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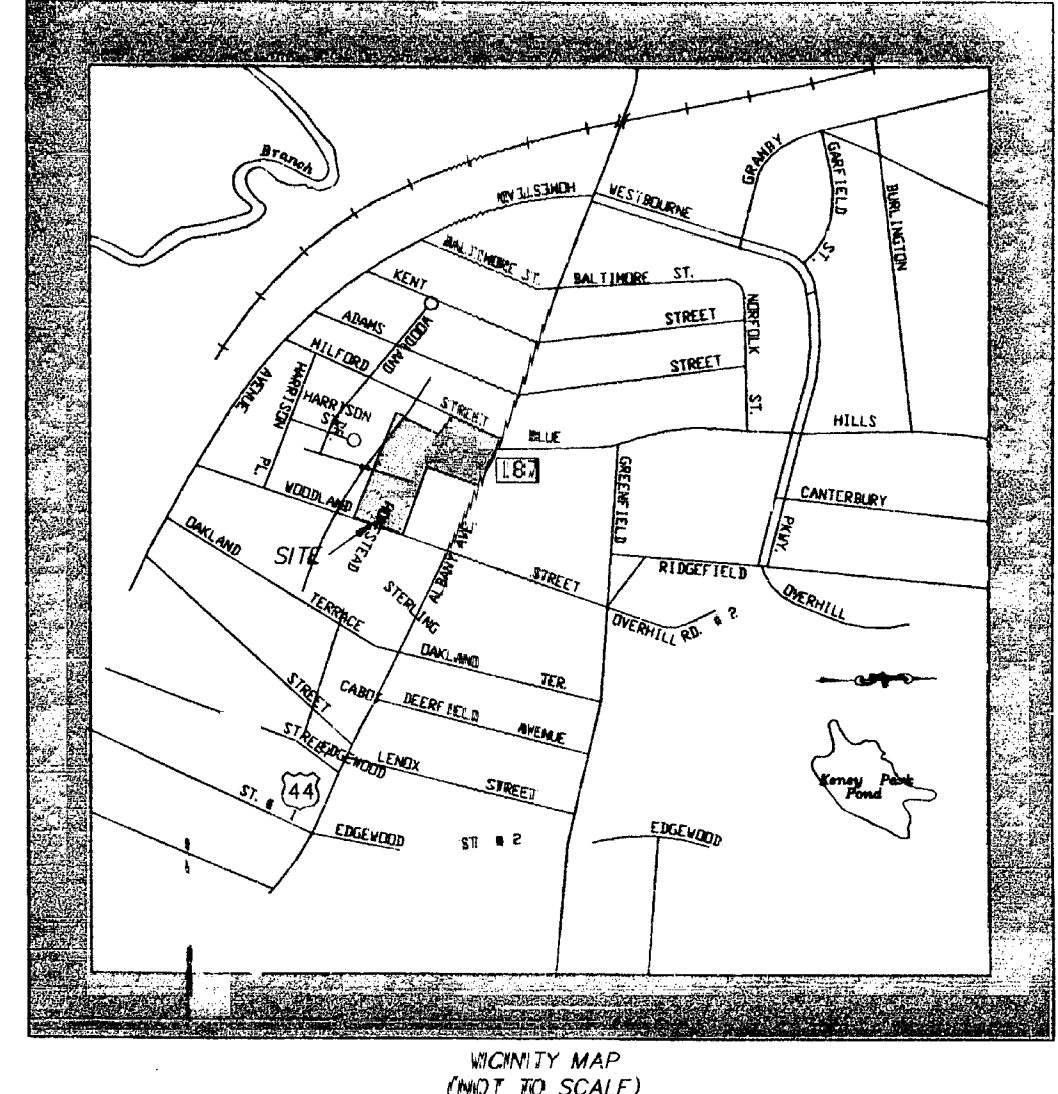
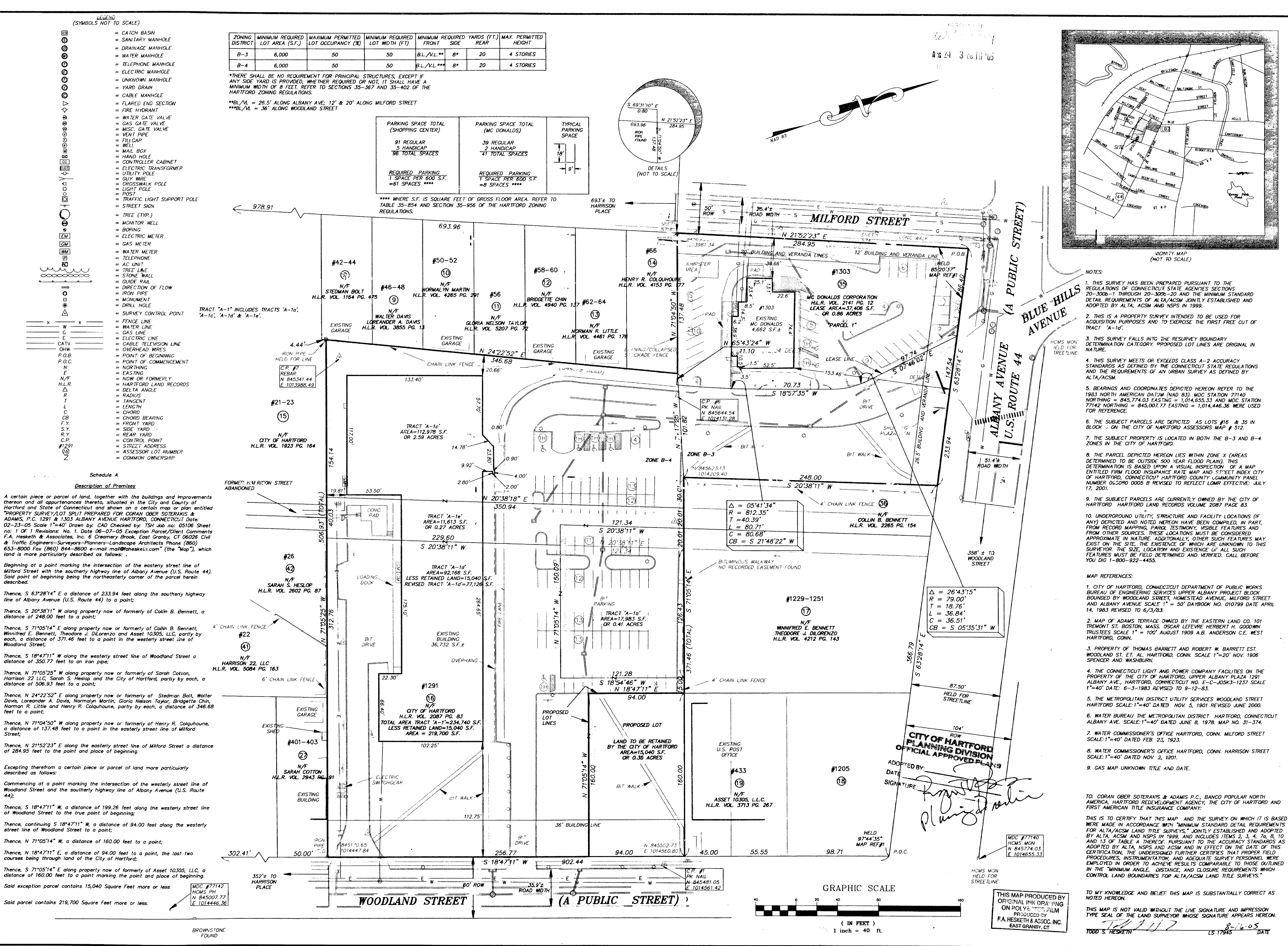
F. A. Hesketh & Associates, Inc.
6 Greenfield Brook, East Granby, CT 06026
City & Town Engineer - Surveyors - Landscapers - Architects



