

MAP REFERENCE:

- 1) MAP OF MAPLEHURST, HARTFORD CONN. PROPERTY OF A.E. HOBSON. WOLCOTT & DARBY SURVEYORS. SEPT. 12, 1896. SCALE 1 IN=80 FT
- 2) MAPLE AVENUE SCALE 1"=20' DATE MAR. 1919" MAP 148/18 FOUND IN HARTFORD ENGINEERING DEPT.
- 3) HARTFORD STREET ANGLE MAP #205. FOUND IN HARTFORD ENGINEERING DEPT.

REGULATIONS FOR R-4 ZONE			REGULATIONS FOR B-4 ZONE		
ITEM	REQUIRED	19 KING ST.	ITEM	REQUIRED	641-651 MAPLE
MAX. RESIDENTIAL DENSITY	18.9 PPA	N/A	MAX. RESIDENTIAL DENSITY	N/A	N/A
MAX. FLOOR AREA RATIO	N/A	N/A	MAX. FLOOR AREA RATIO	2	N/A
MIN. LOT AREA	7,000 S.F.	7,207.3 S.F.	MIN. LOT AREA	6,000 S.F.	22,971.9 S.F.
MIN. LOT WIDTH	60'	60'	MIN. LOT WIDTH	50'	153'
MIN. FRONT YARD	15'	N/A	MIN. FRONT YARD	17.5'	5.3'
MIN. SIDE YARD	5/15	N/A	MIN. SIDE YARD	N/R	N/R
MAX. LOT OCCUPANCY	25(40)	N/A	MAX. LOT OCCUPANCY	50	
MIN. REAR YARD	30'	N/A	MIN. REAR YARD	20'	2.0'
MAX. BLDG. HEIGHT	3.5 STY.	N/A	MAX. BLDG. HEIGHT	4 STY.	2 STY.
MIN. USABLE OPEN SPACE	800 S.F. PP	N/A	MIN. USABLE OPEN SPACE	N/A	N/A

1. OR 10,000 FOR MULTI FAMILY DWELLINGS BY SPECIAL EXCEPTION.
 2. 5' min/15' Total OR 1/4 OF THE HEIGHT OF ADJACENT WALL, WHICHEVER IS GREATER.
 3. IF COMBINATION RESIDENTIAL/COMMERCIAL
- * CONDITIONS EXISTED PRIOR TO PRESENT ZONING REGULATIONS.

DEED DESCRIPTION:

Lot Combination of #641-651 Maple Avenue & #19 King Street.
Beginning at a point along the southeast street line intersection of King Street and Maple Avenue. Said point being the southeast corner of property herein described. Being further bounded and described as follows:

THENCE S21°50'45"W A DISTANCE OF 76.11 FEET TO A POINT;
THENCE S56°38'43"W A DISTANCE OF 74.45 FEET TO A POINT;
THENCE N61°01'03"W A DISTANCE OF 180.30 FEET TO A POINT;
THENCE N08°18'07"E A DISTANCE OF 144.33 FEET TO A POINT;
THENCE S80°35'53"E A DISTANCE OF 230.50 FEET TO THE POINT AND PLACE OF BEGINNING.

SAID PARCEL CONTAINS 30,179.216 Square Feet or 0.692 Acres.

/B 154 JOB #18
ZIP 32 641-651-MAPLE.DWG

CERTIFICATION:

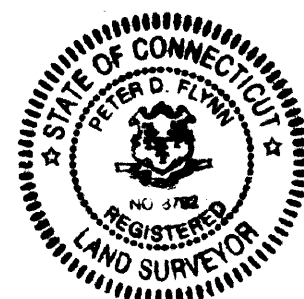
- 1) THIS MAP AND SURVEY WERE PREPARED IN ACCORDANCE WITH THE REGULATIONS OF CONNECTICUT STATE AGENCIES, SECTIONS 20-300B-1 THRU 20-300B-20, AND THE RECOMMENDED STANDARDS FOR SURVEYS AND MAPS IN THE STATE OF CONNECTICUT EFFECTIVE SEPTEMBER 28, 1996 PREPARED AND ADOPTED BY THE CONNECTICUT ASSOCIATION 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.
- 2) THIS MAP AND SURVEY WERE PREPARED FOR MARY ELLEN O'CONNOR TO BE USED IN MATTERS THAT RELATE TO LOT COMBINATION. 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. FLYNN CT.L.L.S. #8792 DATE
KENNETH R. CYR CT.L.L.S. #70116
NOT VALID UNLESS ORIGINAL SIGNATURE, LIVE STAMP, & RAISED SEAL ARE AFFIXED.



FLYNN & CYR LAND SURVEYING, LLC
1804 FARMINGTON AVE. 860-825-7088
BERLIN, CONNECTICUT 06037

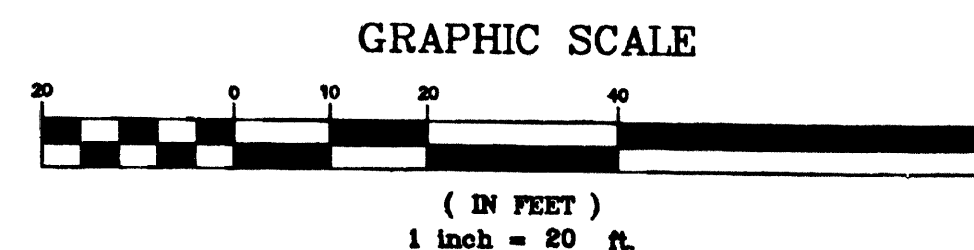


Flynn Land Surveying
Original Ink
Drawing on Mylar

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 1-800-922-4455 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.

MAP SHOWING LOTS
TO BE COMBINED
PROPERTY OF
MARY ELLEN O'CONNOR
#19 KING STREET &
#641-651 MAPLE AVENUE
HARTFORD, CONNECTICUT
SCALE 1"=20' JAN. 20, 2010



3050-1

