

MAP REFERENCE:

1. MAP ENTITLED, "TONY MARCH BUICK/GMC TRUCK/SATURN AUTO DEALERSHIP LEIBERT ROAD HARTFORD, CONNECTICUT SCALE 1"=40' DATE MARCH 16, 1982 REVISED THRU 5/19/92 PETER D. FLYNN L.S."
2. MAP ENTITLED, "PROPERTY OF F&B 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 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. 63-358 YEAR 1985 SHEET NO. 124A OF 904 REVISED 5/30/87 STATE OF CONNECTICUT."
5. MAP ENTITLED, "BOUNDARY TOPOGRAPHIC SURVEY PREPARED FOR HARTFORD REDEVELOPMENT AGENCY 105 LEIBERT ROAD HARTFORD, CT. SCALE 1"=20' 3-19-1996 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 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."

EASEMENT DESCRIPTION:

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

Beginning at a point which is S50°11'01"E at 18.71 from the western highway line of Interstate Route 91. Said point also being the northwest corner of land known as #77 Leibert Road and the southwest corner of land known as #99 Leibert Road. Being more particularly bounded and described as follows:

THENCE S 50°11'01" E a distance of 20.40 feet to a point;
 THENCE S 51°07'52" W a distance of 121.83 feet to a point;
 THENCE N 51°26'42" W a distance of 18.87 feet to a point;
 THENCE N 37°45'34" E a distance of 20.00 feet to a point;
 THENCE S 51°26'38" E a distance of 2.91 feet to a point;
 THENCE N 51°07'53" E a distance of 101.80 feet to the point and place of beginning.

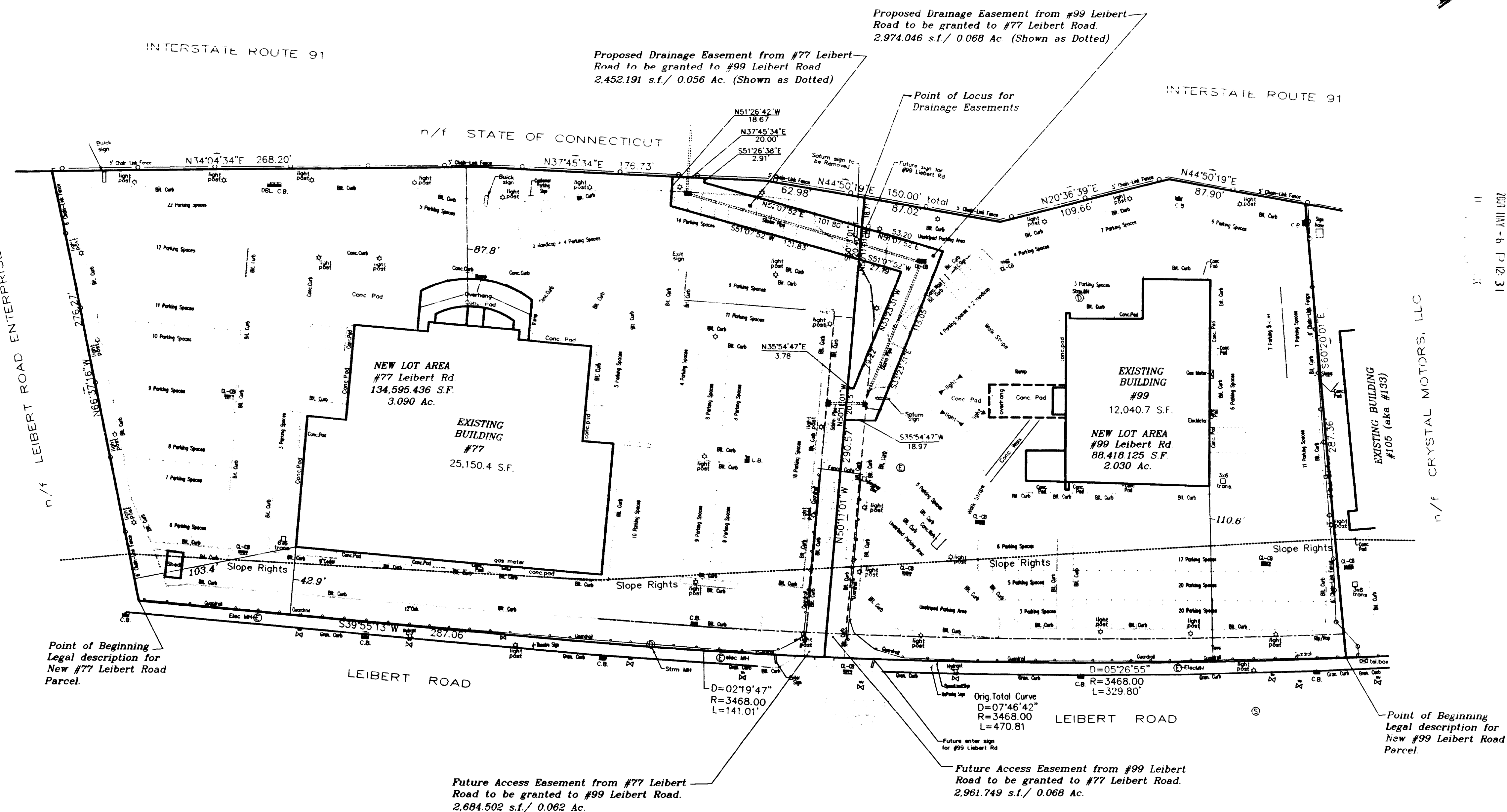
SAID EASEMENT CONTAINS 2,452.191 Square Feet or 0.056 Acres.

