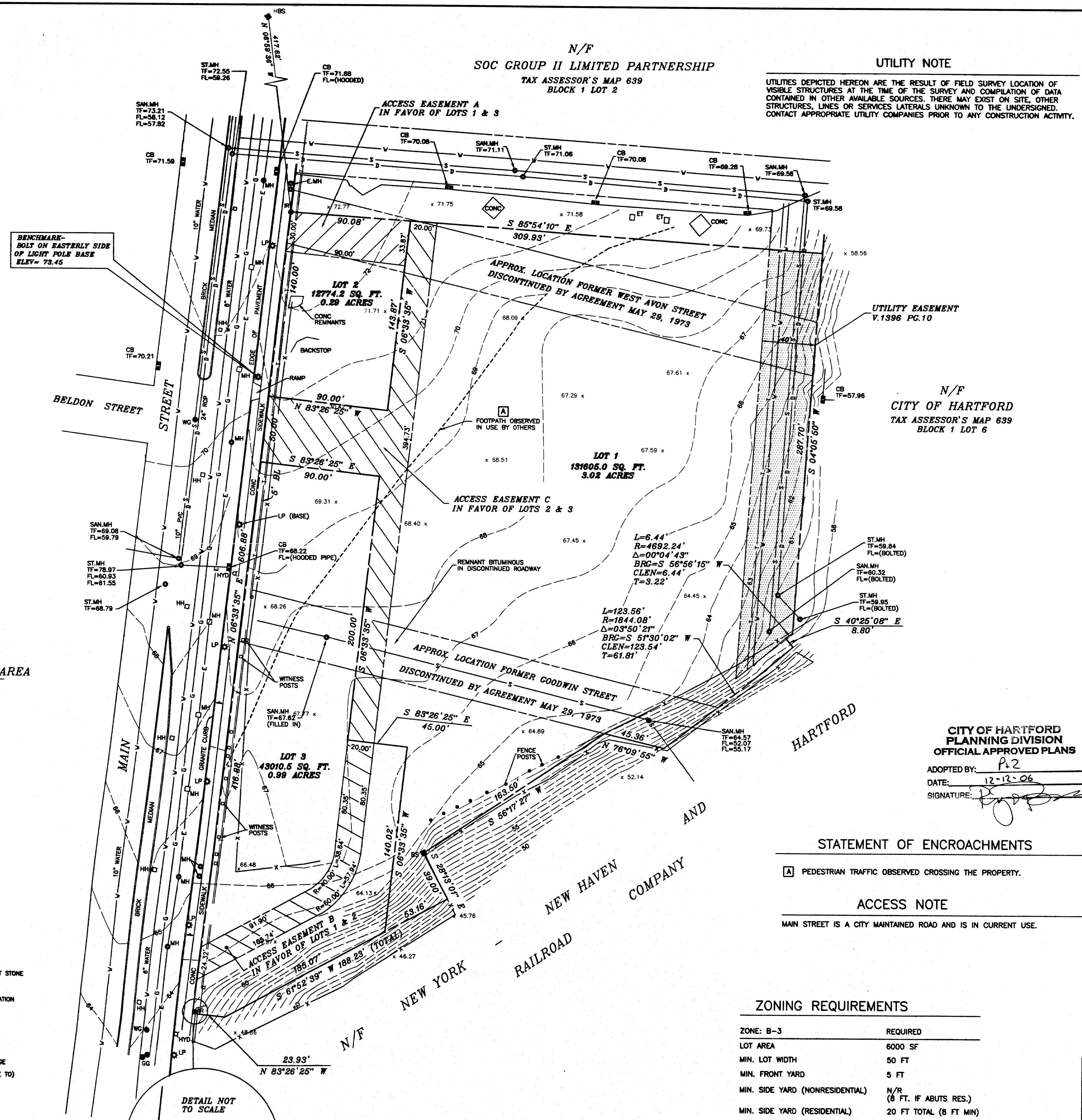


200 JAN 19 A 11:42



TOTAL PARCEL AREA  
187389.7 SQ. FT.  
4.30 ACRES

UTILITY NOTE  
UTILITIES DEPICTED HEREON ARE THE RESULT OF FIELD SURVEY LOCATION OF VISIBLE STRUCTURES AT THE TIME OF THE SURVEY AND COMPILED OF DATA CONTAINED IN OTHER AVAILABLE SOURCES. THERE MAY EXIST ON SITE, OTHER STRUCTURES, LINES OR SERVICES LATERALS UNKNOWN TO THE UNDERSIGNED. CONTACT APPROPRIATE UTILITY COMPANIES PRIOR TO ANY CONSTRUCTION ACTIVITY.

