

2591

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MAP REFERENCE:

1. MAP ENTITLED, "LAND TO BE CONVEYED TO NELSON RABINOVITCH AND EDDIE T. ROSS HARTFORD, CONNECTICUT SCALE: 1"=20'" DATE 2-11-2003 BY PETER D. FLYNN & JAMES J. FLYNN

PARCELS KNOWN AS:

#670-676 BROAD STREET

BEGINNING AT A POINT ON THE EAST STREET LINE OF BROAD STREET, SAID POINT BEING 449.84 FEET SOUTH OF THE SOUTHEAST STREETLINE INTERSECTION OF RUSS AND BROAD STREETS, SAID POINT ALSO BEING THE NORTHWEST CORNER OF PROPERTY KNOWN AS #686-688 BROAD STREET AND THE SOUTHWEST CORNER OF PROPERTY HEREIN DESCRIBED, BEING FURTHER BOUNDED AND DESCRIBED AS FOLLOWS:

THENCE N11°19'30"W A DISTANCE OF 78.75 FEET TO A POINT;
THENCE N81°12'20"E A DISTANCE OF 157.61 FEET TO A POINT;
THENCE N10°24'51"W A DISTANCE OF 7.35 FEET TO A POINT;
THENCE N79°35'14"E A DISTANCE OF 38.11 FEET TO A POINT;
THENCE S10°24'51"E A DISTANCE OF 74.05 FEET TO A POINT;
THENCE S79°35'08"W A DISTANCE OF 38.16 FEET TO A POINT;
THENCE S11°05'10"E A DISTANCE OF 10.68 FEET TO A POINT;
THENCE S80°42'05"W A DISTANCE OF 156.40 FEET TO THE POINT AND PLACE OF BEGINNING.

SAID PARCEL CONTAINS 15,063.43 Square Feet or 0.35 Acres.

#686-688 BROAD STREET

BEGINNING AT A POINT ON THE EAST STREET LINE OF BROAD STREET, SAID POINT BEING 449.84 FEET SOUTH OF THE SOUTHEAST STREETLINE INTERSECTION OF RUSS AND BROAD STREETS, SAID POINT ALSO BEING THE SOUTHWEST CORNER OF PROPERTY KNOWN AS #670-676 BROAD STREET AND THE NORTHWEST CORNER OF PROPERTY HEREIN DESCRIBED, BEING FURTHER BOUNDED AND DESCRIBED AS FOLLOWS:

THENCE N80°42'05"E A DISTANCE OF 156.40 FEET TO A POINT;
THENCE S11°05'10"E A DISTANCE OF 54.52 FEET TO A POINT;
THENCE S79°40'30"W A DISTANCE OF 156.08 FEET TO A POINT;
THENCE N11°19'30"W A DISTANCE OF 60.05 FEET TO THE POINT AND PLACE OF BEGINNING.

SAID PARCEL CONTAINS 8,947.74 Square Feet or 0.21 Acres.

#698-700 BROAD STREET

BEGINNING AT A POINT ON THE EAST STREET LINE OF BROAD STREET, SAID POINT BEING 509.89 FEET SOUTH OF THE SOUTHEAST STREETLINE INTERSECTION OF RUSS AND BROAD STREETS, SAID POINT ALSO BEING THE SOUTHWEST CORNER OF PROPERTY KNOWN AS #686-688 BROAD STREET AND THE NORTHWEST CORNER OF PROPERTY HEREIN DESCRIBED, BEING FURTHER BOUNDED AND DESCRIBED AS FOLLOWS:

THENCE N78°40'30"E A DISTANCE OF 156.08 FEET TO A POINT;
THENCE S10°01'00"E A DISTANCE OF 5.91 FEET TO A POINT;
THENCE S80°30'30"W A DISTANCE OF 5.65 FEET TO A POINT;
THENCE S09°10'30"E A DISTANCE OF 53.81 FEET TO A POINT;
THENCE S79°40'50"W A DISTANCE OF 148.30 FEET TO A POINT;
THENCE N11°19'30"W A DISTANCE OF 56.90 FEET TO THE POINT AND PLACE OF BEGINNING.

SAID PARCEL CONTAINS 8,729.02 Square Feet or 0.20 Acres.

