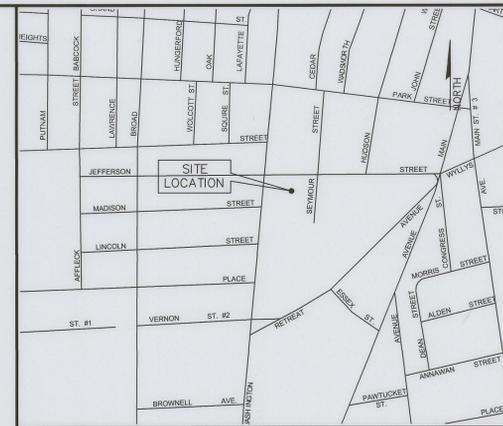


LEGEND

- — — — — PROPERTY LINE
- - - - - EASEMENT LINE
- ○ ○ ○ ○ CHAIN LINK FENCE
- ⊙ STREET LIGHT/LAMP POST
- ⊕ UTILITY POLE

JEFFERSON STREET



LOCATION MAP

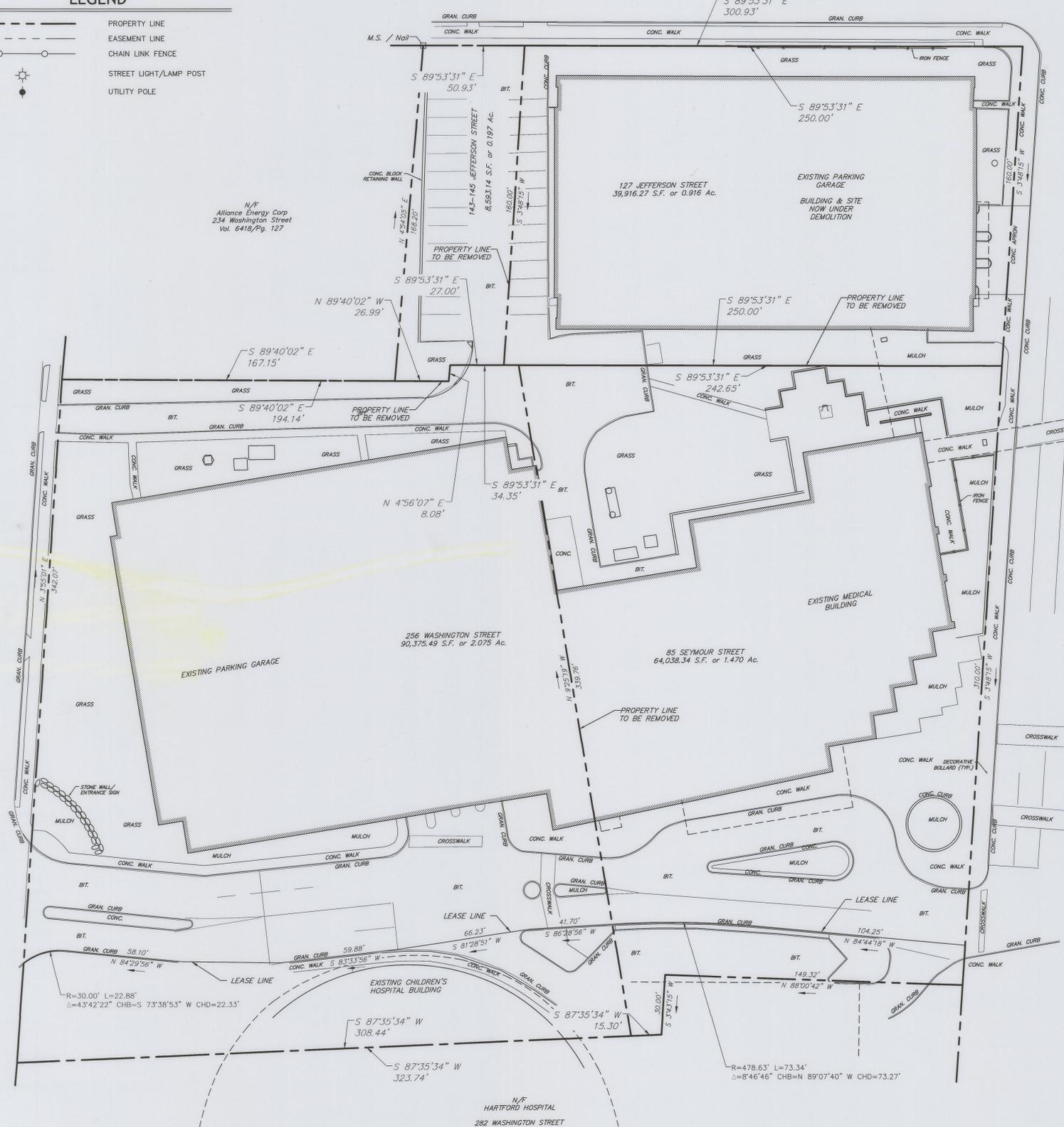
NOT TO SCALE

OFFICIAL APPROVED PLANS
City of Hartford - Planning Division

IAWC
 Site Plan
 Historic
 Other *Lotline Revision*
 Prop. # *PZ-LOTLINE-25-00001*
 Approved: *07/29/2025*
 Prepared By: *[Signature]*
 Drawn By: *[Signature]*

WASHINGTON STREET

SEYMOUR STREET



PROPERTY DESCRIPTION

PROPERTY DESCRIPTION (143 - 145 JEFFERSON STREET)
 COMMENCING AT A POINT ON THE SOUTHERLY STREET LINE OF JEFFERSON STREET SAID POINT BEING 250.00 FEET WESTERLY OF THE INTERSECTION OF SAID SOUTHERLY STREET LINE OF JEFFERSON STREET AND THE WESTERLY STREET LINE OF SEYMOUR STREET;
 THENCE, S 03° 48' 15" W A DISTANCE OF 160.00 FEET TO A POINT;
 THENCE, N 89° 53' 31" W A DISTANCE OF 27.00 FEET TO A POINT;
 THENCE, S 04° 56' 07" W A DISTANCE OF 8.08 FEET TO A POINT;
 THENCE, N 89° 40' 02" W A DISTANCE OF 26.99 FEET TO A POINT;
