

# MAP REFERENCES:

- 1) "SUBDIVISION MAP, MAP OF PROPERTY OF ST. MONICA'S DEVELOPMENT CORP., MAIN STREET, HARTFORD, CT., SCALE 1"=40', DATE 9-13-91, REVISED THROUGH 5-18-92, SHEET 1 & 2 OF 2, THE BONGIOVANNI GROUP, INC."
- 2) "EASEMENT MAP, MAP SHOWING EASEMENT AREA TO BE GRANTED TO THE CONNECTICUT LIGHT & POWER CO. ACROSS THE PROPERTY OF ST. MONICA'S DEVELOPMENT CORP., HARTFORD, CONNECTICUT, SCALE 1"=40', DATE 9-13-95, REVISED 3-20-96, SHEET 1 OF 1, THE BONGIOVANNI GROUP, INC."
- 3) "WATER & SANITARY EASEMENT, MAP SHOWING PROPOSED WATER & SANITARY SEWER EASEMENT TO BE CONVEYED TO THE METROPOLITAN DISTRICT COMMISSION ACROSS PROPERTY OF ST. MONICA'S DEVELOPMENT CORPORATION, MAIN STREET, HARTFORD, CONNECTICUT, SCALE 1"=40', DATE 8-31-95, SHEET 1 OF 1, THE BONGIOVANNI GROUP, INC."
- 4) "EASEMENT MAP, MAP SHOWING PROPOSED GAS EASEMENT TO BE CONVEYED TO CONNECTICUT NATURAL GAS CORPORATION ACROSS PROPERTY OF ST. MONICA'S DEVELOPMENT CORPORATION, MAIN STREET, HARTFORD, CONNECTICUT, SCALE 1"=40', DATE 3-20-96, SHEET 1 OF 1, THE BONGIOVANNI GROUP, INC."

The portion of Main St.  
shown on this map is not  
established public street of  
The City of Hartford

O. Blint  
Survey Supervisor

N/F  
CITY OF HARTFORD  
(KENNY PARK)  
VOL. 568 PG. 137

N/F  
CITY OF HARTFORD  
(KENNY PARK)  
VOL. 568 PG. 137

N/F  
GEORGE C. JR. &  
ROSANNE T. HARTE

N/F  
CITY OF HARTFORD  
(KENNY PARK)  
VOL. 568 PG. 137

THIS AREA MAY BE SUBJECT TO A RIGHT-OF-WAY  
IN FAVOR OF THE CITY OF HARTFORD  
VOL. 110 PG. 180  
(TO BE RELEASED)

## LEGEND

- CNG EASEMENT  
VOL. 3716, PG. 264
- CL&P EASEMENT  
VOL. 3649, PG. 115  
VOL. 3693, PG. 276
- MDC EASEMENT  
VOL. 3649, PG. 109  
VOL. 3649, PG. 112

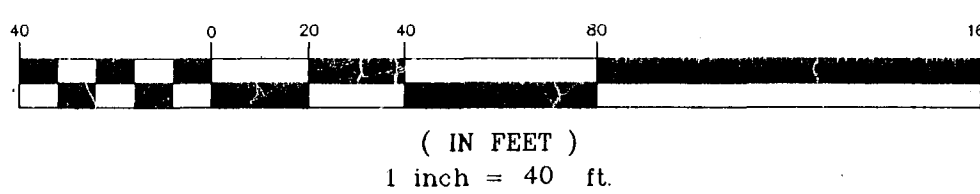
## LINE TABLE LEASE AREAS

LINE	DIRECTION	DISTANCE
L1	S58°07'04"E	9.53'
L2	N89°25'29"W	18.00'
L3	S74°25'07"E	18.00'
L4	N61°59'01"E	9.92'
L5	S26°32'53"W	20.00'
L6	S33°20'48"E	31.00'
L7	S72°47'17"W	10.16'
L8	N25°09'05"W	10.16'
L9	S64°53'21"E	18.00'
L10	N80°55'52"W	18.00'
L11	N33°20'48"W	28.56'
L12	N33°20'48"W	22.44'
L13	N33°20'48"W	4.35'
L14	S56°39'12"W	13.40'
L15	S33°20'48"E	18.00'
L16	N33°20'48"W	18.00'
L17	S56°39'12"W	13.40'
L18	S56°39'12"W	13.40'
L19	S33°20'48"E	18.00'
L20	N33°20'48"W	18.00'
L21	S56°39'12"W	13.40'
L22	N33°20'48"W	16.79'
L23	S17°42'42"E	36.34'
L24	S56°39'12"W	4.77'
L25	N72°06'25"E	16.57'
L26	N40°31'38"W	31.92'
L27	S33°20'48"E	25.00'
L28	N56°39'12"E	18.00'
L29	N33°20'48"W	9.00'
L30	S56°39'12"W	18.00'
L31	N33°20'48"W	27.00'
L32	N67°59'16"W	8.73'

