

2237

ZONING DATA LEGAL DESCRIPTION ALL THAT CERTAIN PARCEL OF LAND WITH BUILDINGS AND IMPROVEMENTS LOCATED THEREON SITUATED ON THE WESTERLY SIDE OF WETHERSFIELD AVENUE IN THE CITY OF HARTFORD, COUNTY OF HARTFORD AND STATE OF CONNECTICUT, BEING MORE PARTICULARLY BOUNDED AND DESCRIBED AS FOLLOWS: REQUIRED PROVIDED 6000 SF 22021.86 SF MIN. FRONTAGE 50 FT 90.00 FT BEGINNING AT A POINT ON THE WESTERLY LINE OF WETHERSFIELD AVENUE, WHICH POINT IS LOCATED 171.25' SOUTHERLY OF THE INTERSECTION OF THE SOUTHERLY LINE OF MIN. FRONT YARD 25 FT 25.29 FT ALDEN STREET AND THE WESTERLY LINE OF WETHERSFIELD AVENUE AND WHICH POINT MARKS THE NORTHEASTERLY CORNER OF THE HEREIN DESCRIBED PARCEL, THE LINES MIN. SIDE YARD 8 FT 0.02 FT * MIN. REAR YARD 20 FT 44.00 FT THENCE S 02'-28'-12" W ALONG THE WESTERLY LINE OF WETHERSFIELD AVENUE, A DISTANCE OF 90.00' TO A POINT; MAX. LOT COVERAGE 25% (BUILDING)

> POINT OF BEGINNING

■ HBS

ALDEN STREET

NO STRIPED SPACES OBSERVED PARKING SPACES 1 PER 600 SF FLR. AREA * DENOTES NON-CONFORMING TO CURRENT ZONING REGULATIONS

4 STORIES

BITUMINOUS PAVEMENT

BO CS

POST W/

ELEC.

1 STORY

ZONE: B4

LOT AREA

MAX. BLD. HGT.

tion of Nethersfield Avenue shows on up, is an established public street of

V.3644 P.231 ASSESSOR'S MAP 222 BLOCK 5 LOT 19

TOTAL PARCEL AREA 22021.86 SQ. FT. 0.51 ACRES

N/F COMMUNITY SOLUTIONS INC. ASSESSOR'S MAP 222 BLOCK 5 LOT 35

FOOTPRINT AREA

8775.21 SQ. FT. 0.20 ACRES

BLD. HGT. 16.0'

176.5

BITUMINOUS PAVEMENT

S 87'23'26"

245.12

N 87'24'27" E

245.98

METAL POSTS

A VEHICULAR AND PEDESTRIAN USE

OF AN EASEMENT.

WAS OBSERVED ALONG THIS PROPERTY LINE BY PATRONS OF THE SUBJECT

PARCEL. WITHOUT THE KNOWN BENEFIT

N/F LA CASA de PUERTO RICO, INC. LA CASA INVESTMENTS, INC. AND LA CASA HOUSING DEVELOPMENT ALTERNATIVES LIMITED PARTNERSHIP

ASSESSOR'S MAP 222 BLOCK 5 LOT 11

LEGEND

——— F ———

UNDERGROUND ELECTRIC

FIRE ESCAPE • IP IRON PIN (FOUND) PK SET PK NAIL (SET)

HARTFORD BOUND STONE CONNECTICUT HIGHWAY DEPARTMENT MONUMENT WIRE CAGE

CONCRETE SLAB WATER METER VERANDA LINE WATER GATE GAS GATE

BUILDING LINE RECORD VOLUME/PAGE SIDEYARD SETBACK REARYARD SETBACK

SQUARE FEET ACRES CONCRETE

NOT REQUIRED

NOW OR FORMERLY

BOLLARD GAS METER ELECTRIC MANHOLE TELEPHONE MANHOLE MAP REFERENCES

REFERENCE IS MADE TO THE FOLLOWING MAP AND SURVEYS WHICH WERE USED IN THE PREPARATION OF THIS SURVEY AND MAP:

