

## NOTES:

1. THIS SURVEY HAS BEEN PREPARED PURSUANT TO THE REGULATIONS OF CONNECTICUT STATE AGENCIES SECTIONS 20-300a-1 THROUGH 20-300a-20 AND THE MINIMUM 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 A PROPERTY SURVEY INTENDED TO DEPICT LAND TO BE CONVEYED TO HARTFORD AREA HABITAT FOR HUMANITY, INC. AND MERGED WITH OTHER LAND OF HARTFORD AREA HABITAT FOR HUMANITY, INC. BEING ASSESSORS LOT 9.
3. THE BOUNDARY DETERMINATION CATEGORY IS THAT OF A RESURVEY. PROPOSED LOT LINES ARE ORIGINAL IN NATURE.
4. THIS SURVEY MEETS OR EXCEEDS CLASS A-2 ACCURACY STANDARDS.
5. THE SUBJECT PARCEL IS A PORTION OF LAND DEPICTED ON THE CITY OF HARTFORD DEPT. OF PUBLIC WORKS-ENGINEERING-ASSESSORS PROPERTY MAP 813 LOT 10 IN BLOCK 1.
6. THE PARCEL IS LOCATED IN THE 1-2 ZONE IN THE CITY OF HARTFORD.
7. BEARINGS AND COORDINATES DEPICTED HEREON ARE ASSUMED. ELEVATION (IF ANY) REFER TO U.S.C.G.S. DATUM. MDC STATION NO. 2-132 ELEVATION = 84.31 WAS USED FOR REFERENCE.
8. UNDERGROUND UTILITY, STRUCTURE AND FACILITY LOCATIONS DEPICTED AND NOTED HEREON ARE FROM RECORD PLANS AND OTHER SOURCES. THESE LOCATIONS MUST BE CONSIDERED AS APPROXIMATE IN NATURE. ADDITIONAL TO 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 1-800-322-4545.

## MAP REFERENCE:

1. MAP OF BUILDING LOTS BELONGING TO SIDNEY A. ENSON N. STARKWEATHER, C.E. SEPT. 8TH, 1870.
2. PROPERTY SURVEY PREPARED FOR HABITAT FOR HUMANITY GARDEN STREET HARTFORD, CONNECTICUT 06-25-02 SCALE 1"=20' F.A. HESKETH & ASSOCIATES, INC. 6 CREAMERY BROOK EAST GRANBY, CT.
3. PROPERTY SURVEY PREPARED FOR HABITAT FOR HUMANITY 15 WALKER STREET HARTFORD, CONNECTICUT 06-13-02 SCALE 1"=20' F.A. HESKETH & ASSOCIATES, INC. 6 CREAMERY BROOK EAST GRANBY, CT.
4. MAP OF BUILDING LOTS ON WESTLAND STREET AND LOVE LANE OWNED BY WATERS AND GROSS HARTFORD CONN. SCALE 1"=40' AUGUST 1922.
5. PROPERTY SURVEY LAND TO BE CONVEYED TO HABITAT FOR HUMANITY FROM M. SWIFT & SONS, INC. 15 WALKER STREET HARTFORD, CONNECTICUT SCALE 1"=20' REVISED DATE 05-05-03 F.A. HESKETH & ASSOCIATES, INC. 6 CREAMERY BROOK EAST GRANBY, CT.

