20' DATE SEPTEMBER 18, 1981 PREPARED BY REESE ROBERTS REGISTERED LAND SURVEYOR WINDSOR, CONNECTICUT.
- CITY OF HARTFORD DEPARTMENT OF ENGINEERING BLOCK MAP # 333, SCALE 1"=50'

I HEREBY CERTIFY TO CHICAGO TITLE INSURANCE COMPANY AND SFX BROADCASTING, INC. ITS SUCCESSORS AND/OR ASSIGNS AS AGENT THAT IN FEBRUARY OF 1995 AND THEN AGAIN ON THE 21ST DAY OF JUNE, 1996,

(a) AM ON THE GROUND SURVEY OF THE SUBJECT PREMISES WAS CONDUCTED UNDER MY SUPERVISION AND;

AND I DECLARE THAT TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF, THAT THE SURVEY WAS CONDUCTED WITH THE BOUNDARY DETERMINATION CATEGORY OF A RECONVEYANCE AND THAT IT AND THIS MAP WERE PREPARED IN ACCORDANCE WITH A CLASS A-2 SURVEY AS DEFINED IN THE "RECOMMENDED STANDARDS FOR SURVEYS AND MAPS IN THE STATE OF CONNECTICUT" AS ADOPTED BY THE CONNECTICUT ASSOCIATION OF LAND SURVEYORS, INC. ON SEPTEMBER 24, 1992 EFFECTIVE JANUARY 1, 1993, WITH A BOUNDARY DETERMINATION CATEGORY OF RECONVEYANCE.

AND THAT UNLESS OTHERWISE NOTED OR DEPICTED:

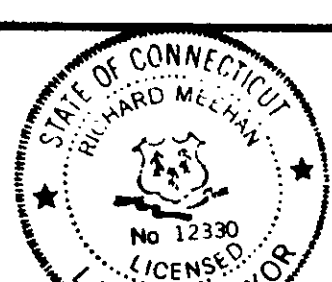
- THIS MAP IS SUBSTANTIALLY CORRECT;
- ALL MONUMENTS SHOWN ON THE SURVEY ACTUALLY EXIST, AND THE LOCATION SIZE AND TYPE OF MATERIALS THEREOF ARE CORRECTLY SHOWN;
- THE TITLE LINES AND LINES OF ACTUAL POSSESSION OF THE PROPERTY ARE THE SAME;
- THE SIZE, LOCATION AND TYPE OF ALL BUILDINGS AND IMPROVEMENTS ON THE PROPERTY ARE AS SHOWN ON THE SURVEY AND ALL ARE WITHIN THE BOUNDARY LINES AND APPLICABLE SETBACK LINES OF THE PROPERTY WITH THE EXCEPTION OF THE SIDE YARD OF THE GARAGE WHICH IS NON-CONFORMING TO THE CITY OF HARTFORD ZONING REGULATIONS WITH REGARD TO MINIMUM SETBACK;
- THERE ARE NO VIOLATIONS OF ZONING ORDINANCES, RESTRICTIONS OR OTHER RULES AND REGULATIONS WITH REFERENCE TO THE LOCATION, HEIGHT, FRONTAGE, AREA, AND YARD SIZE OF BUILDINGS AND IMPROVEMENTS ON THE PROPERTY;
- BASED UPON CURRENT USES, THE DESIGNATED PARKING SPACES PROVIDED ON THE PROPERTY ARE SUFFICIENT IN NUMBER TO CONFORM WITH THE MINIMUM REQUIREMENTS OF CURRENT ZONING ORDINANCES;
- ALL ZONING USE AND DENSITY CLASSIFICATIONS ARE PROPERLY SHOWN;
- THE PROPERTY HAS DIRECT ACCESS TO ASYLUM AVENUE WHICH IS A DEDICATED PUBLIC STREET;
- THERE ARE NO EASEMENTS, RIGHTS-OF-WAY, OLD HIGHWAYS OR ABANDONED ROADS, LANES, DRIVEWAYS OR USES AFFECTING THE PROPERTY APPEARING FROM A CAREFUL PHYSICAL INSPECTION OF THE SAME;

- THERE ARE NO ENCROACHMENTS AFFECTING THE PROPERTY;
- THERE ARE NO VISIBLE DISCREPANCIES, CONFLICTS, SHORTAGES IN AREA OR BOUNDARY LINE CONFLICTS;
- TO THE EXTENT THAT THEY CAN BE DEPICTED, ALL RECORDED EASEMENTS AND OTHER EXCEPTIONS, AS NOTED IN CHICAGO TITLE INSURANCE COMPANY COMMITMENT NUMBER 9641-00157 DATED MAY 30, 1994 ARE DEPICTED ON THE FACE OF THE MAP;
- THERE ARE NO SETBACK LINES, PARTY WALLS, ENCROACHMENTS OR OVERHANGS OF ANY IMPROVEMENTS ON THE PROPERTY UPON ANY EASEMENT, RIGHTS-OF-WAY OR ADJACENT LAND OR ENCROACHMENTS OF IMPROVEMENTS LOCATED ON ADJACENT LAND UPON THE PROPERTY;
- THERE ARE NO VISIBLE CEMETERIES OR BURYING GROUNDS ON THE PROPERTY;
- ALL UTILITY SERVICES REQUIRED FOR THE OPERATION OF THE PROPERTY EITHER ENTER THE PROPERTY THROUGH ADJOINING PUBLIC STREETS, OR THE SURVEY SHOWS THE POINT OF ENTRY AND LOCATION OF ANY UTILITIES WHICH PASS THROUGH OR ARE LOCATED ON ADJOINING PRIVATE LAND;
- THE SURVEY SHOWS THE LOCATION OF ANY VISIBLE TELEPHONE, TELEGRAPH, ELECTRIC OR OTHER POWER LINES, WIRES AND POLES ON THE PROPERTY;
- THE SURVEY SHOWS THE LOCATION AND DIRECTION OF SPRINGS, STREAMS, RIVERS, PONDS OR LAKES LOCATED ON, BORDERING ON, OR RUNNING THROUGH THE PROPERTY;
- ANY DISCHARGE FROM THE PROPERTY OR IMPROVEMENTS THEREON INTO SPRINGS, STREAMS, RIVERS, PONDS OR LAKES OR OTHER CONVEYANCE SYSTEM IS SHOWN ON THE SURVEY;
- THE PARCEL(S) DESCRIBED ON THE SURVEY DO NOT LIE WITHIN FLOOD HAZARD AREAS IN ACCORDANCE WITH THE MAPS ENTITLED "FLOOD INSURANCE RATE MAP", "FLOOD BOUNDARY AND FLOODWAY MAP" PUBLISHED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY OR ANY FLOOD HAZARD BOUNDARY MAP PUBLISHED BY THE U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT, WHICH SUCH MAP COVERS THE AREA IN WHICH THE PROPERTY IS SITUATED;

DATE

RICHARD MEEHAN L.L.S. 12330



REVISION		DATE	
UPDATE SURVEY		6-24-1996	
			
MEEHAN ASSOCIATES Consulting Engineers - Surveyors, P.C. 387 North Main Street • Manchester, CT 06040			
PLAN PREPARED FOR			
SFX BROADCASTING INC.			
1039 ASYLUM AVENUE		HARTFORD, CONN.	
PROPERTY SURVEY			
SCALE: 1" = 20'	DESIGN: R.J.M.	FILE NO. 95015	SHEET NO. 1 OF 1
DATE: 2-16-1995	DRAFT: S.L.H.		

22-69

