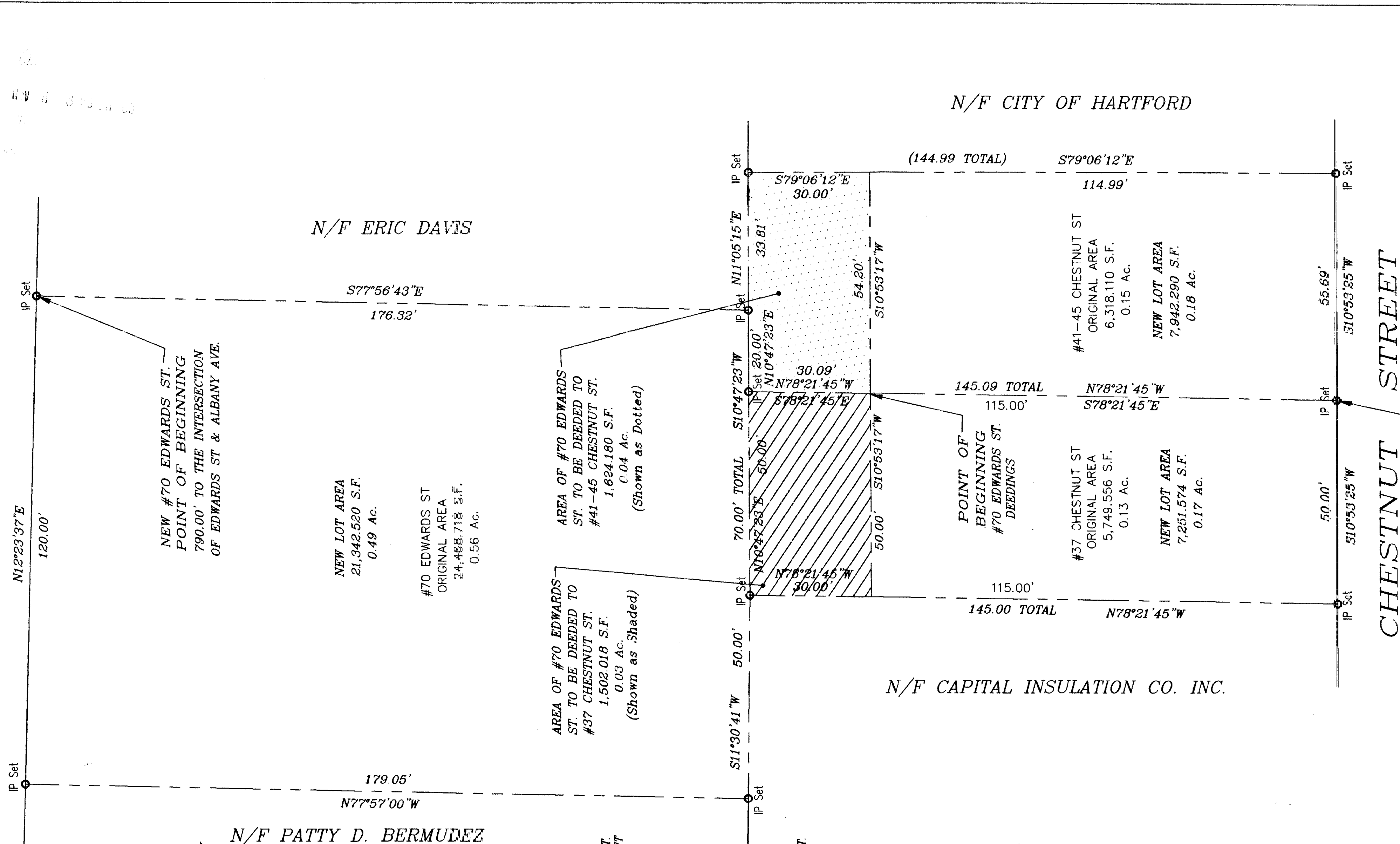


MAP REFERENCE:
MAP OF THE CITY OF HARTFORD, CONNECTICUT, DEPARTMENT OF PUBLIC WORKS, PLAN OF PROPERTY KNOWN AS TRACTS A, B, C, D, E, F, G, CHESTNUT ST. & EDWARDS ST. HARTFORD, CONNECTICUT DATED 12-2-1987 REV. 12-29-87 5-26-88 & 8-17-89 OZIE BLUNT L.S.

