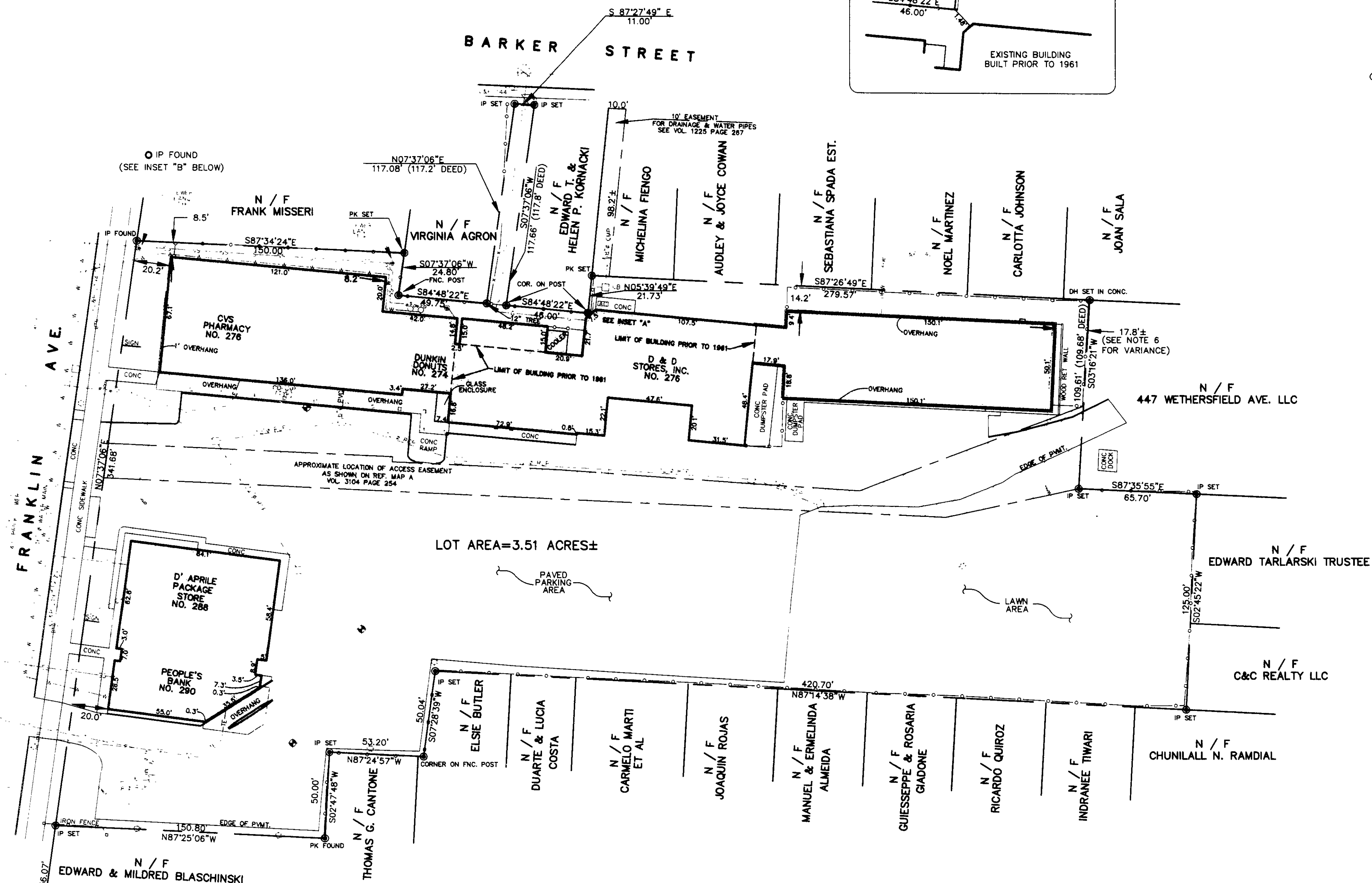


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LEGEND

PROPERTY LINE	---
EASEMENT LINE	---
IRON PIPE FOUND	○
MONUMENT FOUND	□
PROPERTY CORNER TO BE SET	⊙
CHAIN LINK FENCE	---
STOCKADE FENCE	---
GAS LINE	---
SAN. SEWER LINE	---
WATER LINE	---
ELECTRIC LINE	---
TELEPHONE LINE	---
OVERHEAD WIRES	---
TEL. MANHOLE	○
ELECT. MANHOLE	○
UTILITY POLE	○
SAN. SEWER CLEANOUT	○
LIGHT	○
MONITOR WELL	○
CATCH BASIN	○
SAN. SEWER MANHOLE	○
WATER GATE	○
GAS GATE	○
DRAINAGE MANHOLE	○



