

MAP REFERENCE:

"AS BUILT" SOUTH ARSENAL
NEIGHBORHOOD ASSOCIATES F.H.A.
PROJECT 017-44180-LDC
HARTFORD, CONN. SCALE 1"=40'
7-30-76 IGOR VECHESLOFF P.E.-I.S.A.

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

June 6. Roberts

INDICATED UNDERGROUND UTILITIES ARE BASED ON AVAILABLE DATA. THE LOCATIONS ARE APPROXIMATE AND ALL UTILITIES MAY NOT BE SHOWN. PRIOR TO CONSTRUCTION, CONTRACTOR SHALL CALL 1-800-922-4455 AND HAVE ALL UTILITIES MARKED.

THIS DRAWING HAS BEEN PREPARED BASED, IN PART, ON INFORMATION PROVIDED BY OTHERS RELATING TO THE LOCATION OF UNDERGROUND SERVICES. WE CANNOT VERIFY THE ACCURACY OF THIS INFORMATION AND SHALL NOT BE HELD RESPONSIBLE FOR ANY ERRORS OR OMISSIONS, WHICH MAY BE INCORPORATED HEREIN AS A RESULT.

CERTIFICATION:

- 1) THIS SURVEY IS CERTIFIED TO THE FOLLOWING: SOC GROUP II LIMITED PARTNERSHIP, CHICAGO TITLE INSURANCE COMPANY, STATE OF CONNECTICUT, DEPARTMENT OF ECONOMIC AND COMMUNITY DEVELOPMENT AND NATURAL RESOURCES.
- 2) THIS MAP AND SURVEY WERE PREPARED IN ACCORDANCE WITH (1) THE REQUIREMENTS OF THE DETAIL REQUIREMENTS FOR LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY THE CTACM AND ALTA, AND (2) THE REGULATIONS OF CONNECTICUT STATE AGENCIES, SECTIONS 36B-1-1 THROUGH 1-10, IN ADDITION TO THE STANDARDS OF THE STATE OF CONNECTICUT FOR SURVEYS AND MAPS IN THE STATE OF CONNECTICUT EFFECTIVE SEPTEMBER 28, 1996 PREPARED AND ADOPTED BY THE CONNECTICUT DEPARTMENT OF LAND RESOURCES, INC. PURSUANT TO AND AS SET FORTH THESE STANDARDS.
- 3) THE TYPE OF SURVEY PERFORMED AND THE MAPPED FEATURES DEPICTED ON THIS MAP ARE IN ACCORDANCE WITH THE REQUIREMENTS OF AN IMPROVEMENT LOCATION SURVEY.
- 4) PROPERTY LINES, AS THEY ARE DEPICTED HEREON, PRESUMPT PROFESSIONALLY PREPARED, BUT WITHOUT FIELD MEASUREMENTS, ARE NOT GUARANTEED. THIS PRESENTS THE RESULTS OF MEASUREMENTS WHICH WERE MADE UPON THE GROUND IN ACCORDANCE WITH THE ACCURACY STANDARDS OF A CLASS A-2 SURVEY.
- 5) THIS MAP AND SURVEY WERE PREPARED FOR SOC GROUP II L.P. TO BE USED IN MATTERS THAT RELATES TO MORTGAGE PURPOSES. THE USE OF THIS MAP FOR OTHER PURPOSES OR BY OTHER PARTIES IS NOT AUTHORIZED OR VALID.
- 6) NO DECLARATION IS EXPRESSED OR IMPLIED BY THIS MAP OR COPIES THEREOF WHICH COULD BE USED IN ANY MANNER TO CHALLENGE THE VALIDITY OF THE ORIGINAL LINE SIGNATURE OF THE SURVEYOR WHOSE NAME AND REGISTRATION NUMBER APPEAR BELOW. ANY CHANGES MADE TO THIS PLAN WITHOUT THE CONSENT OF THE SURVEYOR ARE NOT VALID.