2803

EDWARDS STREET



DEED DESCRIPTIONS:

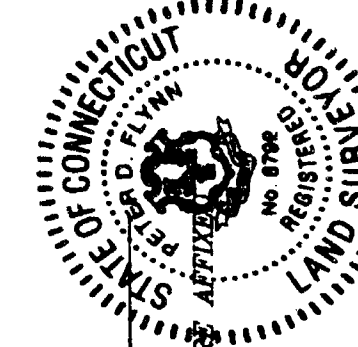
- A. PARCEL TO BE DEEDED TO #37 CHESTNUT ST. FROM #70 EDWARDS ST. BEGINNING AT A POINT SAID POINT BEING S10°53'25" W A DISTANCE OF 687.82 FEET. THENCE N78°21'45" W A DISTANCE OF 115.00 FEET FROM THE SOUTHWEST STREET LINE INTERSECTION OF ALBANY AVENUE AND CHESTNUT STREET SAID POINT ALSO BEING THE SOUTHWEST CORNER OF PROPERTY KNOWN AS #41-45 CHESTNUT STREET BEING MORE PARTICULARLY BOUNDED AND DESCRIBED AS FOLLOWS:
- THENCE S10°53'17" W A DISTANCE OF 50.00 FEET TO A POINT;
THENCE N78°21'45" W A DISTANCE OF 30.00 FEET TO A POINT;
THENCE N10°47'23" E A DISTANCE OF 50.00 FEET TO A POINT;
THENCE S78°21'45" E A DISTANCE OF 30.09 FEET TO THE POINT;
AND PLACE OF BEGINNING.
- SAID PARCEL CONTAINS 1,502.018 Square Feet of 0.03 Acres.
- B. PARCEL TO BE DEEDED TO #41-45 CHESTNUT ST. FROM #70 EDWARDS ST. BEGINNING AT A POINT SAID POINT BEING S10°53'25" W A DISTANCE OF 687.82 FEET. THENCE N78°21'45" W A DISTANCE OF 115.00 FEET FROM THE SOUTHWEST STREET LINE INTERSECTION OF ALBANY AVENUE AND CHESTNUT STREET SAID POINT ALSO BEING THE SOUTHWEST CORNER OF PROPERTY KNOWN AS #41-45 CHESTNUT STREET BEING MORE PARTICULARLY BOUNDED AND DESCRIBED AS FOLLOWS:
- THENCE N78°21'45" W A DISTANCE OF 30.09 FEET TO A POINT;
THENCE N10°47'23" E A DISTANCE OF 50.00 FEET TO A POINT;
THENCE N1°05'15" E A DISTANCE OF 33.81 FEET TO A POINT;
THENCE S10°53'17" W A DISTANCE OF 50.00 FEET TO A POINT;
AND PLACE OF BEGINNING.
- SAID PARCEL CONTAINS 1,624.180 Square Feet of 0.04 Acres.
- C. NEW #37 CHESTNUT STREET BOUNDARY BEGINNING AT A POINT SAID POINT BEING S10°53'25" W A DISTANCE OF 687.82 FEET FROM THE SOUTHWEST STREET LINE INTERSECTION OF ALBANY AVENUE AND CHESTNUT ST. SAID POINT ALSO BEING THE SOUTHWEST CORNER OF PROPERTY KNOWN AS #41-45 CHESTNUT STREET AND THE NORTHEAST CORNER OF PROPERTY HEREIN DESCRIBED BEING MORE PARTICULARLY BOUNDED AND DESCRIBED AS FOLLOWS:
- THENCE S10°53'25" W A DISTANCE OF 50.00 FEET TO A POINT;
THENCE N78°21'45" W A DISTANCE OF 30.00 FEET TO A POINT;
THENCE N10°47'23" E A DISTANCE OF 50.00 FEET TO A POINT;
THENCE S78°21'45" E A DISTANCE OF 50.00 FEET TO A POINT;
AND PLACE OF BEGINNING.
- SAID PARCEL CONTAINS 7,251.574 Square Feet of 0.17 Acres.
- D. NEW #41-45 CHESTNUT STREET BOUNDARY BEGINNING AT A POINT SAID POINT BEING S10°53'25" W A DISTANCE OF 687.82 FEET FROM THE SOUTHWEST STREET LINE INTERSECTION OF ALBANY AVENUE AND CHESTNUT ST. SAID POINT ALSO BEING THE SOUTHWEST CORNER OF PROPERTY KNOWN AS #41-45 CHESTNUT STREET AND THE SOUTHWEST CORNER OF PROPERTY HEREIN DESCRIBED BEING MORE PARTICULARLY BOUNDED AND DESCRIBED AS FOLLOWS:
- THENCE N78°21'45" W A DISTANCE OF 145.09 FEET TO A POINT;
THENCE N1°05'15" E A DISTANCE OF 33.81 FEET TO A POINT;
THENCE S78°21'45" E A DISTANCE OF 144.99 FEET TO A POINT;
THENCE S10°53'25" W A DISTANCE OF 55.69 FEET TO THE POINT;
AND PLACE OF BEGINNING.
- SAID PARCEL CONTAINS 7,942.290 Square Feet of 0.18 Acres.
- E. NEW #70 EDWARDS STREET BOUNDARY BEGINNING AT A POINT SAID POINT BEING S12°23'37" W A DISTANCE OF 790.00 FEET FROM THE SOUTHWEST STREET LINE INTERSECTION OF ALBANY AVENUE AND EDWARDS ST. SAID POINT ALSO BEING THE SOUTHWEST CORNER OF PROPERTY KNOWN AS #41-45 CHESTNUT STREET AND THE SOUTHWEST CORNER OF PROPERTY HEREIN DESCRIBED BEING MORE PARTICULARLY BOUNDED AND DESCRIBED AS FOLLOWS:
- THENCE S77°56'43" E A DISTANCE OF 176.32 FEET TO A POINT;
THENCE S10°47'23" W A DISTANCE OF 70.00 FEET TO A POINT;
THENCE S12°23'37" W A DISTANCE OF 120.00 FEET TO A POINT;
THENCE N12°23'37" E A DISTANCE OF 120.00 FEET TO THE POINT;
AND PLACE OF BEGINNING.
- SAID PARCEL CONTAINS 21,342.520 Square Feet of 0.49 Acres.

