

2576

#2576

MAP REFERENCE:

MAPS ENTITLED: "PROPERTY SURVEY LOT TO BE ACQUIRED BY FIRST EAGLE CORP. #44 JOHN STREET HARTFORD, CONNECTICUT SCALE 1"=20' JAN. 1997 PETERSON & HOFFMAN L.S." "CITY OF HARTFORD DEPARTMENT OF ENGINEERING MAP SHOWING BOUNDARY LINES OF LAND OCCUPIED BY ENGINE HOUSE NO.1 & BY THE MACHINE SHOP AT NUMBER 36 JOHN STREET DECEMBER 1921 SCALE 1/8"=1' R.N. CLARK" "SURVEY MAP 217-225 MAIN STREET HARTFORD, CONNECTICUT SCALE 1"=10' DATED 9-8-83 IGOR VECHESLOF L.S. & P.E." "PLAN OF PROPOSED EASEMENTS AT 221 # 255 MAIN STREET HARTFORD CONNECTICUT PLOT PLAN SCALE 1"=20' 10-3-86 SHEET 1 OF 1 MEEHAN ASSOCIATES" "SITE PLAN SHOWING PROPOSED ADDITION PREPARED FOR FIRST EAGLE CORPORATION #207 MAIN STREET HARTFORD, CONNECTICUT SCALE: 1"=20' DATE: 6-13-99 PETER FLYNN L.S."

PARKING EASEMENT "C"

BEGINNING AT A POINT WHICH IS S86°33'26"E AT 45.59 FEET FROM THE SOUTHEAST CORNER OF PROPERTY NOW OR FORMERLY OF POLISH AMERICAN CLUB OF THE CITY OF HARTFORD AND THE SOUTHWEST CORNER OF PROPERTY NOW OR FORMERLY OF FIRST EAGLE CORPORATION, SAID POINT BEING THE NEW PROPERTY LINE BETWEEN PARCELS KNOWN AS #36 JOHN STREET AND #197 MAIN STREET. BEING FURTHER BOUNDED AND DESCRIBED AS FOLLOWS:

THENCE, S12°34'01"W A DISTANCE OF 64.93 FEET TO A POINT;
THENCE, S89°48'42"E A DISTANCE OF 32.79 FEET TO A POINT;
THENCE, N11°31'30"E A DISTANCE OF 62.87 FEET TO A POINT;
THENCE, N86°33'26"W A DISTANCE OF 31.28 FEET TO THE POINT AND PLACE OF BEGINNING.

SAID PARCEL CONTAINS 2,013.41 Square Feet or 0.05 Acres.

PARKING EASEMENT "B"

BEGINNING AT A POINT WHICH IS S86°33'26"E AT 45.59 FEET FROM THE SOUTHEAST CORNER OF PROPERTY NOW OR FORMERLY OF POLISH AMERICAN CLUB OF THE CITY OF HARTFORD AND THE SOUTHWEST CORNER OF PROPERTY NOW OR FORMERLY OF FIRST EAGLE CORPORATION, SAID POINT BEING THE NEW PROPERTY LINE BETWEEN PARCELS KNOWN AS #36 JOHN STREET AND #197 MAIN STREET. BEING FURTHER BOUNDED AND DESCRIBED AS FOLLOWS:

THENCE, S12°34'01"W A DISTANCE OF 54.69 FEET TO A POINT;
THENCE, N89°48'42"W A DISTANCE OF 32.88 FEET TO A POINT;
THENCE, N13°39'37"E A DISTANCE OF 58.77 FEET TO A POINT;
THENCE, S86°33'26"E A DISTANCE OF 31.43 FEET TO THE POINT AND PLACE OF BEGINNING.

