



ALL THAT CERTAIN PARCEL OF LAND WITH BUILDINGS AND IMPROVEMENTS LOCATED THEREON SITUATED ON THE NORTHERLY SIDE OF PARK STREET 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 NORTHERLY LINE OF PARK STREET, WHICH POINT IS LOCATED AT THE INTERSECTION OF THE WESTERLY LINE OF NEWTON STREET AND THE NORTHERLY LINE OF PARK STREET AND WHICH POINT MARKS THE SOUTHEASTERLY CORNER OF THE HEREIN DESCRIBED PARCEL, THE LINES RUN:

THENCE S 81°-50'-35" W ALONG THE NORTHERLY LINE OF PARK STREET, A DISTANCE OF 81.00' TO A POINT;

THENCE N 00°-15'-45" E ALONG LAND NOW OR FORMERLY OF JOAQUIM E. SANTO, A DISTANCE OF 139.18' TO A POINT:

THENCE S 82°-35'-37" W ALONG LAND NOW OR FORMERLY OF JOAQUIM E. SANTO, A DISTANCE OF 49.88' TO A POINT.

THENCE N 00°-33'-45" E PARTLY ALONG LAND NOW OR FORMERLY OF ANTONIO AND NILDA R. CASTRO, LAND NOW OR FORMERLY OF MEDARD MARTIN AND LAND NOW OR FORMERLY OF LEO M. AND YOLANDE M. PACQUETTE, IN ALL, A DISTANCE OF 114.01' TO A POINT;

THENCE N 89°-45'-22" E ALONG LAND NOW OR FORMERLY OF BICH THUY THI PHAM,
A DISTANCE OF 128.00' TO A POINT;

THENCE S 00°-01'-34" W ALONG THE WESTERLY LINE OF NEWTON STREET, A DISTANCE OF 235.81' TO THE POINT OR PLACE OF BEGINNING; SAID PARCEL CONTAINS 0.57 ACRES OF LAND BY COMPUTATION.

NOTE: THE ABOVE LEGAL DESCRIPTION DESCRIBES THE SAME PROPERTY AS DESCRIBED IN SCHEDULE A OF TITLE COMMITMENT NO. 9641-00405 (NBU #96-2977) OF THE CHICAGO TITLE INSURANCE COMPANY EFFECTIVE DATE NOT PROVIDED.

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

1. "PLAN OF BUILDING LOTS BELONGING TO J.G.D. NEWTON, ESQ. LOCATED ON EVERGREEN AVE. EXTENSION BETWEEN PARK STREET AND CAPITOL AVENUE, E.M. STONE, C.E. SCALE 1"=50', MARCH 1912"
2. "MAP OF LOTS OWNED BY FRANCES CHADWICK HARTFORD, CONN. JANUARY 1898 SCALE 50 FEET TO AN INCH H.G. LOOMIS C.E."
3. "CITY OF HARTFORD DEPT. OF PUBLIC WORKS ENGINEERING-ASSESSOR PROPERTY MAP #315 OCTOBER 1, 1984"
4. "CITY OF HARTFORD DEPT. OF PUBLIC WORKS ENGINEERING STREET ANGLE MAP #73"

PARK STREET AND NEWTON STREET ARE OWNED AND MAINTAINED BY THE CITY OF HARTFORD AS PUBLIC HIGHWAYS AS DEFINED ON MAP REF. NO. 4.

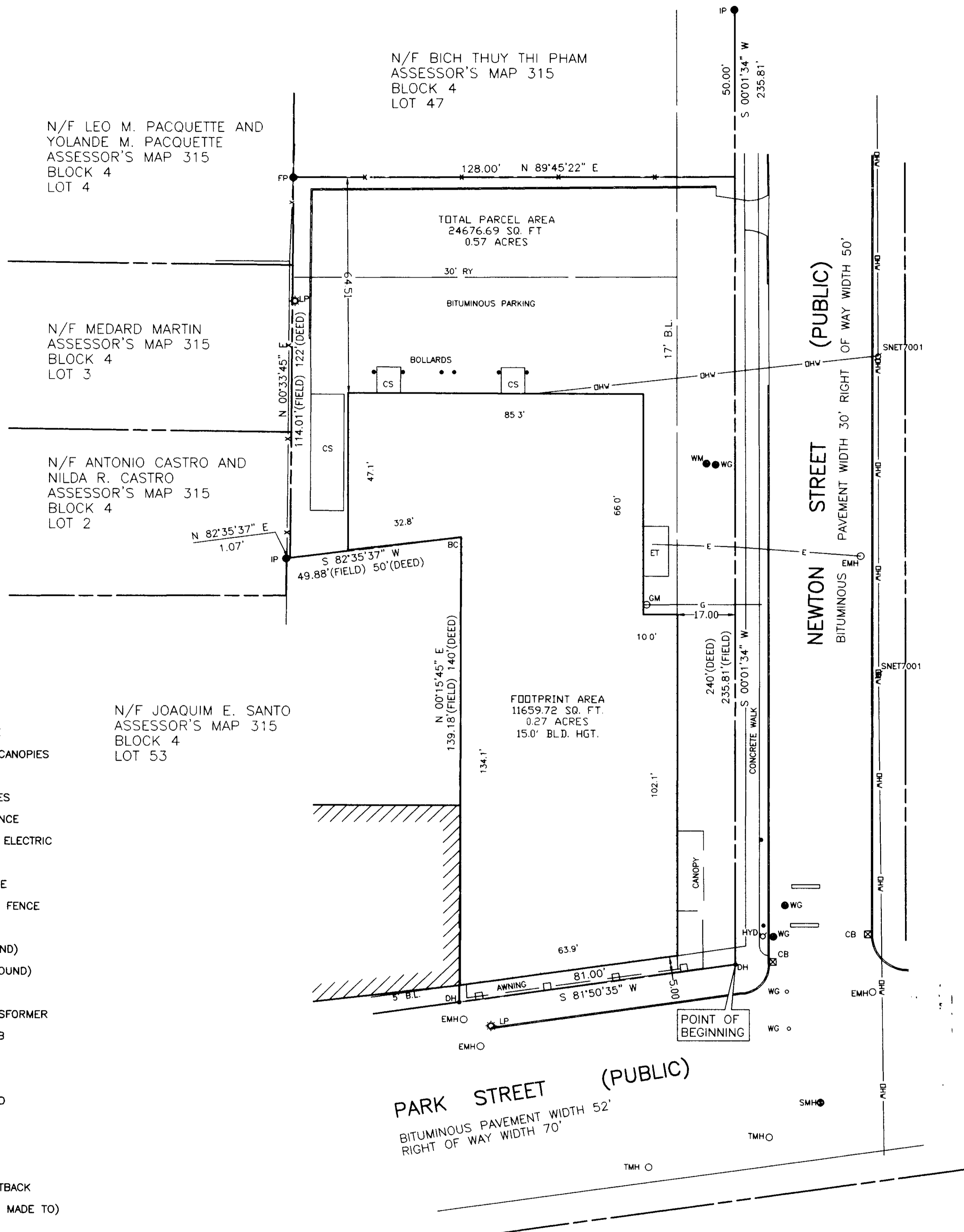
(1) NONE NOTED PERTINENT TO SURVEY ISSUES.

