LAND FILE CORP. HOWARD, GA — SPM 24

2270

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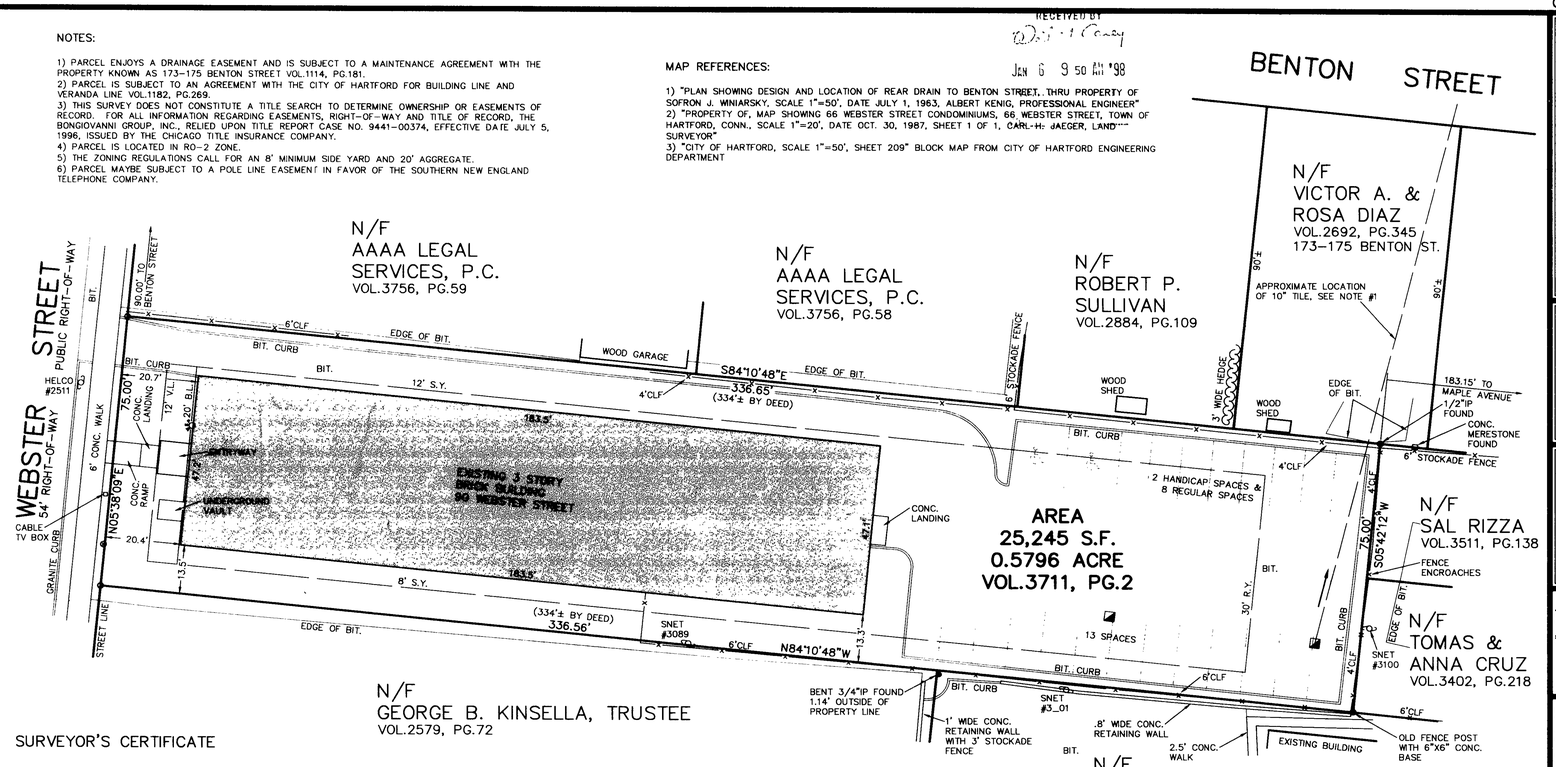
RECEIVED BY
D.J.T.
JAN 6 9 50 AM '98

NOTES:

1) PARCEL ENJOYS A DRAINAGE EASEMENT AND IS SUBJECT TO A MAINTENANCE AGREEMENT WITH THE PROPERTY KNOWN AS 173–175 BENTON STREET VOL.1114, PG.181.
2) PARCEL IS SUBJECT TO AN AGREEMENT WITH THE CITY OF HARTFORD FOR BUILDING LINE AND VERANDA LINE VOL.1182, PG.269.
3) THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH TO DETERMINE OWNERSHIP OR EASEMENTS OF RECORD. FOR ALL INFORMATION REGARDING EASEMENTS, RIGHT–OF–WAY AND TITLE OF RECORD, THE BONGIOVANNI GROUP, INC., RELIED UPON TITLE REPORT CASE NO. 9441–00374, EFFECTIVE DATE JULY 5, 1996, ISSUED BY THE CHICAGO TITLE INSURANCE COMPANY.
4) PARCEL IS LOCATED IN RO–2 ZONE.
5) THE ZONING REGULATIONS CALL FOR AN 8' MINIMUM SIDE YARD AND 20' AGGREGATE.
6) PARCEL MAYBE SUBJECT TO A POLE LINE EASEMENT IN FAVOR OF THE SOUTHERN NEW ENGLAND TELEPHONE COMPANY.

MAP REFERENCES:

1) "PLAN SHOWING DESIGN AND LOCATION OF REAR DRAIN TO BENTON STREET, THRU PROPERTY OF SOFRON J. WINIARSKY, SCALE 1"=50', DATE JULY 1, 1963, ALBERT KENIG, PROFESSIONAL ENGINEER"
2) "PROPERTY OF, MAP SHOWING 66 WEBSTER STREET CONDOMINIUMS, 66 WEBSTER STREET, TOWN OF HARTFORD, CONN., SCALE 1"=20', DATE OCT. 30, 1987, SHEET 1 OF 1, CARL–H. JAEGER, LAND SURVEYOR"
3) "CITY OF HARTFORD, SCALE 1"=50', SHEET 209" BLOCK MAP FROM CITY OF HARTFORD ENGINEERING DEPARTMENT



SURVEYOR'S CERTIFICATE

I HEREBY DECLARE U.S.A. INSTITUTIONAL TAX CREDIT FUND X L.P. A DELAWARE LIMITED PARTNERSHIP, 90 WEBSTER STREET LIMITED PARTNERSHIP, FIRE PARTICLE TECHNOLOGY CORPORATION AND LAWYERS TITLE INSURANCE CORPORATION THAT AS OF DECEMBER 04, 1997 (a) THIS SURVEY WAS ACTUALLY MADE UPON THE GROUND; (b) THIS SURVEY AND THE INFORMATION, COURSES AND DISTANCES SHOWN THEREON ARE ACCURATE; (c) THE TITLE LINES AND LINES OF ACTUAL POSSESSION ARE THE SAME; (d) THE PROPERTY DESCRIPTION "CLOSES" BY ENGINEERING CALCULATION; (e) THIS SURVEY CORRECTLY SHOWS THE SIZE, LOCATION AND TYPE OF ALL BUILDINGS, STRUCTURES, AND OTHER IMPROVEMENTS ON THE PROPERTY AND ALL ARE WITHIN THE BOUNDARY LINES AND APPLICABLE SET–BACK LINES (WHETHER ESTABLISHED BY SUBDIVISION PLAT, RECORDED RESTRICTIONS OR APPLICABLE ZONING OR BUILDING CODES) AFFECTING THE PROPERTY; (f) THERE ARE NO EASEMENTS OR USES AFFECTING THE PROPERTY APPEARING FROM A CAREFUL PHYSICAL INSPECTION OF THE SAME, OTHER THAN THOSE SHOWN ON THIS SURVEY; (g) ALL UTILITY SERVICES NECESSARY FOR THE OPERATION OF THE PROPERTY ARE PRESENT ON THE PROPERTY OR WITHIN THE ADJACENT PUBLIC RIGHT OF WAY OR RECORDED EASEMENTS; (h) THERE ARE NO ENCROACHMENTS ON ADJOINING PREMISES, STREETS OR ALLEYS BY ANY OF BUILDINGS, STRUCTURES OR OTHER SURFACE IMPROVEMENTS LOCATED ON THE PROPERTY OR ANY ENCROACHMENTS ONTO THE PROPERTY BY ANY IMPROVEMENTS SITUATED UPON ANY ADJOINING PREMISES APPARENT FROM A CAREFUL INSPECTION OF THE SAME; AND (i) THE PROPERTY DOES NOT LIE WITHIN ANY FLOOD HAZARD AREA SHOWN ON ANY U.S. DEPARTMENT OF H.U.D. FLOOD INSURANCE BOUNDARY MAP OR SPECIAL HAZARD AREA MAP PUBLISHED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY. THIS SURVEY WAS MADE IN ACCORDANCE WITH THE MINIMUM STANDARD DETAIL REQUIREMENTS FOR LAND TITLE SURVEYS ESTABLISHED BY THE AMERICAN LAND TITLE ASSOCIATION AND AMERICAN CONGRESS ON SURVEYING AND MAPPING.

