Roxbury Road Lot

Roxbury Road| Woodstock, CT | 9.5 ± Acres



For more information, please contact:

Keith Ross
Senior Advisor
kross@landvest.com
617-371-7316

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Luxury Real Estate Agent
cross@landvest.com
978-257-5402

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www.landvest.com

LandVest
CHRISTIE'S INTERNATIONAL REAL ESTATE

All information provided is deemed reliable but is not guaranteed and should be independently verified. 3303CR

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D. Wetland Delineation Documents
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A. STATEMENT OF LIMITATIONS

This Property Profile summarizes approximately 9.5+/- acres of open land on Roxbury Road in Woodstock, Connecticut, offered for sale by LandVest, Inc. (the Offered Property). Property information is drawn from the assessor record and prior listing, together with the qualifications described below.

Neither the Seller nor Seller's representatives make any express or implied representation or warranty as to the accuracy or completeness of any information in this information package or any of the exhibits attached hereto, and none of such persons shall have any liability relating to or arising from use of any information or any errors there in or omissions there from. Prospective buyers are not entitled to rely on the accuracy or completeness of this information and shall be entitled to rely solely on such representations and warranties as may be in a Purchase and Sale Agreement relating to the proposed acquisition, subject to the terms and conditions of such agreement.

Any alternative use of the Offered Property implied in this information package **does not** constitute a warranty or guarantee of approval. It is the sole responsibility of the Buyer to determine the viability of any contemplated use of the Offered Property under pertinent federal, state, and local regulations. The Seller makes no representation as to the likelihood of approval of any proposed use.

Neither Seller nor any of its representatives are under any legal obligation and shall have no liability of any nature whatsoever with respect to the proposed acquisition by virtue of this information package or otherwise.

No legal liability is created by this information package, and this document is to be used in whole and not in part. Any sketches produced by LandVest in this information package show approximate dimensions and are included only to assist the reader in visualizing the Offered Property.

The Offered Property is sold in its as is condition and no warranties, guarantees, or representations are given as to the condition of site improvements or their compliance with federal, state, or local building, zoning, and/or other regulations.

The Seller reserves the right to reject all offers, to enter into an agreement with someone other than the highest offeror, and to negotiate further with one or more offerors. If an offer sets forth a price and conditions that are acceptable to the Seller, the Seller will prepare a proposed Purchase and Sale Agreement which will require a deposit of a portion of the purchase price, to be forfeited upon non-performance. No party, Seller or Buyer, will be bound until a Purchase and Sale Agreement is signed by both parties and the deposit paid.

Access to the Offered Property is not allowed unless accompanied or provided permission by an authorized employee of LandVest, Inc.

B. SUMMARY OF IMPORTANT FACTS

Offered Property:	Approximately 9.5 acres of open land along Roxbury Road, featuring a level hayfield, scenic views, and a small adjoining pond. Recent percolation testing and wetlands delineation provide information to support future site planning. Classified by the assessor as vacant residential land, the parcel offers an attractive country setting for potential residential or small-farm use, subject to applicable approvals.
Property Location:	Roxbury Road, Woodstock, CT 06281; Windham County.
Assessor Map & Lots:	Map 7280, Block 53, Lot 12D-2
2025 Assessment:	$86,070
2026 Property Tax:	$1739.48
Record Owner:	Phoebe A. Poole
Recorded Deed:	Book 739, Page 497
Road Frontage:	Approximately 242 feet on an unpaved road
Zoning:	Community District
Wetlands:	See attached maps and wetland delineation documents
Flood Zones:	N/A
Utilities:	See attached perk test documents. Other utilities unknown.

C. PROPERTY IDENTIFICATION

TOWN OF WOODSTOCK DESCRIPTION

Woodstock is a rural community in northeastern Connecticut's Quiet Corner, where working farms, open fields, and wooded landscapes define the town's setting. Local restaurants, farm businesses, antique shops, and independent retailers serve residents and visitors, while small businesses and light industry contribute to the local economy. The community maintains a strong commitment to agriculture and open-space conservation, helping preserve the countryside that makes Woodstock an appealing place to live.

