

-----	PROPERTY LINE
-----	EASEMENT LINE
----- S	SANITARY SEWER
----- OHW	OVERHEAD WIRES
----- D	STORM DRAINAGE
----- W	WATER SERVICE
----- G	GAS LINE
----- X	CHAIN LINK FENCE
-----	LOT OR DEED LINE
PT	POINT OF TANGENT
• IP	IRON PIN (FOUND)
• IP SET	IRON PIN (SET)
■ CMS	CONCRETE MERESTONE
■ HBS	HARTFORD HIGHWAY BOUNDSTONE
MBR	METAL BEAM RAIL
BW	BRICK WALL
□	UTILITY POLE
WR	WOODEN RAMP
WG	WATER GATE
VL	VERANDA LINE
BL	BUILDING LINE
V.P.	RECORD VOLUME/PAGE
REF.	REFERENCE (IS MADE TO)
R.O.W.	RIGHT OF WAY
SQ.FT.	SQUARE FEET
AC.	ACRES
CLD	CONCRETE LOADING DOCK
SNET	SOUTHERN NEW ENGLAND TELEPHONE
CLP	CONNECTICUT LIGHT & POWER
CS	CONCRETE SLAB
CB	CATCH BASIN
ENH	ELECTRIC MANHOLE
SMH	SANITARY MANHOLE
OS	OFF SET
HYD	HYDRANT
R-7	RESIDENCE SEVEN ZONE
C-1	COMMERCIAL ONE ZONE
NAD	NORTH AMERICAN DATUM
CGS	CONNECTICUT GEODETIC SURVEY
N/F	NOW OR FORMERLY
WR	WOODEN RAMP
PT	POINT OF TANGENT

N/F CONRAIL
ASSESSOR'S MAP 510
PARCEL CODE 7990

N/F MACHELLE J. NEIDITZ
ASSESSOR'S MAP 510
BLOCK 1 LOT 8

ALL THAT CERTAIN PARCEL OF LAND WITH BUILDINGS AND IMPROVEMENTS LOCATED THEREON SITUATED ON THE WESTERLY SIDE OF GRANBY STREET IN THE CITY OF HARTFORD, COUNTY OF HARTFORD AND STATE OF CONNECTICUT, BEING MORE PARTICULARLY BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE WESTERLY LINE OF GRANBY STREET, WHICH POINT IS LOCATED 475.81' NORTHERLY OF THE INTERSECTION OF THE WESTERLY LINE OF WESTBOURNE PARKWAY AND THE WESTERLY LINE OF GRANBY STREET AND WHICH POINT MARKS THE SOUTHEASTERLY CORNER OF THE HEREIN DESCRIBED PARCEL, THE LINES RUN:

THENCE S 60°-12'-32" W ALONG LAND NOW OR FORMERLY OF MACHELLE J. NEIDITZ
A DISTANCE OF 219.14' TO A POINT;

THENCE N 12°-28'-03" W ALONG LAND NOW OR FORMERLY OF CONRAIL, A DISTANCE OF 430.60' TO A POINT:

THENCE N 83°-51'-08" E ALONG LAND NOW OR FORMERLY OF SIMON MCCRAE, A
DISTANCE OF 176.06' TO A POINT;

THENCE S 12°-28'-03" E ALONG THE WESTERLY LINE OF GRANBY STREET, A DISTANCE OF 158.69' TO A POINT:

THENCE BY A CURVE TO THE LEFT HAVING A DELTA ANGLE OF 20°-42'-14" AND A RADIUS OF 529.72' ALONG THE WESTERLY LINE OF GRANBY STREET, AN ARC DISTANCE OF 191.41' TO THE POINT OR PLACE OF BEGINNING; SAID PARCEL CONTAINS 1.63 ACRES OF LAND BY COMPUTATION.

