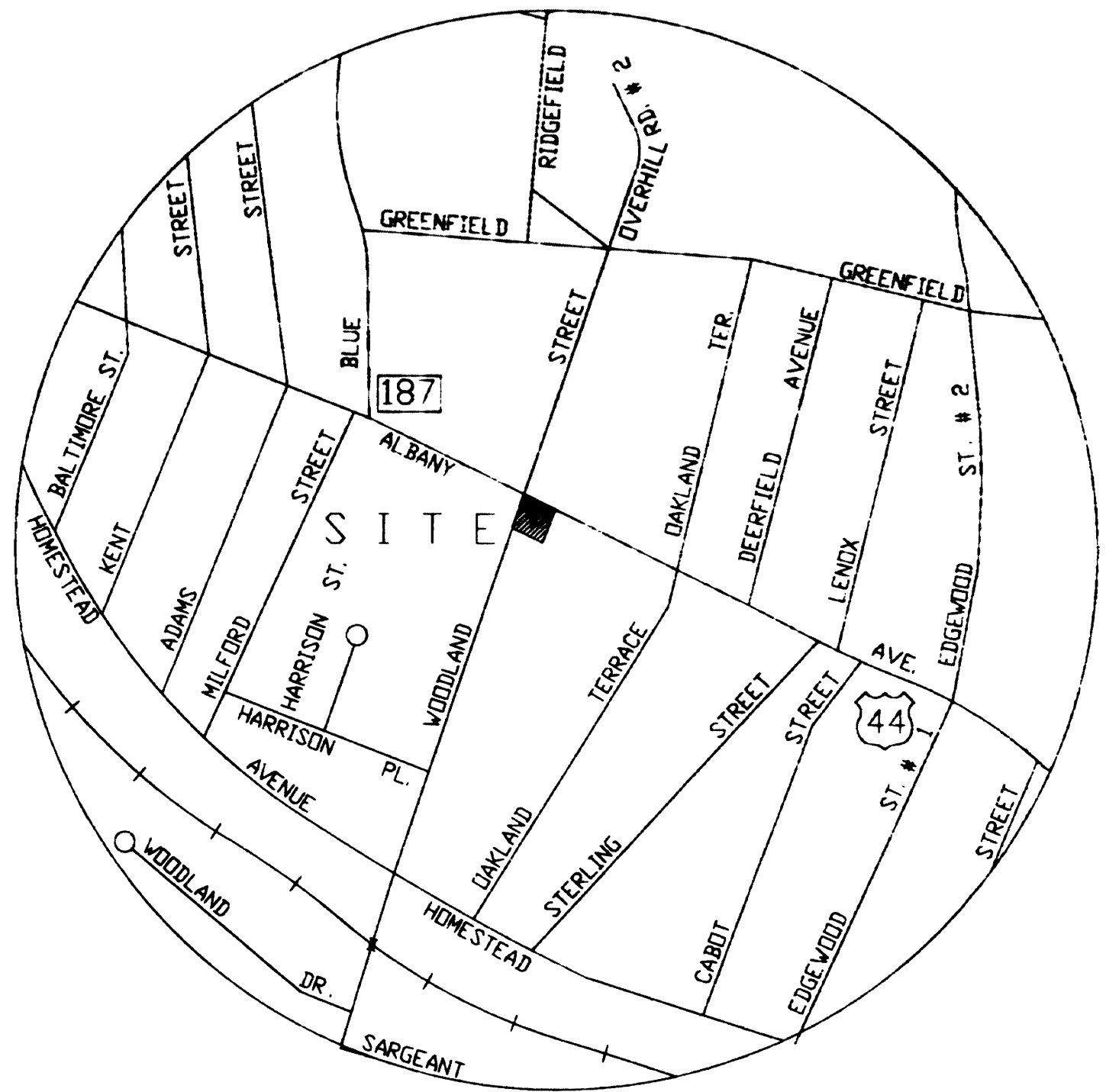


- 1). "BOUNDARY LINE AGREEMENT PLAN PREPARED FOR MARVIN BILLINGS ALBANY AVENUE HARTFORD, CONN. SCALE 1"=20' DATE 9-15-80 REV. 12-02-80 REINO E. HYPPA & ASSOC."
- 2). "WOODLAND TERRACE PROPERTY OF NEVELS BROS. HARTFORD, CONN. SCALE 1IN=40FT. JULY, 1905 SPENCER AND WASHBURN ENG."
- 3). "PLAN OF 1123-1127 ALBANY AVE HARTFORD, CONNECTICUT SCALE 1"=20', DATE: 12-14-87"
- 4). "PROPERTY OF HARRY J. McNAMARA HARTFORD, CONN. SCALE 1"=20' AUG 15, 1930 HALL & McCHESNEY INC"
- 5). "PLAN OF LAND IN HARTFORD, CONN. SURVEYED FOR SOCONY-VACUUM OIL COMPANY INC. SCALE 1"=10' AUGUST 22, 1952 HALL & McCHESNEY INC"

**BEGINNING AT A POINT AT THE SOUTHEAST STREET
LINE INTERSECTION OF WOODLAND STREET AND ALBANY
AVENUE. BEING MORE PARTICULARLY BOUNDED AND
DESCRIBED AS FOLLOWS:**

THENCE, S53°01'25"E A DISTANCE OF 151.00
FEET TO A POINT; (deed 150.93')
THENCE, S30°45'41"W A DISTANCE OF 136.86
FEET TO A POINT; (deed 136.86')
THENCE, N58°28'22"W A DISTANCE OF 146.03
FEET TO A POINT; (deed 145.96')
THENCE, N29°12'35"E A DISTANCE OF 151.31
FEET TO THE POINT AND PLACE OF BEGINNING.
(deed 151.32')

**SAID PARCEL CONTAINS 21,311.018 Square Feet
or 0.489 Acres.**



MAVERICK
CITY CT ENR
10M4 & 11B & 12W01

04 3 85 58 70

REGULATIONS FOR B-S ZONE	
