

EASEMENT FOR HIGHWAY PURPOSES

I, BLAINE C. CROMIE, of Coventry, Connecticut (hereinafter called "Grantor"), for NO CONSIDERATION, grant to the Town of Coventry, a municipal corporation and political subdivision of the State of Connecticut having an office at 1712 Main Street, Coventry, Connecticut, with WARRANTY COVENANTS, an easement and right-of-way to use, for all purposes for which a public highway is or customarily may be used, including but not limited to public travel and the installation and maintenance of sewer, water, drainage, telecommunications, and other utilities, and to maintain, pave, repair, regrade, resurface, and improve for all such purposes, that certain parcel of land located within the Town of Coventry, County of Tolland and State of Connecticut, and shown as a portion (described more fully below) of a "Proposed 25' R.O.W. for Woodland Road" on a certain map (hereinafter called the "Map") entitled "A Property/Boundary First Survey prepared for Richard Bezzini & Josephine A DeQuattro Lake Street & Woodland Road Coventry, Connecticut Scale: 1" = 40' July 7, 2003 Survey No. 03-33-032 Sheet 1 of 1," which Map was prepared by Dubiel Associates: 34 Connecticut Boulevard, East Hartford, CT 06108, and which has been placed on file in the office of the Coventry Town Clerk. The easement parcel is more particularly bounded and described as follows:

BEGINNING at the easterly corner of a certain parcel shown on the Map as "n/f Dibble"; thence continuing along a curve to the left having a radius of 87.50 feet a distance of 69.62 feet to a point; thence continuing S 81°21'19" E a distance of 68.04 feet to a point; thence turning and continuing S 76°28'40" E a distance of 131.23 feet to a point; thence turning and continuing S 78°20'25" E a distance of 147.91 feet to a point; thence turning and continuing S 13°22'33" W a distance of 25.01 feet to a point; thence turning and continuing N 78°20'25" W a distance of 147.57 feet to a point; thence turning and continuing N 76°28'40" W a distance of 130.58 feet to a point; thence turning and continuing N 81°21'19" W a distance of 66.98 feet to a point; thence turning and continuing along a curve to the right having a radius of 112.50 feet a distance of 89.52 feet; thence continuing N 35°45'52" W a distance of 15.51 feet to a point; thence turning and continuing N 82°34'08" E a distance of 29 feet, more or less, to the point of beginning.

Being a portion of the property conveyed to the Grantor by deed from Richard Bezzini dated August 25, 2003, and recorded in Volume 841 at Page 279 of the Coventry Land Records, and by deed from Richard Bezzini and Josephine DeQuattro, Trustee, dated August 26, 2003, and recorded in Volume 841 at Page 281 of the Coventry Land Records.

