



# **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 147 CAROLINE STREET DERBY CONNECTICUT

A certain parcel of land shown and designated as 147 Caroline 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 Caroline Street, said point being the northwesterly corner of land now or formerly of the City of Derby, said point being the southwesterly corner of the parcel herein described,

thence N02°13'13"E;  
along the easterly street line of Caroline Street for a distance of 364.00 feet to a point,

thence S87°46'47"E;  
along the southerly street line of Fourth Street for a distance of 177.20 feet to a point,

thence S11°43'51"W;  
along the westerly street line of Water Street for a distance of 88.92 feet to a point,

thence northwesterly and southwesterly;  
along land now or formerly of Lech Kruszynski the following five (5) courses:

N76°08'52"W	30.00 feet,
S12°55'03"W	47.00 feet,
N76°16'06"W	10.00 feet,
S16°27'40"W	64.27 feet, and
S23°38'10"W	51.76 feet to a point,

thence southwesterly;  
along land now or formerly of Giustina Vanchot the following two (2) courses:

S13°45'06"W	83.46 feet, and
S09°53'33"W	46.30 feet to a point,

thence N87°46'47"W;  
along land now or formerly of City of Derby for a distance of 57.02 feet to the point and place of commencement. Said parcel contains 39,265 square feet or 0.9014 acres.