N/F  
CITY OF HARTFORD  
TAX ASSESSOR'S MAP 639  
BLOCK 1 LOT 6

CITY OF HARTFORD  
PLANNING DIVISION  
OFFICIAL APPROVED PLANS  
ADOPTED BY: P-2  
DATE: 12-12-06  
SIGNATURE: [Signature]

STATEMENT OF ENCROACHMENTS

A PEDESTRIAN TRAFFIC OBSERVED CROSSING THE PROPERTY.

ACCESS NOTE

MAIN STREET IS A CITY MAINTAINED ROAD AND IS IN CURRENT USE.

ZONING REQUIREMENTS

ZONE: B-3	REQUIRED
LOT AREA	6000 SF
MIN. LOT WIDTH	50 FT
MIN. FRONT YARD	5 FT
MIN. SIDE YARD (NONRESIDENTIAL)	N/A (8 FT. IF ABUTS RES.)
MIN. SIDE YARD (RESIDENTIAL)	20 FT TOTAL (8 FT MIN)
MIN. REAR YARD (NONRESIDENTIAL)	20 FT
MIN. REAR YARD (RESIDENTIAL)	30 FT
MAX. LOT COV. (BLD.)	50%
MAX. BLD. HEIGHT	4 STORIES
SOURCE OF DATA HARTFORD ZONING CODE.	

FLOOD NOTE

THE PARCEL DEPICTED HEREON IS LOCATED WITHIN A FLOOD HAZARD ZONE X AS SHOWN ON THE FLOOD INSURANCE RATE MAP PANEL 00058, FOR COMMUNITY 0950880 DATED DEC. 4, 1986

GENERAL NOTES:

- ALL MONUMENTATION DEPICTED HEREON WAS FOUND IN THE FIELD UNLESS OTHERWISE NOTED.
- BASIS OF BEARINGS: MAP REFERENCE NO.1
- VERTICAL INFORMATION BASED ON MDC DATUM (BENCHMARKS X-51 & HH-135).

MAP REFERENCES:

REFERENCE IS MADE TO THE FOLLOWING MAPS OR SURVEYS FROM WHICH DATA WAS USED IN THE PREPARATION OF THIS SURVEY AND MAP:

- "SOUTH ARSENAL NEIGHBORHOOD ASSOCIATES, HARTFORD, CONN." BY IGOR VECHELOF PROFESSIONAL ENGINEER & LAND SURVEYOR SCALE 1"=40' DATE 4-14-73 REVISED TO 12-4-73
- "UTILITY EASEMENTS IN THE SOUTH ARSENAL REDEVELOPMENT PROJECT" CITY OF HARTFORD, CONNECTICUT DEPARTMENT OF PUBLIC WORKS BUREAU OF ENGINEERING SERVICES SCALE 1"=50' DATE JULY 1974
- "SOUTH ARSENAL URBAN RENEWAL PROJECT CONN R-111 HARTFORD, CONN.", JOINT VENTURE- SOUTH ARSENAL NEIGHBORHOOD DEVELOPMENT CORP. & GREATER HARTFORD COMMUNITY DEVELOPMENT CORP. SCALE 1/40"=1'-0" DATED APRIL 13, 1973 REVISED SEPTEMBER 24, 1973
- "PLAN PREPARED FOR BROWN, RUDNIK, FREED & GESMER, P.C. MAIN STREET, CANTON STREET AND DONALD STREET HARTFORD, CONN. ALTA/ACSM LAND TITLE SURVEY SCALE 1"=50' DATE: 3-28-2000 SHEET 1 OF 1"
- "NEW YORK NEW HAVEN & HARTFORD RAILROAD OFFICE OF ENGINEER REAL ESTATE LAND IN HARTFORD, CONN. TO BE CONVEYED TO IRVING LERMAN SCALE 1"=40' JAN. 1958

DECLARATIONS:

THIS SURVEY AND MAP HAS BEEN PREPARED IN ACCORDANCE WITH THE REGULATIONS OF CONNECTICUT STATE AGENCIES, SECTIONS 20-300B-1 THRU 20-300B-20, THE MINIMUM STANDARDS FOR SURVEYS AND MAPS IN THE STATE OF CONNECTICUT ENDORSED BY THE CONNECTICUT ASSOCIATION OF LAND SURVEYORS, INC. THE TYPE OF SURVEY IS PROPERTY/BOUNDARY AND TOPOGRAPHIC, THE BOUNDARY DETERMINATION CATEGORY IS RESURVEY, AND THE HORIZONTAL ACCURACY CONFORMS TO A-2 AND VERTICAL ACCURACY 1-2.

