

2523

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STATEMENT OF ENCROACHMENTS

A A PORTION OF THE PARKING LOT AND DUMPSTER PAD ENCLOSED INTO LAND OF NOW OR FORMERLY OF 214 MAIN STREET ASSOCIATES AND LAND OF NOW OR FORMERLY OF CHARTER OAK SQUARE LIMITED PARTNERSHIP

LEGAL DESCRIPTION

ALL THAT CERTAIN PARCEL OF LAND WITH BUILDINGS AND IMPROVEMENTS LOCATED THEREON SITUATED ON THE WESTERLY SIDE OF CHARTER OAK PLACE 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 CHARTER OAK PLACE, WHICH POINT IS LOCATED 196.79' SOUTH OF A POINT IN SAID WESTERLY LINE, AND WHICH POINT MARKS THE NORTHEASTLY CORNER OF THE HEREIN DESCRIBED PARCEL, THE LINES RUNS;

THENCE S 06°-42'-02" W ALONG THE WESTERLY LINE OF CHARTER OAK PLACE, A DISTANCE OF 190.00' TO A POINT;

THENCE N 78°-59'-25" W ALONG LAND NOW OR FORMERLY OF 15-17 CHARTER OAK PLACE, A DISTANCE OF 248.00' TO A POINT;

THENCE N 16°-51'-49" E ALONG LAND NOW OR FORMERLY OF 214 MAIN STREET ASSOCIATES, A DISTANCE OF 89.00' TO A POINT;

THENCE N 11°-52'-27" E ALONG LAND NOW OR FORMERLY OF 214 MAIN STREET ASSOCIATES, A DISTANCE OF 19.66' TO A POINT;

THENCE N 04°-18'-27" E ALONG LAND NOW OR FORMERLY OF CHARTER OAK SQUARE LIMITED PARTNERSHIP, A DISTANCE OF 80.84' TO A POINT;

THENCE S 79°-13'-51" E ALONG LAND NOW OR FORMERLY OF 29-31 CHARTER OAK ASSOCIATES LLC, A DISTANCE OF 233.79' TO THE POINT OR PLACE OF BEGINNING; SAID PARCEL CONTAINS 1.02 ACRES OF LAND BY COMPUTATION.

214 MAIN STREET ASSOCIATES
ASSESSOR MAP 426
VOL.-3231 PG.-83

CHARTER OAK SQUARE
LIMITED PARTNERSHIP
ASSESSOR MAP 426
VOL.-4342 PG.-73

15-17 CHARTER OAK PLACE
ASSESSOR MAP 426
VOL.-3742 PG.-188

TWENTY 9-31 CHARTER
OAK ASSOCIATION LLC
ASSESSOR MAP 426
VOL.-3742 PG.-184

LIMITED COMMON AREA
EASEMENT IN FAVOR OF
27 REF. VOL.-1990, PG.-332

GENERAL NOTES:

1. ALL MONUMENTATION DEPICTED HEREON WAS FOUND IN THE FIELD UNLESS OTHERWISE NOTED.
2. BASIS OF BEARINGS: MAP REFERENCE # 1
3. VERTICAL DATUM: U.S.C.G.S.

MAP REFERENCES:

REFERENCE IS MADE TO THE FOLLOWING MAPS OR SURVEYS FROM WHICH DATA WAS USED IN THE PREPARATION OF THIS SURVEY AND MAP:

1. MAP SHOWN EXHIBIT A-3 BOUNDARY RESURVEY CONDOMINIUM ON THE PLACE II, 23 CHARTER OAK PLACE, HARTFORD, CT. DATE:1-5-93, BY: AESCHLIMAN LAND SURVEYING, GLASTONBURY, CT. SCALE:1"=40'.
2. MAP SHOWN EXHIBIT A-4 UNIT PLANS CONDOMINIUM ON THE PLACE II, 23 CHARTER OAK PLACE, HARTFORD, CT. DATE:1-5-93, BY: AESCHLIMAN LAND SURVEYING, GLASTONBURY, CT. SCALE:1"=40'.

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.

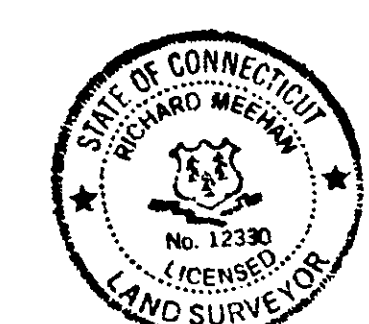
I HEREBY DECLARE TO GATLING ARMS CONDOMINIUM THAT TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF:

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 0005 B, DATED DECEMBER 4, 1986:

THIS MAP IS SUBSTANTIALLY CORRECT AS NOTED HEREON.

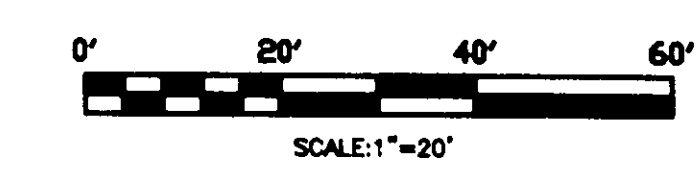
INFORMATION SHOWN ON THIS SURVEY TOGETHER WITH INFORMATION SHOWN ON EXHIBIT A-4 UNIT PLANS CONTAIN ALL INFORMATION REQUIRED OF PLANS UNDER SECTION 47-228 OF THE GENERAL STATUTES OF CONNECTICUT REVISED TO JANUARY 1, 1987.

RICHARD MEEHAN, L.L.S. 12330



LEGEND

- LP LIGHT POLE
- E ELECTRIC MANHOLE
- ST STORM MANHOLE
- IP IRON PIN
- CMS CONCRETE MERESTONE
- GG GAS GATE
- S SANITARY MANHOLE
- WG WATER GATE
- TELEPHONE HANDHOLE
- FY FRONT YARD
- SY SIDE YARD
- RY REAR YARD
- Δ CONTROL POINT



ZONING TABLE		
ZONE: R-1	REQUIRED	PROVIDED
LOT AREA	6000 SQ. FT.	44562.6 SQ. FT.
MIN. FRONTAGE	50'	190'
MIN. FRONT YARD	45'	45.3'
MIN. SIDE YARD	15'	20.1'
MIN. REAR YARD	30'	107.4'

EXHIBIT A - 3
BOUNDARY PLAN

GATLING ARMS CONDOMINIUM

HARTFORD, CONN.

DATE

REVISION

PLAN PREPARED FOR

23-27 CHARTER OAK PLACE
SCALE: 1" = 20'
DATE: SEPT. 28, 2001

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