

MAP REFERENCE:

1. MAP ENTITLED, "LAND TO BE ACQUIRED BY STATE OF CONNECTICUT AT 20-22 TRINITY ST. & 15 CLINTON ST. HARTFORD, CONN. SCALE 1"=20' DATE 7-20-77 IGOR VECHESLOFF L.S."
2. MAP ENTITLED, "PLOT PLAN FOR THE WILLIAMS GROUP 95 ELM STREET HARTFORD, CONNECTICUT SCALE 1"=10' MAY 1988 REVISED 6/7/88 CHARLES E. DAVIS L.S."
3. MAP ENTITLED, "PROPERTY SURVEY CONN. BI-2B-115E AETNA LIFE INS. CO. BUILDING 30 TRINITY ST. HARTFORD, CONN. SCALE 1"=20' DATE JAN. 12, 1968 DWG NO. 1 OF 6 THEODORE E. MILLER L.S."
4. MAP ENTITLED, "PROPERTY OF THE ORIENT INSURANCE COMPANY #20-22 TRINITY ST. & #15 CLINTON ST. HARTFORD, CONNECTICUT SCALE 1"=10' SEPT. 1951."

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 1-800-922-4455 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 SHALL NOT BE HELD RESPONSIBLE FOR ANY ERRORS OR OMISSIONS, WHICH MAY BE INCORPORATED HEREIN AS A RESULT.

REGULATIONS FOR RO-1 ZONE

ITEM	REQUIRED	EXISTING
MAX. RESIDENTIAL DENSITY	N.A.	N.A.
MAX. FLOOR AREA RATIO	3	3
MIN. LOT AREA	7,500 S.F.	2,930 S.F.*
MIN. LOT WIDTH	60'	23.67' *
MIN. BUILDING LINE	16'	14.2' *
MIN. SIDE YARD	20/8 ²	13'5' *
MAX. LOT OCCUPANCY %	30 or 50 ³	42
MIN. REAR YARD	30'	62.7'
MAX. BLDG. HEIGHT	N.R.	N.R.
MIN. USEABLE OPEN SPACE	N.R.	N.R.

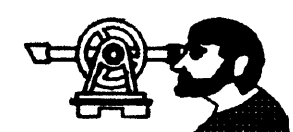
- * CONDITIONS EXISTED PRIOR TO PRESENT ZONING REGULATIONS.
2. 1/4 OF THE HEIGHT OF THE ADJACENT WALL.
 3. 50 IF COMBINATION RESIDENTIAL/COMMERCIAL.

CERTIFICATION:

