

CT. ROUTE 84

N/F
STATE OF CONNECTICUT

D = 3°33'45"
R = 4735.00'
L = 294.41'
CH BEARING = S88°22'51"E
CH = 294.36'

D = 25°56'04"
R = 735.00'
L = 322.69'
CH BEARING = N76°52'10"E
CH = 329.86'

AREA:
136207 SQ. FT.
3.13 ACRES

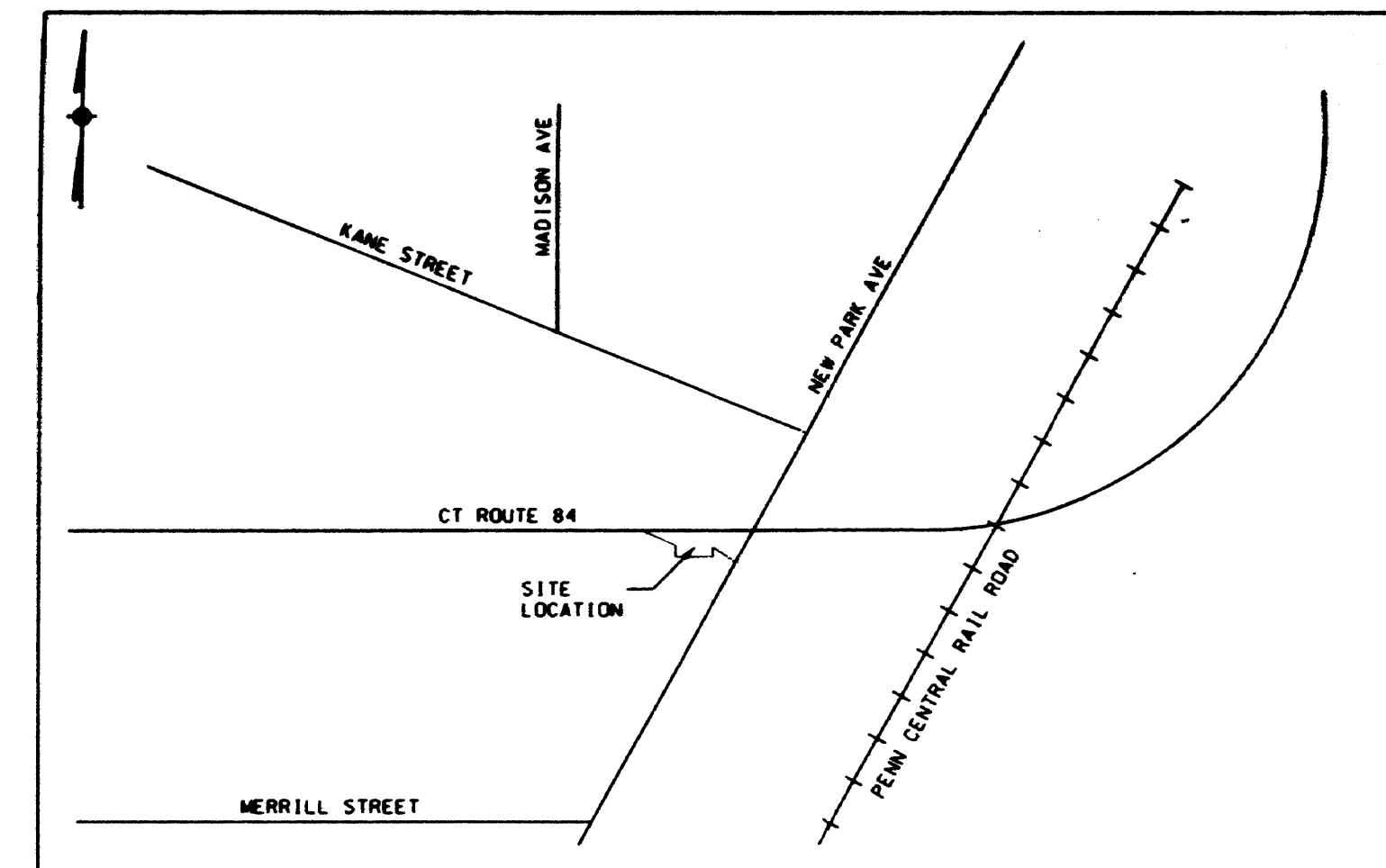
N/F
AUTOMOBILE CLUB OF HARTFORD
815 FARMINGTON AVE
WEST HARTFORD, CT 06119
V: 3135, P: 188

