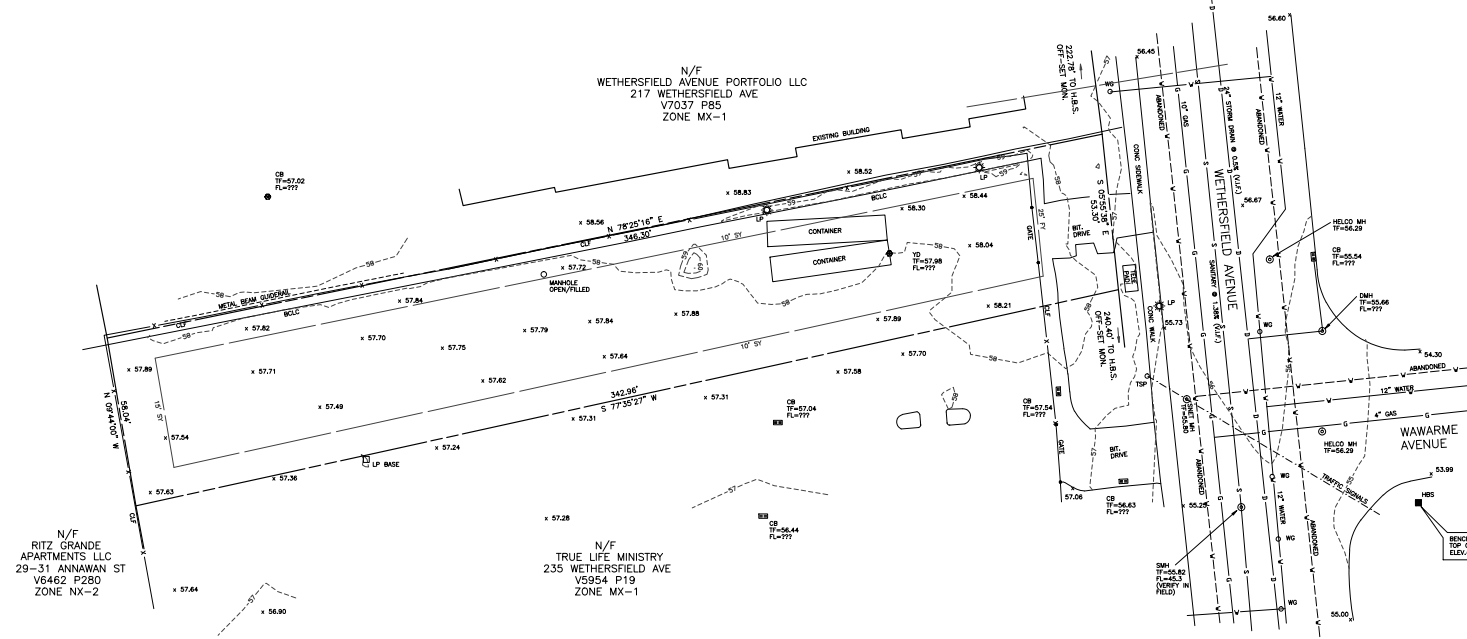
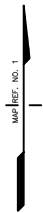
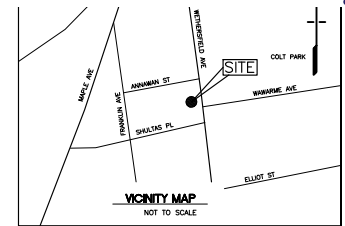


Drawing

FLOOD

THE PREMISES DEPICTED HEREON ARE DETERMINED TO BE OUTSIDE THE 0.2% A ON FEMA FLOOD INSURANCE RATE MAP # 075, EFFECTIVE DATE SEPTEMBER 16, 2017



