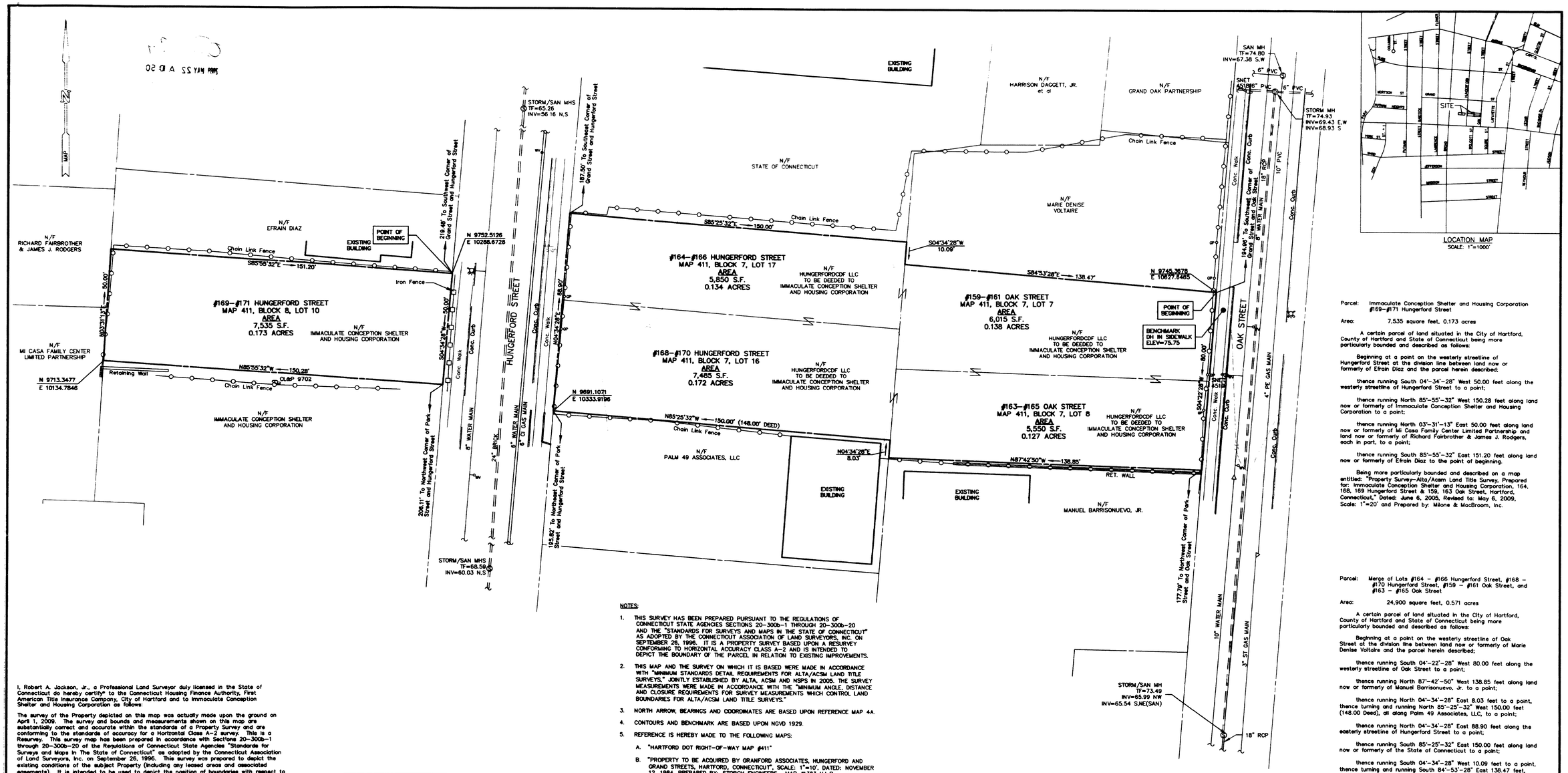

NOTES:

