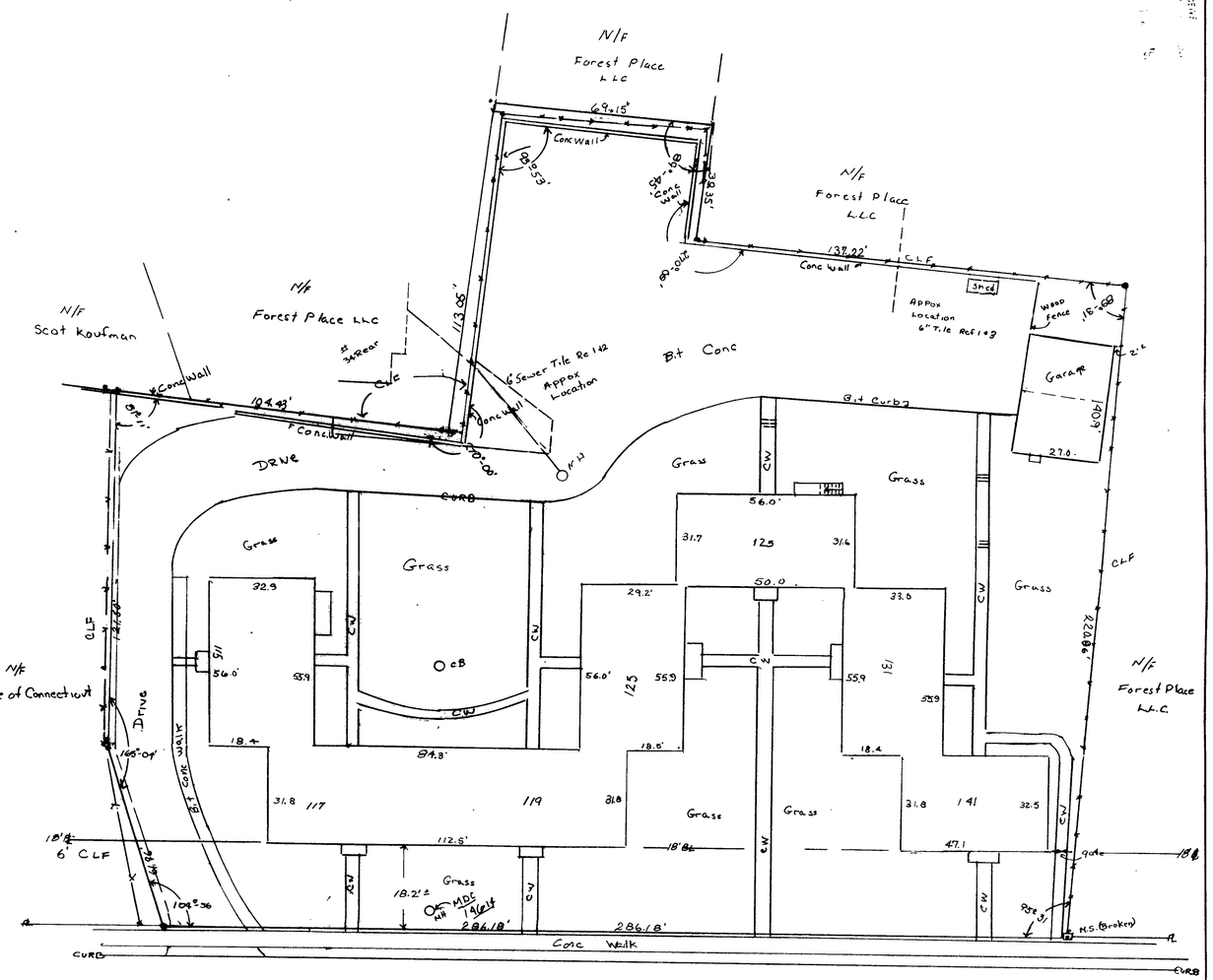
#2299

I CARL H JAEGER, A REGISTERED LAND SURVEYOR HEREBY CERTIFY TO GORN'S INVESTORS INC., JAEger/CAPITOL PARTNERS, CATIC THAT THIS SURVEY WAS ACTUALLY MADE UPON THE GROUND ON 5/27/98 AND THAT IT AND THE BOUNDS AND MEASUREMENTS SHOWN HEREON MEET THE STANDARDS OF A CLASS A-2 SURVEY AS DEFINED IN THE "RECOMMENDED STANDARDS FOR SURVEYS & MAPS IN THE STATE OF CONNECTICUT" AS ADOPTED BY THE CONNECTICUT ASSOCIATION OF LAND SURVEYORS, INC. ON SEPTEMBER 24, 1975, AND THAT, UNLESS OTHERWISE INDICATED OR NOTED HEREON: (a) THIS SURVEY AND THE COURSES, DISTANCES, BOUNDS AND IMPROVEMENTS SHOWN HEREON ARE SUBSTANTIALLY CORRECT; (b) THE TITLE LINES AND LINES OF ACTUAL POSSESSION ARE THE SAME; (c) ALL BUILDINGS, IMPRESSIONS AND IMPROVEMENTS ON THE PROPERTY HAVE BEEN LOCATED AND ARE LOCATED AS SHOWN, AND REMOTE EXCEPTIONS WITHIN THE PROPERTY LINES, AND DO NOT ENCROACH OVER OR UNDER PUBLIC TITLE OR BUILDING LINES, OR ANY RIGHT OF WAY OR EASEMENTS OF ANY NATURE PERTINENT TO THE PROPERTY; (d) THERE ARE NO UTILITY OR OTHER EASEMENTS OR RIGHTS OF WAY APPURTENANT TO THE PROPERTY, OTHER THAN THOSE SHOWN OR NOTED HEREON; (e) THERE ARE NO EASEMENTS, ENCROACHMENTS OR IMPROVEMENTS ON OR OVER THE PROPERTY OR ON OR OVER RIGHTS OF WAY OR ADJACENT TO THE SAME BY BUILDINGS OR IMPROVEMENTS ON ADJACENT LANDS; (f) THAT