

# LEGAL DESCRIPTION

**#31-33 BOND ST.**  
 BEGINNING AT A POINT ON THE SOUTH SIDE OF BOND STREET.  
 SAID POINT BEING 371.86 FEET FROM THE SOUTHWEST STREETLINE  
 INTERSECTION OF WETHERSFIELD AVENUE AND BOND STREET.  
 THENCE N77°01'39"E A DISTANCE OF 50.00 FEET;  
 THENCE S12°58'21"E A DISTANCE OF 140.00 FEET;  
 THENCE S77°01'39"W A DISTANCE OF 50.00 FEET;  
 THENCE N12°58'21"W A DISTANCE OF 140.00 FEET;  
 TO THE POINT AND PLACE OF BEGINNING.

SAID PARCEL CONTAINS 7,000.00 SQUARE FEET OR 0.16 ACRES.

**#35-37 BOND ST.**  
 BEGINNING AT A POINT ON THE SOUTH SIDE OF BOND STREET.  
 SAID POINT BEING 421.86 FEET FROM THE SOUTHWEST STREETLINE  
 INTERSECTION OF WETHERSFIELD AVENUE AND BOND STREET.  
 THENCE N77°01'39"E A DISTANCE OF 50.00 FEET;  
 THENCE S12°58'21"E A DISTANCE OF 140.00 FEET;  
 THENCE S77°01'39"W A DISTANCE OF 50.00 FEET;  
 THENCE N12°58'21"W A DISTANCE OF 140.00 FEET;  
 TO THE POINT AND PLACE OF BEGINNING.

SAID PARCEL CONTAINS 7,000.00 SQUARE FEET OR 0.16 ACRES.

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 HEREIN AS A RESULT.

## NOTES:

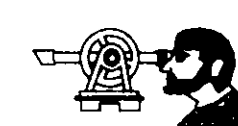
- THE PROPERTY IS SERVICED BY THE FOLLOWING:  
 WATER & SEWER METROPOLITAN DISTRICT OF CT.  
 ELECTRIC CONNECTICUT LIGHT AND POWER  
 GAS CT. NATURAL GAS  
 TELEPHONE SOUTHERN NEW ENGLAND TELEPHONE

## CERTIFICATION:

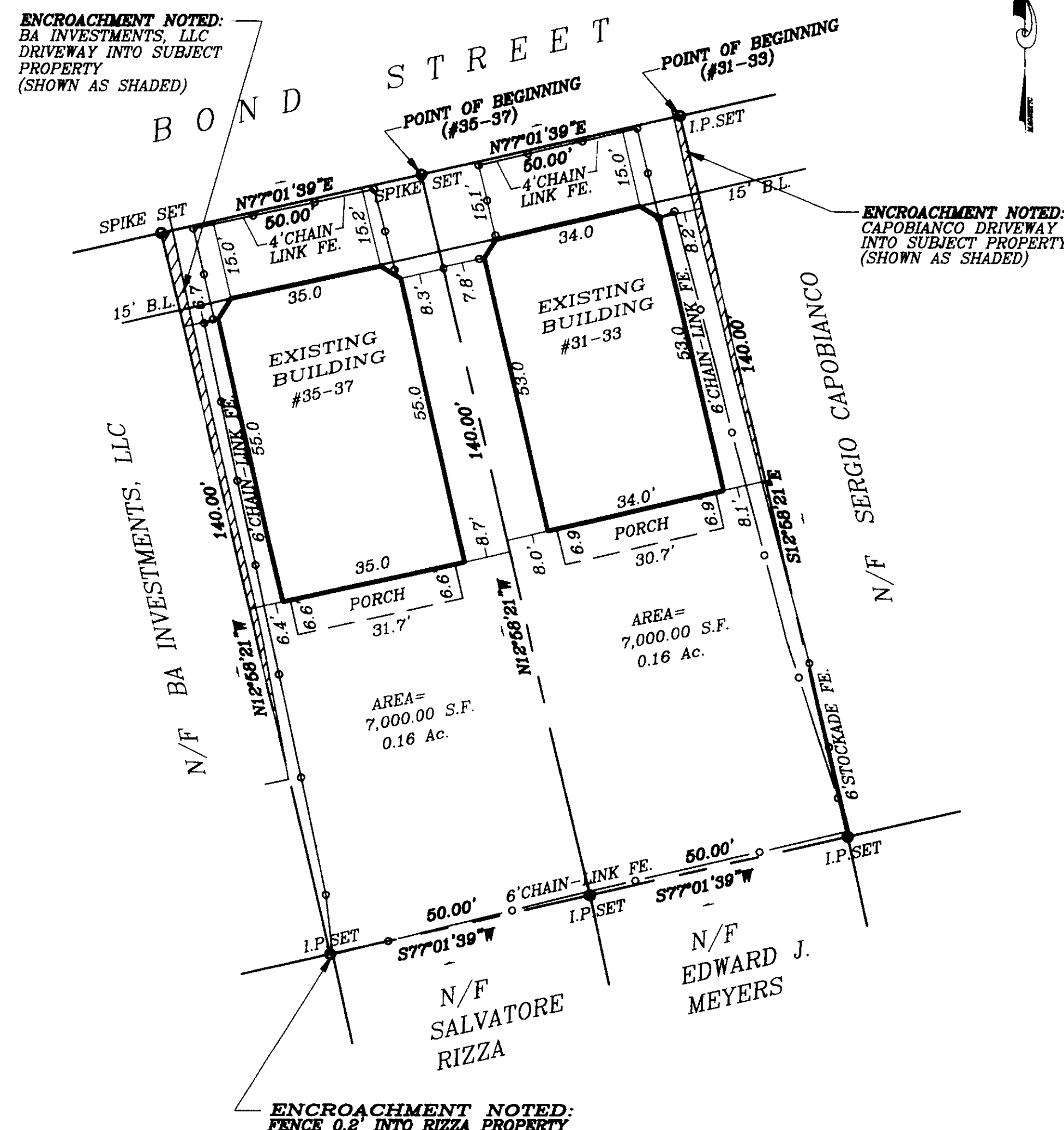
I HEREBY CERTIFY TO THE U.S. DEPARTMENT OF HOUSING AND URBAN  
 DEVELOPMENT, CHAVIN APARTMENTS, LLC, TOLLAND BANK AND CHICAGO TITLE  
 INSURANCE COMPANY, AND TO THEIR SUCCESSORS AND ASSIGNS, THAT  
 I MADE AN ON THE GROUND SURVEY PER RECORD DESCRIPTION OF THE  
 LAND SHOWN HEREON LOCATED IN THE CITY OF HARTFORD, COUNTY OF  
 HARTFORD, STATE OF CONNECTICUT, ON NOVEMBER 23, 2001, AND THAT  
 IT AND THIS MAP WAS MADE IN ACCORDANCE WITH THE HUD SURVEY  
 INSTRUCTIONS AND CERTIFICATE, FROM HUD-68457, MEET THE REQUIRE-  
 MENTS FOR AN URBAN SURVEY, AS DEFINED IN THE MINIMUM STANDARD  
 MAP, REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEY, DATED 1992,  
 AND MEET OR EXCEED THE ACCEPTED PROFESSIONAL PRACTICES FOR LAND  
 TITLE TOPOGRAPHIC AND UTILITY SURVEYS AND MAPS FOR THE DESIGN  
 AND CONSTRUCTION OF MULTIFAMILY HOUSING PROJECTS IN THE JURISDICTION  
 WHERE THE PROJECT IS LOCATED.

