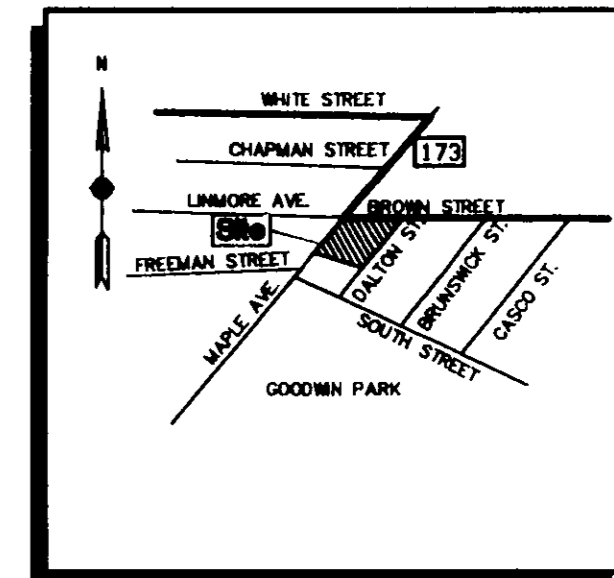


VHB

Vanasse Hangen Brustlin, Inc.

Transportation
Land Development
Environmental Services

54 Tudor Place
Middleton, Connecticut 06457
860 632 1500 • FAX 860 632 7879



LOCUS MAP

LEGEND

- PROPERTY LINE
- ASSESSOR'S LOT LINE
- STATE HIGHWAY LINE
- TOWN LAYOUT
- ZONE LINE

MAP REFERENCES

PROPERTY OF THE WHITE COMPANY MAPLE AVE.
HARTFORD, CONNECTICUT FEB. 1930 BY
SPENCER AND WASHBURN

MAP SHOWING ALLOTMENT OF PARKWAY
HEIGHTS, FAIRFIELD AVENUE, HARTFORD
CONNECTICUT BY THE NEW ENGLAND
DEVELOPMENT AND IMPROVEMENTS COMPANY
SEPT. 1900 BY C.B. VANCE, ENG.

GOODWINDALE TRACT PROPERTY OF E. H.
MOLAN AND FRED KENYON HARTFORD, CONN.
SCALE 100 FEET = 1" BY JOHN T. HENDERSON,
C.E. (NO DATE)

DESCRIPTION

BEGINNING AT THE INTERSECTION POINT OF THE
EASTERLY STREETLINE OF MAPLE AVE AND THE
SOUTHERLY STREETLINE OF BROWN STREET
(CONN. ROUTE 173);
THENCE ALONG THE SOUTHERLY STREETLINE OF
BROWN STREET N71°20'46"E, 179.73 FEET TO A
POINT ON THE WESTERLY STREETLINE OF DALTON
STREET;
THENCE S18°39'14"E, 283.05 FEET ALONG THE
WESTERLY STREETLINE OF DALTON STREET TO A
POINT;
THENCE S73°53'33"W, 401.73 FEET TO A POINT
ON THE EASTERLY STREETLINE OF MAPLE
AVENUE;
THE LAST COURSE BEING PARTIALLY ALONG
LAND NOW OR FORMERLY OF PAUL AND MARIE
UCELLO, LAND NOW OR FORMERLY OF ANTONIO
AND IRMA PASSACANTANDO, LAND NOW OR
FORMERLY OF JAMES MCCOUGH, LAND NOW OR
FORMERLY OF RENA SALVADORI, LAND NOW OR
FORMERLY OF MARY STAWARSKI, LAND NOW OR
FORMERLY OF MARIA PISTRITTO, AND LAND NOW
OR FORMERLY OF M. BRENDON DOWNS;
THENCE N21°13'42"E, 345.60 FEET ALONG THE
EASTERLY STREETLINE OF MAPLE STREET TO THE
POINT AND PLACE OF BEGINNING,
CONTAINING 80,630 SQUARE FEET OR 1.85101
ACRES.

CERTIFICATION

THIS IS TO CERTIFY THAT THIS MAP OR PLAT 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 1998, AND INCLUDES ITEMS 2-5, 8-11 AND 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.
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."
THE UNDERSIGNED HAS REVIEWED THE COMMITMENT
FOR TITLE INSURANCE NO 2041-00230 EFFECTIVE
DATE MARCH 23, 2000 BY THE CHICAGO TITLE
INSURANCE COMPANY.