## CURVE TABLE LEASE AREAS

CURVE	DELTA	RADIUS	LENGTH	CHORD	BEARING
C1	32°48'18"	195.53'	111.95'	110.43'	S89°11'13"W
C2	36°52'12"	25.00'	15.81'	15.81'	S14°54'42"E
C3	16°06'07"	195.00'	54.80'	54.82'	S64°42'17"W
C4	33°58'19"	102.50'	80.69'	59.80'	S16°23'09"E
C5	07°30'11"	120.50'	15.78'	15.77'	S04°19'36"W
C6	07°30'11"	120.50'	15.78'	15.77'	S11°49'48"W
C7	33°06'19"	102.50'	59.22'	58.40'	S32°08'03"W
C8	27°06'08"	102.50'	48.48'	48.03'	S62°14'15"W
C9	28°53'43"	102.50'	51.69'	51.15'	S89°45'51"E
C10	05°36'02"	111.50'	10.90'	10.89'	S48°59'44"E
C11	21°17'03"	102.50'	38.06'	37.86'	N64°40'28"W
C12	04°05'22"	102.50'	7.32'	7.31'	S35°23'29"E
C13	06°31'22"	111.50'	12.69'	12.69'	S42°56'02"E
C14	36°52'13"	25.00'	15.81'	15.81'	N51°46'55"W
C15	36°52'12"	25.00'	15.81'	15.81'	S14°54'42"E
C16	29°39'20"	73.50'	37.82'	37.82'	S81°30'34"E
C17	09°51'37"	82.50'	14.20'	14.18'	N38°16'37"W
C18	09°20'40"	73.50'	11.99'	11.99'	N81°00'34"W
C19	10°44'03"	84.50'	11.33'	11.32'	N20°04'38"E
C20	55°13'58"	82.50'	34.85'	34.84'	S57°58'38"W
C21	42°24'57"	82.50'	61.07'	59.69'	N12°08'20"W
C22	05°58'28"	64.50'	6.73'	6.72'	N12°03'22"E
C23	36°52'12"	25.00'	15.81'	15.81'	S51°46'54"E
C24	36°52'12"	25.00'	15.81'	15.81'	N14°54'42"W
C25	76°06'48"	50.00'	66.42'	61.84'	S71°24'12"E
C26	34°02'16"	58.33'	34.65'	36.47'	S86°10'40"W
C27	42°42'47"	50.00'	37.27'	36.42'	N35°17'49"E
C28	47°17'13"	50.00'	41.27'	40.10'	S09°42'11"E
C29	36°52'12"	25.00'	15.81'	15.81'	N51°46'54"W

## GRAPHIC SCALE



## NOTES:

- 1) THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH TO DETERMINE OWNERSHIP OR EASEMENTS OF RECORD. FOR ALL INFORMATION REGARDING EASEMENTS, RIGHTS-OF-WAY AND TITLE OF RECORD, THE BONGIOVANNI GROUP, INC. RELIED UPON TITLE REPORT NO. 881210, EFFECTIVE DATE AUGUST 26, 1996, ISSUED BY FIRST AMERICAN TITLE INSURANCE COMPANY.
- 2) UTILITY AND ROADWAY IMPROVEMENTS IN SUPPORT OF THE CONSTRUCTION OF ST. MONICA'S AVENUE AND THE OVERALL SITE DEVELOPMENT PLAN THAT ARE UNDER CONSTRUCTION AT THE TIME OF THIS SURVEY HAVE NOT BEEN LOCATED AND SHOWN.

I HEREBY DECLARE TO FLEET NATIONAL BANK AND FIRST AMERICAN TITLE INSURANCE COMPANY THAT THIS SURVEY WAS MADE UPON THE GROUND ON OCTOBER 9, 1996, AND THAT IT AND THE BOUNDS AND MEASUREMENTS SHOWN HEREON HAVE BEEN PREPARED IN ACCORDANCE WITH SECTION 20-300b-1 THRU 200-300b-20 OF THE REGULATIONS OF CONNECTICUT STATE AGENCIES-"MINIMUM STANDARDS FOR SURVEYS AND MAPS IN THE STATE OF CONNECTICUT" AS ENDORSED BY THE CONNECTICUT ASSOCIATION OF LAND SURVEYORS, INC. IT IS A PROPERTY SURVEY BASED ON AN ORIGINAL SURVEY CONFORMING TO HORIZONTAL ACCURACY CLASS A-2 AND INTENDED TO BE USED FOR FINANCING AND DESCRIBING LEASE AREAS. AND THAT, UNLESS OTHERWISE SHOWN, TITLE LINES AND LINES OF ACTUAL POSSESSION ARE THE SAME, BUILDINGS ARE LOCATED AS SHOWN AND DO NOT ENCRONCH OVER OR UPON STREET, TITLE OR BUILDING LINES, THERE ARE NO VIOLATIONS OF ZONING REGULATIONS WITH REFERENCE TO THE LOCATION OF SAID BUILDINGS AND THERE ARE NO EASEMENTS OR ENCROACHMENTS AFFECTING THIS PROPERTY APPARENT FROM A CAREFUL INSPECTION OF THE SAME.

ALAN BONGIOVANNI, L.L.S. #14649

THIS MAP IS VALID ONLY IF IT BEARS THE ORIGINAL SIGNATURE AND EMBOSSED SEAL OF THE SURVEYOR.

MAP OF  
ST. MONICA'S  
SECOND CENTURY HOUSING  
DEVELOPMENT CORPORATION  
ST. MONICA'S DEVELOPMENT CORPORATION  
SAINT MONICA'S AVENUE  
HARTFORD, CONNECTICUT

LEASE  
AREAS

1  
1