Recreation opportunities include Roseland Park, which offers lakeside grounds, a boat launch, and outdoor recreational facilities, along with a public nine-hole golf course across the road. Trails at local parks and conservation properties provide opportunities for walking and exploring the surrounding landscape. Seasonal activities and community events, including the annual Woodstock Fair over Labor Day weekend, complement the town's quieter daily pace and offer opportunities for residents to gather throughout the year.

TOWN OF WOODSTOCK HISTORY

Woodstock's colonial history began in 1686, when English settlers established the community as New Roxbury within the Massachusetts Colony. Renamed Woodstock in March 1690, the town remained under Massachusetts jurisdiction until it became part of Connecticut in May 1749. Its early development as a farming community established an agricultural identity that continues to shape its landscape and character.

During the nineteenth century, Woodstock also became a country retreat for prominent families. Roseland Cottage, built in 1846 as the summer home of Woodstock native Henry Chandler Bowen and his wife, Lucy, is a notable example of this period. Its distinctive pink exterior and Gothic Revival architecture remain recognizable features of Woodstock Hill. Bowen entertained influential guests, including four U.S. presidents, at the property. Now a National Historic Landmark preserved by Historic New England, Roseland Cottage provides a connection to the town's architectural and social history.

SITE DESCRIPTION

Set along Roxbury Road in Woodstock, Connecticut, this approximately 9.5-acre property offers a scenic country setting defined by an expansive hayfield, bordering trees, and open views. The predominantly level terrain creates a sense of space, with a broad sweep of field that reflects the surrounding area's agricultural character. Approximately 242 feet of frontage on the gravel road provides a connection to the countryside setting, while the combination of open acreage and wooded edges offers an appealing backdrop for a future home.

Recent percolation testing and wetlands delineation have been completed on the property, providing valuable information to guide site planning and the evaluation of potential building locations. The acreage offers room to explore a country residence with gardens, a small farm, or continued hay production. For buyers seeking open land in Connecticut's Quiet Corner, the property presents an opportunity to shape a rural setting around their plans, subject to applicable zoning, site suitability, and permitting requirements.

D. REGULATORY FACTORS

The following section of this Property Profile discusses some of the regulatory factors that may have an impact on the uses of the property.

ZONING

The property is located in the Community District (CD). See the link to the Woodstock zoning regulations: Woodstock CT Zoning Regulations

AGRICULTURAL USE AND TAX CLASSIFICATION

The prior listing reports hay production and PA 490 classification during the earlier ownership. Current classification, taxes, and the terms of any haying arrangement require confirmation following the July 2025 transfer.

WETLANDS AND FLOOD ZONES

See attached wetland delineation documents

SEPTIC TESTING AND UTILITIES

See attached perk test documentation



Path: \\wazgis-bos\RECG-GIS\aaGISOrg\Projects\Assigned\CT0176-CG Roxbury Road, Woodstock , CT\CT0176-CG ortho.aprx

Roxbury Road

Woodstock , CT

Base Plan Orthophotograph

Legend

- Subject Property - 9.5 ±Ac
- Adjacent Properties
- Open Water
- Wetlands
- Perennial Streams
- Intermittent Streams
- Contours (ft)



Credits: 2026 Imagery from Nearmap Imagery map service.

Project Number: CT0176-CG
Date: 10/22/26

N
W E
S

0 75 150 300 Feet

Scale: 1' = 150 "

This plan is conceptual only and is not represented as an engineered plan.

LandVest

Roxbury Road

Woodstock , CT

Base Plan Orthophotograph

Legend

- Subject Property - 9.5 ±Ac
- Adjacent Properties
- Open Water
- Wetlands
- Perennial Streams
- Intermittent Streams
- Contours (ft)



Credits: 2026 Imagery from Nearmap Imagery map service.

Project Number: CT0176-CG
Date: 10/22/26

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LandVest

Path: \\wazgis-bos\RECG-GIS\aaGISOrg\Projects\Assigned\CT0176-CG Roxbury Road, Woodstock , CT\CT0176-CG ortho.aprx

Roxbury Road

Woodstock , CT

Base Plan

Legend

- Subject Property - 9.5 ±Ac
- Adjacent Properties
- Protected Land
- Open Water
- Wetlands
- Perennial Streams
- Intermittent Streams
- Contours (ft)



Credits: Background from ESRI 'Terrain Base' map service

Project Number: CT0176-CG

Date: 10/22/26

N
W
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0 75 150 300 Feet

Scale: 1' = 150 "

This plan is conceptual only and is not represented as an engineered plan.