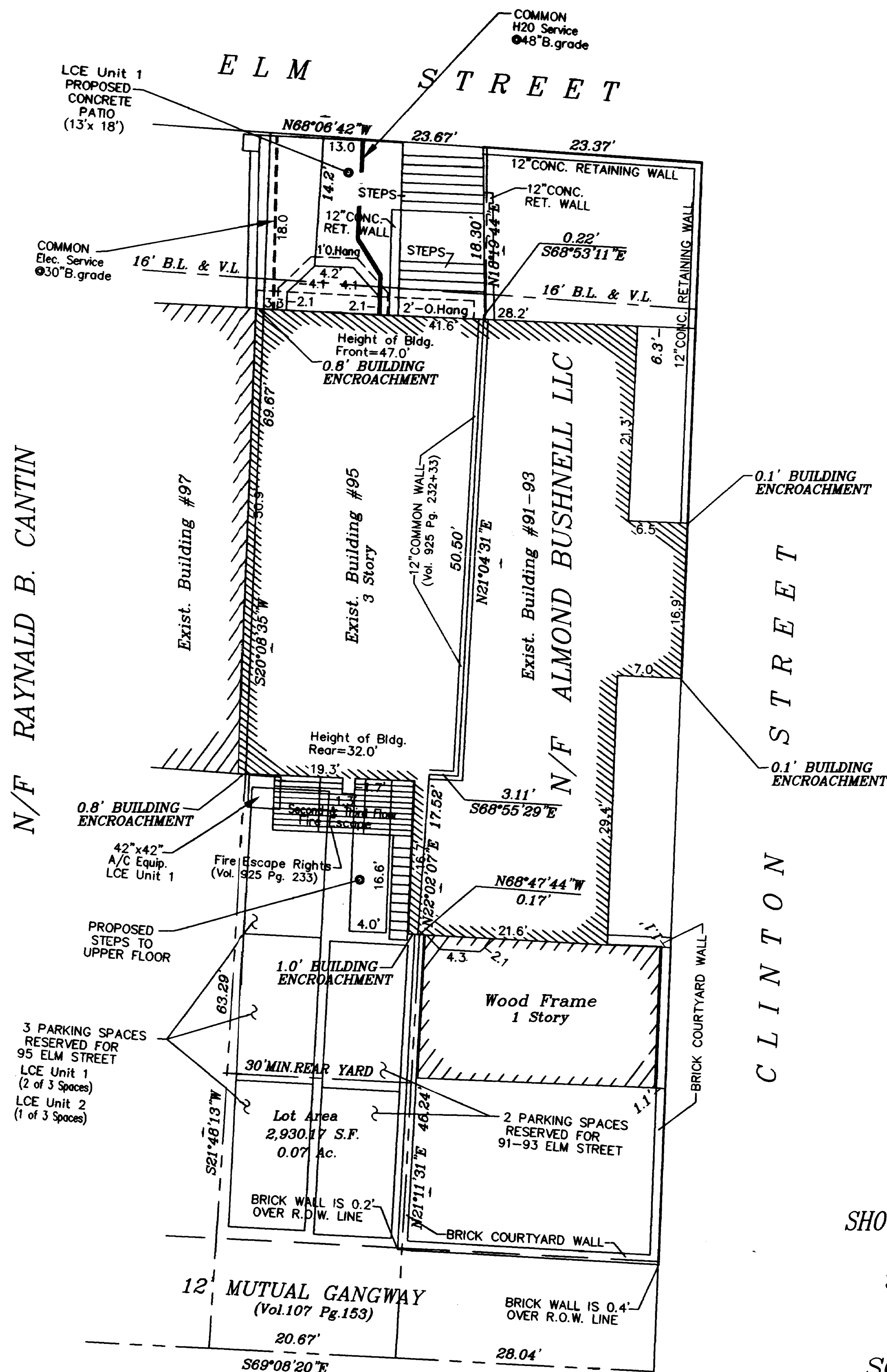
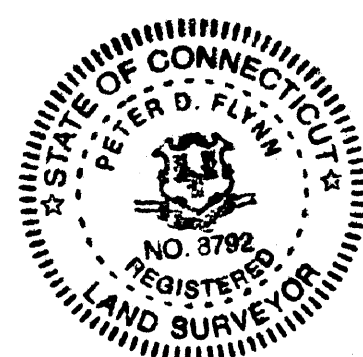
1. THIS MAP AND SURVEY WERE PREPARED IN ACCORDANCE WITH THE REGULATIONS OF CONNECTICUT STATE AGENCIES, SECTIONS 20-300B-1 THRU 20-300B-20, AND THE RECOMMENDED STANDARDS FOR SURVEYS AND MAPS IN THE STATE OF CONNECTICUT EFFECTIVE SEPTEMBER 28, 1996 PREPARED AND ADOPTED BY THE CONNECTICUT ASSOCIATION OF LAND SURVEYORS, INC. PURSUANT TO AND AS SET FORTH THESE STANDARDS. THE TYPE OF SURVEY PERFORMED AND THE MAPPED FEATURES DEPICTED HEREON ARE IN ACCORDANCE WITH THE REQUIREMENTS OF AN IMPROVEMENT LOCATION SURVEY.
- PROPERTY LINES, AS THEY ARE DEPICTED HEREON, PRESENT PROFESSIONAL OPINIONS THAT PERTAIN TO A "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.
2. THIS MAP AND SURVEY WERE PREPARED FOR 95 ELM STREET, LLC, TO BE USED IN MATTERS THAT RELATE TO CONDOMINIUM CONVERSION. 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 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.
4. THIS SURVEY COMPLIES WITH SECTIONS 47-71 and 47-228 OF THE CONDOMINIUM ACT.

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

PETER D. FLYNN CT.L.S. #8792 10-14-6
 NOT VALID UNLESS ORIGINAL SIGNATURE, LIVE STAMP, & RAISED SEAL ARE AFFIXED.



FLYNN & CYR LAND SURVEYING LLC
 376 BERLIN TURNPIKE 860-828-7888
 BERLIN, CONNECTICUT 06037



N/F STATE OF CONNECTICUT
 PUBLIC WORKS

BOUNDARY SURVEY
 FOR COMMUNITY KNOWN AS
 ELM STREET CONDOMINIUMS
 SHOWING PROPOSED CONDOMINIUM CONVERSION
 PREPARED FOR
 95 ELM STREET, LLC
 #95 ELM STREET
 HARTFORD, CONNECTICUT
 SCALE 1"=10' FEB. 20, 2006
 REVISED: 9-26-06
 GRAPHIC SCALE

