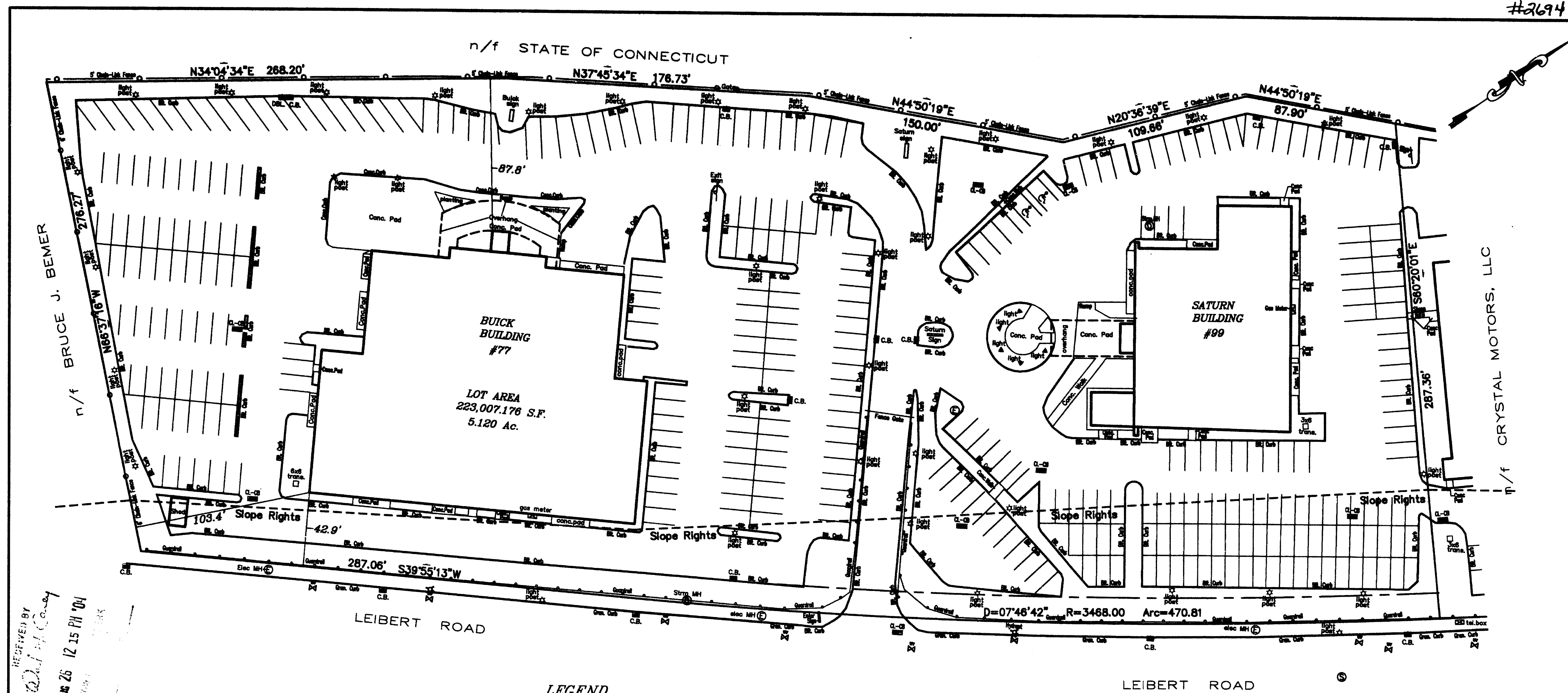


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## LEGEND

- SANITARY MANHOLE
- DRAINAGE MANHOLE
- ✕ HYDRANT
- ✕ WATER GATE
- ✕ UTILITY POLE (TYPE NOTED)
- ✕ GAS GATE
- ✕ WATER GATE
- DEODIOUS TREE (TYPE NOTED)
- CONIFEROUS TREE (TYPE NOTED)

## CERTIFICATION:

- 1) THIS MAP AND SURVEY WERE PREPARED IN ACCORDANCE WITH THE RECOMMENDED STANDARDS FOR SURVEYS AND MAPS IN THE STATE OF CONNECTICUT EFFECTIVE SEPTEMBER 26, 1996 PREPARED AND ADOPTED BY THE CONNECTICUT ASSOCIATION OF LAND SURVEYORS, INC. PURSUANT TO AND AS SET FORTH THESE STANDARDS.

THE TYPE OF SURVEY PERFORMED AND THE MAPPED FEATURES DEPICTED HEREON ARE IN ACCORDANCE WITH THE REQUIREMENTS OF A PROPERTY SURVEY.

PROPERTY LINES, AS THEY ARE DEPICTED HEREON, PRESENT PROFESSIONAL OPINIONS THAT PERTAIN TO AN "INDEPENDENT RESURVEY". THIS MAP PRESENTS THE RESULTS OF MEASUREMENTS WHICH WERE MADE UPON THE GROUND IN ACCORDANCE WITH THE ACCURACY STANDARDS OF A CLASS A-2 SURVEY.

