LEGAL DESCRIPTIONS

(POINT OF BEGINNING "A")

PROPERTY KNOWN AS #94 STONINGTON ST. (Parcel #28)

[Included in second parcel of Schedule A]

BEGINNING AT A POINT. SAID POINT BEING THE NORTHEAST STREET LINE INTERSECTION OF STONINGTON STREET AND NORWICH STREET. BEING FURTHER BOUNDED AND DESCRIBED AS FOLLOWS:

THENCE N10°45'28"W A DISTANCE OF 107.75' TO A POINT;
THENCE S87°45'38"E A DISTANCE OF 117.21' TO A POINT;
THENCE S02°14'02"W A DISTANCE OF 104.98' TO A POINT;
THENCE N87°45'58"W A DISTANCE OF 92.99' TO THE POINT AND PLACE OF BEGINNING.

SAID PARCEL CONTAINS 11,034.40 S.F. OR 0.253 ACRES.

(POINT OF BEGINNING "B")

PROPERTY KNOWN AS #100 STONINGTON ST. (Parcel #27)

[Included in second parcel of Schedule A]

BEGINNING AT A POINT ALONG THE NORTH STREET LINE OF STONINGTON STREET. SAID POINT BEING S87-45-58E A DISTANCE OF 193.32 FEET FROM THE NORTHEAST STREETLINE INTERSECTION OF STONINGTON STREET AND NORWICH STREET. SAID POINT ALSO BEING THE SOUTHEAST CORNER OF PARCEL HEREIN DESCRIBED. BEING FURTHER BOUNDED AND DESCRIBED AS FOLLOWS:

THENCE N87°45'58"W A DISTANCE OF 100.33' TO A POINT;
THENCE N02°14'02"E A DISTANCE OF 104.98' TO A POINT;
THENCE S87°45'38"E A DISTANCE OF 100.33' TO A POINT;
THENCE S02°14'02"W A DISTANCE OF 104.97' TO THE POINT AND PLACE OF BEGINNING.

SAID PARCEL CONTAINS 10,532.47 S.F. OR 0.242 ACRES.

PROPERTY KNOWN AS #110 STONINGTON ST. (Parcel #18)

[Included in second parcel of Schedule A]

BEGINNING AT A POINT ALONG THE NORTH STREET LINE OF STONINGTON STREET. SAID POINT BEING S87-45-58E A DISTANCE OF 193.32 FEET FROM THE NORTHEAST STREETLINE INTERSECTION OF STONINGTON STREET AND NORWICH STREET. SAID POINT ALSO BEING THE SOUTHWEST CORNER OF PARCEL HEREIN DESCRIBED. BEING FURTHER BOUNDED AND DESCRIBED AS FOLLOWS:

THENCE N02°14'02"E A DISTANCE OF 104.97' TO A POINT;
THENCE S87°45'38"E A DISTANCE OF 76.44' TO A POINT;
THENCE S02°15'50"W A DISTANCE OF 24.97' TO A POINT;
THENCE S87°44'10"E A DISTANCE OF 17.00' TO A POINT;
THENCE S02°15'50"W A DISTANCE OF 54.99' TO A POINT;
THENCE ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 25.00', A DELTA OF 90°00'00" AND AN ARC LENGTH OF 39.27' TO A POINT;
THENCE N87°45'58"W A DISTANCE OF 68.40' TO THE POINT AND PLACE OF BEGINNING.

SAID PARCEL CONTAINS 9,247.16 S.F. OR 0.212 ACRES.

