

NOTES

1. AREA OF "PROPERTY NOT SUBJECT TO DEVELOPMENT RIGHTS" = 4,371 SQUARE FEET = 0.1000 ACRES
AREA OF "DEVELOPMENT RIGHTS RESERVED IN THIS AREA" = 2,329 SQUARE FEET = 0.0533 ACRES
2. SUBJECT PARCEL IS LOCATED IN ZONE B-4, BUSINESS DISTRICT (NEIGHBORHOOD BUSINESS)
3. AREA OF SUBJECT PARCEL = 6,800 S.F. / 0.1515 ACRES
4. COORDINATES ARE ASSUMED
5. BUILDING ELEVATIONS ARE BASED ON NGVD83
6. DIMENSIONS SHOWN ARE TO THE EXTERIOR BRICK FACE
7. DECLARANT:

AMELIAN, JOANNA
206 FRANKLIN AVENUE
VOLUME 5186 PAGE 209

OSECKI, JAN & JANINA
204 FRANKLIN AVENUE
VOLUME 5186 PAGE 211

8. CERTAIN IMPROVEMENTS WHICH MAY BE BUILT BY DECLARANT AS PART OF ITS SPECIAL DECLARANT RIGHTS IN ADDITION TO BUILDINGS AND IMPROVEMENTS SHOWN, MAY INCLUDE ROAD AND PARKING AREA, PAVEMENT AND CURBS, STREET LIGHTING, RETAINING WALLS, DRAINAGE SYSTEMS, GRADING, LANDSCAPING, PLANTS, SHRUBS AND TREES, FENCES, GREENHOUSES, SIGNS, PIPES, DUCTS, CABLES, UTILITY WHYS, INFRASTRUCTURE AND ACCESSORY OR RELATED STRUCTURES AND FIXTURES AND IMPROVEMENTS WHICH ARE REQUIRED BY APPROPRIATE GOVERNMENTAL AUTHORITIES, OR UTILITY COMPANIES, OR WHICH WILL ENHANCE THE COMMUNITY IN THE DISCRETION OF THE DECLARANT, THE IMPROVEMENTS "NEED NOT BE BUILT" IN ANY PARTICULAR ORDER OR AT ANY PARTICULAR LOCATION IN THE PROPERTY AND WILL HAVE DIMENSIONS CONSISTENT WITH THEIR PURPOSES. PLEASE REFER TO ARTICLE VII OF THE DECLARATION FOR LIMITATIONS AND RESERVATIONS OF THESE RIGHTS.
9. EXCEPT AS NOTED, IMPROVEMENTS WITHIN AREAS DESIGNATED AS "PROPERTY NOT SUBJECT TO DEVELOPMENT RIGHTS" MUST BE BUILT AND ARE SUBJECT TO SPECIAL DECLARANT RIGHTS RESERVED IN ARTICLE VII OF THE DECLARATION.
10. IN AREAS DESIGNATED "DEVELOPMENT RIGHTS RESERVED IN THIS AREA" DEVELOPMENT RIGHTS TO SUBDIVIDE UNITS AND ADD UNITS AND COMMON ELEMENTS AND LIMITED COMMON ELEMENTS ARE RESERVED IN THESE AREAS. UNIT AND BUILDING LOCATIONS, DIMENSIONS AND SHAPES ARE APPROXIMATE AND MAY VARY IN ACCORDANCE WITH DECLARANT OR SITE REQUIREMENT (OR AT DECLARANT'S OPTION). SEE ARTICLE VII OF THE DECLARATION FOR RESERVATIONS AND LIMITATIONS ON DEVELOPMENT RIGHTS. AREAS SHOWN AS OPEN SPACE AND ROADWAYS ARE NOT DEDICATED TO PUBLIC USE.
11. LOCATION, SIZE, AND MATERIAL TYPES OF ABOVE GROUND AND BELOW GROUND UTILITIES LINES, APPURTENANCES AND STRUCTURES AS DEPICTED HEREON ARE PER OBSERVABLE. ABOVE GROUND EVIDENCE IN CONSIDERATION WITH INTERPRETATIONS OF FURNISHED RECORD UTILITY INFORMATION, THEY ARE PLOTTED AS ACCURATELY AND COMPLETELY AS POSSIBLE FROM SAID EVIDENCE AND FURNISHED INFORMATION, BUT ARE NOT ENTIRELY FIELD VERIFIED AND MUST BE CONSIDERED APPROXIMATE. IN ADDITION, THERE MAY BE OTHER ACTIVE OR ABANDONED UNDERGROUND UTILITIES LINES. APPURTENANCES AND STRUCTURES OF WHICH THIS OFFICE HAS NOT BEEN ADVISED. PRIOR TO ANY EXCAVATION OR DEMOLITION, IT IS IMPERATIVE THAT SUCH UTILITY LOCATION, DEPTHS, SIZES AND MATERIAL TYPES BE DETERMINED THROUGH THE INDIVIDUAL UTILITY COMPANY OR AUTHORITY TO RESOLVE ANY PROBLEMS WHICH MAY BE CREATED DUE TO THE LOCATION OF THE UTILITIES.