ITEM	REQUIRED
MAX. RESIDENTIAL DENSITY	N/A
MAX. FLOOR AREA RATIO	8
MIN. LOT AREA	6,000 S.F. ¹
MIN. LOT WIDTH	60'
MIN. FRONT YARD	0'
MIN. SIDE YARD	N/R
MAX. LOT OCCUPANCY X	60
MIN. REAR YARD	80'
MAX. BLDG. HEIGHT	4 STY. ²
MIN. USABLE OPEN SPACE	N/A

1. 6,500 S.F. IF OVER 4 STORIES.
 2. OVER 4 STORIES BY SPECIAL EXCEPTION.

* NON-CONFORMING CONDITION.

1). THIS MAP AND SURVEY WERE PREPARED IN ACCORDANCE WITH THE 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 26, 1996 PREPARED AND ADOPTED BY THE CONNECTICUT ASSOCIATION OF PROFESSIONAL SURVEYORS, INC. PURSUANT TO AND AS SET FORTH IN 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 HARTFORD REDEVELOPMENT AGENCY.
TO BE USED IN MATTERS THAT RELATE TO PROPERTY LOCATION.
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.

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

Peter D. [Signature]

11-3-9

PETER D. FLYNN CT.L.L.S. #8792 DATE

NOT VALID UNLESS ORIGINAL SIGNATURE, LIVE STAMP, & RAISED SEAL ARE AFFIXED

FLYNN & CYR LAND SURVEYING LLC
#1904 FARMINGTON AVENUE 860-888-7800
BERLIN, CONNECTICUT 06037

BOUNDARY SURVEY
PREPARED FOR
CITY OF HARTFORD
HARTFORD REDEVELOPMENT AGENCY
#1161 ALBANY AVENUE
HARTFORD, CONNECTICUT
SCALE 1"=30' OCTOBER 28, 2009

GRAPHIC SCALE



(IN FEET)
1 inch = 30 ft.

