

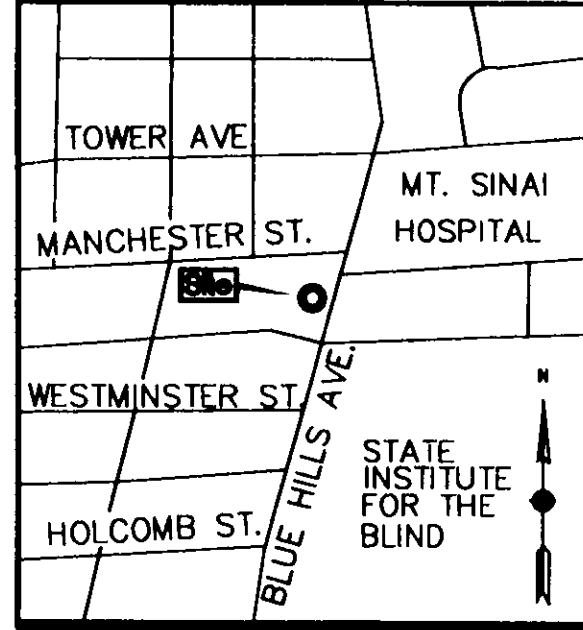
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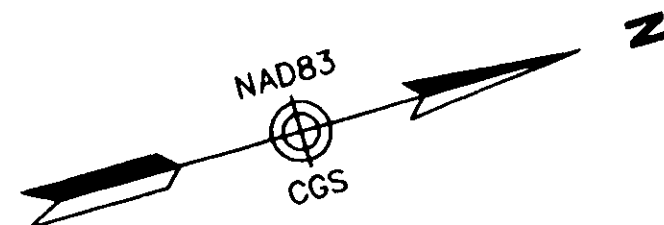
VHB
Vanasse Hangen Brustlin, Inc.

Transportation
Land Development
Environmental Services

54 Tuttle Place
Middletown, CT 06457
860 632 1500 • FAX 860 632 7879



LOCUS MAP
NOT TO SCALE



THIS DRAWING WAS PROVIDED
IN ACCORDANCE WITH STATE
PUBLIC INFORMATION
PROCESSES. ORIGINAL INK
ONLY.

MAP REFERENCES

MAP OF KENYON HEIGHTS AND ADDITION, MARCH 1913.
1"=100'
LOVELAND MAP, MARCH 1920.

NOTES

REFERENCE IS MADE TO CHICAGO TITLE INSURANCE TITLE
COMPANY COMMITMENT FOR TITLE INSURANCE NO.
2041-00228 EFFECTIVE DATE MARCH 24, 2000.

DESCRIPTION

Beginning at a point, said point being 488.11 feet, N 85°-44'-10"E of the easterly streetline of Cornwall Street;
Thence N 85°-44'-10"E, 272.27 feet along the southerly streetline of Manchester Street to a point;
Thence S 16°-18'-32" W, 379.44 feet along the westerly highwayline of Connecticut Route 187, also known as Blue Hills Avenue to a point;
Thence N 73°-55'-35" W, 157.58 feet along the northerly streetline of Branford Street to a point;
Thence N 4°-22'-37" W, 142.65 feet along land now or formerly Urban Suburban Affordables, Inc. to a point;
Thence N 84°-41'-03" E, 9.11 feet to a point;
Thence N 4°-15'-45" W, 157.66 feet to the point and place of beginning.
The last two courses being along land now or formerly of Michael E. Maughan;
Said parcel contains 70,753 square feet or 1.62428 acres.

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 1999, 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.2041-00228 EFFECTIVE DATE MARCH 24, 2000 BY THE CHICAGO TITLE 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 26, 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 11/1/00
ROBERT L. SAUNDERS, L.S. #17253 DATE

ZONE CHART		
ZONE B-4		
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

No.	Revision	Date	Approved
3	NOTES	11/1/00	
2	NOTES	10/6/00	
1	NOTES	8/02/00	

Designed by	Drawn by	Checked by
CAD checked by		Approved by
Scale	1"=20'	Date
Project Title		6/15/2000

