

83  
Tombahwa  
Drive

Vol-32 pg. 560

560

WARRANTEE VOL. 22

To all People to whom these Presents shall come, - Greeting:

Know Ye, That We Matthew A. Garvey and Kathleen A. Garvey of the Town of Sedgwick, County of New London, State of Connecticut, hereinafter referred to as the Grantors, for the consideration of One Dollar and other valuable consideration

received to our full satisfaction of Alan B. and Shirley S. Crabtree hereinafter referred to as the Grantees, do give, grant, bargain, sell and confirm unto the said Grantees a certain parcel of land containing 0.22 acres situated on the westerly side of a fifty foot (50') right-of-way in Torrey Park Development, so called, in the Town of Sedgwick, County of New London, and State of Connecticut bounded and described as follows: Beginning at a stake on the westerly line of right-of-way, said stake being South 30° 46' West one hundred forty-seven and six tenths (147.6) feet from a point in the center of a stone wall, said point being ninety-three (93.2) feet more or less, in a westerly direction from an angle point in the wall, said angle point being a southerly corner of the property of Irving H. Norman. Thence South 79° 18' West one hundred eighty (180.0) feet, more or less, to center of Old Mill Pond. Thence along center of Old Mill Pond one hundred eighty-five (185.2) feet, more or less. Thence north 79° 18' East one hundred forty-six (146.2) feet, more or less, to a stake on the westerly line of said right-of-way. The above three courses about the remaining land of Grantor. Thence north 29° 16' East twenty-nine (29.0) feet to a stake. Thence north 30° 46' East one hundred seventy-one (171.2) feet, more or less, to point and place of beginning. Said last two courses being the westerly line of the right-of-way. Said premises are conveyed to the Grantees, their heirs and assigns together with a fifty (50) foot right of way for all purposes over the existing roadway to Route 12.

THIS IS TO CERTIFY THAT  
THE ABOVE GRANT TO THE GRANTEES  
OF SAID DEED HAS BEEN FILED TO THE  
RECORDS OF THE TOWN OF  
SEDGWICK, CONNECTICUT  
BY  
S. J. GALLUP, CLERK

To Have and to Hold the above granted and bargained premises, with the appurtenances thereof, unto them the said grantees & their

heirs and assigns forever, to them and their own proper use and behoof. And also, We the said grantor & do for our selves heirs, executors and administrators, covenant with the said grantees their

heirs and assigns, that at and until the enrolling of these presents, we are well seized of the premises, as a good indefeasible estate in fee simple, and 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 encumbrances whatsoever, except as hereinbefore mentioned.

And Furthermore, We the said grantor & do by these presents bind our selves and our heirs forever to warrant and defend the above granted and bargained premises to them the said grantees their

heirs and assigns, against all claims and demands whatsoever, except as hereinbefore mentioned.

In Witness Whereof, I have hereunto set my hand and seal this 17<sup>th</sup> day of October in the year of our Lord nineteen hundred and 60

Signed, Sealed and delivered in presence of  
Lucy R. Pfannenstiel Matthew A. Garvey [L. 6.]  
Israel M. Riley Kathleen A. Garvey [L. 8.]  
COUNTY OF New London  
STATE OF CONNECTICUT, } on October 17, A. D. 19 60

Personally appeared Matthew A. and Kathleen A. Garvey

signers and sealers of the foregoing instrument, and acknowledged the same to be their free act and deed, before me, A. J. Pfannenstiel

(Notary Seal)  
Justice of the Peace  
for  
County  
Commissioner of the Superior Court  
Notary Public

Received for record Oct. 20 1960, at 1 h 45 m P. M., and recorded by me, Sarah J. Gallup, Assistant Town Clerk

89  
Twp  
10/14

524

WARRANTEE VOL. 32

To all People to whom these Presents shall come, - Greeting:

Know Ye, That we, Matthew A. Garvey and Kathleen A. Garvey of the Town of Ledyard, County of New London, State of Connecticut, hereinafter referred to as the Grantors,  
for the consideration of One Dollar and other valuable considerations

received to our full satisfaction of Joseph J. Wojcik and Roberta C. Wojcik of Town of Jamestown, State of Rhode Island, hereinafter referred to as the Grantees,  
do give, grant, bargain, sell and confirm unto the said Grantees a certain parcel of land, containing ing a 62.0 acres, situated on the westerly side of a fifty (50) foot right of way in Joney Park Development, so called, in the Town of Ledyard, County of New London, and State of Connecticut bounded and described as follows: Beginning at the middle of a stone wall on the northerly side of said right of way, said point being ninety-three (93) feet along center of front wall in a westerly direction from an angle point in the stone wall, said angle point being a bound in the southerly line of the land of Irving H. Norman. Thence, South 89° 18' West two hundred fifty-nine (259) feet more or less along center of remaining wall to center of Old Mill Pond, said line being the property line of Irving H. Norman. Thence, one hundred twenty-five (125) feet more or less along center of Old Mill Pond. Thence North 89° 18' East one hundred eighty (180) feet more or less to a stake. Said last two courses being along remaining land of Grantor. Thence, North 30° 46' East one hundred forty-seven and six-tenths (147.6) feet to point and place of beginning, said course being along westerly line of right-of-way and remaining land of Grantor.

THIS INSTRUMENT HAS BEEN FILED FOR RECORD IN THE OFFICE OF THE TOWN CLERK OF THE TOWN OF LEDYARD, CONNECTICUT, THIS 26th DAY OF AUGUST, 1960.

