

**PURCELL**  
ASSOCIATES  
CONSULTING ENGINEERS  
90 NATIONAL DRIVE  
GLASTONBURY, CT. 06033  
(860)-633-8341



**MORGAN STREET GARAGE**  
Hartford, Connecticut

**Hartford Parking Authority**

**PROJECT DATA**

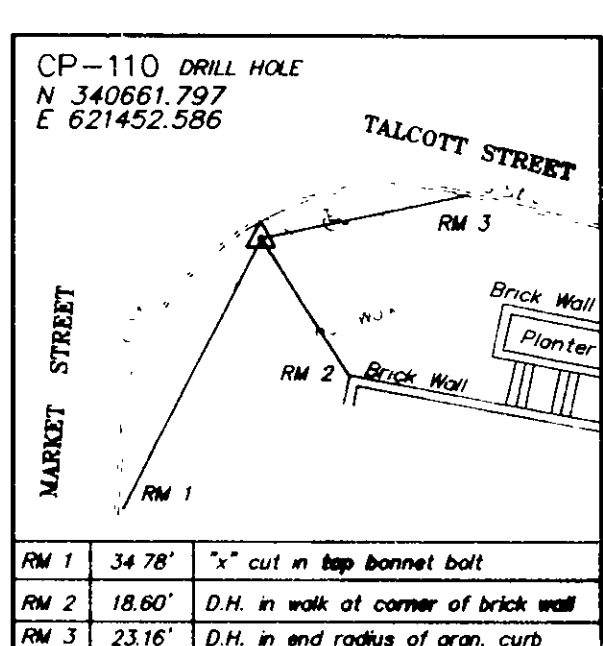
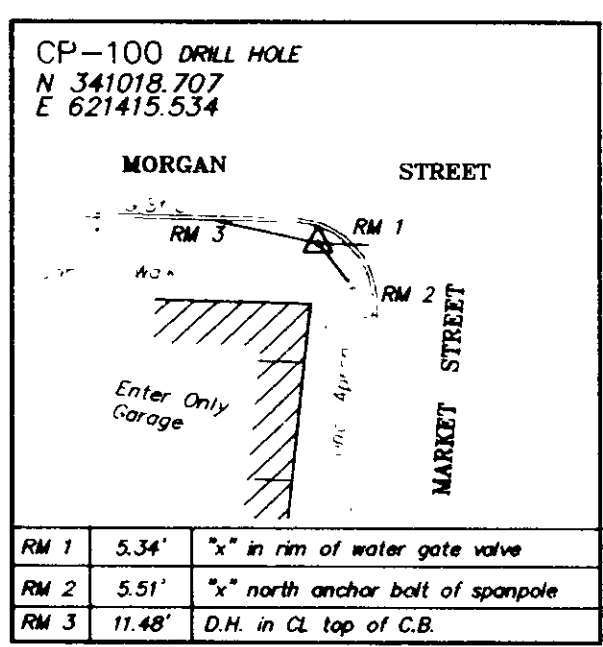
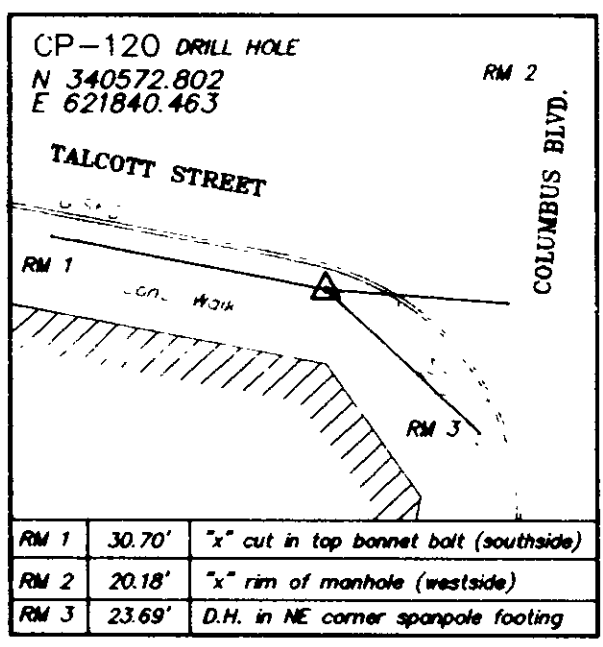
PROJECT NUMBER: 99-806  
DATE: 5/8/01  
DRAWN BY: ADT  
FILE REFERENCE: 99-80600-000-000  
REVISIONS: 000-0