THE SIZE, LOCATION AND TYPE OF BUILDINGS AND IMPROVEMENTS ON THE PROPERTY ARE AS DESCRIBED AND DO NOT VIOLATE ANY BUILDING OR ZONING REGULATION, COVENANT, DEED, RESTRICTION OR OTHER REQUIREMENT RELATING TO THE LOCATION THEREOF; AND (g) THE PROPERTY LIES IN ZONED ZONE "C" AS INDICATED ON THE "NATIONAL FLOOD INSURANCE PROGRAM-FLOOD BOUNDARY AND FLOODWAY MAP NUMBER 090085 0008B & 090085 0009B DATED AS OF JULY 3, 1978."

Carl H Jaeger LS 7763



Ref(1) Property Marshall Garden Inc
Hfd 1"=40' 1/14/1949

2 Metropolitan District file
34 Forest Street Rear

3 Metropolitan District file
36 Forest Street

Notes CW = Concrete Walk
CLF = Chain Link Fence

Zone R1 Area 87,786.6±

South Marshall St
13 ar

6/16/98

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Joseph Merritt & Company

PROPERTY OF	I HEREBY CERTIFY	ALCA SURVEY ASSOCIATES
Gorn's Investors, Inc 115-141 South Marshall Street TOWN OF Hartford CT	THAT THIS MAP & SURVEY WERE PREPARED IN ACCORDANCE WITH THE STANDARDS OF CLASS A-2 SURVEY AS DEFINED IN THE CODE OF PRACTICE FOR STANDARDS AND ACCURACY OF SURVEY & MAPS ADOPTED DECEMBER 10, 1975 AS AMENDED BY THE CONN. ASSOCIATION OF LAND SURVEYORS, INC.	CARL H. JAEGER L.S. 7763 WETHERSFIELD, CONN. Carl H Jaeger SCALE: 1"= 20' SHEET DATE 5/27/98 1 OF 1

plan size 2x3

#2299

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