CERTIFICATION:

- 1) THIS MAP AND SURVEY WERE PREPARED IN ACCORDANCE WITH 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 28, 1994 PREPARED AND ADOPTED BY THE CONNECTICUT PROFESSIONAL SURVEYORS, INC. PURSUANT TO AND AS SET FORTH IN THESE STANDARDS.
- THE TYPE OF SURVEY PERFORMED AND THE MAPPED FEATURES DEPICTED HEREON ARE IN ACCORDANCE WITH THE REQUIREMENTS OF AN BOUNDARY LOCATION SURVEY.
- PROPERTY LINES, AS THEY ARE DEPICTED HEREON, PRESENT PROFESSIONAL OPINIONS THAT PERTAIN TO AN "INDEPENDENT RESURVEY". THIS MAP PRESENTS THE RESULTS OF MEASUREMENTS WHICH WERE MADE UPON THE PROPERTY LINES, AS THEY ARE DEPICTED HEREON, IN ACCORDANCE WITH THE ACCURACY STANDARDS OF A CLASS A-2 SURVEY.
- 2) THIS MAP AND SURVEY WERE PREPARED FOR HARTFORD ECONOMIC DEVELOPMENT COMMISSION TO BE USED IN MATTERS THAT RELATE TO PROPERTY REALIGNMENT. USE OF THIS MAP FOR OTHER PURPOSES OR BY OTHER PARTIES IS NOT AUTHORIZED OR VALID.
- 3) NO DECLARATION IS EXPRESSED OR IMPLIED BY THIS MAP OR COPIES THEREOF THAT THE SURVEYOR HAS NO KNOWLEDGE OF ANY OTHER SURVEYS OR RECORDS THAT MAY AFFECT THE ORIGINAL LINE SIGNATURE OF THE SURVEYOR WHOSE NAME AND REGISTRATION NUMBER APPEAR BELOW. ANY CHANGES MADE TO THIS PLAN WITHOUT THE KNOWLEDGE OF THE SIGNER INVALIDATES THESE DECLARATIONS.

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

PETER D. FLYNN CT L.L.S. #9782 DATE
NOT VALID UNLESS ORIGINAL SIGNATURE, LIVE STAMP, & RAISED SEAL ARE AFFIXED
FLYNN & CTR LAND SURVEYING LLC
HARTFORD, CONNECTICUT 06107

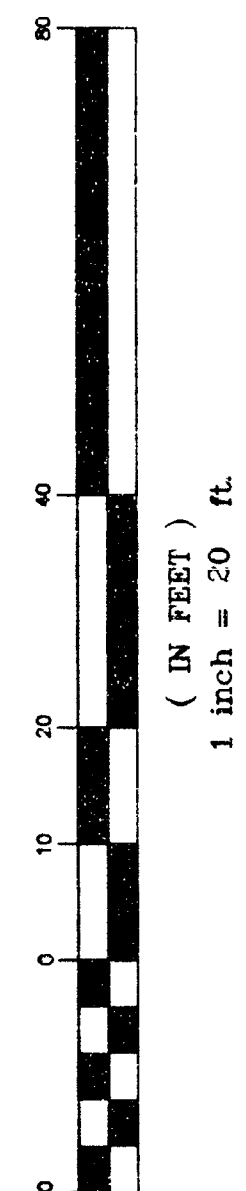


INDICATED UNDERGROUND UTILITIES ARE BASED ON AVAILABLE DATA. THE LOCATIONS ARE APPROXIMATE AND ALL UTILITIES MAY NOT BE SHOWN. PRIOR TO ANY CONSTRUCTION, CONTRACTOR SHALL CALL 1-800-922-4455 AND HAVE ALL UTILITIES MARKED.

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 ANY ERRORS OR OMISSIONS, WHICH MAY BE INCORPORATED HEREIN AS A RESULT.

Flynn Land Surveying
Original Ink
Drawing on Mylar

BOUNDARY SURVEY
SHOWING PROPERTY REALIGNMENT OF
#70 EDWARDS ST. & DEEDINGS TO
#37 & 41-45 CHESTNUT STREET
PREPARED FOR
CITY OF HARTFORD
CHESTNUT ST. & EDWARDS ST.
HARTFORD, CONNECTICUT
SCALE 1"=20' AUG. 2, 2005



2803