LandVest

7280-53-12D-2
9.5 ±Ac

180'

Child Hill Rd

Arvidson Rd

Roxbury Rd

Path: \\vazgis-bos\RECG-GIS\aaGISOrg\Projects\Assigned\CT0176-CG Roxbury Road, Woodstock , CT\CT0176-CG base.aprx

Roxbury Road

Woodstock , CT

Site Analysis Plan

Legend

- Subject Property - 9.2 ±Ac (GIS)
- Adjacent Properties
- Soil Type
- Open Water
- Surveyed Wetlands
- Wetlands
- 50' Wetlands Setback
- 100' Wetlands Setback
- Perennial Streams
- Intermittent Streams
- Contours (2 ft)

Credits: Background from ESRI 'Terrain Base' map service

Project Number: CT0176-CG
Date: 10/22/26

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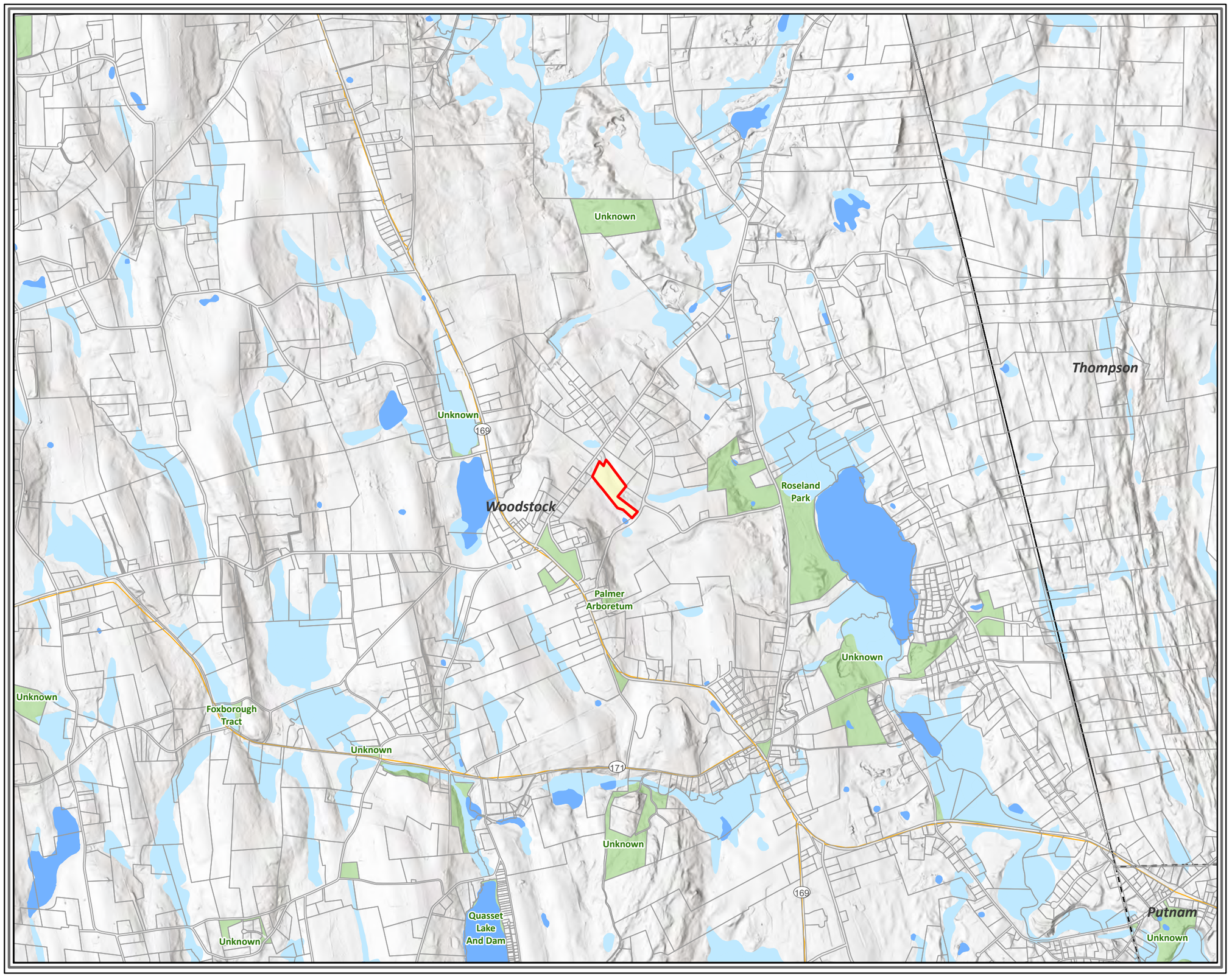
0 75 150 300 Feet