Konover Development Corporation

**Blue Hills Avenue
Hartford, CT**

Issued for
**ALTA/ACSM
LAND TITLE
SURVEY**

Drawing Title

Property Line Plan

Drawing Number

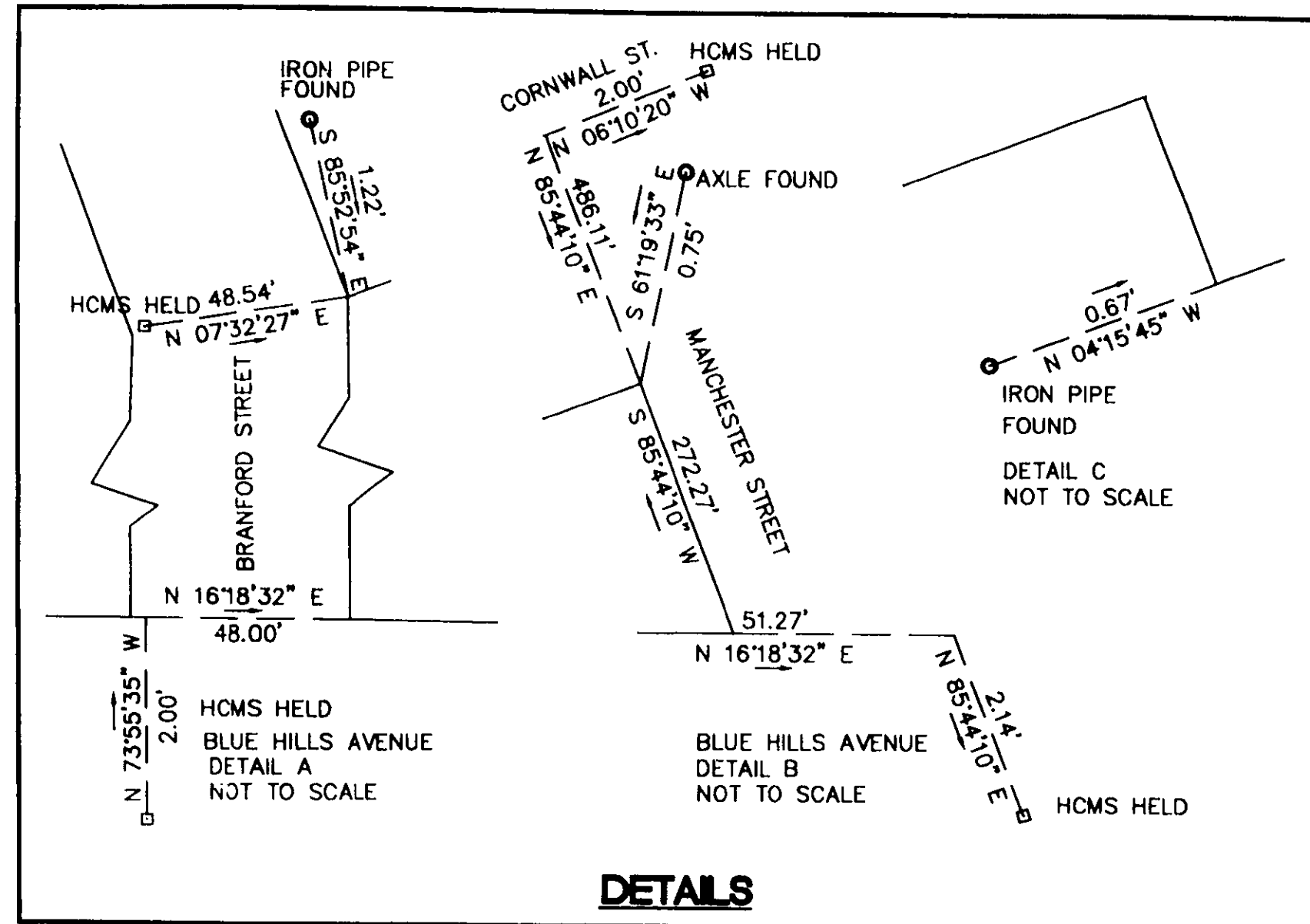
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Sheet of 2