(POINT OF BEGINNING "C")

PROPERTY KNOWN AS #71 OSTEN BOULEVARD (Parcel #24)

[Included in second parcel of Schedule A]

BEGINNING AT A POINT ALONG THE WEST STREET LINE OF OSTEN BOULEVARD. SAID POINT BEING THE SOUTHEAST CORNER OF PARCEL #101 AND THE NORTHEAST CORNER OF PARCEL HEREIN DESCRIBED. BEING FURTHER BOUNDED AND DESCRIBED AS FOLLOWS:

THENCE S02°15'50"W A DISTANCE OF 85.73' TO A POINT;
THENCE N87°45'38"W A DISTANCE OF 98.38' TO A POINT;
THENCE ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 9.00', A DELTA OF 90°01'27" AND AN ARC LENGTH OF 14.14' TO A POINT;
THENCE N02°15'50"E A DISTANCE OF 76.77' TO A POINT;
THENCE S87°44'10"E A DISTANCE OF 102.39' TO THE POINT AND PLACE OF BEGINNING.

SAID PARCEL CONTAINS 8,762.41 S.F. OR 0.201 ACRES.

PROPERTY KNOWN AS #63 OSTEN BOULEVARD (Parcel #101)

[Included in second parcel of Schedule A]

BEGINNING AT A POINT ALONG THE WEST STREET LINE OF OSTEN BOULEVARD. SAID POINT BEING THE NORTHEAST CORNER OF PARCEL #24 AND THE SOUTHEAST CORNER OF PARCEL HEREIN DESCRIBED. BEING FURTHER BOUNDED AND DESCRIBED AS FOLLOWS:

THENCE N87°44'10"W A DISTANCE OF 102.39' TO A POINT;
THENCE N02°15'50"E A DISTANCE OF 100.33' TO A POINT;
THENCE S87°44'10"E A DISTANCE OF 102.39' TO A POINT;
THENCE S02°15'50"W A DISTANCE OF 100.33' TO THE POINT AND PLACE OF BEGINNING.

SAID PARCEL CONTAINS 10,272.44 S.F. OR 0.236 ACRES.

(POINT OF BEGINNING "D")

PROPERTY KNOWN AS #51 OSTEN BOULEVARD (Parcel #93)

[Included in first parcel of Schedule A]

BEGINNING AT A POINT ALONG THE WEST STREET LINE OF OSTEN BOULEVARD. SAID POINT BEING THE NORTHEAST CORNER OF PARCEL #100 AND THE SOUTHEAST CORNER OF PARCEL HEREIN DESCRIBED. BEING FURTHER BOUNDED AND DESCRIBED AS FOLLOWS:

THENCE N87°44'10"W A DISTANCE OF 102.39' TO A POINT;
THENCE N02°15'50"E A DISTANCE OF 58.15' TO A POINT;
THENCE ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 12.00', A DELTA OF 90°00'00" AND AN ARC LENGTH OF 18.85' TO A POINT;
THENCE S87°44'11"E A DISTANCE OF 90.39' TO A POINT;
THENCE S02°15'50"W A DISTANCE OF 70.15' TO THE POINT AND PLACE OF BEGINNING.

SAID PARCEL CONTAINS 7,151.33 S.F. OR 0.164 ACRES.

PROPERTY KNOWN AS #55 OSTEN BOULEVARD (Parcel 100)

[Included in first parcel of Schedule A]

BEGINNING AT A POINT ALONG THE WEST STREET LINE OF OSTEN BOULEVARD. SAID POINT BEING THE SOUTHEAST CORNER OF PARCEL #93 AND THE NORTHEAST CORNER OF PARCEL HEREIN DESCRIBED. BEING FURTHER BOUNDED AND DESCRIBED AS FOLLOWS:

THENCE S02°15'50"W A DISTANCE OF 100.67' TO A POINT;
THENCE N87°44'10"W A DISTANCE OF 102.39' TO A POINT;
THENCE N02°15'50"E A DISTANCE OF 100.67' TO A POINT;
THENCE S87°44'10"E A DISTANCE OF 102.39' TO THE POINT AND PLACE OF BEGINNING.

SAID PARCEL CONTAINS 10,307.25 S.F. OR 0.237 ACRES.

