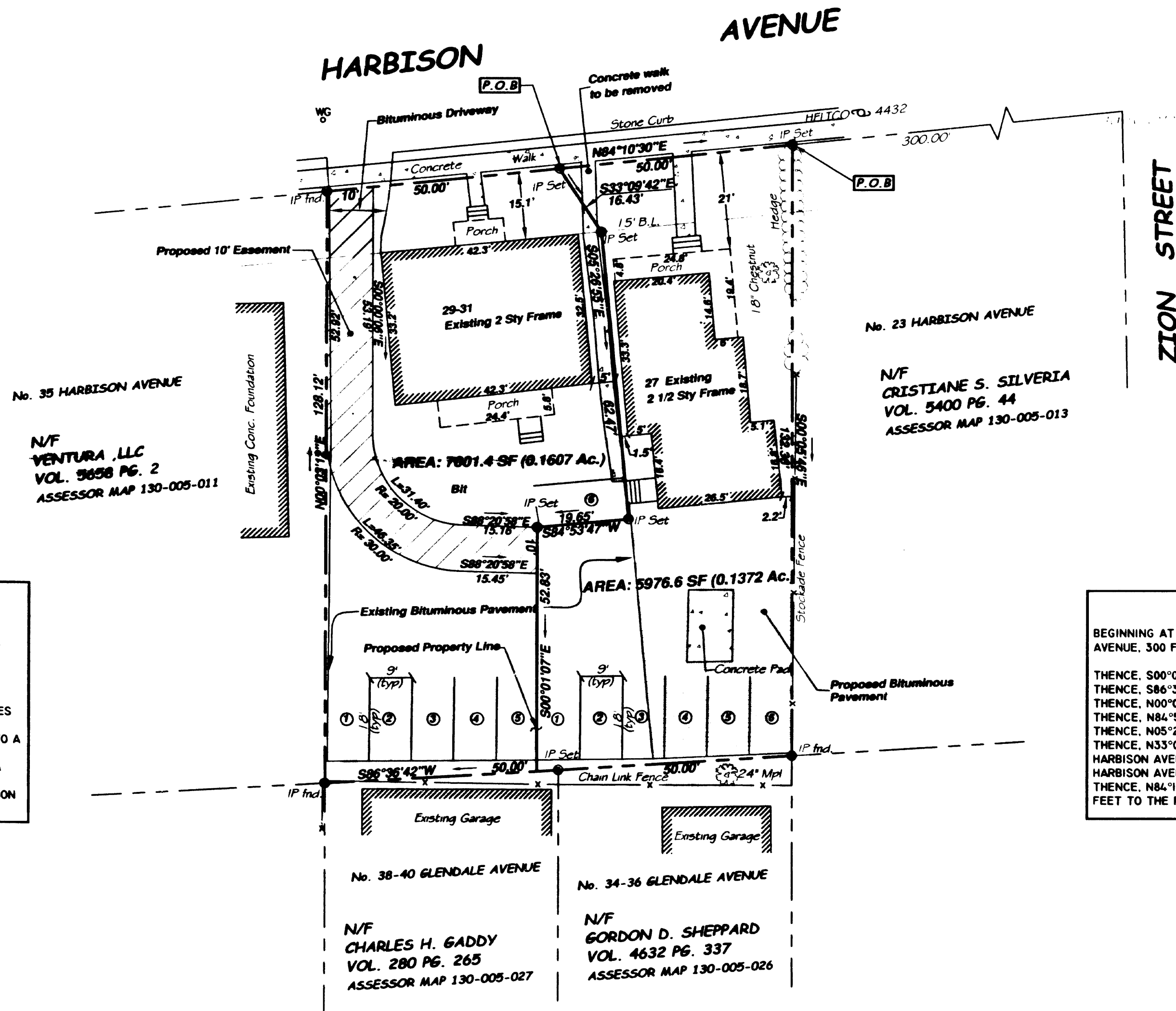


LOCATION MAP N.T.S.



PROPERTY DESCRIPTION

29-31 HARBISON AVENUE

BEGINNING AT A POINT IN THE SOUTH STREET LINE OF HARBISON AVENUE, 350 FEET WEST OF THE WEST STREET LINE OF ZION STREET;  
THENCE, S33°09'42"E, 16.43 FEET TO A POINT;  
THENCE, S00°26'55"E, 62.47 FEET TO A POINT;  
THENCE, S84°53'47"W, 19.65 FEET TO A POINT;  
THENCE, S00°01'42"W, 52.83 FEET TO A POINT, THE LAST FOUR COURSES BEING ALONG LANDS KNOWN AS 27 HARBISON AVENUE;  
THENCE, S86°36'42"W, ALONG LAND OF CHARLES GADDOY, 50.00 FEET TO A POINT;  
THENCE, N00°03'12"W, ALONG LAND OF VENTURA, LLC 128.12 FEET TO A POINT IN THE SOUTH STREET LINE OF HARBISON AVENUE;  
THENCE, N84°10'30"E, ALONG THE SAID SOUTH STREET LINE OF HARBISON AVENUE, 50.00 FEET TO THE POINT AND PLACE OF BEGINNING.