I HEREBY CERTIFY THAT THIS SURVEY CONTAINS ALL OF THE INFORMATION REQUIRED BY SUBSECTION 47-226 OF THE COMMON INTEREST OWNERSHIP ACT RELATING TO SURVEYS.

ALAN BONDIOVANNI, L.L.S. #14649 7-06-09 DATE

I HEREBY CERTIFY THAT AS 5-18-07, WITH RESPECT TO THE EXISTING IMPROVEMENTS, THIS SURVEY AND PLAN WAS PREPARED IN ACCORDANCE WITH THE STANDARDS OF A CLASS A-2 SURVEY AS DEFINED IN THE CODE OF PRACTICE FOR STANDARDS OF ACCURACY FOR SURVEYS AND MAPS, ADOPTED SEPTEMBER 26, 1996, AS AMENDED, BY THE CONNECTICUT ASSOCIATION OF LAND SURVEYORS, INC., AND THAT THIS SURVEY CONTAINS ALL THE INFORMATION REQUIRED OF A SURVEY UNDER SECTION 47-226 OF THE COMMON INTEREST OWNERSHIP ACT.

THE WORD "CERTIFY" IS UNDERSTOOD TO BE AN EXPRESSION OF PROFESSIONAL OPINION BY THE LAND SURVEYOR WHICH IS BASED ON HIS BEST KNOWLEDGE, INFORMATION AND BELIEF, AS SUCH, IT CONSTITUTES NEITHER A GUARANTEE NOR WARRANTY.

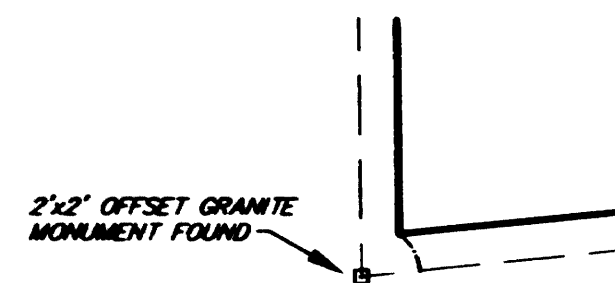
ALAN BONDIOVANNI, L.L.S. #14649 7-06-09 DATE

MAP REFERENCES

1. "PROPERTY OF CAROLINE & EMANUEL PREISSNER, HEIRS, FRANKLIN AVENUE & ELLIOT STREET, HARTFORD, CONNECTICUT SCALE: 1"=10' APRIL 1953", PREPARED BY PETERSEN & HOFFMAN
2. CITY OF HARTFORD, ENGINEERING DEPARTMENT, MAP SHOWING STREET LINES FROM FRANKLIN AVENUE TO WETHERSFIELD AVENUE INCLUDING BARKER STREET, BOND STREET, ELLIOT STREET AND BENTON STREET, SHEET 221 BLOCK 46, SCALE: 1"=50'

LEGEND

	CATCH BASIN		CHAIN LINK FENCE
	ELECTRIC MANHOLE		BOX WIRE FENCE
	ELECTRIC BOX		OVERHEAD UTILITIES
	GAS GATE		PROPERTY LINE / STREET LINE
	GUIDE WIRE		UNDERGROUND ELECTRIC
	LIGHT STANDARD		UNDERGROUND GAS LINE
	IRON PIN / DRILL HOLE		UNDERGROUND TELEPHONE LINE
	MANHOLE		UNDERGROUND WATER LINE
	MAILBOX		BITUMINOUS CONCRETE BUILDING LINE
	MONUMENT		CONNECTICUT LIGHT AND POWER CONIC
	SIGN		NOW OR FORMERLY SQUARE FEET
	UTILITY POLE		SPOT ELEVATION
	WATER GATE		



