## ZONING DATA ACCESS NOTE OXFORD STREET IS OWNED AND MAINTAINED BY THE CITY OF HARTFORD AS PUBLIC HIGHWAY ZONE: R-5 REQUIRED PROVIDED LOT AREA 7000 SF 13500 SF MIN. FRONTAGE STATEMENT OF ENCROACHMENTS 50 FT 90.00 FT MIN. FRONT YARD 24.98 FT OVERHEAD WIRE AND UTILITY POLES CROSS THE EASTERN PORTION OF THE PREMISES WITHOUT THE KNOWN BENEFIT OF AN EASEMENT. MIN. SIDE YARD 6 FT 5.33 FT TOTAL SIDE YARD 30% OF LOT 11.34 FT \* FRONTAGE FLOOD NOTE (27 FT) MIN. REAR YARD 30 FT 12.91 FT \* THE PARCEL DEPICTED HEREON IS LOCATED WITHIN A FLOOD HAZARD ZONE X AS SHOWN ON THE FLOOD INSURANCE RATE MAP PANEL 00058, FOR COMMUNITY 095050 DATED 12-4-86. MAX. LOT COVERAGE 55% (BUILDING) \* FLOOD ZONE X: AREAS OUTSIDE 500 YEAR FLOOD ZONE \* DENOTES NON-CONFORMING TO CURRENT ZONING REGULATIONS SOURCE OF DATA HARTFORD ZONING REGULATIONS. MAEGETTA WRIGHT TAX ASSESSOR'S MAP 306 BLOCK 2 LOT 4 CONC WALK P.O.B N/FALEXANDER G. FARKAS & TONI FARKAS TAX ASSESSOR'S MAP 306 BUILDING BLOCK 2 LOT 34 FOOTPRINT AREA 7489.0 SQ. FT. HEIGHT 48' N/FROBERT E. PRICE & TOTAL PARCEL AREA DOUGLAS R. ZYWICZYNSKI 13500.0 SQ.FT. TAX ASSESSOR'S MAP 306 0.31 ACRES BLOCK 2 LOT 33 N 86°30'00" W ZACHARY SANDS LEGEND TAX ASSESSOR'S MAP 306 BLOCK 2 LOT 6 \_\_\_\_\_ PROPERTY LINE EASEMENT LINE CHAIN LINK FENCE ----- OH**W** -----OVERHEAD WIRES HYD HYDRANT • IP IRON PIN (FOUND) PK NAIL PROPERTY CORNER CMS CONCRETE MERESTONE LEGAL DESCRIPTION UTILITY POLE 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: VERANDA LINE BUILDING LINE V.P RECORD VOLUME/PAGE 5 55,--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; REF REFERENCE (IS MADE TO) R.O.W. RIGHT OF WAY THENCE S 03'-30'-00" W ALONG THE WESTERLY LINE OF OXFORD STREET, A DISTANCE OF 90.00' TO A POINT; SQ.FT. SQUARE FEET THENCE N 86'-30'-00" W ALONG LAND NOW OR FORMERLY OF ZACHARY SANDS, A DISTANCE OF 150.00' TO A POINT; ACRES CONC CONCRETE 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, SNET SOUTHERN NEW ENGLAND TELEPHONE 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 CONNECTICUT LIGHT AND POWER 0.31 ACRES OF LAND BY COMPUTATION. BEING THE SAME PROPERTY DESCRIBED IN SCHEDULE OF LAWYERS TITLE INSURANCE CORPORATION TITLE COMMITMENT COO-00923, EFFECTIVE DATE JULY 3, 2000. NOW OR FORMERLY \_\_\_\_ x \_\_\_\_\_x NGVD NATIONAL GEODETIC VERTICAL DATUM

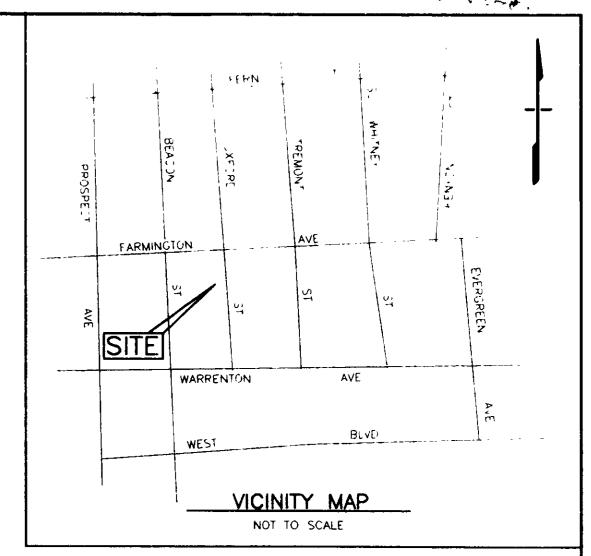
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INTERSTATE ROUTE DESIGNATION

