

# 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 FIVE 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. 63-356 YEAR 1985 SHEET NO. 105A OF 904 REVISED 4/30/87 STATE OF CONNECTICUT.
4. MAP ENTITLED, RECONSTRUCTION OF I-91 HARTFORD-WINDSOR CONNECTICUT PROJ. NO. 63-356 YEAR 1985 SHEET NO. 124A OF 904 REVISED 3/30/87 STATE OF CONNECTICUT.
5. MAP ENTITLED, BOUNDARY TOPOGRAPHIC SURVEY PREPARED FOR HARTFORD REDEVELOPMENT AGENCY 105 LEIBERT ROAD HARTFORD, CT. SCALE 1"=20' 3-19-1986 REVISED 4-2-98 (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 6-11-1998 PETER D. FLYNN L.S.
7. MAP ENTITLED, SITE PLAN FOR TONY MARCH BUICK, INC. #77-99 LEIBERT ROAD HARTFORD, CONNECTICUT SCALE 1"=40' JULY 31, 2008 PETER FLYNN L.S.

## LEGAL DESCRIPTION:

### New #77 Leibert Road Parcel

Beginning at a point along the western side of Leibert Road. Said point being the northeast corner of land owned now or formerly by Leibert Road Enterprises LLC and the southeast corner of parcel herein described. Being more particularly bounded and described as follows:

THENCE N 66°37'16" W a distance of 276.27 feet to a point;  
THENCE N 34°04'34" E a distance of 268.20 feet to a point;  
THENCE N 37°45'34" E a distance of 176.73 feet to a point;  
THENCE N 44°50'19" E a distance of 62.98 feet to a point;  
THENCE S 50°11'01" E a distance of 290.57 feet to a point;  
THENCE Along a curve to the right, having a radius of 3468.00 feet, a Delta of 02°19'47" and an Arc Length of 141.01 feet to the point and place of beginning.

SAID PARCEL CONTAINS 134,595.436 Square Feet or 3.090 Acres.

### New #99 Leibert Road Parcel

Beginning at a point along the western side of Leibert Road. Said point being the southeast corner of land owned now or formerly by Crystal Motors, LLC known as 105 Leibert Rd. (aka 133 Leibert Rd.) and the northeast corner of parcel herein described. Being more particularly bounded and described as follows:

THENCE Along a curve to the right, having a radius of 3468.00 feet, a Delta of 06°28'55" and an Arc Length of 329.80 feet to a point;  
THENCE N 50°11'01" W a distance of 290.57 feet to a point;  
THENCE N 44°50'19" E a distance of 62.98 feet to a point;  
THENCE N 20°36'29" E a distance of 109.66 feet to a point;  
THENCE N 44°50'19" E a distance of 87.90 feet to a point;  
THENCE S 60°20'01" E a distance of 287.36 feet to the point and place of beginning.

SAID PARCEL CONTAINS 88,418.125 Square Feet or 2.030 Acres.

### Access Easement from #77 Leibert Road to #99 Leibert Road

Beginning at a point along the western side of Leibert Road. Said point being the northeast corner of land known as #77 Leibert Road and the being the southeast corner of land known as #99 Leibert Road (as described above). Being more particularly bounded and described as follows:

THENCE Along a curve to the right, having a radius of 3468.00 feet, a Delta of 00°12'24" and an Arc Length of 12.51 feet to a point;  
THENCE N 50°11'01" W a distance of 215.00 feet to a point;  
THENCE N 39°55'13" E a distance of 12.50 feet to a point;  
THENCE S 50°11'01" E a distance of 214.53 feet to the point and place of beginning.

SAID EASEMENT CONTAINS 2,684.502 Square Feet or 0.062 Acres.