(POINT OF BEGINNING "E")

PROPERTY KNOWN AS #33 OSTEN BOULEVARD (Parcel #99)

[Included in second parcel of Schedule A]

BEGINNING AT A POINT ALONG THE WEST STREET LINE OF OSTEN BOULEVARD. SAID POINT BEING THE SOUTHEAST CORNER OF PARCEL #94 AND THE NORTHEAST CORNER OF PARCEL HEREIN DESCRIBED. BEING FURTHER BOUNDED AND DESCRIBED AS FOLLOWS:

THENCE S27°30'13"E A DISTANCE OF 140.89' TO A POINT;
THENCE ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 40.00', A DELTA OF 29°46'03" AND AN ARC LENGTH OF 20.78' TO A POINT;
THENCE S02°15'50"W A DISTANCE OF 3.22' TO A POINT;
THENCE N87°44'11"W A DISTANCE OF 94.67' TO A POINT;
THENCE ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 12.00', A DELTA OF 59°55'55" AND AN ARC LENGTH OF 12.55' TO A POINT;
THENCE N27°48'15"W A DISTANCE OF 106.19' TO A POINT;
THENCE N62°29'47"E A DISTANCE OF 95.66' TO THE POINT AND PLACE OF BEGINNING.

SAID PARCEL CONTAINS 13,298.17 S.F. OR 0.305 ACRES.

LEGAL DESCRIPTIONS cont...

(POINT OF BEGINNING "E")

PROPERTY KNOWN AS #23 OSTEN BOULEVARD (Parcel #94)

[Included in second parcel of Schedule A]

BEGINNING AT A POINT ALONG THE WEST STREET LINE OF OSTEN BOULEVARD. SAID POINT BEING THE NORTHEAST CORNER OF PARCEL #99 AND THE SOUTHEAST CORNER OF PARCEL HEREIN DESCRIBED BEING FURTHER BOUNDED AND DESCRIBED AS FOLLOWS:

THENCE S62°29'47"W A DISTANCE OF 95.66' TO A POINT;
THENCE N27°48'15"W A DISTANCE OF 130.97' TO A POINT;
THENCE N62°19'10"E A DISTANCE OF 71.27' TO A POINT;
THENCE ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 25.00', A DELTA OF 90°10'37" AND AN ARC LENGTH OF 39.34' TO A POINT;
THENCE S27°30'13"E A DISTANCE OF 106.19' TO THE POINT AND PLACE OF BEGINNING.

SAID PARCEL CONTAINS 12,452.17 S.F. OR 0.286 ACRES.

(POINT OF BEGINNING "F")

PROPERTY KNOWN AS #50 OSTEN BOULEVARD (Parcel #95)

[Included in second parcel of Schedule A]

BEGINNING AT A POINT ALONG THE EAST STREET LINE OF OSTEN BOULEVARD. SAID POINT BEING THE NORTHWEST CORNER OF PARCEL #102 AND THE SOUTHWEST CORNER OF PARCEL HEREIN DESCRIBED. BEING FURTHER BOUNDED AND DESCRIBED AS FOLLOWS:

THENCE N02°15'50"E A DISTANCE OF 75.11' TO A POINT;
THENCE N60°12'17"E A DISTANCE OF 143.90' TO A POINT;
THENCE S02°28'17"W A DISTANCE OF 151.49' TO A POINT;
THENCE N87°44'10"W A DISTANCE OF 121.41' TO THE POINT AND PLACE OF BEGINNING.

SAID PARCEL CONTAINS 13,776.38 S.F. OR 0.316 ACRES.