N/F RITZ GRANDE APARTMENTS LLC  
29-31 ANNAMAN ST  
V6462 P280  
ZONE NX-2

N/F TRUE LIFE MINISTRY  
235 WETHERSFIELD AVE  
V5954 P19  
ZONE MX-1

N/F WETHERSFIELD AVENUE PORTFOLIO LLC  
217 WETHERSFIELD AVE  
V7037 P85  
ZONE MX-1

**GENERAL NOTES:**

- ALL MONUMENTATION DEPICTED HEREON WAS FOUND IN THE FIELD UNLESS OTHERWISE NOTED.
- BASIS OF BEARINGS: MAP REFERENCE NO.1
- UTILITIES DEPICTED HEREON ARE BASED ON VISIBLE STRUCTURES AND AVAILABLE MAPPING AT THE TIME OF SURVEY. THERE MAY BE UTILITIES ON SITE OR ADJACENT TO UNKNOWN TO THE UNDERSIGNED.
- VERTICAL INFORMATION BASED ON NAVD 88 DATUM.

**MAP REFERENCES:**

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

- "PROPERTY SURVEY FOR CAPITOL REGION EDUCATION COUNCIL 235 WETHERSFIELD AVENUE HARTFORD CONNECTICUT DATE 2 AUG. 1984 SCALE 1"=20' REVISIONS 8/2/84, 10/18/84" BY HALLISSEY & HERBERT CIVIL ENGINEERS AND LAND SURVEYORS

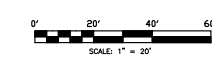
**NOTES AND DECLARATIONS:**

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 LIMITED PROPERTY BOUNDARY & TOPOGRAPHIC SURVEY. THE BOUNDARY DETERMINATION CATEGORY IS RESURVEY. THE HORIZONTAL ACCURACY CONFORMS TO A-2 AND VERTICAL T-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 JOEL RAPHAEL ARCHITECTURE PC THAT TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF THIS MAP IS SUBSTANTIALLY CORRECT AS NOTED HEREON.

ROBERT DAWN, L.L.S. 14651



**ZONING TABLE**

ZONE: MX-1	REQUIRED
LOT AREA	N/R
MIN. LOT WIDTH	80 FT
MIN. FRONT YARD	25 FT
MIN. SIDE YARD	10 FT
MIN. REAR YARD	15 FT
MAX. BLD. COVERAGE	35%

REVISION	DATE

**Meehan & Goodin**  
Engineers - Surveyors, P.C.  
387 North Main Street, Manchester, CT 06042  
(860) 643-2520 FAX (860) 649-8806

PLAN PREPARED FOR  
**JOEL RAPHAEL ARCHITECTURE PC**  
223 WETHERSFIELD AVENUE HARTFORD, CONN.

**ZONING ARCHITECTURE SURVEY**

SCALE: 1" = 20'	DESIGN: RED	PROJECT: 16037	ACAD: 16037.DWG
DATE: 08-01-2017	DRAFT: ERJ	Q/S/13/WORK	SHEET NO. 1 OF 1

**LEGEND**

---	PROPERTY LINE
S	SANITARY SEWER
D	STORM DRAINAGE
W	WATER SERVICE
-W-	WATER (ABANDONED)
G	GAS SERVICE
-S-	EXISTING CONTOUR
x 56.25	EXISTING SPOT GRADE
x	FENCE
CLF	CHAIN LINK FENCE
BCLC	BITUMINOUS CONCRETE CURBING
HELCO	HARTFORD ELECTRIC LIGHT COMPANY
SNET	SOUTHERN NEW ENGLAND TELEPHONE
CB	CATCHBASIN
YD	YARD DRAIN
TF	TOP OF FRAME
FL	FLOW LINE
TSP	TRAFFIC SIGNAL POLE
SMH/DH	SANITARY MANHOLE/DRAINAGE MANHOLE
WG	WATER GATE



The calculations and data presented are deemed to be accurate, but not guaranteed. They are intended for the purpose of illustrative projections and analysis. The information provided is not intended to replace or serve as substitute for any legal, accounting, investment, real estate, tax or other professional advice, consultation or service. The user of this software should consult with a professional in the respective legal, accounting, tax or other professional area before making any decisions.