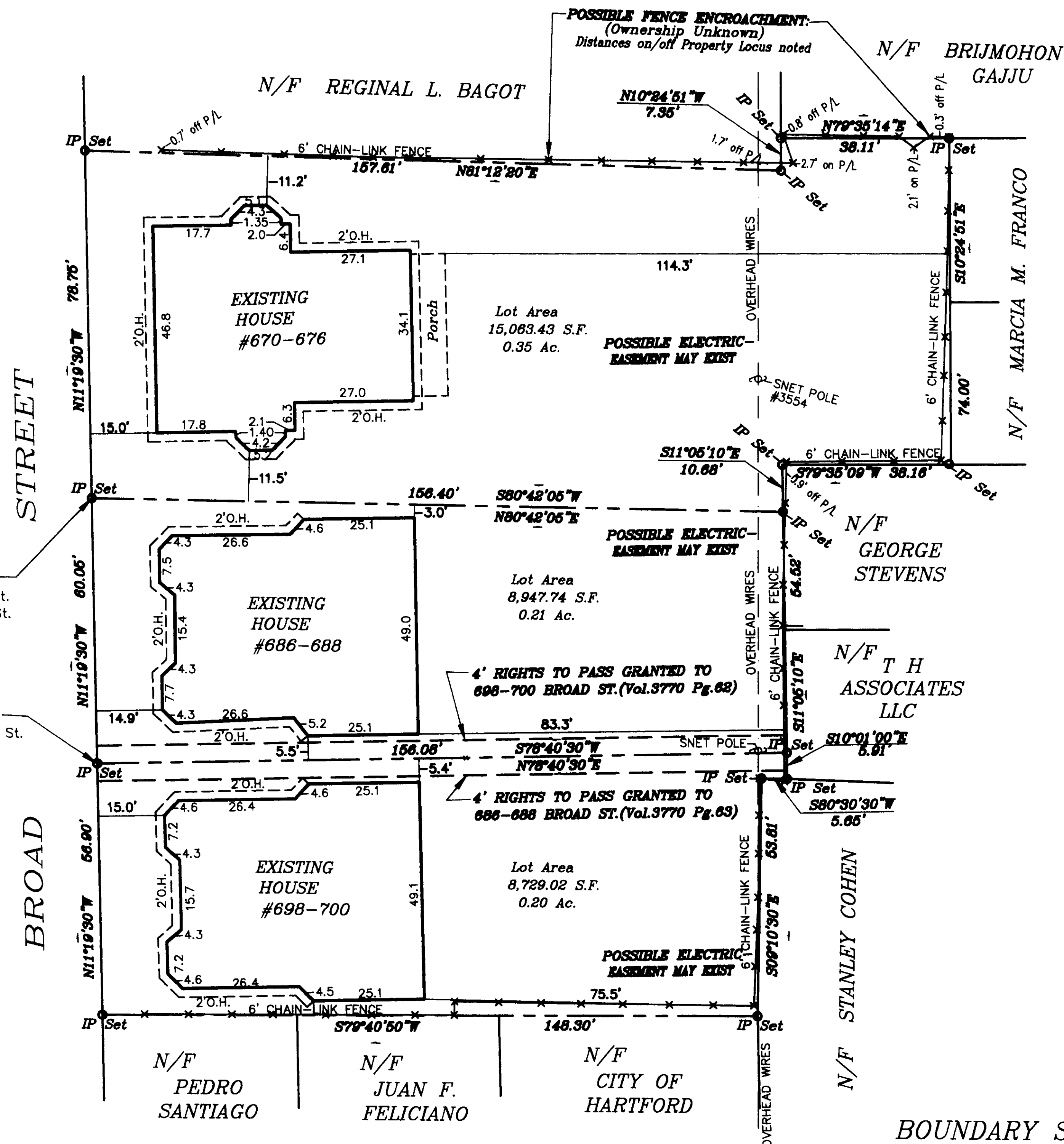
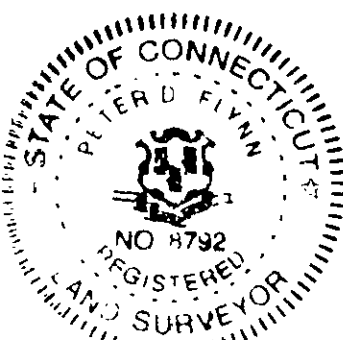
CERTIFICATION:

- 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 IN 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.
- THIS MAP AND SURVEY WERE PREPARED FOR THE CITY OF HARTFORD, TO BE USED IN MATTERS THAT RELATE TO PROPERTY LOCATIONS. USE OF THIS MAP FOR OTHER PURPOSES OR BY OTHER PARTIES IS NOT AUTHORIZED OR VALID.
- 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.L.S. #8792 DATE 5-11-03
NOT VALID UNLESS ORIGINAL SIGNATURE, LIVE STAMP, & RAISED SEAL ARE AFFIXED.

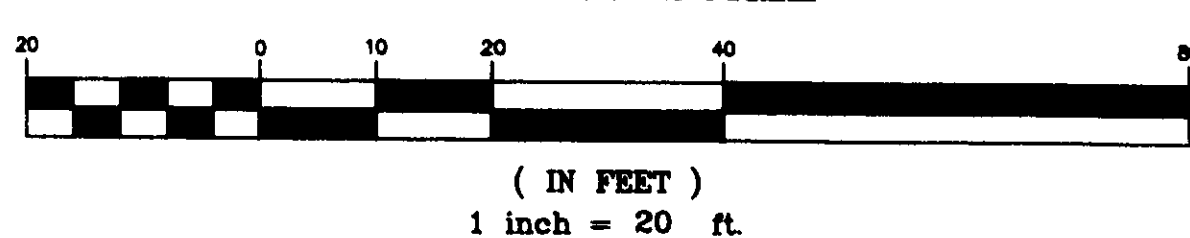
FLYNN LAND SURVEYING ASSOCIATES
376 WILBUR CROSS HIGHWAY 828-7888
BERLIN, CONNECTICUT 06037



BOUNDARY SURVEY
ON PROPERTIES OWNED BY
THE CITY OF HARTFORD
KNOWN AS

#670-676 BROAD STREET,
#686-688 BROAD STREET,
& #698-700 BROAD STREET
HARTFORD, CONNECTICUT
SCALE 1"=20' 5-12-2003

GRAPHIC SCALE



The portion of Broad St.
shown on this map is an
established public street of
The City of Hartford
Survey Supervisor
O. D. H. 5/11/03

Flynn Land Survey
Original Ink
Drawing on Myl



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