 THENCE, N 04° 54' 05" E A DISTANCE OF 168.20 FEET TO A POINT ON SAID SOUTHERLY STREET LINE OF JEFFERSON STREET;
 THENCE, ALONG SAID STREET LINE OF JEFFERSON STREET S 89° 53' 31" E A DISTANCE OF 50.93 FEET TO THE POINT OR PLACE OF BEGINNING.
 LOT AREA = 8,593.14 S.F. or 0.197 Ac.

PROPERTY DESCRIPTION

PROPERTY DESCRIPTION (85 SEYMOUR STREET)
 COMMENCING AT A POINT ON THE WESTERLY STREET LINE OF SEYMOUR STREET SAID POINT BEING 160.00 FEET SOUTHERLY OF THE INTERSECTION OF SAID SOUTHERLY STREET LINE OF JEFFERSON STREET AND THE WESTERLY STREET LINE OF SEYMOUR STREET;
 THENCE, S 03° 48' 15" W A DISTANCE OF 310.00 FEET TO A POINT;
 THENCE, N 88° 00' 42" W A DISTANCE OF 149.32 FEET TO A POINT;
 THENCE, S 03° 43' 15" W A DISTANCE OF 30.00 FEET TO A POINT;
 THENCE, S 87° 35' 34" W A DISTANCE OF 15.30 FEET TO A POINT;
 THENCE, N 09° 25' 19" W A DISTANCE OF 339.76 FEET TO A POINT;
 THENCE, S 89° 53' 31" E A DISTANCE OF 242.65 FEET TO THE POINT OR PLACE OF BEGINNING.
 LOT AREA = 64,038.34 S.F. or 1.470 Ac.