N 02°44'09"E
175.00'

N/F
MERRILL COURT CONDOMINIUM
J & S DEVELOPMENT & MANAGEMENT CO.
271 MAIN STREET
FARMINGTON, CT
V: 2779, P: 326

N/F
MERRILL COURT CONDOMINIUM
J & S DEVELOPMENT & MANAGEMENT CO.
271 MAIN STREET
FARMINGTON, CT
V: 1908, P: 3

N/F
TONG NGUYEN
291 NEW PARK AVE #2
HARTFORD, CT 06106
V: 3572, P: 233



LOCUS MAP
N.T.S.

ZONING REGULATIONS

ZONING DISTRICT	MINIMUM REQUIRED SETBACK FRONT	MINIMUM REQUIRED SETBACK SIDE	MINIMUM REQUIRED SETBACK REAR	MAXIMUM HEIGHT PERMITTED	MAXIMUM LOT COVERAGE
I-2	B.L.	N.R.	N.R.	N.A.	50%

PROVIDED

ZONING DISTRICT	SETBACK PROVIDED FRONT	SETBACK PROVIDED SIDE	SETBACK PROVIDED REAR	MAXIMUM HEIGHT	LOT COVERAGE
I-2	B.L.	30'	N.R.	39' +/-	22%

B.L. = EXISTING BUILDING LINE
N.A. = NOT APPLICABLE
N.R. = NO REQUIREMENT UNLESS PROPERTY ABUTS AN RD, R OR P DISTRICT

LEGEND:

PROPERTY LINE
BUILDING LINE
FENCE
CATCH BASIN
MANHOLE

MAP REFERENCES:

- CITY OF HARTFORD DEPARTMENT OF ENGINEERING STREET LINE MAP NUMBERS 06721, 06722 AND 06723 SCALE: 1" = 40', DATE: JAN. 1930
- EXHIBIT "A" PROPERTY OF THE MICHAEL KANE BRICK COMPANY, NEW PARK AVENUE, HARTFORD, CONNECTICUT SCALE: 1" = 100', DATE: OCT. 1957 BY F. PERRY CLOSE C.E.
- CONNECTICUT DEPARTMENT OF TRANSPORTATION BUREAU OF HIGHWAYS RIGHT OF WAY MAP TOWN OF HARTFORD, YANKEE EXPRESSWAY MAP NUMBER 63-07, SCALE: 1" = 80' DATE: JULY 2, 1971 SHEET 1 OF 3, BY EDWARD F. LALLY
- MAP SHOWING THE PROPERTY OF I. MARTIN FIERBERG PROSPECT AVE, HARTFORD CONN. SCALE: 1" = 20' DATE: REVISED THROUGH 10-26-76 BY IGOR VESECHLOFF
- TWENTY-FOUR MERRILL STREET CONDOMINIUM EXHIBIT E TO DECLARATION OF GLOUCESTER REALTY CORP., HARTFORD, CONN. SCALE: 1" = 10' DATE: 12-13-79 BY IGOR VESECHLOFF
- EXHIBIT D MERRILL COURT CONDOMINIUM AN EXPANDABLE CONDOMINIUM HARTFORD, CONN. SCALE: 1" = 10', DATE: 4-22-81 BY IGOR VESECHLOFF
- SURVEY MAP OF J AND S DEVELOPMENT AND MANAGEMENT CO., HARTFORD, CONN. SCALE: 1" = 10', DATE: 8-3-81 BY IGOR VESECHLOFF
- BOUNDARY SURVEY, CARPENTER STEEL BUILDING PREPARED FOR GABRIELLI TRUCKS SALES HARTFORD, CONNECTICUT, SCALE: 1" = 30' DATE: 11/8/00, REVISED THROUGH 5/3/01 BY ANCHOR ENGINEERING SERVICES, INC

