

ZONE R-5	REQUIRED	PROVIDED
LOT AREA	7000 SF	13500 SF
MIN. FRONTAGE	50 FT	90.00 FT
MIN. FRONT YARD	24.5 FT	24.98 FT
MIN. SIDE YARD	6 FT	5.33 FT
TOTAL SIDE YARD	30% OF LOT FRONTAGE (27 FT)	11.34 FT *
MIN. REAR YARD	30 FT	12.91 FT *
MAX. LOT COVERAGE	25%	55% (BUILDING) *

OXFORD STREET IS OWNED AND MAINTAINED BY THE CITY OF HARTFORD AS PUBLIC HIGHWAY

[A] OVERHEAD WIRE AND UTILITY POLES CROSS THE EASTERN PORTION OF THE PREMISES WITHOUT THE KNOWN BENEFIT OF AN EASEMENT.

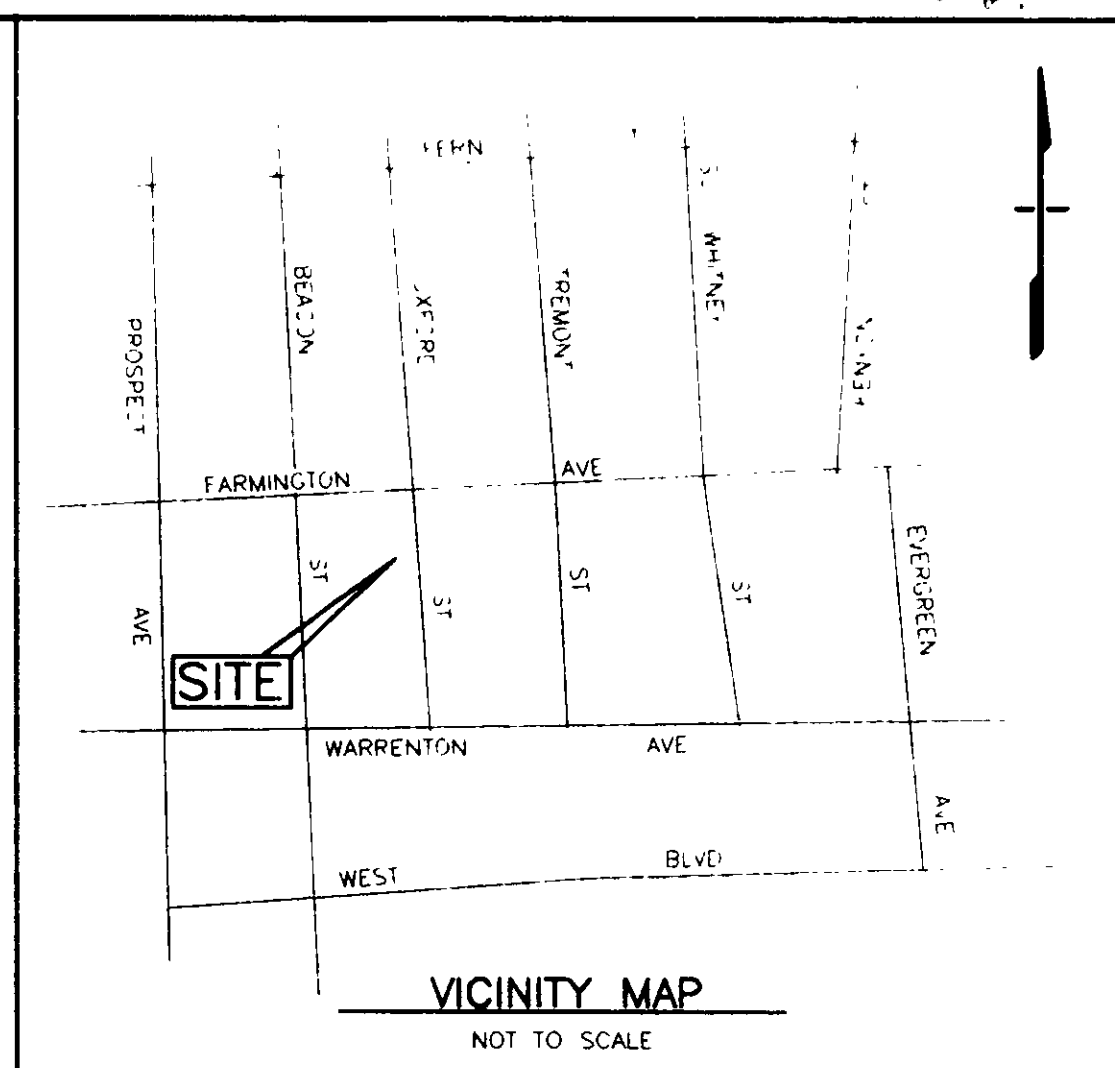
THE PARCEL DEPICTED HEREON IS LOCATED WITHIN A FLOOD HAZARD ZONE X AS SHOWN ON THE FLOOD INSURANCE RATE MAP PANEL 0005B, FOR COMMUNITY 095080 DATED 12-4-86.