1. THIS SURVEY HAS BEEN PREPARED PURSUANT TO THE REGULATIONS OF CONNECTICUT STATE AGENCIES SECTIONS 20-300b-1 THROUGH 20-300b-20 AND THE "STANDARDS FOR SURVEYS AND MAPS IN THE STATE OF CONNECTICUT" AS ADOPTED BY THE CONNECTICUT ASSOCIATION OF LAND SURVEYORS, INC. ON SEPTEMBER 26, 1996. IT IS A PROPERTY SURVEY BASED UPON A RESURVEY CONFORMING TO HORIZONTAL ACCURACY CLASS A-2 AND IS INTENDED TO DEPICT THE BOUNDARY OF THE PARCEL IN RELATION TO EXISTING IMPROVEMENTS.
2. THIS MAP AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH "MINIMUM STANDARDS DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS," JOINTLY ESTABLISHED BY ALTA, ACSM AND NSPS IN 2005. THE SURVEY MEASUREMENTS WERE MADE IN ACCORDANCE WITH THE "MINIMUM ANGLE, DISTANCE AND CLOSURE REQUIREMENTS FOR SURVEY MEASUREMENTS WHICH CONTROL LAND BOUNDARIES FOR ALTA/ACSM LAND TITLE SURVEYS."
3. NORTH ARROW, BEARINGS AND COORDINATES ARE BASED UPON REFERENCE MAP 4A.
4. CONTOURS AND BENCHMARK ARE BASED UPON NGVD 1929.
5. REFERENCE IS HEREBY MADE TO THE FOLLOWING MAPS:
   A. "HARTFORD DOT RIGHT-OF-WAY MAP #411"
   B. "PROPERTY TO BE ACQUIRED BY GRANIFORD ASSOCIATES, HUNGERFORD AND GRAND STREETS, HARTFORD, CONNECTICUT", SCALE: 1"=10', DATED: NOVEMBER 12, 1984, PREPARED BY: STORCH ENGINEERS. MAP #1383 H.L.R.
   C. "PLAN OF PROPERTY TO BE CONVEYED TO IMMACULATE CONCEPTION SHELTER AND HOUSING CORPORATION, 560 AND 574 PARK STREET & 169-171 HUNGERFORD STREET, HARTFORD, CONN.", SCALE: 1"=20', DATED: JULY 18, 2000, REVISED TO: NOV. 3, 2000, PREPARED BY: DELMASTRO SURVEY.
   D. "PROPERTY SURVEY, DEPICTING DIVISION OF PROPERTY OF: IMMACULATE CONCEPTION SHELTER AND HOUSING CORPORATION, 169-171 HUNGERFORD STREET & 560-574 PARK STREET, HARTFORD, CONNECTICUT," SCALE: 1"=20', DATED: AUGUST 24, 2006, REVISED TO: 11/15/06, PREPARED BY: MILONE & MACBROOM, INC.
6. PARCEL IS LOCATED IN FLOOD ZONE X (AREAS OF 0.2% ANNUAL CHANCE FLOOD; AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOOD) PER "FLOOD INSURANCE RATE MAP, CITY OF HARTFORD, HARTFORD COUNTY", COMMUNITY PANEL NUMBER: 09003C0368F, EFFECTIVE DATE: SEPTEMBER 26, 2008.
7. PARCEL 163 OAK STREET, 164-166 HUNGERFORD STREET, 168-170 HUNGERFORD STREET, 159-161 OAK STREET AND 169-171 HUNGERFORD STREET ARE AFFECTED BY THE FOLLOWING:
   A. SPECIAL PERMIT BY THE HARTFORD PLANNING AND ZONING COMMISSION DATED FEBRUARY 27, 2007 AND RECORDED IN VOLUME 5862 AT PAGE 523 H.L.R.
8. ONE PURPOSE OF THIS SURVEY IS TO MERGE THE LOTS SHOWN AS #164–#166 HUNGERFORD STREET, #168–#170 HUNGERFORD STREET, #159–#161 OAK STREET, AND #163–#165 OAK STREET.
9. FIRST AMERICAN TITLE INSURANCE COMPANY COMMITMENT NO. HART1484900(A), DATED: APRIL 9, 2009 AND HART1484900(B), DATED: APRIL 9, 2009 WERE USED TO PREPARE THIS SURVEY.
10. UNDERGROUND UTILITY INFORMATION HAS BEEN SUPPLEMENTED TO THIS SURVEY BASED UPON INFORMATION SUPPLIED BY OTHERS. THIS INFORMATION IS APPROXIMATE AND MUST BE VERIFIED PRIOR TO ANY CONSTRUCTION.