NOTE: THE ABOVE LEGAL DESCRIPTION DESCRIBES THE SAME PROPERTY, HOWEVER ELSE DESCRIBED, IN VOLUME 2146 AT PAGE 202 OF THE HARTFORD LAND RECORDS.

A=191.41'
R=529.72'
 $\Delta=20^{\circ}42'14''$
B=S $22^{\circ}49'10''$ E
C=190.38'
T=96.76'

POINT OF
BEGINNING

ZONE: C-1	REQUIRED	PROVIDED
LOT AREA	10000 SF	71170.14 SF
MIN. FRONTAGE	60 FT	350.10 FT
MIN. FRONT YARD	35 FT	35.50 FT
MIN. SIDE YARD	30 FT	2.10 FT*
MIN. REAR YARD	30 FT	0.49 FT*
MAX. LOT COVERAGE	60%	27% (BUILDING)

* DENOTES NON-CONFORMING TO CURRENT ZONING REGULATIONS

[A] A PORTION OF THE CANOPY ENCROACHES INTO THE CONRAIL PROPERTY.

GRANBY STREET IS OWNED AND MAINTAINED BY THE CITY OF HARTFORD AS PUBLIC HIGHWAY AND THE SITE CURRENTLY ENJOYS INGRESS AND EGRESS VIA THE SAME.

REFERENCE IS MADE TO THE FOLLOWING MAP AND SURVEYS WHICH WERE USED IN THE PREPARATION OF THIS SURVEY AND MAP:

1. "PROPERTY OF MYERS & GROSS HARTFORD, CONN. SCALE 1" = 40' JUNE, 1937 F. PERRY CLOSE CIV. ENGR."
2. "PROPERTY OF DANIELS CADILLAC OLDSMOBILE, INC. ALBANY AVE., WESTBOURNE PARKWAY, & GRANBY ST. HARTFORD, CONN. SCALE 1 INCH = 32 FEET MAR., 1939 PETERSON & HOFFMAN, ENGRS. SUCCESSORS TO SPENCER & WASHBURN, INC."
3. "BILTMORE MANOR PROPERTY OF BILTMORE INCORPORATED GRANBY STREET HARTFORD, CONNECTICUT SCALE 1" = 40' MAR., 1953 F. PERRY CLOSE CIV. ENGR."
4. "PROPOSED EMPLOYEE PARKING AREA FOR THE HOMESTEAD GROUP 45 GRANBY STREET HARTFORD, CT. SCALE 1" = 10' SEPT. 15, 1953"
5. "RIGHT OF WAY AND TRACK MAP HARTFORD AND CONNECTICUT WESTERN R.R. CO. OPERATED BY CENTRAL NEW ENGLAND RAILWAY CO. FROM HARTFORD TO THE N.Y. STATE LINE"
6. "SITE PLAN PROPERTY OF PAUL A. ROSOW, TRUSTEE 45 GRANBY STREET HARTFORD, CONN. MARCH 1983 SCALE 1" = 50' WILLIAM J. KOZLOWSKI SURVEYOR"

GENERAL NOTES:

