#3006

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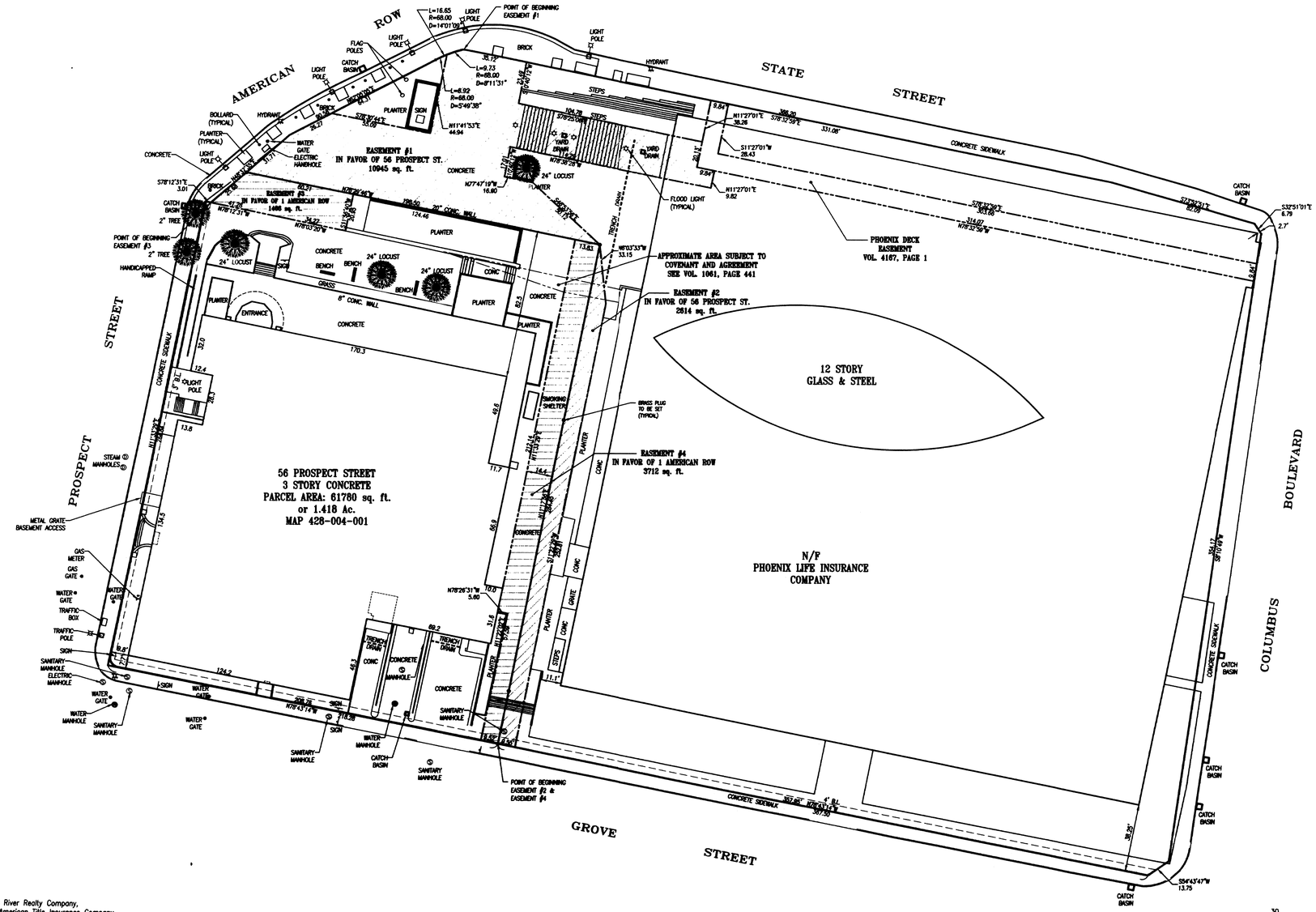
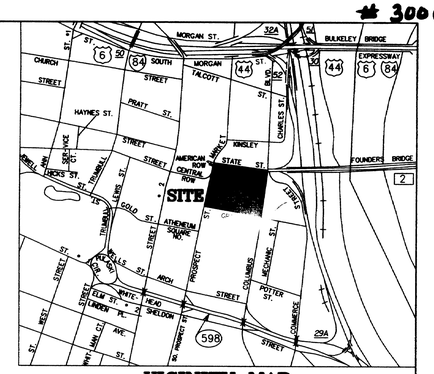
HARTFORD





VICINITY MAP
N.T.S.

