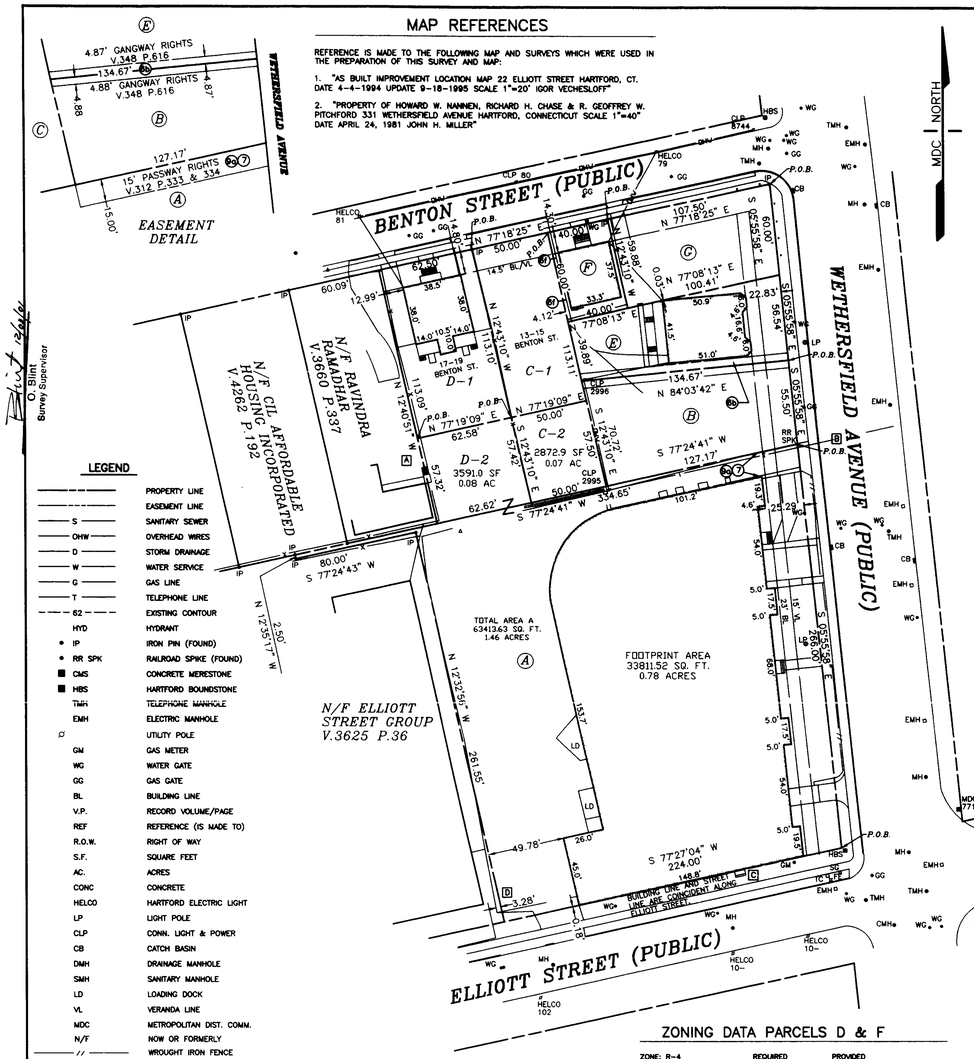
2503

#2503



The portion of the street shown in this map established by the Board of Aldermen of The City of Hartford

Scott Shafer
O. Blint
Survey Supervisor

MAP REFERENCES

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

1. "AS BUILT IMPROVEMENT LOCATION MAP 22 ELLIOTT STREET HARTFORD, CT. DATE 4-4-1994 UPDATE 9-18-1995 SCALE 1"=20' (OOR VECHESLOFF"

2. "PROPERTY OF HOWARD W. HANNEN, RICHARD H. CHASE & R. GEOFFREY W. PITCHFORD 331 WETHERSFIELD AVENUE HARTFORD, CONNECTICUT SCALE 1"=40" DATE APRIL 24, 1981 JOHN H. MILLER"