LEGAL DESCRIPTION:

BEGINNING AT A POINT IN THE WESTERLY LINE OF NEW PARK AVENUE AND THE SOUTHERLY LINE OF CONNECTICUT ROUTE 84, SAID POINT BEING THE NORTH EAST CORNER OF THE HEREON DESCRIBED PARCEL, THENCE:
S 28°25'44"W A DISTANCE OF 375.06', ALONG THE WESTERLY LINE OF NEW PARK AVENUE, THENCE:
N 61°34'16"W A DISTANCE OF 198.68', ALONG LAND NOW OR FORMERLY OF NGUYEN AND MERRILL COURT CONDOMINIUM IN PART BY EACH, TO A POINT, THENCE:
S 05°07'18"W A DISTANCE OF 18.61' TO A POINT, THENCE:
N 87°15'51"W A DISTANCE OF 217.60' TO A POINT, THE LAST TWO COURSES BEING ALONG LAND NOW OR FORMERLY OF MERRILL COURT CONDOMINIUM, THENCE:
N 02°44'09" E A DISTANCE OF 175.00', TO A POINT, THENCE:
N 87°15'51" W A DISTANCE OF 93.90', TO A POINT IN THE SOUTHERLY LINE OF CONNECTICUT ROUTE 84, THE LAST TWO COURSES BEING ALONG LAND NOW OR FORMERLY OF AUTOMOBILE CLUB OF HARTFORD, THENCE:
ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 735.00' AND A LENGTH OF 332.69', TO A POINT, THENCE:
ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 4735.00' AND A LENGTH OF 294.41' TO A POINT, THENCE:
S 86°35'49" E A DISTANCE OF 42.33' TO THE POINT AND PLACE OF BEGINNING, THE LAST THREE COURSES BEING ALONG THE SOUTHERLY LINE OF CONNECTICUT ROUTE 84.

SCALE: 1" = 30'

THIS SURVEY IS MADE FOR THE BENEFIT OF:
GABRIELLI REALTY OF CONNECTICUT, LLC, JP MORGAN CHASE BANK, N.A., ITS SUCCESSORS AND/OR ASSIGNS AND CONNECTICUT ATTORNEYS' TITLE INSURANCE COMPANY;
I, WILLIAM E. WERTZ, A REGISTERED LAND SURVEYOR IN THE STATE OF CONNECTICUT, DO HEREBY CERTIFY TO THE AFORESAID PARTIES, THEIR SUCCESSORS AND ASSIGNS, AS OF THE DATE SET FORTH BELOW, THAT I HAVE MADE A CAREFUL SURVEY OF A TRACT OF LAND SHOWN.

THE SURVEY REFLECTED BY THIS MAP WAS ACTUALLY MADE UPON THE GROUND, THAT THIS SURVEY IS MADE AT LEAST IN ACCORDANCE WITH THE MINIMUM STANDARDS ESTABLISHED BY THE STATE OF CONNECTICUT FOR SURVEYORS AND WITH THE "MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS" JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND ACSM IN 1992 AND MEETS THE ACCURACY STANDARDS (AS ADOPTED BY ALTA AND ACSM AND IN EFFECT ON THE DATE OF THIS CERTIFICATION) OF AN URBAN SURVEY, WITH ACCURACY AND PRECISION REQUIREMENTS MODIFIED TO MEET CURRENT MINIMUM ANGULAR AND LINEAR TOLERANCE REQUIREMENTS OF THE STATE OF CONNECTICUT AND CONTAINS ITEMS 1, 2, 3, 4, 6, 7, 8, 9, 10, 11, AND 13 OF TABLE "A", THEREOF.

