

2497

JOB No. 101-37 DRW 97

#2497

FOR REFERENCE SEE MAP ENTITLED

1) BOUNDARY SURVEY PROPERTY TO BE CONVEYED TO PAINTED LADY ASSOCIATES CHARTER OAK PLACE, WYLLYS STREET & FATHER JERZY POPIELUSZKO COURT HARTFORD CONNECTICUT SCALE 1"=20' SEPT. 1, 1988

NOTES

1) PARCELS LOCATED IN ZONE RO-1
2) TOTAL AREA=48,790 sq.ft. or 1.200 acres
3) UNDERGROUND UTILITIES SERVING 12 1/2 CHARTER OAK PLACE APPEAR TO COME FROM CHARTER OAK PLACE

ZONING TABLE		
ITEM	PARCEL A	PARCEL B
Address	12 Charter Oak Place	12-1/2 Charter Oak Place
Zone	RO-1	RO-1
Building Use	Office/Residential	Residential
Building Height	Less than 40 feet	Less than 40 feet
Building Area	3,312 square feet	1,726 square feet
Residential Units	2	3
Residential Density Permitted	300 per acre	300 per acre
Usable Op. Space Required	240 square feet	360 square feet
Street Front	Charter Oak Place	Father Jerzy Popieluszko Court
Front Yard Required	11.5 feet	15 feet
Side Yard Required	1/4 height or 10' 14"± north side 133"± south side	10' minimum 25' total 14"± north side 52"± south side
Rear Yard Required	30' 15"± Variance Received	30' 12"± Variance Received
Lot Width Required	60' 262'±	60' 123'±
Lot Area Required	20,000 square feet	7,500 square feet
Lot Coverage Permitted	30% 9.5%	30% 12.3%
Floor Area Ratio Permitted	3 0.24	3 0.28

Note: Parcel A (12 Charter Oak Place) shall be subject to an access and utility easement in favor of Parcel B (12-1/2 Charter Oak Place)

APPROVED BY THE ZONING BOARD OF APPEALS OF THE CITY OF HARTFORD THIS 20 DAY OF 2000 CHAIRMAN

RESURVEY MAP OF LAND OWNED BY

The Painted Lady, LLC

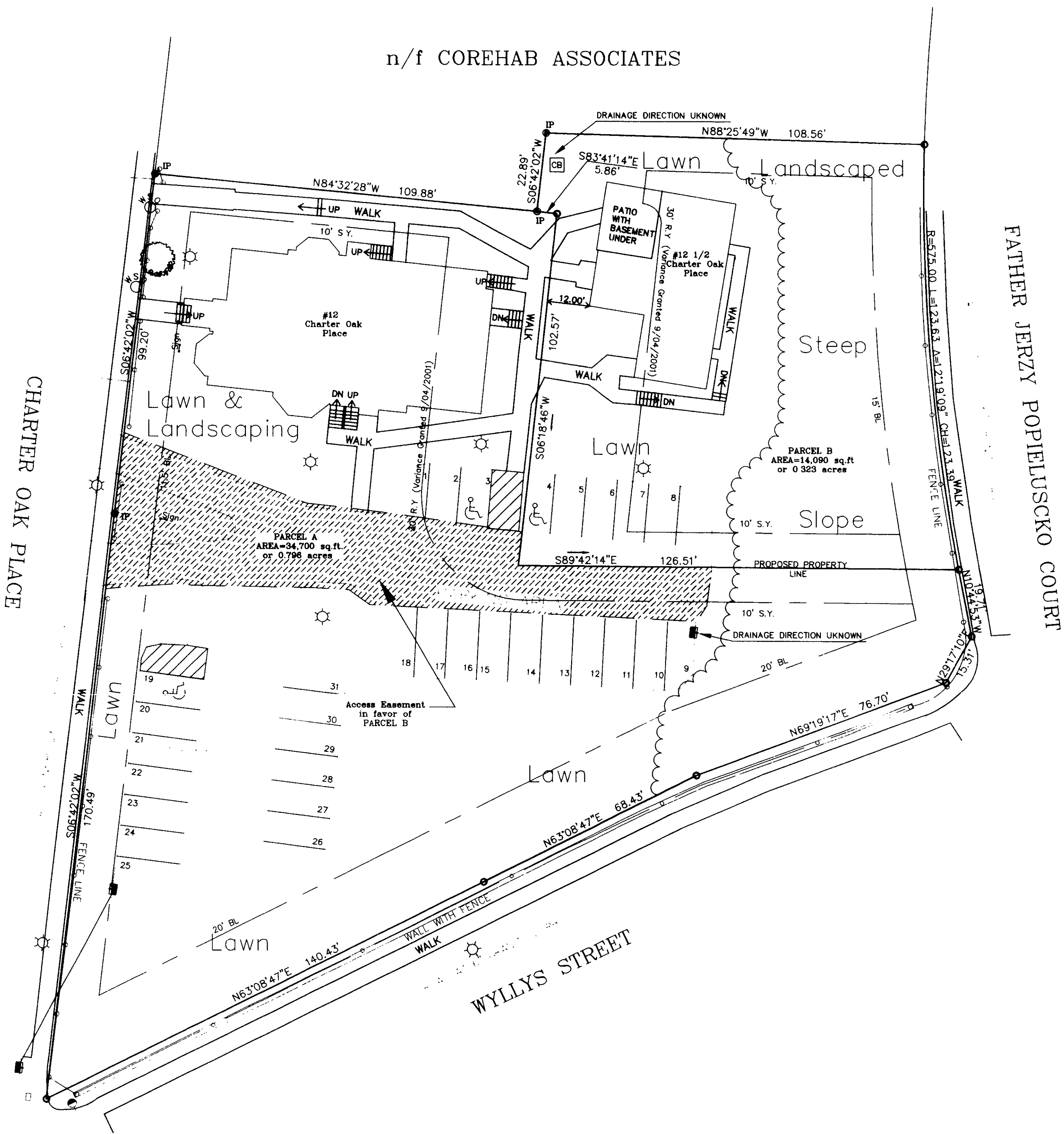
CHARTER OAK PLACE, WYLLYS STREET & FATHER JERZY POPIELUSZKO COURT HARTFORD, CONNECTICUT