## MAP REFERENCES

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

NOTES CORRESPONDING TO SCHEDULE B NO SURVEY RELATED ITEMS LISTED IN SCHEDULE B OF LAWYERS TITLE INSURANCE CORPORATION TITLE COMMITMENT COO-00923 EFFECTIVE DATE



## SURVEY CERTIFICATE

THE UNDERSIGNED, BEING A REGISTERED SURVEYOR OF THE STATE OF CONNECTICUT, CERTIFIES COMPANY OF NEW YORK, ITS SUCCESSORS AND ASSIGNS, AND AS FOLLOWS

(1) THE SURVEY WAS MADE ON THE GROUND ON SEPTEMBER 11, 2000 BY ME OR UNDER MY SUPERVISION AND CORRECTLY SHOWS THE LEGAL DESCRIPTION AND THE LAND AREA OF THE SUBJECT PROPERTY, THE LOCATION AND TYPE OF ALL VISIBLE ABOVE—GROUND BUILDINGS, STRUCTURES AND OTHER IMPROVEMENTS (INCLUDING SIDEWALKS, CURBS, PARKING AREAS AND SPACES AND FENCES) SITUATED ON THE SUBJECT PROPERTY, AND ANY OTHER MATTERS SITUATED ON THE SUBJECT PROPERTY.

(2) EXCEPT AS SHOWN ON SURVEY, THERE ARE NO VISIBLE EASEMENTS OR RIGHTS OF WAY OF WHICH THE UNDERSIGNED HAS BEEN ADVISED. (3) EXCEPT AS SHOWN ON THE SURVEY, THERE ARE NO PARTY WALLS AND NO OBSERVABLE, ABOVEGROUND ENCROACHMENTS (a) BY THE IMPROVEMENTS ON THE SUBJECT PROPERTY UPON ADJOINING PROPERTIES, STREETS, ALLEYS, EASEMENTS, RIGHTS OF WAY, OR (b) BY THE IMPROVEMENTS ON ANY ADJOINING PROPERTIES, STREETS, OR ALLEYS UPON THE SUBJECT

(4) THE LOCATION OF EACH EASEMENT, RIGHT OF WAY, SERVITUDE, AND OTHER MATTER (ABOVE OR BELOW GROUND) AFFECTING THE SUBJECT PROPERTY AND LISTED IN THE TITLE INSURANCE COMMITMENT NO. COO-00923 DATED JULY 3, 2000, ISSUED BY LAWYERS TITLE INSURANCE CORPORATION WITH RESPECT TO THE SUBJECT PROPERTY, HAS BEEN SHOWN ON THE SURVEY, TOGETHER WITH APPROPRIATE RECORDING REFERENCES, TO THE EXTENT THAT SUCH MATTERS CAN BE LOCATED. THE PROPERTY SHOWN ON THE SURVEY IS THE PROPERTY DESCRIBED IN THAT TITLE COMMITMENT. THE LOCATION OF ALL IMPROVEMENTS ON THE SUBJECT PROPERTY IS IN ACCORD WITH MINIMUM SETBACK, SIDE YARD AND REAR YARD LINES, PROVISIONS AND RESTRICTIONS OF RECORD FOR THE SUBJECT PROPERTY REFERENCED IN SUCH TITLE COMMITMENT.

(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 MEETS THE ACCURACY REQUIREMENTS OF AN URBAN SURVEY, AS DEFINED THE CURRENT ACCURACY STANDARDS JOINTLY ADOPTED BY ALTA AND ACSM AND INCLUDES ITEMS 2,3,4,6,7(0),7(b)(1),8,9(LESS PARKING STRIPING),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 THEREOF. 3 opent Lahr DATE:9-14-00 ROBERT DAHN, LICENSED SURVEYOR 14651

THE WORDS CERTIFY AND CERTIFICATION AS USED ABOVE ARE INTENDED TO BE AN EXPRESSION OR 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.



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