

GRAND STREET AND HUNGERFORD STREET ARE MAINTAINED BY THE CITY OF
HARTFORD AS PUBLIC HIGHWAY AND ARE IN CURRENT USE.

THE PARCEL DEPICTED HEREON IS LOCATED WITHIN A FLOOD HAZARD ZONE X AS SHOWN
ON THE FLOOD INSURANCE RATE MAP PANEL 0005B
FOR COMMUNITY 095080 DATED DEC.4, 1986

THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM SURVEY INFORMATION, ATLAS MAPS, AS MAY BE AVAILABLE, FROM MUNICIPALITIES OR UTILITY COMPANIES, AND EXISTING DRAWINGS. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE COMPLETELY ACCURATE. THE SURVEYOR DOES NOT STATE THAT THE UTILITIES SHOWN ARE COMPLETELY ACCURATE, NOR THAT THEY ARE ACCURATELY AS POSSIBLE FROM THE INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES.

ALL THAT CERTAIN PARCEL OF LAND WITH BUILDINGS AND IMPROVEMENTS LOCATED THEREON SITUATED ON THE SOUTHERLY SIDE OF GRAND STREET IN THE CITY OF HARTFORD, COUNTY OF HARTFORD AND STATE OF CONNECTICUT, BEING MORE PARTICULARLY BOUNDED AND DESCRIBED AS FOLLOWS:

THENCE S 84°-38'-38" E ALONG THE SOUTHERLY LINE OF GRAND STREET, A DISTANCE OF 182.81' TO A POINT:

THENCE S 06°-17'-42" W ALONG LAND NOW OR FORMERLY OF JOHN W. NESTURUCK, A DISTANCE OF 140.72' TO A POINT;

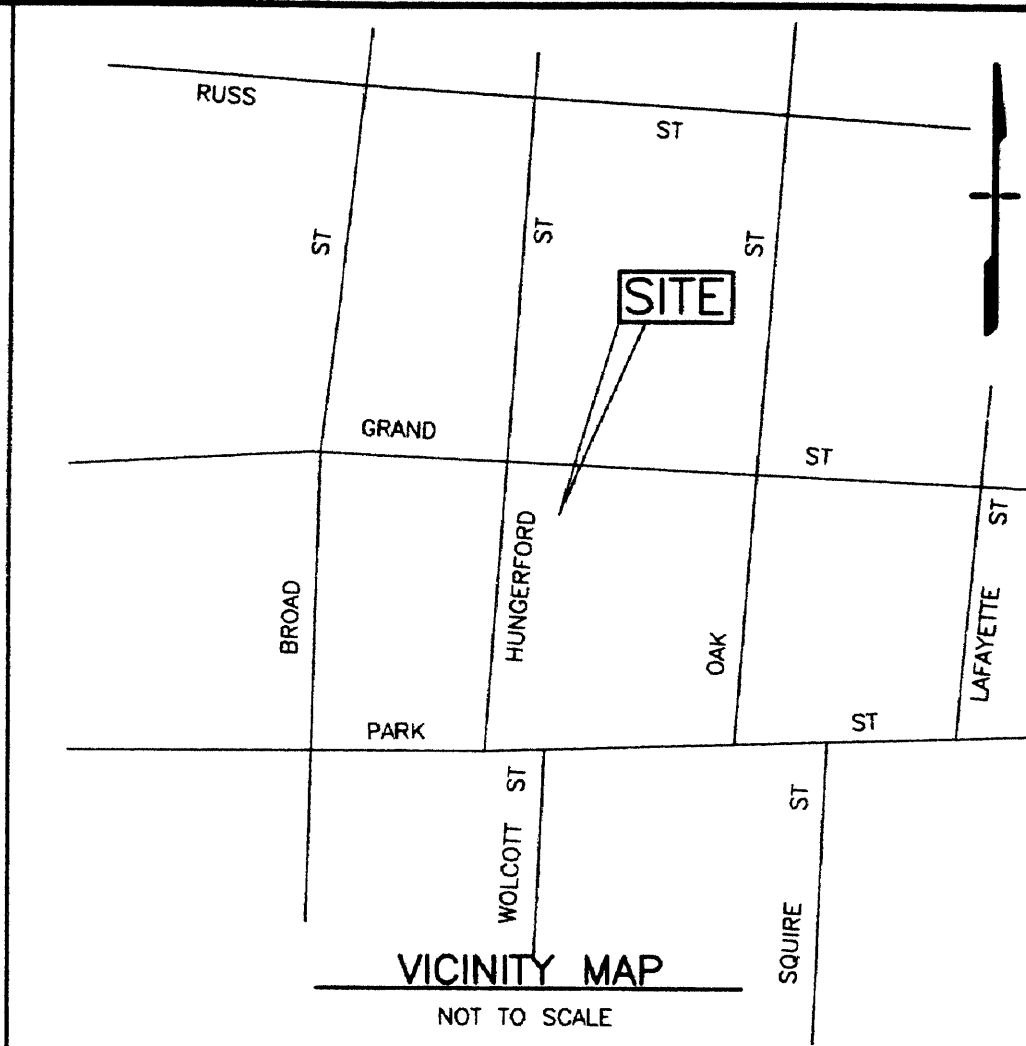
THENCE S 85°-09'-04" W ALONG LAND NOW OR FORMERLY OF DENISE M. VOLTAIRE, A
DISTANCE OF 29.66' TO A POINT;

