

LEGEND

---	PROPERTY LINE
---	CANOPY
S	SANITARY SEWER
E	UNDERGROUND ELECTRIC
D	STORM DRAINAGE
W	WATER SERVICE
G	GAS LINE
---	CHAIN LINK FENCE
X	WIRE FENCE
HBS	HARTFORD BOUNDSTONE
CMS	CONCRETE MERESTONE
WG	WATER GATE
GG	GAS GATE
V.P.	RECORD VOLUME/PAGE
CW	CONCRETE WALK
SQ.FT.	SQUARE FEET
FY	FRONT YARD SETBACK
SY	SIDE YARD SETBACK
CB	CATCH BASIN
EMH	ELECTRIC MANHOLE
SMH	SANITARY MANHOLE
TMH	TELEPHONE MANHOLE
MH	MANHOLE
CPB	CHAIN POST BARRIER
N/F	NOW OR FORMERLY
BCLC	BITUMINOUS CURB

ZONING DATA

ZONE: RO-1	REQUIRED:OFFICE	REQUIRED: RES.	PROVIDED
LOT AREA	7500 SF	7500 SF	23,708 SF
MIN. FRONTAGE	60 FT	60 FT	129.71 FT
MIN. FRONT YARD	11 FT	11 FT	VACANT
MIN. FRONT YARD	8 FT	8 FT	VACANT
MIN. SIDE YARD	1/4 OF THE AVG. ADJACENT WALL	25 & 10 OR 1/4 ADJACENT WALL	VACANT
MIN. REAR YARD	NA	NA	NA
MAX. LOT COVERAGE	30%	30%	VACANT
MAX. BLD. HGT.	NR	NR	VACANT

* DENOTES (LOT IS VACANT)

SOURCE OF DATA CHAPTER 35(ZONING) OF THE MUNICIPAL CODE (CITY OF HARTFORD).

LEGAL DESCRIPTION

ALL THAT CERTAIN PARCEL OF LAND WITH BUILDINGS AND IMPROVEMENTS LOCATED THEREON SITUATED ON THE WESTERLY SIDE OF WADSWORTH STREET IN THE TOWN OF HARTFORD, COUNTY OF HARTFORD AND STATE OF CONNECTICUT, BEING MORE PARTICULARLY BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE WESTERLY LINE OF WADSWORTH STREET, WHICH POINT IS LOCATED 327.92' SOUTHERLY OF THE INTERSECTION OF THE SOUTHERLY LINE OF BUCKINGHAM STREET AND THE WESTERLY LINE OF WADSWORTH STREET, AND WHICH POINT MARKS THE SOUTHEASTERLY CORNER OF THE HEREIN DESCRIBED PARCEL, THE LINES RUNS;

THENCE N 70°-35'-40" W ALONG LAND NOW OR FORMERLY VIBEKE V. DRESSLER, A DISTANCE OF 129.42' TO A POINT;

THENCE N 19°-39'-59" E ALONG LAND NOW OR FORMERLY VIBEKE V. DRESSLER, A DISTANCE OF 16.00' TO A POINT;

THENCE N 70°-20'-01" W ALONG LAND NOW OR FORMERLY VIBEKE V. DRESSLER, A DISTANCE OF 34.00' TO A POINT;

THENCE N 19°-39'-59" E ALONG LAND NOW OR FORMERLY VIBEKE V. DRESSLER, A DISTANCE OF 2.00' TO A POINT;

THENCE N 70°-20'-01" W ALONG LAND NOW OR FORMERLY OF VIBEKE V. DRESSLER, A DISTANCE OF 96.50' TO A POINT;

THENCE N 19°-39'-59" E ALONG EASTERLY LINE OF CEDAR ST., A DISTANCE OF 121.15' TO A POINT;

THENCE S 70°-20'-01" E ALONG LAND NOW OR FORMERLY OF THE STATE AWNING CO., A DISTANCE OF 90.00' TO THE POINT;

THENCE S 19°-03'-30" W ALONG LAND NOW OR FORMERLY OF SONIA MIKAELIAN & HARIOUTOUN B. MIKAELIAN, A DISTANCE OF 60.37' TO A POINT;

THENCE S 70°-42'-27" E ALONG LAND NOW OR FORMERLY OF SONIA MIKAELIAN & HARIOUTOUN B. MIKAELIAN, A DISTANCE OF 169.38' TO A POINT;

THENCE S 19°-44'-14" W ALONG WESTERLY LINE OF WADSWORTH ST., A DISTANCE OF 79.30' TO THE POINT OR PLACE OF BEGINNING; SAID PARCEL CONTAINS 0.54 ACRES OF LAND BY COMPUTATION.