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

Beginning at a point which is S50°11'01"E at 18.71 from the western highway line of Interstate Route 91. Said point also being the northwest corner of land known as #77 Leibert Road and the southwest corner of land known as #99 Leibert Road. Being more particularly bounded and described as follows:

THENCE N 51°07'52" E a distance of 53.20 feet to a point;
 THENCE S 33°23'31" E a distance of 115.05 feet to a point;
 THENCE S 35°54'47" W a distance of 18.97 feet to a point;
 THENCE N 50°11'01" W a distance of 20.05 feet to a point;
 THENCE N 35°54'43" E a distance of 3.78 feet to a point;
 THENCE N 33°23'31" W a distance of 79.22 feet to a point;
 THENCE S 51°07'52" W a distance of 27.19 feet to a point;
 THENCE N 50°11'01" W a distance of 20.40 feet to the point and place of beginning.

SAID EASEMENT CONTAINS 2,974.046 Square Feet or 0.068 Acres.



LEGEND

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

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 12 ZONE

ITEM	REQUIRED	EXISTING	FUTURE *	FUTURE *
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'	757'	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.

* CURRENTLY IN THE PROCESS BY A PREVIOUS MAP.

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.

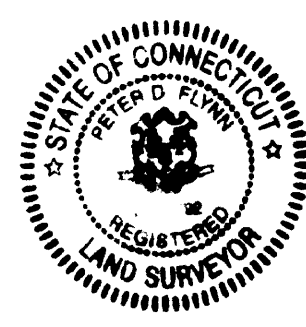
PROPERTY LINES, AS THEY ARE DEPICTED HEREON, PRESENT PROFESSIONAL OPINIONS THAT PERTAIN TO A "DEPENDENT RESURVEY". THIS MAP PRESENTS THE RESULTS OF MEASUREMENTS WHICH WERE MADE UPON THE GROUND IN ACCORDANCE WITH THE ACCURACY STANDARDS OF A CLASS A-2 SURVEY.

- 2) THIS MAP AND SURVEY WERE PREPARED FOR AND CERTIFIED TO TONY MARCH BUICK, INC. TO BE USED IN MATTERS THAT RELATE TO DRAINAGE EASEMENTS PROPOSAL. USE OF THIS MAP FOR OTHER PURPOSES OR BY OTHER PARTIES IS NOT AUTHORIZED OR VALID.

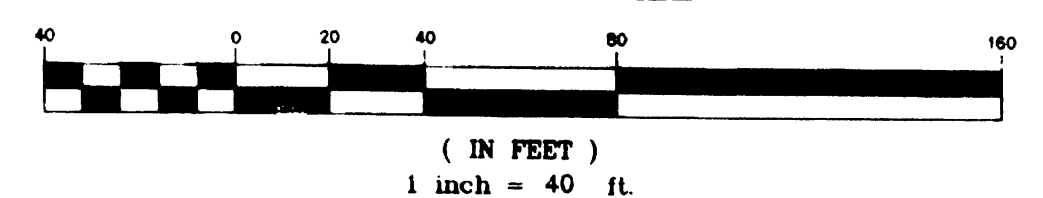
TO THE BEST OF MY KNOWLEDGE AND BELIEF THIS MAP IS SUBSTANTIALLY CORRECT AS NOTED HEREON

PETER D. FLYNN CT.L.S. #8792 4/20/19
 NOT VALID UNLESS ORIGINAL SIGNATURE, LIVE STAMP, & RAISED SEAL ARE AFFIXED.

FLYNN LAND SURVEYING ASSOCIATES
 1204 FARMINGTON AVE. 06106-7996
 BURLINGTON, CONNECTICUT 06033



SITE PLAN
 PREPARED FOR
 TONY MARCH BUICK, INC.
 SHOWING DRAINAGE EASEMENTS
 ACROSS PROPERTIES KNOWN AS
 #77 & 99 LEIBERT ROAD
 HARTFORD, CONNECTICUT
 SCALE: 1"=40' APRIL 6, 2009
 GRAPHIC SCALE



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