

MAP REFERENCE:

- 1.) MAP ENTITLED, "PROPERTIES OF THE NIELSEN HARDWARE CORP. 770-784 WETHERSFIELD AVENUE MILTON E. & RANDOLPH I. NIELSEN LEDYARD STREET HARTFORD, CONNECTICUT SCALE: 1"=40' DATE: 5-18-89 JOB NO. 35890 FILE NO. M-2450 JOHN H. MILLER."
- 2.) MAP ENTITLED, "PROPERTIES OF PLASTICRETE HARTFORD CONCRETE UNITS CORP. OLDS PLACE HARTFORD, CONNECTICUT SCALE: 1"=40' DATE: MAY 1954 E. PERRY CLOSE, C.E."
- 3.) PROPERTY OF MILTON E. & RANDOLPH NIELSEN LEDYARD STREET HARTFORD, CONNECTICUT SCALE: 1"=50' DATE: MARCH 1989 MORTON S. FINE MAP #772 "
- 4.) TOPOGRAPHIC PLAN PREPARED FOR ZERO ACQUISITION CORPORATION 770 WETHERSFIELD AVENUE HARTFORD, CONNECTICUT SCALE: 1"=30' DATE: AUG. 1996 FLYNN LAND SURVEYING"

LEGEND

| | |
|---|---------------------------|
| ○ | PROPERTY CORNER |
| ✕ | HYDRANT |
| ⊕ | WATER GATE |
| ⊕ | WATER METER |
| ⊕ | GAS GATE |
| ⊕ | GAS METER |
| ⊕ | STORM MANHOLE |
| ⊕ | SANITARY MANHOLE |
| ⊕ | UTILITY POLE (TYPE NOTED) |

2505

CERTIFICATION:

- 1.) THIS MAP AND SURVEY WERE PREPARED IN ACCORDANCE WITH THE REGULATIONS OF CONNECTICUT STATE AGENCIES, SECTIONS 20-300B-1 THRU 20-300B-20, AND THE RECOMMENDED STANDARDS FOR SURVEYS AND MAPS IN THE STATE OF CONNECTICUT EFFECTIVE SEPTEMBER 26, 1996 PREPARED AND ADOPTED BY THE CONNECTICUT ASSOCIATION OF LAND SURVEYORS, INC. PURSUANT TO AND AS SET FORTH THESE STANDARDS. THE TYPE OF SURVEY PERFORMED AND THE MAPPED FEATURES DEPICTED HEREON ARE IN ACCORDANCE WITH THE REQUIREMENTS OF A LIMITED BOUNDARY RESURVEY. PROPERTY LINES, AS THEY ARE DEPICTED HEREON, PRESENT PROFESSIONAL OPINIONS THAT PERTAIN TO AN "INDEPENDENT RESURVEY". THIS MAP PRESENTS THE RESULTS OF MEASUREMENTS WHICH WERE MADE UPON THE GROUND IN ACCORDANCE WITH THE ACCURACY STANDARDS OF A CLASS A-2 SURVEY.
- 2.) THIS MAP AND SURVEY WERE PREPARED FOR NIELSON HARDWARE CORPORATION TO BE USED IN MATTERS THAT RELATE TO A PROPOSED PROPERTY REALIGNMENT. USE OF THIS MAP FOR OTHER PURPOSES OR BY OTHER PARTIES IS NOT AUTHORIZED OR VALID.
- 3.) NO DECLARATION IS EXPRESSED OR IMPLIED BY THIS MAP OR COPIES THEREOF UNLESS IT BEARS THE IMPRESSION TYPE SEAL AND ORIGINAL LIVE 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.

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

PETER D. FLYNN CT.L.L.S. #8792 DATE
NOT VALID UNLESS ORIGINAL SIGNATURE, LIVE STAMP, & RAISED SEAL ARE AFFIXED

FLYNN & CYR LAND SURVEYING LLC
376 WILBUR CROSS HIGHWAY 628-7886
BURLINGTON, CONNECTICUT 06037



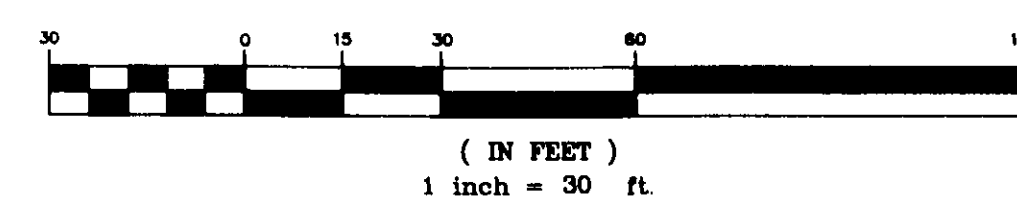
INDICATED UNDERGROUND UTILITIES ARE BASED ON AVAILABLE DATA. THE LOCATIONS ARE APPROXIMATE AND ALL UTILITIES MAY NOT BE SHOWN. PRIOR TO CONSTRUCTION, CONTRACTOR SHALL CALL 1-800-922-4455 AND HAVE ALL UTILITIES MARKED.

THIS DRAWING HAS BEEN PREPARED BASED, IN PART, ON INFORMATION PROVIDED BY OTHERS RELATING TO THE LOCATION OF UNDERGROUND SERVICES. WE CANNOT VERIFY THE ACCURACY OF THIS INFORMATION AND SHALL NOT BE HELD RESPONSIBLE FOR ANY ERRORS OR OMISSIONS, WHICH MAY BE INCORPORATED HEREON AS A RESULT.

Land Surveying
with wing on Mylar

PROPERTY REALIGNMENT
PREPARED FOR
NIELSON HARDWARE CORPORATION
770 WETHERSFIELD AVENUE
AND #445 LEDYARD STREET
HARTFORD, CONNECTICUT
SCALE 1"=30' OCT. 26, 2001

GRAPHIC SCALE



0 INCHES 1 2 3 4

2505