

2495

#2495

NOTES

1. THIS SURVEY HAS BEEN PREPARED PURSUANT TO THE REGULATIONS OF CONNECTICUT STATE AGENCIES SECTIONS 20-100B-1 THROUGH 20-100B-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 A PROPERTY SURVEY INTENDED TO DEPICT A "ZERO LOT LINE PLAN".
3. THE BOUNDARY DETERMINATION CATEGORY IS THAT OF A RESURVEY. IT IS DEPENDENT IN NATURE THE "ZERO LOT LINE" IS ORIGINAL.
4. THIS SURVEY MEETS OR EXCEEDS CLASS A-2 HORIZONTAL ACCURACY STANDARDS.
5. THE SUBJECT PARCEL IS DEPICTED AS LOT 24 ON THE CITY OF HARTFORD DEPT. OF PUBLIC WORKS ENGINEERING- ASSESSORS MAP NUMBER 628.
6. THE SUBJECT PARCEL IS CURRENTLY OWNED BY HARTFORD AREA HABITAT FOR HUMANITY HARTFORD LAND RECORDS VOLUME 4086 AT PAGE 342.
7. THE SUBJECT PARCEL IS LOCATED IN THE R-4 ZONE IN THE CITY OF HARTFORD.
8. UNDERGROUND UTILITIES, STRUCTURES AND FEATURES DEPICTED HEREON ARE BASED UPON RECORD MAPS AND OTHER SOURCES AND MUST BE CONSIDERED APPROXIMATE IN NATURE. ADDITIONALLY, OTHER SUCH FEATURES MAY EXIST ON THE SITE, THE EXISTENCE OF WHICH ARE UNKNOWN BY THIS SURVEYOR. THE SIZE AND LOCATION OF ALL UTILITIES MUST BE FIELD VERIFIED BY THE APPROPRIATE AUTHORITIES PRIOR TO CONSTRUCTION. CALL BEFORE YOU DIG 1-800-822-4245.

MAP REFERENCES

1. PROPERTY SURVEY PREPARED FOR HABITAT FOR HUMANITY 35-37 CLEVELAND AVENUE HARTFORD, CT. DATED 03-24-96 REMISED TO 05-05-99 SCALE 1" = 20' JOB NO. 97272 F.A. HESKETH & ASSOC. INC.
2. BUILDING LOCATION PLAN-RECORD PREPARED FOR HABITAT FOR HUMANITY 35-37 CLEVELAND AVENUE HARTFORD, CT. DATED 01-23-01 SCALE 1" = 20' JOB NO. 97272 F.A. HESKETH & ASSOC. INC.

R-4 ZONE REQUIREMENTS

REQUIRED	"ZERO LOT LINE"
LOT WIDTH 50 FT.	45 FT. *
FRONT YARD 30 FT. BUILDING, 18 FT. VERANDA	30 FT. BUILDING, 18 FT. VERANDA
SIDE YARD 5 FT. MIN., 15 FT. TOTAL	0 FT. MIN., 15 FT. TOTAL *
REAR YARD 30 FT.	30 FT.
HEIGHT 3.5 STORIES, 35 FT.	3.5 STORIES, 35 FT.
AREA 7000 SQ. FT.	6893 SQ. FT. & 6949 SQ. FT. *

* NOTE: THIS "ZERO LOT LINE" PLAN HAS BEEN SUBMITTED UNDER HARTFORD ZONING REGULATIONS SECTION 35-602 (b). ACCORDINGLY, NO VARIANCE IS REQUIRED TO BE SOUGHT FOR LOT WIDTH, LOT AREA OR SIDE YARD REQUIREMENTS.