LEGEND

	PROPERTY LINE
	EASEMENT LINE
S	SANITARY SEWER
OHW	OVERHEAD WIRES
D	STORM DRAINAGE
W	WATER SERVICE
G	GAS LINE
T	TELEPHONE LINE
62	EXISTING CONTOUR
HYD	HYDRANT
IP	IRON PIN (FOUND)
RR SPK	RAILROAD SPIKE (FOUND)
CMS	CONCRETE MERESTONE
HBS	HARTFORD BOUNDSTONE
TMH	TELEPHONE MANHOLE
EMH	ELECTRIC MANHOLE
	UTILITY POLE
GM	GAS METER
WG	WATER GATE
GG	GAS GATE
BL	BUILDING LINE
V.P.	RECORD VOLUME/PAGE
REF	REFERENCE (IS MADE TO)
R.O.W.	RIGHT OF WAY
S.F.	SQUARE FEET
AC.	ACRES
CONC	CONCRETE
HELCO	HARTFORD ELECTRIC LIGHT
LP	LIGHT POLE
CLP	CONN. LIGHT & POWER
CB	CATCH BASIN
DMH	DRAINAGE MANHOLE
SMH	SANITARY MANHOLE
LD	LOADING DOCK
VL	VERANDA LINE
MDC	METROPOLITAN DIST. COMM.
N/F	NOW OR FORMERLY
//	WROUGHT IRON FENCE

A	N/F THE TROLLEY BARN LLC V.3794 P.249 331 WETHERSFIELD AVENUE	TOTAL AREA A 63413.63 SQ. FT. 1.46 ACRES
B	N/F SEBASTIAN ALICATA V.3829 P.92 307-313 WETHERSFIELD AVENUE	TOTAL AREA B 8233.96 SQ. FT. 0.19 ACRES
C	N/F THE CITY OF HARTFORD V.4156 P.128 13-15 BENTON STREET	TOTAL AREA C 8528.34 SQ. FT. 0.20 ACRES
D	N/F DOMENICO AND PALMERINO ZAINO V.1390 P.226 17-19 BENTON STREET	TOTAL AREA D 7072.84 SQ. FT. 0.16 ACRES
E	N/F MARCIA STAVOLA, AS TRUSTEE V.3336 P.90 303-305 WETHERSFIELD AVENUE	TOTAL AREA E 6607.59 SQ. FT. 0.15 ACRES
F	N/F PALMERINO AND DOMENICO ZAINO V.1290 P.12 9-11 BENTON STREET	TOTAL AREA F 2397.62 SQ. FT. 0.06 ACRES
G	N/F THE CITY OF HARTFORD V.3998 P.29 297-299 WETHERSFIELD AVENUE	TOTAL AREA G 6208.90 SQ. FT. 0.14 ACRES

ZONE NOTE

PARCELS D, C AND F ARE LOCATED IN THE R-4 ZONE, PARCELS B, E AND G ARE LOCATED IN THE R-1 ZONE AND PARCEL A IS LOCATED IN THE B-3 ZONE.

ACCESS NOTE

BENTON STREET, ELLIOTT STREET AND WETHERSFIELD AVENUE ARE OWNED AND MAINTAINED BY THE CITY OF HARTFORD AS PUBLIC HIGHWAYS.

ZONING DATA PARCEL E

ZONE: R-1	REQUIRED	PROVIDED
LOT AREA	6000 SF	6607.59 SF
MIN. FRONTAGE	50 FT	55.54 FT
MIN. FRONT YARD	23 FT	22.83 FT *
MIN. SIDE YARD	10.75 FT	0.03 FT *
MIN. SIDE YARD (TOTAL)	15 FT	5.75 FT *
MIN. REAR YARD	30 FT	57.81 FT
MAX. LOT COVERAGE	30%	26% (BUILDING)

* DENOTES NON-CONFORMING TO CURRENT ZONING REGULATIONS
SOURCE OF DATA HARTFORD ZONING ORDINANCE.