Project Number
40331

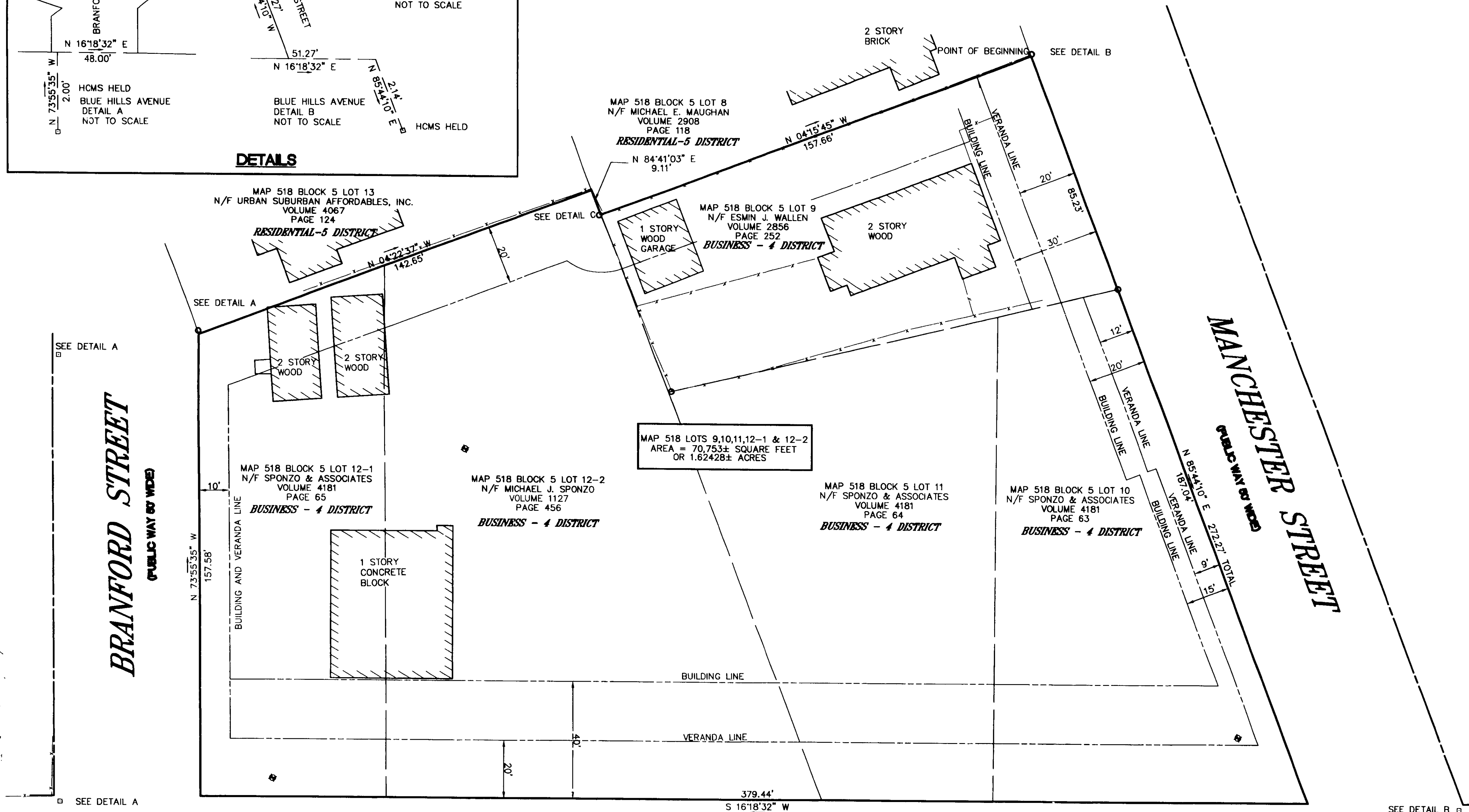
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LEGEND

- PROPERTY LINE
- ASSESSOR'S LOT LINE
- STATE HIGHWAY LINE
- TOWN LAYOUT
- ZONE LINE
- HOMS
- HARTFORD CITY
- MERESTONE (2' OFFSET)



**BLUE HILLS AVENUE
CONNECTICUT ROUTE 187**
(PUBLIC WAY 60' WIDE)

**WOOD-
STOCK
STREET**

20 0 20 40
SCALE IN FEET