

257 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 as "Parcel Id: 02906600, Tax Assessor Map 29 Lot 66 Area: 60 AC ±" on a plan entitled: "Resubdivision Plan, Prepared For: Michael A. Desautels, Chesterfield Road, Montville, Connecticut, Sheet 1 of 13, Scale: 1"=100', 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 a southeasterly corner of the herein described parcel and the southwesterly corner of land, now or formerly, of Anita Delacruz;

Thence westerly, 88' feet, more or less, along the northerly line of Chesterfield Road to a point and land, now or formerly, of Daniel A. Terracciano;

Thence northerly along a curve to the left having a length of 17' feet, more or less, along land of said Terracciano to a point,

Thence northwesterly 80' feet, more or less, still along land of said Terracciano to a point;

Thence northwesterly along a curve to the right having a length of 105' feet, more or less, still along land of said Terracciano to a point;

Thence westerly 300' feet, more or less, still along land of said Terracciano and land, now or formerly, of Frank D. & Anjanette M. Angelus, in part by each, to a point and land, now or formerly, of Thomas Nazarko;

Thence northwesterly 20' feet, more or less, along land of said Nazarko to a point;

Thence continuing northwesterly 300' feet, more or less, along land of said Nazarko and land, now or formerly, of Edward S. & Robyn L. Smiarowski, in part by each, to a point;

Thence southerly 330' feet, more or less, still along land of said Smiarowski to a point;

Thence easterly 227' feet, more or less, still along land of said Smiarowski to a point;

Thence southeasterly 145.5' feet, more or less, still along land of Smiarowski to a point and the northerly line of Chesterfield Road;

Thence westerly 131.5' feet, more or less, along the northerly line of Chesterfield Road to a point;

Thence continuing westerly 155.7' feet, more or less, still along the northerly line of Chesterfield Road to a point;

Thence continuing westerly 386' feet, more or less, still along the northerly line of Chesterfield Road to a point and land, now or formerly, of Jill Moonberon;

Thence northerly 2483' feet, more or less, along land of said Moonberon to a point and land, now or formerly, of John H. Brycki, Sr.;

Thence easterly 637' feet, more or less, along land of said Brycki, Sr. to a point and Area to be deeded to 237 Chesterfield Road;

Thence S 08°-55'-53" E, 49.82' feet along Area to be deeded to 237 Chesterfield Road to a ½" rebar and land, now or formerly, of Michael A. & Terri Desautels;

Thence S 30°-20'-33" E, 543.18' feet along land of said Desautels to ½' rebar;

Thence S 30°-20'-34" E, 361.82' feet still along land of said Desautels to ½' rebar;

Thence S 30°-31'-24" E, 99.63' feet still along land of said Desautels to ½' rebar;

Thence S 32°-33'-00" E, 143.37' feet still along land of said Desautels to ½' rebar and land, now or formerly, of Cil Realty Incorporated;

Thence S 28°-37'-32" E, 119.33' feet along a stonewall and land of said Cil Realty Incorporated to a point;

Thence S 26°-39'-53" E, 49.94' feet still along a stonewall and land of said Cil Realty Incorporated to a point;

Thence S 23°-57'-11" E, 128.48' feet still along a stonewall and land of said Cil Realty Incorporated to a point;

Thence S 22°-33'-23" E, 13.99' feet still along a stonewall and land of said Cil Realty Incorporated to a point and land of said Anita Delacruz;

Thence S 67°-39'-22" W, 133.59' feet along land of said Anita Delacruz to a point;

Thence southeasterly along a curve to the left having a radius of 340.80' feet, a curve length of 40.44' feet and a chord bearing of S 40°-36'-49" E, 40.41' feet still along land of said Delacruz to a point;

Thence S 44°-00'-38" E, 80.24' feet still along land of said Delacruz to a point;

Thence southeasterly along a curve to the left having a radius of 20.00' feet, a curve length of 30.90' feet and a chord bearing of S 88°-16'-17" E, 27.92' feet still along land of said Delacruz to the point and place of beginning.