Scale: 1' = 150 "

This plan is conceptual only and is not represented as an engineered plan.

LandVest

Path: \\vazgis-bos\RECG-GIS\aaGISOrg\Projects\Assigned\CT0176-CG Roxbury Road, Woodstock , CT\CT0176-CG site analysis.aprx



Roxbury Road

Woodstock , CT

Conservation Context

Legend

- Subject Property - 9.5 ±Ac
- Adjacent Properties
- Protected Land
- Open Water
- Wetlands
- Perennial Streams
- Intermittent Streams



Credits: Background from ESRI 'Terrain Base' map service

Project Number: CT0176-CG
Date: 10/22/26

N
W E
S

0 1,000 2,000 4,000 Feet

Scale: 1' = 2,000 "

This plan is conceptual only and is not represented as an engineered plan.

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Path: \\vazgis-bos\RECG-GIS\aaGISOrg\Projects\Assigned\CT0176-CG Roxbury Road, Woodstock , CT\CT0176-CG conservation context.aprx

LandVest®

ROXBURY ROAD

Woodstock, CT



1



2



3



4



5



6



7



8



9



10



11



12



13



14



15

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NORTHEAST DISTRICT DEPARTMENT OF HEALTH
69 SOUTH MAIN STREET
BROOKLYN, CT 06234
(860) 774-7350

SITE INVESTIGATION FOR A SUBSURFACE SEWAGE DISPOSAL SYSTEM

File # 23000212 Map # 7280 Block # 53 Lot # 12D-2

Property Owner Bruce & Cynthia Sherman Address Roxbury Road, Woodstock

DATE: July 1 2025

DEEP TEST PIT DATA/SOIL DESCRIPTIONS

TEST PIT: 1 85"	TEST PIT: 2 86"	TEST PIT: 3	TEST PIT:
0-10" Topsoil 10"-24" Yellow Brown Sandy Loam 24"-85" Mod Compact Pan	0-10" Topsoil 10"-20" Yellow Brown Sandy Loam 20"-86" Mod Compact Pan	0-10" Topsoil 10"-23" Yellow Brown Sandy Loam 23"-89" Mod Compact Pan	
Mottles:	Mottles:	Mottles:	Mottles:
GW: –	GW: 86"	GW: –	GW:
Ledge: –	Ledge: –	Ledge: –	Ledge:
Roots:	Roots:	Roots:	Roots:
Restrictive: 24"	Restrictive: 20"	Restrictive: 23	Restrictive:

COMMENTS: _____

GROUNDWATER TABLE (Near max., below max., etc.): below
SOIL MOISTURE (High, medium, low, etc.): med to low

PERCOLATION TEST DATA

DATE: July 1, 2025

PERC:		PERC:		PERC:		PERC:	
DEPTH:		DEPTH:		DEPTH:		DEPTH:	
PRESOAK:		PRESOAK:		PRESOAK:		PRESOAK:	
TIME	READING	TIME	READING	TIME	READING	TIME	READING
PERC RATE: 6.7 mins per inch		PERC RATE:		PERC RATE:		PERC RATE:	

COMMENTS: See attached results - perc run by Eng. Norman Thibeault PE.

