



LOCALITY MAP
(NOT TO SCALE)

NOTES:

1. THIS SURVEY HAS BEEN PREPARED PURSUANT TO THE MINIMUM STANDARD DETAIL REQUIREMENTS OF ALTA/ACSM LAND TITLE SURVEYS, AND THE REGULATIONS OF CONNECTICUT STATE AGENCIES SECTIONS 20-1006-1 THROUGH 20-1006-20, AND THE STANDARDS FOR SURVEYS AND MAPS IN THE STATE OF CONNECTICUT AS ADOPTED BY THE CONNECTICUT ASSOCIATION OF LAND SURVEYORS, INC. ON SEPTEMBER 26, 1996.
2. IT IS AN EASEMENT SURVEY INTENDED ONLY TO DEPICT A PROPOSED EASEMENT FOR UTILITY PURPOSES ON LAND OF RUSSO BROTHERS INCORPORATED.
3. THIS MAP FALLS INTO THE RESURVEY BOUNDARY DETERMINATION CATEGORY FOR STREET LINES AND PROPERTY LINES. EASEMENT LINES ARE ORIGINAL.
4. THE BOUNDARY INFORMATION DEPICTED HEREON IS BASED UPON THE MAPS REFERENCED HEREON.
5. THIS SURVEY CONFORMS TO CLASS A-2 ACCURACY STANDARDS.
6. EXISTING UNDERGROUND UTILITIES ARE NOT DEPICTED HEREON. UTILITIES REMAINING AFTER CONSTRUCTION WITHIN CURRENT STREET RIGHT OF WAYS WILL BE GRANTED DEFINED EASEMENTS UPON COMPLETION OF PROJECT AND/OR ABANDONMENT OF STREET RIGHT OF WAYS.
7. THE PARCELS DEPICTED HEREON LIES WITHIN FLOOD ZONE X (AREAS DETERMINED TO BE OUTSIDE 500-YEAR FLOOD PLAIN) THIS DETERMINATION IS BASED UPON A VISUAL INSPECTION OF A MAP ENTITLED "NATIONAL FLOOD INSURANCE PROGRAM FIRM FLOOD INSURANCE RATE MAP AND STREET INDEX CITY OF HARTFORD, CONNECTICUT HARTFORD COUNTY ONLY. PANEL PRINTED COMMUNITY PANEL NUMBER 050500 0005 B MAP REVISED DECEMBER 4, 1986 FEDERAL EMERGENCY MANAGEMENT AGENCY."
8. THE PARCEL DEPICTED HEREON IS SUBJECT TO A FIVE FOOT BUILDING LINE ALONG SHELTON STREET AS DEPICTED ON MAP REFERENCE NUMBER TWO.
9. THE PARCEL DEPICTED HEREON IS SUBJECT TO THE FOLLOWING VARIANCES RECORDED IN THE HARTFORD LAND RECORDS AT VOLUME 1660 PAGE 255 AND VOLUME 1814 PAGE 196.

MAP REFERENCES:

1. DEPARTMENT OF ENGINEERING HARTFORD CONN. PLAN OF COMMERCE STREET LAYOUT OF NEW STREET AND CURB LINES SCALE 1"= 40' DAYBOOK NO. 08313 APRIL 1942 ROBERT J. ROSS CITY ENGINEER & MANAGER, MET. DIST. BUR. OF PUBLIC WORKS.
2. MAP SHOWING PROPERTY SURVEYED FOR THE HARTFORD ELECTRIC LIGHT COMPANY SHELTON STREET, TAYLOR STREET & CHARTER OAK AVENUE HARTFORD, CONNECTICUT SCALE 1"=40' DECEMBER 1964 PETERSEN & HOFFMAN, ENGRS.
3. PROPERTY OF THE OPEN HEARTH ASSOCIATION SHELTON STREET & CHARTER OAK AVENUE HARTFORD, CONNECTICUT SCALE 1"= 8' FEBRUARY 1988 PETERSEN & HOFFMAN LAND SURVEYORS.
4. PLAN FOR PROPOSED SEWER RIGHT OF WAY ACROSS PROPERTY OF RUSSO BROS. INC. SOUTHEAST CORNER TAYLOR STREET & SHELTON STREET HARTFORD SCALE 1"= 20' NOV. 1980 METROPOLITAN DISTRICT- BUR. OF PUBLIC WORKS

TO: State of Connecticut, Commonwealth Land Title Insurance Company, Chicago Title Insurance Company and Fidelity National Title Insurance Company of New York, Russo Brothers Incorporated and Capital City Economic Development Authority.

This is to certify that this map or plot of land now or formerly Russo Brothers Incorporated and the survey on which it is based were made in accordance with "Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys," jointly established and adopted by ALTA, ACSM and NSPS in 1999, and includes items 2, 3, 8, 10 & 13 of Table A thereof. Pursuant to the Accuracy Standards as adopted by ALTA, NSPS and ACSM and in effect on the date of this certification, the undersigned further certifies that proper field procedures, instrumentation and adequate survey personnel were employed in order to achieve results comparable to those outlined in the Minimum Angle, Distance, and Closure Requirements for Survey Measurements Which Control Land Boundaries for ALTA/ACSM Land Title Surveys."

To my knowledge and belief this map is substantially correct as noted herein.

This map is not valid without the live signature and impression type seal of the land surveyor whose signature appears hereon.

Date:

6-28-01
Signed: Todd S. Hesketh L.S. 17945

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Joseph Merrill & Company

LEGEND
(SYMBOLS NOT TO SCALE)

- CATCH BASIN
- SANITARY MANHOLE
- DRAINAGE MANHOLE
- WATER MANHOLE
- TELEPHONE MANHOLE
- ELECTRIC MANHOLE
- GAS MANHOLE
- CABLE MANHOLE
- STEAM MANHOLE
- UNKNOWN MANHOLE
- FIRE HYDRANT
- WATER GATE VALVE
- WATER METER
- GAS GATE VALVE
- GAS METER
- HANDHOLE
- CONTROLLER CABINET
- UNKNOWN GATE VALVE
- VENT
- FULL CAP
- ELECTRIC METER
- FLARED END SECTION
- UTILITY POLE
- GUY WIRE
- MONITOR WELL
- PARKING METER
- POST
- TRAFFIC LIGHT SUPPORT POLE
- YARD DRAIN
- FLOOD LIGHT
- LIGHT STANDARD
- STREET SIGN
- TREE (TYP.)
- TREE LINE
- STONE WALL
- GUIDE RAIL
- GAS LINE
- TELEPHONE LINE
- ELECTRIC LINE
- STEAM LINE
- CABLE TV LINE
- FENCE LINE
- CONTOUR LINE (TYP.)
- SURVEY CONTROL POINT
- MONUMENT
- RE-BAR
- CROSS WALK POLE
- TO CABLE MANHOLE
- BROOKS FIBER OPTICS MANHOLE

EAST FILE COMP. TRIM. CD
2476

The portion of the street shown on this map is shown as a public street by the City of Hartford.
O. Blint
Survey Supervisor

ADRIAN'S LANDING
Hartford, Connecticut

F. A. Hesketh & Associates, Inc.
6 Creamery Brook, East Granby, CT 06026
Civil & Traffic Engineers • Surveyors • Landscape Architects



ALTA/ACSM LAND TITLE SURVEY

UTILITY EASEMENT PLAN RUSSO PROPERTY

ADRIAN'S LANDING

EXISTING CONDITIONS

HARTFORD, CONNECTICUT

date: 05/02/01 drawn by: Cdb job no: 96007
scale: 1" = 20' checked by: TSH sheet no: 1 OF 1



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