1. ALL MONUMENTATION DEPICTED HEREON WAS FOUND IN THE FIELD UNLESS OTHERWISE NOTED.
2. BASIS OF BEARINGS: NORTH AMERICAN DATUM 83/87 BASED ON FIELD MEASUREMENTS FROM CGS 2886 AND CGS 2885X.
3. THE SUBJECT PARCEL CONTAINS THE FOLLOWING PARCELS, V.763 P.117 (THE SOUTHERN MOST PORTION OF THE SUBJECT PROPERTY), THE FIRST PIECE IN V.768 P.92(LYING BETWEEN THE RAILROAD AND MAP REFERENCE #1) AND THE SOUTHERLY LINE OF THE PORTION OF GARFIELD STREET DISCONTINUED BY THE COURT OF COMMON COUNCIL 3/11/46, THE SECOND PIECE IN V.768 P.92(LYING BETWEEN THE NORTHERLY PROPERTY LINE AND THE NORTHERLY LINE OF THE PORTION OF GARFIELD STREET DISCONTINUED BY THE COURT OF COMMON COUNCIL 3/11/46) AND THE PORTION OF GARFIELD STREET DISCONTINUED BY THE COURT OF COMMON COUNCIL 3/11/46.
4. THE SUBJECT PROPERTY MAY BE SUBJECT TO AND BENEFIT FROM SIDE TRACK RIGHTS CONTAINED IN CERTAIN LEASES AND CONTRACTS WITH THE PENN CENTRAL COMPANY.
5. THE PURPORTED STORM DRAIN DEPICTED HEREON WAS TAKEN FROM MAP REFERENCES #1 AND MAP REFERENCE #1 SHOWS 5' X 5' ARCH CULVERT CROSSING UNDER THE RAILROAD AT THE PURPORTED LOCATION.

NOTES AND DECLARATIONS:

THIS SURVEY AND MAP HAS BEEN PREPARED IN ACCORDANCE WITH THE REGULATIONS OF CONNECTICUT STATE AGENCIES, SECTIONS 20-300B-1 THRU 20-300B-20, THE MINIMUM STANDARDS FOR SURVEYS AND MAPS IN THE STATE OF CONNECTICUT ENDORSED BY THE CONNECTICUT ASSOCIATION OF LAND SURVEYORS, INC. THE TYPE OF SURVEY IS PROPERTY/BOUNDARY, THE BOUNDARY DETERMINATION CATEGORY IS RESURVEY, AND THE HORIZONTAL ACCURACY CONFORMS TO A-2.

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.

I HEREBY DECLARE TO NORTHEASTERN CONFERENCE CORPORATION OF SEVENTH-DAY ADVENTISTS AND COMMONWEALTH LAND TITLE INSURANCE COMPANY THAT TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF:

- > THE PARCEL DEPICTED HEREON IS CONFORMING TO THE CURRENT ZONING REGULATIONS RELATIVE TO LOT AREA AND LOT WIDTH:
- > THE BUILDING SHOWN HEREON IS CONFORMING TO CURRENT ZONING REGULATIONS WITH REGARD TO FRONT YARD SETBACK, AND IS NON CONFORMING RELATIVE TO SIDE AND REAR YARD SETBACKS:

- > THE PREMISES DEPICTED HEREON ARE NOT LOCATED WITHIN A FEDERAL FLOOD HAZARD ZONE AS SHOWN ON FEDERAL INSURANCE ADMINISTRATION MAP FOR COMMUNITY NUMBER 095080, PANEL NUMBER 00058, DATED DEC. 4, 1986:

ROBERT DAHN, L.L.S. 16451

$$'' = 30'$$

Meehan & Goodin

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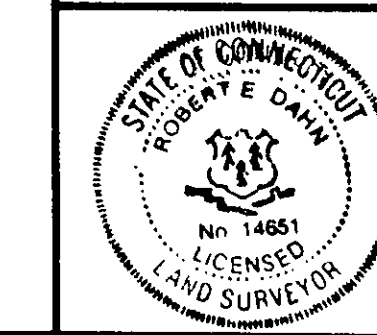
PLAN PREPARED FOR

**NORTHEASTERN CONFERENCE CORPORATION
OF SEVENTH-DAY ADVENTISTS**

PROPERTY/BOUNDARY SURVEY

SCALE: 1" = 30'	DESIGN: RED	PROJECT: 01256	ACAD: 01256.DWG.R0
DATE: 9-20-2001	DRAFT: DER	DISK NO.:	SHEET NO. 1 OF

0 INCHES 1 2 3 4 #2496



#2496

2496	EAST FILE CORP. IRVING, CA	EPN 34
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The portion of Grady St
shown on this map is of
established public street of
The City of Hartford

10/4/01
O. Gint
Survey Supervisor