NOTE: THE ABOVE LEGAL DESCRIPTION DESCRIBES THE SAME PROPERTY AS DESCRIBED IN V.3666 P.65 OF THE HARTFORD LAND RECORDS.

ACCESS NOTE

CEDAR AND WADSWORTH STREETS ARE OWNED AND MAINTAINED BY THE CITY OF HARTFORD AS PUBLIC HIGHWAYS. THE SITE CURRENTLY USES PEDESTRIAN AND VEHICULAR ACCESS FROM CEDAR STREET AND WADSWORTH STREET.

NOTES CORRESPONDING TO SCHEDULE B

② TERMS AND PROVISIONS OF THE LEASE BETWEEN CAPITAL COURTS LIMITED PARTNERSHIP (LESSOR) AND LEON L. LEMAIRE AND PHILIP A. WALL (LESSEE) DATED JANUARY 12, 1985, AS EVIDENCED BY NOTICE OF LEASE DATED JANUARY 14, 1985 AND RECORDED IN VOLUME 2256 AT PAGE 185 OF THE HARTFORD LAND RECORDS. THE LESSEE'S INTEREST IN SAID LEASE WAS ASSIGNED TO AND ASSUMED BY JUDITH T. PATEL BY ASSIGNMENT AND ASSUMPTION DATED AS OF JULY 16, 1985 AND RECORDED IN VOLUME 2304 AT PAGE 256 OF THE HARTFORD LAND RECORDS. SAID LEASE WAS AMENDED BY MODIFICATION DATED AUGUST 15, 1986 AND RECORDED IN VOLUME 2289 AT PAGE 253 OF THE HARTFORD LAND RECORDS. NOTE: INDENTURE OF SAID LEASE EXHIBITED TO THE BOND FOR DEED RECORDED IN VOLUME 2484 AT PAGE 36 OF THE HARTFORD LAND RECORDS (RE: 84-86 CEDAR STREET). AFFECT THE PROPERTY, PERTAIN TO THE USE OF PARKING SPACES, ARE GENERAL WITH REGARD TO LOCATION AND ARE NOT DEPICTED HEREON.

③ EFFECT IF ANY, OF THE TERMS AND PROVISIONS OF THE LEASE BETWEEN CAPITAL COURTS LIMITED PARTNERSHIP (LESSOR) AND LEON L. LEMAIRE AND PHILIP A. WALL (LESSEE) DATED JANUARY 12, 1985, AS EVIDENCED BY NOTICE OF LEASE DATED AS OF JULY 16, 1985 AND RECORDED IN VOLUME 2304 AT PAGE 253 OF THE HARTFORD LAND RECORDS (SCHEDULE A DESCRIPTION NOT APPENDED). NOTE: REFER TO ASSIGNMENT AND ASSUMPTION AND THE MODIFICATION RECITED IN EXCEPTION 2, ABOVE. AFFECTS THE PROPERTY, PERTAINS TO USE OF FOUR PARKING SPACES, IS GENERAL WITH REGARD TO LOCATION AND IS NOT DEPICTED HEREON.

④ THE MAP REFERENCED IN SCHEDULE A (ALSO AS MAP REFERENCE NUMBER 1 HEREON) IS NOT OF RECORD.

NOTE: SCRIVENER'S ERRORS IN THE DEEDS RECORDED IN VOLUME 3666 AT PAGE 64 AND VOLUME 2771 AT PAGE 180 OF THE HARTFORD LAND RECORDS.

NOTE: CERTIFICATES OF SPECIAL EXCEPTION/VARIANCE RECORDED IN IN VOLUME 1934 AT PAGE 206, VOLUME 1936 AT PAGE 106, VOLUME 1936 AT PAGE 107, VOLUME 1960 AT PAGE 112 AND VOLUME 1974 AT PAGE 44 OF THE HARTFORD LAND RECORDS. ALLOW FOR USE CHANGES WITHIN STRUCTURES NO LONGER LOCATED ON THE PROPERTY AND ARE NOT DEPICTED HEREON.