MAP REFERENCES:

1. "BOUNDARY SURVEY, 56 PROSPECT STREET, HARTFORD, CONNECTICUT, DATED JUNE 1982, SCALE 1"=20", BY GREINER, INC., FORMERLY CAHN, INC.
2. "CITY OF HARTFORD, CONNECTICUT DEPARTMENT OF PUBLIC WORKS, BUREAU OF ENGINEERING SERVICES, PLAN SHOWING PROPOSED CURBLINE, STREET LINE AND PROPERTY EXCHANGE ON AMERICAN ROW AND STATE STREET, SCALE 1"=20', DATE 6/19/87", BY OSWALD BLUNT.
3. "CITY OF HARTFORD, CONNECTICUT DEPARTMENT OF ENGINEERING, DISPOSITION MAP, EXTENSION OF FRONT-MARKET AREA, ICR-2, SCALE 1"=40, DATED MARCH 1961".
4. "THREE PHOENIX EASEMENTS (ON PHOENIX PROPERTY), HARTFORD, CONNECTICUT, SCALE 1:200m, DATED 9/17/98", BY IGOR VECHESLOFF.
5. "PROPERTY LINE ADJUSTMENT, PREPARED FOR PHOENIX LIFE INSURANCE COMPANY, 56 PROSPECT STREET & 1 AMERICAN ROW, SCALE 1"=30', 6/11/08", BY CLOSE, JENSEN & MILLER, P.C.

NOTES:
1. COVENANTS AND RESTRICTIONS CONTAINED IN VOL. 1061, PAGE 441 AND VOL. 1062, PAGE 102 ARE NOT PLOTTABLE. APPROXIMATE AREA IMPACTED IS PLOTTED.
2. TERMS, COVENANTS AND CONDITIONS IN VOL. 2869, PAGE 101 ARE NOT PLOTTABLE.
3. RIGHT OF ENTRY AND MAINTENANCE/LIABILITY AGREEMENT IN VOL. 3101, PAGE 312 ARE NOT PLOTTABLE.

The location of the underground utilities shown on this plan have been obtained from the best available sources. The actual location of these utilities should be verified in the field by the contractor. There may be other utilities not shown on these plans. Any damage made to existing utilities by the contractor shall be the sole responsibility of the contractor.

SCALE IN FEET
30 0 15 30 60 90

THIS MAP PRODUCED BY ORIGINAL INK DRAWING ON POLY FILM OR LINEN
CLOSE, JENSEN and MILLER, P.C.
1137 SILAS DEANE HIGHWAY
WETHERSFIELD, CT 06109

To: Rocky River Realty Company,
First American Title Insurance Company,
Phoenix Life Insurance Company

This survey was conducted on the ground on September 8, 2008 and (a) to my knowledge and belief, this map is substantially correct as noted hereon and unless otherwise depicted or noted hereon; (b) the deed lines and lines of actual possession are the same; (c) all buildings and improvements are located as shown, are erected entirely within the property lines, and do not encroach over, or upon the street, deed or building lines or any right of way or easement on or appurtenant to the property; (d) there are no utility or other easements or rights of way affecting this property; (e) there are no encroachments or projections on or over the property or on rights of way or easement appurtenant to the same by buildings or improvements erected on adjacent lands; and (f) that the buildings and improvements on this property do not violate any building or zoning regulation, covenant, deed restriction or other regulation or requirement related to the location thereof.

By John H. Miller
JOHN H. MILLER, P.E., L.S.
LIC. NO. 4142

NOTES:
1. THIS SURVEY AND MAP HAS BEEN PREPARED IN ACCORDANCE WITH SECTIONS 20-300B-1 THRU 20-300B-20 OF THE REGULATIONS OF CONNECTICUT STATE AGENCIES - "STANDARDS FOR SURVEYS AND MAPS IN THE STATE OF CONNECTICUT" AS ADOPTED BY THE CONNECTICUT ASSOCIATION OF LAND SURVEYORS, INC. ON SEPT. 26, 1996. THIS IS A PROPERTY SURVEY BASED ON A DEPENDENT RE-SURVEY CONFORMING TO HORIZONTAL ACCURACY CLASS A-2 AND IS INTENDED TO DEPICT THE POSITION OF BOUNDARIES WITH RESPECT TO LOCATIONS OF ALL BOUNDARY MONUMENTATION; APPARENT IMPROVEMENTS AND FEATURES; RECORD EASEMENTS AND VISIBLE EVIDENCE OF THE USE THEREOF; RECORD AND APPARENT MEANS OF INGRESS AND EGRESS; LINES OF OCCUPATION AND DEED RESTRICTIONS PERTAINING TO THE LOCATION OF BUILDINGS OR OTHER IMPROVEMENTS.
2. PROPERTY IS LOCATED IN ZONE B-1.
3. THIS SURVEY IS NOT VALID WITHOUT A LIVE SIGNATURE AND EMBOSSED SEAL.

No.	Date	Description
		Revisions

No	Date	Description
		Revisions

STATE OF CONNECTICUT — JOHN H. MILLER — NO. 4142 — LICENSED LAND SURVEYOR

C. J. M.

Close, Jensen & Miller, P. C.
Consulting Engineers, Land Planners & Surveyors
1137 Silas Deane Highway, Wethersfield, Conn. 06109, Tel. (860)563-9375

PROPERTY SURVEY

PROPERTY OF
PHOENIX LIFE INSURANCE COMPANY
56 PROSPECT STREET
HARTFORD CONNECTICUT

Compiled	A.E.J.
P.C. Check	A.E.J.
Designed	—
Drawn	A.E.J.
Checked	J.H.M.
Scale	1"=30'
Date	10/3/08
Sheet	1 of 1
Job No.	
File No.	

CADD DWG: PHOENIX/ARA

#3006