



# **Lewis Associates**

*Land Surveying and Civil Engineering*  
*Professional Consultants for Land Use Management*  
*Also records of*  
**CLARKE & PEARSON ASSOCIATES**

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## PROPERTY DESCRIPTION 67-71 MINERVA STREET DERBY CONNECTICUT

A certain parcel of land shown and designated as 67-71 Minerva Street on a certain map entitled Topographic Survey Existing Conditions of property located at 67-71 Minerva Street and Third Street and 147 Caroline Street – Water Street, Derby Connecticut prepared for Cedar Village at Minerva Square, scale: 1"= 20' dated 7-30-2021 and revised to 9-30-2021 by Lewis Associates,

bounded and described as follows:

commencing at a point on the easterly street line of Minerva Street, said point being the northeasterly corner of land now or formerly of Tio O Livingston Et Al, said point also being a southwesterly corner of the parcel herein described,

thence N01°44'05"E;

along the easterly street line of Minerva Street for a distance of 45.72 feet to a point,

thence S89°13'10"E;

along land now or formerly of Elyse Koenig Et Al and Rade Konstantin, each in part for a distance of 99.68 feet to a point,

thence N02°29'17"E;

along land now or formerly of Rade Konstantin for a distance of 90.98 feet to a point,

thence S87°21'51"E;

along land now or formerly of Happy Days Holdings 7, LLC for a distance of 15.15 feet to a point,

thence southerly and easterly;

along land now or formerly of Block Chain Holdings, LLC the following two (2) courses:

S02°00'59"W                      33.80 feet, and

S87°15'23"E                      89.50 feet to a point,

thence S02°03'53"W;

along the westerly street line of Caroline Street for a distance of 296.26 feet to a point,

thence N89°14'00"W;

along the northerly street line of Third Steeet for a distance of 100.58 feet to a point,

thence N01°21'55"E;

along land now or formerly of Simonetti Descendants Trust, John J. Anroman, and Tio O. Livingston Et Al, each in part for a distance of 195.20 feet to a point,

thence N88°15'15"W;  
along land now or formerly of Tio O. Livingston Et Al for a distance of 101.80 feet to the point  
and place of commencement. Said parcel contains 35,836 square feet or 0.8227 acres