

A certain tract or parcel of land, together with the buildings and all other improvements thereon, if any, situated on the northerly side of Black Ash Road in the Town of Montville, County of New London and State of Connecticut and being more particularly shown as Lot 2 on a certain map or plan entitled "Title: Record Resubdivision Map Land Now Or Formerly Of Pachaug Capital LLC Black Ash Road & Old Colchester Road Montville, Connecticut Date: August 22, 2023 Rev. No. 1 05/28/24 Town Review Comments By KJR Scale: 1" = 100' Sheet: 3 of 12 Dwg. No.: 3 Bennett & Smilas Associates, Inc. 415 Killingworth Road, P.O. Box 241 Higganum, Connecticut 06441 Phone (860) 345-4553 Fax (860) 345-3858" which premises is more particularly bounded and described as follows:

Beginning at an iron pin to be set in the northerly line of a strip of land deeded or to be deeded to the Town of Montville for the future widening of Black Ash Road at the southeasterly corner of the herein described tract and on the dividing line between the herein described tract and Lot 1 as shown on the above referenced plan; thence running North  $82^{\circ}16'17''$  West for a distance of 167.03 feet to a concrete monument to be set; thence running along the arc of a curve to the left with a radius of 350.00 feet, a central angle of  $29^{\circ}42'11''$  for a distance of 181.45 feet to a monument to be set; thence running South  $68^{\circ}01'32''$  West for a distance of 166.05 feet to a monument to be set; thence running along the arc of a curve to the right with a radius of 600.00 feet, a central angle of  $11^{\circ}24'34''$  for a distance of 119.48 feet to a monument to be set; thence running South  $79^{\circ}26'07''$  West for a distance of 36.35 feet to an iron pin to be set, the last five (5) courses being bounded generally southerly by said strip of land deeded or to be deeded to the Town of Montville for the future widening of Black Ash Road; thence running North  $07^{\circ}51'45''$  East for a distance of 104.36 feet to an angle point; thence running North  $17^{\circ}01'25''$  East for a distance of 167.14 feet to a point; thence continuing North  $17^{\circ}03'43''$  East for a distance of 188.46 feet to an iron pin to be set, the last three (3) courses being bounded westerly by land now or formerly of Andrew LaFlash and Heather LaFlash, in part, and in part by land now or formerly of 100 Waterfall, LLC, each as shown on the above referenced plan; thence running South  $82^{\circ}16'17''$  East for a distance of 570.36 feet bounded northeasterly by Lot 1 as shown on the above referenced plan to an iron pin to be set; thence running South  $07^{\circ}43'43''$  West for a distance of 267.09 feet bounded southeasterly by Lot 1 as shown on the above referenced plan to the iron pin to be set at the point and place of beginning.

Said premises is conveyed subject to a conservation easement granted or to be granted to the Town of Montville, the location of which is depicted as "Conservation Easement Lot 2" on the hereinbefore referenced resubdivision plan, and which conservation easement area is more particularly bounded and described as follows:

Beginning at an iron pin to be set in the northerly line of a strip of land deeded or to be deeded to the Town of Montville for the future widening of Black Ash Road at the southwesterly corner of the hereinbefore described tract and on the dividing line between the hereinbefore described tract and land now or formerly of Andrew LaFlash and Heather LaFlash as shown on the above referenced plan; thence running North  $07^{\circ}51'45''$  East for a distance of 104.36 feet to a point; thence running North  $17^{\circ}01'25''$  East for a distance of 167.14 feet to a point; thence running North  $17^{\circ}03'43''$  East for a distance of 188.46 feet to an iron pin to be set, the last three (3) courses being bounded generally westerly by land now or formerly of Andrew LaFlash and Heather LaFlash, in part, and in part by land now or formerly of 100 Waterfall, LLC, each as shown on the above referenced plan; thence running South  $82^{\circ}16'17''$  East for a distance of 420.36 feet bounded

northeasterly by Lot 1 as shown on the above referenced plan to a point; thence running South  $07^{\circ}43'43''$  West for a distance of 267.09 feet to a point in the northerly line of Black Ash Road; thence running North  $82^{\circ}16'17''$  West for a distance of 17.03 feet to a monument to be set; thence running along the arc of a curve to the left with a radius of 350.00 feet, a central angle of  $29^{\circ}42'11''$  for a distance of 181.45 feet to a monument to be set; thence running South  $68^{\circ}01'32''$  West for a distance of 166.05 feet to a monument to be set; thence running along the arc of a curve to the right with a radius of 600.00 feet, a central angle of  $11^{\circ}24'34''$  for a distance of 119.48 feet to a monument to be set; thence running South  $79^{\circ}26'07''$  West for a distance of 36.35 feet to the iron pin to be set at the point and place of beginning of said conservation easement, the last five (5) courses being bounded generally southerly by said strip of land deeded or to be deeded to the Town of Montville for the future widening of Black Ash Road.

Said premises is conveyed together with a right of way for all purposes over and across a strip of land lying southerly of the southerly lines of the hereinbefore described premises and northerly of the northerly lines of Black Ash Road, which right of way shall terminate at such time as said strip of land is conveyed to the Town of Montville for highway purposes.

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 or private 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 Zachary Wood to Pachaug Capital LLC dated May 23, 2023 and recorded in Volume 694, Page 291 of the Montville Land Records.