LEGEND  
(SYMBOLS NOT TO SCALE)

- CATCH BASIN
- SANITARY MANHOLE
- DRAINAGE MANHOLE
- WATER MANHOLE
- TELEPHONE MANHOLE
- ELECTRIC MANHOLE
- UNKNOWN MANHOLE
- YARD DRAIN
- CABLE MANHOLE
- FLARED END SECTION
- FIRE HYDRANT
- WATER GATE VALVE
- GAS GATE VALVE
- MISC. GATE VALVE
- VENT PIPE
- FILLCAP
- WELL
- MAIL BOX
- HAND HOLE
- CONTROLLER CABINET
- ELECTRIC TRANSFORMER
- UTILITY POLE
- GUY WIRE
- CROSSWALK POLE
- LIGHT POLE
- POST
- TRAFFIC LIGHT SUPPORT POLE
- STREET SIGN
- TREE (TYP.)
- MONITOR WELL
- BORING
- ELECTRIC METER
- GAS METER
- WATER METER
- TELEPHONE
- AC UNIT
- TREE LINE
- STONE WALL
- GUIDE RAIL
- DIRECTION OF FLOW
- I.P. PROPERTY CORNER
- MONUMENT
- DRILL HOLE
- SURVEY CONTROL POINT
- FENCE LINE
- WATER LINE
- GAS LINE
- ELECTRIC LINE
- CABLE TELEVISION LINE
- OVERHEAD WIRES
- POINT OF BEGINNING
- NORTHING
- EASTING
- NON OR FORMERLY
- HARTFORD LAND RECORDS
- DELTA ANGLE
- RADIUS
- TANGENT
- LENGTH
- CHORD
- CHORD BEARING
- FRONT YARD
- SIDE YARD
- REAR YARD
- CONTROL POINT
- = ASSESSOR LOT #

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.

1000 S. HESKETH LS 17945

THE PORTIONS OF LOVE LANE, GARDEN, AND WALKER STREETS SHOWN ON THIS MAP ARE ESTABLISHED PUBLIC STREETS OF THE CITY OF HARTFORD

Daniel A. Roberts

N/F  
ROBERT ALEXANDER  
EMELDA A. ALEXANDER  
H.L.R. VOL. 2727 PG. 326

N/F  
JEANNE A. VOLTAIRE  
H.L.R. VOL. 4404 PG. 87

HARTFORD AREA HABITAT  
FOR HUMANITY, INC.  
H.L.R. VOL. 4578 PG. 145 AND  
DEED DATED AS OF MAY 21, 2003

AREA=43,548 SQ. FT.  
+ AREA=8,998 SQ. FT.  
NEW LOT AREA=52,546 SQ. FT.

LAND TO BE CONVEYED TO  
HARTFORD AREA HABITAT  
FOR HUMANITY, INC.  
AREA=8,998 SQ. FT.

REMAINING LAND OF  
M. SWIFT & SONS, INC.  
H.L.R. VOL. 1055 PG. 333  
AREA = 49,836 SQ. FT.

M. SWIFT & SONS, INC.  
H.L.R. VOL. 985 PG. 165  
AREA = 9,382 SQ. FT.  
VACANT LOT

| ZONING DISTRICT | MINIMUM REQUIRED LOT AREA (S.F.) | MAXIMUM PERMITTED LOT OCCUPANCY (%) | MINIMUM REQUIRED LOT WIDTH (FT) | MINIMUM REQUIRED FRONT YARD (FT) | MINIMUM REQUIRED SIDE YARD (FT) | MINIMUM REQUIRED REAR YARD (FT) | MAX. PERMITTED HEIGHT |
|-----------------|----------------------------------|-------------------------------------|---------------------------------|----------------------------------|---------------------------------|---------------------------------|-----------------------|
| 1-2             | 15,000                           | 30 (70%)                            | 100                             | 10/10'                           | NONE**                          | NONE**                          | NONE                  |

\* ALL 1-2 PRINCIPAL STRUCTURES, WITH THEIR ACCESSORY STRUCTURES, SHALL OCCUPY NOT MORE THAN FIFTY (50) PERCENT OF THE AREA OF THE LOT. THE TOTAL LOT COVERAGE OF ALL STRUCTURES TOGETHER WITH THE ACCESSORY OPEN STORAGE OF MATERIALS SHALL EXCEED NOT MORE THAN SEVENTY (70) PERCENT OF THE AREA OF THE LOT.

