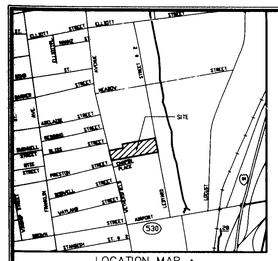
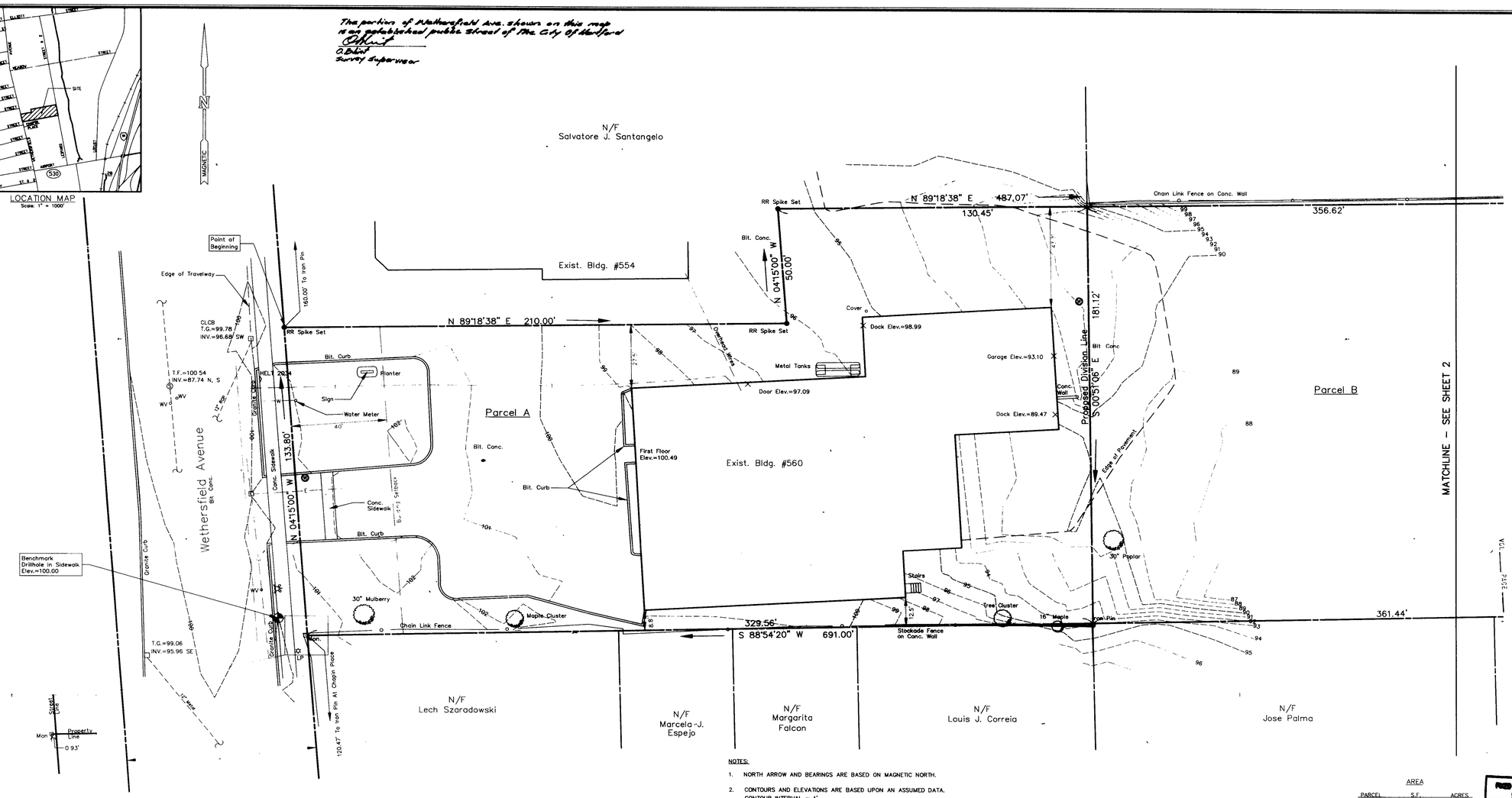
2218-1

The portion of Wethersfield Ave. shown on this map is an established public street of the City of Hartford
O. Dahl
Survey Supervisor



LOCATION MAP
Scale: 1" = 1000'



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Metes and Bounds Description

