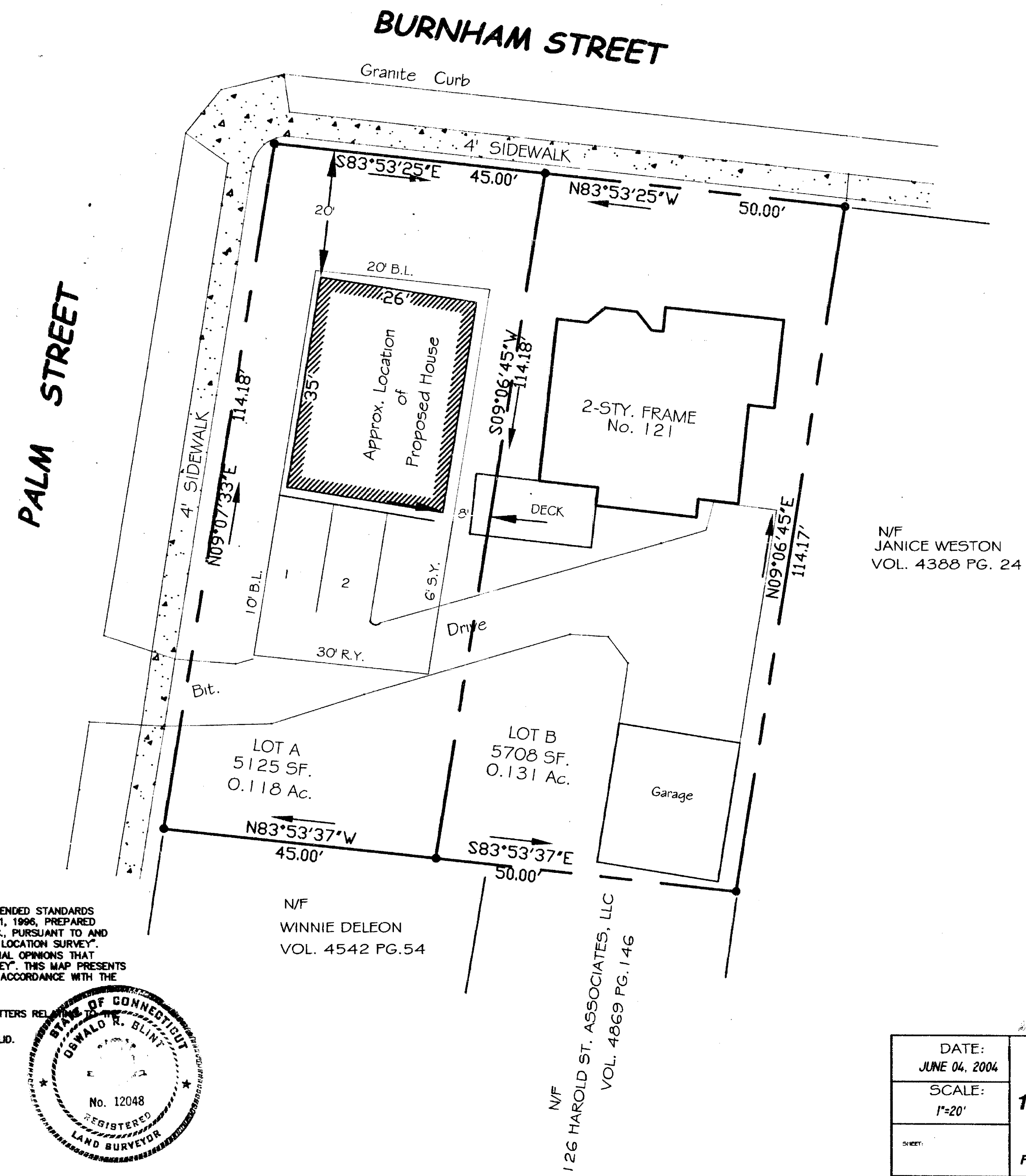


#2802

ORIGINAL INK DRAWING  
ON FILM  
OZZIE BLINT, SURVEYOR



ZONING INFORMATION		
ZONE R-6	REQUIRED	PROPOSED
USE	RES	RES.
BUILDING AREA	1281 SF	910 SF
LOT AREA	6000 SF	5125 SF*
RES. DENSITY	7.3 FPA	8.5 FPA*
F.A.R.	N.A	N.A
LOT OCCUPANCY	25%	17.8%
LOT WIDTH	50'	45'
FRONT YARD	20'	21'
SIDE YARD	30 & 6	41 & 7.5
REAR YARD	30'	57'
HEIGHT	3.5 STY.	2 STY
USABLE OPEN SPACE	N.A	N.A
PARKING	1	2
* DENOTES NON-CONFORMING		

