

DECLARATION OF EASEMENT

TO ALL PEOPLE TO WHOM THESE PRESENTS SHALL COME, GREETING:

KNOW YE, THAT THE **NEVAR COMPANY, LLC**, a Connecticut corporation, with a principal place of business in the Town of Cheshire, County of New Haven and State of Connecticut (hereinafter called the "Developer"), is the owner of all that certain piece or parcel of land located in the Town of Montville, County of New London and State of Connecticut, being more particularly described as follows:

"PROJECT: PROPOSED 1-LOT RESUBDIVISION OF 958 ROUTE 163 (PARCEL ID : 046-008-000)OAKDALE, CONNECTICUT JULY 17, 2023 SHEET TITLE SUBDIVISION PLAN (SHEET 1 OF 2) SHEET #: 1.11"; Plan Date 07/17/23; Revised: 08/04/23, 08/31/23, 09/12/23, 09/21/23, 11/06/23 and 12/04/23; scale 1"=60"; prepared by Solli Engineering, 501 Main Street, Monroe, CT 06468, 11 Vanderbilt Ave, Norwood, MA 02062'

NOW THEREFORE, Developer does declare that the portion of Lot 2 shown on said map as: "PROPOSED ACCESS EASEMENT OVER LOT 2 (950 ROUTE 163 / 046 - 008 - 00C) BENEFITING LOT 1 (958 ROUTE 163 / 046 - 008 - 000) (SEE EASEMENT ENLARGEMENT HEREON). AREA = 1,212.50", which area is more particularly bounded and described on Schedule "A" attached hereto, is subject to an easement in favor of Lot 1, as shown on said map, to pass and repass for access to the rear portion of said Lot 1.

IN WITNESS WHEREOF, THE NEVAR COMPANY, LLC has hereunto set its hand and seal this day of December, 2023.

Witnesses:

THE NEVAR COMPANY, LLC

BY _____ (L.S.)
DEAN B. FISKE
Its President

STATE OF CONNECTICUT)
)
COUNTY OF NEW HAVEN) ss: Cheshire

On this, the _____ day of November, 2023, before me, the undersigned officer, personally appeared DEAN B. FISKE who acknowledged him/herself to be the President of THE NEVAR COMPANY a corporation, and that he/she, as such, being authorized so to do, executed the foregoing instrument for the purposes contained therein by signing the name of the corporation by him/herself as President.

IN WITNESS WHEREOF, I hereunto set my hand and official seal.

Commissioner of the Superior Court
Notary public
My commission expires:

SCHEDULE "A"

Commencing at a concrete bound in the westerly street line of Connecticut Route #163 at the northeasterly corner of the land of Lot 1 (958 Route 163 / 046 - 008 - 000) and on the dividing line between Lot 1 (958 Route 163 / 046 - 008 - 000) and remaining land now or formerly of Raymond and Mary J. Mostowy; thence running S85°30'24"W for a distance of fifty and 92/100 feet (50.92') to a set rebar; thence running N04°34'28"W for a distance of one hundred and twenty one and 88/100 feet (121.88') to a set rebar; thence running S85°44'19"W for a distance of one hundred and fifty eight and 02/100 feet (158.02') to a point; thence running S00°00'00"E for a distance of twenty and 06/100 feet (20.06') to a point and place of beginning;

Thence running S00°00'00"E for a distance of twenty three and 06/100 feet (23.06') to a point;

Thence running S85°44'19"W for a distance of fifty one and 86/100 feet (51.86') to a point;

Thence running N04°15'41"W for a distance of twenty three and 00/100 feet (23.00') to a point;

Thence running N85°44'19"E for a distance of fifty three and 58/100 feet (53.58') to the point and place of beginning, containing 0.028± acres of land.