

MAP REFERENCE:

1. MAP ENTITLED, "PROPERTY OF THE HARTFORD LUMBER CO. ALBANY AVE. AND CHESTNUT ST. HARTFORD, CONN. SCALE 1"=16' MAY 1929 SPENCER AND WASHBURN, INC. ENGRS"
2. MAP ENTITLED, "BOUNDARY & TOPOGRAPHICAL SURVEY PROPERTY OF HOUSE OF BREAD, INC. ALBANY AVE. & CHESTNUT ST. HARTFORD, CT SCALE 1"=20' DATE: 1989 PETER D. FLYNN L.S."

#25-73 ALBANY AVENUE
BEGINNING AT A POINT SAID POINT BEING S47°29'00"E
A DISTANCE OF 254.02 FEET FROM THE SOUTHEAST
STREET LINE INTERSECTION OF CHESTNUT STREET &
ALBANY AVENUE, BEING FURTHER BOUNDED AND
DESCRIBED AS FOLLOWS:

THENCE, S47°29'00"E A DISTANCE OF 372.44
FEET TO A POINT;
THENCE, S41°22'15"W A DISTANCE OF 92.76
FEET TO A POINT;
THENCE, N62°07'20"W A DISTANCE OF 161.46
FEET TO A POINT;
THENCE, N72°38'45"W A DISTANCE OF 147.19
FEET TO A POINT;
THENCE, N19°07'27"E A DISTANCE OF 213.63
FEET TO THE POINT AND PLACE OF
BEGINNING.

SAID PARCEL CONTAINS 47,871.15 Square Feet
or 1.099 Acres.

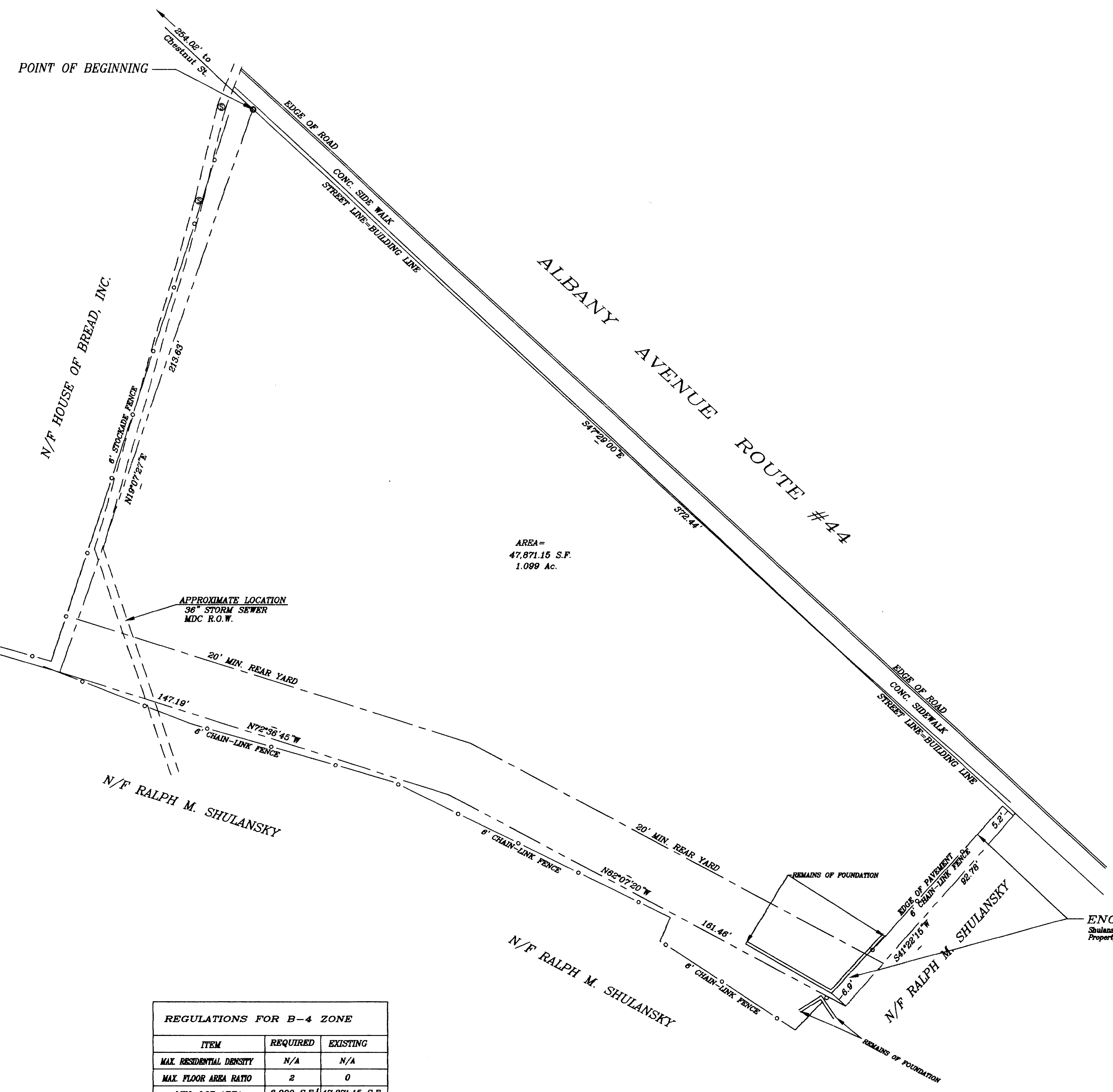
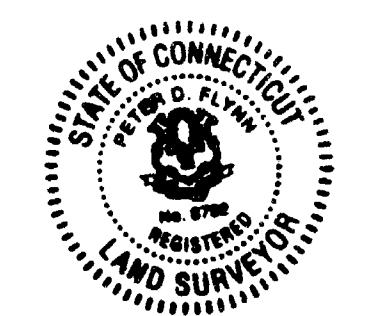
CERTIFICATION:

- 1) THIS MAP AND SURVEY WERE PREPARED IN ACCORDANCE WITH THE
THE REGULATIONS OF CONNECTICUT STATE AGENCIES, SECTIONS
20-300B-1 THRU 20-300B-20, AND THE RECOMMENDED STANDARDS
FOR SURVEYS AND MAPS IN THE STATE OF CONNECTICUT EFFECTIVE
SEPTEMBER 26, 1996 PREPARED AND ADOPTED BY THE CONNECTICUT
ASSOCIATION OF LAND SURVEYORS, INC. PURSUANT TO AND AS SET
FORTH THEREIN.
- 2) THIS MAP AND SURVEY WERE PREPARED FOR HARTFORD ECONOMIC DEVELOPMENT
COMMISSION TO BE USED IN MATTERS THAT RELATE TO PROPERTY BOUNDARIES
USE OF THIS MAP FOR OTHER PURPOSES OR BY OTHER PARTIES IS NOT EITHER
IS NOT AUTHORIZED OR VALID.
- 3) NO DECLARATION IS EXPRESSED OR IMPLIED BY THIS MAP OR COPIES THEREOF
UNLESS IT BEARS THE IMPRESSION TYPE SEAL AND ORIGINAL LIVE SEAL AND
ORIGINAL LIVE SIGNATURE OF THE SURVEYOR WHOSE NAME AND REGISTRATION
NUMBER APPEAR BELOW. ANY CHANGES MADE TO THIS PLAN WITHOUT THE
KNOWLEDGE OF THE SIGNERS INVALIDATES THESE DECLARATIONS.

TO THE BEST OF MY KNOWLEDGE AND BELIEF THIS MAP IS
SUBSTANTIALLY CORRECT AS NOTED HEREON.

Peter D. Flynn
NOT VALID UNLESS ORIGINAL SIGNATURE, LIVE SEAL, & RAISED SEAL ARE AFFIXED.

PETER D. FLYNN CT L.S. #9792 DATE
FLYNN & CYR LAND SURVEYING LLC
374 WILSON CROSS STREET
BEEBE, CONNECTICUT 06031



REGULATIONS FOR B-4 ZONE		
ITEM	REQUIRED	EXISTING
MAX. RESIDENTIAL DENSITY	N/A	N/A
MAX. FLOOR AREA RATIO	2	0
MIN. LOT AREA	6,000 S.F.	47,871.15 S.F.
MIN. LOT WIDTH	50'	372.44'
MIN. FRONT YARD	0'	0'
MIN. SIDE YARD	N/R	N/R
MAX. LOT OCCUPANCY X	60	0
MIN. REAR YARD	20'	20'
MAX. BLDG. HEIGHT	4 STY.	N/R
MIN. USABLE OPEN SPACE	N/A	N/A

Flynn Land Surveying
Original Ink
Drawing on Mylar

INDICATED UNDERGROUND UTILITIES ARE BASED ON AVAILABLE DATA. THE
LOCATIONS ARE APPROXIMATE AND ALL UTILITIES MAY NOT BE SHOWN. PRIOR
TO CONSTRUCTION, CONTRACTOR SHALL CALL 1-800-822-4455 AND HAVE
ALL UTILITIES MARKED.

THIS DRAWING HAS BEEN PREPARED BASED, IN PART, ON INFORMATION
PROVIDED BY OTHERS RELATING TO THE LOCATION OF UNDERGROUND
SERVICES. WE CANNOT VERIFY THE ACCURACY OF THIS INFORMATION AND
SHALL NOT BE HELD RESPONSIBLE FOR ANY ERRORS OR OMISSIONS, WHICH
MAY BE INCORPORATED HEREIN AS A RESULT.

PROPERTY SURVEY FOR
HARTFORD ECONOMIC
DEVELOPMENT COMMISSION
#25-73 ALBANY AVENUE
HARTFORD, CONNECTICUT
SCALE 1"=20' SEPT. 7, 2004

