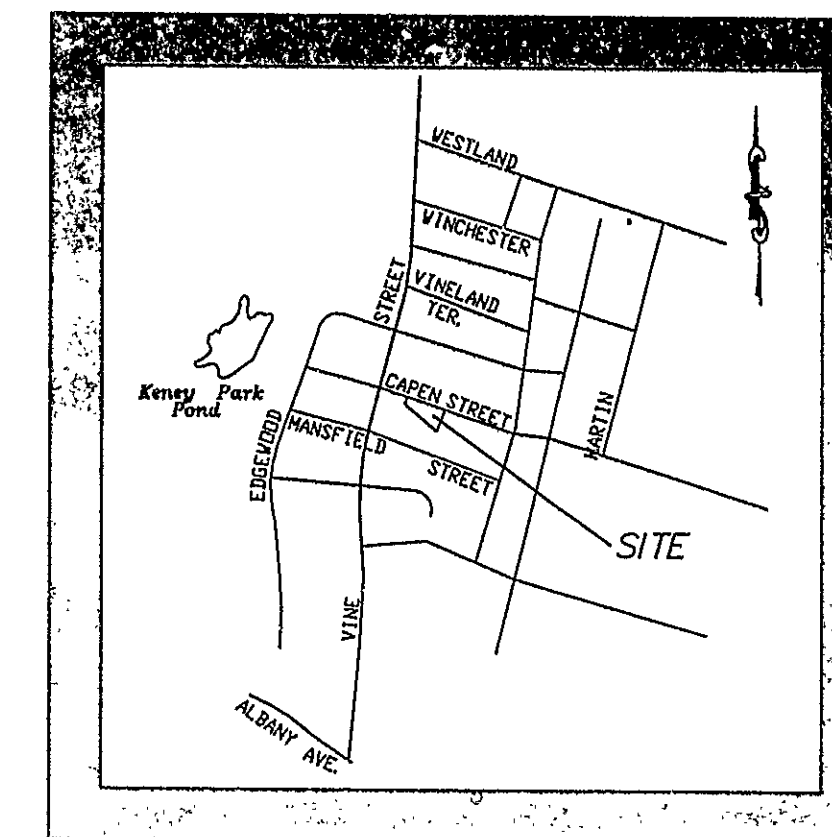


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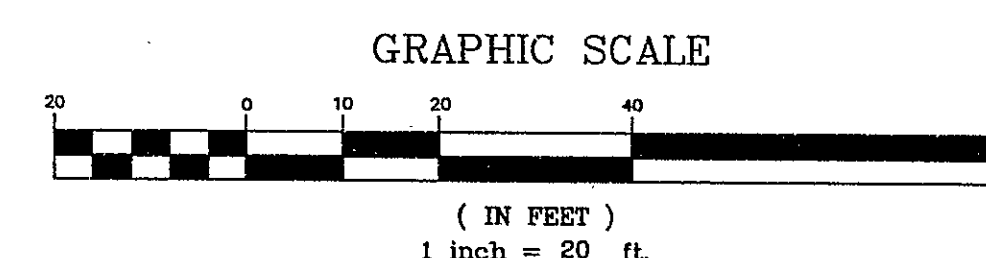
THE PORTION OF CAPEN STREET
SHOWN ON THIS MAP IS AN
ESTABLISHED PUBLIC STREET OF
THE CITY OF HARTFORD