ZONING DATA PARCELS D & F

ZONE: R-4	REQUIRED	PROVIDED
LOT AREA	7000 SF	D)7072.84 SF F)2397.62 SF *
MIN. FRONTAGE	50 FT	D)62.50 FT F)40.00 FT *
MIN. FRONT YARD	14.5 FT	D)14.80 FT F)14.3 FT *
MIN. SIDE YARD D)	6.5 FT	11.05 FT
MIN. SIDE YARD F)	8.5 FT	2.58 FT *
MIN. SIDE YARD (TOTAL)	15 FT	D)24.04 FT F)6.7 FT *
MIN. REAR YARD	30 FT	D)50.2 FT F)8.12 FT *
MAX. LOT COVERAGE	25%	D)22% F)65% * (BUILDING)

* DENOTES NON-CONFORMING TO CURRENT ZONING REGULATIONS
SOURCE OF DATA HARTFORD ZONING ORDINANCE.

ZONING DATA PARCEL A

ZONE: B-3	REQUIRED	PROVIDED
LOT AREA	6000 SF	63413.63 S.F.
MIN. FRONTAGE	50 FT	266.00 FT
MIN. FRONT YARD	23 FT	25.29 FT (WETHERSFIELD)
	0 FT	0.18 FT (ELLIOTT)
MIN. SIDE YARD	8 FT	15.72 FT
MIN. REAR YARD	20 FT	49.78 FT
MAX. LOT COVERAGE	50%	53% (BUILDING) *

* DENOTES NON-CONFORMING TO CURRENT ZONING REGULATIONS
SOURCE OF DATA HARTFORD ZONING ORDINANCE.

LEGAL DESCRIPTION
331 WETHERSFIELD AVENUE

ALL THAT CERTAIN PARCEL OF LAND WITH BUILDINGS AND IMPROVEMENTS LOCATED THEREON SITUATED ON THE WESTERLY SIDE OF WETHERSFIELD AVENUE IN THE TOWN 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 WETHERSFIELD AVENUE, WHICH POINT IS LOCATED AT THE INTERSECTION OF THE NORTHERLY LINE OF ELLIOTT STREET AND THE WESTERLY LINE OF WETHERSFIELD AVENUE AND WHICH POINT MARKS THE SOUTHEASTERLY CORNER OF THE HEREIN DESCRIBED PARCEL, THE LINES RUNS;

THENCE S 77°-27'-04" W ALONG THE NORTHERLY LINE OF ELLIOTT STREET, A DISTANCE OF 224.00' TO A POINT;

THENCE N 12°-32'-56" W ALONG LAND NOW OR FORMERLY OF ELLIOTT STREET GROUP, A DISTANCE OF 261.55' TO A POINT;

THENCE S 77°-24'-43" W ALONG LAND NOW OR FORMERLY OF ELLIOTT STREET GROUP, A DISTANCE OF 80.00' TO A POINT;

THENCE N 12°-35'-17" W ALONG LAND NOW OR FORMERLY OF ELLIOTT STREET GROUP, A DISTANCE OF 2.50' TO A POINT;

THENCE N 77°-24'-41" E PARTLY ALONG LAND NOW OR FORMERLY OF CIL AFFORDABLE HOUSING INCORPORATED, PARTLY ALONG LAND NOW OR FORMERLY OF RAVINDRA RAMADHAR AND PARTLY ALONG PARCELS D, C AND B (AS DEPICTED HEREON), IN ALL, A DISTANCE OF 334.65' TO A POINT;

THENCE S 08°-55'-58" E ALONG THE WESTERLY LINE OF WETHERSFIELD AVENUE, A DISTANCE OF 266.00' TO THE POINT OR PLACE OF BEGINNING; SAID PARCEL CONTAINS 1.46 ACRES OF LAND BY COMPUTATION.

NOTE: THE ABOVE LEGAL DESCRIPTION DESCRIBES THE SAME PROPERTY DESCRIBED AS 331 WETHERSFIELD AVENUE IN SCHEDULE A OF TITLE COMMITMENT NO. C01-1547 OF THE LAWYERS TITLE INSURANCE CORPORATION EFFECTIVE DATE APRIL 2, 2001.