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
NOT VALID UNLESS ORIGINAL SIGNATURE, LIVE STAMP, & RAISED SEAL ARE AFFIXED.

FLYNN & CYR LAND SURVEYING LLC
376 WILBUR CROSS HIGHWAY 828-7886
BERLIN, CONNECTICUT 06037

STATE OF CONNECTICUT
PETER D. FLYNN
No. 8792
REGISTERED
LAND SURVEYOR

on Land Survey
Original Ink
Drawing on Mylar

BEGING KNOWN AS LOTS E-3, E-5, & E-6 ON MAP ENTITLED, "AS BUILT" SOUTH ARSENAL PROPERTY OF SOUTH ARSENAL NEIGHBORHOOD ASSOCIATES F. A. H. PROJECT NO. 017-44180-LDC HARTFORD, CONNECTICUT SCALE 1"=40' 7-30-76 IGOR VECHESLOFF P.E.-L.S."

DEED DESCRIPTION LOT E-3

BEGINNING AT A POINT, SAID POINT BEING
ON THE EAST STREETLINE OF MAIN STREET
AT THE NORTH WEST CORNER OF PROPERTY OF
THE CITY OF HARTFORD AND THE SOUTH WEST
CORNER OF PROPERTY HEREIN DESCRIBED:

THENCE, N08°33'55"E A DISTANCE OF 68.25
FEET TO A POINT;
THENCE, N08°34"E A DISTANCE OF 208.61
FEET TO A POINT;
THENCE, S86°64'10"E A DISTANCE OF 315.52
FEET TO A POINT;
THENCE, S4°05'50"W A DISTANCE OF 65.00
FEET TO A POINT;
THENCE, S85°54'10"E A DISTANCE OF 70.00
FEET TO A POINT;
THENCE, S85°54'10"W A DISTANCE OF 120.00
FEET TO A POINT;
THENCE, N08°64'10"W A DISTANCE OF 220.00
FEET TO A POINT;
THENCE, S4°05'50"W A DISTANCE OF 60.00
FEET TO A POINT;
THENCE, N08°54'10"E A DISTANCE OF 165.00
FEET TO THE POINT AND PLACE OF BEGINNING.
Said Parcel Contains 1,036.98 Square Feet

DEED DESCRIPTION LOT 11 &

BEGINNING AT A POINT, SAID POINT BEING
ON THE EAST STREETLINE OF MAIN STREET
AT THE SOUTHWEST CORNER OF PROPERTY OF
THE CITY OF HARTFORD AND THE NORTH WEST
CORNER OF PROPERTY HEREIN DESCRIBED.

THENCE, S86°54'10"E A DISTANCE OF 168.63 FEET TO A POINT;
THENCE, S4°05'50"W A DISTANCE OF 120.00 FEET TO A POINT;
THENCE, S86°54'10"E A DISTANCE OF 220.00 FEET TO A POINT;
THENCE, S04°05'50"W A DISTANCE OF 144.78 FEET TO A POINT;
THENCE, N86°54'10"W A DISTANCE OF 400.02 FEET TO A POINT;
THENCE, N63°3'00"S E A DISTANCE OF 265.00 FEET TO THE POINT AND PLACE OF BEGINNING.
SAID PARCEL CONTAINS 78,000.24 Square Feet or J. 79 ACRES.

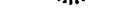
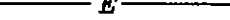
DEED DESCRIPTION LOT E-6

BEGINNING AT A POINT, SAID POINT BEING
AT THE P.C. OF A CURVE AT THE CUL-DE-SAC
OF CANTON STREET AND THE NORTH EAST CORNER
AT THE NORTH WEST CORNER OF PROPERTY OF
THE CITY OF HARTFORD AND THE NORTH WEST
CORNER OF BRADSHAW STREET, PROCEEDING