THIS SURVEY AND MAP HAS BEEN PREPARED
PURSUANT TO THE REGULATIONS OF CONNECTICUT
STATE AGENCIES SECTIONS 20-300b-1 THROUGH
20-300b-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 28, 1996.
THIS IS A RESURVEY CONFORMING TO A
HORIZONTAL ACCURACY A-2 STANDARD.

TO THE BEST OF MY KNOWLEDGE AND BELIEF THIS
MAP IS SUBSTANTIALLY CORRECT AS NOTED
HEREON. THIS PLAN IS NOT VALID WITHOUT A LIVE
SIGNATURE AND EMBOSSED SEAL.

ROBERT L. SAUNDERS, L.S. #17257 DATE 11/1/00

ZONE CHART

ZONE B-3

DIMENSIONAL REGULATIONS	REQUIRED
MINIMUM LOT AREA	6,000 SF
MINIMUM LOT FRONTAGE	50 FT.
MINIMUM FRONT YARD DEPTH	Varies
MINIMUM SIDE YARD DEPTH	8 FT.
MINIMUM REAR YARD DEPTH	20 FT.
MAXIMUM HEIGHT	48 Feet

*SEE ZONING REGULATIONS FOR
ADDITIONAL RESTRICTIONS

THIS DRAWING WAS PRODUCED
IN ACCORDANCE WITH THE
PRACTICE STANDARDS FOR
PROFESSIONAL LAND
SURVEYING
VANASSE HANGEN BRUSTLIN, INC.

2	NOTES	11/01/00
1	NOTES	8/02/00
Revision	Date	Appr.

Designed by _____ Drawn by _____ Checked by _____
CAD checked by _____ Approved by _____
Scale: 1"=200' Date: June 14, 2000
Project Title: _____

Konover Development
Corporation

Maple Ave. and Brown St.
Hartford, Connecticut

ALTA/ACSM LAND TITLE
SURVEY

Drawing Title

Property Line Plan

Drawing Number

Sv-1

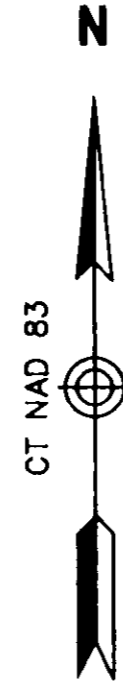
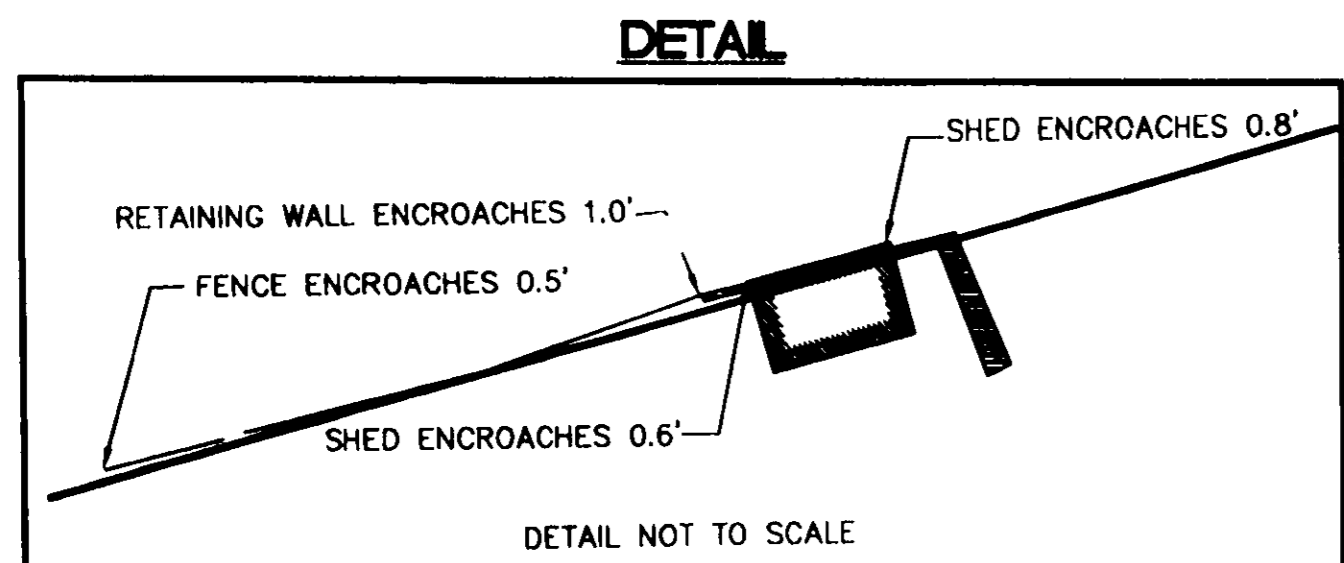
Sheet of

