

- MAP REFERENCE:  
1. MAP ENTITLED, 'CITY OF HARTFORD, CONNECTICUT DEPARTMENT OF PUBLIC WORKS TRANSPORTATION SERVICES BUREAU MAP SHOWING PROPERTY OF THE CITY OF HARTFORD AT MAIN, PAVILION, AND CANTON STREETS SCALE: 1"=40' HOZ. 1"=4' VERT. DATE 9-02-99 OSWALD BLUNT L.S.'  
2. MAP ENTITLED, 'PROPERTY SURVEY OF SAND SCHOOL MAIN STREET, PAVILION STREET, WOOSTER MALL & CANTON STREET HARTFORD, CONNECTICUT SCALE 1"=20' SHEETS 1, 2, & 5 OF 5 DATE: SEPT. 19, 1994 HALLISSEY & HERBERT C.E. & L.S.'

LEGEND

- SANITARY MANHOLE
- PROPERTY CORNER
- ⊕ HYDRANT
- ⊕ WATER GATE
- ⊕ UTILITY POLE (TYPE NOTED)
- ⊕ DECIDUOUS TREE (TYPE NOTED)
- ⊕ CONIFEROUS TREE (TYPE NOTED)
- ⊕ STONE WALL
- ⊕ FENCE
- ⊕ TREE LINE
- ⊕ ELECTRIC LINE
- ⊕ GAS LINE
- ⊕ WATER LINE
- ⊕ C-T CABLE/TELEPHONE LINE
- ⊕ DRAINAGE MANHOLE
- ⊕ ELECTRIC MANHOLE
- ⊕ HELCO MANHOLE
- ⊕ WATER MANHOLE
- ⊕ TELEPHONE MANHOLE
- ⊕ GAS VALVE
- ⊕ LIGHT POLE
- ⊕ CITY MERESTONE

NOTES:

1. BEARINGS AND DISTANCES SHOWN ACCORDING TO ASSUMED DATUM.
2. ELEVATIONS SHOWN ACCORDING TO M.D.C. DATUM BENCH MARK "X-8".
3. PROPERTY DOES NOT LIE IN A FEDERAL FLOOD HAZARD ZONE AS PER FEMA MAP COMMUNITY-PANEL NO. 08060-0008 DATED 12-04-1998.
4. ACCORDING TO M.D.C. INFORMATION, THE AVERAGE DEPTH OF THE WATER MAINS ARE APPROXIMATELY 4 1/2 FEET. HOWEVER, A TEST BORING MAY BE NEEDED TO ASCERTAIN EXACT DEPTHS.
5. ACCORDING TO M.D.C. INFORMATION, THE WATER PRESSURE IS 83 LBS PSI (STATIC) AND 62 LBS PSI (RESIDUAL) WITH 700 GALLONS PER MINUTE.
6. ACCORDING TO C.N.G. INFORMATION, THE WATER PRESSURE IS 83 LBS PSI (STATIC) AND 62 LBS PSI (RESIDUAL) WITH 700 GALLONS PER MINUTE.
7. ACCORDING TO C.N.G. INFORMATION, THE AVERAGE DEPTHS OF THE GAS MAINS ARE AS FOLLOWS: MAIN ST. 3.6 FEET, PAVILION ST. 3.5', CANTON ST. (AT PAVILION) 3.5' & (AT CANTON) 2.0', WOOSTER ST. 4.0'. HOWEVER, A TEST BORING MAY BE NEEDED FOR MORE ACCURATE DEPTHS.
8. ACCORDING TO C.N.G. INFORMATION, THE NOMINAL OPERATING PRESSURE OF THE GAS MAINS ARE AS FOLLOWS: MAIN & CANTON STREETS= 6-INCH Water Column or Low Pressure, WOOSTER & PAVILION STREETS= 10-15 PSI.

CERTIFICATION:

- 1) THIS MAP AND SURVEY WERE PREPARED IN ACCORDANCE WITH 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 EXISTING CONDITIONS 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 & T-2 SURVEY.

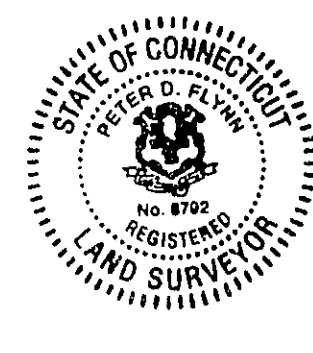
- 2) THIS MAP AND SURVEY WERE PREPARED FOR MAIN AT PAVILION, LLC. TO BE USED IN MATTERS THAT RELATE TO AN EXISTING CONDITIONS SURVEY. USE OF THIS MAP FOR OTHER PURPOSES OR BY OTHER PARTIES IS NOT AUTHORIZED OR VALID.