Dwight A. Roberts



- NOTES:
1. THIS SURVEY HAS 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 SEPTEMBER 26, 1996.
 2. IT IS AN EASEMENT SURVEY INTENDED TO DEPICT PROPOSED EASEMENT TO THE METROPOLITAN DISTRICT COMMISSION.
 3. THIS SURVEY FALLS INTO THE RESURVEY BOUNDARY DETERMINATION CATEGORY FOR EXISTING LOT LINES AND THE ORIGINAL CATEGORY FOR PROPOSED LOT LINES.
 4. THIS SURVEY CONFORMS TO CLASS A-2 ACCURACY STANDARDS.
 5. BEARINGS AND COORDINATES DEPICTED HEREON ARE ASSUMED. ELEVATIONS DEPICTED HEREON ARE BASED UPON MDC DATUM. MDC BENCHMARK MONUMENT NUMBER 77177 ELEVATION = 71.76 WAS USED FOR REFERENCE.
 6. THE PROPERTY DEPICTED HEREON IS CURRENTLY OWNED BY THE CITY OF HARTFORD; SEE HARTFORD LAND RECORDS VOLUME 3946 PAGE 46, VOLUME 4450 PAGE 276 AND VOLUME 3947 PAGE 228.
 7. UNDERGROUND UTILITY, STRUCTURE AND FACILITY LOCATIONS DEPICTED HEREON (IF ANY) HAVE BEEN COMPILED FROM RECORD PLANS AND OTHER SOURCES. THESE LOCATIONS MUST BE CONSIDERED AS APPROXIMATE IN NATURE. ADDITIONALLY, OTHER SUCH FEATURES MAY EXIST ON THE SITE, THE EXISTENCE OF WHICH ARE UNKNOWN TO THIS SURVEYOR. THE SIZE, LOCATION AND EXISTENCE OF ALL SUCH FEATURES MUST BE FIELD DETERMINED AND VERIFIED BY THE APPROPRIATE AUTHORITIES PRIOR TO CONSTRUCTION. CALL BEFORE YOU DIG 1-800-922-4455.
 8. THE PROPERTY DEPICTED HEREON IS IN THE R3 ZONE IN THE CITY OF HARTFORD.
- | ITEM | REQUIRED |
|------------------|------------------|
| MINIMUM LOT AREA | 6,000 S.F. |
| MINIMUM FRONTAGE | 30' |
| SETBACKS | |
| FRONT YARD | B.L. |
| SIDE YARD | 15' & 5' OR 1/4" |
| REAR YARD | 30' |
| MAXIMUM HEIGHT | N.R. |
- * FRACTION REFERS TO THAT PORTION OF THE HEIGHT OF THE ADJACENT WALL OF THE STRUCTURE YARD SHALL BE WHICHEVER IS GREATER. THE FIRST NUMBER INDICATES THE MINIMUM TOTAL SIDE YARD REQUIREMENT; THE SECOND NUMBER INDICATES THE MINIMUM REQUIREMENT OF EITHER SIDE YARD.
9. THE PARCELS DEPICTED HEREON LIE WITHIN FLOOD ZONE "X" AREAS OF MINIMAL FLOODING. THIS DETERMINATION IS BASED UPON A VISUAL INSPECTION OF A MAP ENTITLED "NATIONAL FLOOD INSURANCE PROGRAM FIRM FLOOD INSURANCE RATE MAP CITY OF HARTFORD, CONNECTICUT HARTFORD COUNTY COMMUNITY PANEL NUMBER 090900 0005 B EFFECTIVE DATE DECEMBER 4, 1996 FEDERAL EMERGENCY MANAGEMENT AGENCY".

- MAP REFERENCES:
1. PROPERTY OF NEVELS BROS. MANSFIELD ST. HARTFORD, CONN. SCALE 1" = 50' FEB. 1914 SPENCER AND WASHBURN, INC.
 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 & CO.



This drawing reproduced in
accordance with state filing
regulations. The process
used is fixed-line photo.
Joseph Merrill & Company

TO MY KNOWLEDGE AND BELIEF THIS MAP IS SUBSTANTIALLY
CORRECT AS NOTED HEREON.

THIS MAP IS NOT VALID WITHOUT THE LIVE SIGNATURE AND IMPRESSION
TYPE SEAL OF THE LAND SURVEYOR WHOSE SIGNATURE APPEARS HEREON.

TODD S. HESKETH LS 17945

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Civil & Traffic Engineers - Surveyors - Planners - Landscape Architects

F.A.H.

No.	Date	Revisions:
1	02-27-03	MDC EASEMENT
2	04-09-03	TITLE \ MDC EASEMENT

EASEMENT SURVEY
PREPARED FOR
HABITAT FOR HUMANITY
273, 275 & 299 CAPEN STREET
HARTFORD, CONNECTICUT

Date: 01-08-02 Drawn by: CAD Job no: 02160
Scale: 1" = 20' Checked by: TSH Sheet no: 1 of 1
Q:\2002\02160\HABITAT\HABITAT101.dwg, MDC EASEMENT, 5/19/2003 12:57:58 PM

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