LEGAL DESCRIPTION
307-313 WETHERSFIELD AVENUE

ALL THAT CERTAIN PARCEL OF LAND WITH BUILDINGS AND IMPROVEMENTS LOCATED THEREON SITUATED ON THE WESTERLY SIDE OF WETHERSFIELD AVENUE IN THE TOWN 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 WETHERSFIELD AVENUE, WHICH POINT IS LOCATED 268.00' NORTHERLY OF THE INTERSECTION OF THE NORTHERLY LINE OF ELLIOTT STREET AND THE WESTERLY LINE OF WETHERSFIELD AVENUE AND WHICH POINT MARKS THE SOUTHEASTERLY CORNER OF THE HEREIN DESCRIBED PARCEL, THE LINES RUNS;

THENCE S 77°-24'-41" W ALONG PARCEL A (AS DEPICTED HEREON), A DISTANCE OF 127.17' TO A POINT;

THENCE N 12°-43'-10" W ALONG PARCEL C-2 AND C-1, PARTLY BY EACH (AS DEPICTED HEREON), A DISTANCE OF 70.72' TO A POINT;

THENCE N 84°-03'-42" E ALONG PARCEL E (AS DEPICTED HEREON), A DISTANCE OF 134.67' TO A POINT;

THENCE S 08°-55'-58" E ALONG THE WESTERLY LINE OF WETHERSFIELD AVENUE, A DISTANCE OF 55.50' TO THE POINT OR PLACE OF BEGINNING; SAID PARCEL CONTAINS 0.19 ACRES OF LAND BY COMPUTATION.

NOTE: THE ABOVE LEGAL DESCRIPTION DESCRIBES THE SAME PROPERTY DESCRIBED AS 307-313 WETHERSFIELD AVENUE IN SCHEDULE A OF TITLE COMMITMENT NO. C01-1547c OF THE LAWYERS TITLE INSURANCE CORPORATION EFFECTIVE DATE APRIL 2, 2001.

LEGAL DESCRIPTION
303-305 WETHERSFIELD AVENUE

ALL THAT CERTAIN PARCEL OF LAND WITH BUILDINGS AND IMPROVEMENTS LOCATED THEREON SITUATED ON THE WESTERLY SIDE OF WETHERSFIELD AVENUE IN THE TOWN 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 WETHERSFIELD AVENUE, WHICH POINT IS LOCATED 321.50' NORTHERLY OF THE INTERSECTION OF THE NORTHERLY LINE OF ELLIOTT STREET AND THE WESTERLY LINE OF WETHERSFIELD AVENUE AND WHICH POINT MARKS THE SOUTHEASTERLY CORNER OF THE HEREIN DESCRIBED PARCEL, THE LINES RUNS;

THENCE S 84°-03'-42" W ALONG PARCEL B (AS DEPICTED HEREON), A DISTANCE OF 134.67' TO A POINT;

THENCE N 12°-43'-10" W ALONG PARCEL C-1 (AS DEPICTED HEREON), A DISTANCE OF 39.89' TO A POINT;

THENCE N 77°-06'-13" E ALONG PARCELS F AND G, PARTLY BY EACH (AS DEPICTED HEREON), A DISTANCE OF 140.41' TO A POINT;

THENCE S 08°-55'-58" E ALONG THE WESTERLY LINE OF WETHERSFIELD AVENUE, A DISTANCE OF 56.54' TO THE POINT OR PLACE OF BEGINNING; SAID PARCEL CONTAINS 0.15 ACRES OF LAND BY COMPUTATION.

NOTE: THE ABOVE LEGAL DESCRIPTION DESCRIBES THE SAME PROPERTY DESCRIBED AS 303-305 WETHERSFIELD AVENUE IN SCHEDULE A OF TITLE COMMITMENT NO. C01-1547b OF THE LAWYERS TITLE INSURANCE CORPORATION EFFECTIVE DATE APRIL 2, 2001.

LEGAL DESCRIPTION
PARCEL D-2

ALL THAT CERTAIN PARCEL OF LAND WITH BUILDINGS AND IMPROVEMENTS LOCATED THEREON SITUATED SOUTHERLY OF BENTON STREET IN THE TOWN OF HARTFORD, COUNTY OF HARTFORD AND STATE OF CONNECTICUT, BEING MORE PARTICULARLY BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT WHICH POINT IS LOCATED S12°-40'-51"E A DISTANCE OF 113.09 FEET FROM A POINT ON THE SOUTHERLY LINE OF BENTON STREET WHICH MARKS THE NORTHWESTERLY CORNER OF 17-19 BENTON STREET AND THE NORTHEASTERLY CORNER OF LAND NOW OR FORMERLY OF RAVINDRA RAMADHAR AND WHICH POINT MARKS THE NORTHWESTERLY CORNER OF THE HEREIN DESCRIBED PARCEL, THE LINE RUNS;

