

Appendix B

Description of Convertible Land

A certain tract or parcel of land situated in the Town of Ashland, County of Grafton and State of New Hampshire, more particularly bounded and described as follows:

Beginning at an iron pipe set in the ground on the westerly side of Calley Road, so-called, at land of Buttner; thence running along the westerly side of said road North  $01^{\circ} 28' 15''$  West seven hundred eighty-four and thirty-seven hundredths (784.37) feet; thence continuing along the westerly side of said road North  $10^{\circ} 18' 50''$  East three hundredth fifty-three and fifty-five hundredths (353.55) feet; thence continuing along the westerly side of said road North  $02^{\circ} 11' 02''$  East seventy-seven and thirteen hundredths (77.13) feet; thence continuing along the westerly side of said road in a curve of the following dimensions: Radius, eight hundred seventy-nine and ninety-three hundredths (879.93); delta angle  $16^{\circ} 38' 40''$ ; tangent, one hundred twenty-eight and seventy-two hundredths (128.72) feet; length: two hundred fifty-five and sixty-two hundredths (255.62) feet; chord North  $06^{\circ} 08' 18''$  West two hundred fifty-four and seventy-two hundredths (254.72) feet; thence continuing along the westerly side of said road North  $14^{\circ} 27' 38''$  West four hundred forty-five and forty-six hundredths (445.46) feet to a cement monument set in the ground marking the westerly limit of Calley Road; thence along the northerly edge of the right of way of Calley Road, North  $75^{\circ} 32' 22''$  East forty-two (42.00) feet, the above described line denoting an apparent change in the width of right of way of Calley Road; thence running along the westerly side of Calley Road, North  $13^{\circ} 50' 52''$  West one thousand five hundred thirty-four and forty hundredths (1534.40) feet to a stone post set in the ground marking the southeast corner of land of George Smith; thence running along the westerly edge of Calley Road, North  $17^{\circ} 10' 52''$  West one hundred thirty-five and ninety-one hundredths (135.91) feet to a stone post set in the ground marking the northeasterly corner of land of George Smith; thence running along the westerly side of Calley Road, North  $19^{\circ} 27' 20''$  East four hundred twenty-three and two hundredths (423.02) feet to an iron pipe to be set in the ground at land of Lillian Chase, thence running along the land of said Chase, South  $71^{\circ} 46' 18''$  West five hundred forty-three (543) feet to an iron pipe to be set in the ground; thence running along other land of said Chase North  $20^{\circ} 21' 10''$  West ninety-one and eighty-two hundredths (91.82) feet to an iron pipe to be set in the ground; thence running along other land of said Chase South  $84^{\circ} 55' 28''$  West three hundred twenty-two and fifty-three hundredths (322.53) feet to an iron pipe to be set in the ground; thence running along other land of said Chase South  $86^{\circ} 14' 50''$  West five hundred twenty-one and eighteen hundredths (521.18) feet to an iron pipe to be set in the ground on the easterly bank of the Pemigewasset River, said line to continue in the same direction to the thread of the stream of the

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Pemigewasset River; thence turning and following the thread of said river in a southeasterly direction four thousand three hundred (4300) feet, more or less, to a point intersecting a line running North 71° West from the point of beginning; thence turning and running South 71° East to the easterly bank of said river and thence continuing on the same course South 71° East eight hundred eighty (880) feet, more or less, to the point of beginning.

EXCEPTING AND RESERVING from the above described a tract of land belonging to George Smith containing one (1) acre, more or less.

MEANING AND INTENDING hereby to describe the same premises as shown on a plan entitled "Plan Showing land of Robert H. Frey situated in the Town of Ashland, Grafton County, State of New Hampshire, Scale 1 inch - 200 feet, Surveyed: December 1966 by H. D. Trojano Surveyor" recorded in the Grafton County Registry of Deeds in Volume 1045, Page 25.

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