

#2744



MAP SYMBOLS

	LOT CORNER
	C.L.F. CHAIN LINK FENCE
	WOOD FENCE
	BARBED WIRE FENCE
	MONUMENT
	STONE WALL
	RETAINING WALL
	TREE
	UTILITY POLE

TO THE BEST OF MY KNOWLEDGE AND BELIEF THIS PLAN IS SUBSTANTIALLY CORRECT AND PURSUANT TO CGS SECT. 20-3006, THIS SURVEY DOES COMPLY WITH ALL CRITERIA FOR ALL MAPS AND SURVEYS SPECIFICALLY, THIS SURVEY IS A CLASS A-2 DEPENDANT RESURVEY AND DEPICTS BOUNDARY LINES, PROPERTY CORNERS AND OTHER IMPROVEMENTS AS NOTED HEREON.

Richard O. Vonnelle L.S.
RICHARD T. TOURVILLE PLS. No. 5177
24 WINDING LAKE, AVON, CT. 06001 (860 673-3793)

101 BENTON STREET

A CERTAIN PIECE OR PARCEL OF LAND, WITH THE BUILDING AND IMPROVEMENTS THEREON, SITUATED IN THE CITY OF HARTFORD, COUNTY OF HARTFORD AND STATE OF CONNECTICUT, KNOWN AS 101 BENTON STREET. SAID PREMISES BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

[illegible]

NORTHERLY - BY BENTON STREET 134.13'
SOUTHERLY- BY LEHART, FRANCO AND ARMSTRONG 134.08'
EASTERLY -. BY JOHNNY CUNA 167.61'
WESTERLY - BY THE CITY OF HARTFORD HOUSING AUTHORITY 168.63'

**FLOOD INSURANCE RATE MAP PANEL # 095000-0005B
INDICATES THAT ENTIRE PARCEL IS IN ZONE "X" AND
OUTSIDE THE 500 YEAR FLOOD PLAIN**

<u>ZONE RESTRICTIONS</u>	<u>REQUIRED</u>	<u>PROVIDED</u>
ZONE	R-2	R-2
AREA	0.00 SQ. FT.	22826 SQ. FT.
BUILDING LINE	15'	15.3'
SIDE YARD	15' AGGREGATE 8' MINIMUM	EAST 15.4' WEST 10.1'
REAR YARD	30'	29.7 SEE NOTE
MAX. LOT DENSITY	SEE NOTE	SEE NOTE
PARKING SPACES	SEE NOTE	34 (9' X 18') SPACES TOTAL 11 COVERED SPACES NO HANDICAP SPACES

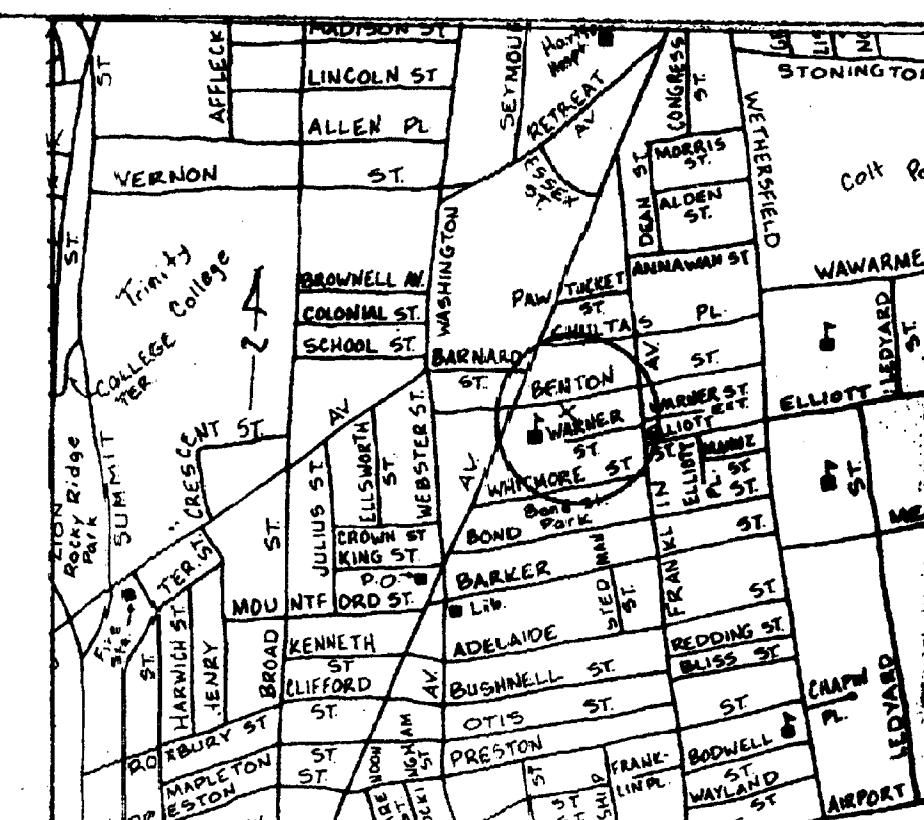
NOTE: THE BUILDING AND IMPROVEMENTS WERE CONSTRUCTED PRIOR TO 1977 WHEN THE CURRENT ZONING ORDINANCE WAS ADOPTED THEREFORE AS TO SIDE YARD, MAXIMUM DENSITY AND PARKING SPACES IT IS A LAWFUL NON-CONFORMING USE.

