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March 19, 2024
SURVEYOR'S DESCRIPTION

'PARCEL B' NEW AREA
90 BURNAP BROOK ROAD
ANDOVER, CONNECTICUT

A certain parcel located on the south side of the Burnap Brook Road in the town of Andover, County of Tolland, and State of Connecticut. Said parcel being shown as 'PARCEL B' on a map entitled, "PROPERTY SURVEY PREPARED FOR STEPHEN KING 90 BURNAP BROOK ROAD, ANDOVER, CONNECTICUT" SCALE: 1"=60' DATE: MARCH 9, 2023 SHEETS NO.: 1-2 OF 2 BY: ROB HELLSTROM LAND SURVEYING LLC. Said parcel being more particularly described as follows:

Beginning at an iron pin at the south street line of Burnap Brook Road, said iron pin being S01°45'23"W a distance of 45.06' from a granite town line monument, said iron pin being the northeast corner of land now or formerly of John N. Esche and the northwest corner of the herein described parcel;

Thence N67°04'28"E a distance of 111.43' to a point;

Thence with a curve turning to the right with an arc length of 114.17', with a radius of 330.00', to a point;

Thence N86°53'49"E a distance of 98.51' to a point;

Thence with a curve turning to the left with an arc length of 203.04', with a radius of 460.00', to an iron pin,

Thence N61°36'24"E a distance of 272.53' to a point;

Thence with a curve turning to the right with an arc length of 107.22', with a radius of 300.00', to a point;

Thence N82°05'06"E a distance of 211.50' to a spike;

Thence N81°33'01"E a distance of 112.87' to a point;

Thence with a curve turning to the left with an arc length of 148.41', with a radius of 350.00', to a point;

Thence N57°15'15"E a distance of 4.86' to an iron pin;

The preceding ten courses are along the south street line of Burnap Brook Road;

Thence S32°44'44"E a distance of 125.00' to an iron pin;
Thence N57°15'16"E a distance of 50.00' to a point;
Thence N85°12'20"E a distance of 297.81' to an iron pin;
Thence N48°42'44"W a distance of 218.00' to a point;
Thence N32°44'54"W a distance of 55.00' to an iron pin;

The preceding five courses are along land now or formerly of David & Meghan Cross;

Thence N54°02'37"E a distance of 522.46' to an iron pin;
Thence N55°39'35"E a distance of 302.01' to a point;
Thence with a curve turning to the left with an arc length of 161.11', with a radius of 490.00', to an iron pin;

The preceding three courses are along the south street line Burnap Brook Road;

Thence S47°03'39"E a distance of 50.00' to an iron pin;
Thence S47°03'39"E a distance of 27' more or less to a point at the center of Burnap Brook;
Thence along the center of Burnap Brook a distance of 616' more or less to a point;

The preceding three courses are along 'Parcel A', labeled on the aforesaid mentioned map;

Thence southeasterly with a curve turning to the left with an arc length of 163.56', with a radius of 1321.96', to an iron pin;
Thence S63°03'23"E a distance of 202.85' to an iron pin;
Thence S56°12'44"E a distance of 300.00' to an iron pin;
Thence S56°12'44"E a distance of 373.49' to an iron pin;

The preceding four courses are along land now or formerly of the State of Connecticut;

Thence S05°15'08"E a distance of 138.43' along a stone wall to a drill hole;
Thence N88°52'19"W a distance of 350.00' along a stone wall to a drill hole;
Thence N88°52'19"W a distance of 375.11' along a stone wall to a drill hole;
Thence S66°42'49"W a distance of 480.09' to an iron pin;
Thence S66°42'49"W a distance of 480.09' to an iron pin;
Thence S66°42'49"W a distance of 480.09' to an iron pin;
Thence S66°42'49"W a distance of 480.09' to an iron pin;
Thence N73°35'40"W a distance of 150.32' to an iron pin;

The preceding eight courses are along land now or formerly of the Town of Andover;
PARCEL B BURNAP BROOK ROAD

Thence N23°47'21"E a distance of 90.00' to an iron pin;

Thence N23°47'21"E a distance of 30' more or less to a point at the center Burnap Brook;

The preceding two courses are along land now or formerly of Lee A. & Katie Ann Couto;

Thence westerly along the center of Burnap Brook for a distance of 1,211' more or less to a point;

The preceding course being along land now or formerly of Lee A. Katie Ann Couto, Donald N. & Lauran C. Woods, Robert C. Messina, Marek Sutkowski & Rachel Bowman in part;

Thence N01°45'23"E a distance of 29' more or less' to an iron pin;

Thence N01°45'23"E a distance of 125.00' to an iron pin and the place of beginning;

The preceding two courses are along land now or formerly of John N. Esche;

The parcel having an area of 1,392,723 square feet more or less, 31.97 acres more or less;