PROPERTY DESCRIPTION

27 HARBISON AVENUE

BEGINNING AT A POINT IN THE SOUTH STREET LINE OF HARBISON AVENUE, 300 FEET WEST OF THE WEST STREET LINE OF ZION STREET;  
THENCE, S00°05'46"E, ALONG LAND OF CRISTIANE SILVERIA, 132.36 FEET TO A POINT;  
THENCE, S86°36'42"W, ALONG LAND OF GORDON SHEPPARD 50.00 FEET TO A POINT;  
THENCE, N00°01'07"W, A DISTANCE OF 52.38 FEET TO A POINT;  
THENCE, N84°53'47"E, 19.66 FEET TO A POINT;  
THENCE, N05°26'55"W, 62.47 FEET TO A POINT;  
THENCE, N33°09'42"W, 16.43 FEET TO A POINT IN THE SOUTH STREET LINE OF HARBISON AVENUE, THE LAST FOUR COURSES BEING ALONG LAND KNOWN AS 29-31 HARBISON AVENUE;  
THENCE, N84°10'30"E ALONG SAID SOUTH STREET LINE OF HARBISON AVENUE, 50.00 FEET TO THE POINT AND PLACE OF BEGINNING.

MAP NOTES:

- THIS MAP AND SURVEY WERE PREPARED IN ACCORDANCE WITH THE RECOMMENDED STANDARDS FOR SURVEYS AND MAPS IN THE STATE OF CONNECTICUT EFFECTIVE JUNE 21, 1996, PREPARED AND ADOPTED BY THE CONNECTICUT ASSOCIATION OF LAND SURVEYORS, INC., PURSUANT TO AND AS SET FORTH IN THESE STANDARDS. THE TYPE OF SURVEY IS A "PERIMETER SURVEY". THE STREET LINES AS THEY ARE DEPICTED HEREON, REPRESENT PROFESSIONAL OPINIONS THAT PERTAIN TO A BOUNDARY DETERMINATION CATEGORY OF "FIRST SURVEY". 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.
- THIS MAP AND SURVEY WERE PREPARED FOR KEVIN MCCORMICK IN MATTERS RELATING TO THE DIVISION OF PROPERTY INTO TWO LOTS. USE OF THIS MAP FOR OTHER PURPOSES OR BY OTHER PARTIES IS NOT VALID.

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



OSWALD BLUNT L.S.

ASSESSOR MAP 130-005-012

AREA: 12978 SF (0.2979 Ac.)

DATE: OCTOBER 18, 2007	LOT DIVISION OF 27 & 29-31 HARBISON AVENUE HARTFORD, CONNECTICUT PREPARED FOR KEVIN MCCORMICK	 95 GIDDINGS AVENUE WINDSOR, CONNECTICUT 860.833.6850
---------------------------	--------------------------------------------------------------------------------------------------------------	----------------------------------------------------------------

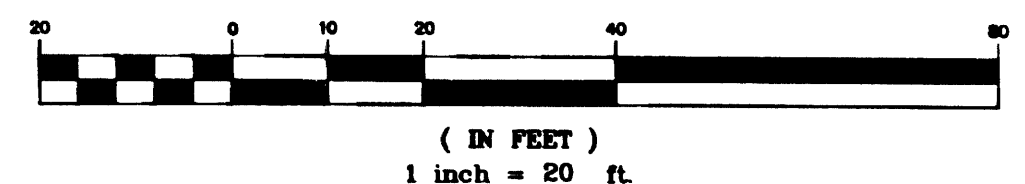
ZONING INFORMATION FOR 27		
ZONE	R-4	REQUIRED
USE	RES	RES
BUILDING AREA	1,494 SF	1,227 SF
LOT AREA	7,000 SF	5,976.6 SF*
RES. DENSITY	1/8.9 FPA	1/5.2 FPA
F.A.R.	N.A.	
LOT OCCUPANCY	25%	21%
LOT WIDTH	50'	50'
FRONT YARD	15'	21'
SIDE YARD	15'±5	3.7±1.5'
REAR YARD	30'	55'
HEIGHT	3 1/2 STY	2 1/2 STY
USABLE OPEN SPACE	800/family	2,251/family
PARKING	3	6

\* DENOTES NON-CONFORMING

ZONING INFORMATION FOR 29-31		
ZONE	R-4	REQUIRED
USE	RES	RES
BUILDING AREA	1,750 SF	1,374.8 SF
LOT AREA	7,000 SF	7,001.4 SF
RES. DENSITY	1/8.9 FPA	1/2 FPA
F.A.R.	N.A.	
LOT OCCUPANCY	25%	20%
LOT WIDTH	50'	50'
FRONT YARD	15'	15.1'
SIDE YARD	15'±5	16.7±5
REAR YARD	30'	80.8'
HEIGHT	3 1/2 STY	2 STY
USABLE OPEN SPACE	800/family	1,469/family
PARKING	6	6

\* DENOTES NON-CONFORMING

GRAPHIC SCALE



( IN FEET )  
1 inch = 20 ft.

TOWN & CITY CLERK  
HARTFORD

2007 MAR - 8 A 12:46  
*John J. Bagg*

3052-1