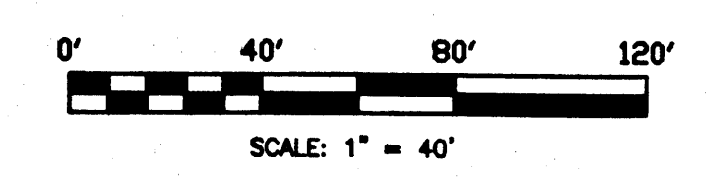
NO DECLARATION IS EXPRESSED OR IMPLIED BY THIS MAP OR COPIES THEREOF UNLESS IT BEARS THE IMPRESSION TYPE SEAL AND ORIGINAL LIVE SIGNATURE OF THE SURVEYOR WHOSE NAME AND REGISTRATION NUMBER APPEAR BELOW. ANY CHANGES MADE TO THIS PLAN WITHOUT THE KNOWLEDGE OF THE SIGNERS INVALIDATES THESE DECLARATIONS.

I HEREBY DECLARE THAT TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF:

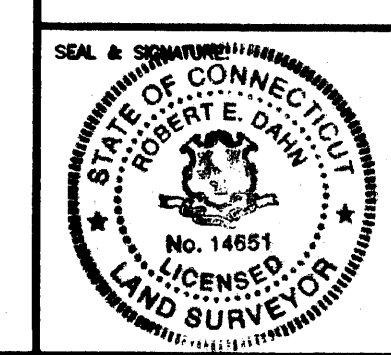
- > THE PARCEL DEPICTED HEREON IS CONFORMING TO THE CURRENT ZONING REGULATIONS RELATIVE TO LOT AREA AND LOT WIDTH;
- > TO MY KNOWLEDGE AND BELIEF, THIS MAP IS SUBSTANTIALLY CORRECT AS NOTED HEREON.

ROBERT DAHN, L.L.S. 14651

THIS MAP PRODUCED BY ORIGINAL REPRODUCTION BY MEEHAN & GOODIN, P.C. 387 NORTH MAIN STREET MANCHESTER, CT 06040



REVISION		DATE	
LOT DIVISION		11-2-2006	
<b>Meehan &amp; Goodin</b> Engineers - Surveyors, P.C. 387 North Main Street, Manchester, CT 06042 (860) 643-2520 FAX (860) 649-8806			
PLAN PREPARED FOR			
<b>TO DESIGN LLC</b>			
1450 MAIN STREET HARTFORD, CONN.			
<b>PROPERTY/BOUNDARY SURVEY &amp; TOPOGRAPHIC SURVEY SUBDIVISION PLAN</b>			
SCALE: 1" = 40'	DESIGN: RED	PROJECT: 05289	ACAD: 05289.DWG
DATE: 5-23-2006	DRAFT: SLH	DISK NO.:	SHEET NO. 1 OF 1



NOTE:  
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- LEGEND
- PROPERTY LINE
  - EASEMENT LINE
  - S SANITARY SEWER
  - OHW OVERHEAD WIRES
  - D STORM DRAINAGE
  - 64 EXISTING CONTOUR
  - W WATER LINE
  - G GAS LINE
  - E ELECTRIC LINE
  - IP IRON PIN
  - BS BROWN STONE
  - HBS HARTFORD 2" OFFSET STONE
  - HYD HYDRANT
  - x 64.25 EXISTING SPOT ELEVATION
  - TF TOP FRAME
  - FL FLOW LEVEL
  - WG WATER GATE
  - OG GAS GATE
  - V.P. RECORD VOLUME/PAGE
  - REF REFERENCE (IS MADE TO)
  - S.F. SQUARE FEET
  - AC. ACRES
  - CONC CONCRETE
  - LP LIGHT POLE
  - CB CATCH BASIN
  - SAN MH SANITARY MANHOLE
  - ST MH STORM MANHOLE
  - N/F NOW OR FORMERLY
  - HH HAND HOLE
  - GL GROUND LIGHT

