

At

Re: Lot 2, Wellington Road, Templeton

Our File No. 51560

Exhibit "A"

A certain parcel of land located on the westerly side of Wellington Road, Templeton, MA being shown as Lot 2 on a plan of land entitled "Plan of Land Surveyed for Donald E. and Edith H. Mastin, Templeton, MA, August 29, 1995, Szoc Surveyors, 32 Pleasant Street, Gardner, MA" recorded in Worcester District Registry of Deeds, Plan Book 700, Page 23, being more particularly bounded and described as follows: Beginning at a point on the westerly side of Wellington Road, Templeton, MA at the corner of Lot 1 and Lot 2 on Wellington Road as shown on above referenced plan;

- Thence South 55° 00' 00" West by said Lot 1, a distance of one hundred fifty and no/100 (150.00) feet;
- Thence South 66° 17' 15" West by said Lot 1 to a stone wall, a distance of three hundred eighty three and 42/100 (383.42) feet;
- Thence North 01° 43' 31" East by a stone wall and land now or formerly of the Town of Templeton, a distance of one hundred seventy nine and 61/100 (179.61) feet;
- Thence North 17° 04' 14" East by said stone wall and land now or formerly of the Town of Templeton, a distance of sixteen and 42/100 (16.42) feet;
- Thence North 43° 18' 18" East by said stone wall at land now or formerly of the Town of Templeton, a distance of thirty-one and 87/100 (31.87) feet;
- Thence North 53° 11' 08" East by said stone wall and land now or formerly of the Town of Templeton a distance of one hundred twenty-seven and 43/100 (127.43) feet;
- Thence North 57° 48' 16" East by said stone wall and land or formerly of the Town of Templeton to a large pin a distance of sixty and 26/100 (60.26) feet;
- Thence North 70° 19' 35" East by land now or formerly of Richard M. and Maryann Earle to a point on the westerly side of Wellington Road, Templeton, MA, a distance of two hundred thirteen and 84/100 (213.84) feet;
- Thence South 28° 52' 00" East by said Wellington Road, Templeton, MA and the place of beginning, a distance of one hundred eighty-one and 17/100(181.17) feet;

Containing 2.242 acres more or less according to said plan.

The above premises are conveyed subject to the following:

1. A drainage Easement as shown on Lot 2 above referenced plan.
2. Waterline Easement as shown on Lot 2 of above reference plan.
3. Drainage Ditch as shown on Lot 2 of above reference plan.