OFFSET MONUMENT AT THE SOUTHWEST CORNER OF GRAND STREET AND OAK STREET	N 9941.7497 E 10644.5691
OFFSET MONUMENT AT THE SOUTHWEST CORNER OF GRAND STREET AND HUNGERFORD STREET	N 9973.1296 E 10308.2905
OFFSET MONUMENT AT THE SOUTHEAST CORNER OF GRAND STREET AND BROAD STREET	N 10002.1950 E 9998.0242

I, Robert A. Jackson, Jr., a Professional Land Surveyor duly licensed in the State of Connecticut do hereby certify* to the Connecticut Housing Finance Authority, First American Title Insurance Company, City of Hartford and to Immaculate Conception Shelter and Housing Corporation as follows:

The survey of the Property depicted on this map was actually made upon the ground on April 1, 2009. The survey and bounds and measurements shown on this map are substantially correct and accurate within the standards of a Property Survey and are conforming to the standards of accuracy for a Horizontal Class A-2 survey. This is a Resurvey. This survey map has been prepared in accordance with Sections 20-300b-1 through 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 September 26, 1996. This survey was prepared to depict the existing conditions of the subject Property (including any leased areas and associated easements). It is intended to be used to depict the position of boundaries with respect to locations of all boundary monumentation; apparent improvements and features; record easements and physical visible evidence of the use thereof; record apparent means of ingress and egress; lines of occupation; deed restrictions pertaining to the location of the buildings and other improvements; unresolved conflicts with maps and descriptions; all apparent boundary encroachments; and existing buildings.

Except as shown hereon, (i) title lines and lines of actual possession are the same, (ii) all building lines and improvements are located as shown, are erected entirely within Property lines, and do not encroach over or upon the street, title or building lines or any right of way or easement on or appurtenant to the Property, (iii) there are no visible utility or other easements or rights of way affecting the Property, (iv) there are no visible encroachments or projections on or over the Property or on rights of way or easements appurtenant to the same by buildings or improvements erected on adjacent land, and (v) the buildings and improvements on this Property do not violate any building or zoning regulation, covenant, deed restriction or other regulation or requirement relating to the location thereof.

The Property is located within Flood Zone "X" as defined by the Federal Emergency Management Agency and are reflected on Flood Insurance Rate Map No. 09003C0368F, with a date of identification of September 26, 2008, and the Property has direct access to Hungerford Street/Oak Street each of which is a dedicated public street.

I further certify* that this map and the survey on which it is based were made in accordance with "Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys," jointly established and adopted by ALTA, ACSM and NSPS in 2005, and includes items 1, 3, 4, 5, 7(a), 7(c), 8, 9, 10, 11b, 13, 14, 15, 16, 17 and 18 of Table A thereof. Pursuant to the Accuracy Standards as adopted by ALTA, NSPS and ACSM and in effect on the date of this certification*, the undersigned further certifies* that the Positional Uncertainties resulting from the survey measurements made on the survey do not exceed the allowable Positional Tolerance.

Date 5/6/09

ROBERT A. JACKSON, JR. L.S. #11347

*The word certify is an expression of professional opinion which is based upon the surveyor's best information, knowledge and belief and, as such, does not imply any guarantee or warranty.