**SHEET TITLE**

**UTILITY EASEMENT  
BOUNDARY SURVEY**

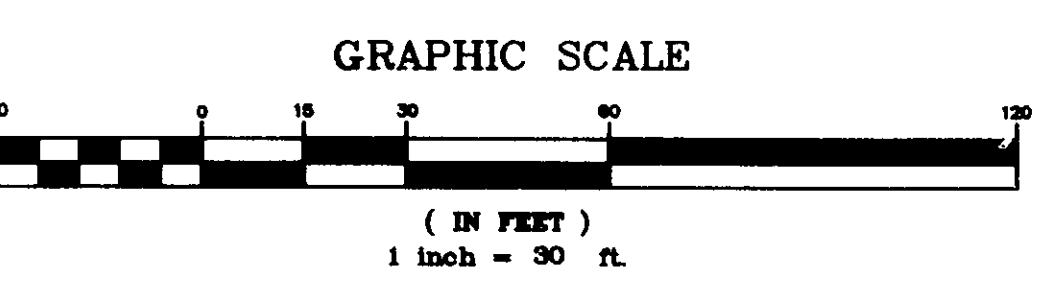
**1 OF 1**

- NOTES:**
1. THIS EASEMENT SURVEY WAS PREPARED BY PURCELL ASSOCIATES FOR THE HARTFORD PARKING AUTHORITY AND METROPOLITAN DISTRICT CORPORATION, THROUGH C.R. KLEIN, IN ACCORDANCE WITH THE REGULATIONS OF CONNECTICUT STATE AGENCIES, SECTIONS 20-306b-1 THRU 20-306b-20, THE STANDARDS FOR SURVEYS AND MAPS IN THE STATE OF CONNECTICUT ADOPTED BY THE CONNECTICUT ASSOCIATION OF LAND SURVEYORS, INC. ON SEPTEMBER 28, 1996. THE TYPE OF SURVEY IS "EASEMENT SURVEY". THE BOUNDARY DETERMINATION CATEGORY IS "UNDOCUMENTED DEPENDANT RESURVEY; BOUNDARY DEPICTED IS CORRELATED FROM THE REFERENCED FUSSELL AND O'NEILL 4-1-11 BOUNDARY SURVEY IN THE MAP NOTES ON THIS SHEET.
  2. THIS MAP DEPICTS INFORMATION LOCATED IN THE FIELD DURING THE LAST WEEK OF DEC. 1999 AND DURING THE WEEK OF FEBRUARY 19, 2001, AND CONFORMS TO THE FOLLOWING STANDARDS OF ACCURACY:  
CONTROL - CLASS "A-2"  
BOUNDARY - CLASS "A-2"  
SITE FEATURES - CLASS "T-2"  
UTILITIES - CLASS "D" (COMPILED) & "T-2" (FIELD LOCATED)
  3. THE COORDINATES DEPICTED HEREON ARE BASED ON NAD 1927 FROM REFERENCED MAP BY FUSSELL AND O'NEILL, AND FROM TRAVERSE POINTS OF FUSSELL AND O'NEILL LOCATED IN THE FIELD BY PURCELL ASSOCIATES.
  4. A PORTION OF THE SURVEY AREA DEPICTED ON THIS PLAN IS THE FORMER SITE OF THE HARTFORD POLICE STATION. THE POSSIBILITY EXISTS THAT MUCH OF THE POLICE STATION DEMOLITION IS BURIED ON THE SITE. THE EXTENT AND LOCATION OF THIS MATERIAL, IF ANY, IS UNKNOWN TO PURCELL ASSOCIATES. THE PARKING GARAGE THAT WAS ON THE WEST SIDE OF THE PROJECT SITE WAS DEMOLISHED DURING THE PAST YEAR. THIS SURVEY DID NOT INCLUDE ANY LOCATION, DETECTION, OBSERVATION, TESTING OR INSPECTION FOR POSSIBLE HAZARDOUS MATERIALS ON, BELOW, ABOVE OR NEXT TO THE SURVEYED AREA.
  5. UNDERGROUND UTILITIES HAVE BEEN COMPILED, IN PART, BASED UPON INFORMATION FURNISHED BY OTHERS. THIS INFORMATION IS TO BE CONSIDERED APPROXIMATE AND PURCELL ASSOCIATES DOES NOT TAKE RESPONSIBILITY FOR SUBSEQUENT ERRORS OR OMISSIONS WHICH MAY HAVE BEEN INCORPORATED INTO THIS PLAN AS A RESULT. ADDITIONALLY, OTHER SUCH FEATURES MAY EXIST ON THE SITE. THE EXISTENCE OF WHICH ARE UNKNOWN TO PURCELL ASSOCIATES. THE SIZE, LOCATION AND EXISTENCE OF ALL SUCH FEATURES MUST BE FIELD DETERMINED AND VERIFIED BY THE APPROPRIATE AUTHORITIES PRIOR TO CONSTRUCTION.



