

## 237 Chesterfield Road

A certain piece or parcel of land, with the improvements thereon, located on the northerly side of Chesterfield Road in the Town of Montville, County of New London, State of Connecticut, said parcel being shown on a plan entitled: "Resubdivision Plan, Prepared For: Michael A. Desautels, Chesterfield Road, Montville, Connecticut, Sheet 1 & 2 of 13, Scale: 1"=100', Date: June 10, 2024; Revised: XXXXXX." 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 a southwesterly corner of the herein described parcel and the southeasterly corner of land, now or formerly, of Cil Realty Incorporated;

Thence N 37°-40'-00" W, 125.00' feet along land of said Cil Realty Incorporated to a point;

Thence N 23°-29'-40" W, 260.00' feet still along land of said Cil Realty Incorporated to a point;

Thence S 66°-35'-30" W, 200.00' feet still along land of said Cil Realty Incorporated to a point and land of 257 Chesterfield Road;

Thence N 32°-33'-00" W, 143.37' feet along land of said 257 Chesterfield Road to a point;

Thence N 30°-31'-24" W, 99.63' feet still along land of said 257 Chesterfield Road to a point;

Thence N 30°-20'-34" W, 361.82' feet to a point;

Thence N 30°-20'-33" W, 543.18' feet to a point;

Thence N 08°-55'-53" W, 49.82' feet to a point and land, now or formerly, of Christine E. Job;

The previous three (3) courses being bounded by land of said 257 Chesterfield Road;

Thence N 86°-32'-59" E, 150.21' feet along land of said Job to a point and land, now or formerly, of Francis J. Ponton;

Thence N 86°-04'-39" E, 150.17' feet along land of said Ponton to a point and land, now or formerly, of Joseph Ross;

Thence N 85°-51'-41" E, 261.65' feet along land of said Ross to a point and land, now or formerly, of Dianne E. Williams;

Thence N 84°-48'-01" E, 228.83' feet along land of said Williams to a point and land, now or formerly, of Jonathon A. Swift;

Thence N 86°-52'-27" E, 128.38' feet along land of said Swift to a point;

Thence N 68°-06'-59" E, 12.11' feet still along land of said Swift to a point;

Thence N 80°-27'-36" E, 11.92' feet still along land of said Swift to a point and land, now or formerly, of Tadeusz J. Jr. & Charlene F. Kopu;

Thence N 80°-27'-36" E, 43.45' feet along land of said Kopu to a point;

Thence S 77°-31'-53" E, 63.56' feet still along land of said Kopu to a point and land, now or formerly, of Dwight W. Jones, Jr. & Erica Swan;

Thence N 77°-41'-05" E, 129.25' feet along land of said Jones, Jr. & Swan to a point;

Thence N 85°-24'-02" E, 85.81' feet still along land of said Jones, Jr. & Swan to a point;

Thence S 78°-31'-11" E, 35.31' feet still along land of said Jones, Jr. & Swan to a point;

Thence N 78°-55'-57" E, 61.61' feet still along land of said Jones, Jr. & Swan to a point and the southerly terminus of Ortega Drive;

Thence N 68°-09'-49" E, 44.22' feet along the southerly terminus of Ortega Drive to a point and land, now or formerly, of Cynthia E. Santacroce;

Thence S 82°-24'-28" E, 131.73' feet along land of said Santacroce to a point;

Thence S 89°-51'-36" E, 81.94' feet still along land of said Santacroce to a point;

Thence N 84°-17'-32" E, 120.49' feet still along land of said Santacroce to a point;

Thence N 83°-20'-58" E, 80.76' feet still along land of said Santacroce to a point and land, now or formerly, of the Connecticut Light & Power Company;

Thence S 19°-35'-57" E, 162.96' feet along land of said Connecticut Light & Power Company to a point and Lot 4;

Thence S 76°-12'-17" W, 422.89' feet along said Lot 4 to a point;

Thence S 32°-07'-21" E, 294.85' feet along said Lot 4 to a point and the northwesterly corner of Lot 3;

Thence S 32°-07'-21" E, 29.03' feet along said Lot 3 to a point and Lot 2;

Thence S 74°-38'-56" W, 186.22' feet along said Lot 2 to a point;

Thence S 32°-07'-21" E, 143.21' feet along said Lot 2 to a point and Lot 1;

Thence S 66°-00'-15" W, 371.63' feet along said 1 to a point;

Thence S 13°-27'-10" E, 67.54' feet along said Lot 1 to a point and land, now or formerly, of Nancy A. Clark;

Thence S 62°-09'-03" W, 249.99' feet along land of said Clark to a point;

Thence S 21°-17'-45" E, 25.96' feet still along land of said Clark to a point;

Thence S 34°-08'-16" E, 63.88' feet to a point;

Thence S 17°-41'-31" E, 20.02' feet to a point;

Thence S 29°-43'-10" E, 122.01' feet to a point;

Thence S 36°-43'-35" E, 35.01' feet to a point;

Thence S 24°-52'-33" E, 33.75' feet to a point and northerly line of Chesterfield Road;

The previous five (5) courses being bounded by land of said Clark;

Thence S 52°-19'-42" W, 207.12' feet along the northerly line of Chesterfield Road to the point and place of beginning.

Said parcel contains 1,299,909 s.f. or 29.84 acres.