SIGNED: _____ (SEAL)

ALAN BONGIOVANNI
REGISTRATION NO. 14649

APPROXIMATE

LEGEND

	UTILITY POLE
	CATCH BASIN
	GAS GATE
	FIRE STANDPIPE
x——x	FENCE
	HANDICAP PARKING SPACE
SNET	SOUTHERN NEW ENGLAND TELEPHONE COMPANY
HELCO	HARTFORD ELECTRIC LIGHT COMPANY
4'CLF	4' CHAIN LINK FENCE
N/F	NOW OR FORMERLY
VOL.	VOLUME
PG.	PAGE
BIT.	BITUMINOUS
CONC.	CONCRETE
TV	TELEVISION
V.L.	VERANDA LINE
B.L.	BUILDING LINE
S.Y.	SIDE YARD
R.Y.	REAR YARD
±	PLUS OR MINUS
S.F.	SQUARE FEET

The portion of Webster & Brandon streets shown on this map are established public streets of The City of Hartford

O. Blint
Survey Supervisor

GRAPHIC SCALE

20 0 10 20 40 80
(IN FEET)
1 inch = 20 ft.

ALTA/ACSM LAND TITLE SURVEY

THIS MAP IS VALID ONLY IF IT BEARS THE ORIGINAL SIGNATURE AND EMBOSSED SEAL OF THE SURVEYOR.

THIS DRAWING HAS BEEN PREPARED BASED, IN PART, ON INFORMATION PROVIDED BY OTHERS RELATING TO THE LOCATION OF UNDERGROUND SERVICES. WE CAN NOT VERIFY THE ACCURACY OF THIS INFORMATION AND SHALL NOT BE HELD RESPONSIBLE FOR ANY ERRORS OR OMISSIONS WHICH MAY BE INCORPORATED HEREIN AS A RESULT.
INDICATED UNDERGROUND UTILITIES ARE BASED ON AVAILABLE DATA. THE LOCATIONS ARE APPROXIMATE AND ALL UTILITIES MAY NOT BE SHOWN.
CALL "CALL B–4–U DIG" AT 1–800–922–4455 PRIOR TO ANY EXCAVATION.

97184ALT.DWG 97184

THIS MAP PRODUCED BY ORIGINAL INK DRAWING ON POLY FILM OR LINEN
BONGIOVANNI GROUP, INC.
P.O. BOX 1177
NEWINGTON, CT 06111

THE BONGIOVANNI GROUP, INC.
LAND SURVEYORS
(formerly, M.E. Peters Assoc.)
P.O. Box 1177
Newington, Conn. 06111
TEL. (860) 666–0134
FAX (860) 666–3305

Scale: 1"=20'
Checked: A.B.
Date: 12–04–97
Drawn: J.E.T.
Revision
Date
12/10/97
GENERAL

PREPARED FOR
90 WEBSTER STREET
LIMITED PARTNERSHIP
90 WEBSTER STREET
HARTFORD, CONNECTICUT

2270

0 INCHES 1 2 3 4