



LEGEND

	Bush		Mailbox
	Catch Basin		Manhole
	Coniferous Tree		Parking Meter
	Deciduous Tree		Sign
	Gas Gate		Utility Pole
	Hydrant		Water Gate
	Light Pole		

- NOTES:
- THIS SURVEY AND MAP HAS BEEN PREPARED IN ACCORDANCE WITH THE REGULATIONS OF CONNECTICUT STATE AGENCIES, SECTIONS 20-300a-1 THRU 20-300a-26 AND THE STANDARDS FOR SURVEYS AND MAPS IN THE STATE OF CONNECTICUT ADOPTED BY THE CONNECTICUT ASSOCIATION OF LAND SURVEYORS, INC. ON SEPTEMBER 26, 1998. THE TYPE OF SURVEY IS A PROPERTY SURVEY AND A 1-2 TOPOGRAPHIC SURVEY. THE BOUNDARY ESTIMATION CATEGORY IS A RESURVEY. THE HORIZONTAL AND VERTICAL ACCURACY CONFORMS TO CLASS A-2 & 1-2 ACCURACY.
  - COORDINATES REFER TO THE CONNECTICUT COORDINATE SYSTEM (NAD 83) ESTABLISHED WITH GPS.
  - ELEVATIONS REFER TO THE NATIONAL GEODETIC VERTICAL DATUM OF 1929 (NGVD 29) BASED UPON MCM MONUMENT HY-22 HOLDING THE PUBLISHED ELEVATION OF 73.30.
  - REFERENCE IS MADE TO A MAP ENTITLED:  
A. "PROPERTY LINE MAP OF THE HOUSING AUTHORITY OF THE CITY OF HARTFORD, CONNECTICUT," BY F. PERRY CLOSE, SCALE 1"=100', DATED SEPTEMBER 1940.  
B. "THE GENERAL SITE PLAN NATIONAL DEFENSE HOUSING PROJECT-CONV 3-4 HOUSING AUTHORITY OF THE CITY OF HARTFORD UNDER LEASE CONTRACT WITH THE UNITED STATES HOUSING AUTHORITY," BY ASSOCIATED ARCHITECTS OF HARTFORD FOR NATIONAL DEFENSE HOUSING, INC., SCALE 1"=100', DATED 1-3-41, REVISED 2-8-41.  
C. "MAP SHOWING LAND ACQUIRED FROM HARTFORD HOUSING AUTHORITY FLATBUSH AVENUE, SOUTH SIDE BY CITY OF HARTFORD," SCALE 1"=20', DATED SEPTEMBER 1973.  
D. "BOUNDARY SURVEY FOR OMAHA/110 & CT. CAPITAL REGION JOB CORP. CENTER-CONNECTICUT COMMUNITY SHOWING PROPERTY REALIGNMENT LOCATED IN CHARTER OAK TERRACE SECTIONS A, B, & C HARTFORD, CONNECTICUT BY FLYNN LAND SURVEYING ASSOCIATES, SCALE 1"=100', DATED 6-08-2000.  
E. "PROPOSED ZONE CHANGE MAP PROPERTY OF HOUSING AUTHORITY OF THE CITY OF HARTFORD LOCATED IN CHARTER OAK TERRACE SECTIONS A, B, & C HARTFORD, CONNECTICUT BY FLYNN LAND SURVEYING ASSOCIATES, SCALE 1"=100', DATED 7-22-2001.  
F. "TOPOGRAPHIC SURVEY PROPOSED JOB CORP. CENTER SITE OVERLOOK TERRACE HARTFORD, CONNECTICUT," BY URS, SCALE 1"=40', DATED SEPTEMBER 2001.  
G. "PROPERTY SURVEY PROPOSED LEASE PARCEL CHARTER OAK MARKETPLACE NEWFIELD AVENUE, FLATBUSH AVENUE, & OVERLOOK TERRACE HARTFORD, CONNECTICUT," BY URS, SCALE 1"=100', DATED FEBRUARY 2002.
  - REFERENCE IS MADE TO AN AGREEMENT WITH THE METROPOLITAN RESIDENTS RECORDED IN VOLUME 751 PAGE 55 OF THE HARTFORD LAND RECORDS.
  - REFERENCE IS MADE TO AN AGREEMENT WITH THE CITY OF HARTFORD RECORDED IN VOLUME 763 PAGE 352 OF THE HARTFORD LAND RECORDS.
  - REFERENCE IS MADE TO A COOPERATION AGREEMENT WITH THE CITY OF HARTFORD RECORDED IN VOLUME 763 PAGE 36 OF THE HARTFORD LAND RECORDS.
  - REFERENCE IS MADE TO A DECLARATION OF TRUST RECORDED IN VOLUME 915 PAGE 539 OF THE HARTFORD LAND RECORDS.
  - REFERENCE IS MADE TO A VARIANCE RECORDED IN VOLUME 1736 PAGE 183 OF THE HARTFORD LAND RECORDS.
  - REFERENCE IS MADE TO A VARIANCE RECORDED IN VOLUME 2253 PAGE 34 OF THE HARTFORD LAND RECORDS.
  - REFERENCE IS MADE TO A DECLARATION OF TRUST RECORDED IN VOLUME 2862 PAGE 382 OF THE HARTFORD LAND RECORDS.
  - REFERENCE IS MADE TO A DECLARATION OF TRUST RECORDED IN VOLUME 3026 PAGE 144 OF THE HARTFORD LAND RECORDS.
  - THE PROPERTY IS SUBJECT TO EASEMENTS ALONG FLATBUSH AVENUE AS DESCRIBED IN VOLUME 6 PAGE 128 OF THE HARTFORD STREET LINE BOOK AND SHOWN ON THE MAP IN NOTE 32.
  - REFERENCE IS MADE TO A COMMITMENT FOR TITLE INSURANCE BY FIDELITY NATIONAL TITLE INSURANCE COMPANY OF NEW YORK DATED JANUARY 22, 2002, FILE NO. FNT-30206.
  - COMMUNITY PLACE, COTSWOLD STREET AND HOMEWOOD PLACE, WERE DISCONTINUED MAY 13, 2000. THE PROPERTY IS SUBJECT TO SUCH RIGHTS AS MAY EXIST FOR UTILITIES LOCATED IN SAID STREETS.
  - PARCEL A IS LOCATED IN A B-3 ZONE AND PARCEL B IS LOCATED IN A-1 ZONE. THE SETBACKS ARE AS FOLLOWS:  
B-3 SETBACK REQUIREMENTS: FRONT - BUILDING LINE, SIDE - NOT REQUIRED, REAR 20 FEET.  
A-1 SETBACK REQUIREMENTS: FRONT - BUILDING LINE, SIDE - NOT REQUIRED, REAR 20 FEET.  
ALL AS MORE PARTICULARLY DESCRIBED IN THE HARTFORD ZONING REGULATIONS.
  - THE PROPERTY IS LOCATED PARTLY IN A ZONE X 500 YEAR FLOOD HAZARD AREA AND PARTLY IN ZONE X AS SHOWN ON THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 05080 DMS B, DATED DECEMBER 4, 1986.
  - THE PROPERTY IS SUBJECT TO REGULATIONS ESTABLISHED BY THE GREATER HARTFORD FLOOD COMMISSION.
  - UNDERGROUND UTILITY, STRUCTURE AND FACILITY LOCATIONS DEPICTED HEREON HAVE BEEN COMPILED, IN PART, FROM RECORD MAPS AND OTHER DATA SUPPLIED BY THE RESPECTIVE UTILITY COMPANIES, GOVERNMENTAL AGENCIES AND/OR OTHER SOURCES. THESE LOCATIONS MUST BE CONSIDERED APPROXIMATE IN NATURE. ADDITIONALLY, OTHER SUCH UNDERGROUND FEATURES MAY EXIST ON THE SITE, THE EXISTENCE OF WHICH ARE UNKNOWN TO US. FOR INFORMATION, THE EXISTENCE, SIZE AND LOCATION OF ALL SUCH FEATURES MUST BE DETERMINED AND NOTED IN THE FIELD BY THE APPLICABLE AUTHORITIES PRIOR TO CONSTRUCTION. CALL BEFORE YOU DIG 1-800-522-4455.

