

Lot 1



A certain piece or parcel of land, with the improvements thereon (if any), located on the northerly side of Chesterfield Road in the Town of Montville, County of New London, State of Connecticut, said parcel being shown as "Lot 1, Area: ± 80079 s.f. / ± 1.84 Acres" on a plan entitled: "Resubdivision Survey, Conceptual Plan, Prepared For: Michael A. Desautels, Chesterfield Road, Montville, Connecticut, Sheet 11 of 13, Scale: 1"=40', Date: June 10, 2024; Revised: XXXXXXX." Plan surveyed and mapped by Florek Surveying, LLC and being more particularly described as follows:

Beginning at a $\frac{1}{2}$ " rebar in the northerly line of Chesterfield Road; said point being the southwesterly corner of the herein described parcel and the southeasterly corner of land, now or formerly, of Juan & Tara Lee Falcon;

Thence N $29^{\circ}56'-21''$ W, 125.08' feet along land of said Falcon to $\frac{1}{2}$ " rebar and land, now or formerly, of Nancy A. Clark;

Thence N $30^{\circ}01'-04''$ W, 162.02' feet along land of said Clark to a $\frac{1}{2}$ " rebar and land, now or formerly, of Michael A. & Terri DeSautels;

Thence N $13^{\circ}27'-10''$ W, 67.53' feet along land of said DeSautels to a point and Area to be added to 237 Chesterfield Road;

Thence N $66^{\circ}00'-15''$ E, 371.63' feet along said Area to be added to 237 Chesterfield Road to a point and Lot # 2;

Thence S $32^{\circ}07'-21''$ E, 70.00' feet along said Lot # 2 to a point and land, now or formerly, of Nancy Anne Hubbert;

Thence S $66^{\circ}00'-15''$ W, 200.00' feet along land of said Hubbert to a point;

Thence S $31^{\circ}37'-00''$ E, 262.00' feet still along land of said Hubbert to a point and the northerly line of Chesterfield Road;

Thence S $59^{\circ}25'-00''$ W, 200.00' along the northerly line of Chesterfield Road to the point and place of beginning.

Said parcel contains $\pm 80,079$ s.f / ± 1.84 acres.