SCALE 1"=20 SEPTEMBER 2001 HODGE SURVEYING ASSOCIATES, P.C.

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n/f COREHAB ASSOCIATES



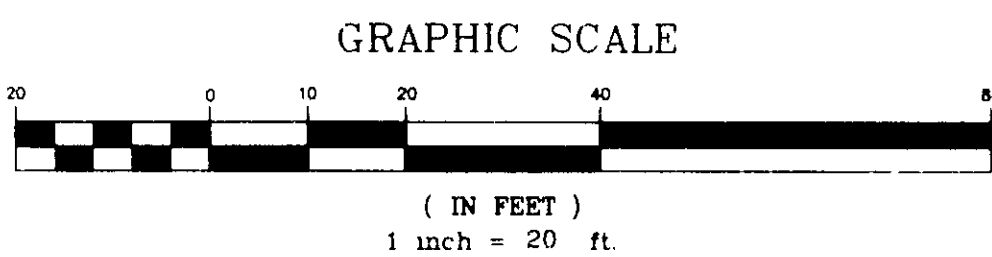
NOTES AND DECLARATIONS
THIS SURVEY AND MAP HAS BEEN PREPARED IN ACCORDANCE WITH THE REGULATIONS OF CONNECTICUT STATE AGENCIES, SECTIONS 20-300b-1 THROUGH 20-300b-20, THE MINIMUM STANDARDS FOR SURVEYS AND MAPS IN THE STATE OF CONNECTICUT ENDORSED BY THE CONNECTICUT ASSOCIATION OF LAND SURVEYORS, INC.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

THIS IMPROVEMENT LOCATION SURVEY CONFORMS TO CLASS A-2 IN ACCORDANCE WITH THE MINIMUM STANDARDS FOR SURVEYS AND MAPS IN THE STATE OF CONNECTICUT AS ADOPTED FOR USE BY THE STATE OF CONNECTICUT ON SEPTEMBER 26, 1996

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

FRANCIS A. RICHARD, L.S. #11351, SURVEYOR

IRON PIN
IRON PIN FOUND
CATCH BASIN (FLAT TOP)
WATER SHUT-OFF
LIGHT/LIGHT POLE
CATCH BASIN
TRAFFIC SUPPORT POLE



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The portion of the streets shown on this map are shown as they appear on the ground. The City of Hartford is not responsible for the accuracy of the information shown on this map.

Survey Supervisor