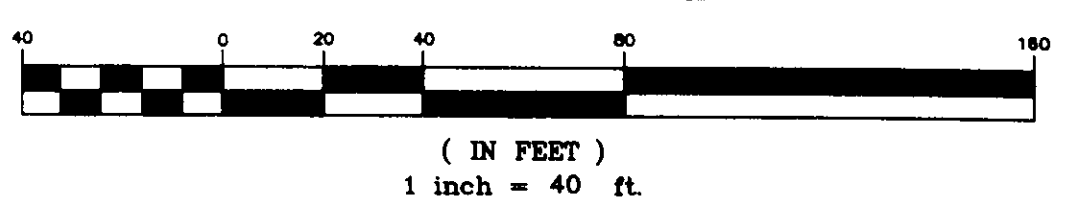
SURVEY NOTES

1. THIS SURVEY AND MAP HAVE 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 SEPT. 26, 1996. IT IS AN EXISTING CONDITION SURVEY BASED ON A DEPENDENT RESURVEY CONFORMING TO CLASS A2 ACCURACY.
2. REFERENCE MAPS:
A. PROPERTY OF D & D REALTY CO. FRANKLIN AVE. HYTD. CT., REV. TO 5-14-83 RUSSELL CARLOS L.S.
B. MAP PROPERTY OF ROBERT KAUFMAN & EUGENE ROSENBERG 447 WETHERSFIELD AVE. HARTFORD CT. 12-15-89- ALAN BONGIOVANNI L.S.
C. CITY OF HARTFORD BLOCK MAPS # 220 & 221.
3. 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 ON THE GROUND. (SEE REFERENCE MAP "A" FOR OTHER POSSIBLE UNDERGROUND UTILITIES)
4. PARCEL LOCATED WITHIN FLOOD ZONE "C" PANEL # 095080
5. SPECIAL EXCEPTION FOR PACKAGE STORE TO EXPAND VOL. 1736 PAGE 195.
6. REAR YARD VARIANCE BY 160 SQ. FT. VOL. 3440 PAGE 323.
7. PARCEL LOCATED IN ZONE B-4.

I HEREBY DECLARE TO THE SAVINGS BANK OF MANCHESTER, FIRST AMERICAN TITLE INSURANCE COMPANY AND D & D REALTY OF HARTFORD, LLC THAT THIS SURVEY WAS ACTUALLY MADE UPON THE GROUND AND THAT THE BOUNDS AND MEASUREMENTS SHOWN ARE CORRECT, WITHIN THE STANDARDS OF CLASS A-2 AS DEFINED IN "THE CODE OF RECOMMENDED PRACTICE FOR STANDARDS OF ACCURACY OF SURVEYS AND MAPS ADOPTED BY THE CONNECTICUT ASSOCIATION OF LAND SURVEYORS, INC. AND THAT TITLE LINES AND LINES OF ACTUAL POSSESSION ARE THE SAME. BUILDINGS ARE LOCATED AS SHOWN AND DO NOT ENCRoACH OVER OR UPON STREET, TITLE OR BUILDING LINES EXCEPT AS NOTED. THERE ARE NO VIOLATIONS OF ZONING REGULATIONS WITH REFERENCE TO THE LOCATION OF SAID BUILDINGS, AND THERE ARE NO EASEMENTS OR ENCROACHMENTS AFFECTING THIS PROPERTY APPARENT FROM A CAREFUL INSPECTION OF SAME OTHER THAN AS SHOWN. TO MY KNOWLEDGE AND BELIEF, THIS MAP IS SUBSTANTIALLY CORRECT AS NOTED HEREON.

WILLIAM R. PALMBERG L.S. NO-8503 DATE 12/5/02
THIS PLAN NOT VALID WITHOUT LIVE SIGNATURE AND EMBOSSED SEAL. UNAUTHORIZED ALTERATIONS RENDER ANY DECLARATION HEREON NULL AND VOID.

GRAPHIC SCALE



EXISTING CONDITION SURVEY PREPARED FOR
D&D REALTY OF HARTFORD, LLC
HARTFORD, CONNECTICUT

WILLIAM R. PALMBERG & SON LLC
LAND SURVEYORS
178 NORTH MAPLE STREET
ENFIELD, CONNECTICUT 06082
860-763-3300

BY	SCALE	DATE	1 OF 1	CHECKED	NO
CAD	1"= 40'	11-21-02		WRP	2002102

#2563