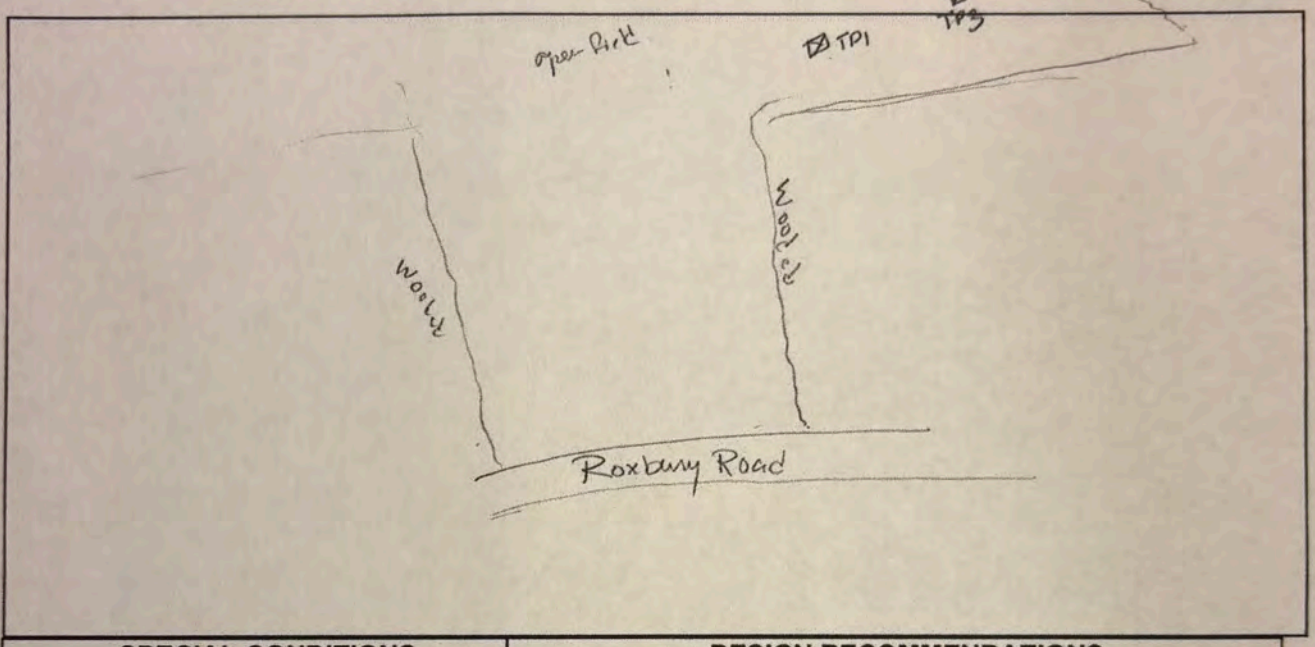
NORTHEAST DISTRICT DEPARTMENT OF HEALTH
69 SOUTH MAIN STREET
BROOKLYN, CT 06234
(860) 774-7350

SITE INVESTIGATION FOR A SUBSURFACE SEWAGE DISPOSAL SYSTEM

File # 23000212 Map # 7280 Block # 53 Lot # 12D-2

Property Owner Bruce & Cynthia Sherman Address Roxbury Road, Woodstock

LOCATION DRAWING INCLUDING ALL TEST PITS AND PERCOLATION HOLES



SPECIAL CONDITIONS		DESIGN RECOMMENDATIONS	
Design Flow > 2000 GPD		Suitable for Sewage Disposal	✓
Public Water Supply Watershed	✓	Unsuitable for Sewage Disposal	
Probable High Groundwater	✓	Wet Season Monitoring Required	
Slope > 25 percent		Engineered Plan Required	✓
Perc Rate < 1 min/inch		Surveyor Plan Required	
Perc Rate > 30 min/inch		Septic Installer Plan Required	
Ledge < 5 feet below grade		Number of Bedrooms	3
Limited Suitable Area		Gallons Per Day (Non-Residential)	—
Open Watercourse or Wetlands		Size of Septic Tank Required	1000
Flood Plain / Seasonal Flooding		Effective Leaching Area Required	
Max. G.W. < 36 inches below grade	✓	Maximum Depth into Grade	

DESIGN RECOMMENDATIONS/COMMENTS

Engineers Plan to be submitted to NDOH for review. Plan to include spot grades, bottom of trench and flowline elevations. HCSS must be addressed.

Investigated By: Maureen Mahoney Title: RS

Witnessed By: Norman Thibeault, Jr Title: P.E.

Copies To: Applicant ✓ Other Killingly Engineering Associates.


