

Lot 4



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 4, Area: 159194 s.f. /  $\pm 3.65$  Acres" on a plan entitled: "Resubdivision Survey, Conceptual Plan, Prepared For: Michael A. Desautels, Chesterfield Road, Montville, Connecticut, Sheet 10 & 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 point in the northerly line of Chesterfield Road, said being a southwesterly corner of the herein described parcel and the southeasterly corner of Lot 3;

Thence N 32°-07'-21" W, 437.68' feet along said Lot 3 to a point;

Thence S 74°-38'-56" W, 186.22' feet along said Lot 3 to a point and Area to be added to 237 Chesterfield Road;

Thence N 32°-07'-21" W, 294.85' feet along said Area to be added to 237 Chesterfield Road to a point;

Thence N 76°-12'-17" EE, 422.89' feet still along Area to be added to 237 Chesterfield Road to a point and land, now or formerly, of the Connecticut Light & Power Company;

Thence S 19°-35'-57" E, 681.63' feet along land of said Connecticut Light & Power Company to a point and the northerly line of Chesterfield Road;

Thence S 67°-01'-01" W, 76.31' feet along the northerly line of Chesterfield Road to the point and place of beginning.

Said parcel contains  $\pm 159,194$  s.f. /  $\pm 3.65$  acres.

Said parcel is subject to an Access Easement in favor of Lot 3 as shown on the above-referenced plan.