ELLIOTT STREET
(WIDTH NOT TO SCALE)

NOTED BY
TOWN CLERK
HARTFORD
AUG 21 P 28

EXISTING BUILDING COORDINATES @ BRICK FACE

1	N 4708.58 E 4755.90
2	N 4707.37 E 4810.70
3	N 4685.18 E 4811.31
4	N 4684.38 E 4756.51

NOTE: FOUNDATION EXTENDS BEYOND BRICK FACE

THIS MAP PRODUCED BY
POLY FILM OR LUNAR
BONDIOVANNI GROUP, INC.
NEWINGTON, CT 06111
TEL: (860) 866-0134
FAX: (860) 866-3830

ASSUMED

THE BONDIOVANNI GROUP, INC.
170 BARKER STREET
NEWINGTON, CT 06111
TEL: (860) 866-0134
FAX: (860) 866-3830

Scale: 1"=10'
Checked: AB
Date: 8-19-09
Drawn: JPR
Revision: 1

EXHIBIT A-3 SURVEY

MAP OF
204 - 206 FRANKLIN AVENUE
A PLANNED COMMUNITY
HARTFORD, CONNECTICUT
DECLARANT
JOANNA AMELIAN, JAN & JANINA OSECKI

CONDOMINIUM
MAP

1 of 1

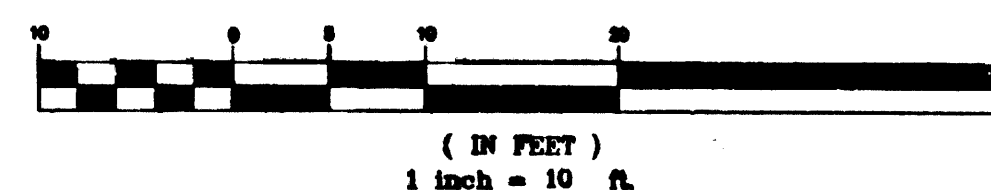
09137_A2.DWG 09137

3040



BOND STREET

GRAPHIC SCALE



N/F
LENOXI REALTY, LLC
VOL. 4151 PAGE 211
200 - 202 FRANKLIN AVENUE

PROPERTY SUBJECT TO
DEVELOPMENT RIGHTS
(RIGHTS TO FURTHER DIVIDE
AND/OR EXPAND AND CREATE
NEW UNITS, COMMON ELEMENTS
AND LIMITED COMMON ELEMENTS
RESERVED)
(EXISTING BUILDING)

EXCLUSIVE USE AREA
(LIMITED COMMON ELEMENT)
UNIT 204
NOT SUBJECT TO DEVELOPMENT
RIGHTS
AREA = 1,834.5 S.F.
0.0421 ACRES

N/F
FRANCIS AND MARY START
VOL. 1480 PAGE 258
61 - 63 ELLIOTT STREET

EXCLUSIVE USE AREA
(LIMITED COMMON ELEMENT)
UNIT 206
NOT SUBJECT TO DEVELOPMENT
RIGHTS
AREA = 2,436.5 S.F.
0.0559 ACRES

PROPERTY SUBJECT TO
DEVELOPMENT RIGHTS
(RIGHTS TO FURTHER DIVIDE
AND/OR EXPAND AND CREATE
NEW UNITS, COMMON ELEMENTS
AND LIMITED COMMON ELEMENTS
RESERVED)
(EXISTING BUILDING)

DISTRICT REQUIREMENTS FOR ZONE B-4
BUSINESS DISTRICT (NEIGHBORHOOD BUSINESS)

	EXISTING	MINIMUM LOT AREA	6,000 S.F.	6,800 S.F.
MINIMUM LOT COVERAGE	30% (50%)	35%		
MINIMUM LOT WIDTH	50 FEET	60 FEET		
MINIMUM FRONT YARD	B.L. (20 FEET)	18.2 FEET		
MINIMUM SIDE YARD	20 FEET TOTAL (8 FEET MIN ONE SIDE) OR 1/4 THE HEIGHT OF ADJACENT WALL	**17.8 FEET (6.2 FEET)		
MINIMUM REAR YARD	30 FEET	34.9 FEET		
MAXIMUM BUILDING HEIGHT	4 STORIES / 48 FEET	2 STORIES		

**BUILT PRIOR TO REGULATION