TO THE BEST OF MY KNOWLEDGE, BELIEF AND INFORMATION, EXCEPT AS  
 SHOWN HEREON, THERE ARE NO ENCROACHMENTS EITHER WAY ACROSS  
 PROPERTY LINES, TITLE LINES AND LINES OF ACTUAL POSSESSION ARE THE  
 SAME, AND THE PREMISES ARE FREE OF ANY 100/500 YEAR RETURN  
 FREQUENCY FLOOD HAZARD, AND SUCH FLOOD FREE CONDITION IS SHOWN  
 ON THE FEDERAL FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO.  
 06081-0002 DATED AUGUST 2, 1992.

PETER D. FLYNN L.S. #02092 DATE 7-5-02



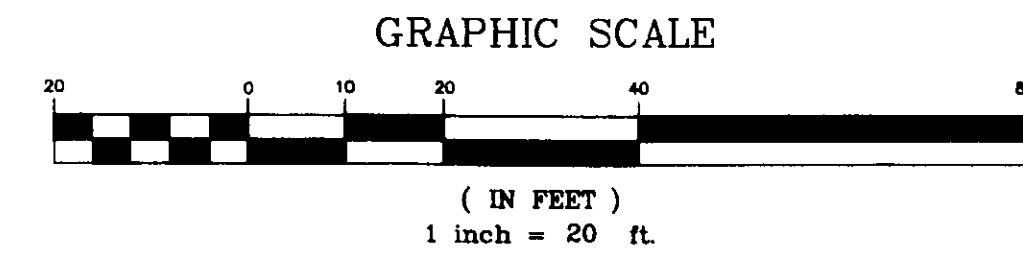
FLYNN & CYR LAND SURVEYING LLC  
 374 WILBUR CROSS HIGHWAY, 828-7886  
 BRIDGE, CONNECTICUT 06607



## KEY MAP N.T.S.

The portion of Encroachment  
 shown on this map is not  
 established public street of  
 The City of Hartford.

ALTA MORTGAGE SURVEY  
 PREPARED FOR  
 U.S. DEPARTMENT OF HOUSING  
 AND URBAN DEVELOPMENT,  
 TOLLAND BANK, CHAVIN APARTMENTS, LLC  
 & CHICAGO TITLE INSURANCE COMPANY  
 #31-33 & #35-37 BOND STREET  
 HARTFORD, CONNECTICUT  
 SCALE 1"=20' DEC. 17, 2001



REGULATIONS FOR R-3 ZONE				
ITEM	REQUIRED	31-33 BOND	35-37 BOND	
LOT AREA	6,000 S.F.	7,000 S.F.	7,000 S.F.	
MIN. FRONTAGE	50'	50'	50'	
MIN. FRONT YARD	15'	15'	15'	
MIN. SIDE YARD	5'	7.8'	6.4'	
AGG. SIDE YARD	15'	15.9'	14.7'	*
REAR YARD	30'	68.9'	68.7'	
BLDG. HEIGHT	3.5 STORY	3 STORY	3 STORY	

\*NON-CONFORMING CONDITION