Beginning at a point on the easterly street line of Wethersfield Avenue at the division line between land now formerly of Salvatore J. Santangelo and land of Grantor;

thence running North 89° - 18' - 38" East 210.00' to a point, thence turning and running North 04° - 15' - 00" West 50.00', all along land now or formerly of Salvatore J. Santangelo, to a point;

thence running North 89° - 18' - 38" East 487.07' along land now or formerly of Salvatore J. Santangelo, land now or formerly of L.T.C., Inc. and land now or formerly of Faienza Realty, each in part, to a point,

thence running South 02° - 23' - 48" East 178.64' along the westerly street line of Ledyard Street to a point;

thence running South 88° - 54' - 20" West 691.00' along land now or formerly of Corona's Auto Parts, land now or formerly of Jose Palma, land now or formerly of Louis J. Correia, land now or formerly of Margarita Falcon, land now or formerly of Marcela J. Espejo, and land now or formerly of Lech Szaradowski, each in part, to a point;

thence running North 04° - 15' - 00" West 133.80' along the easterly street line of Wethersfield Avenue to the point of beginning.

I HEREBY DECLARE THAT THIS MAP AND THE SURVEY ON WHICH IT IS BASED ARE SUBSTANTIALLY CORRECT AND WERE MADE IN ACCORDANCE WITH "MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS," JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND ACSM IN 1992, AND PURSUANT TO THE ACCURACY STANDARDS OF AN URBAN SURVEY

DATE June 27, 1996

Robert A. Jackson Jr.

ROBERT A. JACKSON, JR. L.S. #11347

NOTES:

1. NORTH ARROW AND BEARINGS ARE BASED ON MAGNETIC NORTH.
2. CONTOURS AND ELEVATIONS ARE BASED UPON AN ASSUMED DATA. CONTOUR INTERVAL = 1'
3. REFERENCE IS HEREBY MADE TO THE FOLLOWING MAPS:

A. "PROPERTY OF WARREN S. CHAPIN, HARTFORD, CONNETICUT" SCALE: 1"=20', DATED: OCTOBER 1947. PREPARED BY: F. PERRY CLOSE. MAP #287 H.L.R.

B. "CITY OF HARTFORD DEPT. OF PUBLIC WORKS, ENGINEERING-ASSESSOR PROPERTY MAP" SCALE: 1"=50', DATED: OCTOBER 1, 1984. MAP #224

C. "PROPERTY OF LEDYARD INDUSTRIAL PARK CONDOMINIUMS" SCALE: 1"=40', DATED SEPTEMBER 21, 1987, PREPARED BY: CARL H. JAEGER. MAP #1823 H.L.R.

D. "PROPERTY OF FAIENZA REALTY, 237 LEDYARD STREET, HARTFORD, CONNECTICUT" SCALE: 1"=20', DATED: MARCH 12, 1990, PREPARED BY: CARL H. JAEGER. MAP #1921

E. "PROPERTY OF SANTINA S. LOMBARDO AND ANTHONY SANTANGELO, 560 WETHERSFIELD AVENUE, HARTFORD, CONNECTICUT" SCALE: 1"=80', DATED: JUNE 8, 1993, PREPARED BY: RUSSELL J. CARLO

F. "PLOT PLAN FOR SALVATORE J. SANTANGELO, 554 WETHERSFIELD AVENUE, HARTFORD, CONNECTICUT" SCALE: 1"=20', DATED: JANUARY 20, 1994, PREPARED BY: HALLISEY & HERBERT

4. PARCEL IS IN ZONE B-3 AND I-2.

LEGEND

- STREET LINE
- PROPERTY LINE
- WATER LINE
- ELECTRIC LINE
- TELEPHONE LINE
- BUILDING SETBACK LINE
- SANITARY MANHOLE
- ELECTRIC MANHOLE
- CATCH BASIN
- LIGHT POLE
- HYDRANT
- MONITORING WELL
- WATER VALVE
- UTILITY POLE - HELT (HARTFORD ELECTRIC) CL&P (CONNECTICUT LIGHT & POWER)

AREA

PARCEL	S.F.	ACRES
A	50,590	1.162
B	64,570	1.482
TOTAL	115,160	2.644

FRED LER PHOTOGRAPHIC FILMS INPLAN
CONNECTICUT PRINT SERVICE HARTFORD, CT

GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)
1 inch = 20 ft.

ALTA/ACSM LAND TITLE SURVEY

560 WETHERSFIELD AVENUE
HARTFORD, CONNECTICUT

DESIGNED ---	DRAWN BJN	CHECKED MFM	MILONE & MACBROOM, INC.	PROJECT NO. 717-01
SCALE 1" = 20'			Civil, Water Resource and Transportation Engineering • Landscape Architecture Surveying • Planning	1 OF 2
DATE JUNE 27, 1996			786 South Main Street • Cheshire, Connecticut 06410 (203) 271-1773 • FAX (203) 272-9733	SHEET NO.

PRTSAMER.DWG

2218

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