06-42
06-50
06-51
06H
06C
06F
Sunrise Dr
07
09B
09C
08
09
06A
10
06
06A
01
11
12A
05
01L
12D-3
12E
TP2
04
12G
TP1
TP3
12D-2
01J
12F
01B
12C
04A
12H
12I
12D-1
13
14
12B
15D
15A
16
17
08
03
07
Childs Hill Rd
Arvidson Rd
Roxbury Rd
Academy Rd

Joseph R. Theroux
~ Certified Forester/ Soil Scientist ~
Phone 860-428-7992~ Fax 860-376-6842
426 Shetucket Turnpike, Voluntown, CT. 06384
Forestry Services ~ Wetland Impact Assessments
Wetland Delineations and Permitting ~ E&S/Site Monitoring
Wetland function/value assessments

$945

6/10/2025

Paid 7/1/25
Check #396
BofA PPoole personal

Phoebe Poole
43 Jordan Rd.
South Dartmouth, MA. 02748

Re: Wetland delineation, Sherman property, Roxbury Road, Woodstock, CT.

Dear Mrs. Poole,

At your request I have delineated the inland wetlands/watercourses on the subject property.

These wetlands have been delineated in accordance with the standards of the National Cooperative Soil Survey and the definitions of wetlands and watercourses as found in the Connecticut Statutes, Chapter 440, Section 22A-38.

Fluorescent pink flags with a corresponding location number delineate the boundaries of these inland wetlands/watercourses and the adjacent upland soils.

Wetland flags WF- 1 through WF- 39 delineate the boundary of a palustrine scrub-shrub wetland/watercourse found along the western portion of the property.

Wetland flags WF-1A through WF-19A delineate another scrub-shrub wetland and watercourse found along the northeast property boundary.

The inland wetlands have formed from the persistent wetness due to the high seasonal water tables and groundwater breakout. They are characterized by shallow redoximorphic features and low chroma colors within 20 inches of the soil surface.

The remainder of the property was investigated for the presence of inland wetlands and watercourses and none were found.

In conclusion, if you have any questions concerning the delineation or this report, please feel free to contact me.

Thank you,

Joseph R. Theroux

Joseph R. Theroux
Certified Soil Scientist
Member SSSSNE, NSCSS, SSSA.

Town of Woodstock, CT

1 inch = 141 Feet

0 141 282 423

June 6, 2025

www.cai-tech.com



ROXBURY RD

Location	ROXBURY RD	**Mblu**	7280/ 53/ 12D-2/ /
Acct#	A0007601	**Owner**	POOLE PHOEBE A
Total Market Value	$86,070	**Appraisal**	$155,500
PID	77	**Building Count**	1

Current Value

Appraisal			
Valuation Year	**Improvements**	**Land**	**Total**
2025	$0	$155,500	$155,500

Assessment			
Valuation Year	**Improvements**	**Land**	**Total**
2025	$0	$86,070	$86,070

Owner of Record

Owner	POOLE PHOEBE A	**Sale Price**	$250,000
Co-Owner		**Certificate**	
Address	43 JORDAN RD SO DARTMOUTH, MA 02748	**Book & Page**	739/497
		Sale Date	07/14/2025
		Instrument	28

Ownership History

Ownership History					
Owner	**Sale Price**	**Certificate**	**Book & Page**	**Instrument**	**Sale Date**
POOLE PHOEBE A	$250,000		739/497	28	07/14/2025
SHERMAN BRUCE A + CYNTHIA K	$0		0568/0463		06/18/2013
SHERMAN BRUCE A + CYNTHIA K	$80,000		0568/0396	28	06/17/2013
MERLO CAROL	$0	1	0252/0346		12/30/1994

Building Information

Building 1 : Section 1

Year Built:

Living Area: 0
Replacement Cost: $0
Building Percent Good:
Replacement Cost Less Depreciation: $0

Building Attributes	
Field	**Description**
Style:	Vacant Land
Model	
Grade:	
Stories:	
Living Units	
Exterior Wall 1	
Exterior Wall 2	
Roof Structure:	
Roof Cover	
Interior Wall 1	
Interior Wall 2	
Interior Flr 1	
Interior Flr 2	
Heat Fuel	
Heat Type:	
AC Type:	
Total Bedrooms:	
Total Bthrms:	
Total Half Baths:	
Total Xtra Fixtrs:	
Total Rooms:	
Bath Style:	
Kitchen Style:	
Whirlpool Tubs	
Bsmt. Garages	
Solar	