1. "CITY OF HARTFORD ASSESSOR'S BLOCK MAP 222" 2. "CITY OF HARTFORD ENGINEERING BLOCK MAP 44"

N/F THE CITY OF

BLOCK 5 LOT 20

ASSESSOR'S MAP 222

HARTFORD REDEVELOPMENT

3. "PROPERTY OF THE SECOND NATIONAL BANK OF NEW HAVEN, TRUSTEE AND GUISEPPE FERRIGNO, ET AL HARTFORD SCALE 1" = 40' FEB. 1944"

NOTES CORRESPONDING TO SCHEDULE B

1) NO SURVEY PERTINENT ITEMS LISTED IN SCHEDULE B PROVIDED.

STATEMENT OF ENCROACHMENTS

VEHICULAR AND PEDESTRIAN USE WAS OBSERVED ON THE PROPERTY OF THE SOUTHERLY ADJOINER BY PATRONS OF THE SUBJECT PARCEL WITHOUT KNOWN BENEFIT OF AN EASEMENT.

THE NORTHERLY FACE OF THE SUBJECT BUILDING SITS ON OR NEAR THE NORTHERLY PROPERTY LINE THE UNDERSIGNED MADE NO DETERMINATION THAT THERE IS NOT SOME POINT ALONG THE WALL WHICH ENCROACHES OR WHETHER THE SUBJECT WALL IS PLUMB. ACCESS IN AND ALONG THIS WALL WAS RESTRICTED BY THE EXISTING CONDITIONS.

ACCESS NOTE

S 84'19'07" W

4.91' IF

WETHERSFIELD AVENUE IS OWNED AND MAINTAINED BY THE CITY OF HARTFORD AS A PUBLIC HIGHWAY, AS DEFINED ON MAP REF. NO. 2.

FLOOD NOTE:

THE PARCEL DEPICTED HEREON IS LOCATED WITHIN A FLOOD HAZARD ZONE X AS SHOWN ON THE FLOOD INSURANCE RATE MAP PANEL 0005B, FOR COMMUNITY 095080 DATED DECEMBER 4,1986

FLOOD ZONE X: AREAS AREAS DETERMINED TO BE OUTSIDE 500-YEAR FLOOD PLAIN

ALL FIELD MEASUREMENTS MATCHED RECORD DIMENSIONS WITHIN THE PRECISION REQUIREMENTS OF ALTA/ACSM SPECIFICATIONS.

CALL BEFORE YOU DIG 1-800-922-4455: UTILITIES DEPICTED HEREON ARE DERIVED FROM BEST AVAILABLE SOURCES AND FIELD SURVEY OF APPARENT STRUCTURES. THIS PLAN SHOULD NOT BE CONSTRUED AS AN UTILITY INVENTORY.

GENERAL NOTES

THIS SURVEY AND MAP HAS BEEN PREPARED IN ACCORDANCE WITH THE REGULATIONS OF CONNECTICUT STATE AGENCIES, SECTIONS 20-300B-1 THRU 20-300B-20, THE MINIMUM STANDARDS FOR SURVEYS AND MAPS IN THE STATE OF CONNECTICUT ENDORSED BY THE CONNECTICUT ASSOCIATION OF LAND SURVEYORS, INC. THE TYPE OF SURVEY IS PROPERTY/BOUNDARY SURVEY, THE BOUNDARY DETERMINATION CATEGORY IS FIRST, AND THE HORIZONTAL ACCURACY CONFORMS TO A-2.

NO DECLARATION IS EXPRESSED OR IMPLIED BY THIS MAP OR COPIES THEREOF UNLESS IT BEARS THE IMPRESSION TYPE SEAL AND ORIGINAL LIVE SIGNATURE OF THE SURVEYOR WHOSE NAME AND REGISTRATION NUMBER APPEAR BELOW. ANY CHANGES MADE TO THIS PLAN WITHOUT THE KNOWLEDGE OF THE SIGNERS INVALIDATES THESE DECLARATIONS.