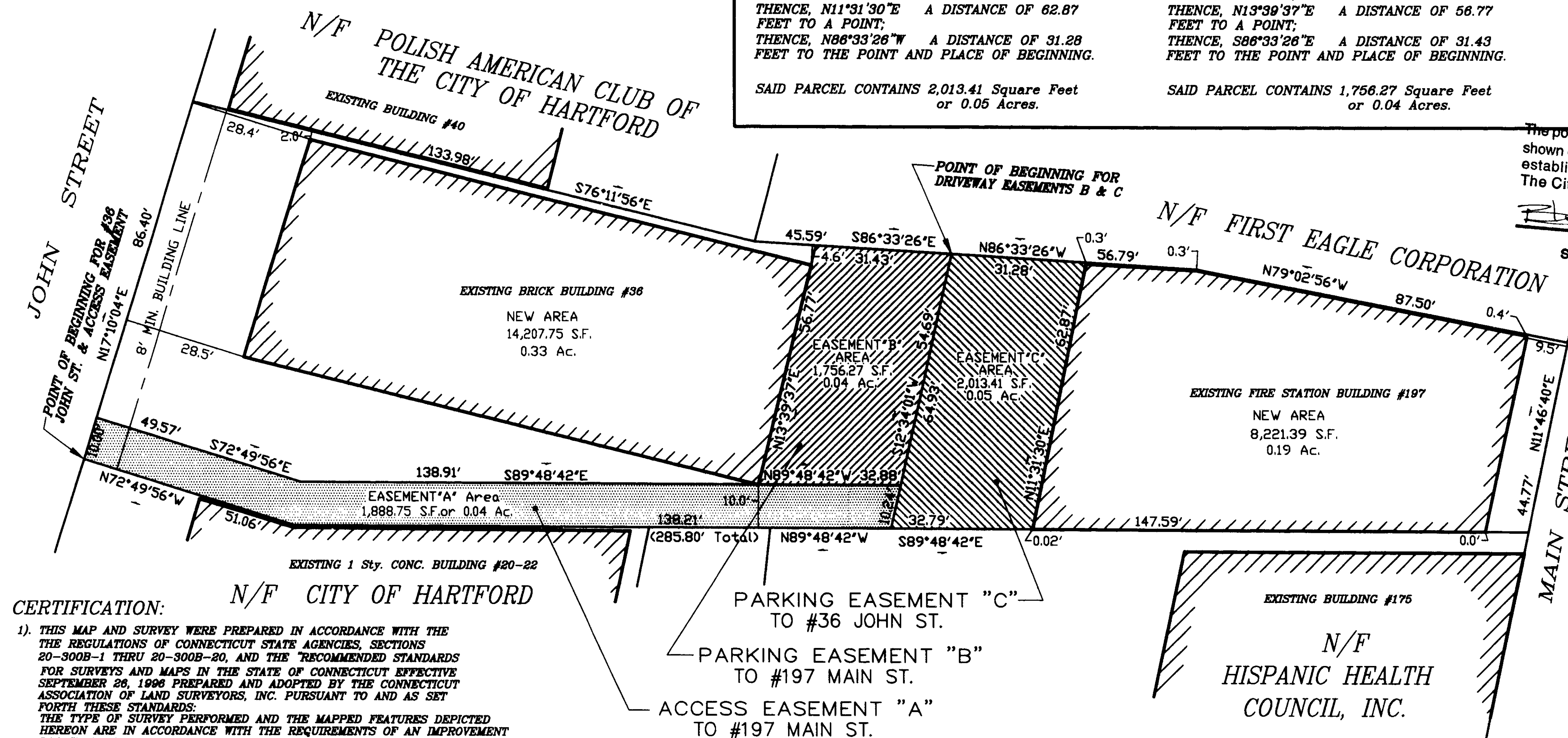
SAID PARCEL CONTAINS 1,756.27 Square Feet or 0.04 Acres.

ACCESS EASEMENT "A"

BEGINNING AT A POINT ON THE EAST STREET LINE OF JOHN STREET, SAID POINT BEING THE NORTH-WESTERLY CORNER OF PROPERTY OWNED BY THE CITY OF HARTFORD KNOWN AS #20-22 JOHN STREET AND THE SOUTHWESTERLY CORNER OF PROPERTY HEREIN DESCRIBED, BEING FURTHER BOUNDED AND DESCRIBED AS FOLLOWS:

THENCE, N17°10'04"E A DISTANCE OF 10.00 FEET TO A POINT;
THENCE, S72°49'56"E A DISTANCE OF 49.57 FEET TO A POINT;
THENCE, S89°48'42"E A DISTANCE OF 138.91 FEET TO A POINT;
THENCE, S12°34'01"W A DISTANCE OF 10.24 FEET TO A POINT;
THENCE, N89°48'42"W A DISTANCE OF 138.21 FEET TO A POINT;
THENCE, N72°49'56"W A DISTANCE OF 51.06 FEET TO THE POINT AND PLACE OF BEGINNING.

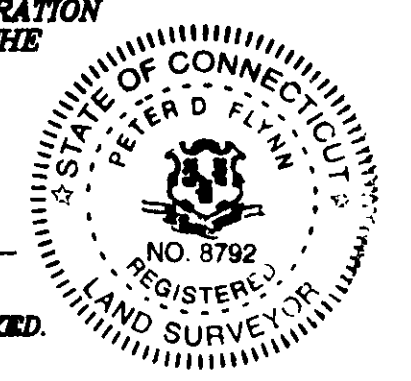
SAID PARCEL CONTAINS 1,888.75 Square Feet or 0.04 Acres.