\*\* NO 1-2 SIDE YARDS SHALL BE REQUIRED EXCEPT WHERE SUCH PROPERTY ABUTS UPON AN RD-1, RD-2, RD-3, R-1, R-2, R-3, R-4, R-5, R-6, R-7, R-8, OR P DISTRICT, IN WHICH CASE EVERY LINE OF PROPERTY, EXCEPT AUTOMOBILE PARKING, SHALL BE SET BACK FROM THE SIDE PROPERTY LINE A MINIMUM DISTANCE OF THIRTY (30) FEET.

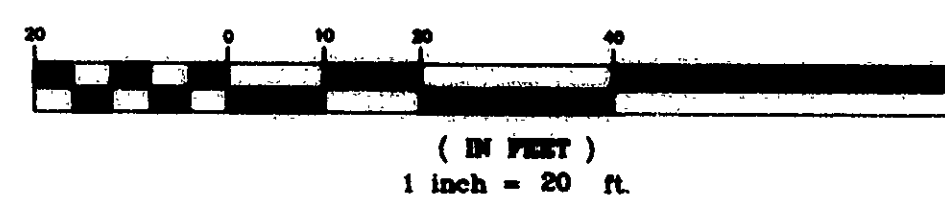
\*\*\* NO 1-2 REAR YARD SHALL BE REQUIRED EXCEPT WHERE SUCH PROPERTY ABUTS UPON AN RD-1, RD-2, RD-3, R-1, R-2, R-3, R-4, R-5, R-6, R-7, R-8, OR P DISTRICT, IN WHICH CASE EVERY LINE OF PROPERTY, EXCEPT AUTOMOBILE PARKING, SHALL BE SET BACK FROM THE REAR PROPERTY LINE A MINIMUM DISTANCE OF THIRTY (30) FEET.

| ZONING DISTRICT | MINIMUM REQUIRED LOT AREA (S.F.) | MAXIMUM PERMITTED LOT OCCUPANCY (%) | MINIMUM REQUIRED LOT WIDTH (FT) | MINIMUM REQUIRED FRONT YARD (FT) | MINIMUM REQUIRED SIDE YARD (FT) | MINIMUM REQUIRED REAR YARD (FT) | MAX. PERMITTED HEIGHT |
|-----------------|----------------------------------|-------------------------------------|---------------------------------|----------------------------------|---------------------------------|---------------------------------|-----------------------|
| R-5             | 7,000*                           | 25                                  | 30                              | 10/10'                           | 6"                              | 30'                             | 3-1/2 STORES          |

\* EVERY PARCEL OF PROPERTY TO BE UTILIZED FOR RESIDENTIAL PURPOSES IN THE R-5 DISTRICT SHALL HAVE A MINIMUM LOT AREA OF SEVEN THOUSAND (7,000) SQUARE FEET, AND THERE SHALL BE PROVIDED A MINIMUM LOT AREA OF THREE THOUSAND FIVE HUNDRED (3,500) SQUARE FEET PER DWELLING UNIT. (CODE 1977, § 36-3.2(b), ORD. NO. 67-66, B-14-66)

\*\* THERE SHALL BE A MINIMUM TOTAL WIDTH OF SIDE YARDS FOR EVERY PRINCIPAL RESIDENTIAL STRUCTURE OF THIRTY (30) PERCENT OF THE LOT FRONTAGE WITH A MINIMUM SIDE YARD REQUIREMENT OF SIX (6) FEET. (CODE 1977, § 36-3.2(b))

## GRAPHIC SCALE



This drawing reproduced in accordance with State filing regulations. The process used is hand line photo Joseph Martin & Company

HABITAT FOR HUMANITY  
M. SWIFT & SONS, INC.  
PORTION OF ASSESSOR LOT 10 GARDEN STREET  
HARTFORD, CONNECTICUT

Date: 09-23-03 Drawn by: CAD Job no: 03105 Sheet no: 1 OF 1

PS-1

#2604

#2604

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