No.	Date	Description	Exception	Form/Client Comments	Attorney Comments
1	06-07-05				
2	06-17-05				

ALTA/ACSM LAND TITLE SURVEY
PROPERTY SURVEY/LOT SPLIT
CORAN OBER SOTERAKIS & ADAMS P.C.
1291 & 1303 ALBANY AVENUE
HARTFORD, CONNECTICUT
Date: 02-23-05
Drawn by: CAD
Job no.: 05106
Sheet no.: 1 OF 1

AL



- 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 STANDARD DETAIL REQUIREMENTS OF ALTA/ACSM JOINTLY ESTABLISHED AND ADOPTED BY ALTA, ACSM AND NSPS IN 1999.
 2. THIS IS A PROPERTY SURVEY INTENDED TO BE USED FOR ACQUISITION PURPOSES AND TO EXERCISE THE FIRST FIVE CUT OF TRACT "A-1c".
 3. THIS SURVEY FALLS INTO THE RESURVEY BOUNDARY DETERMINATION CATEGORY. PROPOSED LOT LINES ARE ORIGINAL IN NATURE.
 4. THIS SURVEY MEETS OR EXCEEDS CLASS A-2 ACCURACY STANDARDS AS DEFINED BY THE CONNECTICUT STATE REGULATIONS AND THE REQUIREMENTS OF AN URBAN SURVEY AS DEFINED BY ALTA/ACSM.
 5. BEARINGS AND COORDINATES DEPICTED HEREON REFER TO THE 1983 NORTH AMERICAN DATUM (NAD 83). MDC STATION 77142 NORTHING = 845,774.03 EASTING = 1,014,655.13 AND MDC STATION 77142 NORTHING = 845,002.77 EASTING = 1,014,446.36 WERE USED FOR REFERENCE.
 6. THE SUBJECT PARCELS ARE DEPICTED AS LOTS #16 & #35 IN BLOCK 1 ON THE CITY OF HARTFORD ASSESSORS MAP # 512.
 7. THE SUBJECT PROPERTY IS LOCATED IN BOTH THE B-3 AND B-4 ZONES IN THE CITY OF HARTFORD.
 8. THE PARCEL DEPICTED HEREON LIES WITHIN ZONE X (AREAS DETERMINED TO BE OUTSIDE 500 YEAR FLOOD PLAIN). THIS DETERMINATION IS BASED UPON A VISUAL INSPECTION OF A MAP ENTITLED FIRM FLOOD INSURANCE RATE MAP AND STREET INDEX CITY OF HARTFORD, CONNECTICUT HARTFORD COUNTY COMMUNITY PANEL NUMBER 05-0200 D005 E REVISED TO REFLECT LAMP EFFECTIVE: JULY 1, 2001.
 9. THE SUBJECT PARCELS ARE CURRENTLY OWNED BY THE CITY OF HARTFORD. HARTFORD LAND RECORDS VOLUME 2087 PAGE 83.
 10. UNDERGROUND UTILITY STRUCTURE AND FACILITY LOCATIONS (IF ANY) DEPICTED AND NOTED HEREON HAVE BEEN COMPILED FROM RECORD MAPPING, PAROL TESTIMONY, VISIBLE FEATURES AND FROM OTHER SOURCES. THESE LOCATIONS MUST BE CONSIDERED APPROXIMATE IN NATURE. ADDITIONALLY, OTHER SUCH FEATURES MAY EXIST ON THE SITE, THE EXISTENCE OF WHICH ARE UNKNOWN TO THIS SURVEY. THE SIZE, LOCATION AND EXISTENCE OF SUCH FEATURES MUST BE FIELD DETERMINED AND VERIFIED. CALL BEFORE YOU DIG 1-800-922-4455.