PROPERTY KNOWN AS #58 OSTEN BOULEVARD (Parcel #102)

[Included in second parcel of Schedule A]

BEGINNING AT A POINT ALONG THE EAST STREET LINE OF OSTEN BOULEVARD. SAID POINT BEING THE SOUTHWEST CORNER OF PARCEL #95 AND THE NORTHWEST CORNER OF PARCEL HEREIN DESCRIBED. BEING FURTHER BOUNDED AND DESCRIBED AS FOLLOWS:

THENCE S87°44'10"E A DISTANCE OF 121.41 TO A POINT;
THENCE S02°28'17"W A DISTANCE OF 100.33' TO A POINT;
THENCE N87°44'10"W A DISTANCE OF 121.05 TO A POINT;
THENCE N02°15'50"E A DISTANCE OF 100.33' TO THE POINT AND PLACE OF BEGINNING.

SAID PARCEL CONTAINS 12,162.69 S.F. OR 0.279 ACRES.

(POINT OF BEGINNING "G")

PROPERTY KNOWN AS #68 OSTEN BOULEVARD (Parcel #103)

[Included in second parcel of Schedule A]

BEGINNING AT A POINT ALONG THE EAST STREET LINE OF OSTEN BOULEVARD. SAID POINT BEING THE NORTHWEST CORNER OF PARCEL #25 AND THE SOUTHWEST CORNER OF PARCEL HEREIN DESCRIBED. BEING FURTHER BOUNDED AND DESCRIBED AS FOLLOWS:

THENCE N02°15'50"E A DISTANCE OF 100.67' TO A POINT;
THENCE S87°44'10"E A DISTANCE OF 121.05' TO A POINT;
THENCE S02°28'17"W A DISTANCE OF 100.67' TO A POINT;
THENCE N87°44'10"W A DISTANCE OF 120.68' TO THE POINT AND PLACE OF BEGINNING.

SAID PARCEL CONTAINS 12,167.23 S.F. OR 0.279 ACRES.

PROPERTY KNOWN AS #76 OSTEN BOULEVARD (Parcel #25)

[Included in second parcel of Schedule A]

BEGINNING AT A POINT ALONG THE EAST STREET LINE OF OSTEN BOULEVARD. SAID POINT BEING THE SOUTHWEST CORNER OF PARCEL #103 AND THE NORTHWEST CORNER OF PARCEL HEREIN DESCRIBED. BEING FURTHER BOUNDED AND DESCRIBED AS FOLLOWS:

THENCE S87°44'10"E A DISTANCE OF 120.68' TO A POINT;
THENCE S02°28'17"W A DISTANCE OF 83.85' TO A POINT;
THENCE N87°44'10"W A DISTANCE OF 120.38' TO A POINT;
THENCE N02°15'50"E A DISTANCE OF 83.85' TO THE POINT AND PLACE OF BEGINNING.

SAID PARCEL CONTAINS 10,106.28 S.F. OR 0.232 ACRES.

(POINT OF BEGINNING "H")

PROPERTY KNOWN AS #122 STONINGTON ST. (LOT #26)

[Included in second parcel of Schedule A]

BEGINNING AT A POINT ALONG THE NORTH STREET LINE OF STONINGTON STREET. SAID POINT BEING THE SOUTHWEST CORNER OF LAND OWNED NOW OR FORMERLY OF MLK COOPERATIVE, INC. AND THE SOUTHEAST CORNER OF PARCEL HEREIN DESCRIBED. BEING FURTHER BOUNDED AND DESCRIBED AS FOLLOWS:

THENCE N87°45'58"W A DISTANCE OF 111.91' TO A POINT;
THENCE ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 25.00', A DELTA OF 90°01'47" AND AN ARC LENGTH OF 39.28' TO A POINT;
THENCE N02°15'50"E A DISTANCE OF 54.95 TO A POINT;
THENCE S87°44'10"E A DISTANCE OF 17.00' TO A POINT;
THENCE N02°15'50"E A DISTANCE OF 45.00' TO A POINT;
THENCE S87°44'10"E A DISTANCE OF 120.38' TO A POINT;
THENCE S02°28'17"W A DISTANCE OF 124.89' TO THE POINT AND PLACE OF BEGINNING.