SURVEYORS CERTIFICATE

DATE: 4/25/97

THENCE S 87'-23'-26" W ALONG LAND NOW OR FORMERLY OF THE CITY OF HARTFORD REDEVELOPMENT, A DISTANCE OF 245.12' TO A POINT;

THENCE N 01'-55'-14" E ALONG LAND NOW OR FORMERLY OF LA CASA de PUERTO RICO, INC. LA CASA INVESTMENTS, INC. AND LA CASA HOUSING DEVELOPMENT

THENCE N 87"-24'-27" E ALONG LAND NOW OR FORMERLY OF COMMUNITY SOLUTIONS INC., A DISTANCE OF 245.98' TO THE POINT OR PLACE OF BEGINNING;

NOTE: THE ABOVE LEGAL DESCRIPTION DESCRIBES THE SAME PROPERTY AS DESCRIBED IN SCHEDULE A OF TITLE COMMITMENT NO. 9641-00404 (NBU #96-2978) OF THE CHICAGO TITLE INSURANCE COMPANY EFFECTIVE DATE NOT PROVIDED.

ALTERNATIVES LIMITED PARTNERSHIP, A DISTANCE OF 90.00' TO A POINT;

SAID PARCEL CONTAINS 0.51 ACRES OF LAND BY COMPUTATION.

EMH

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ERSFII

CERTIFY TO: 165 WETHERSFIELD REALTY CORP., CHASE MANHATTEN BANK AND CHICAGO TITLE INSURANCE COMPANY.

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE (I) IN ACCORDANCE WITH THE MINIMUM STANDARD DETAIL REQUIREMENTS OF THE STATE OF CONNECTICUT AND INCLUDES (A) THE LOCATION OF ALL BOUNDARIES, EXISTING FENCES, PIPELINES, RIGHTS OF WAY AND ROADS WHICH ARE OF RECORD OR VISIBLE ON THE GROUND AND ANY IMPROVEMENTS, STRUCTURES, OR OTHER OBJECTS VISIBLE ON THE GROUND; (B) WHETHER ANY OF THE PROPERTY LIES WITHIN THE 100 YEAR FLOOD PLAIN OR ANY SPECIAL FLOOD HAZARD AREA AS DESIGNATED BY GOVERNMENTAL AGENCY; (C) THE NUMBER OF ACRES CONTAINED WITHIN THE BOUNDARIES OF THE PROPERTY AND (II) PURSUANT TO THE ACCURACY STANDARDS (AS ADOPTED BY ALTA AND ACSM AND IN EFFECT ON THE DATE OF THIS CERTIFICATION) OF AN URBAN

RICHARD MEEHAN, CONN. L.L.S. 12330

THE WORD "CERTIFY" AS USED ABOVE IS INTENDED TO BE AN EXPRESSION OF PROFESSIONAL OPINION ONLY AND IN NO WAY IS MEANT TO IMPLY OR REPRESENT ANY WARRANTY OR GUARANTEE.

> Banding and a contract of the state of A SECRETARY

REVISION DATE		Meehan & Goodin Engineers - Surveyors, P.C. 387 North Main Street, Manchester, CT 06040 (860) 643-2520 FAX (860) 649-8806			P.C. ter, CT 06040						
		PLAN PREPARED FOR 165 WETHERSFIELD REALTY CORP. 165 WETHERSFIELD AVENUE HARTFORD, CONN. ALTA/ACSM LAND TITLE SURVEY									
								SCALE: 1" = 20'	DESIGN: SKA	PROJECT: 97057	ACAD: 97057.DWG(NECA)
								DATE: 4-25-1997	DRAFT: ERJ	DISK NO.:	SHEET NO. 1 OF 1