PROPERTY & TOPOGRAPHIC SURVEY  
ALTA/ACSM LAND TITLE SURVEY  
**CHARTER OAK MARKETPLACE**  
FLATBUSH AVENUE, OVERLOOK TERRACE & NEWFIELD AVENUE  
HARTFORD, CONNECTICUT

THIS DRAWING WAS REPRODUCED IN  
ACCORDANCE WITH STATE FILING  
REGULATIONS PROCESS USED  
ORIGINAL INK ON MYLAR  
URS CORPORATION AES



No.	Date	Revision description
1	1-23-04	Field Notes
2	7-17-07	Proposed Taking Line & Easement Added
3	9-23-07	Proposed Easement Added (2007/03)
4	2-28-08	Final Revised
5	5-09-02	Certification Revised

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

*Michael G. Wilmes, L.S.*  
MICHAEL G. WILMES, L.S.  
TRUE AND VALID COPIES OF THIS MAP ON PLAN MUST BEAR THE ORIGINAL  
SIGNATURE AND UNDOUBTED SEAL OF THE ABOVE NAMED LAND SURVEYOR.  
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Embossed seal			
<b>URS</b>			
Scale: 1" = 40'			
Date: MARCH 2002			
Field Book #	Crew Chief	Project #	
1540-1	F.S. & F.R.	F1-0002210.00	
Search #	Drawn by	Checked by	Map File #
3853	SK, EL	VJH	ES-20