

**MAP REFERENCES:**

- 1) "MAP OF LAND AND BUILDINGS OF THE AMERICAN PRINTING CO. WATERBURY CONN. MAY 1922 THE A.J. PATTON CO. SURVEYOR SCALE 1 IN.=8 FT."
- 2) LAYOUT OF LEAVENWORTH STREET 1917.
- 3) LAYOUT OF PRINTER'S COURT.
- 4) VARIOUS BLOCK MAPS AND FIELD NOTES FROM THE FILES OF THE A.J. PATTON CO. SURVEYOR.
- 5) "LAND OF PRINTER'S COURT, LLC 47-53 LEAVENWORTH STREET AND 27-63 CENTER STREET WATERBURY, NEW HAVEN COUNTY, CONNECTICUT", SCALE 1"=20', DATE 3/13/2003, BY BL COMPANIES.
- 6) "PROPERTY SURVEY OF PROPERTY LOCATED AT 114 BANK STREET WATERBURY, CONNECTICUT PREPARED FOR GREEN HUB DEVELOPMENT CORP. I, LLC SCALE: 1"=10', DATE: 10-20-2017, BY LEWIS ASSOCIATES.
- 7) "PROPERTY SURVEY PREPARED FOR WEBSTER BANK 61 LEAVENWORTH STREET WATERBURY, CT", DATED JULY 10, 2004, SCALE 1"=10', BY NORTH BY NORTHEAST SURVEY AND MAPPING CONSULTANTS.
- 8) "MAP OF PROPERTY BELONGING TO THE HOWLAND-HUGHES CO. WATERBURY CONN. THE A.J. PATTON CO. SURVEYOR WATERBURY CONN. JAN. 20, 1949 SCALE 1"=8"
- 9) "MAP OF LAND OF THE CONNECTICUT NATIONAL BANK WATERBURY, CONN. THE A.J. PATTON CO., SURVEYOR, WATERBURY, CONN. JAN. 21, 1983 SCALE: 1"=8"

**ZONING INFORMATION**

ITEM	REQUIRED/ALLOWED	PROVIDED
PRESENT ZONE	CBD	CBD
USE	CENTRAL BUSINESS DISTRICT	RETAIL/OFFICES/APARTMENTS
MINIMUM FRONTAGE	NO REQUIREMENT	29.33'
FRONT YARD	NO REQUIREMENT	2.89'
SIDE YARD	NO REQUIREMENT	0'
REAR YARD	NO REQUIREMENT	0'
LOT AREA	NO REQUIREMENT	4,166 s.f.
FLOOR/BLDG AREA	NO REQUIREMENT	4,166± s.f.
BUILDING COVERAGE	NO REQUIREMENT	100%
IMPERVIOUS COVERAGE	NO REQUIREMENT	100%
PARKING SPACES	NO REQUIREMENT	0
BUILDING HEIGHT	NO REQUIREMENT	50'±