THIS MAP PRODUCED BY
COMPUTER PLOTTING ON
MILONE & MACBROOM
99 REALTY DRIVE
CHESHIRE, CT 06410

Parcel: Immaculate Conception Shelter and Housing Corporation #169–#171 Hungerford Street

Area: 7,535 square feet, 0.173 acres

A certain parcel of land situated in the City of Hartford, County of Hartford and State of Connecticut being more particularly bounded and described as follows:

Beginning at a point on the westerly streetline of Hungerford Street at the division line between land now or formerly of Efrain Diaz and the parcel herein described;

thence running South 04°-34'-28" West 50.00 feet along the westerly streetline of Hungerford Street to a point;

thence running North 85°-55'-32" West 150.28 feet along land now or formerly of Immaculate Conception Shelter and Housing Corporation to a point;

thence running North 03°-31'-13" East 50.00 feet along land now or formerly of Mi Casa Family Center Limited Partnership and land now or formerly of Richard Fairbrother & James J. Rodgers, each in part, to a point;

thence running South 85°-55'-32" East 151.20 feet along land now or formerly of Efrain Diaz to the point of beginning.

Being more particularly bounded and described on a map entitled: "Property Survey–Alta/Acsm Land Title Survey, Prepared for: Immaculate Conception Shelter and Housing Corporation, 164, 168, 169 Hungerford Street & 159, 163 Oak Street, Hartford, Connecticut," Dated: June 6, 2005, Revised to: May 6, 2009, Scale: 1"=20' and Prepared by: Milone & MacBroom, Inc.

Parcel: Merge of Lots #164 – #166 Hungerford Street, #168 – #170 Hungerford Street, #159 – #161 Oak Street, and #163 – #165 Oak Street

Area: 24,900 square feet, 0.571 acres

A certain parcel of land situated in the City of Hartford, County of Hartford and State of Connecticut being more particularly bounded and described as follows:

Beginning at a point on the westerly streetline of Oak Street at the division line between land now or formerly of Marie Denise Voltaire and the parcel herein described;

thence running South 04°-22'-28" West 80.00 feet along the westerly streetline of Oak Street to a point;

thence running North 87°-42'-50" West 138.85 feet along land now or formerly of Manuel Barrisonuevo, Jr. to a point;

thence running North 04°-34'-28" East 8.03 feet to a point, thence turning and running North 85°-25'-32" West 150.00 feet (148.00 Deed), all along Palm 49 Associates, LLC, to a point;

thence running North 04°-34'-28" East 88.90 feet along the easterly streetline of Hungerford Street to a point;

thence running South 85°-25'-32" East 150.00 feet along land now or formerly of the State of Connecticut to a point;

thence running South 04°-34'-28" West 10.09 feet to a point, thence turning and running South 84°-53'-28" East 138.47 feet, all along land now or formerly of Marie Denise Voltaire, to the point of beginning.

Being more particularly bounded and described on a map entitled: "Property Survey–Alta/Acsm Land Title Survey, Prepared for: Immaculate Conception Shelter and Housing Corporation 164, 168, 169 Hungerford Street & 159, 163 Oak Street, Hartford, Connecticut," Dated: June 6, 2005, Revised to: May 6, 2009, Scale: 1"=20' and Prepared by: Milone & MacBroom, Inc.

LEGEND

- STREET LINE
- PROPERTY LINE
- CHAIN LINK FENCE
- DRAINAGE MANHOLE
- SANITARY MANHOLE
- WATER VALVE
- GATE POST
- HYDRANT
- UTILITY POLE
- SIGN

GRAPHIC SCALE

20 0 10 20 40

(IN FEET)
1 inch = 20 ft.

REVISED: 5/6/09

PROPERTY SURVEY - ALTA/ACSM LAND TITLE SURVEY

PREPARED FOR:
IMMACULATE CONCEPTION SHELTER AND HOUSING CORPORATION
164,168,169 HUNGERFORD STREET & 159,163 OAK STREET
HARTFORD, CONNECTICUT

–	JJS	BJN	2748-01
DESIGNED	DRAWN	CHECKED	PROJECT NO.
SCALE 1"=20'			1 OF 1
DATE JUNE 6, 2005			SHEET NO.

Engineering, Landscape Architecture and Environmental Science

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