- 3) THE UNDERSIGNED HEREBY CERTIFIES, AS OF JANUARY 26, 2000, TO MAIN AT PAVILION, LLC - PUBLIC HOUSING RESIDENTS GOING PLACES INC., CITY OF HARTFORD & FIRST AMERICAN TITLE INSURANCE COMPANY THE FOLLOWING: THAT HE IS A DULY REGISTERED LAND SURVEYOR OF THE STATE OF CONNECTICUT THAT THIS PLAT OF SURVEY IS MADE AT LEAST IN ACCORDANCE WITH MINIMUM STANDARDS ESTABLISHED BY SAID STATE FOR SURVEYS AND LAND SURVEYS AND WITH THE MINIMUM DETAIL REQUIRED FOR LAND TITLE SURVEYS AS ADOPTED BY THE AMERICAN LAND TITLE ASSOCIATION AND AMERICAN COUNCIL ON SURVEYING AND MAPPING; THAT THIS SURVEY CORRECTLY SHOWS THE LOCATION OF ALL BUILDINGS, STRUCTURES AND OTHER IMPROVEMENTS SITUATED ON THE SUBJECT PREMISES; AND THAT, EXCEPT AS SHOWN, THERE ARE NO USABLE EASEMENTS OR RIGHTS OF WAY ACROSS SAID PREMISES OR ANY OTHER BASEMENTS OR RIGHTS OF WAY OF WHICH THE UNDERSIGNED HAS BEEN ADVISED. NO PARTY WALLS, NO ENCROACHMENTS ONTO ADJOINING PREMISES, STREETS OR ALLEYS BY ANY SAID BUILDINGS, STRUCTURES OR OTHER IMPROVEMENTS AND NO ENCROACHMENTS ONTO SAID PREMISES BY BUILDINGS, STRUCTURES OR OTHER IMPROVEMENTS SITUATED ON ADJOINING PREMISES.

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

PETER D. FLYNN C.T.L.S. #9792 DATE  
NOT VALID UNLESS ORIGINAL SIGNATURE, LIVE STAMP, & RAISED SEAL ARE AFFIXED.

FLYNN LAND SURVEYING ASSOCIATES  
376 WILBUR CROSS HIGHWAY 629-7888  
BRIARCLIFF, CONNECTICUT 06037



UTILITIES AVAILABLE TO SITE

HARTFORD ELECTRIC LIGHT CO. 860-865-6173  
CONNECTICUT LIGHT & POWER CO. 203-352-5594  
CONNECTICUT NATURAL GAS CO. 860-727-3000  
M.D.C. (SEWER & WATER) 860-278-7850  
SOUTHERN NEW ENGLAND TELEPHONE 800-272-4321  
AMERICAN TELEPHONE & TELEGRAPH 800-222-0300

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.

DEED DESCRIPTION:

A CERTAIN PIECE AND PARCEL OF LAND SITUATED IN THE CITY OF HARTFORD, COUNTY OF HARTFORD, AND STATE OF CONNECTICUT, KNOWN AS LOT NO. 5 OF BLOCK NO. 1 ON MAP NO. 638 OF THE CITY OF HARTFORD DEPT. OF PUBLIC WORKS ENGINEERING - ASSESSOR PROPERTY MAP DATED OCTOBER 1, 1994 SCALE: 1"=40' WHICH MAP IS FILED IN THE TOWN CLERK'S OFFICE AND BEING MORE PARTICULARLY BOUNDED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE SOUTHERLY STREET LINE OF PAVILION STREET AND THE EASTERLY STREET LINE OF MAIN STREET, SAID POINT BEING THE NORTHWESTERLY CORNER OF PARCEL HEREIN DESCRIBED;  
THENCE S89°06'53" E A DISTANCE OF 270.95 FEET TO A POINT;  
THENCE S00°00'00" E A DISTANCE OF 464.63 FEET TO A POINT;  
THENCE S89°06'51" W A DISTANCE OF 270.94 FEET TO A POINT;  
THENCE N00°00'00" W A DISTANCE OF 466.46' TO THE POINT & PLACE OF BEGINNING.  
SAID PARCEL CONTAINS 126,135.49 SQ. FT. OR 2.9 AC.

Flynn Land Surveying  
Original Info  
Drawing on Mylar

ZONING REGULATIONS TABLE			
ZONE	B-3	R-2	
LOT AREA (3 Story)	6,000 SF	6,000 S.F.	
LOT AREA (4 Story)	8,500 SF	10,000 SF	
MIN. LOT WIDTH	60 FT	50 FT	
MIN. FRONT YARD	B.L.	B.L.	
MIN. SIDE YARD	0 FT	5 FT	
AGG. SIDE YARD	8 FT	15 FT	
MIN. REAR YARD	20 FT	30 FT	
MAX. BLDG. HEIGHT	4 Stories	4 Stories	
MIN. OPEN SPACE	N/A	90 SF PP	
RESIDENTIAL DENSITY	N/A	100 PPA	
Floor Area Ratio	2	N/A	

ALTA SURVEY FOR

MAIN at PAVILION, LLC  
for PROJECT known as  
MAIN at PAVILION MALL  
MAIN, PAVILION & WOOSTER STREETS  
HARTFORD, CONNECTICUT

SCALE: 1"=30' DATE: 2-08-2000  
REV. 8-9-2003 (CERTIFICATION)  
REV. 8-16-2003 (SOUTH BEARING)

SHEET NO. 1 of 2

GRAPHIC SCALE