THENCE S 05'-17'-01" W ALONG LAND NOW OR FORMERLY OF DENISE M. VOLTAIRE, A
DISTANCE OF 39.00' TO A POINT;

THENCE N 85°-36'-55" W ALONG LAND NOW OR FORMERLY OF CITY OF HARTFORD, A
DISTANCE OF 148.82' TO A POINT;

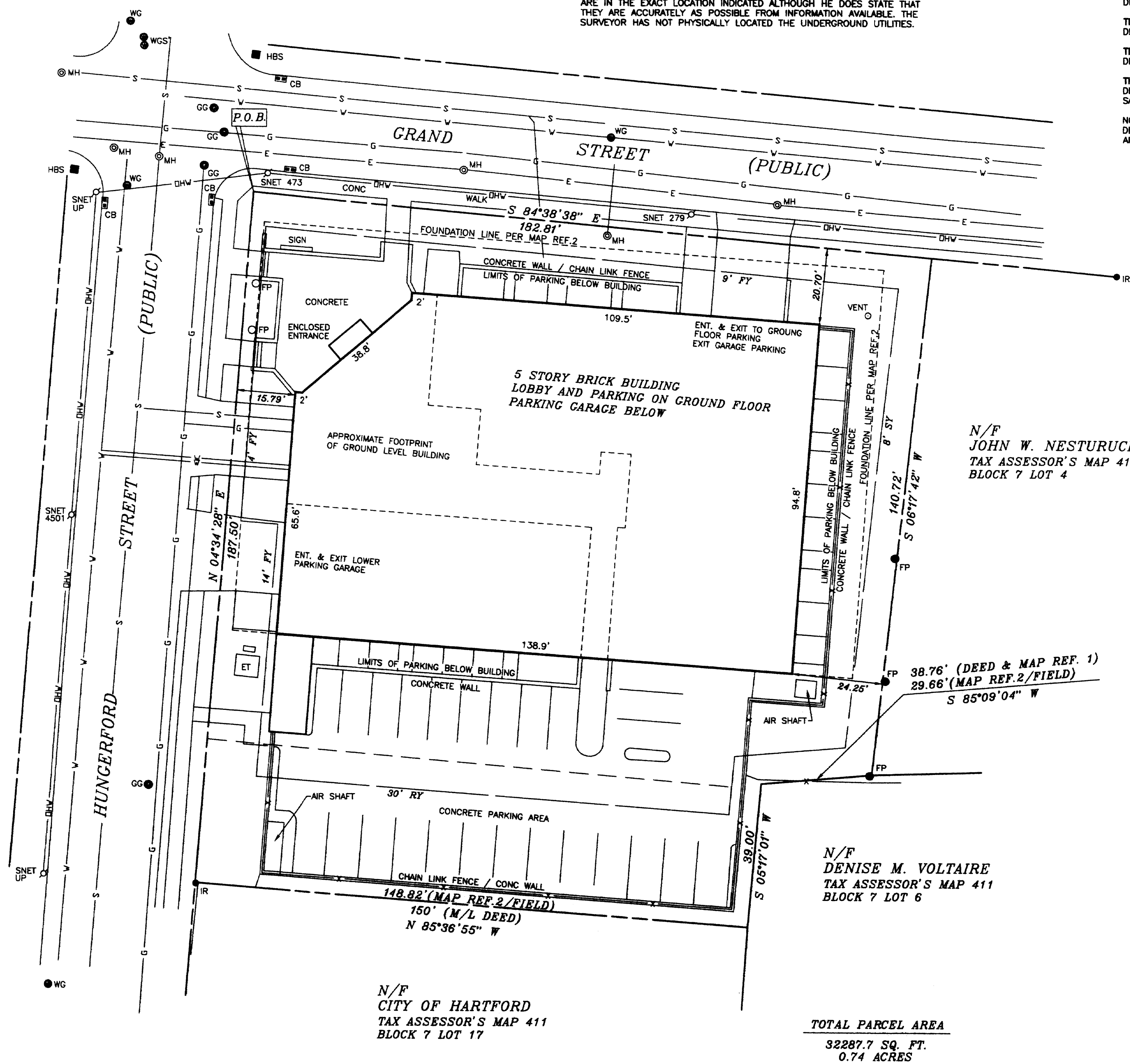
THENCE N 04°-34'-28" E ALONG THE EASTERLY LINE OF HUNGERFORD STREET, A DISTANCE OF 187.50' TO THE POINT OR PLACE OF BEGINNING; SAID PARCEL CONTAINS 0.74 ACRES OF LAND BY COMPUTATION.

