

LEGEND  
(SYMBOLS NOT TO SCALE)

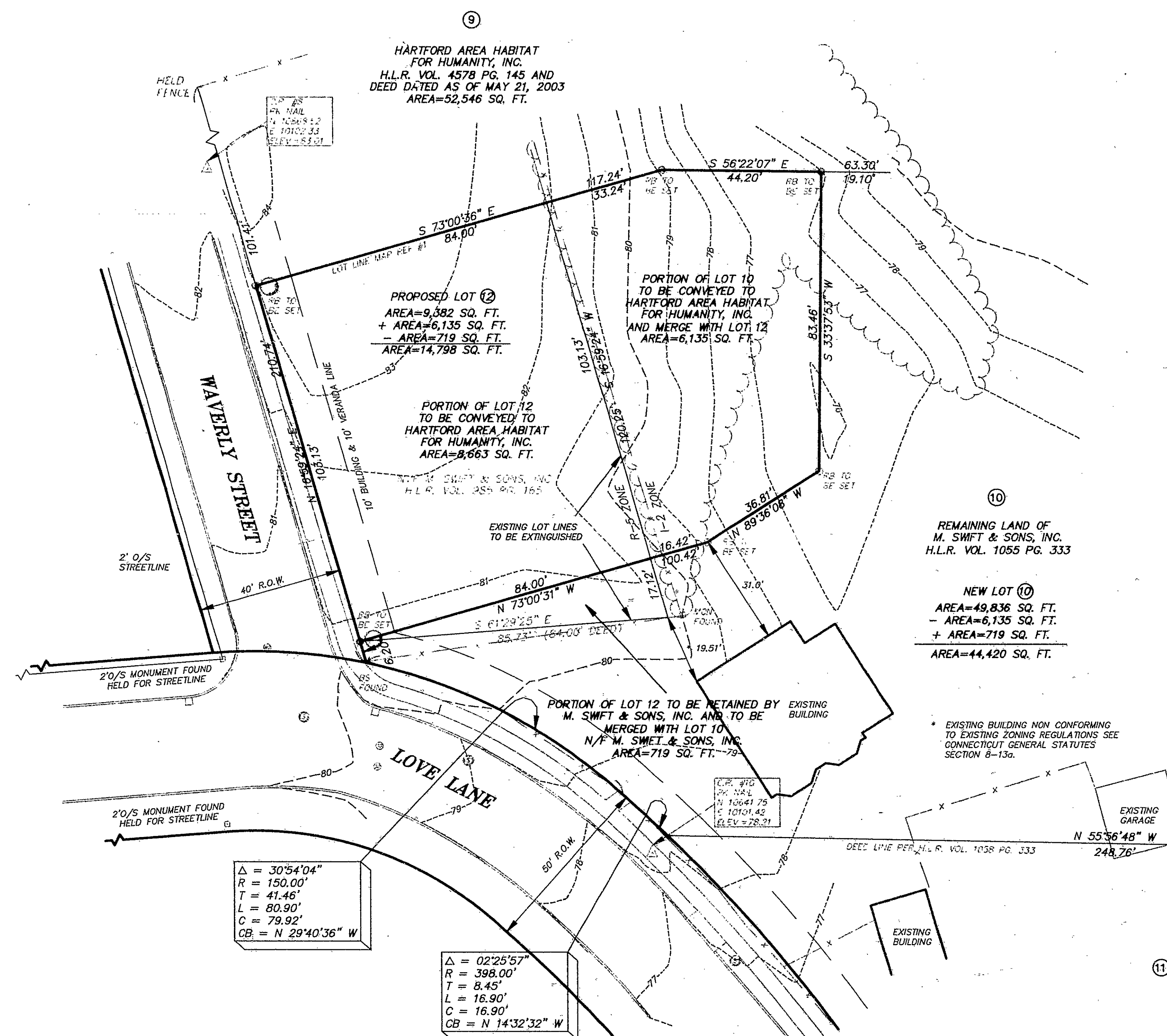
- CATCH BASIN
- SANITARY MANHOLE
- DRAINAGE MANHOLE
- WATER MANHOLE
- TELEPHONE MANHOLE
- ELECTRIC MANHOLE
- UNKNOWN MANHOLE
- YARD DRAIN
- CABLE MANHOLE
- FLARED END SECTION
- FIRE HYDRANT
- WATER GATE VALVE
- GAS GATE VALVE
- MISC. GATE VALVE
- VENT PIPE
- FULCRUM
- WELL
- MAIL BOX
- HAND HOLE
- CONTROLLER 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 WIRE
- POINT OF BEGINNING
- NORTHING
- EASTING
- NOW OR FORMERLY
- HARTFORD LAND RECORDS
- DELTA ANGLE
- RADIUS
- TANGENT
- LENGTH
- CHORD
- CHORD BEARING
- FRONT YARD
- SIDE YARD
- REAR YARD
- CONTROL POINT
- ASSESSOR LOT #