SAID PARCEL CONTAINS 16,234.75 S.F. OR 0.373 ACRES.

Surveyor's Certificate:

The undersigned, being a duly registered surveyor of the State of Connecticut certifies to (i) Department of Economic and Community Development its successors and/or assigns; (ii) First American Title Insurance Company; (iii) Housing Authority of the City of Hartford; (iv) Connecticut Housing Finance Authority; (v) State of Connecticut Department of Economic and Community Development; (vi) The City of Hartford; and (vii) Dutch Point Homeownership, LLC, as follows:

1. *This map or plat and the survey on which it is based were made in accordance with the "Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys," jointly established and adopted by the American Land Title Association and the National Society of Professional Surveyors (a member organization of the American Congress on Surveying and Mapping) in 2005 and includes Items 1,2,3,4,6,7,8,9,10,11,13,16 and 18 of Table A thereof.*
2. *The survey was made on the ground on February 2, 2010 and correctly shows the area of the subject property, the location and type of all buildings, structures and other improvements situated on the subject property, and any other matters situated on the subject property.*
3. *Except as shown on the survey, there are no visible easements or rights of way of which the undersigned has been advised.*
4. *Except as shown on the survey, there are no observable, above ground encroachments (a) by the improvements on the subject property upon adjoining properties, streets or allies, or (b) by the improvements on adjoining properties, streets or alleys upon the subject property.*
5. *The location of each easement, right of way, servitude, and other matters affecting the subject property and listed in the title insurance commitment number HART1432173 dated effective March 8, 2010, issued by First American Title Insurance Company on behalf of Dutch Point Homeownership, LLC as to the first parcel and on behalf of Housing Authority of the City of Hartford as to the second parcel with respect to the subject property, has been shown on the survey, together with appropriate recording references, to the extent that such matters can be located. To the extent the location of any easement cannot be plotted on the subject property, it has been noted as being blanket in nature or as not affecting the subject property. The property shown on the survey is the property described in that title commitment. The location of all improvements on the subject property is in accord with minimum setback provisions and restrictions of record referenced in such title commitment.*
6. *The subject property has access to Stonington Street, Osten Boulevard, Luis A. Ayala Lane and Patsie Williams Way all of which are duly dedicated and accepted public streets.*
7. *Except as shown on the survey, the subject property does not serve any adjoining property for drainage, utilities, or ingress or egress.*
8. *The record descriptions of the subject properties form mathematically closed figures.*
9. *No portion of the property shown on the survey lies within a Special Hazard Area, as described on the Flood Insurance Rate Map 095080 0005B Dated Dec. 4, 1986 and is designated as Zone X.*

The parti[illegible] entitled to rely on the survey and this certificate as being [illegible]

3-10-10

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
1804 FARMINGTON AVE [illegible]
BERLIN, CONNECTICUT 06037

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. STONINGTON & 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, "COMPILATION 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."