THENCE N 77°-19'-09" E ALONG PARCEL D-1, A DISTANCE OF 62.58' TO A POINT;

THENCE S 12°-43'-10" E ALONG PARCEL C-2, A DISTANCE OF 57.42' TO A POINT;

THENCE S 77°-24'-41" W ALONG LAND NOW OR FORMERLY OF THE TROLLEY BARN LLC, A DISTANCE OF 62.62' TO A POINT;

THENCE N 12°-40'-51" W ALONG LAND NOW OR FORMERLY OF RAVINDRA RAMADHAR, A DISTANCE OF 57.32' TO THE POINT OR PLACE OF BEGINNING; SAID PARCEL CONTAINS 0.08 ACRES OF LAND BY COMPUTATION.

NOTE: THE ABOVE LEGAL DESCRIPTION DESCRIBES THE SOUTHERLY PORTION OF THE SAME PROPERTY DESCRIBED AS 17-19 BENTON STREET IN SCHEDULE A OF TITLE COMMITMENT NO. C01-1547a OF THE LAWYERS TITLE INSURANCE CORPORATION EFFECTIVE DATE APRIL 2, 2001.

LEGAL DESCRIPTION
PARCEL C-2

ALL THAT CERTAIN PARCEL OF LAND WITH BUILDINGS AND IMPROVEMENTS LOCATED THEREON SITUATED SOUTHERLY OF BENTON STREET IN THE TOWN OF HARTFORD, COUNTY OF HARTFORD AND STATE OF CONNECTICUT, BEING MORE PARTICULARLY BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT, WHICH POINT IS LOCATED S12°-43'-10"E A DISTANCE OF 113.10 FEET FROM A POINT ON THE SOUTHERLY LINE OF BENTON STREET WHICH MARKS THE NORTHWESTERLY CORNER OF LAND NOW OR FORMERLY OF THE CITY OF HARTFORD (13-15 BENTON STREET) PARCEL C-1, THE NORTHEASTERLY CORNER OF 17-19 BENTON STREET AND WHICH POINT MARKS THE NORTHWESTERLY CORNER OF THE HEREIN DESCRIBED PARCEL, THE LINES RUN;

THENCE N 77°-19'-09" E ALONG PARCEL C-1), A DISTANCE OF 50.00' TO A POINT;

THENCE S 12°-43'-10" E ALONG LAND NOW OR FORMERLY OF SEBASTIAN ALICATA (PARCEL B), A DISTANCE OF 57.50' TO A POINT;

THENCE S 77°-24'-41" W ALONG LAND NOW OR FORMERLY OF THE TROLLEY BARN LLC, A DISTANCE OF 50.00' TO A POINT;

THENCE N 12°-43'-10" W ALONG PARCEL D-2 , A DISTANCE OF 57.42' TO THE POINT OR PLACE OF BEGINNING; SAID PARCEL CONTAINS 0.07 ACRES OF LAND BY COMPUTATION.

NOTE: THE ABOVE LEGAL DESCRIPTION DESCRIBES THE SOUTHERLY PORTION OF THE SAME PROPERTY AS DESCRIBED AS 13-15 BENTON STREET IN SCHEDULE A OF TITLE COMMITMENT NO. C01-1547d OF THE LAWYERS TITLE INSURANCE CORPORATION EFFECTIVE DATE APRIL 2, 2001.

LEGAL DESCRIPTION
297-299 WETHERSFIELD AVENUE

ALL THAT CERTAIN PARCEL OF LAND WITH BUILDINGS AND IMPROVEMENTS LOCATED THEREON SITUATED ON THE WESTERLY SIDE OF WETHERSFIELD AVENUE IN THE TOWN 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 WETHERSFIELD AVENUE, WHICH POINT IS LOCATED AT THE INTERSECTION OF THE SOUTHERLY LINE OF BENTON STREET AND THE WESTERLY LINE OF WETHERSFIELD AVENUE AND WHICH POINT MARKS THE NORTHEASTERLY CORNER OF THE HEREIN DESCRIBED PARCEL, THE LINES RUNS;