## 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 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. BEING PORTIONS OF ASSESSOR'S LOTS 10 & 12 AND TO DEPICT A RECONFIGURED LOT 12.
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 PARCELS ARE A PORTION OF LAND DEPICTED ON THE CITY OF HARTFORD DEPT. OF PUBLIC WORKS-ENGINEERING-ASSESSORS PROPERTY MAP 613 LOTS 10 & 12 IN BLOCK 1.
6. THE PARCELS ARE LOCATED IN THE R-5 & I-2 ZONES IN THE CITY OF HARTFORD.
7. BEARINGS AND COORDINATES DEPICTED HEREON ARE ASSUMED. ELEVATION (IF ANY) REFER TO USCGS DATUM. MCG 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. 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 1-800-922-4545.

## MAP REFERENCE:

1. MAP OF BUILDING LOTS BELONGING TO SIDNEY A. ENSIGN M. STAMWATER, 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 WAYERLY STREET HARTFORD, CONNECTICUT 05-13-02 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 MYERS 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. WAYERLY/GARDEN STREETS HARTFORD, CONNECTICUT SCALE 1"=20' REVISION DATE 05-05-03 F.A. HESKETH & ASSOCIATES, INC. 6 CREAMERY BROOK EAST GRANBY, CT
6. PROPERTY SURVEY LAND TO BE CONVEYED TO HABITAT FOR HUMANITY FROM M. SWIFT & SONS, INC. PORTION OF ASSESSOR LOT 10 GARDEN STREET HARTFORD, CONNECTICUT 06-23-03 SCALE 1"=20' F.A. HESKETH & ASSOCIATES, INC. 6 CREAMERY BROOK EAST GRANBY, CT



| ZONING DISTRICT | MINIMUM REQUIRED LOT AREA (S.F.) | MAXIMUM PERMITTED LOT OCCUPANCY (%) | MINIMUM REQUIRED LOT WIDTH (FT.) | MINIMUM REQUIRED YARDS (FT.) | MAX. PERMITTED HEIGHT |
|-----------------|----------------------------------|-------------------------------------|----------------------------------|------------------------------|-----------------------|
| I-2             | 15,000                           | 50 (70)*                            | 100                              | 10'/10' NONE** NONE**        | NONE                  |

\* ALL I-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 I-2 SIDE YARDS SHALL BE REQUIRED EXCEPT WHERE SUCH PROPERTY ABUTS UPON AN R-1, R-2, R-3, R-4, R-5, R-6, R-7, R-8, OR P DISTRICT, IN WHICH CASE EVERY USE OF PROPERTY, EXCEPT AUTOMOBILE PARKING, SHALL BE SET BACK FROM THE SIDE PROPERTY LINE A MINIMUM DISTANCE OF THIRTY (30) FEET.

\*\*\* NO I-2 REAR YARD SHALL BE REQUIRED EXCEPT WHERE SUCH PROPERTY ABUTS UPON AN R-1, R-2, R-3, R-4, R-5, R-6, R-7, R-8, OR P DISTRICT, IN WHICH CASE EVERY USE 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 YARDS (FT.) | MAX. PERMITTED HEIGHT |
|-----------------|----------------------------------|-------------------------------------|----------------------------------|------------------------------|-----------------------|
| R-5             | 7,000*                           | 25                                  | 50                               | 10'/10' 6** 30'              | 3-1/2 STORIES         |

\* 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, § 35-520.3, ORD. NO. 67-89, B-14-89)

\*\* 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, § 35-520.6)

THE PORTIONS OF LOVE LANE AND WAYERLY STREET SHOWN ON THIS MAP ARE ESTABLISHED PUBLIC STREETS OF THE CITY OF HARTFORD

Daniel A. Roberts

This document is a true and correct copy of the original survey map as recorded in the public records of the State of Connecticut. It is subject to the provisions of the Connecticut Land Survey Act, Chapter 266a, and the regulations of the State Land Surveyor.

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.

YODD S. HESKETH 15 17945

FAH

F. A. Hesketh & Associates, Inc.  
6 Creamery Brook, East Granby, CT 06026  
Cell & Trade Engineers - Surveyors - Planners - Landscape Architects

PROPERTY SURVEY  
LAND TO BE CONVEYED TO  
HABITAT FOR HUMANITY  
FROM  
M. SWIFT & SONS, INC.  
PORTION OF ASSESSOR'S LOTS 10 & 12  
WAYERLY STREET  
HARTFORD, CONNECTICUT

Date: 07-11-03 Drawn by: CAD Job no: 03105  
Scale: 1" = 20' Checked by: TSH Sheet no: 1 OF 1

PS-1