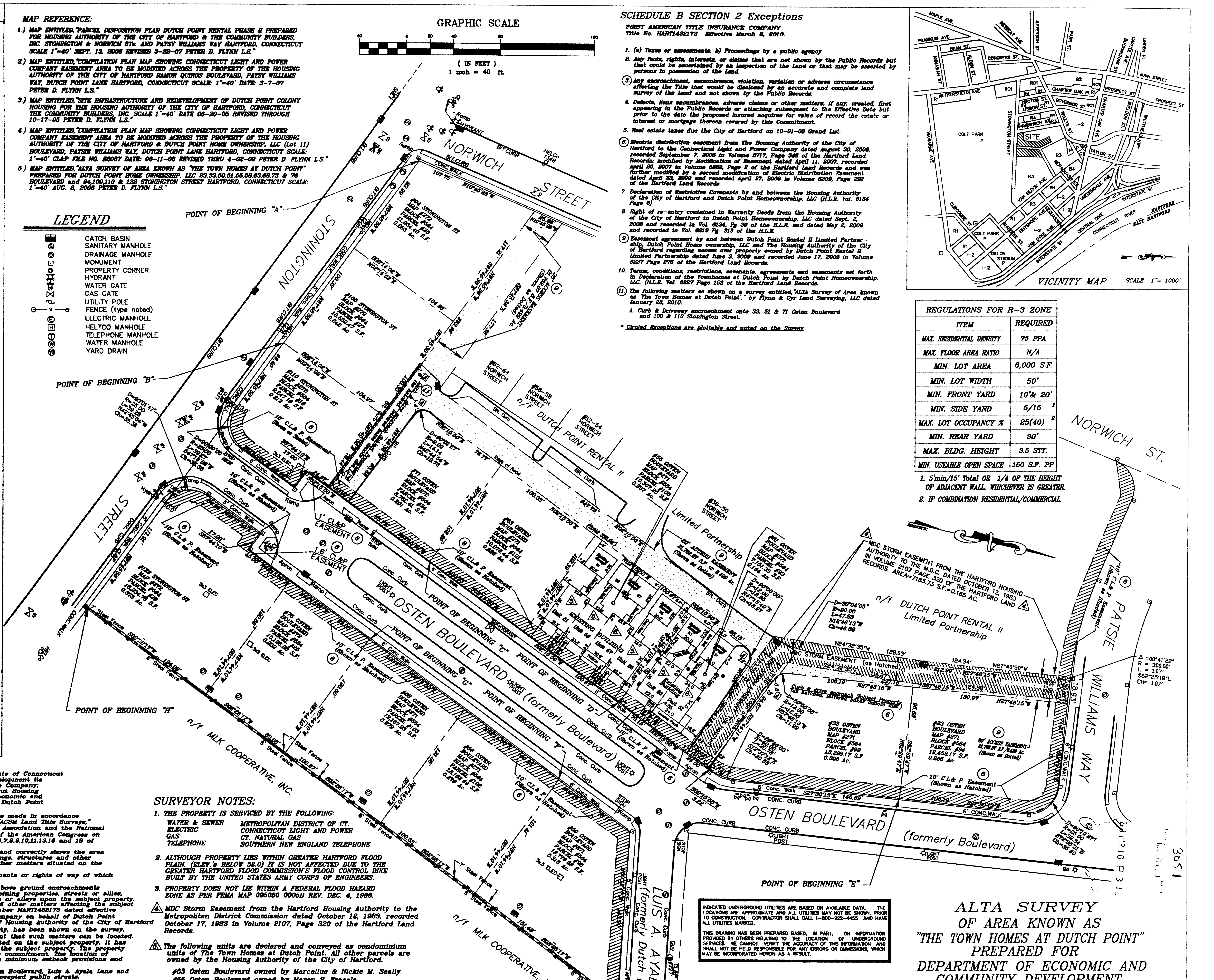
3.) MAP ENTITLED, "SITE INFRASTRUCTURE AND REDEVELOPMENT OF DUTCH POINT COLONY HOUSING FOR THE HOUSING AUTHORITY OF THE CITY OF HARTFORD, CONNECTICUT THE COMMUNITY BUILDERS, INC. SCALE 1"=40' DATE 06-20-05 REVISED THROUGH 10-17-05 PETER D. FLYNN L.S."

4.) MAP ENTITLED, "COMPILATION 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 & DUTCH POINT HOME OWNERSHIP, LLC (Lot 11) BOULEVARD, PATSIE WILLIAMS WAY, DUTCH POINT LANE HARTFORD, CONNECTICUT SCALE: 1"=40' CL&P FILE NO. E8067 DATE: 08-11-08 REVISED THRU 4-02-09 PETER D. FLYNN L.S."