THENCE S 08°-55'-58" E ALONG THE WESTERLY LINE OF WETHERSFIELD AVENUE, A DISTANCE OF 60.00' TO A POINT;

THENCE S 77°-06'-13" W ALONG PARCEL E (AS DEPICTED HEREON), A DISTANCE OF 100.41' TO A POINT;

THENCE N 12°-43'-10" W ALONG PARCEL F (AS DEPICTED HEREON), A DISTANCE OF 59.88' TO A POINT;

THENCE N 77°-18'-25" E ALONG THE SOUTHERLY LINE OF BENTON STREET, A DISTANCE OF 107.50' TO THE POINT OR PLACE OF BEGINNING; SAID PARCEL CONTAINS 0.14 ACRES OF LAND BY COMPUTATION.

NOTE: THE ABOVE LEGAL DESCRIPTION DESCRIBES THE SAME PROPERTY DESCRIBED AS 297-299 WETHERSFIELD AVENUE IN SCHEDULE A OF TITLE COMMITMENT NO. C01-1547c OF THE LAWYERS TITLE INSURANCE CORPORATION EFFECTIVE DATE APRIL 2, 2001.

LEGAL DESCRIPTION
9-11 BENTON STREET

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

BEGINNING AT A POINT ON THE SOUTHERLY LINE OF BENTON STREET, WHICH POINT IS LOCATED 107.50' WESTERLY OF THE INTERSECTION OF THE WESTERLY LINE OF WETHERSFIELD AVENUE AND SOUTHERLY LINE OF BENTON STREET AND AND WHICH POINT MARKS THE NORTHEASTERLY CORNER OF THE HEREIN DESCRIBED PARCEL, THE LINES RUN;

THENCE S 12°-43'-10" E ALONG PARCEL G (AS DEPICTED HEREON), A DISTANCE OF 59.88' TO A POINT;

THENCE S 77°-06'-13" W ALONG PARCEL E (AS DEPICTED HEREON), A DISTANCE OF 40.00' TO A POINT;

THENCE N 12°-43'-10" W ALONG PARCEL C-1 (AS DEPICTED HEREON), A DISTANCE OF 80.00' TO A POINT;

THENCE N 77°-18'-25" E ALONG THE SOUTHERLY LINE OF BENTON STREET, A DISTANCE OF 40.00' TO THE POINT OR PLACE OF BEGINNING; SAID PARCEL CONTAINS 0.08 ACRES OF LAND BY COMPUTATION.

NOTE: THE ABOVE LEGAL DESCRIPTION DESCRIBES THE SAME PROPERTY DESCRIBED AS 9-11 BENTON STREET IN SCHEDULE A OF TITLE COMMITMENT NO. C01-1547f OF THE LAWYERS TITLE INSURANCE CORPORATION EFFECTIVE DATE APRIL 2, 2001.

LEGAL DESCRIPTION
C-1 (13-15 BENTON STREET)

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

BEGINNING AT A POINT ON THE SOUTHERLY LINE OF BENTON STREET, WHICH POINT IS LOCATED 147.50' WESTERLY OF THE INTERSECTION OF THE WESTERLY LINE OF WETHERSFIELD AVENUE AND SOUTHERLY LINE OF BENTON STREET AND AND WHICH POINT MARKS THE NORTHEASTERLY CORNER OF THE HEREIN DESCRIBED PARCEL, THE LINES RUN;

THENCE S 12°-43'-10" E ALONG PARCELS F, E AND B (AS DEPICTED HEREON), A DISTANCE OF 113.11' TO A POINT;

THENCE S 77°-19'-09" W ALONG PARCEL C-2 (AS DEPICTED HEREON), A DISTANCE OF 50.00' TO A POINT;

THENCE N 12°-43'-10" W ALONG PARCEL D-1 (AS DEPICTED HEREON), A DISTANCE OF 113.10' TO A POINT;

THENCE N 77°-18'-25" E ALONG THE SOUTHERLY LINE OF BENTON STREET, A DISTANCE OF 50.00' TO THE POINT OR PLACE OF BEGINNING; SAID PARCEL CONTAINS 0.12 ACRES OF LAND BY COMPUTATION.