PROPERTY DESCRIPTION

PROPERTY DESCRIPTION (LOTS CONSOLIDATED) PROPOSED #85 SEYMOUR STREET.
 COMMENCING AT A POINT ON THE INTERSECTION OF THE SOUTHERLY STREET LINE OF JEFFERSON STREET AND THE WESTERLY STREET LINE OF SEYMOUR STREET;
 THENCE, ALONG SAID STREET LINE OF SEYMOUR STREET S 03° 48' 15" W A DISTANCE OF 470.00 FEET TO A POINT;
 THENCE, N 88° 00' 42" W A DISTANCE OF 149.32 FEET TO A POINT;
 THENCE, S 03° 43' 15" W A DISTANCE OF 30.00 FEET TO A POINT;
 THENCE, S 87° 35' 34" W A DISTANCE OF 323.74 FEET TO A POINT ON THE EASTERLY STREET LINE OF WASHINGTON STREET;
 THENCE, ALONG SAID STREET LINE OF WASHINGTON STREET N 03° 55' 01" E A DISTANCE OF 342.07 FEET TO A POINT;
 THENCE, S 89° 40' 02" E A DISTANCE OF 167.15 FEET TO A POINT;
 THENCE, N 04° 54' 05" E A DISTANCE OF 168.20 FEET TO A POINT ON THE SOUTHERLY STREET LINE OF JEFFERSON STREET;
 THENCE, ALONG SAID STREET LINE OF JEFFERSON STREET S 89° 53' 31" E A DISTANCE OF 300.93 FEET TO THE POINT OR PLACE OF BEGINNING.
 TOTAL AREA OF CONSOLIDATED LOTS = 202,923.24 S.F. or 4.658 Ac.

PROPERTY DESCRIPTION

PROPERTY DESCRIPTION (127 JEFFERSON STREET)
 COMMENCING AT A POINT ON THE INTERSECTION OF THE SOUTHERLY STREET LINE OF JEFFERSON STREET AND THE WESTERLY STREET LINE OF SEYMOUR STREET;
 THENCE, ALONG SAID STREET LINE OF SEYMOUR STREET S 03° 48' 15" W A DISTANCE OF 160.00 FEET TO A POINT;
 THENCE, N 89° 53' 31" W A DISTANCE OF 27.00 FEET TO A POINT;
 THENCE, S 04° 56' 07" E A DISTANCE OF 8.08 FEET TO A POINT;
 THENCE, N 89° 40' 02" W A DISTANCE OF 26.99 FEET TO A POINT ON SAID SOUTHERLY STREET LINE OF JEFFERSON STREET;
 THENCE, ALONG SAID STREET LINE OF JEFFERSON STREET S 89° 53' 31" E A DISTANCE OF 250.00 FEET TO THE POINT OR PLACE OF BEGINNING.
 LOT AREA = 39,916.27 S.F. or 0.916 Ac.

PROPERTY DESCRIPTION

PROPERTY DESCRIPTION (256 WASHINGTON STREET)
 COMMENCING AT A POINT ON THE EASTERLY STREET LINE OF WASHINGTON STREET SAID POINT BEING 167.55 FEET SOUTHERLY OF THE INTERSECTION OF SAID EASTERLY STREET LINE OF WASHINGTON STREET AND THE SOUTHERLY STREET LINE OF JEFFERSON STREET;
 THENCE, S 89° 40' 02" E A DISTANCE OF 194.14 FEET TO A POINT;
 THENCE, N 04° 56' 07" E A DISTANCE OF 8.08 FEET TO A POINT;
 THENCE, S 89° 53' 31" E A DISTANCE OF 34.35 FEET TO A POINT;
 THENCE, S 09° 25' 19" E A DISTANCE OF 339.76 FEET TO A POINT;
 THENCE, S 87° 35' 34" W A DISTANCE OF 308.44 FEET TO A POINT ON SAID EASTERLY STREET LINE OF WASHINGTON STREET;
 THENCE, ALONG SAID EASTERLY STREET LINE OF WASHINGTON STREET N 03° 55' 01" E A DISTANCE OF 342.07 FEET TO THE POINT OR PLACE OF BEGINNING.
 LOT AREA = 90,375.49 S.F. or 2.075 Ac.

