

The portion of Prospect Street shown on this map is an established public Street of the City of Hartford.

2-11-80
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Approx. Center Line Of Easement Vol. 974 Pg. 358

Steam & Condensate Lines Now Abandon (Went to Travelers Print Bldg. which has been torn down)

PROSPECT STREET

CONCRETE WALK

STREET LINE

BUILDING LINE

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DRIVEWAY EASEMENT
Beginning at a point in the easterly street line of Prospect Street which point is 262.20' southerly of the point of intersection of the southerly street line of Grove Street with the easterly street line of Prospect Street and the southerly corner of the easement herein described;
thence running North 11°-32'-45" East along the easterly street line of Prospect Street a distance of eighteen and twenty-five one-hundredths (18.25) feet to a point;
thence turning and running South 78°-26'-44" East a distance of seventy-three and forty-seven one-hundredths (73.47) feet to a point;
thence running southeasterly along a curve to the right having a radius of eleven and twenty-five one-hundredths (11.25) feet a distance of eleven and eleven one-hundredths (11.11) feet to a point;
thence running southeasterly along a curve to the left having a radius of six and no one-hundredths (6.00) feet a distance of five and ninety-three one-hundredths (5.93) feet to a point;
thence running South 78°-26'-44" East a distance of one hundred and no one-hundredths (100.00) feet to a point;
thence turning and running South 11°-33'-16" West a distance of ten and fifty one-hundredths (10.50) feet to a point;
thence turning and running North 78°-26'-44" West a distance of one hundred eighty-seven and eighty-seven one-hundredths (187.87) feet to the point or place of beginning.

LAND AREA = 14,472 Sq. Ft. OR
0.332 ACRES
BUILDING FOOTPRINT AREA = 8,987 Sq. Ft.

N/F HARTFORD LODGE No 19 B.P.O.E.

DESCRIPTION

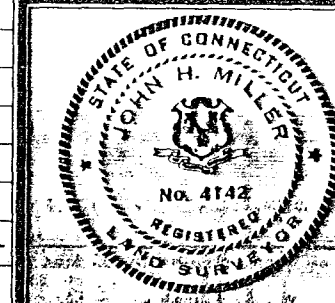
Beginning at a point in the easterly street line of Prospect Street which point is 262.20' southerly of the point of intersection of the southerly street line of Grove Street with the easterly street line of Prospect Street and the northwesterly corner of the premises herein described;
thence running South 78°-26'-44" East along property of The Travelers Insurance Company a distance of one hundred sixty-eight and eighty-four one-hundredths (168.84) feet to a point;
thence turning and running South 11°-33'-16" West along property of the Travelers Insurance Company a distance of four and nine one-hundredths (4.09) feet to a point;
thence turning and running South 78°-51'-50" East along property of the Travelers Insurance Company a distance of seventeen and one hundred eighty-five one-thousandths (17.185) feet to a point;
thence turning and running South 11°-34'-12" West along land of the Travelers Insurance Company a distance of fifty-nine and fifty-eight one-hundredths (59.58) feet to a point;
thence turning and running North 78°-25'-48" West along land of the Travelers Insurance Company a distance of zero and fifteen one-hundredths (0.15) feet to a point;
thence turning and running South 11°-34'-12" West along land of the Travelers Insurance Company a distance of nineteen and thirteen one-hundredths (19.13) feet to a point;
thence turning and running North 75°-40'-40" West along land of the formerly Hartford Lodge No. 19, B.P.O.E. a distance of one hundred eighty-six and six one-hundredths (186.06) feet to a point in the easterly street line of Prospect Street;
thence turning and running North 11°-32'-45" East along the easterly street line of Prospect Street a distance of seventy-three and sixty-nine one-hundredths (73.69) feet to the point or place of beginning.

The undersigned hereby certifies to Phoenix Home Life Mutual Insurance Company, The Travelers Insurance Company and to Commonwealth Land Title Insurance Company that as of the date hereof, this survey was made on the ground and correctly shows, on the basis of a field transit survey and in accordance with Minimum Standard Detail Requirements for Land Title Surveys as adopted by the American Land Title Association (ALTA) and American Congress on Surveying and Mapping (ACSM) 1992 as revised, (i) the location of all buildings, structures, fences and other improvements situated on the premises; and (ii) all driveways or other cuts in the curbs along all streets upon which the land abuts. All utilities provided to the premises enter the premises from publicly dedicated streets and no such utilities cross private lands between the premises and the publicly dedicated streets. Except as shown, there are no visible easements or rights-of-way on, over or across the premises or of which the undersigned has been advised, no encroachments on adjoining premises, streets or alleys by any of said buildings, structures, fences or other improvements and no encroachment on said premises by buildings, structures, fences or other improvements situated on adjoining premises. The property description herein is an accurate description of the premises surveyed. The premises do not serve any adjoining premises for drainage, ingress and egress or any other purpose. All required building set-back lines on the premises are located as shown hereon. The premises have access to and from a publicly dedicated roadway maintained by governmental authority. The premises are not located in a 100-year flood plain or in an identified flood or mud slide hazard area as defined by the U.S. Department of Housing and Urban Development under the Flood Disaster Protection Act of 1973, as amended. The premises contain 14,472 square feet of land and contain adequate parking for 0 motor vehicles, and the print of survey reflects boundary lines of the described land which close by engineering calculations.

EXECUTED on the 5th day of July, 1995

John H. Miller
Name: John H. Miller, P.E., L.S.
Registration No.: 4142

No.	Date	Description	Revisions
2	7-27-95	Added Easement Vol. 974, Pg. 358	
1	7-14-95	ADDED DRIVEWAY EASEMENT	



Close, Jensen & Miller Consulting Engineers, Land Planners & Surveyors 1137 Silas Deane Highway Wethersfield, Connecticut 06109	
PROPERTY TO BE CONVEYED TO PHOENIX HOME LIFE MUTUAL INSURANCE COMPANY 38 PROSPECT ST. HARTFORD, CONNECTICUT	

Designed Drawn P.W.H. Checked J.H.M. Scale 1" = 10' Date JUNE 1995	Sheet No. 1 Of 1 Job No. 34101 File No. M3
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