#2955

SHULTAS PLACE

Granite Curb

Concrete Walk

S74°36'01"W

50.00'

MAGNETIC

No. 125-127 FRANKLIN AVENUE
N/F TREMBAL INVESTMENT #6 LLC
VOL 5854 PG. 15
ASSESSOR MAP 209-002-012

25' D.L.

Existing Residence
No. 101-103

Wood Deck

No. 105-107 SHULTAS PLACE
N/F JUAN DIAZ
VOL 5581 PG. 297
ASSESSOR MAP 209-002-010

No. 131 FRANKLIN AVENUE
N/F GUILLERMO E. REY
VOL 3635 PG. 336
ASSESSOR MAP 209-002-013

AREA: 9,502 SF (0.2181 Ac.)
N/F TIFFANY & JANELL REALTY, LLC
VOL 5715 PG. 250
ASSESSOR MAP 209-002-011

Parking Stalls

Bituminous Pavement

No. 135 FRANKLIN AVENUE
N/F FRANKLIN AVENUE LJV ASSOCIATES, LLC
VOL 4903 PG. 120
ASSESSOR MAP 209-002-014

10' Mel.

Chain Link Fence

15' Mel. 12' Mel.

N87°20'50"E
45.23'

No. 139-141 FRANKLIN AVENUE
N/F MICHAEL CHAMBERS
VOL 5255 PG. 118
ASSESSOR MAP 209-002-015

Chain Link Fence

No. 143-145 FRANKLIN AVENUE
N/F DEAN A. CUSANO
VOL 4252 PG. 42
ASSESSOR MAP 209-002-016

AREA: 12,834.6 SF (0.2946 Ac.)
No. 90-92 BENTON STREET
N/F RUEDEAN HARVEY
VOL 5715 PG. 230
ASSESSOR MAP 209-002-019

No. 147-149 FRANKLIN AVENUE
N/F FRANK JOHN
N/F RICHARD TRUBISZ
VOL 1930 PG. 120
ASSESSOR MAP 209-002-018

Arborvitae (Typ.)

Wood Fence

No. 78 BENTON STREET
N/F CHARLES A. JONES
VOL 4089 PG. 90
ASSESSOR MAP 209-002-018

15' Easement In Favor Of
101-103 Shultas Place
Area: 2570.44 (0.0590 Ac.)

12' Mel.

13 B.L.

NETCO VAULT

FRANKLIN AVENUE

BENTON STREET

MAP REFERENCES:

1. "PROPERTY OF EXCHANGE AGENCIES, INC. FORMERLY PROPERTY OF JOHN CONWAY BENTON STREET HARTFORD, CONNECTICUT SCALE 1" = 20', REPRODUCED FROM MAP MADE AND CERTIFIED FOR ACCURACY BY LAND SURVEYORS, VINCENT YANNONE AND PHILIP J. LaCava, DRAWN BY MORSE GUILFORD 16 ELM STREET, EAST HARTFORD CONNECTICUT DATED 1950".