GENERAL NOTES:

1. ALL MONUMENTATION DEPICTED HEREON WAS FOUND IN THE FIELD UNLESS OTHERWISE NOTED.

2. BASIS OF BEARINGS: MAP REFERENCE NUMBER 1.

3. THE UTILITIES DEPICTED HEREON ARE THE RESULT OF FIELD LOCATION OF APPARENT STRUCTURES AND OTHER AVAILABLE SOURCES. THERE MAY EXIST ON SITE AND ON THE ADJACENT SITES UTILITIES UNKNOWN TO THE UNDERSIGNED.

MAP REFERENCES:

REFERENCE IS MADE TO THE FOLLOWING MAPS OR SURVEYS FROM WHICH DATA WAS USED IN THE PREPARATION OF THIS SURVEY AND MAP:

1. SURVEY MAP 95 WADSWORTH STREET ASSOCIATES HARTFORD, CT. IGOR VECHESSOFF PROFESSIONAL ENGINEER & SURVEYOR 51 LORRAINE STREET, HARTFORD, CT. SCALE: 1"=20' DATE 4-17-83 DRAWING NO. 1955 UP-DATE 5-5-88. NOTE: THIS MAP IS NOT FILED ON THE HARTFORD LAND RECORDS.

2. CITY OF HARTFORD DEPT. OF PUBLIC WORKS ENGINEERING-ASSESSOR PROPERTY MAP 416 OCTOBER 1, 1984 SCALE 1" = 50'.

3. CITY OF HARTFORD DEPT. OF PUBLIC WORKS ENGINEERING ANGLE MAP 416 SCALE 1" = 50'.

4. MDC WATER LINE MAPS FOR WADSWORTH AND CEDAR STREETS SCALE 1" = 40'.

NOTES AND DECLARATIONS:

THIS SURVEY AND MAP HAS BEEN PREPARED IN ACCORDANCE WITH THE REGULATIONS OF CONNECTICUT STATE AGENCIES, SECTIONS 20-300B-1 THRU 20-300B-20, THE MINIMUM STANDARDS FOR SURVEYS AND MAPS IN THE STATE OF CONNECTICUT ENDORSED BY THE CONNECTICUT ASSOCIATION OF LAND SURVEYORS, INC. THE TYPE OF SURVEY IS PROPERTY/BOUNDARY, THE BOUNDARY DETERMINATION CATEGORY IS RESURVEY, AND THE HORIZONTAL ACCURACY CONFORMS TO A-2.

NO DECLARATION IS EXPRESSED OR IMPLIED BY THIS MAP OR COPIES THEREOF UNLESS IT BEARS THE IMPRESSION TYPE 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.

I HEREBY DECLARE TO THE FREMONT GROUP, L.L.C., AND FIRST AMERICAN TITLE INSURANCE COMPANY THAT TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF:

> THE PARCEL DEPICTED HEREON CONFORMS TO THE CURRENT ZONING REGULATIONS RELATIVE TO LOT AREA AND LOT WIDTH:

> THE PREMISES DEPICTED HEREON ARE NOT LOCATED WITHIN A FEDERAL FLOOD HAZARD ZONE AS SHOWN ON FEDERAL INSURANCE ADMINISTRATION MAP FOR COMMUNITY NUMBER 095080, PANEL NUMBER 0005B, DATED DEC. 4, 1986:

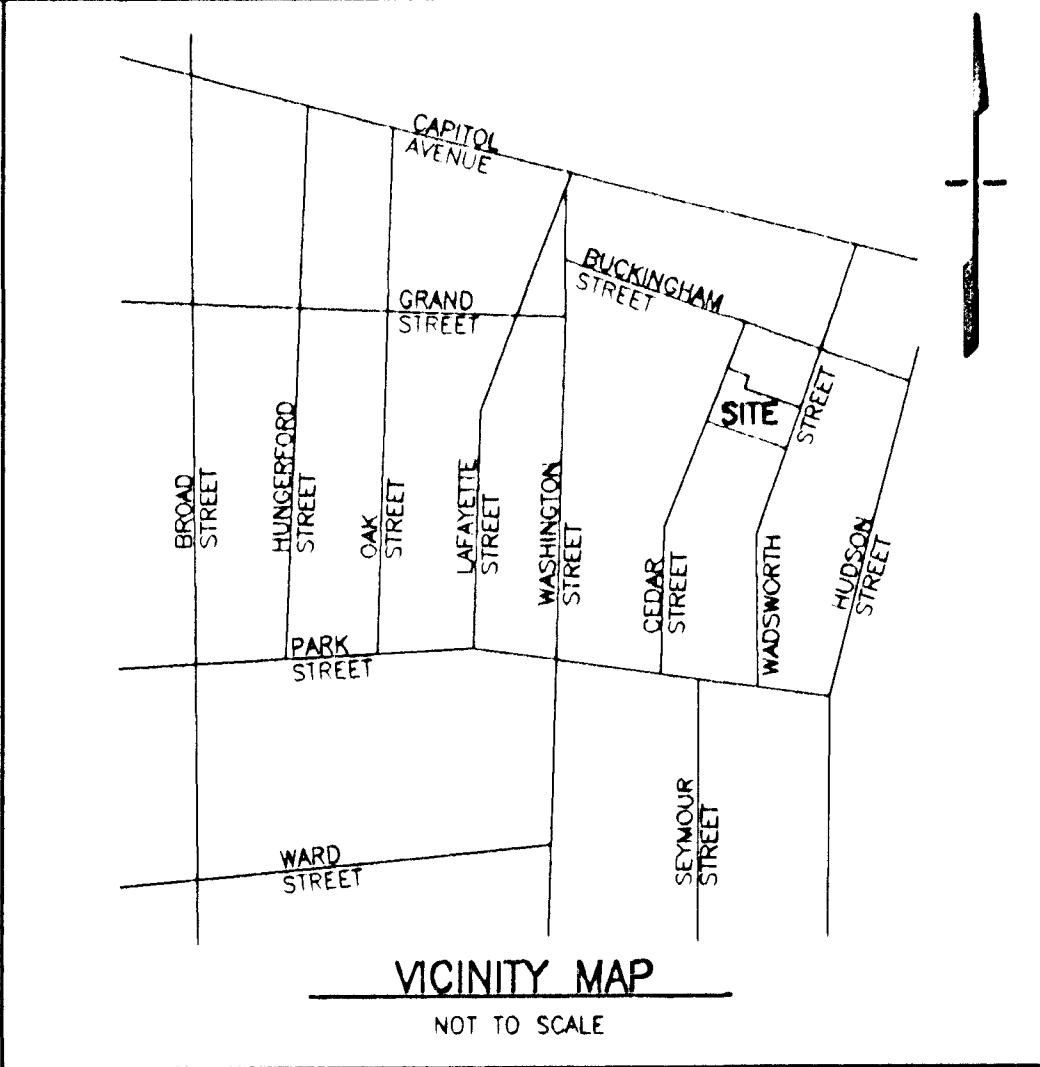
THIS MAP PRODUCED BY
ORIGINAL INK ON POLY FILM
MEEHAN ASSOCIATES PC
387 NORTH MAIN STREET
MANCHESTER, CT 06040

ROBERT DAHN, L.L.S. 14851

SCALE 1" = 20'



REVISION	DATE		Meehan & Goodin Engineers - Surveyors, P.C. 387 North Main Street, Manchester, CT 06040 (860) 643-2520 FAX (860) 649-8806
SEAL & SIGNATURE	NOTE: THIS DRAWING IS AN INSTRUMENT OF SERVICE OF AND REMAINS THE PROPERTY OF MEEHAN & GOODIN. IT IS TO BE USED ONLY FOR THIS SPECIFIC PROJECT AND SHALL NOT BE LOANED, COPIED, MODIFIED OR REPRODUCED WITHOUT THE WRITTEN CONSENT OF MEEHAN & GOODIN. ANY UNAUTHORIZED MODIFICATIONS WILL INVALIDATE ALL SIGNATURES, CERTIFICATIONS AND DECLARATIONS CONTAINED HEREON.	PLAN PREPARED FOR THE FREMONT GROUP, L.L.C.	
90-98 CEDAR STREET		HARTFORD, CT.	
PROPERTY/BOUNDARY			
SCALE: 1" = 20'	DESIGN: RED	PROJECT: 20-177	ACAD: 20177.DWG(RO)
DATE: JUNE 21, 2000	DRAFT: FS	C/SC13/WORK/2000	SHEET NO. <u>1</u> OF <u>1</u>

VICINITY MAP
NOT TO SCALE

The portion of the street shown on this map is established public street of the City of Hartford
Robert Dahn
O. Blitt
Survey Supervisor

JUN 21 11 55 AM '00