5.) MAP ENTITLED, "ALTA SURVEY OF AREA KNOWN AS "THE TOWN HOMES AT DUTCH POINT" PREPARED FOR DUTCH POINT HOME OWNERSHIP, LLC 23,33,50,51,55,58,63,68,73 & 76 BOULEVARD and 94,100,110 & 122 STONINGTON STREET HARTFORD, CONNECTICUT SCALE: 1"=40' AUG. 8, 2008 PETER D. FLYNN L.S."

LEGEND

■	CATCH BASIN
Ⓢ	SANITARY MANHOLE
Ⓓ	DRAINAGE MANHOLE
⊡	MONUMENT
○	PROPERTY CORNER
	HYDRANT
	WATER GATE
⋈	GAS GATE
	UTILITY POLE
○— x —○	FENCE (type noted)
Ⓔ	ELECTRIC MANHOLE
🄷	HELTCO MANHOLE
Ⓣ	TELEPHONE MANHOLE
Ⓦ	WATER MANHOLE
Ⓨ	YARD DRAIN


GRAPHIC SCALE
(IN FEET)
1 inch = 40 ft.
VICINITY MAP
SCALE 1"= 1000'
SITE
POINT OF BEGINNING "A"
POINT OF BEGINNING "B"
POINT OF BEGINNING "C"
POINT OF BEGINNING "D"
POINT OF BEGINNING "E"
POINT OF BEGINNING "F"
POINT OF BEGINNING "G"
POINT OF BEGINNING "H"
STONINGTON STREET
NORWICH STREET
NORWICH ST.
OSTEN BOULEVARD (formerly Boulevard)
PATSIE WILLIAMS WAY
LUIS A. AYALA LANE (formerly Dutch Point Lane)
n/f DUTCH POINT RENTAL II Limited Partnership
n/f MLK COOPERATIVE, INC.
MDC STORM EASEMENT FROM THE HARTFORD HOUSING AUTHORITY TO THE M.D.C. DATED OCTOBER 12, 1983 IN VOLUME 2107 PAGE 320 OF THE HARTFORD LAND RECORDS. AREA=7163.73 S.F.=0.165 AC.
MAGNETIC

SCHEDULE B SECTION 2 Exceptions

FIRST AMERICAN TITLE INSURANCE COMPANY
Title No. HART1432173 Effective March 8, 2010.

1. *(a) Taxes or assessments; b) Proceedings by a public agency.*
2. *Any facts, rights, interests, or claims that are not shown by the Public Records but that could be ascertained by an inspection of the Land or that may be asserted by persons in possession of the Land.*
3. ③ *Any encroachment, encumbrance, violation, variation or adverse circumstance affecting the Title that would be disclosed by an accurate and complete land survey of the Land and not shown by the Public Records.*
4. *Defects, liens encumbrances, adverse claims or other matters, if any, created, first appearing in the Public Records or attaching subsequent to the Effective Date but prior to the date the proposed Insured acquires for value of record the estate or interest or mortgage thereon covered by this Commitment.*
5. *Real estate taxes due the City of Hartford on 10-01-08 Grand List.*
6. ⑥ *Electric distribution easement from The Housing Authority of the City of Hartford to the Connecticut Light and Power Company dated August 30, 2006, recorded September 7, 2006 in Volume 5717, Page 346 of the Hartford Land Records; modified by Modification of Easement dated April 11, 2007, recorded April 20, 2007 in Volume 5882, Page 2 of the Hartford Land Records and was further modified by a second modification of Electric Distribution Easement dated April 23, 2009 and recorded April 27, 2009 in Volume 6209, Page 292 of the Hartford Land Records.*
7. *Declaration of Restrictive Covenants by and between the Housing Authority of the City of Hartford and Dutch Point Homeownership, LLC (H.L.R. Vol. 6134 Page 6)*
8. *Right of re-entry contained in Warranty Deeds from the Housing Authority of the City of Hartford to Dutch Point Homeownership, LLC dated Sept. 2, 2008 and recorded in Vol. 6134, Pg 39 of the H.L.R. and dated May 2, 2009 and recorded in Vol. 6219 Pg. 313 of the H.L.R.*
9. ⑨ *Easement agreement by and between Dutch Point Rental II Limited Partnership, Dutch Point Home ownership, LLC and The Housing Authority of the City of Hartford regarding access over property owned by Dutch Point Rental II Limited Partnership dated June 3, 2009 and recorded June 17, 2009 in Volume 6227 Page 276 of the Hartford Land Records.*
10. *Terms, conditions, restrictions, covenants, agreements and easements set forth in Declaration of the Townhomes at Dutch Point by Dutch Point Homeownership, LLC. (H.L.R. Vol. 6227 Page 153 of the Hartford Land Records.*
11. ⑪ *The following matters as shown on a survey entitled, "ALTA Survey of Area known as 'The Town Homes at Dutch Point'," by Flynn & Cyr Land Surveying, LLC dated January 28, 2010:*
    - *A. Curb & Driveway encroachment onto 33, 51 & 71 Osten Boulevard and 100 & 110 Stonington Street.*

