



Lot 3

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 "Proposed Lot 3, Area: 80275 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: XXXXXXXX." Plan surveyed and mapped by Florek Surveying, LLC and being more particularly described as follows:

Beginning at a point in the northerly line of Chesterfield Road; said point being the southwesterly corner of the herein described parcel and a southeasterly corner of Lot # 2;

Thence N 32°-07'-21" W, 434.17' feet along said Lot # 2 and Area to be added to 237 Chesterfield Road, in part by each, to a point;

Thence continuing N 32°-07'-21" W, 29.03' feet along said Area to be added to 237 Chesterfield Road and Lot # 4;

Thence N 74°-38'-56" E, 186.22' feet along said Lot # 4 to a point;

Thence S 32°-07'-21" E, 437.68' feet along said Lot # 4 to a point and the northerly line of Chesterfield Road;

Thence S 67°-01'-01" W, 158.82' feet along the northerly line of Chesterfield Road to a point;

Thence S 65°-45'-55" W, 21.70' feet along the northerly line of Chesterfield Road to the point and place of beginning;

Said parcel contains $\pm 80,275$ s.f. / ± 1.84 acres.

Said parcel is together with an Access Easement over Lot 4 as shown on the above referenced plan.