NOTE: THE ABOVE LEGAL DESCRIPTION DESCRIBES THE NORTHERLY PORTION OF THE SAME PROPERTY AS DESCRIBED AS 13-15 BENTON STREET IN SCHEDULE A OF TITLE COMMITMENT NO.C01-1547d OF THE LAWYERS TITLE INSURANCE CORPORATION EFFECTIVE DATE APRIL 2, 2001.

LEGAL DESCRIPTION
LOT D-1 (17-19 BENTON STREET)

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

BEGINNING AT A POINT ON THE SOUTHERLY LINE OF BENTON STREET, WHICH POINT IS LOCATED 197.50' WESTERLY OF THE INTERSECTION OF THE WESTERLY LINE OF WETHERSFIELD AVENUE AND SOUTHERLY LINE OF BENTON STREET AND AND WHICH POINT MARKS THE NORTHEASTERLY CORNER OF THE HEREIN DESCRIBED PARCEL, THE LINES RUN;

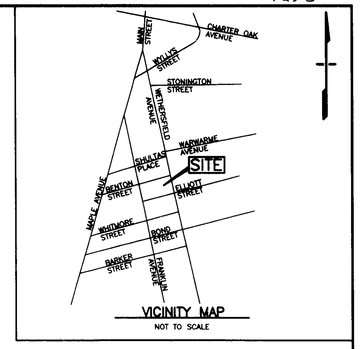
THENCE S 12°-43'-10" E ALONG PARCEL C-1 (AS DEPICTED HEREON), A DISTANCE OF 113.10' TO A POINT;

THENCE S 77°-19'-09" W ALONG PARCEL D-2 (AS DEPICTED HEREON), A DISTANCE OF 62.58' TO A POINT;

THENCE N 12°-40'-51" W ALONG LAND NOW OR FORMERLY OF RAVINDRA RAMADHAR, A DISTANCE OF 113.09' TO A POINT;

THENCE N 77°-18'-25" E ALONG THE SOUTHERLY LINE OF BENTON STREET, A DISTANCE OF 62.50' TO THE POINT OR PLACE OF BEGINNING; SAID PARCEL CONTAINS 0.16 ACRES OF LAND BY COMPUTATION.

NOTE: THE ABOVE LEGAL DESCRIPTION DESCRIBES THE NORTHERLY PORTION OF THE SAME PROPERTY AS DESCRIBED AS 17-19 BENTON STREET IN SCHEDULE A OF TITLE COMMITMENT NO. C01-1547a OF THE LAWYERS TITLE INSURANCE CORPORATION EFFECTIVE DATE APRIL 2, 2001.



VICINITY MAP
NOT TO SCALE

FLOOD NOTE

THE PARCELS DEPICTED HEREON ARE NOT LOCATED WITHIN A DESIGNATED SPECIAL FLOOD HAZARD AREA AS SHOWN ON THE FLOOD INSURANCE RATE MAP PANEL 0005B, FOR COMMUNITY 095080 DATED DECEMBER 4, 1986.

NOTES CORRESPONDING TO SCHEDULE B

(7) MUTUAL RIGHT OF WAY SET FORTH IN DEEDS FROM MARY HEIMGARTNER, GUARDIAN AND MARY HEIMGARTNER, INDIVIDUALLY, TO THE CONSOLIDATED RAILWAY COMPANY DATED DECEMBER 6, 1905 AND RECORDED DECEMBER 7, 1906 IN VOLUME 312, PAGES 333 AND 334 OF THE HARTFORD LAND RECORDS. AFFECTS 331 WETHERSFIELD AVENUE AND IS DEPICTED HEREON.

(8) NOTICE OF VARIANCE GRANTED BY HARTFORD ZONING BOARD OF APPEALS RECORDED FEBRUARY 8, 1988 IN VOLUME 2731, PAGE 23 OF THE HARTFORD LAND RECORDS. PERTAINS TO PARKING, BENEFITS THE PROPERTY, IS GENERAL WITH REGARD TO LOCATION AND IS NOT DEPICTED HEREON.