N/F
2995 MAIN STREET, LLC
H.L.R. VOL. 3776 PG. 249

24B
N/F
HARTFORD AREA HABITAT
FOR HUMANITY, INC.
H.L.R. VOL. 4086 PG. 342

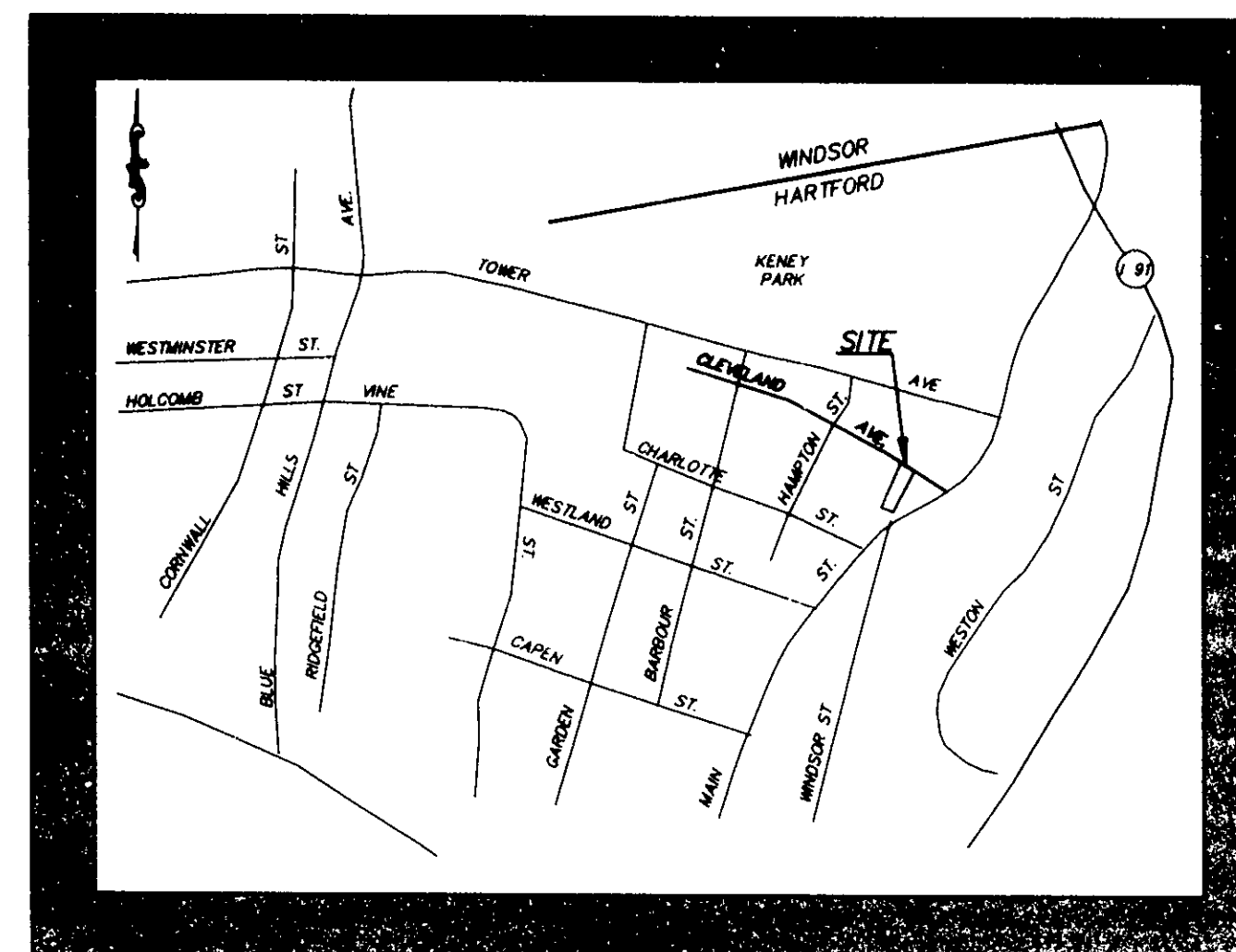
PROPOSED
LOT AREA
6893 S.F.

24A
N/F
HARTFORD AREA HABITAT
FOR HUMANITY, INC.
H.L.R. VOL. 4086 PG. 342

PROPOSED
LOT AREA
6949 S.F.

25
N/F
EDDIE THORNTON AND
HAZEL THORNTON
H.L.R. VOL. 3821 PG. 105

23
N/F
HARTFORD AREA HABITAT
FOR HUMANITY, INC.
H.L.R. VOL. 3911 PG. 261



VICINITY MAP
(NOT TO SCALE)

LEGEND

- N/F = NOW OR FORMERLY
- H.L.R. = HARTFORD LAND RECORDS
- VOL. = VOLUME
- PG. = PAGE
- SNET = SOUTHERN NEW ENGLAND TELEPHONE
- P = PROPERTY LINE
- W = WATER GATE
- G = GAS GATE
- F = FENCE
- +100.04 = SPOT GRADE
- AS = ASSESSORS LOT NUMBER
- R = REBAR OR PIN
- M = MONUMENT
- S = SANITARY MANHOLE
- C = CATCH BASIN
- TV = CABLE TV BOX
- SO = SAME OWNERSHIP
- U = UTILITY POLE
- G = GAS MAIN
- S = SANITARY SEWER
- T = TREE LINE
- 5 = LOT # PER MAP REFERENCE #1
- 24 = ASSESSOR'S LOT NUMBER

MONUMENT FOUND
HELD 2' OFF FOR
STREET LINE
N 2999.61
E 3296.77

CONTROL POINT #2
PK NAIL
N 3315.21
E 3133.95
ELEV. = 94.75

PROJECT BENCHMARK
PK NAIL IN POLE
HELD #279
EL. = 100.00'
(ASSUMED DATUM)

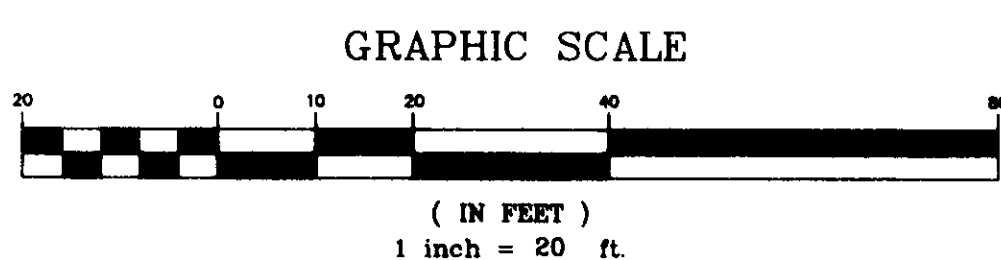
CONTROL POINT #1
PK NAIL
N 3515.14
E 2993.17
ELEV. = 105.23

This drawing reproduces in accordance with state filing regulations. Process used: ☒ Worksheet ☒ Photocopy photo
Joseph Merritt & Company

TO MY KNOWLEDGE AND BELIEF THIS MAP IS SUBSTANTIALLY CORRECT AS NOTED HEREON.

THIS MAP IS NOT VALID WITHOUT THE LIVE SIGNATURE AND IMPRESSION TYPE SEAL OF THE LAND SURVEYOR WHOSE SIGNATURE APPEARS HEREON.

1000 S. HESKETH L.S. #17945



PROPERTY SURVEY
ZERO LOT LINE PLAN
PREPARED FOR

HABITAT FOR HUMANITY
35-37 CLEVELAND AVENUE
HARTFORD, CT

PS-1

Phone (860) 882-8000
Fax (860) 844-9800
e-mail: hhab@hhab.net

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

date: 08-09-01
scale: 1" = 20'
sheet no: 1 OF 1

HABITAT FOR HUMANITY AND ASSOCIATES, INC.