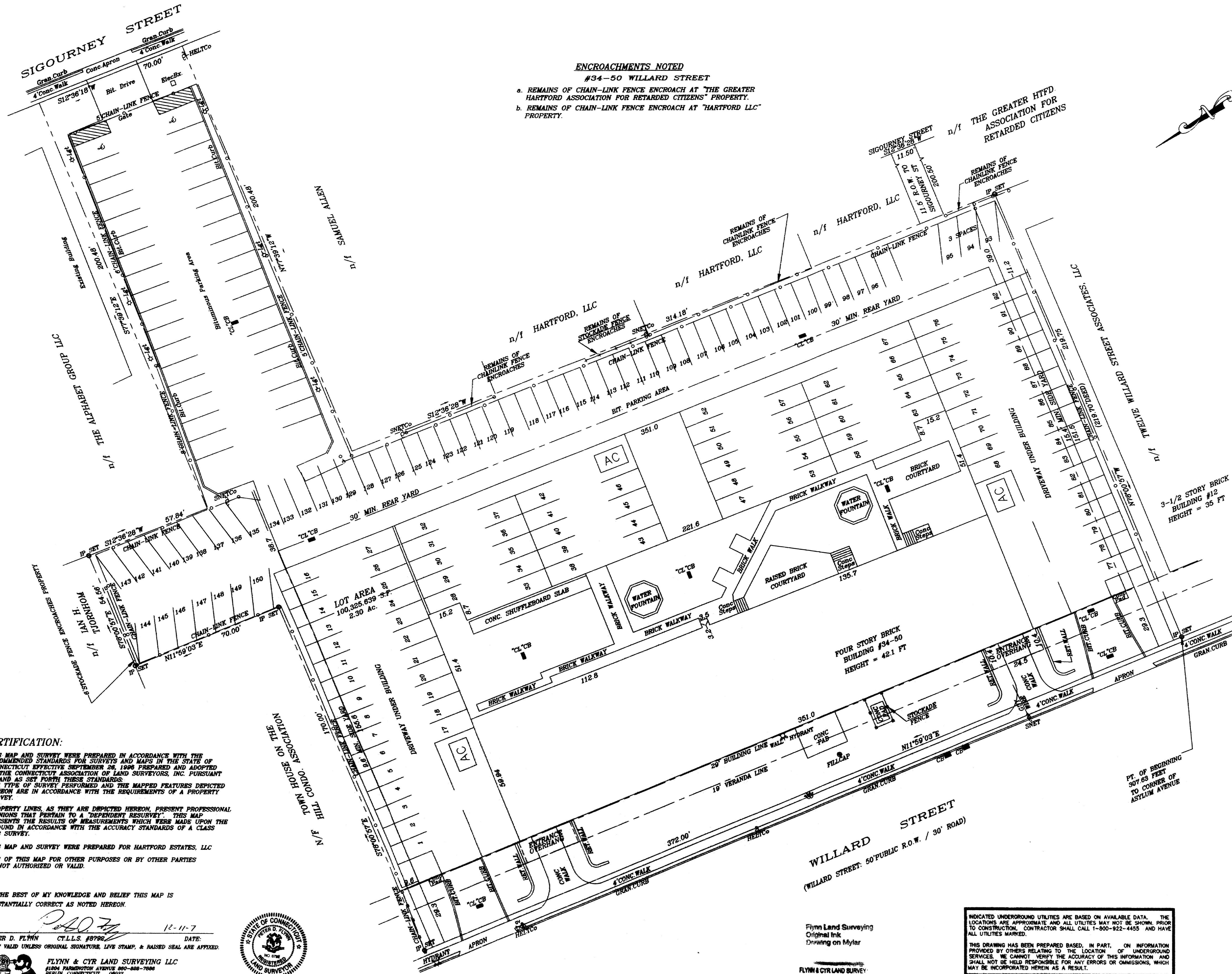


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ENCROACHMENTS NOTED
#34-50 WILLARD STREET

- a. REMAINS OF CHAIN-LINK FENCE ENCROACH AT "THE GREATER HARTFORD ASSOCIATION FOR RETARDED CITIZENS" PROPERTY.
b. REMAINS OF CHAIN-LINK FENCE ENCROACH AT "HARTFORD, LLC" PROPERTY.



REGULATIONS FOR RO-2 ZONE		
LOCATION	REQUIRED	EXISTING
ITEM		
ZONE	RO-2	
USE	RESIDENTIAL UNITS	
MIN LOT AREA	7,500 SF	100,325 SF
MAX RESIDENTIAL DENSITY	250 PPA	2 Ac. = 500
MAX LOT OCCUPANCY	50%	50%
MIN LOT WIDTH	50 FT	372 FT
MIN FRONT YARD	20 FT	29.3 FT
MIN SIDE YARD/AGGREGATE	9.6/15.4 FT	9.6/15.4
MIN REAR YARD	30 FT	38.7 FT
MIN PARKING SPACES	199	182
MAX BLDG. HEIGHT	N/R	42.1 FT
NO. OF UNITS	N/R	133

LEGEND

- ⊙ SANITARY MANHOLE
- ⊙ STORM MANHOLE
- ⊙ CATCH BASIN
- ⊙ HYDRANT
- ⊙ WATER GATE
- ⊙ GAS GATE
- ⊙ UTILITY POLE
- ⊙ DECIDUOUS TREE
- ⊙ CONIFEROUS TREE
- ⊙ AIR CONDITIONER
- ⊙ STOCKADE FENCE
- ⊙ CHAIN-LINK FENCE
- ⊙ SANITARY LATERAL PIPE
- ⊙ IRON PIN (PROPERTY CORNER)

CERTIFICATION:

- 1) THIS MAP AND SURVEY WERE PREPARED IN ACCORDANCE WITH 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 A PROPERTY 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 HARTFORD ESTATES, LLC. USE OF THIS MAP FOR OTHER PURPOSES OR BY OTHER PARTIES IS NOT AUTHORIZED OR VALID.

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

PETER D. FLYNN CT.L.S. #7996 DATE: 12-11-7
NOT VALID UNLESS ORIGINAL SIGNATURE, LIVE STAMP, & RAISED SEAL ARE AFFIXED.

FLYNN & CYR LAND SURVEYING LLC
11004 PARKINGTON AVENUE 860-888-7086
BURLINGTON, CONNECTICUT 06037



Flynn Land Surveying
Original Ink
Drawing on Mylar

FLYNN & CYR LAND SURVEYING
PETER D. FLYNN

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.

PROPERTY SURVEY
PREPARED FOR
HARTFORD ESTATES, LLC
34-50 WILLARD STREET
HARTFORD, CONNECTICUT
SCALE: 1"=20' 12-10-07

GRAPHIC SCALE