(9a) MUTUAL GANGWAY RIGHTS SET FORTH IN DEEDS FROM MARY HEIMGARTNER, GUARDIAN AND MARY HEIMGARTNER, INDIVIDUALLY, TO THE CONSOLIDATED RAILWAY COMPANY DATED DECEMBER 6, 1905 AND RECORDED DECEMBER 7, 1906 IN VOLUME 312, PAGES 333 AND 334 OF THE HARTFORD LAND RECORDS. AFFECTS 331 WETHERSFIELD AVENUE AND IS DEPICTED HEREON.

(9b) MUTUAL GANGWAY RIGHTS SET FORTH IN DISTRIBUTION OF THE ESTATE OF LEOOGAR HEIMGARTNER DATED MARCH 29, 1910 AND RECORDED MARCH 30, 1910 IN VOLUME 348, PAGE 616 OF THE HARTFORD LAND RECORDS. AFFECTS 303-305 WETHERSFIELD AVENUE AND IS DEPICTED HEREON.

(9c) RIGHT TO LAY DRAIN ACROSS SAID PREMISES TO CONNECT WITH SEWER IN BENTON STREET RESERVED BY MIRIAM BISSELL AND OTIS WARNER IN A WARRANTY DEED CHAUNCEY W. WELLS DATED JULY 1, 1884, RECORDED IN VOLUME 114, PAGE 645 OF THE HARTFORD LAND RECORDS. AFFECTS 9-11 BENTON STREET AND ITS APPARENT LOCATION IS DEPICTED HEREON.

STATEMENT OF ENCROACHMENTS

[A] A PORTION OF THE WOODEN STAIRS AND LANDING ON THE BUILDING LOCATED ON LAND NOW OR FORMERLY OF RAVINDRA RAMADHAR ENCROACH ONTO THE SUBJECT PROPERTY 2.49'.

[B] THE TELEPHONE SERVICE LINES FOR 303-305 WETHERSFIELD AVENUE CROSS 331 AND 307-313 WETHERSFIELD AVENUE WITHOUT THE KNOWN BENEFIT OF AN EASEMENT.

[C] CONCRETE STAIRS AND LANDING AT 331 WETHERSFIELD AVENUE ENCROACH INTO ELLIOTT STREET 3.98'.

[D] BITUMINOUS PARKING AREA AT 331 WETHERSFIELD AVENUE ENCROACHES ONTO LAND NOW OR FORMERLY ELLIOTT STREET GROUP 3.28'.

GENERAL NOTES:

1. ALL MONUMENTATION DEPICTED HEREON WAS FOUND IN THE FIELD UNLESS OTHERWISE NOTED.

2. BASIS OF BEARINGS: METROPOLITAN DISTRICT COMMISSION DATUM

3. UTILITIES DEPICTED HEREON WERE TAKEN FROM FIELD LOCATION OF VISIBLE STRUCTURES AND MAPPING PROVIDED BY THE UTILITY COMPANIES. THE USER OF THIS PLAN SHOULD CONTACT CALL BEFORE YOU DIG PRIOR TO EXCAVATIONS ON SITE OR ADJACENT TO.

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 BASED ON THE REFERENCED MAPS AND DEEDS, 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 THE VILLAGE FOR FAMILIES AND CHILDREN, INC., THE TROLLEY BARN, LLC, TRUSTEE AND LAWYERS TITLE INSURANCE CORPORATION THAT TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF:

> THIS MAP IS SUBSTANTIALLY CORRECT TO THE DEGREE STATED HEREON:

RICHARD MEEHAN, L.L.S. 12330

0' 40' 80' 120'
SCALE 1"=40'

REVISION	DATE
LOT CONFIGURATIONS	10-24-2001

Meehan & Goodin
Engineers - Surveyors, P.C.
387 North Main Street, Manchester, CT 06040
(860) 643-2520 FAX (860) 649-8806

PLAN PREPARED FOR

THE VILLAGE FOR FAMILIES AND CHILDREN, INC.

BENTON, ELLIOTT STREETS AND WETHERSFIELD AVENUE — HARTFORD, CONN.

PROPERTY/BOUNDARY PLAN

SCALE: 1" = 40'	DESIGN: RED	PROJECT: 01087	ACAD: 01087.DWG.RO
DATE: 5-3-2001	DRAFT: EAJ	DISK NO.:	SHEET NO. 1 OF 3

#2503