#2574 The state of the s CB C TF = 68.02 CONTROL POINT 1067.85 F.L = 65.57 TO WATER ELEV P.K. NAIL N 20049.14 / F. = 68.55 E 20599.02 F.L. = 65, 70 TO WATER ELEV ELEV. = 68.84' APPROXIMATE LOCATION ,-5.5'x6' BOX CULVERT CONTROL POINT SANITARY SEWER CONDUIT PER MEIC MAPPING INV.= 60.02 P.K. NAIL NV = 57.90 DETAILS (NOT TO SCALE) N 20000.00 DM.H. /1.f = 68.84 SE = 69.5 E 20448.93 F.L = 65 49 12"RCP SW. INV. = 57.96 ELEV.= 70.23' 5048 F.L = 64.99 12"RCP NE a talka and a second of the se recold. Machinem is upon an integrit straph. Our only make the color of the color o VICINITY MAP (NOT TO SCALE) FOUND HELD AS TO BE SET (TYPICAL) N 20022.55 20771.04 HELD AS 2' 0/S 301.74 HELD PER DEE HELD PER DEED REF. HELD PER DEED A 1. THIS SURVEY HAS BEEN PREPARED PURSUANT TO THE REGULATIONS is the OF CONNECTICUT STATE AGENCIES SECTIONS 20-3006-1 THROUGH CITY OF 20-300b-20 AND THE STANDARDS FOR SURVEYS AND MAPS IN THE STATE OF CONNECTICUT AS ADOPTED BY THE CONNECTICUT ASSOCIATION HARTFORD HARTFORD OF LAND SURVEYORS, INC. ON SEPTEMBER 26, 1996. H.L.R. VOL. 19946 H.L.R. VOL. 3946 PG. 46 2. IT IS A PROPERTY SURVEY INTENDED TO DEPICT PROPOSED RECONFIGURED PG.4**6** "A VACANT LOT" LOT LINES TO BE SUBMITTED TO THE CITY OF HARTFORD ENGINEERING "A VACANT LOT" LOT AREA = DEPARTMENT FOR ACCEPTANCE. CAROLE E. LOT ARBA -13.318 SQ. FT. WILCHER 3. THIS SURVEY FALLS INTO THE RESURVEY BOUNDARY DETERMINATION 4,824 SQ. FT. N OR 0.31 AC CATEGORY FOR EXISTING LOT LINES AND THE ORIGINAL CATEGORY FOR H.L.R. VOL.3162 PG.47 PROPOSED LOT LINES. - APPROXIMATE LOCATION OF 96" HORSESHOE-SHAPED CONDUIT 4. THIS SURVEY CONFORMS TO CLASS A-2 ACCURACY STANDARDS. HENRY N. PER MOC MAPP WALKER RECONFIGURED RECONFIGURED 5. BEARINGS AND COORDINATES DEPICTED HEREON ARE ASSUMED. ELEVATIONS DEPICTED HEREON ARE BASED UPON MDC DATUM.
MDC BENCHMARK MONUMENT NUMBER 77177 ELEVATION = 71.76 H.L.R. VOL.1137 PG.467 LOT AREA + LOT AREA = RECONFIGURED ~RECONFIGURED RECONFIGURED CITY OF 8,127 SQ. FT. 7,852 SQL FT. WAS USED FOR REFERENCE. LOT AREA = LOT AREA = LOT AREA = OR 0..19 AC OR 0.18 AC. HARTFORD 9,380 SQ. FT. 6,079 SQ. FT. 6,524 SQ. FT. 6. THE PROPERTY DEPICTED HEREON IS CURRENTLY OWNED BY THE CITY OR 0..22 AC. OR 0.14 AC.... OR 0.15 AC. OF HARTFORD; SEE HARTFORD LAND RECORDS VOLUME 3946 PAGE 46, VOLUME 4450 PAGE 276 AND VOLUME 3947 PAGE 229. LOT AREA = 7. UNDERGROUND UTILITY, STRUCTURE AND FACILITY LOCATIONS DEPICTED EXISTING LOT LINE HEREON (IF ANY) HAVE BEEN COMPILED FROM RECORD PLANS AND OTHER OR 0.44 AC. SOURCES. THESE LOCATIONS MUST BE CONSIDERED AS APPROXIMATE IN S 8773'17" E mmmmmmmm mmynimanny NATURE. ADDITIONALLY, OTHER SUCH FEATURES MAY EXIST ON THE SITE, THE EXISTENCE OF WHICH ARE UNKNOWN TO THIS SURVEYOR. THE SIZE, CITY OF S 85'29'20" E Lesympianimin 156.31' RECONFIGURED HARIFORD LOCATION AND EXISTENCE OF ALL SUCH FEATURES MUST BE FIELD 250.30 LOT AREA = 27.93 DETERMINED AND VERIFIED BY THE APPROPRIATE AUTHORITIES PRIOR TO CONSTRUCTION. CALL BEFORE YOU DIG 1-800-922-4455. L.R. VOL.3947 PG.229 10,025 SQ. FT. "A VACANT LOT" OR 0.23 AC. 8. THE PROPERTY DEPICTED HEREON IS IN THE R3 ZONE IN THE CITY OF