

A certain tract or parcel of land, together with the improvements thereon, if any, situated on the northeasterly side of Connecticut Route #163 (Oakdale Road) in the Town of Montville, County of New London and State of Connecticut, and being more particularly shown as “Proposed Lot 24-2” on a certain map or plan entitled “Subdivision Plan Prepared For James E. Morosky & Kristin Morosky #581 Route 163 - (AKA - Oakdale Road) Montville, Connecticut Boundary-Topography-Lot Layout Project No. 23-.091 Drawn By: R.A.D. Date: 5/28/23 Scale: 1” = 40’ Sheet 1 of 1 Advanced Surveys, LLC. 36 Dunham Street, Norwich, CT 06360 Phone – (860) 639-8928” which premises is more particularly bounded and described as follows:

Beginning at a Connecticut Highway Department monument recovered in the northeasterly monumented highway line of Connecticut Route #163 (Oakdale Road) at the southwesterly corner of the herein described tract and on the dividing line between the herein described tract and land now or formerly of Matthew W. Bergman and Heather L. Bergman as shown on the above referenced plan; thence running North 35°44’09” East for a distance of 77.70 feet to a metal fence post found below grade; thence running North 37°37’04” East for a distance of 191.51 feet to an iron pin or drill hole to be set; thence running North 31°17’24” East for a distance of 52.68 feet to an iron pin recovered; thence continuing North 31°17’24” East for a distance of 16 feet, more or less, to the highwater line of Wheeler Pond, the last four (4) courses being bounded northwesterly by said Bergman land; thence running in a meandering northeasterly direction for a distance of 105 feet, more or less, along the highwater line of Wheeler Pond to a point in said highwater line which is located North 25°57’18” East a distance of 7 feet, more or less, from an iron pin or drill hole to be set on the division line between Proposed Lot 24-2 and Existing Lot 24 as shown on the above referenced plan; thence running South 25°57’18” West for a distance of 7 feet, more or less, to an iron pin or drill hole to be set; thence running South 25°57’18” West for a distance of 100.00 feet to an iron pin or drill hole to be set; thence running South 19°18’24” West for a distance of 226.99 feet to an iron pin or drill hole to be set; thence running South 29°50’04” West for a distance of 82.89 feet to an iron pin or drill hole to be set in the northeasterly monumented highway line of Connecticut Route #163 (Oakdale Road), the last four (4) courses being bounded by Existing Lot 24 as shown on the above referenced plan; thence running North 61°25’56” West for a distance of 150.00 feet bounded southwesterly by Connecticut Route #163 (Oakdale Road) to the Connecticut Highway Department monument recovered at the point and place of beginning.

Said premises is conveyed together with all of the rights, privileges, benefits and easements, but subject to the obligations and servitudes contained in that certain “Declaration of Joint Driveway Easement and Maintenance Agreement Lots 24 and 24-2 Route 163 Subdivision of James E. Morosky Montville, Connecticut” by James E. Morosky and Kristin Morosky a/k/a Kristen Morosky dated as of _____, 2024 and to be recorded in the Montville Land Records.

Said premises is conveyed subject to easements, restrictions and agreements as of record appear, building and building line restrictions, any and all provisions of municipal ordinances including planning, zoning and inland wetland regulations of the Town of Montville, Connecticut, public law, and taxes to the Town of Montville, Connecticut on the List of October 1, 2023 and thereafter coming due.

Reference is hereby made to a Warranty Deed from Terry L. Konrad to James E. Morosky and Kristin Morosky dated October 7, 2020 and filed for record in Volume 659, Page 1160 of the Montville Land Records.