GENERAL NOTES

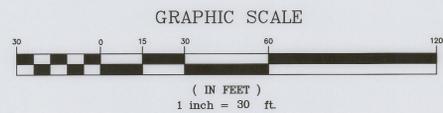
- THIS SURVEY HAS BEEN PREPARED IN ACCORDANCE WITH THE REGULATIONS OF CONNECTICUT STATE AGENCIES, SECTIONS 20-300b-1 THRU 20-300b-20, AS REVISED AND THE "STANDARDS AND SUGGESTED METHODS AND PROCEDURES FOR SURVEYS AND MAPS IN THE STATE OF CONNECTICUT" ADOPTED BY THE CONNECTICUT ASSOCIATION OF LAND SURVEYORS, INC. ON AUGUST 29, 2019.
 - THIS PLAN CONFORMS TO HORIZONTAL ACCURACY CLASS A-2.
 - THE TYPE OF SURVEY PERFORMED IS A LOT CONSOLIDATION PLAN.
- NORTH ARROW AND BEARINGS REFER TO NAD83 AND BASED UPON GPS OBSERVATIONS.
- UNDERGROUND UTILITIES ARE NOT SHOWN FOR THE PURPOSE OF THIS SURVEY. UTILITIES MAY EXIST WHICH ARE NOT SHOWN. PRIOR TO ANY DIGGING OR SITE EXCAVATION CONTACT "CALL BEFORE YOU DIG" 1-800-922-4455 OR 811.
- THE PROPERTY LIES WITHIN FLOOD ZONE X, DEPICTED ON "FIRM FLOOD INSURANCE RATE MAP HARTFORD COUNTY, CONNECTICUT, PANEL 368, MAP NUMBER 0900300368G, MAP EFFECTIVE DATE SEPT. 16, 2011".
- PROPERTY IS LOCATED IN BUILDING ZONE "CAMP".

NOTE: ADDRESS OF CONSOLIDATED LOTS WILL BE #85 SEYMOUR STREET

Instr # 4015
 01/21/2026 11:31:08 AM
 1 Pages
 MAP
 Eric T. Lusa, Hartford City Clerk
 Clerk-BA

THIS MAP PRODUCED BY ORIGINAL INK DRAWING ON POLY FILM OR LINEN PRODUCED BY FREEMAN COMPANIES LLC

TOTAL LOTS CONSOLIDATED
202,923.24 S.F. or 4.658 Ac.



TO MY KNOWLEDGE AND BELIEF THIS MAP IS SUBSTANTIALLY CORRECT AS NOTED HEREON.
 PETER PARIZO, L.S. #14853
 NO CERTIFICATION IS EXPRESSED OR IMPLIED UNLESS THIS MAP BEARS THE ORIGINAL SIGNATURE AND EMBOSSED SEAL OF THE ABOVE NAMED LAND SURVEYOR.

FREEMAN COMPANIES, LLC
 36 JOHN STREET
 HARTFORD, CT 06106
 WWW.FREEMANCO.COM
 (860)251-9590
 FAX: (860)966-7161

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 HARTFORD, CT 06106
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LOT CONSOLIDATION PLAN
 PROPERTY OF H.H.M.O.B.
 127 & 143-145 JEFFERSON STREET,
 85 SEYMOUR STREET AND 256 WASHINGTON STREET
 HARTFORD, CONNECTICUT

NO.	DATE	DESCRIPTION	REVISIONS

SURVEYED: GREW
 DRAFTED: J.L.
 APPROVED: P.P.
 SCALE: 1" = 30'
 PROJECT NO.: 2025-0101
 DATE: 02/10/2025
 CAD FILE: 2025-0101

TITLE:
LOT CONSOLIDATION PLAN
 SHEET NUMBER:
1 of 1