* *Circled Exceptions are plottable and noted on the Survey.*

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.

SURVEYOR NOTES:

1. *THE PROPERTY IS SERVICED BY THE FOLLOWING:*

WATER & SEWER	METROPOLITAN DISTRICT OF CT.
ELECTRIC	CONNECTICUT LIGHT AND POWER
GAS	CT. NATURAL GAS
TELEPHONE	SOUTHERN NEW ENGLAND TELEPHONE

2. *ALTHOUGH PROPERTY LIES WITHIN GREATER HARTFORD FLOOD PLAIN. (ELEV.'s BELOW 52.0) IT IS NOT AFFECTED DUE TO THE GREATER HARTFORD FLOOD COMMISSION'S FLOOD CONTROL DIKE BUILT BY THE UNITED STATES ARMY CORPS OF ENGINEERS.*
3. *PROPERTY DOES NOT LIE WITHIN A FEDERAL FLOOD HAZARD ZONE AS PER FEMA MAP 095080 0005B REV. DEC. 4, 1986.*
4. △ *MDC Storm Easement from the Hartford Housing Authority to the Metropolitan District Commission dated October 12, 1983, recorded October 17, 1983 in Volume 2107, Page 320 of the Hartford Land Records.*
5. △ *The following units are declared and conveyed as condominium units of The Town Homes at Dutch Point. All other parcels are owned by the Housing Authority of the City of Hartford.*
    - *#53 Osten Boulevard owned by Marcellus & Nickie M. Seally*
    - *#55 Osten Boulevard owned by Maren S. Fragala*
    - *#59 Osten Boulevard owned by Denise L. Googe*
    - *#61 Osten Boulevard owned by Yvonne Hernandez*
6. △ *The following units have been conveyed to Dutch Point Home Ownership, LLC but have not been declared as condominium units.*
    - *#51 Osten Boulevard owned by Dutch Point, LLC*
    - *#57 Osten Boulevard owned by Dutch Point, LLC*

**Triangled Surveyor Notes are delineated on the Survey.*

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 OMMISSIONS, WHICH MAY BE INCORPORATED HEREIN AS A RESULT.

ALTA SURVEY
OF AREA KNOWN AS "THE TOWN HOMES AT DUTCH POINT" PREPARED FOR DEPARTMENT OF ECONOMIC AND COMMUNITY DEVELOPMENT, FIRST AMERICAN TITLE INSURANCE COMPANY and DUTCH POINT HOMEOWNERSHIP, LLC

23,33,50,51,55,58,63,68,71 & 76 OSTEN BOULEVARD
and 94,100,110 & 122 STONINGTON STREET
HARTFORD, CONNECTICUT
SCALE 1"=40' JAN. 28, 2010

MAR 10 P 3:13

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