

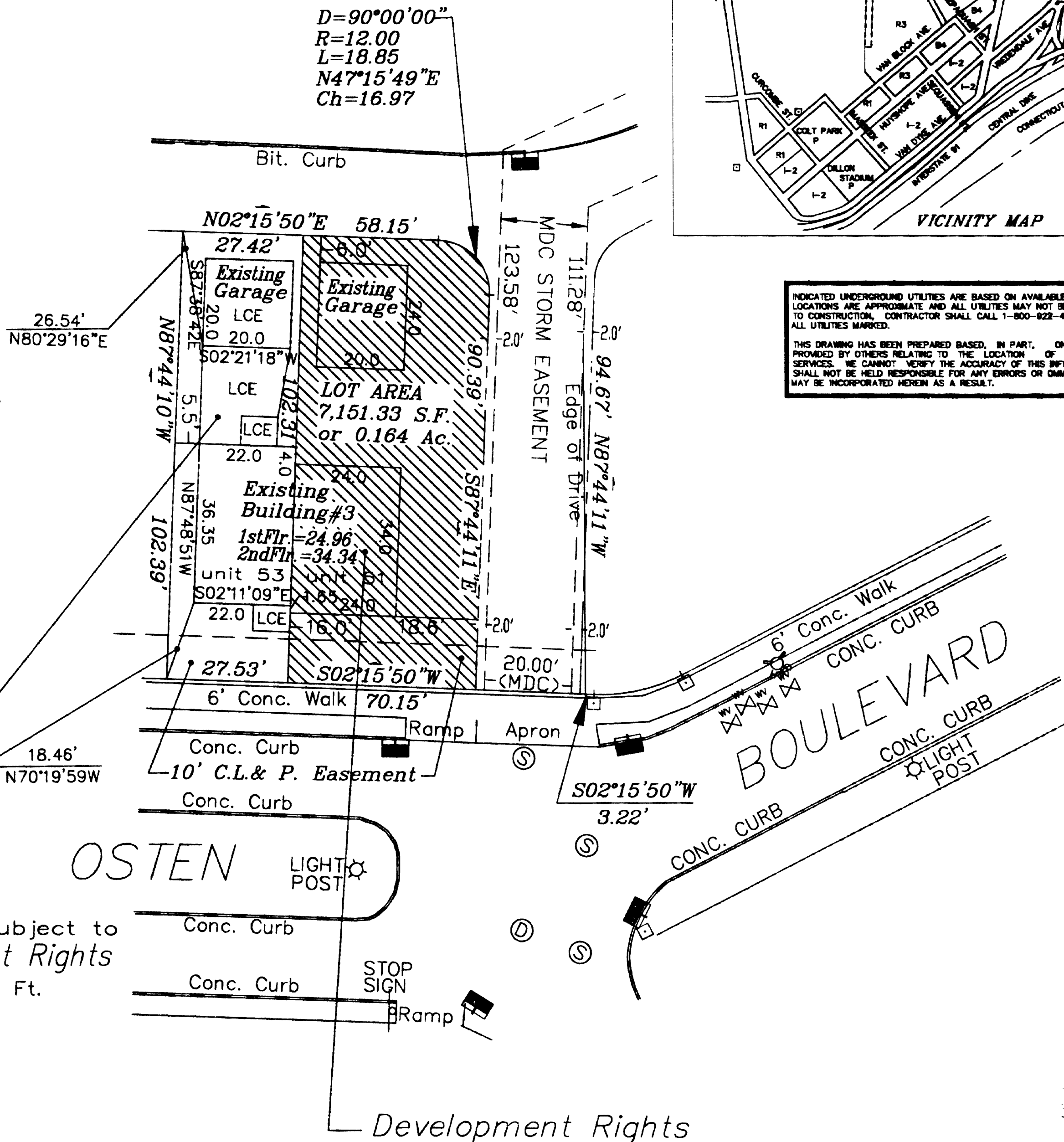
MAP REFERENCE:

- 1) MAP ENTITLED, "PARCEL DISPOSITION PLAN DUTCH POINT RENTAL PHASE II PREPARED FOR HOUSING AUTHORITY OF THE CITY OF HARTFORD & THE COMMUNITY BUILDERS, INC. STUNTINGTON & NORWICH STS. AND PATSY WILLIAMS WAY HARTFORD, CONNECTICUT SCALE 1"=40' SEPT. 13, 2006 REVISED 3-22-07 PETER D. FLYNN L.S."
- 2) MAP ENTITLED, "COMPLATION PLAN MAP SHOWING CONNECTICUT LIGHT AND POWER COMPANY EASEMENT AREA TO BE MODIFIED ACROSS THE PROPERTY OF THE HOUSING AUTHORITY OF THE CITY OF HARTFORD RAMON QUIROS BOULEVARD, PATSY WILLIAMS WAY, DUTCH POINT LANE HARTFORD, CONNECTICUT SCALE 1"=40' DATE 3-7-07 PETER D. FLYNN L.S."
- 3) MAP ENTITLED, "SITE INFRASTRUCTURE AND REDEVELOPMENT OF DUTCH POINT COLONY HOUSING FOR THE HOUSING AUTHORITY OF THE CITY OF HARTFORD, CONNECTICUT THE COMMUNITY BUILDERS, INC. SCALE 1"=40' DATE 08-20-05 REVISED THROUGH 10-17-05 PETER D. FLYNN L.S."