**NOTES:**

- 1) TOTAL AREA OF PROPERTY IS 4,166 SQUARE FEET OR 0.10 ACRES.
- 2) PRESENT ZONE IS CBD.
- 3) (xxx) DENOTES LOT NUMBER PER TAX ASSESSOR'S MAP.
- 4) ALL UTILITIES SHOWN HEREON ARE BASED UPON ACTUAL FIELD LOCATIONS WHERE VISIBLE AND MAPS OBTAINED FROM THE CITY OF WATERBURY BUREAU OF ENGINEERING. CALL BEFORE YOU DIG TO VERIFY.
- 5) ELEVATIONS REFER TO NGVD OF 1929 DATUM.
- 6) PROPERTY IS TOGETHER WITH A RIGHT OF WAY IN PERPETUITY FOR PURPOSES OF EXIT AND ENTRY BY AND BETWEEN GEORGE T. REGAN, PETER JAMES DELEON, JAMES M. REGAN, CATHERINE DELEON AND GEORGE T. REGAN, ALBERT J. REGAN, CATHERINE DELEON AND PATRICK DELEON DATED OCTOBER 25, 1975 AND RECORDED ON OCTOBER 28, 1975 IN VOLUME 1203 AT PAGE 118 OF THE WATERBURY LAND RECORDS (W.L.R.).
- 7) PROPERTY IS SUBJECT TO THE FOLLOWING:
  - A) BUILDING LINE ESTABLISHMENT AS SET FORTH IN AN INSTRUMENT RECORDED DECEMBER 5, 1887 IN VOLUME 117 AT PAGE 309 OF THE W.L.R.;
  - B) PARTY WALL RIGHTS AS SET FORTH IN A DEED DATED MARCH 31, 1906 AND RECORDED IN VOLUME 198 AT PAGE 102 OF THE W.L.R.;
  - C) TERMS AND CONDITIONS AS SET FORTH IN A PARTY WALL AGREEMENT DATED FEBRUARY 7, 1929 AND RECORDED IN VOLUME 428 AT PAGE 76 OF THE W.L.R.;
  - D) PARTY WALL RIGHTS AND AGREEMENTS AS SET FORTH IN A DEED DATED MARCH 31, 1906 AND RECORDED IN VOLUME 196 AT PAGE 544 OF THE W.L.R.;
  - E) TERMS AND CONDITIONS AS SET FORTH IN AGREEMENT DATED MARCH 31, 1906 AND RECORDED IN VOLUME 196 AT PAGE 545 OF THE W.L.R.
  - F) RIGHT OF WAY IN PERPETUITY FOR PURPOSES OF EXIT AND ENTRY BY AND BETWEEN GEORGE T. REGAN, PETER JAMES DELEON, JAMES M. REGAN, CATHERINE DELEON AND GEORGE T. REGAN, ALBERT J. REGAN, CATHERINE DELEON AND PATRICK DELEON AS SET FORTH IN INSTRUMENT DATED OCTOBER 25, 1975 AND RECORDED IN VOLUME 1203 AT PAGE 118 OF THE W.L.R.
  - G) RESTRICTIONS AS SET FORTH IN DEED DATED MAY 8, 1982 AND RECORDED IN VOLUME 1554 AT PAGE 25 OF THE W.L.R.

NOTIFY "CALL BEFORE YOU DIG" AT 1-800-922-4455  
72 HOURS PRIOR TO ANY EXCAVATION FOR  
UNDERGROUND UTILITY INFORMATION.

**SURVEY NOTES:**

THIS SURVEY AND MAP HAS BEEN PREPARED IN ACCORDANCE WITH SECTIONS 20-300b-1 THRU 20-300b-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.

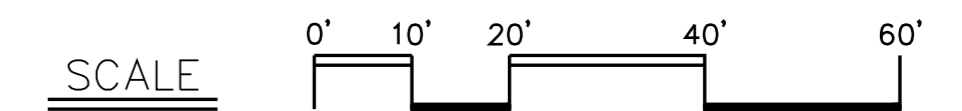
THE TYPE OF SURVEY PERFORMED IS A(N) PROPERTY SURVEY.

BOUNDARY DETERMINATION IS BASED ON A(N) RESURVEY.

THIS SURVEY CONFORMS TO A CLASS A-2.

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

SCOTT A. MEYERS, L.S.      5-1-26      70093  
DATE      REGISTRATION NO.



SCALE : 1"=20'	DATE: 5-1-26	<b>PROPERTY SURVEY</b> TAX ASSESSOR'S LOT 264 OWNED BY <b>158 GRAND STREET LLC</b> 154 GRAND STREET AND PRINTER'S COURT WATERBURY, CONNECTICUT <b>MEYERS ASSOCIATES P.C.</b>
SHEET # 1 OF 1	DRAWN BY: S.A.M.	
NOT VALID UNLESS EMBOSSED SEAL AFFIXED HEREON ENGINEERS - SURVEYORS - PLANNERS 60 LINDEN STREET WATERBURY, CONNECTICUT 06702 - (203) 575-0350		