REFERENCE IS MADE TO THE FOLLOWING MAP, FOR BOUNDARY AND CONTROL:  
PROPERTY SURVEY, PREPARED FOR THE CITY OF HARTFORD, MORGAN AND MARKET STREETS, HARTFORD, CT. JOB NUMBER 97279-423, PHASE 20, DATE 11-25-98, SHEET NO. 1 OF 1, SCALE 1" = 20', FILENAME: J423/97279a, MS 20SC, DATUM: NAD 27 V.N.A. HORIZONTAL CLASS OF ACCURACY IS A-1, BY: T.O. FUSSELL AND O'NEILL, INC. CONSULTING ENGINEERS, LAWRENCE R. GEISLER, JR. L.S. NO. 12327.

**WARNING!!!** THESE PLANS ARE NOT TO BE USED FOR LOCATION OF UNDERGROUND UTILITIES. CALL "CALL BEFORE YOU DIG" 1-800-922-4455 AT LEAST TWO WORKING DAYS BEFORE ANY SITE DISTURBANCE.



THIS MAP PRODUCED BY  
ORIGINAL INK DRAWING ON  
POLY FILM OR LINEN  
PURCELL ASSOCIATES  
90 NATIONAL DRIVE  
GLASTONBURY, CT 06033

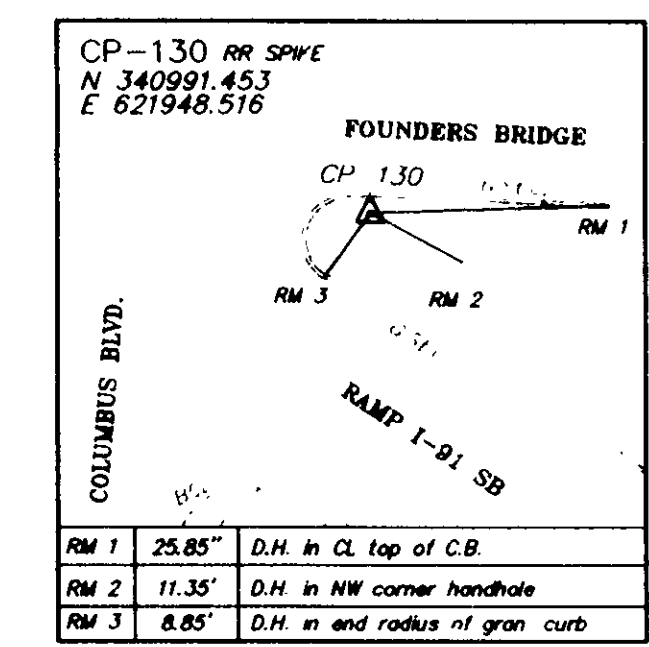
**SANITARY SEWER EASEMENT DESCRIPTION**

DESCRIPTION OF A PROPOSED EASEMENT TO M.D.C. FOR SANITARY SEWER ON PROPERTY OF N/F THE CITY OF HARTFORD. SAID EASEMENT RUNS NORTHERLY FROM THE NORTH STREET LINE OF TALCOTT STREET 143 FEET S. TO A POINT IN SAID LAND OF N/F THE CITY OF HARTFORD, THE WESTERLY 9 FEET OF THE PROPOSED EASEMENT OVERLAPS A PROPOSED M.D.C. WATER EASEMENT ON THE SAME PROPERTY. THE PROPOSED SANITARY SEWER EASEMENT IS MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE NORTHERLY STREET LINE OF TALCOTT STREET, WHICH POINT IS 10.70 FEET WESTERLY FROM AN ANGLE POINT IN THE TALCOTT STREET, STREET LINE, SAID ANGLE POINT IS REFERENCED TO A DRILL HOLE IN THE SIDEWALK, WHICH IS 0/5 2 FEET SOUTHERLY FROM THE ACTUAL STREET LINE ANGLE POINT; THENCE BY THE FOLLOWING COURSES AND DISTANCES:

- 1) CONTINUING N 75° 01' 39" W. ALONG THE NORTHERLY STREET LINE OF TALCOTT STREET 64.55 FEET TO A POINT AT THE SOUTHWESTERLY CORNER OF THE HEREIN DESCRIBED EASEMENT;