CERTIFICATION:

- 1) THIS MAP AND SURVEY WERE PREPARED IN ACCORDANCE WITH THE REGULATIONS OF CONNECTICUT STATE AGENCIES, SECTIONS 20-300B-1 THRU 20-300B-20, AND THE RECOMMENDED STANDARDS FOR SURVEYS AND MAPS IN THE STATE OF CONNECTICUT EFFECTIVE SEPTEMBER 26, 1996 PREPARED AND ADOPTED BY THE CONNECTICUT ASSOCIATION OF LAND SURVEYORS, INC. PURSUANT TO AND AS SET FORTH THESE STANDARDS. THE TYPE OF SURVEY PERFORMED AND THE MAPPED FEATURES DEPICTED HEREON ARE IN ACCORDANCE WITH THE REQUIREMENTS OF AN IMPROVEMENT LOCATION SURVEY. PROPERTY LINES, AS THEY ARE DEPICTED HEREON, PRESENT PROFESSIONAL OPINIONS THAT PERTAIN TO AN "INDEPENDENT RESURVEY". THIS MAP PRESENTS THE RESULTS OF MEASUREMENTS WHICH WERE MADE UPON THE GROUND IN ACCORDANCE WITH THE ACCURACY STANDARDS OF A CLASS A-2 SURVEY.
- 2) I HEREBY CERTIFY TO THE SAVINGS BANK OF MANCHESTER, FIDELITY NATIONAL TITLE INSURANCE COMPANY OF NEW YORK, LIGHTSPACE, LLC, WACHOVIA BANK, NATIONAL ASSOCIATION, ISO ATMA AND THE CITY OF HARTFORD 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 CODE OF RECOMMENDED PRACTICE FOR STANDARDS OF ACCURACY OF SURVEYS AND MAPS ADOPTED BY THE CONNECTICUT ASSOCIATION OF LAND SURVEYORS, INC. AND THAT DEED LINES AND LINES OF ACTUAL POSSESSION ARE THE SAME, BUILDINGS ARE LOCATED AS SHOWN AND EXCEPT AS SHOWN ON THE SURVEY, DO NOT ENCRUMBER OR UPON STREET, TITLE OR BUILDING LINES, THERE ARE NO VIOLATIONS OF ZONING REGULATIONS WITH REFERENCE TO THE LOCATION OF SAID BUILDINGS, AND THERE ARE NO EASEMENTS AFFECTING THIS PROPERTY APPARENT FROM A CAREFUL INSPECTION OF SAME OTHER THAN AS SHOWN.
- 3) NO DECLARATION IS EXPRESSED OR IMPLIED BY THIS MAP OR COPIES THEREOF UNLESS IT BEARS THE IMPRESSION TYPE SEAL AND ORIGINAL LIVE 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.

TO THE BEST OF MY KNOWLEDGE AND BELIEF THIS MAP IS SUBSTANTIALLY CORRECT AS NOTED HEREON.
PETER D. FLYNN CT.L.S. #8792 DATE 12-15-2
NOT VALID UNLESS ORIGINAL SIGNATURE, LIVE STAMP, & RAISED SEAL ARE AFFIXED.

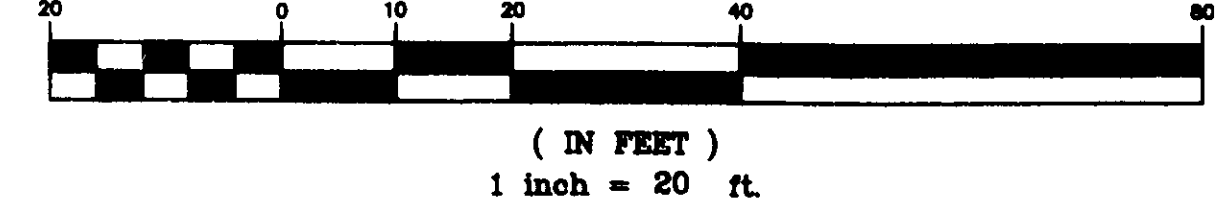


FLYNN & CYR LAND SURVEYING LLC
370 WILBUR CROSS HIGHWAY 060-7880
BERLIN, CONNECTICUT 06037

Land Survey
at Ink
Drawing on k

| ZONING INFORMATION | | SCHEDULE | |
|--------------------------|----------|-------------|--------------|
| ZONE B-2 | REQUIRED | #36 JOHN ST | #197 MAIN ST |
| USE | | WAREHOUSE | FIRE STATION |
| MIN. LOT AREA | N/R | 14,207 SF | 8,221 SF |
| MAX. RESIDENTIAL DENSITY | N/A | N/A | N/A |
| MAX. FLOOR AREA RATIO | 7 | 2 | 2 |
| MAX. LOT OCCUPANCY | N/R | N/R | N/R |
| MIN. LOT WIDTH | N/R | 86 FT | 44 FT |
| MIN. BLDG LINE-MAIN ST | N/R | N/A | 9.5' |
| MIN. BLDG LINE-JOHN ST | 8 FT | 28.5 FT | N/A |
| MIN. SIDE YARD | N/R | 2' | N/A |
| MIN. REAR YARD | N/R | 31.1 FT | 32 FT |
| MAX. HEIGHT | N/R | 2 STORIES | 2 STORIES |
| MAX. USABLE OPEN SPACE | N/A | N/A | N/A |

BOUNDARY SURVEY
SHOWING PROPOSED LOT SPLIT
PREPARED FOR
HARTFORD REDEVELOPMENT AGENCY
#36 JOHN ST. & #197 MAIN ST.
HARTFORD, CONNECTICUT
SCALE 1"=20' DEC. 4, 2002
GRAPHIC SCALE



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