LOT AREA = 10,510 SQ. FT. E 20448.83 OR 0 24 AC. N 84'34'06" W MINIMUM LOT AREA 6,000 S.F. 200.42' MINIMUM FRONTAGE SETBACKS FRONT YARD SIDE YARD REAR YARD 15 & 5 OR 1/4 \* (28) MAXIMUM HEIGHT REBAR TO BE SET \* FRACTION REFERS TO THAT PORTION OF THE HEIGHT OF THE ADJACENT WALL OF THE STRUCTURE; YARD SHALL BE WHICHEVER IS GREATER. N 19857.55 THE FIRST NUMBER INDICATES THE MINIMUM TOTAL SIDE YARD E\20784.76 N87'49'41"W REQUIREMENT; THE SECOND NUMBER INDICATES THE MINIMUM REQUIREMENT ALANDO & VERONICA OF EITHER SIDE YARD. IDALINE DUFFUS & MORANT EARNEST BROOKS JESSIE & EZELL H.L.R. VOL.1908 PG.209 FEASEMENT TO BE GRANTED TO THE M.D.C. H.L.R. VOL.4406 PG. 132 9. THE PARCELS DEPICTED HEREON LIE WITHIN FLOOD ZONE 'X' HORKINS AREAS OF MINIMAL FLOODING. THIS DETERMINATION IS BASED \* H.L.R. VOL. 2288 PG.311 UPON A VISUAL INSPECTION OF A MAP ENTITLED "NATIONAL FLOOD INSURANCE PROGRAM FIRM FLOOD INSURANCE RATE MAP (22)CITY OF HARTFORD, CONNECTICUT HARTFORD COUNTY COMMUNITY PANEL NUMBER 095080 0005 B EFFECTIVE DATE DECEMBER 4, 1986 FEDERAL EMERGENCY MANAGEMENT AGENCY". MICHELLE O'NEIL O. ARETHA A. BYRD DEFOE (24) H.L.R. VOL.4480 PG.128 H.L.R. VOL.4143 PG.310 H.L.R. VOL.4177 PG.6 <u>LEGEND</u> (SYMBOLS NOT TO SCALE) = ELECTRIC METER PATRICIA MAP REFERENCES: = CATCH BASIN 1. PROPERTY OF NEVELS BROS. MANSFIELD ST. HARTFORD, CONN. SCALE 1°= 50' FEB. 1914 SPENCER AND WASHBURN, INC. = SANITARY MANHOLE = GAS METER ROBINSON = WATER METER H.L.R. VOL.2436 P.G.38 = DRAINAGE MANHOLE = TELEPHONE 2. REVISED LAYOUT LOTS 15 - 19 ON MAP OF NEVELS BROS. DATED FEB. 1914 BY SPENCER & WASHBURN INC. SCALE 1°= 30' SEPT. 24, 1953 L.B. STONE C.E. = WATER MANHOLE = AC UNIT = TELEPHONE MANHOLE = TREE LINE = ELECTRIC MANHOLE = STONE WALL = GUIDE RAIL = UNKNOWN MANHOLE = DIRECTION OF FLOW = YARD DRAIN = i.P. PROPERTY CORNER = CABLE MANHOLE = MONUMENT = DRILL HOLE FOUND = FLARED END SECTION HELD AS 2' O/S = SURVEY CONTROL POINT = FIRE HYDRANT GRAPHIC SCALE = FENCE LINE = WATER GATE VALVE = WATER LINE = GAS GATE VALVE = GAS LINE = MISC. GATE VALVE = VENT PIPE = ELECTRIC LINE = CABLE TELEVISION LINE = FILLCAP = OVERHEAD WIRES ( IN FEET ) = MAIL BOX = POINT OF BEGINNING 1 inch = 20 ft. = HAND HOLE = NORTHING = CONTROLLER CABINET = EASTING = NOW OR FORMERLY = ELECTRIC TRANSFORMER = UTILITY POLE = HARTFORD LAND RECORDS = GUY WIRE = CROSSWALK POLE = LIGHT POLE = POST = DELTA ANGLE = RADIUS = TANGENT = LENGTH = TRAFFIC LIGHT SUPPORT POLE The portion of Caben 5/ TO MY KNOWLEDGE AND BELIEF THIS MAP IS SUBSTANTIALLY CORRECT AS NOTED HEREON. = CHORD = STREET SIGN = CHORD BEARING shown on this map 15 exp = FRONT YARD = TREE (TYP.) THIS MAP IS NOT VALID WITHOUT THE LIVE SIGNATURE AND IMPRESSION TYPE SEAL OF THE LAND SURVEYOR WHOSE SIGNATURE APPEARS HEREON. established public street of = SIDE YARD = REAR YARD This drawing reproduced in = MONITOR WELL The City of Hartford accordance with state filing = BORING = CONTROL POINT regulations. Process used **\*\* ASSESSOR'S LOT NUMBER** ☐ Wash-off ☑ Fixed-line photo JE GENERALD BL Joseph Merritt & Company

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