Building Photo



(https://images.vgsi.com/photos/WoodstockCTPhotos//default.jpg)

Building Layout

(ParcelSketch.ashx?pid=77&bid=77)

Building Sub-Areas (sq ft)	Legend
No Data for Building Sub-Areas	

Extra Features

Extra Features	Legend
No Data for Extra Features	

Land

Land Use

Use Code	100
Description	Vacant Res.
Zone	
Neighborhood	
Alt Land Appr	No
Category	

Land Line Valuation

Size (Acres)	9.5
Frontage	
Depth	
Total Market Land	$86,070
Appraised Value	$155,500

Outbuildings

Outbuildings	Legend
No Data for Outbuildings	

Valuation History

Appraisal			
Valuation Year	**Improvements**	**Land**	**Total**
2025	$0	$155,500	$155,500
2024	$0	$84,500	$84,500
2023	$0	$84,500	$84,500

Assessment			
Valuation Year	**Improvements**	**Land**	**Total**
2025	$0	$108,900	$108,900
2024	$0	$5,660	$5,660
2023	$0	$5,660	$5,660

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Receipt # 84005 Instr # 2025-00802
LocalTax $625.00
StateTax $1875.00

WOODSTOCK
VOL 739 PG 497
07/14/2025 10:25:37 AM
3 Pages
WARANTEE (WARRANTY) [
Christine G. French,
Acting Town Clerk

Return to:
Anthony Santoro, Esq.
530 Middlebury Road, #213B
Middlebury, CT 06762

Warranty Deed

To All People to Whom these Presents shall Come, Greeting:

KNOW YE THAT, We, **BRUCE A. SHERMAN and CYNTHIA K. SHERMAN** of the Town of Woodstock, County of Windham and State of Connecticut (hereinafter referred to as "Grantors") for the consideration of **TWO HUNDRED AND FIFTY THOUSAND DOLLARS ($250,000.00)** received to our full satisfaction of **PHOEBE A. POOLE** of 43 Jordan Rd, South Dartmouth, MA 02748 (hereinafter referred to as "Grantee") do give, grant, bargain, sell and confirm unto the said Grantee, Phoebe A. Poole her heirs and assigns forever:

A certain parcel of land located in the Town of Woodstock, County of Windham and State of Connecticut and as more particularly bounded and described in a **SCHEDULE A** hereto attached and made a part hereof.

Being the same premises as conveyed to Bruce A. Sherman and Cynthia K. Sherman by Warranty Deed from Carol A. Arvidson dated June 13, 2013 and recorded with Woodstock Land Records in Volume 568 Page 396.

To Have and to Hold the above granted and bargained premises, with the appurtenances thereof, unto her the said grantee, her heirs and assigns forever, to her and her own proper use and behoof.

And also, We, the said grantors, do for ourselves, our heirs, executors and administrators, covenant with the said grantee, her heirs and assigns, that at and until the ensealing of these presents, we are well seized of the premises, as a good indefeasible estate in **FEE SIMPLE**; and we have good right to bargain and sell the same in manner and form as is above written; and that the same is free from all incumbrances whatsoever, except as hereinbefore mentioned.

And Furthermore, we the said grantors, do by these presents bind ourselves and our heirs, executors and administrators forever to **WARRANT AND DEFEND** the above granted and bargained premises to her the said grantee, her heirs and assigns, against all claims and demands whatsoever, except as hereinbefore mentioned.

In Witness Whereof, we have hereunto set our hands and seals this 9th day of July, 2025.

Signed, Sealed and Delivered in presence of

Edwin C. Higgins, III

Bruce A. Sherman

Lisa Kuhn

Cynthia K. Sherman

State of Connecticut)
) Putnam
County of Windham)

On this the 9th day of July, 2025, before me, Edwin C. Higgins, III, the undersigned officer, personally appeared Bruce A. Sherman and Cynthia K. Sherman known to me (or satisfactorily proven) to be the persons whose names are subscribed to the within instrument and acknowledged that they executed the same for the purposes therein contained, as their free act and deed.

