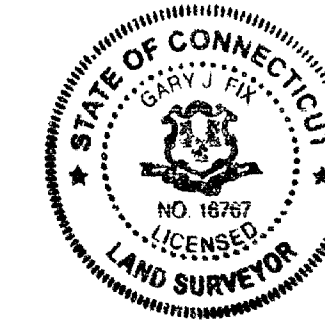


GENERAL NOTES

1. This Plan of Land is intended solely to represent the boundary lines of the subject property.
2. Unless otherwise noted herein, this survey plan shall not be construed as depicting the presence, absence, or limits of any or all regulated wetlands or floodplains. Any surface water features shown, such as streams or ponds, are not represented as indicating limits of wetland resource areas.
3. No other permits, approvals, uses, site conditions or suitability are expressed or implied hereby, either directly or by omission.
4. All parcels are subject to and with the benefit of all rights, restrictions, conditions, easements, leases, encumbrances and appurtenances of record.
5. Endorsement does not imply compliance with Inland Wetland and Watercourses Act or zoning.
6. Horizontal Datum is based upon Magnetic North.
7. Reference is made to a plan entitled "Plan of Land in Hartford, CT, 1040 Prospect Avenue, prepared for The University of Hartford", prepared by Foresight Land Services, dated April 26, 2004. Said plan is on file with the Hartford Land Records.

I hereby certify that this map and survey were prepared in accordance with the standards of a Class D survey as defined in the Code of Standards for Surveys and Maps, adopted September 26, 1996, and as amended by the Connecticut Association of Land Surveyors, Inc.




DATE: 9/23/05

THIS MAP PRODUCED BY
ORIGINAL INK DRAWING ON
POLYESTER FILM OR LINEN
BY
FORESIGHT LAND SERVICES

LEGEND

- | | |
|--------------------|-------------|
| ● IRON PIPE FOUND | ⊠ COLUMN |
| ■ BOUND FOUND | ⊞ PILLAR |
| ○ IRON PIPE TO SET | ⊙ STANDPIPE |
| ⌒ UTILITY POLE | ⌒ HYDRANT |

UP = UTILITY POLE
CONC. = CONCRETE

 EXISTING BUILDING
 PORCH/DECK/PATIO

=====	EDGE OF ASPHALT
=====	EDGE OF CURB
=====	EDGE OF CONCRETE
----- x -----	FENCE
----- OHW -----	OVER HEAD WIRE
=====	PROPERTY LINE
- - - - -	INTERIOR PROPERTY LINE

RECORD OWNER


MARRI D. FAIRBANKS (1/2 INTEREST)
GREGORY M. KRACZKOWSKY and
KATHLEEN F. KRACZKOWSKY (1/2 INTEREST)
VOL. 5062 PAGE 233

Marr. Fairbank
Kathleen Kraglund
page 4 of 2 pages
DATE: 9/27/2005

**CITY OF HARTFORD
PLANNING DIVISION
OFFICIAL APPROVED PLANS**

APPROVED BY: _____
DATE: _____

DATE: _____
SIGNATURE: _____
K. J. [Signature]
D. J. [Signature]

10-10-2001 10-10-2001	<h1 style="margin: 0;">LOT LINE REVISION</h1> <h2 style="margin: 0;">Prepared For</h2> <h1 style="margin: 0;">85 AND 111 TERRY ROAD</h1> <h2 style="margin: 0;">INCORPORATING PARCEL 310-001-025</h2> <h3 style="margin: 0;">Terry Road</h3> <h3 style="margin: 0;">Hartford, Ct.</h3>	10-10-2001 10-10-2001
PREPARED BY:		
<div style="display: flex; justify-content: space-around; align-items: center;"> <div style="text-align: center;"> <p><i>FORECAST</i></p> <p><i>LAND SERVICES</i></p> </div> <div style="text-align: center;">  </div> <div style="text-align: center;"> <p><i>INCORPORATING SYSTEMS PLANNING</i></p> </div> </div> <p style="margin-top: 10px;">Division of Dream Associates, Inc. Forecast Building * Pittsford, NY 14534 * Tel (315) 499-7580</p>		
SCALE: 1" = 20'	DWN. BY: MTT/HMG	CHK. BY: JMC
DATE: September 22, 2005	DWG. NO. S2054W02	SHEET NO. 1 OF 1
JOB NO. S2009		