CONVEYANCE TAX RECEIVED
Local \$ — 0 — State \$ — 0 —

DRAWING NUMBER

SAFCO PRODUCTS • NEW HOPE, MINNESOTA
REORDER BY PART NUMBER 6552

DRAWING NUMBER

SAFCO PRODUCTS • NEW HOPE, MINNESOTA
REORDER BY PART NUMBER 6552

DRAWING NUMBER

3018

SAFCO PRODUCTS • NEW HOPE, MINNESOTA
REORDER BY PART NUMBER 6552

DRAWING NUMBER

SAFCO PRODUCTS • NEW HOPE, MINNESOTA
REORDER BY PART NUMBER 6552

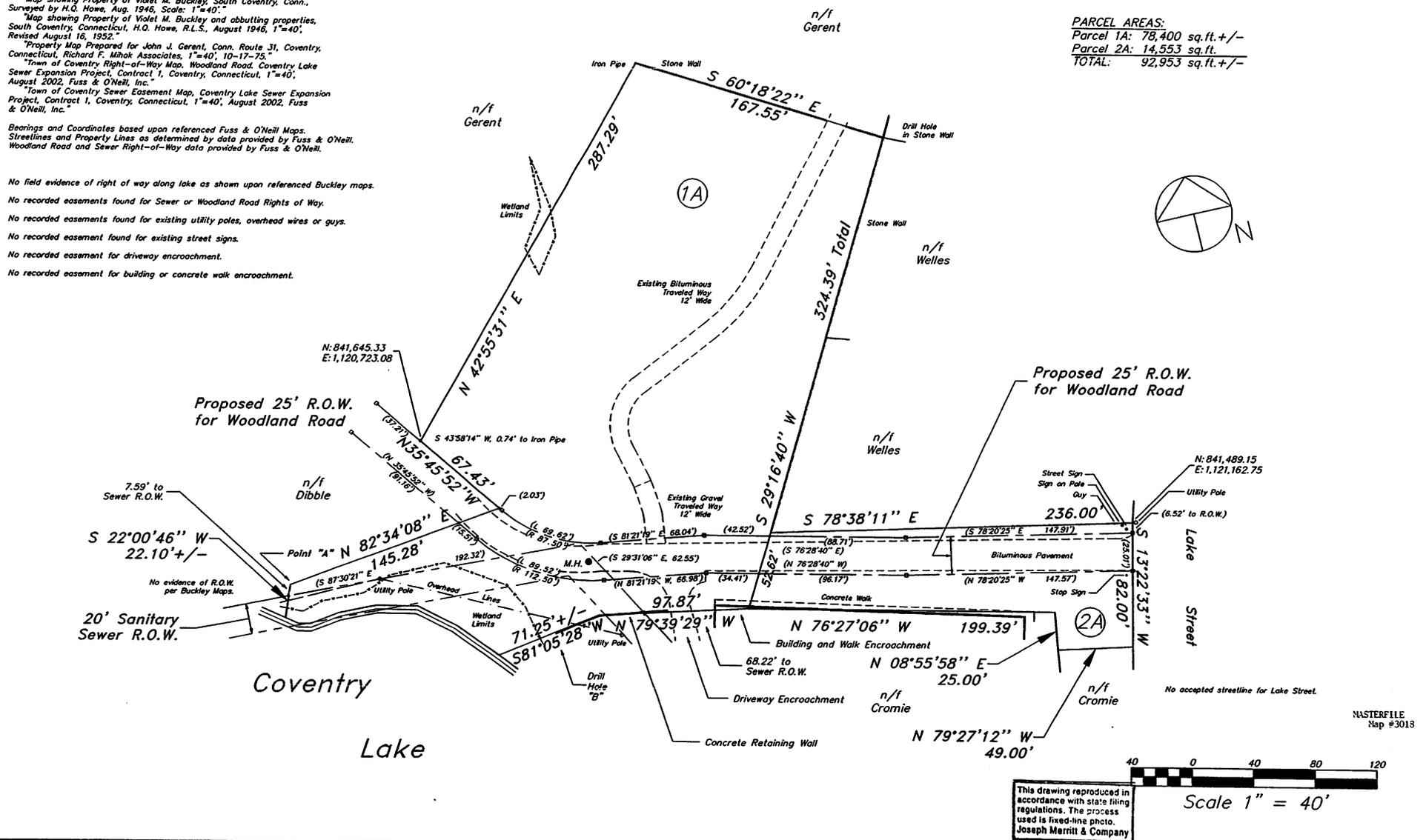
MAP REFERENCES:

Connecticut Highway Department Right of Way Map, Town of Coventry, Scale: 1"=40', 1933, Number 32-01, Sheet 1 of 2, & Number 32-01, Sheet 1 of 4.
Survey for Lake Wangumbaug Land Assn., So. Coventry, Conn., May 11, 1929, C.E. Williams, C.E., Scale: 1"=50'.
Map showing Property of Violet M. Buckley, South Coventry, Conn., Surveyed by H.O. Howe, Aug. 1946, Scale: 1"=40'.
Map showing Property of Violet M. Buckley and abutting properties, South Coventry, Connecticut, H.O. Howe, R.L.S., August 1946, 1"=40', Revised August 16, 1952.
Property Map Prepared for John J. Gerant, Conn. Route 31, Coventry, Connecticut, Richard F. Mihok Associates, 1"=40', 10-17-75.
Town of Coventry, Right-of-Way Map, Woodland Road, Coventry Lake Sewer Expansion Project, Contract 1, Coventry, Connecticut, 1"=40', August 2002, Fuss & O'Neill, Inc.
Town of Coventry Sewer Easement Map, Coventry Lake Sewer Expansion Project, Contract 1, Coventry, Connecticut, 1"=40', August 2002, Fuss & O'Neill, Inc.

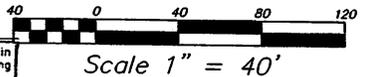
Bearings and Coordinates based upon referenced Fuss & O'Neill Maps. Streetlines and Property Lines as determined by data provided by Fuss & O'Neill. Woodland Road and Sewer Right-of-Way data provided by Fuss & O'Neill.

- No field evidence of right of way along lake as shown upon referenced Buckley maps.
- No recorded easements found for Sewer or Woodland Road Rights of Way.
- No recorded easements found for existing utility poles, overhead wires or guys.
- No recorded easement found for existing street signs.
- No recorded easement for driveway encroachment.
- No recorded easement for building or concrete walk encroachment.

PARCEL AREAS:
Parcel 1A: 78,400 sq.ft. +/-
Parcel 2A: 14,553 sq.ft.
TOTAL: 92,953 sq.ft. +/-



This drawing reproduced in accordance with state filing regulations. The process used is fixed-line photo. Joseph Merritt & Company



I hereby declare that, to my knowledge and belief, this map is substantially correct as noted hereon. This map and survey were prepared in accordance with the standards of a Class A-2 Property/Boundary First Survey, as defined in the Regulations of Connecticut Agencies, Sections 20-300b-1 through 20-300b-20 and the "Standards for Surveys and Maps in the State of Connecticut" as adopted by the Connecticut Association of Land Surveyors, Inc. on September 26, 1996.

Richard M. Walton, Connecticut Licensed Land Surveyor No. 16103

REVISIONS table with columns: No., Date, Description. Includes a signature and a circular seal.

A Property/Boundary First Survey prepared for
Richard Bezzini & Josephine A DeQuattro
Lake Street & Woodland Road
Coventry, Connecticut
Scale: 1"=40' July 7, 2003 Survey No. 03-33-032

DUBIEL ASSOCIATES: 34 Connecticut Boulevard, East Hartford, CT 06108
860-528-9081
Received for Filing August 26, 2003 1:05 p.m.
Clay A. Medsker, Des. Team Clerk Map # 3018