FLOOD ZONE X: AREAS OUTSIDE 500 YEAR FLOOD ZONE

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

1. "MAP OF BURDETT LOOMIS & JOSEPH S. WOODRUFF'S ADDITION TO THE CITY OF HARTFORD SCALE 100 FEET TO AN INCH TIMOTHY DRAKE C.E."
2. CITY OF HARTFORD ENGINEERING MAP NO.306

NO SURVEY RELATED ITEMS LISTED IN SCHEDULE B OF LAWYERS TITLE
INSURANCE CORPORATION TITLE COMMITMENT C00-00923 EFFECTIVE DATE
JULY 3, 2000.



THE UNDERSIGNED, BEING A REGISTERED SURVEYOR OF THE STATE OF CONNECTICUT, CERTIFIES TO OXFORD LLC, LAWYERS TITLE INSURANCE CORPORATION AND MORGAN GUARANTY TRUST COMPANY OF NEW YORK, ITS SUCCESSORS AND ASSIGNS, AND AS FOLLOWS:

- [illegible]

(5) THE SUBJECT PROPERTY HAS DIRECT ACCESS TO AND FROM A DULY DEDICATED AND ACCEPTED PUBLIC STREET OR HIGHWAY.

- (6) EXCEPT AS SHOWN ON THE SURVEY, THE SUBJECT PROPERTY DOES NOT SERVE ANY ADJOINING PROPERTY FOR DRAINAGE, UTILITIES, STRUCTURAL SUPPORT OR INGRESS OR EGRESS
- (7) THE RECORD DESCRIPTION OF THE SUBJECT PROPERTY FORMS A MATHEMATICALLY CLOSED FIGURE.

(8) EXCEPT AS SHOWN ON THE SURVEY, NO PORTION OF THE PROPERTY SHOWN ON THE SURVEY LIES WITHIN A SPECIAL HAZARD AREA, AS DESCRIBED ON THE FLOOD INSURANCE RATE MAP FOR THE COMMUNITY IN WHICH THE PROPERTY IS LOCATED.

THE PARTIES LISTED ABOVE AND THEIR SUCCESSORS AND ASSIGNS ARE ENTITLED TO RELY ON THE SURVEY AND THIS CERTIFICATE AS BEING TRUE AND ACCURATE.

THIS SURVEY IS MADE IN ACCORDANCE WITH THE 1992 "MINIMUM STANDARD DETAIL REQUIREMENTS FOR LAND TITLE SURVEYS" JOINTLY ESTABLISHED AND ADOPTED BY AMERICAN LAND TITLE ASSOCIATION ("ALTA") AND AMERICAN CONGRESS ON SURVEYING AND MAPPING ("ACSM") AND THE "STANDARD REQUIREMENTS OF AN EGRESS SURVEY, AS DEFINED BY THE CURRENT ACCURACY STANDARDS" JOINTLY ADOPTED BY THE ALTA AND ACSM. ITEMS 2.3,4,6,7,(C),7(b)(1),8,9,(LESS PARKING STRIPS),10,(ONLY CLOSEST POINT OF INGRESS AND EGRESS WILL BE SHOWN),11,(ONLY ABOVE GROUND INDICATIONS OF UTILITIES WILL BE SHOWN) AND 13 OF TABLE A. THEREFORE

DATE:9-14-00

ROBERT DAHN, LICENSED SURVEYOR 14651

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

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.

