



NOTE

1. THIS SURVEY HAS BEEN PREPARED PURSUANT TO THE REGULATIONS OF CONNECTICUT STATE AGENCIES SECTIONS 20-300b-1 THROUGH 20-300b-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 / TOPOGRAPHIC SURVEY AND IS INTENDED TO BE USED FOR SITE PLANNING PURPOSES.
3. THE BOUNDARY DETERMINATION CATEGORY IS THAT OF A RESURVEY.
4. THIS SURVEY MEETS OR EXCEEDS CLASS A-2 HORIZONTAL ACCURACY STANDARDS AND CLASS T-2 VERTICAL ACCURACY STANDARDS.
5. THE SUBJECT PARCEL IS DEPICTED AS LOT 12 ON THE CITY OF HARTFORD DEPT. OF PUBLIC WORKS ENGINEERING - ASSESSORS MAP NUMBER 626.
6. THE SUBJECT PARCEL IS CURRENTLY OWNED BY LINCOLN & A. GERALDINE C. DAVIS BEING A PORTION OF LAND (LOT 93) DESCRIBED IN HARTFORD LAND RECORDS VOLUME 928 AT PAGE 627.
7. THE SUBJECT PARCEL IS LOCATED IN THE R-7 ZONE IN THE CITY OF HARTFORD.

R-7 ZONE REQUIREMENT

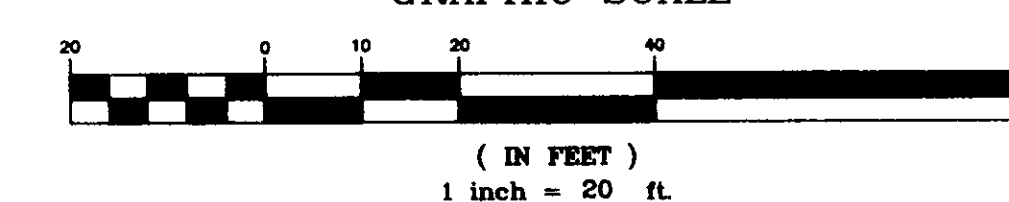
	<u>REQUIRED</u>
LOT WIDTH	60 FT. (MINIMUM)
FRONT YARD	25 FT.
SIDE YARD	6 FT. MIN., 30% OF FRONTAGE- TOTAL
REAR YARD	30 FT.
HEIGHT	3.5 STORIES, 35 FT.

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 UTILITIES MAY EXIST ON THE SITE OR 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 1-800-922-4545.
9. THE PARCEL DEPICTED HEREON IS SUBJECT TO AN EASEMENT IN FAVOR OF THE GREATER HARTFORD FLOOD COMMISSION AS DESCRIBED IN HARTFORD LAND RECORDS, VOLUME 1040 AT PAGE 174.

MAP REFERENCES

1. MAP OF PROPERTY OWNED BY A.E. BOLDREAU & W.S. KELLEY
HARTFORD CONN. SCALE 1" = 50' SEPT. 1931 EDGAR L. DUNCAN, C.E.
2. PROPERTY OF MAY MEYERS & SAMUEL H. GROSS CLEVELAND AVENUE &
BARBOUR STREET SCALE 1" = 50' JUNE 1919
3. MAP OF PROPERTY OF THE BURGESS CONSTRUCTION CO. SCALE
40" = 1" APRIL 1, 1913.
4. PROPERTY SURVEY PREPARED FOR HABITAT FOR HUMANITY TOWER
AVENUE HARTFORD CONNECTICUT DATED 02-03-00 SCALE 1" = 40'
SHEET 1 OF 1 BY: F.A.H.SHEPHERD & ASSOCIATES, INC.

GRAPHIC SCALE



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.

T. H. Hesketh

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☐ Wash-off ☐ Fixed line photo
 Joseph Merritt & Company

[illegible]

PROPERTY SURVEY
PREPARED FOR
HABITAT FOR HUMANITY
205 TOWER AVENUE
HARTFORD CONNECTICUT

Date: 02-03-00	Drawn by: CAD	Job no: 00110
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Scale: 1" = 20'	Checked by: TSH	Sheet
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Phone (800) 653-8000
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F. A. Hesketh & Associates, Inc.
6 Creamery Brook, East Granby, CT 06026

F

100-443887-1000

FILE CORP IRVINE, CA
2509

The portion of Bever Ave. shown on this map is not established public street of the City of Hartford.

Start 12/19/01

First 10

LEGEND

N/T = NOW OR FORMERLY
H/L/R = HARTFORD LAND RECORDS
VOL = VOLUME
PG = PAGE
SNE = SOUTHERN NEW ENGLAND TELEPHONE
P = PROPERTY LINE
W = WATER GATE
G = GAS GATE
F = FENCE
+100 04 = SPOT GRADE
② = ASSESSORS LOT NUMBER
R = REBAR OR PIN
□ = MONUMENT
○ = SANITARY MANHOLE
□ = CATCH BASIN
CABLE TV BOX
S = SAME OWNERSHIP
U = UTILITY POLE
G = GAS MAIN
S = SANITARY SEWER
T = TREE LINE
[5] = ASSESSOR'S LOT NUMBER
(93) = LOT # PER REFERENCE MAP #1

GAP IN PROPERTY LINES _____
FOUND USING MAPS REFERENCED
AND PINS FOUND. POSSIBLE CLAIM
PROPERTY LINE AGREEMENT MAY
BE REQUIRED.

N/F
ABRAHAM L. GILES
H.L.R. VOL.1464 PG.294

SEE NOTE #9.
PAROL TESTIMONY INDICATED
THIS TO BE THE APPROXIMATE
LOCATION OF THE FORMER TOWER
BROOK. (POSSIBLE PIPE UNDER)

N/F
HARRY A. & VIVIAN A. DUNKLEY
H.L.R. VOL.854 PG.179

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