### Access Easement from #99 Leibert Road to #77 Leibert Road

Beginning at a point along the western side of Leibert Road. Said point being the northeast corner of land known as #77 Leibert Road and the being the southeast corner of land known as #99 Leibert Road (as described above). Being more particularly bounded and described as follows:

THENCE N 50°11'01" W a distance of 248.58 feet to a point;  
THENCE S 84°53'39" E a distance of 15.46 feet to a point;  
THENCE S 59°59'54" E a distance of 21.68 feet to a point;  
THENCE S 50°11'01" E a distance of 213.98 feet to a point;  
THENCE Along a curve to the right, having a radius of 3468.00 feet, a Delta of 00°12'24" and an Arc Length of 12.51 feet to the point and place of beginning.

SAID EASEMENT CONTAINS 2,961.749 Square Feet or 0.068 Acres.

## 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 28, 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.

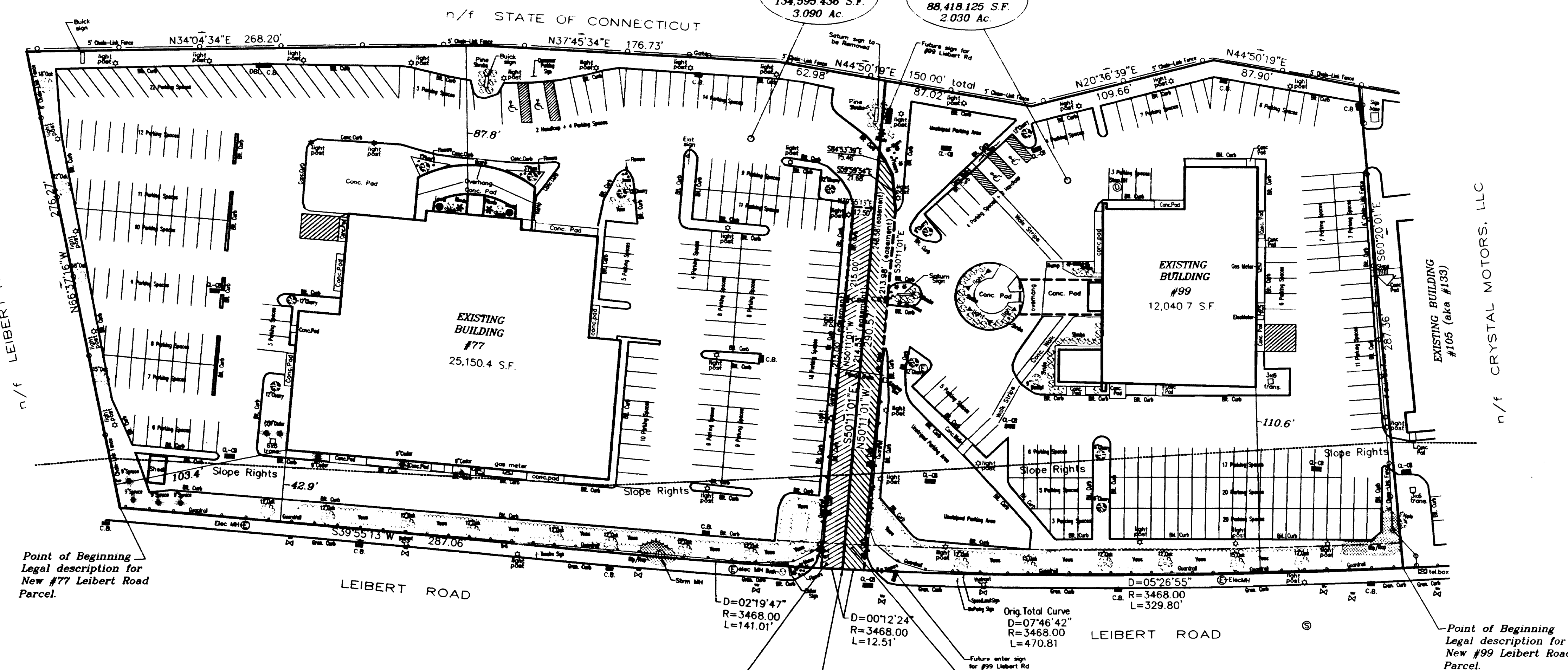
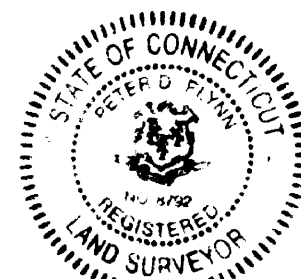
PROPERTY LINES, AS THEY ARE DEPICTED HEREON, PRESENT PROFESSIONAL OPINIONS THAT PERTAIN TO A "DEPENDENT RESURVEY". THIS MAP PRESENTS THE RESULTS OF MEASUREMENTS WHICH WERE MADE UPON THE GROUND IN ACCORDANCE WITH THE ACCURACY STANDARDS OF A CLASS A-2 SURVEY.