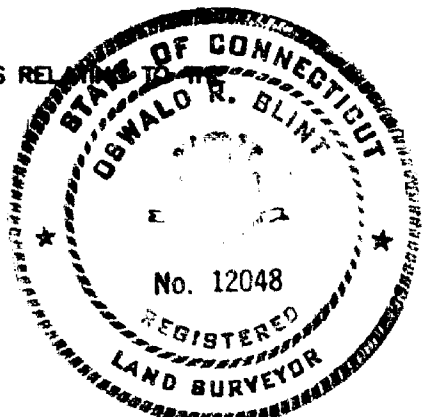
LOTS WERE CREATED PRIOR TO THE ADOPTION OF THE PRESENT ZONING REGULATIONS.

NOTE  
REFERENCE IS HEREBY MADE TO A MAP OR PLAN ENTITLED "MAP OF BLUE HILLS PARK OWNED BY FREDRICK A. BURNHAM AND ELIJAH A. KENYON, HARTFORD, CONN., SCALE 1" = 100' AUGUST 31, 1901, C.B. VORCE ENGINEER"  
  
LOT "A" WAS CREATED 50 FEET WIDE BUT WAS REDUCED TO 45 FEET WHEN PALM STREET WAS WIDENED IN 1918.

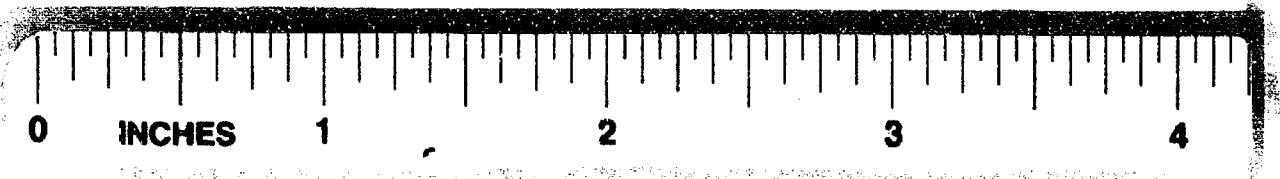
- MAP NOTES:
- THIS MAP AND SURVEY WERE PREPARED IN ACCORDANCE WITH THE RECOMMENDED STANDARDS FOR SURVEYS AND MAPS IN THE STATE OF CONNECTICUT EFFECTIVE JUNE 21, 1996, PREPARED AND ADOPTED BY THE CONNECTICUT ASSOCIATION OF LAND SURVEYORS, INC., PURSUANT TO AND AS SET FORTH IN THESE STANDARDS. THE TYPE OF SURVEY IS A "ZONING LOCATION SURVEY". THE STREET LINES AS THEY ARE DEPICTED HEREON, REPRESENT PROFESSIONAL OPINIONS THAT PERTAIN TO A BOUNDARY DETERMINATION CATEGORY OF "DEPENDENT RESURVEY". THIS MAP PRESENTS THE RESULTS OF MEASUREMENTS WHICH WERE MADE UPON THE GROUND IN ACCORDANCE WITH THE ACCURACY STANDARDS OF A CLASS A-2 SURVEY.
  - THIS MAP AND SURVEY WERE PREPARED FOR LISA & DANA HIGGINS IN MATTERS RELATING TO ZONING REGULATIONS. USE OF THIS MAP FOR OTHER PURPOSES OR BY OTHER PARTIES IS NOT VALID.

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

*[Signature]*  
OSWALD BLINT L.S.



DATE: JUNE 04, 2004	<b>ZONING LOCATION SURVEY</b> OF <b>121-123 BURNHAM STREET</b> HARTFORD, CONNECTICUT PREPARED FOR LISA & DANA HIGGINS	 <b>BLINT SURVEYING</b> 95 GIDDINGS AVENUE WINDSOR, CONNECTICUT 860.833.6850
SCALE: 1"=20'		
SHEET:		



#2802