TURN ON A CURVE TO THE LEFT, LEAVING
 A POINT OF VISION 1487.144' OF A RADIUS OF
 46.00 FEET AND AN ARC LENGTH OF 116.48
 FEET ON A CURVE TO THE RIGHT, LEAVING
 A POINT OF VISION 1487.144' OF A RADIUS OF
 38.00 FEET AND AN ARC LENGTH OF 28.80
 FEET TO A POINT.
 TURN ON A CURVE TO THE RIGHT, LEAVING
 A POINT OF VISION 1487.144' OF A RADIUS OF
 52.00 FEET AND AN ARC LENGTH OF 62.00
 FEET TO A POINT.
 TURN ON A CURVE TO THE RIGHT, LEAVING
 A POINT OF VISION 1487.144' OF A RADIUS OF
 56.00 FEET AND AN ARC LENGTH OF 65.00
 FEET TO A POINT.
 TURN ON A CURVE TO THE LEFT, LEAVING
 A POINT OF VISION 1487.144' OF A RADIUS OF
 46.00 FEET AND AN ARC LENGTH OF 131.28
 FEET TO A POINT.
 TURN ON A CURVE TO THE RIGHT, LEAVING
 A POINT OF VISION 1487.144' OF A RADIUS OF
 108.44 FEET AND AN ARC LENGTH OF 108.44
 FEET TO A POINT.
 TURN ON A CURVE TO THE RIGHT, LEAVING
 A POINT OF VISION 1487.144' OF A RADIUS OF
 24.98 FEET AND AN ARC LENGTH OF 24.98
 FEET TO A POINT.
 TURN ON A CURVE TO THE RIGHT, LEAVING
 A POINT OF VISION 1487.144' OF A RADIUS OF
 284.00 FEET AND AN ARC LENGTH OF 284.00
 FEET TO A POINT.
 TURN ON A CURVE TO THE RIGHT, LEAVING
 A POINT OF VISION 1487.144' OF A RADIUS OF
 476.00 FEET AND AN ARC LENGTH OF 476.00
 FEET TO THE POINT AND PLACE OF BEGINNING.
 SAID PARCEL CONTAINS 207,016.48 Square Feet

FENCE ENCROACHMENT NOTED:
Chain-Link Fence of Subject
Property into City Property 10.5'

LEGEND

- | | |
|---|------------------------------|
|  | SANITARY MANHOLE |
|  | PROPERTY CORNER |
|  | HYDRANT |
|  | WATER GATE |
|  | UTILITY POLE (TYPE NOTED) |
|  | INTERVAL CONTOUR |
|  | SPOT ELEVATION |
|  | DECIDUOUS TREE (TYPE NOTED) |
|  | CONIFEROUS TREE (TYPE NOTED) |
|  | STONE WALL |
|  | FENCE |
|  | TEST HOLE/PIT |
|  | TREE LINE |
|  | ELECTRIC LINE |
|  | GAS LINE |
|  | WATER LINE |
|  | TELE LINE |

REGULATIONS FOR B-4 ZONE	
ITEM	REQUIREMENT
MIN. LOT AREA	6,000 S.F.
MIN. FRONTAGE	50'
MIN. FRONT YARD	5' MAIN ST.
MIN. SIDE YARD	8' OR 1/4 HT. ADJ. BLDG.
AGG. SIDE YARD	20'
MIN. REAR YARD	30'
MAX. BLDG. HEIGHT	4 STYS.
MAX. COVERAGE	30 %
EXISTING PARKING SPACES	20

ALTA MORTGAGE SURVEY
FOR PROPERTY KNOWN AS SANA APARTMENTS
PREPARED FOR
SOC GROUP II LIMITED PARTNERSHIP,
CHICAGO TITLE INSURANCE COMPANY,
STATE OF CONNECTICUT, DEPARTMENT OF
ECONOMIC AND COMMUNITY DEVELOPMENT
and WEBSTER BANK
#1570-#1674 MAIN STREET
& #15-61 DONALD STREET
HARTFORD, CONNECTICUT
SCALE 1"=40' MAY 9, 2003

GRAPHIC SCALE

(IN FEET)
1 inch = 40 ft

#2605