- MAP REFERENCES:
1. CITY OF HARTFORD, CONNECTICUT DEPARTMENT OF PUBLIC WORKS BUREAU OF ENGINEERING SERVICES UPPER ALBANY PROJECT BLOCK BOUNDED BY WOODLAND STREET, HOMESTEAD AVENUE, MILFORD STREET AND ALBANY AVENUE SCALE: 1" = 50' DAYBOOK NO. 010799 DATE APRIL 14, 1983 REVISED TO 6/3/83.
 2. MAP OF ADAMS TERRACE OWNED BY THE EASTERN LAND CO. 101 TREMONT ST. BOSTON, MASS. OSCAR LEFEBVRE HERBERT H. GOODMAN TRUSTEES SCALE: 1" = 100' AUGUST 1909 A.B. ANDERSON C.E. WEST HARTFORD, CONN.
 3. PROPERTY OF THOMAS BARRETT AND ROBERT W. BARRETT EST. WOODLAND ST. ET. AL. HARTFORD, CONN. SCALE 1"=20' NOV. 1906 SPENCER AND WASHBURN.
 4. THE CONNECTICUT LIGHT AND POWER COMPANY FACILITIES ON THE PROPERTY OF THE CITY OF HARTFORD, UPPER ALBANY PLAZA 1291 ALBANY AVE., HARTFORD, CONNECTICUT NO. E-C-J00K3-1237 SCALE 1"=40' DATE: 6-3-1983 REVISED TO 9-12-83.
 5. THE METROPOLITAN DISTRICT UTILITY SERVICES WOODLAND STREET HARTFORD SCALE: 1"=40' DATED: NOV. 5, 1901 REVISED JUNE 2000.
 6. WATER BUREAU OF THE METROPOLITAN DISTRICT HARTFORD, CONNECTICUT ALBANY AVE. SCALE: 1"=40' DATED: JUNE 8, 1978 MAP NO. 31-374.
 7. WATER COMMISSIONER'S OFFICE HARTFORD, CONN. MILFORD STREET SCALE: 1"=40' DATED FEB. 23, 1923.
 8. WATER COMMISSIONER'S OFFICE HARTFORD, CONN. HARRISON STREET SCALE: 1"=40' DATED NOV. 2, 1901.
 9. GAS MAP UNKNOWN TITLE AND DATE.

TO: CORAN OBER SOTERAKIS & ADAMS P.C., BANCO POPULAR NORTH AMERICA, HARTFORD REDEVELOPMENT AGENCY, THE CITY OF HARTFORD AND FIRST AMERICAN TITLE INSURANCE COMPANY.

THIS IS TO CERTIFY THAT THIS MAP, AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA, ACSM AND NSPS IN 1999, AND INCLUDES ITEMS 2, 3, 4, 7a, 8, 10 AND 13 OF TABLE A THEREOF PURSUANT TO THE ACCURACY STANDARDS AS ADOPTED BY ALTA, NSPS AND ACSM AND IN EFFECT ON THE DATE OF THIS CERTIFICATION. THE UNDERSIGNED FURTHER CERTIFIES THAT PROPER FIELD PROCEDURES, INSTRUMENTATION, AND ADEQUATE SURVEY PERSONNEL WERE EMPLOYED IN ORDER TO ACHIEVE RESULTS COMPARABLE TO THOSE OUTLINED IN THE MINIMUM ANGLES, DISTANCE, AND CLOSURE REQUIREMENTS WHICH CONTROL LAND BOUNDARIES FOR ALTA/ACSM LAND TITLE SURVEYS.

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.

FA HESKETH & ASSOC. INC.
EAST GRANBY, CT

1000 S. HESKETH
LS 17945
DATE: 2-23-05