SITE DATA

Data provided by City of Hartford, Ct.
Assessors Department

Zoned: R-8 (Low Density Residential District)

Dimensional Requirements:

Min. Lot Size (Sq. Ft.)	= 12,000
Min. Lot Width (Ft.)	= 80
Min. Front Yard	= every principal structure in conformance with the existing building line and veranda line.

Min. Side Yard	= 15
Min. Side Yard Principal Residential	= 30
Min. Back Yard	= 30

Max. Bldg. Height	= (3 1/2) Stories
Max. Residential Structure Coverage (%)	= 25
Min. Floor Space per dwelling unit. (Sq. Ft.)	= 1,500

Off-Street Parking Requirements

Off-Street parking and Off-Street loading shall be provided in accordance with the provisions of article V of the by-laws in this Chapter

Existing Area = 36,851 ± Sq. Ft.
(0.846 ± Acres)

$$+ \quad \text{New Area} = 13,705 \text{ Sq. Ft.} \left(\begin{array}{l} \text{Additional Land to be conveyed To} \\ \text{(0.315 Acres)} \quad \text{Marri D. Fairbanks} \end{array} \right)$$

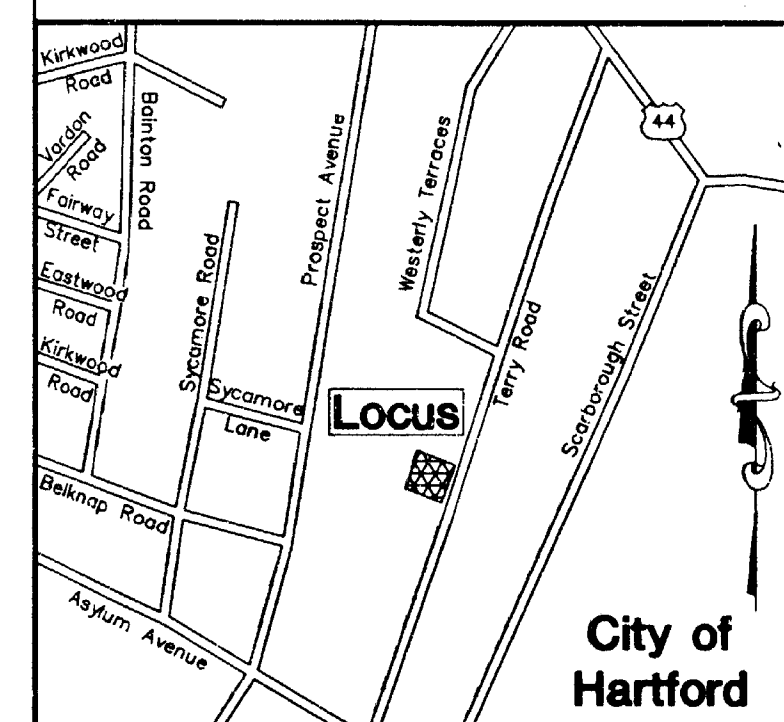
TOTAL Area = 50,556± Sq. Ft.
(1.161± Acres)

Existing Area = 39,283± Sq. Ft.
(0.90± Acres)

+ New Area = 13,705 Sq. Ft. (0.32 Acres) (Additional Land to be conveyed To Gregory M. Krackzkowsky and Kathleen G. Krackzkowsky)

TOTAL Area = 52,988± Sq. Ft.
(1.22± Acres)

VICINITY MAP SCALE 1"=1000'±



GRAPHIC SCALE

(IN FEET)
1 inch = 20 ft.

#2997