

A certain tract or parcel of land, together with the buildings and all other improvements thereon, situated on the southeasterly side of Meeting House Lane in the Town of Montville, County of New London and State of Connecticut and being more particularly shown as "Existing Lot 50-B" on a certain map or plan entitled "Resubdivision Plan Prepared For Robert A. Tringe & Judith M. Tringe #167 Meetinghouse Lane Montville, Connecticut Boundary & Lot Layout Project No. 24-111 Drawn By: R.A.D. Date: 10/2/24 Scale: 1" = 80' Sheet 2 of 3 Advanced Surveys, LLC. 60 Terry Road, Griswold, CT 06351 Phone – (860) 639-8928" which premises is more particularly bounded and described as follows:

Beginning at a monument recovered in the southeasterly line of Meeting House Lane at the northwesterly corner of the herein described tract and on the dividing line between the herein described tract and land now or formerly of Jason Becker as shown on the above referenced plan, said monument recovered being further located at Connecticut Grid Coordinates N.-734,569.19, E.-1,163,661.43; thence running South $75^{\circ}45'51''$ East for a distance of 300.00 feet to an iron pin recovered; thence running South $16^{\circ}59'59''$ East for a distance of 637.42 feet to an iron pin recovered; thence running South $42^{\circ}49'49''$ East for a distance of 520.00 feet to an iron pin recovered, the last three (3) courses being bounded by land now or formerly of Jason Becker as shown on the above referenced plan; thence running South $07^{\circ}51'27''$ East for a distance of 228.57 feet bounded northeasterly by land now or formerly of Patrick M. Williams and Janet B. Williams as shown on the above referenced plan to an iron pin or drill hole to be set in a stone wall; thence running North $76^{\circ}05'04''$ West for a distance of 7.57 feet bounded southwesterly by land now or formerly of James P. Roarke and Traci Thibodeau as shown on the above referenced plan to a drill hole set in a stone wall corner; thence running North $76^{\circ}29'30''$ West for a distance of 156.47 feet along the centerline of a stone wall bounded southwesterly in part by said Roarke and Thibodeau land and in part by land now or formerly of the Estate of Paul A. Messoré as shown on the above referenced plan to an angle in said stone wall; thence running North $72^{\circ}46'30''$ West for a distance of 52.07 feet along the centerline of a stone wall bounded southwesterly by said Messoré Estate land to a stone wall corner; thence running North $77^{\circ}31'13''$ West for a distance of 92.24 feet along the centerline of a stone wall bounded southwesterly in part by said Messoré Estate land and in part by land now or formerly of Sean W. Judge as shown on the above referenced plan to an angle in said stone wall; thence running North $73^{\circ}35'37''$ West for a distance of 67.47 feet along the centerline of a stone wall to an angle in said stone wall; thence running North $76^{\circ}40'11''$ West for a distance of 157.36 feet along the centerline of a stone wall to an angle in said stone wall; thence running North $75^{\circ}25'25''$ West for a distance of 168.84 feet along the centerline of a stone wall to a drill hole set, the last three (3) courses being bounded southwesterly by said Judge land; thence running North $76^{\circ}52'11''$ West for a distance of 170.53 feet, in part along the centerline of a stone wall, bounded southwesterly in part by said Judge land and in part by land now or formerly of Craig C. Holmes as shown on the above referenced plan to an angle in said stone wall; thence running North $75^{\circ}04'07''$ West for a distance of 111.44 feet, in part along the centerline of a stone wall, bounded southwesterly by said Holmes land to a drill hole set at a stone wall corner; thence running North $19^{\circ}29'15''$ West for a distance of 113.71 feet to an iron pin or drill hole to be set; thence running North $48^{\circ}55'13''$ West for a distance of 200.00 feet to a monument to be set, the last two (2) courses being bounded southwesterly by Proposed Lot 050-0B4 as shown on the above referenced plan; thence running North $50^{\circ}44'26''$ East for a distance of 80.92 feet bounded northwesterly by the assumed southeasterly streetline of Meeting House Lane as shown on the above referenced plan to a monument recovered; thence running South $48^{\circ}55'13''$ East for a

distance of 254.77 feet to an iron pin recovered; thence running North 38°20'22" East for a distance of 237.34 feet to an iron pin recovered; thence running North 14°14'09" East for a distance of 191.00 feet to an iron pin recovered; thence running North 75°45'51" West for a distance of 300.00 feet to an iron pin recovered, the last four (4) courses being bounded by land now or formerly of David Muncaster and Cynthia Muncaster as shown on the above referenced plan; thence running North 14°14'09" East for a distance of 500.00 feet bounded northwesterly by the assumed southeasterly streetline of Meeting House Lane to the monument recovered at the point and place of beginning.

Said premises is conveyed subject to easements, restrictions and agreements as of record appear, building and building line restrictions, any and all provisions of municipal ordinances including planning, zoning and inland wetland regulations of the Town of Montville, Connecticut, public or private law, and taxes to the Town of Montville, Connecticut on the List of October 1, 2024 and thereafter coming due.

Reference is hereby made to a Warranty Deed from Susan D. Millovitch to Robert A. Tringe and Judith M. Tringe recorded in Volume 332, Page 715 of the Montville Land Records.