NOTE: THE ABOVE PROPERTY DESCRIPTION DESCRIBES THE SAME PROPERTY AS DESCRIBED IN SCHEDULE A OF TITLE COMMITMENT NO. CTH010303C OF THE FIRST AMERICAN TITLE INSURANCE COMPANY EFFECTIVE DATE SEPTEMBER 27, 2005.



ZONE: RO-2	REQUIRED	PROVIDED
LOT AREA	7500 SF	32287.7 SF
MIN. FRONTAGE	50 FT	182.81 FT
MIN. FRONT YARD	4/14 FT (HUNGERFORD ST)	15.79 FT
MIN. FRONT YARD	9 FT (GRAND ST)	20.70 FT
MIN. SIDE YARD	8 FT	24.25 FT
MIN. REAR YARD	20 FT	93.5 FT
MAX. BLD. HEIGHT	N/A	5 STORY
PARKING SPACES	2 PER 500 SF FLR. AREA	147 STRIPED SPACES

-----	PROPERTY LINE
-----	EASEMENT LINE
----- S	SANITARY SEWER
----- OH-W	OVERHEAD WIRES
----- D	STORM DRAINAGE
----- W	WATER LINE
----- G	GAS LINE
----- E	ELECTRIC LINE
----- HYD	HYDRANT
• IR	IRON PIN
⊙	UTILITY POLE
WG	WATER GATE
GG	GAS GATE
V.P.	RECORD VOLUME/PAGE
REF	REFERENCE (IS MADE TO)
S.F.	SQUARE FEET
AC.	ACRES
CONC	CONCRETE
FP	FLAG POLE
CB	CATCH BASIN
MH	MANHOLE
N/F	NOW OR FORMERLY
ET	ELECTRIC TRANSFORMER
FP	FENCE POST



REFERENCE IS MADE TO THE FOLLOWING MAP AND SURVEYS WHICH WERE USED IN THE PREPARATION OF THIS SURVEY AND MAP:

1. "PROPERTY TO BE ACQUIRED BY GRANFORD ASSOCIATES HUNGERFORD AND GRAND STREETS HARTFORD CONNECTICUT SCALE 1"=10' DATE: NOVEMBER 12, 1984"
2. "SITE & UTILITY PLAN JURIS PLACE 21 GRAND STREET, SHARBREN DEVELOPMENT CO. HARTFORD, CONN. SCALE 1/8"=1'-0" DATE 10/28/87 REVISION 10/28/87, 12/18/87 SHEET 1 A2,3."
3. "GROUND LEVEL PLAN JURIS PLACE 21 GRAND STREET, SHARBREN DEVELOPMENT CO. HARTFORD, CONN. SCALE 1/8"=1'-0" DATE 10/28/87 REVISION 10/28/87, 12/18/87 SHEET 1A 2,3."
4. "GRAND STREET SEWER REPLACEMENT HARTFORD THE METROPOLITAN DISTRICT ENGINEERING AND PLANNING HARTFORD, CONNECTICUT SCALE 1"=20' HOR., 1"=10' VERT. DATE MAY 25, 1981 SHEET 1 OF 2 AND 2 OF 2"
5. "CITY OF HARTFORD DEPARTMENT OF ENGINEERING BLOCK MAP 38 SCALE 1"=50'

ENCROACHMENT OF 4 FOOT CHAIN LINK FENCE CITED IN WARRANTY DEED FROM JURIS ASSOCIATES LIMITED PARTNERSHIP TO 21 GRAND DEVELOPMENT CORP. DATED NOVEMBER 15, 1991, RECORDED NOVEMBER 18, 1991 IN VOLUME 3211, PAGE 275 OF THE HARTFORD LAND RECORDS, MAY HAVE DELETED THE PROPERTY AT THE TIME OF DOCUMENT, V.3211, PG.275 DESCRIBES THE ENCROACHMENT ALONG THE EASTERLY BOUNDARY. THE FENCE ALONG SAID EASTERLY BOUNDARY HAS BEEN REMOVED. REMAINING FENCE POSTS ARE DEPICTED HEREON.