1 2

Project Number

40330

40330p/s



BROWN STREET
PUBLIC HIGHWAY
(50' WIDTH)

LINNMOORE AVE

MAPLE AVENUE
PUBLIC HIGHWAY
(75' WIDTH)

DALTON STREET
PUBLIC HIGHWAY
(50' WIDTH)

MAP 202 BLOCK 1
LOTS 1,2,13
80,630 ± SQUARE FEET OR
1.85101 ± ACRES

920-922 MAPLE AVENUE
1 STORY BRICK

MAP 202 BLOCK 1 LOT 13
N/F ESTATE OF
FRANCIS X. BAUMERT
VOLUME 3886 PAGE 125
AREA=52,495± S.F.
(1.20513± ACRES)

BUSINESS DISTRICT (B-3)

FACE OF BUILDING
ON PROPERTY LINE

401.73' MEASURED (401.31' DEED)

S73°53'33"W

MAP 202 BLOCK 1 LOT 4
N/F ANTONIO & IRMA
PASSACANTANDO
VOLUME 3393
PAGE 137

RESIDENTIAL DISTRICT (R-4)

MAP 202 BLOCK 1 LOT 5
N/F JAMES MCCOUGH ET. AL.
VOLUME 3623
PAGE 296

RESIDENTIAL DISTRICT (R-4)

MAP 202 BLOCK 1 LOT 6
N/F RENA SALVADORI
VOLUME 2226
PAGE 157

RESIDENTIAL DISTRICT (R-4)

MAP 202 BLOCK 1 LOT 7
N/F MARY STAWARSKI
VOLUME 834
PAGE 124

RESIDENTIAL DISTRICT (R-4)

MAP 202 BLOCK 1 LOT 8
N/F MARIA PISTRITTO
VOLUME 2928
PAGE 158

RESIDENTIAL DISTRICT (R-4)

MAP 202 BLOCK 1 LOT 12
N/F M. BRENDAN DOWNS
VOLUME 3901
PAGE 188

BUSINESS DISTRICT (B-3)

FACE OF BUILDING
ON PROPERTY LINE

157.85' MEASURED (157.85' DEED)

S71°47'11"W

MAP 202 BLOCK 1 LOT 2
N/F THE GAUDINO
FAMILY GRANTOR TRUST
VOLUME 3143 PAGE 343
AREA=6,132± S.F.
(0.14078± ACRES)

BUSINESS DISTRICT (B-3)

MAP 202 BLOCK 1 LOT 1
N/F THREE STAR ASSOCIATES
VOLUME 2322 PAGE 325
AREA=22,002± S.F.
(0.50511± ACRES)

BUSINESS DISTRICT (B-3)

MAP 202 BLOCK 1 LOT 1
N/F THE GAUDINO
FAMILY GRANTOR TRUST
VOLUME 3143 PAGE 343
AREA=6,132± S.F.
(0.14078± ACRES)

BUSINESS DISTRICT (B-3)

MAP 202 BLOCK 1 LOT 1
N/F THE GAUDINO
FAMILY GRANTOR TRUST
VOLUME 3143 PAGE 343
AREA=6,132± S.F.
(0.14078± ACRES)

BUSINESS DISTRICT (B-3)

MAP 202 BLOCK 1 LOT 1
N/F THE GAUDINO
FAMILY GRANTOR TRUST
VOLUME 3143 PAGE 343
AREA=6,132± S.F.
(0.14078± ACRES)

BUSINESS DISTRICT (B-3)

MAP 202 BLOCK 1 LOT 1
N/F THE GAUDINO
FAMILY GRANTOR TRUST
VOLUME 3143 PAGE 343
AREA=6,132± S.F.
(0.14078± ACRES)

BUSINESS DISTRICT (B-3)

MAP 202 BLOCK 1 LOT 1
N/F THE GAUDINO
FAMILY GRANTOR TRUST
VOLUME 3143 PAGE 343
AREA=6,132± S.F.
(0.14078± ACRES)

BUSINESS DISTRICT (B-3)

MAP 202 BLOCK 1 LOT 1
N/F THE GAUDINO
FAMILY GRANTOR TRUST
VOLUME 3143 PAGE 343
AREA=6,132± S.F.
(0.14078± ACRES)

BUSINESS DISTRICT (B-3)