- 2) THIS MAP AND SURVEY WERE PREPARED FOR AND CERTIFIED TO TONY MARCH BUICK, INC. TO BE USED IN MATTERS THAT RELATE TO LOT SPLIT. PROPOSAL 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 CT L.L.S. #8792  
NOT VALID UNLESS ORIGINAL SIGNATURE, LIVE STAMP, & RAISED SEAL ARE AFFIXED.

FLYNN LAND SURVEYING ASSOCIATES  
1804 HARTFORD AVE. SUITE 200  
HARTFORD, CONNECTICUT 06107



## LEGEND

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

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.

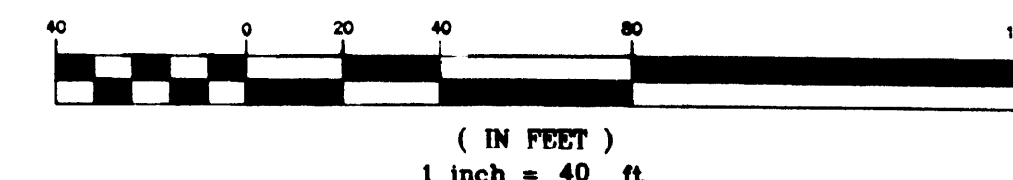
THIS DRAWING HAS BEEN PREPARED BASED, IN PART, ON INFORMATION PROVIDED BY OTHERS RELATING TO THE LOCATION OF UNDERGROUND SERVICES. WE CANNOT VERIFY THE ACCURACY OF THIS INFORMATION AND SHALL NOT BE HELD RESPONSIBLE FOR ANY ERRORS OR OMISSIONS, WHICH MAY BE INCORPORATED HEREIN AS A RESULT.

BULK REGULATIONS FOR I2 ZONE				
ITEM	REQUIRED	EXISTING	PROPOSED	PROPOSED
ADDRESS	LEIBERT RD.	#77-99	#77	#99
MIN. LOT AREA	15,000 S.F.	223,013 S.F.	134,595 S.F.	88,418 S.F.
MAX. COVERAGE	50%	16%	18.6%	13.6%
MIN. FRONTAGE	100'	767'	428'	329'
MIN. FRONT YARD	15'	42.9'	42.9'	110.6'
MIN. SIDE YARD	NOT REQD.	NOT REQD.	NOT REQD.	NOT REQD.
AGG. SIDE YARD	NOT REQD.	NOT REQD.	NOT REQD.	NOT REQD.
MIN. REAR YARD	NOT REQD.	NOT REQD.	NOT REQD.	NOT REQD.
MAX. BLDG. HEIGHT	NOT REQD.	NOT REQD.	NOT REQD.	NOT REQD.
MIN. OPEN SPACE	NOT REQD.	NOT REQD.	NOT REQD.	NOT REQD.

CITY OF HARTFORD  
PLANNING DIVISION  
OFFICIAL APPROVED PLAN

ADOPTED BY: [Signature]  
DATE: 1/14/09  
SIGNATURE: [Signature]

SITE PLAN SHOWING  
PROPOSED LOT SPLIT  
PREPARED FOR  
TONY MARCH BUICK, INC.  
#77-99 LEIBERT ROAD  
NEW ADDRESSES TO BE KNOWN AS  
#77 & 99 LEIBERT ROAD  
HARTFORD, CONNECTICUT  
SCALE: 1"=40' FEB. 5, 2009  
GRAPHIC SCALE



3016