n/f DUTCH POINT RENTAL II
Limited Partnership

REGULATIONS FOR R-3 ZONE	
ITEM	REQUIRED
MAX. RESIDENTIAL DENSITY	75 PPA
MAX. FLOOR AREA RATIO	N/A
MIN. LOT AREA	6,000 S.F.
MIN. LOT WIDTH	50'
MIN. FRONT YARD	10' & 20'
MIN. SIDE YARD	5/15 ¹
MAX. LOT OCCUPANCY %	25(40) ²
MIN. REAR YARD	30'
MAX. BLDG. HEIGHT	3.5 STY.
MIN. USEABLE OPEN SPACE	150 S.F. PP

1. 5'min/15' Total OR 1/4 OF THE HEIGHT OF ADJACENT WALL WHICHEVER IS GREATER.
2. IF COMBINATION RESIDENTIAL/COMMERCIAL



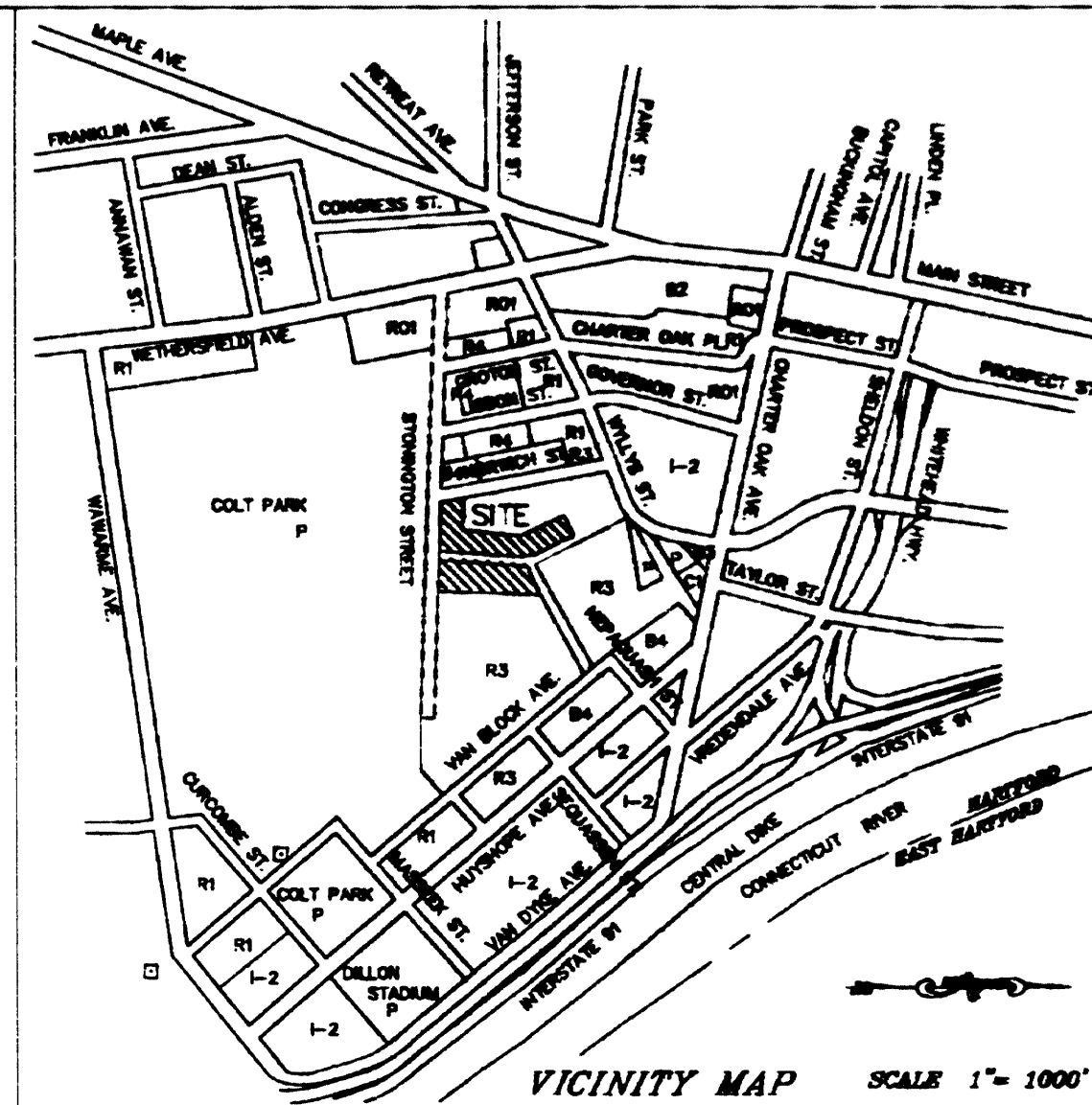
CERTIFICATION:

- 1) THIS MAP AND SURVEY WERE PREPARED IN ACCORDANCE WITH THE REGULATIONS OF CONNECTICUT STATE AGENCIES, SECTIONS 20-300B-1 THRU 20-300B-20, AND THE RECOMMENDED STANDARDS FOR SURVEYS AND MAPS IN THE STATE OF CONNECTICUT EFFECTIVE SEPTEMBER 28, 1996 PREPARED AND ADOPTED BY THE CONNECTICUT ASSOCIATION OF LAND SURVEYORS, INC. PURSUANT TO AND AS SET FORTH THESE STANDARDS:
THE TYPE OF SURVEY PERFORMED AND THE MAPPED FEATURES DEPICTED HEREON ARE IN ACCORDANCE WITH THE REQUIREMENTS OF AN IMPROVEMENT LOCATION SURVEY.
PROPERTY LINES, AS THEY ARE DEPICTED HEREON, PRESENT PROFESSIONAL OPINIONS THAT PERTAIN TO A "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 DUTCH POINT HOME OWNERSHIP, LLC. TO BE USED IN MATTERS THAT RELATE TO CONDOMINIUM DOCUMENTATION. USE OF THIS MAP FOR OTHER PURPOSES OR BY OTHER PARTIES IS NOT AUTHORIZED OR VALID.
- 3) NO DECLARATION IS EXPRESSED OR IMPLIED BY THIS MAP OR COPIES THEREOF UNLESS IT BEARS THE IMPRESSION TYPE SEAL AND ORIGINAL LIVE SEAL AND ORIGINAL LIVE SIGNATURE OF THE SURVEYOR WHOSE NAME AND REGISTRATION NUMBER APPEAR BELOW. ANY CHANGES MADE TO THIS PLAN WITHOUT THE KNOWLEDGE OF THE SIGNERS INVALIDATES THESE DECLARATIONS.
- 4) THE UNDERSIGNED HEREBY CERTIFIES THAT THIS SURVEY CONTAINS ALL INFORMATION REQUIRED BY SECTION 47-228 OF THE CONNECTICUT GENERAL STATUTES.

TO THE BEST OF MY KNOWLEDGE AND BELIEF THIS MAP IS SUBSTANTIALLY CORRECT AS NOTED HEREON.

PETER D. FLYNN CT.L.S. #8708 DATE 11-4-9
NOT VALID UNLESS ORIGINAL SIGNATURE, LIVE STAMP, & RAISED SEAL ARE AFFIXED.

FLYNN & CYR LAND SURVEYING LLC
1000 PARKWAY AVE. SUITE 200
HARTFORD, CONNECTICUT 06107



INDICATED UNDERGROUND UTILITIES ARE BASED ON AVAILABLE DATA. THE LOCATIONS ARE APPROXIMATE AND ALL UTILITIES MAY NOT BE SHOWN. PRIOR TO CONSTRUCTION, CONTRACTOR SHALL CALL 1-800-622-4455 AND HAVE ALL UTILITIES MARKED.
THIS DRAWING HAS BEEN PREPARED BASED, IN PART, ON INFORMATION PROVIDED BY OTHERS RELATING TO THE LOCATION OF UNDERGROUND SERVICES. WE CANNOT VERIFY THE ACCURACY OF THIS INFORMATION AND SHALL NOT BE HELD RESPONSIBLE FOR ANY ERRORS OR OMISSIONS, WHICH MAY BE INCORPORATED HEREIN AS A RESULT.

SCHEDULE A-3
CONDOMINIUM SURVEY
of BUILDING 3 UNIT 53 at
"THE TOWN HOMES AT DUTCH POINT"
PREPARED FOR
DUTCH POINT HOMEOWNERSHIP, LLC
Map 425/Blk 4/Lot 11
#51-53 OSTEN BOULEVARD
HARTFORD, CONNECTICUT
SCALE 1"=20' JUNE 1, 2009

GRAPHIC SCALE

