2750-4

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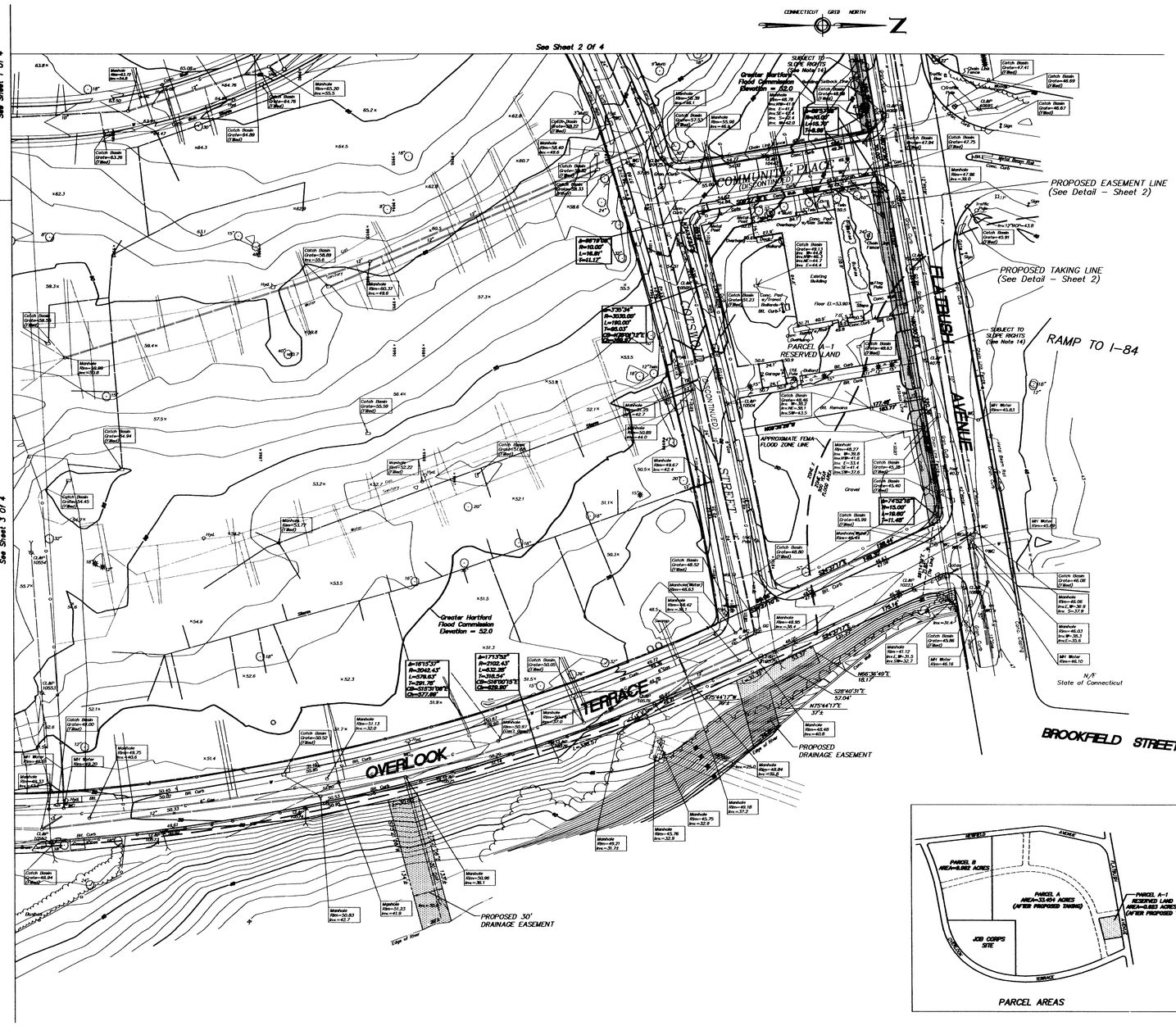