ALL THAT CERTAIN PARCEL OF LAND WITH BUILDINGS AND IMPROVEMENTS LOCATED THEREON SITUATED ON THE WESTERLY SIDE OF OXFORD 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 WESTERLY LINE OF OXFORD STREET, WHICH POINT IS LOCATED 284.1' FROM THE INTERSECTION OF THE SOUTHERLY LINE OF FARMINGTON AVENUE AND THE WESTERLY LINE OF OXFORD STREET AND WHICH POINT MARKS THE NORTHEASTERLY CORNER OF THE HEREIN DESCRIBED PARCEL, THE LINES RUNS:

THENCE S 03°-30'-00" W ALONG THE WESTERLY LINE OF OXFORD STREET, A DISTANCE OF 90.00' TO A POINT;

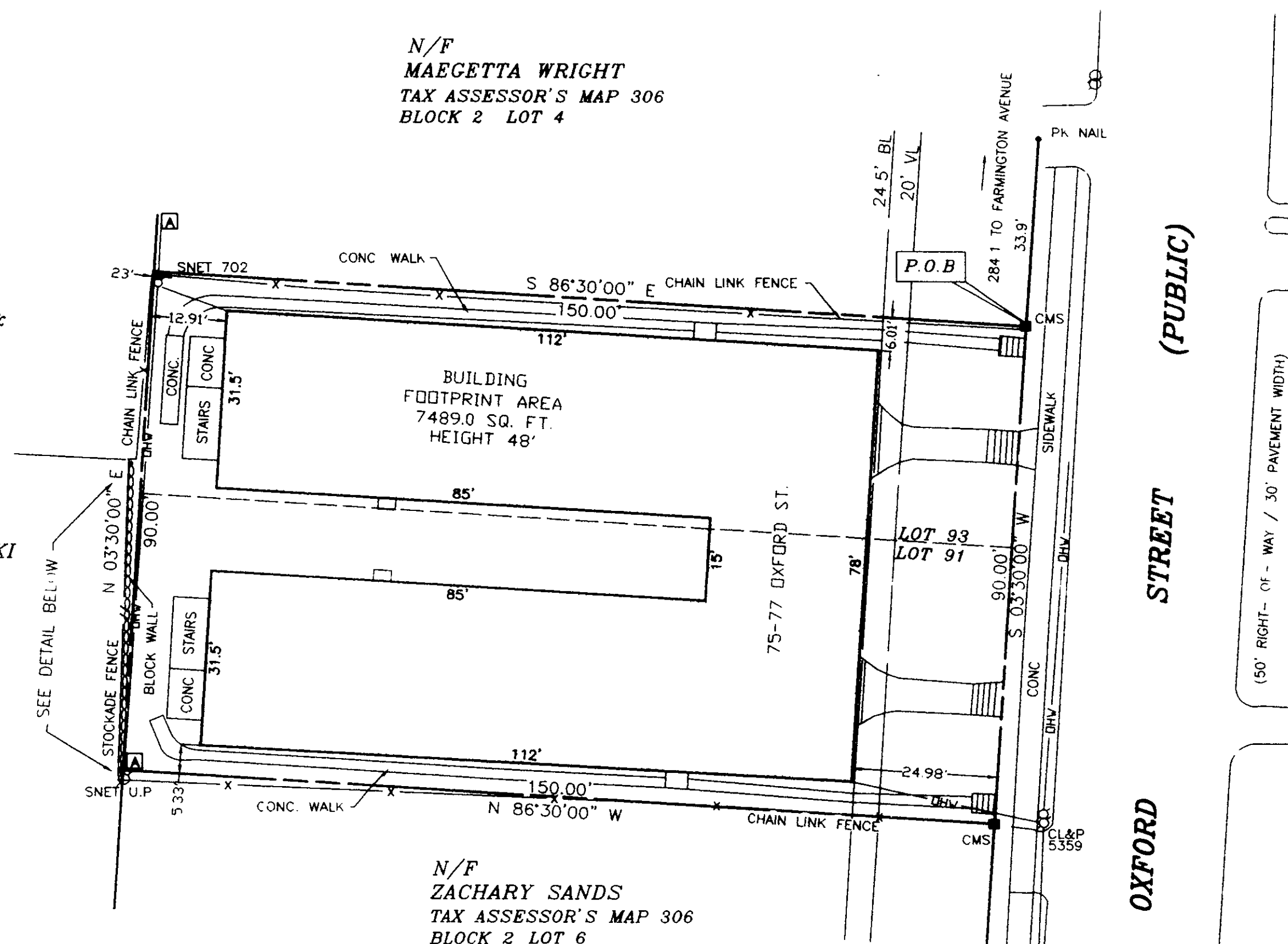
THENCE N 86°-30'-00" W ALONG LAND NOW OR FORMERLY OF ZACHARY SANDS, A DISTANCE OF 150.00' TO A POINT;