2. "CONDOMINIUM MAP PREPARED FOR TIFFANY AND JANELL REALTY, L.L.C. #101-#103 SHULTAS PLACE HARTFORD, CONNECTICUT ASSESSOR MAP 209 BLOCK 002 LOT 011) DATED 12-12-06. SCALE 1" =20' WILLIAM BRIAN HEARN, L.S. 121 MIDDLESEX AVENUE CHESTER, CONNECTICUT 06412 TELEPHONE No. (860) 526 4253".
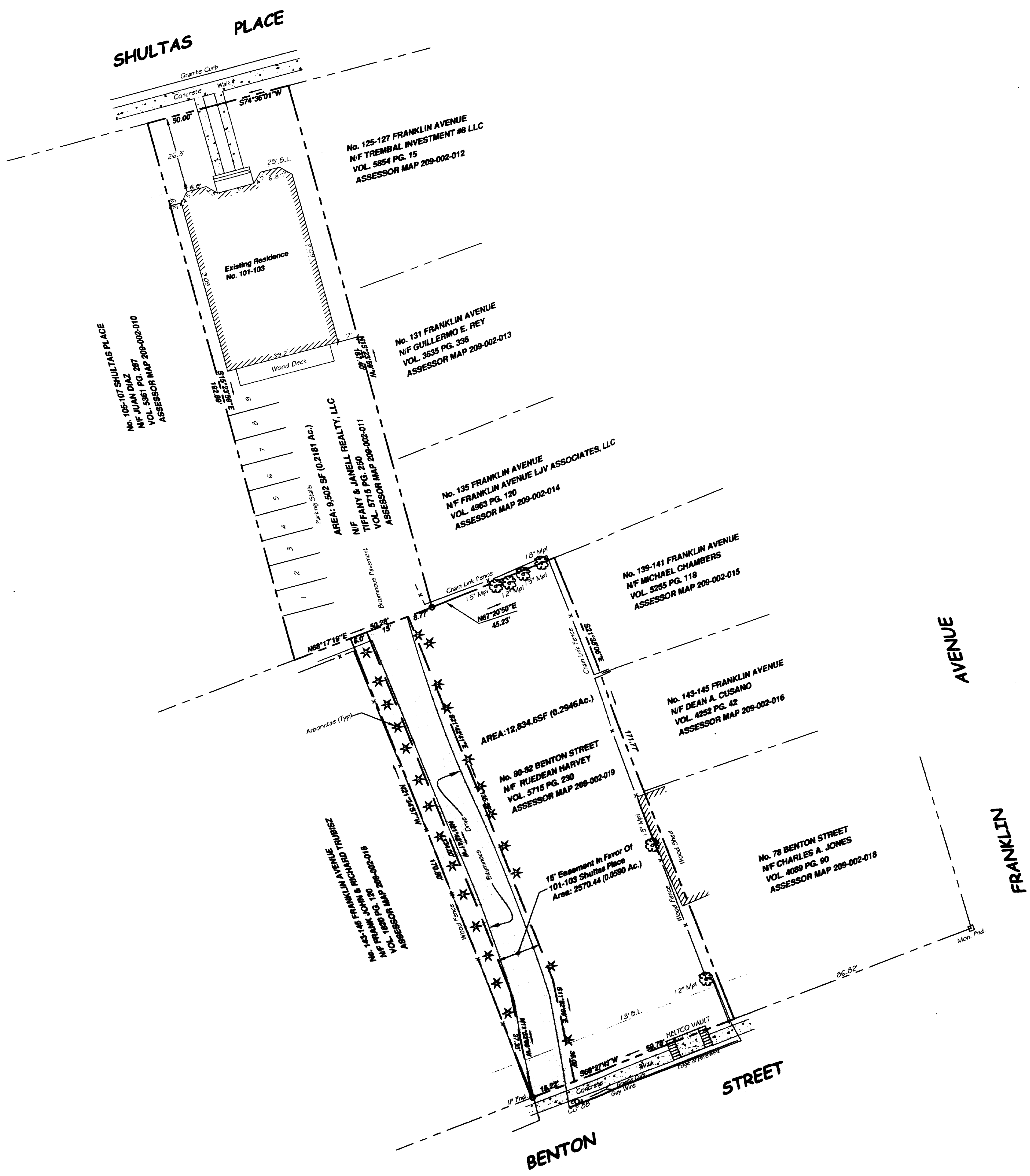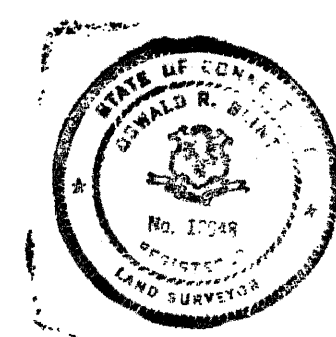
MAP NOTES:

1. THIS MAP AND SURVEY WERE PREPARED IN ACCORDANCE WITH THE RECOMMENDED STANDARDS FOR SURVEYS AND MAPS IN THE STATE OF CONNECTICUT EFFECTIVE JUNE 21, 1996, PREPARED AND ADOPTED BY THE CONNECTICUT ASSOCIATION OF LAND SURVEYORS, INC. PURSUANT TO AND AS SET FORTH IN THESE STANDARDS. THE TYPE OF SURVEY IS A "EASEMENT SURVEY" THE STREET LINES AS THEY ARE DEPICTED HEREON. REPRESENT PROFESSIONAL OPINIONS THAT PERTAIN TO A BOUNDARY DETERMINATION CATEGORY OF "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 TIFFANY & JANELL REALTY, LLC IN MATTERS RELATING TO THE CONVEYANCE OF SUBJECT PARCEL OF LAND. USE OF THIS MAP FOR OTHER PURPOSES OR BY OTHER PARTIES IS NOT VALID.
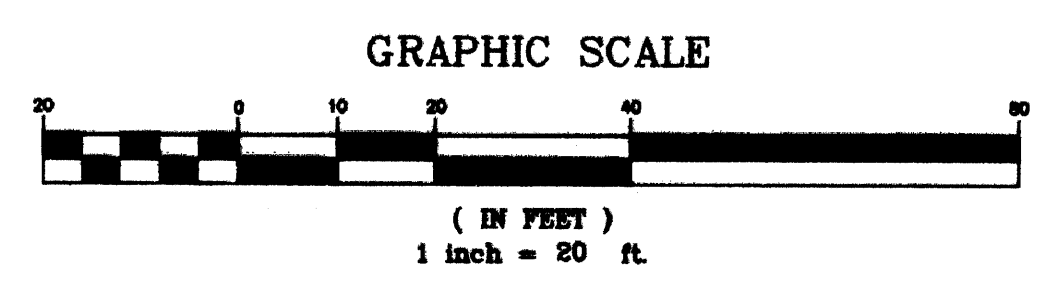
TO THE BEST OF MY KNOWLEDGE AND BELIEF, THIS MAP IS SUBSTANTIALLY CORRECT AS NOTED HEREON.

Oswald Blunt

OSWALD BLUNT L.S.

GRAPHIC SCALE

(IN FEET)
1 inch = 20 ft

LOCATION MAP N.T.S.

SITE

| DATE: APRIL 08, 2008 | EASEMENT SURVEY OF 80 BENTON STREET & 101 SHULTAS PLACE HARTFORD, CONNECTICUT PREPARED FOR TIFFANY AND JANELL REALTY, LLC | OSWALD BLUNT SURVEYING |
| SCALE: 1"=20' | | 95 GIDDINGS AVENUE WINDSOR, CONNECTICUT 860.833.6850 |

#2955