LEGEND

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

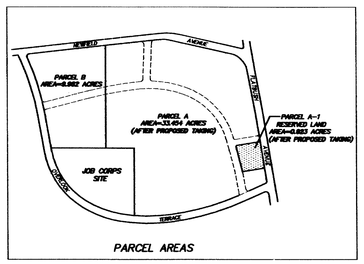
NOTES:

1. THIS SURVEY AND MAP HAS BEEN PREPARED IN ACCORDANCE WITH THE REGULATIONS OF CONNECTICUT STATE AGENCIES, SECTIONS 20–300b–1 THRU 20–300b–20, AND THE "STANDARDS FOR SURVEYS AND MAPS IN THE STATE OF CONNECTICUT" ADOPTED BY THE CONNECTICUT ASSOCIATION OF LAND SURVEYORS, INC. ON SEPTEMBER 26, 1996. THE TYPE OF SURVEY IS A PROPERTY SURVEY AND A T–2 TOPOGRAPHIC SURVEY. THE BOUNDARY DETERMINATION CATEGORY IS A RESURVEY. THE HORIZONTAL AND VERTICAL ACCURACY CONFORMS TO CLASS A–2 & V–2 ACCURACY.
2. COORDINATES REFER TO THE CONNECTICUT COORDINATE SYSTEM (NAD 83) ESTABLISHED WITH GPS.
3. ELEVATIONS REFER TO THE NATIONAL GEODETIC VERTICAL DATUM OF 1929 (NGVD 29) BASED UPON MDC MONUMENT HH–22 HOLDING THE PUBLISHED ELEVATION OF 73.304.
4. REFERENCE IS MADE TO A MAP ENTITLED
   - A. "PROPERTY LINE MAP THE HOUSING AUTHORITY OF THE CITY OF HARTFORD HARTFORD CONNECTICUT", BY F. PERRY CLOSE, SCALE 1"=100', DATED SEPTEMBER 1940.
   - B. "THE GENERAL SITE PLAN NATIONAL DEFENSE HOUSING PROJECT–CONN 3–4 HOUSING AUTHORITY OF THE CITY OF HARTFORD UNDER LOAN 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 OMM/PITD & CT. CARTER BEIGON JOB CORPS, CENTER–CONNECTICUT COMMONS 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 & CYR LAND SURVEYING LLC, SCALE 1"=100', DATED 7–27–2001.
   - F. "TOPOGRAPHIC SURVEY PROPOSED JOB CORPS 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.
5. REFERENCE IS MADE TO AN AGREEMENT WITH THE METROPOLITAN DISTRICT RECORDED IN VOLUME 757, PAGE 55 OF THE HARTFORD LAND RECORDS.
6. REFERENCE IS MADE TO AN AGREEMENT WITH THE CITY OF HARTFORD RECORDED IN VOLUME 763, PAGE 352 OF THE HARTFORD LAND RECORDS.
7. REFERENCE IS MADE TO A COOPERATION AGREEMENT WITH THE CITY OF HARTFORD RECORDED IN VOLUME 768, PAGE 36 OF THE HARTFORD LAND RECORDS.
8. REFERENCE IS MADE TO A DECLARATION OF TRUST RECORDED IN VOLUME 915, PAGE 535 OF THE HARTFORD LAND RECORDS.
9. REFERENCE IS MADE TO A VARIANCE RECORDED IN VOLUME 1661, PAGE 170 OF THE HARTFORD LAND RECORDS.
10. REFERENCE IS MADE TO A VARIANCE RECORDED IN VOLUME 1736, PAGE 163 OF THE HARTFORD LAND RECORDS.
11. REFERENCE IS MADE TO A VARIANCE RECORDED IN VOLUME 2253, PAGE 34 OF THE HARTFORD LAND RECORDS.
12. REFERENCE IS MADE TO A DECLARATION OF TRUST RECORDED IN VOLUME 2862, PAGE 282 OF THE HARTFORD LAND RECORDS.
13. REFERENCE IS MADE TO A DECLARATION OF TRUST RECORDED IN VOLUME 3026, PAGE 144 OF THE HARTFORD LAND RECORDS.
14. THE PROPERTY IS SUBJECT TO SLOPE RIGHTS ALONG FLATBUSH AVENUE AS DESCRIBED IN VOLUME 8, PAGE 128 OF THE HARTFORD STREET LINE BOOK AND SHOWN ON THE MAP IN NOTE 3C.
15. 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–20289.
16. COMMUNITY PLACE, COTSWOLD STREET AND HOMEWOOD PLACE WERE DISCONTINUED MAY 13, 2003. THE PROPERTY IS SUBJECT TO SUCH RIGHTS AS MAY EXIST FOR UTILITIES LOCATED IN SAID STREETS.
17. PARCEL A IS LOCATED IN A B–3 ZONE AND PARCEL B IS LOCATED IN A I–2 ZONE. THE SETBACKS ARE AS FOLLOWS:

    B–3 SETBACK REQUIREMENTS: FRONT – BUILDING LINE, SIDE – NOT REQUIRED, REAR 20 FEET.

    I–2 SETBACK REQUIREMENTS: FRONT – BUILDING LINE, SIDE – NOT REQUIRED, REAR 20 FEET.

    ALL AS MORE PARTICULARLY DESCRIBED IN THE HARTFORD ZONING REGULATIONS.
18. THE PROPERTY IS LOCATED PARTLY IN A ZONE X 500 YEAR FLOOD HAZARD AREA AND PARTLY IN ZONE X AS SHOWN ON THE FEDERAL FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 090080 0005 B, DATED DECEMBER 4, 1986.
19. THE PROPERTY IS SUBJECT TO REGULATIONS ESTABLISHED BY THE GREATER HARTFORD FLOOD COMMISSION.
20. UNDERGROUND UTILITY, STRUCTURE AND FACILITY LOCATIONS DEPICTED HEREON HAVE BEEN COMPILED, IN PART, FROM RECORD MAPPING 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 SURVEYOR, THE PROPERTY OWNER AND THE CORPORATION ARE THE EXISTENCE, SIZE AND LOCATION OF ALL SUCH FEATURES MUST BE DETERMINED AND VERIFIED IN THE FIELD BY THE APPROPRIATE AUTHORITIES PRIOR TO CONSTRUCTION. CALL BEFORE YOU DIG 1–800–922–4455.



PARCEL AREAS

SHEET 4 OF 4

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

GRAPHIC SCALE 40 20 0 40 80 120

No.	Date	Revision description
5	1–23–04	Taking Line Revised
4	7–17–03	Proposed Taking Lines & Easement Added
		Parcel Areas Revised, Survey Updated (3891439)
3	9–23–02	Proposed Easements Added (3891375)
2	7–26–02	Parcels Revised
1	5–08–02	Certification Revised

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

MICHAEL C. WILMES, L.S. LICENSE NO. 14205

TRUE AND VALID COPIES OF THIS MAP OR PLAN MUST BEAR THE ORIGINAL SIGNATURE AND EMBOSSED SEAL OF THE ABOVE NAMED LAND SURVEYOR. UNAUTHORIZED REPRODUCTION OR ALTERATION IS FORBIDDEN.

Embossed seal

URS

Surveying and Mapping by:
URS Corporation A·E·S
500 Enterprise Drive, Suite 3B
Rocky Hill, Connecticut 06067–4002
Tel. (860) 529–8882

Scale: 1" = 40'
Date: MARCH 2002

Field book #	Crew Chief	Project #
1540–1	F.S. & F.R.	F1–00002210.00
Search #	Drawn by	Checked by	Map File #
3853	SK, EL		E9–20

#2750-4

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