Note
Adjacent owners as of 12/10/ 04 and may not reflect those mentioned in the deed description

NO EVIDENCE OF CEMETERIES

COMMITMENT NUMBER CTSta 1860

UTILITIES
PREMISES ARE SERVED FOR WATER, SEWER,
ELECTRIC AND GAS FROM PUBLIC R.O.W.



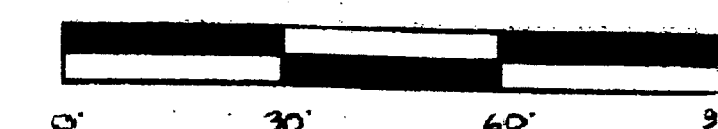
Surveyors Certificate
The undersigned being a registered surveyor of the State of Connecticut certifies to (i) M & T Realty Capital Corporation, (ii) Fannie Mae its successors and or assigns, (iii) First American Title Insurance Company, (iv) Coolidge Berton LLC as follows:

1. This map overlaid and the survey on which it is based were made in accordance with the "Minimum Standard Detail requirements for ALTA/ACSM Land Title Surveys", jointly established and adopted by the American Land Title Association and the American Congress on Surveying and Mapping. This survey meets the requirements for a urban survey as defined therein.
2. The survey was made on the ground between 12/10/04 and 12/11/04 and correctly shows the area of the subject property, the location and type of buildings, structures, and other improvements situated on the subject property and any other matters pertinent to the subject property.
3. Except as shown on the survey, there are no visible easements or rights of way of which the undersigned has been advised.
4. Except as shown on the survey, there are no observable above ground encroachments (a) by the subject property onto the subject property adjoining properties, streets or highways, or (b) by the subject property onto adjoining properties, street or alleyways on the subject property.
5. The location of each easement, right of way, servitude and other matter affecting the subject property is as indicated on the subject property commitment dated 11-09-04, as issued by the American Title Insurance Company with respect to the subject property, has been shown on the survey, together with appropriate recording references, to the extent that such matters can be located. The property shown on the subject property commitment is not shown on the survey, together with all improvements on the subject property is in accord with minimum setback provisions and restrictions of records referenced in such title commitment.
6. The subject property has access to and is fully dedicated and accepted public street or highway.
7. Except as shown on the survey, the subject property does not serve any adjoining property for drainage, utilities, or ingress egress.
8. The description of the subject property forms a mathematically closed figure.
9. Except as shown on the survey, no portion of the property shown on the survey lies within a Special Hazard Area as described on the Flood Insurance Rate Map for the community in which the subject property

Richard T. Tourville
RICHARD T. TOURVILLE PLS No. 8177
24 WINDING LANE, AVON, CT. 06001
DATE DEC 18 2004

**ALTA LAND TITLE SURVEY
=====**
**STATE OF CONNECTICUT
CITY OF HARTFORD**
=====
**PLAN SHOWING PROPERTY AT
101 BENTON STREET
TO BE ACQUIRED BY
COOLIDGE BENTON LLC
SCALE 1" = 30' DATE 12-11-04**

CREST GRAPHICS
ORIGINAL INK ON
POLYESTER FILM



2744