- 2) N 05° 40' 30" E. THROUGH PROPERTY OF N/F THE CITY OF HARTFORD 141.11 FEET TO A POINT AT THE NORTHWESTERLY CORNER OF THE HEREIN DESCRIBED EASEMENT;
- 3) S 84° 19' 30" E. CONTINUING THROUGH PROPERTY OF N/F SAID CITY 20.00 FEET TO THE NORTHEAST CORNER OF THE HEREIN DESCRIBED EASEMENT;
- 4) S 05° 40' 30" W. CONTINUING THROUGH PROPERTY OF N/F SAID CITY 121.58 FEET TO AN ANGLE POINT IN THE PROPOSED EASEMENT;
- 5) S 60° 01' 46" E. CONTINUING THROUGH PROPERTY OF SAID CITY 9.65 FEET TO AN ANGLE POINT IN THE PROPOSED SANITARY EASEMENT;
- 6) S 14° 58' 21" W. CONTINUING THROUGH PROPERTY OF SAID CITY 9.65 FEET TO THE POINT AND PLACE OF BEGINNING ON THE NORTHERLY STREET LINE OF SAID TALCOTT STREET.

THE AREA OF THE PROPOSED SANITARY SEWER EASEMENT IS: 3,584 Sq.Ft. OR 0.082 ACRES.  
THE PROPOSED SANITARY SEWER EASEMENT IS 20' WIDE EXCEPT FOR THE TRANSITION AREA AT THE SOUTHEAST END OF THE EASEMENT. THE NORTHERLY 115 FEET WILL BE INSIDE A HARTFORD PARKING AUTHORITY GARAGE PRESENTLY UNDER CONSTRUCTION.



**ABBREVIATIONS**

Aban.	Abandoned	Inv.	Pipe Invert
B.C.C.	Bituminous Concrete	L.P.	Light Pole
B.M.	Benchmark	M.H.	Manhole
C.B.	Catch Basin	N/F	Now or Formerly
C.C.	Concrete	N.E.	Northeast
C.C.S.	Concrete Sidewalk	N.W.	Northwest
C.C.U.	Concrete Curb	N.D.	Not Determined
C.F.	Chain Link Fence	O.D.	Outside Diameter
C.L.	Center Line	P.C.	Point of Curvature
C.P.	Chain Link Fence	P.T.	Point of Tangency
D.H.	Drill Hole	R.C.P.	Reinforced Concrete Pipe
E.	Edge of Electric	S.	South
E.P.	Edge of Pavement	S.E.	Southeast
E.L.	Edge Line	S.W.	Southwest
G.G.	Gas Gate	S.N.E.T.	Southern New England Telephone
G.M.	Gas Meter	ST	Storm
G.V.	Gas Vent	T.F.	Telephone
H.E.L.	Hartford Electric Light	T.P.	Top of Frame
H.I.	Hydrant	T.W.	Water
H.P.	Hydrocast	V.C.P.	Victrol Clay Pipe
I.P.	Iron Pipe	W.	West or Water
Poss.	Possible	W.G.	Water Gate
		W.M.	Water Meter
		Y.D.	Yard Drain