1. ALL MONUMENTATION DEPICTED HEREON WAS FOUND IN THE FIELD UNLESS OTHERWISE NOTED.
2. BASIS OF BEARINGS: MAP REFERENCE NO.1
3. PARCEL LOCATED IN A R-2 ZONE
4. ALL BEARINGS AND STREET RIGHT OF WAYS ARE BASED ON RECORD PLAT.
5. SURVEYOR DID NOT ABSTRACT PROPERTY, SURVEY BASED ON LEGAL DESCRIPTIONS SUPPLIED BY THE TITLE COMPANY.
6. NOTHING IN THIS SURVEY INTENDED TO EXPRESS AN OPINION REGARDING OWNERSHIP OF TITLE.
7. SURVEY IS CERTIFIED FOR THIS TRANSACTION ONLY.

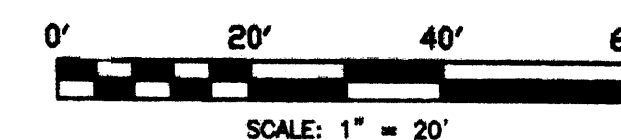
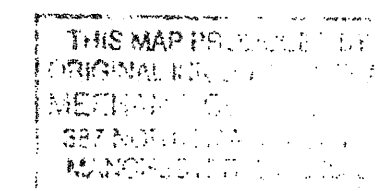
I HEREBY CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE "MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS" JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS IN 2005, AND INCLUDES ITEMS 2-4, 6, 7(a), 7(b), 8-11, OF TABLE THEREOF, AND (ii) PURSUANT TO THE ACCURACY STANDARDS FOR A "CLASS A-2" SURVEY AS DEFINED THEREIN, AND ALSO IN ALL RESPECTS MEETS THE REQUIREMENTS AS ADOPTED BY ALTA AND ACSM AND IN EFFECT ON THE DATE OF THIS CERTIFICATION.



DATE OF THIS CERTIFICATION.

ROBERT DAHN, LICENSED SURVEYOR

THE WORDS CERTIFY AND CERTIFICATION AS USED ABOVE ARE INTENDED TO BE AN EXPRESSION
OF PROFESSIONAL OPINION ONLY AND IN NO WAY ARE MEANT TO IMPLY OR REPRESENT ANY
WARRANTY OR GUARANTEE.

THIS SURVEY AND MAP HAS BEEN PREPARED IN ACCORDANCE WITH THE REGULATIONS OF CONNECTICUT STATE AGENCIES, SECTION 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, THE BOUNDARY DETERMINATION CATEGORY IS RESURVEY, AND THE HORIZONTAL ACCURACY CONFORMS TO A-2.



REVISION		DATE			Meehan & Goodin Engineers – Surveyors, P.C. 387 North Main Street, Manchester, CT 06040 (860) 643-2520 FAX (860) 649-8806	
SEAL 		NOTE: THIS DRAWING IS AN INSTRUMENT OF SERVICE OF AND REMAINS THE PROPERTY OF MEEHAN & GOODIN. IT IS TO BE USED ONLY FOR THE SPECIFIC PROJECT AND SHALL NOT BE LOANED, COPIED, MODIFIED OR REPRODUCED WITHOUT THE WRITTEN CONSENT OF MEEHAN & GOODIN. ANY UNAUTHORIZED REPRODUCTIONS, CERTIFICATIONS AND DECLARATIONS CONTAINED HEREON.		PLAN PREPARED FOR <u>CHARTER OAK HEALTH CENTER</u> 21 GRAND STREET HARTFORD, CONN.		
				PROPERTY/BOUNDARY SURVEY ALTA/ACSM LAND TITLE SURVEY		
SCALE: 1" = 20'		DESIGN: RED		PROJECT: 05225		
DATE: 2-15-2008		DRAFT: SLH		DISK NO.:		
				ACAD: 05225.DWG		
				SHEET NO. 1 OF 1		