

LEGAL DESCRIPTION – LOT CONSOLIDATION

BEING THAT CERTAIN PIECE OR PARCEL OF LAND SITUATED ON THE EASTERLY SIDE OF ELLINGTON ROAD AND THE WESTERLY SIDE OF LONG HILL ROAD IN THE TOWN OF SOUTH WINDSOR, COUNTY OF HARTFORD, STATE OF CONNECTICUT, AS SHOWN ON MAP ENTITLED: "PROPERTY SURVEY LOT CONSOLIDATION, PLEASANT VALLEY SCHOOL 591, R044, R045, 647, R047, R048 ELLINGTON ROAD PREPARED FOR SOUTH WINDSOR PUBLIC SCHOOLS DATE: 3/10/21, SHEET V-1 SCALE: 1" = 100" PREPARED BY DESIGN PROFESSIONALS, INC. THE PARCEL IS MORE PARTICULARLY BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING AT A MONUMENT WITH A DRILL HOLE ON THE WESTERLY RIGHT OF WAY LINE OF LONG HILL ROAD. SAID POINT ALSO BEING THE NORTHEASTERLY CORNER OF LAND NOW OR FORMERLY ROGER M. & EILEEN K. BOISSEAU. THENCE N 65°13'07" W ALONG THE NORTHERLY PROPERTY LINE OF LAND NOW OR FORMERLY ROGER M. & EILEEN K. BOISSEAU, A DISTANCE OF 300.05 FEET TO A MONUMENT WITH A DRILL HOLE; THENCE S 12°49'31" W ALONG THE WESTERLY PROPERTY LINE OF LAND NOW OR FORMERLY ROGER M. & EILEEN K. BOISSEAU, AND JOURNEY FOUND INC. IN PART BY EACH, A DISTANCE OF 285.26 FEET TO AN IRON PIN; THENCE N 64°38'15" W ALONG THE NORTHERLY PROPERTY LINE OF LAND NOW OR FORMERLY GERALD & LISE V. MASSON, A DISTANCE OF 75.00 FEET TO A MONUMENT; THENCE S 20°54'54" W ALONG THE WESTERLY PROPERTY LINE OF LAND NOW OR FORMERLY GERALD & LISE V. MASSON, A DISTANCE OF 159.53 FEET TO A MONUMENT; THENCE S 65°21'26" E ALONG THE SOUTHERLY PROPERTY LINE OF LAND NOW OR FORMERLY GERALD & LISE V. MASSON, A DISTANCE OF 200.00 FEET TO A POINT; THENCE S 10°14'19" W ALONG THE WESTERLY PROPERTY LINE OF LAND NOW OR FORMERLY CLAIRE KENNEDY, A DISTANCE OF 103.25 FEET TO A MONUMENT; THENCE S 65°21'26" E ALONG THE SOUTHERLY PROPERTY LINE OF LAND NOW OR FORMERLY CLAIRE KENNEDY, A DISTANCE OF 200.00 FEET TO A MONUMENT; THENCE S 10°14'19" W ALONG THE WESTERLY STREET LINE OF LONG HILL ROAD, A DISTANCE OF 89.89 FEET TO A MONUMENT; THENCE N 65°02'06" W ALONG THE NORTHERLY PROPERTY LINE OF LAND NOW OR FORMERLY JOY A. PARKER FITZGERALD, AND THE TOWN OF SOUTH WINDSOR IN PART BY EACH, A DISTANCE OF 788.07 FEET TO A MONUMENT; THENCE N 65°28'36" W ALONG THE NORTHERLY PROPERTY LINE OF LAND NOW OR FORMERLY TOWN OF SOUTH WINDSOR, AND LINDA & GARY PELLETIER IN PART BY EACH, A DISTANCE OF 657.01 FEET TO A MONUMENT; THENCE N 13°44'27" E ALONG THE EASTERLY PROPERTY LINE OF LAND NOW OR FORMERLY AIMEE A. & ADAM M. HERBERT, A DISTANCE OF 81.65 FEET TO A MONUMENT; THENCE N 33°45'41" W ALONG THE NORTHEASTERLY PROPERTY LINE OF LAND NOW OR FORMERLY AIMEE A. & ADAM M. HERBERT, A DISTANCE OF 125.02 FEET

TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF ELLINGTON ROAD, AKA ROUTE 30;
THENCE N 58°21'31" E ALONG THE EASTERLY RIGHT-OF-WAY LINE OF ELLINGTON ROAD, AKA ROUTE 30, A DISTANCE OF 576.61 FEET TO A MONUMENT WITH DRILL HOLE;
THENCE N 58°21'31" E ALONG THE EASTERLY RIGHT-OF-WAY LINE OF ELLINGTON ROAD, AKA ROUTE 30, A DISTANCE OF 220.04 FEET TO A MONUMENT;
THENCE N 58°21'31" E ALONG THE EASTERLY RIGHT-OF-WAY LINE OF ELLINGTON ROAD, AKA ROUTE 30, A DISTANCE OF 111.78 FEET TO A C.H.D. MONUMENT;
THENCE N 55°18'52" E ALONG THE EASTERLY RIGHT-OF-WAY LINE OF ELLINGTON ROAD, AKA ROUTE 30, A DISTANCE OF 328.48 FEET TO A C.H.D. MONUMENT;
THENCE N 56°32'14" E ALONG THE EASTERLY RIGHT-OF-WAY LINE OF ELLINGTON ROAD, ROUTE 30, A DISTANCE OF 25.75 FEET TO A MONUMENT;
THENCE S 59°15'35" E ALONG THE SOUTHERLY PROPERTY LINE OF LAND NOW OR FORMERLY SAINT JUNIPERO SERRA PARISH CORP., A DISTANCE OF 232.08 FEET TO A POINT;
THENCE S 40°44'48" W ALONG THE WESTERLY PROPERTY LINE OF LAND NOW OR FORMERLY SAINT JUNIPERO SERRA PARISH CORP., A DISTANCE OF 151.80 FEET TO A POINT;
THENCE S 51°23'16" E ALONG THE SOUTHERLY PROPERTY LINE OF LAND NOW OR FORMERLY SAINT JUNIPERO SERRA PARISH CORP., A DISTANCE OF 128.10 FEET TO A POINT;
THENCE S 61°41'22" E ALONG THE SOUTHERLY PROPERTY LINE OF LAND NOW OR FORMERLY SAINT JUNIPERO SERRA PARISH CORP., A DISTANCE OF 358.34 FEET TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF LONG HILL ROAD;
THENCE S 14°40'52" W ALONG THE WESTERLY RIGHT-OF-WAY LINE OF LONG HILL ROAD, A DISTANCE OF 35.34 FEET TO A POINT;
THENCE S 13°40'53" W ALONG THE WESTERLY RIGHT-OF-WAY LINE OF LONG HILL ROAD, A DISTANCE OF 331.86 FEET TO THE POINT AND PLACE OF BEGINNING.

SAID PARCEL CONTAINS 24.911 ACRES.