THENCE N 03°-30'-00" E ALONG LAND NOW OR FORMERLY OF ROBERT E. PRICE & DOUGLAS R. ZYWICZYNSKI AND ALEXANDER G. FARKAS & TONI FARKAS IN PART BY EACH, A DISTANCE OF 90.00' TO A POINT;

THENCE S 86°-30'-00" E ALONG LAND NOW OR FORMERLY OF MAEGETTA WRIGHT, A DISTANCE OF 150.00' TO THE POINT OR PLACE OF BEGINNING; SAID PARCEL CONTAINS 0.31 ACRES OF LAND BY COMPUTATION.

BEING THE SAME PROPERTY DESCRIBED IN SCHEDULE OF LAWYERS TITLE INSURANCE CORPORATION TITLE COMMITMENT C00-00923, EFFECTIVE DATE JULY 3, 2000.



-----	PROPERTY LINE
-----	EASEMENT LINE
----- X -----	CHAIN LINK FENCE
----- OHW -----	OVERHEAD WIRES
HYD	HYDRANT
• IP	IRON PIN (FOUND)
• PK NAIL	PROPERTY CORNER
■ CMS	CONCRETE MERESTONE
□	UTILITY POLE
VL	VERANDA LINE
BL	BUILDING LINE
V.P	RECORD VOLUME/PAGE
REF	REFERENCE (IS MADE TO)
R.O.W.	RIGHT OF WAY
SQ.FT.	SQUARE FEET
AC.	ACRES
CONC	CONCRETE
SNET	SOUTHERN NEW ENGLAND TELEPHONE
LP	LIGHT POLE
CLP	CONNECTICUT LIGHT AND POWER
N/F	NOW OR FORMERLY
NGVD	NATIONAL GEODETIC VERTICAL DATUM
I-95	INTERSTATE ROUTE DESIGNATION



TOTAL PARCEL AREA
13500.0 SQ.FT.
0.31 ACRES



Produced By
Action Infinite
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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 OXFORD LLC			
			73-77 OXFORD STREET HARTFORD, CONN.			
			ALTA/ACSM LAND TITLE SURVEY			
SEAL 	NOTE: THIS DRAWING IS AN INSTRUMENT OF RECORDING, AND REMAINS THE PROPERTY OF MEEHAN & GOODIN. IT IS TO BE USED ONLY FOR THE PURPOSES AND FOR THE PROJECT IDENTIFIED HEREON. IT IS NOT TO BE LOANED, COPIED, REPRODUCED, OR OTHERWISE USED WITHOUT THE WRITTEN CONSENT OF MEEHAN & GOODIN. ANY UNAUTHORIZED REPRODUCTIONS WILL BE PROSECUTED TO THE FULL EXTENT OF THE LAW. CERTIFICATIONS AND DECLARATIONS CONTAINED HEREON.	SCALE: 1" = 20' DATE: 9-14-2000 DESIGN: ERJ PROJECT: 20326 DRAFT: ERJ DISK NO.: SHEET NO. 1 OF 1	ACAD: 20326.DWG			