- 2) THIS MAP AND SURVEY WERE PREPARED FOR AND CERTIFIED TO TOYOTA MOTOR CREDIT CORPORATION, LAWYERS TITLE INSURANCE CORPORATION, CRYSTAL MOTORS, LLC and TONY MARCH BUICK, INC. TO BE USED IN MATTERS THAT RELATE TO A MORTGAGE SURVEY. USE OF THIS MAP FOR OTHER PURPOSES OR BY OTHER PARTIES IS NOT AUTHORIZED OR VALID.

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

PETER D. FLYNN C.T.L.S. #1966

NOT VALID UNLESS ORIGINAL SIGNATURE, LIVE STAMP, & RAISED SEAL ARE AFFIXED



FLYNN LAND SURVEYING ASSOCIATES  
570 WILSON CROSS HIGHWAY 06060  
MIDDLETOWN, CONNECTICUT 06457

## REGULATIONS FOR I2 ZONE

| ITEM              | REQUIRED    | EXISTING     |
|-------------------|-------------|--------------|
| MIN. LOT AREA     | 15,000 S.F. | 223,007 S.F. |
| MAX. COVERAGE     | 50%         | 16%          |
| MIN. FRONTAGE     | 100'        | 757'         |
| MIN. FRONT YARD   | 15'         | 42.9'        |
| MIN. SIDE YARD    | NOT REQD.   | NOT REQD.    |
| AGG. SIDE YARD    | NOT REQD.   | NOT REQD.    |
| MIN. REAR YARD    | NOT REQD.   | NOT REQD.    |
| MAX. BLDG. HEIGHT | NOT REQD.   | NOT REQD.    |
| MIN. OPEN SPACE   | NOT REQD.   | NOT REQD.    |

Flynn Land Surveying  
Original Ink  
Drawing on Mylar

## MAP REFERENCE:

1. MAP ENTITLED, "TONY MARCH BUICK/GMC TRUCK/SATURN AUTO DEALERSHIP LEIBERT ROAD HARTFORD, CONNECTICUT SCALE 1"=30' DATE MARCH 16, 1992 REVISED THRU 5/19/92 PETER D. FLYNN L.S."
2. MAP ENTITLED, "PROPERTY OF FBK ASSOCIATES RELOCATED SERVICE ROAD HARTFORD, CONNECTICUT 1"=40' FEB. 23, 1987 REVISED 10/29/91 SHEET ONE OF ONE CLOSE, JENSEN & MILLER."
3. MAP ENTITLED, "RECONSTRUCTION OF I-91 HARTFORD-WINDSOR CONNECTICUT PROJ. NO. 63-358 YEAR 1986 SHEET NO. 105A OF 904 REVISED 4/30/87 STATE OF CONNECTICUT."
4. MAP ENTITLED, "RECONSTRUCTION OF I-91 HARTFORD-WINDSOR CONNECTICUT PROJ. NO. 63-358 YEAR 1986 SHEET NO. 124A OF 904 REVISED 3/30/87 STATE OF CONNECTICUT."
5. MAP ENTITLED, "BOUNDARY TOPOGRAPHIC SURVEY PREPARED FOR HARTFORD REDEVELOPMENT AGENCY 100 LEIBERT ROAD HARTFORD, CT. SCALE 1"=80' 3-19-1990 REVISED 4-2-96 (DESCRIPTION) PETER D. FLYNN L.S."
6. MAP ENTITLED, "PROPERTY SURVEY FOR TONY MARCH BUICK, INC. PROPERTY OF LEIBERT FAMILY LIMITED PARTNERSHIP CORNER JENNINGS & LEIBERT ROAD HARTFORD, CONNECTICUT SCALE 1"=20' DATE 8-11-1998 PETER D. FLYNN L.S."

INDICATED UNDERGROUND UTILITIES ARE BASED ON AVAILABLE DATA. THE LOCATIONS ARE APPROXIMATE AND ALL UTILITIES MAY NOT BE SHOWN. PRIOR TO CONSTRUCTION, CONTRACTOR SHALL CALL 1-800-922-4455 AND HAVE ALL UTILITIES MARKED.

THIS DRAWING HAS BEEN PREPARED BASED, IN PART, ON INFORMATION PROVIDED BY OTHERS RELATING TO THE LOCATION OF UNDERGROUND SERVICES. WE CANNOT VERIFY THE ACCURACY OF THIS INFORMATION AND SHALL NOT BE HELD RESPONSIBLE FOR ANY ERRORS OR OMISSIONS, WHICH MAY BE INCORPORATED HEREIN AS A RESULT.

MORTGAGE SURVEY  
PREPARED FOR  
TOYOTA MOTOR CREDIT CORPORATION,  
LAWYERS TITLE INSURANCE COMPANY,  
CRYSTAL MOTORS, LLC and  
TONY MARCH BUICK, INC.  
#77-99 LEIBERT ROAD  
HARTFORD, CONNECTICUT  
SCALE: 1"=40' 8-04-2004

GRAPHIC SCALE



(IN FEET)  
1 inch = 40 ft.

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