**LEGEND & SYMBOLS**

Concrete, Granite or Bituminous Curb	Concrete Tree
Edge of Pavement	Conifer Tree
Sanitary Sewer Pipes	Conifer Bush
Storm Water Pipes	Deciduous Bush
Water Lines	Street Line
Gas Pipes	Property Line
Electric Lines/Conduit	Traverse Point
Site Lighting Conduit	Single Post Sign
Telephone Lines/Conduit	Iron Pipe Found
Chilled Water and Return	Tree Stump
Steam Pipes and Condensate	
Fence	
Easement Line	
Street & Property Line	

**WATER MAIN EASEMENT DESCRIPTION**

DESCRIPTION OF A PROPOSED WATER MAIN EASEMENT ON PROPERTY OF N/F THE CITY OF HARTFORD. SAID EASEMENT RUNS NORTHERLY FROM THE NORTH STREET LINE OF TALCOTT STREET TO THE SOUTHERLY STREET LINE OF MORGAN STREET IN HARTFORD, CONNECTICUT. A PORTION OF THE SOUTHERLY END OF THIS EASEMENT OVERLAPS THE WESTERLY 9 FEET OF A PROPOSED M.D.C. SANITARY SEWER EASEMENT ON THE SAME PROPERTY. THE PROPOSED WATER MAIN EASEMENT IS MORE PARTICULARLY DESCRIBED AS FOLLOWS:

- BEGINNING AT A POINT IN THE NORTHERLY STREET LINE OF TALCOTT STREET, WHICH POINT IS 66.13 FEET WESTERLY FROM AN ANGLE POINT IN THE TALCOTT STREET, STREET LINE, SAID ANGLE POINT IS REFERENCED TO A DRILL HOLE IN THE SIDEWALK, SAID DRILL HOLE IS 0/5 2 FEET SOUTHERLY FROM THE ACTUAL STREET LINE:
- 1) CONTINUING N 75° 01' 39" W. ALONG THE NORTHERLY STREET LINE OF TALCOTT STREET 20.27 FEET TO A POINT AT THE SOUTHWESTERLY CORNER OF THE HEREIN DESCRIBED EASEMENT;
  - 2) N 05° 40' 30" E. THROUGH PROPERTY OF N/F THE CITY OF HARTFORD 332.43 FEET TO A POINT ON THE SOUTHERLY STREET LINE OF MORGAN STREET. SAID POINT IS ALSO THE NORTHWESTERLY CORNER OF THE HEREIN DESCRIBED EASEMENT;
  - 3) S 84° 39' 54" E. ALONG THE SOUTHERLY STREET LINE OF MORGAN STREET 20.00 FEET TO A POINT AT THE NORTHEAST CORNER OF THE HEREIN DESCRIBED EASEMENT. SAID POINT BEING 27.64 FEET WESTERLY FROM A POINT OF CURVE ON THE STREET LINE WHERE THE STREET LINE BEGINS A CURVE DEFLECTING TO THE RIGHT;
  - 4) S 05° 40' 30" W. THROUGH PROPERTY OF N/F SAID CITY 335.82 FEET TO A POINT IN THE NORTHERLY STREET LINE OF TALCOTT STREET AT THE POINT AND PLACE OF BEGINNING, SAID POINT BEING THE SOUTHEASTERLY CORNER OF THE HEREIN DESCRIBED PROPOSED WATER MAIN EASEMENT.
- THE AREA OF THE PROPOSED WATER MAIN EASEMENT IS: 6,682 Sq.Ft. OR 0.153 ACRES.  
THE PROPOSED WATER MAIN EASEMENT IS 20' WIDE FROM STREET LINE TO STREET LINE. THE ENTIRE EASEMENT EXCEPT FOR THE NORTHERLY 108 FEET AND THE SOUTHERLY 278 FEET WILL BE INSIDE A HARTFORD PARKING AUTHORITY GARAGE STRUCTURE PRESENTLY UNDER CONSTRUCTION.

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

ANDREW D. TUPPER, L.L.S. No. 14205 DATE 5/8/01  
PURCELL ASSOCIATES, GLASTONBURY, CONNECTICUT  
(not valid without original signature and embossed seal)

2478

2-11-01