In Witness Whereof, I hereunto set my hand and official seal.

Edwin C. Higgins, III ,
Commissioner of The Superior Court

Latest address of Grantee:
43 Jordan Rd
South Dartmouth MA 02748

Property Description
Lot12D-2 Roxbury Road
Woodstock

A certain parcel of land located in the Town of Woodstock, County of Windham, State of Connecticut depicted as Lot #12D-2 on a plan entitled "Subdivision Plan prepared for the Arvidson Subdivision Roxbury Road & Child's Hill Road Woodstock, CT Scale: 1"=100' Date: 12/2/99" prepared by CME Associates, Inc., Woodstock, CT, on file as Map #1677 in the Woodstock Land Records, bounded and described as follows:

Beginning at an iron rod in the Northerly street line of Roxbury Road near the end of a stone wall, said rod marking the Easterly frontage corner of the herein described parcel and the Westerly frontage corner of land of Jon M. Trudeau and Lucinda E. Trudeau as depicted on said plan;

Thence, South 56 degrees 51 minutes 54 seconds West 180.60 feet along said Roxbury Road to an iron rod in a stone wall corner marking the Westerly frontage corner of the herein described parcel and the Southeasterly corner of Lot #12D-1 as depicted on said plan;

Thence, North 32 degrees 51 minutes 07 seconds West 261.01 feet along said stone wall to an iron rod at the end of said wall;

Thence, North 52 degrees 48 minutes 21 seconds West 136.58 feet to an iron rod in the center of a brook;

Thence, Northerly along said brook and thence along a stone wall 1,020 feet more or less to an iron rod at the Southeasterly corner of land of Martin G. Halpin and Evelyn c. Smith as depicted on said plan, the last three courses following said Lot #12D-1;

Thence, North 34 degrees 20 minutes 34 seconds West 12.95 feet along land of said Halpin and Smith to an iron rod marking the Southwesterly corner of land of Edgar H. Elliott and Jane Porter Elliott as depicted on said plan;

Thence, North 41 degrees 20 minutes 40 seconds East 367.50 feet along land of said Elliott passing thru an iron monument to a point in a stone wall at land of John W. Cook and Carol M. Mackin as depicted on said plan, said point marking the Southeasterly corner of said Elliott;

Thence, South 27 degrees 13 minutes 41 seconds East 135.66 feet along said stone wall to an iron rod at the end of said wall marking the Southwesterly corner of land of said Cook and Mackin;

Thence, North 36 degrees 46 minutes 19 seconds East 98.50 feet to a point;

Thence, North 39 degrees 27 minutes 29 seconds East 46.00 feet to an iron rod at Lot #12D-3 as depicted on said plan, said road marking the Southeasterly corner of said Cook and Mackin, the last three courses following said Cook and Mackin;

Thence, Southerly to the center of a brook and thence along said brook and thence to an iron rod in a stone wall 782 feet more or less, said rod marking the Southwesterly corner of said Lot #12D-3, the Northeasterly corner of land of said Trudeau and the Northwesterly corner of land of H. Dexter Young and Nancy W. Young as depicted on said plan, the last course following said Lot #12D-3;

Thence, South 55 degrees 09 minutes 22 seconds West 234.50 feet to a point;

Thence, South 56 degrees 22 minutes 51 seconds West 55.55 feet to an iron rod in a stone wall corner marking the Northwesterly corner of said Trudeau;

Thence, South 36 degrees 13 minutes 01 seconds East 539.22 feet to an iron rod marking the point and place of beginning, the last three courses following a stone wall and land of said Trudeau.

Said premises are subject to Riparian Rights.

The herein described parcel, containing 9.5 acres more or less, is a portion of the parcels conveyed to Frank E. Thayer, Beth E. Thayer, Robert D. Beckwith and Martha E. Beckwith on December 30, 1994 as recorded in Volume 252, Page 346 of the Woodstock Land Records and to Paul G. Arvidson, Beatrice E. Arvidson and Sven R. Arvidson on January 2, 1973 as recorded in Volume 66, Page 557 of said Land Records.

Being the same premises conveyed by Quit Claim Deed from Martha E. Beckwith and Beth E. Thayer to Carol A. Merlo dated October 19, 2000 and recorded in Volume 321 at Page 197.