A NONE NOTED

ZONE: B4	REQUIRED	PROVIDED
LOT AREA	6000 SF	24676.69 SF
MIN. FRONTAGE	50 FT	81.00 FT
MIN. FRONT YARD	5 FT / 17 FT	5.00 FT / 17.00 FT
MIN. SIDE YARD	N.R.	0.00 FT
MIN. REAR YARD	30 FT	64.51 FT
MAX. LOT COVERAGE	50%	47% (BUILDING)
MAX. BLD. HGT.	48 FT	15 FT
PARKING SPACES	1 PER 600 SF FLR. AREA	NO STRIPED SPACES

* DENOTES NON-CONFORMING TO CURRENT ZONING REGULATIONS

----	PROPERTY LINE	ASSESSOR'S
-----	AWNINGS AND CANOPIES	BLOCK 4
-----	SETBACK LINE	LOT 53
----- OHW -----	OVERHEAD WIRES	
----- X -----	CHAIN LINK FENCE	
----- E -----	UNDERGROUND ELECTRIC	
----- G -----	GAS LINE	
----- T -----	TELEPHONE LINE	
----- □ -----	WROUGHT IRON FENCE	
HYD	HYDRANT	
• IP	IRON PIPE (FOUND)	
• DH	DRILL HOLE (FOUND)	
• FP	FENCE POST	
ET	ELECTRIC TRANSFORMER	
CS	CONCRETE SLAB	
WM	WATER METER	
Ø	UTILITY POLE	
N.R.	NONE REQUIRED	
WG	WATER GATE	
GM	GAS METER	
BL	BUILDING LINE	
RY	REAR YARD SETBACK	
REF	REFERENCE (IS MADE TO)	
R.O.W.	RIGHT OF WAY	
SQ.FT.	SQUARE FEET	
BC	BUILDING COINCIDENT WITH PROPERTY CORNER	
CONC	CONCRETE	
SNET	SOUTHERN NEW ENGLAND TELEPHONE	
LP	LIGHT POLE	
CB	CATCH BASIN	
EMH	ELECTRIC MANHOLE	
SMH	SANITARY MANHOLE	
TNH	TELEPHONE MANHOLE	



The portions of Park and Newton Streets
shown on this map, are established public streets
of the City of Hartford.
O. Burt.
Survey Supervisor.

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

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.

DATE: 5/8/97


CERTIFY TO: MI CASA 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 (1) IN ACCORDANCE WITH THE MINIMUM STANDARD DETAIL REQUIREMENTS OF THE STATE OF CONNECTICUT AND INCLUDES (A) THE LOCATION OF ALL BOUNDARIES, EASEMENTS, ENCUMBRANCES, RIGHTS OF WAY AND INTERESTS WHICH ARE OF RECORD OR VISIBLE ON THE GROUND AND (B) ANY IMPROVEMENTS, STRUCTURES OR UTILITIES VISIBLE ON THE GROUND; (C) WHETHER ANY OF THE PROPERTY LIES WITHIN THE 100 YEAR FLOOD PLAIN OR ANY SPECIAL FLOOD HAZARD AREA AS DESIGNATED BY SURVEY, MAP OR RECORD; AND (D) THE LOCATION OF ALL ADJACENT UNDIVIDED BOUNDARIES OF THE PROPERTY AND (E) 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.



REVISION	DATE		Meehan & Goodin Engineers — Surveyors, P.C. 387 North Main Street, Manchester, CT 06040 (860) 643-2520 FAX (860) 649-8806				
			PLAN PREPARED FOR <u>MI CASA REALTY CORP.</u>				
			1744 PARK STREET		HARTFORD, CONN.		
		PLAN TITLE					
		SCALE: 1" = 20'	DESIGN: SKA	PROJECT: 97056	ACAD: 97056.DWG		
		DATE: 5-8-1997	DRAFT: ERJ	DISK NO.:	SHEET NO. 1 OF		