THE SURVEY CORRECTLY SHOWS THE LOCATION OF ALL BUILDINGS, STRUCTURES AND OTHER IMPROVEMENTS SITUATED ON THE PREMISES.
ALL UTILITIES SERVING THE PREMISES ENTER THROUGH ADJOINING PUBLIC STREETS AND/OR EASEMENTS OF RECORD THAT EXCEPT AS SHOWN, THERE ARE NO VISIBLE EASEMENTS OR RIGHTS OF WAY ACROSS SAID PREMISES; THAT THE PROPERTY DESCRIBED HEREON IS THE SAME PROPERTY DESCRIBED IN CONNECTICUT ATTORNEYS' TITLE INSURANCE COMPANY POLICY NO. 02519831 WITH AN EFFECTIVE DATE TO BE DETERMINED AND THAT ALL EASEMENTS, COVENANTS AND RESTRICTIONS REFERENCED IN SAID TITLE COMMITMENT, OR EASEMENT WHICH THE UNDERSIGNED HAS BEEN ADVISED OR HAS KNOWLEDGE, HAVE BEEN PLOTTED HEREON OR OTHERWISE NOTED AS TO THEIR EFFECT ON THE SUBJECT PROPERTY.

THERE ARE NO ENCROACHMENTS ONTO ADJOINING PREMISES, STREETS OR ALLEYS BY ANY BUILDINGS, STRUCTURES OR OTHER IMPROVEMENTS; AND NO ENCROACHMENTS ONTO SAID PREMISES BY BUILDINGS, STRUCTURES OR OTHER IMPROVEMENTS SITUATED ON ADJOINING PREMISES UNLESS OTHERWISE SHOWN.
SAID DESCRIBED PROPERTY AS SHOWN HEREON DOES NOT LIE WITHIN ANY FLOOD HAZARD AREA AS SHOWN ON FLOOD INSURANCE RATE MAP COMMUNITY PANEL NUMBER 095080 0005 B IN THE CITY OF HARTFORD, HARTFORD COUNTY, STATE OF CONNECTICUT, REVISED ON DECEMBER 4, 1986.

THE PROPERTY HAS DIRECT PHYSICAL ACCESS TO NEW PARK AVENUE, A PUBLIC STREET.

THE NUMBER OF STRIPED PARKING SPACES LOCATED ON THE SUBJECT PROPERTY IS A TOTAL OF 17, INCLUDING 2 HANDICAP SPACES AND TO THE EXTENT POSSIBLE, ARE GRAPHICALLY SHOWN HEREON.

ALL SET BACK, SIDE YARD AND REAR YARD LINES SHOWN ON THE RECORDED MAP OR SET FORTH IN THE APPLICABLE ZONING ORDINANCE ARE SHOWN ON THE SURVEY.
THIS SURVEY AND MAP HAS BEEN PREPARED IN ACCORDANCE WITH SECTIONS 20-300B-1 THRU 20-300D-20 OF THE REGULATIONS OF CONNECTICUT STATE AGENCIES- MINIMUM STANDARDS FOR SURVEYS AND MAPS IN THE STATE OF CONNECTICUT AS ENDORSED BY THE CONNECTICUT ASSOCIATION OF LAND SURVEYORS, INC. IT IS A BOUNDARY SURVEY, BOUNDARY DETERMINATION CATEGORY DEPENDANT RESURVEY CONFORMING TO HORIZONTAL ACCURACY CLASS A-2.

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

WILLIAM E. WERTZ, CT. L.S. 00067

ANY ORIGINAL OR DUPLICATE OF THIS MAP IS NOT VALID UNLESS IT BEARS THE EMBOSSED SEAL OF THE SURVEYOR WHOSE REGISTRATION NUMBER APPEARS ABOVE. NO OTHER CERTIFICATION OR WARRANTY IS EXPRESSED OR IMPLIED.

<p>Anchor Engineering Services, Inc. 75 Nutmeg Lane Glastonbury, CT 06033 TEL (860) 633-8770 FAX (860) 633-5971</p>		<p>ALTA/ACSM SURVEY</p> <p>PREPARED FOR</p> <p>GABRIELLI REALTY OF CONNECTICUT</p>	
		<p>277 NEW PARK AVENUE HARTFORD, CT</p>	
<p>PROJECT</p> <p>601-02</p>	<p>DATE</p> <p>10/05/06</p>	<p>SHEET NO. 1 OF 1</p>	

NOV 27 10 29 AM '06