To Have and to Hold the above granted and bargained premises, with the appurtenances thereof, unto them the said grantees their

heirs and assigns forever, to them and their own proper use and behoof. And also we the said grantor do for our selves our heirs, executors and administrators, covenant with the said grantees their

heirs and assigns, that at and until the enrolling of these presents, we are well seized of the premises, as a good indefeasible estate in fee simple; and 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.

And Furthermore, We the said grantor do by these presents bind our selves and our heirs forever to warrant and defend the above granted and bargained premises to them the said grantees their

heirs and assigns, against all claims and demands whatsoever.

In Witness Whereof, I have hereunto set my hand and seal this 26 day of August A. D. 19 60

Signed, Sealed and delivered in presence of  
Lucy R. Pfannenstiel Kathleen A. Garvey (Seal) not  
Isabel M. Riley Matthew A. Garvey (Seal) not  
County of New London  
STATE OF CONNECTICUT, } on August 26, A. D. 19 60

Personally appeared Matthew A. Garvey and Kathleen A. Garvey

signer and sealer of the foregoing instrument, and acknowledged the same to be free act and deed, before me, A. J. Pfannenstiel (Notary Seal)  
Notary Public

Received for record Aug. 30 1960, at 9 h 25 m A.M., and recorded by me, Sarah J. Gallup, Assistant Town Clerk



courses abutting remaining land of grantors; thence South 06° 30' East twenty-two and ninety-eight hundredths feet (22.98') to a spike, said course being the easterly line of postway; thence South 11° 02' East one hundred thirty-five and six hundredths feet (135.06') to a stake, said course abutting land of Kenneth W. and C. Ann McBride and grantors; thence on an arc of one hundred sixty-six and sixty-two hundredths feet (166.62') with a radius three hundred twenty-six and fifty-six hundredths feet (326.56') to a stake; thence South 40° 15' East one hundred seventy-nine and twenty-nine hundredths feet to a stake; said stake being a point on Section One; thence North 46° 55' East fifty and two hundredths feet (50.02') to a stake; thence North 37° 12' East two hundred nine and ninety-five hundredths feet (209.95') to a stake; thence North 26° 11' East one hundred forty-eight and ten hundredths feet (148.10') to a stake; thence North 00° 15' East two hundred ten and three hundredths feet (210.03') to a stake; thence North 04° 51' West two hundred four and ninety-nine hundredths feet (204.99') to a stake; thence on an arc of sixty-six feet (66.00') with a radius of sixty and fifty-hundredths feet (60.50') to a stake; thence continuing on an arc of fifty-five and twenty-one hundredths feet (55.21') in length with a radius of forty-one and sixty-two hundredths feet (41.62') to a stake; thence South 30° 16' West two hundred seventeen and seventy-hundredths feet (217.70') to a stake; thence South 35° 09' West one hundred twenty and fifty hundredths feet (120.50') to a stake; thence South 51° 09' West sixty-seven and sixty-six hundredths feet (67.66') to a stake; thence South 62° 46' East sixty-two and seventy-six hundredths feet (62.76') to a stake; thence South 11° 02' East one hundred seventeen and four hundredths feet (117.04') to a stake; thence on an arc one hundred forty-one and eleven hundredths feet (141.11') in length with a radius of two hundred seventy-six and fifty-six hundredths feet (276.56') to a stake; thence South 40° 15' East one hundred eighty and two hundredths feet (180.02') to a stake; thence South 24° 58' East fifty-five and fifty-eight hundredths feet (55.58') to the wall corner point and place of beginning, said last seventeen courses abutting remaining lands of grantors. Containing approximately 96,000 square feet.

For a more particular description of the above described sections, reference is made to four maps (sheets 4 of 4) to be filed in the Ledyard Town Hall, the first plan showing Sub-Division of Marie Torrey Copp Property, Matthew A. Garvey Developer, Ledyard, Conn. Scale 1" = 40' dated April 1959, Layout by Michael J. Garvie, Norwich, Conn. (sheet 1 of 4) and the next two entitled Town of Ledyard, Plan showing Roadway of Torrey Park Property, Matthew A. Garvey Developer, Scale 1" = 40' dated April 1961, Layout by Michael J. Garvie, Norwich, Conn. (Sheets 2 and 3 of 4) and the last entitled Town of Ledyard, Torrey Park Development Second Tract, Revised Nov. 1960, formerly Marie T. Copp, Ledyard, Conn., Scale 1" = 40' (sheet 4 of 4).

Together with the right to the Grantee to discharge water on the land of the grantors situated adjacent to the present roadway, from culverts on Section I at approximately stations 6-63 right, 10-95 right, 20-27 right and 27-32 right and on Section II at approximately Station 1-0 left, 9-13 right, 14-30 right and 17-95 left.

The culvert stationing is indicated on sheets four of four previously mentioned.

TO HAVE AND TO HOLD the above granted and bargained premises, with the appurtenances thereof, unto it the said grantee its successors and assigns forever, to it and their own proper use and behoof.

AND ALSO, we the said grantors do for ourselves, our heirs, executors and administrators, covenant with the said grantee its successors, and assigns, that at and until the encasing of these presents, we are well seized of the premises, as a good indefeasible estate in FEE SIMPLE; and 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 it the said grantee its successors, heirs and assigns, against all claims and demands whatsoever, except as hereinbefore mentioned.

The consideration of this deed is such that no documentary stamps are required.

IN WITNESS WHEREOF, we have hereunto set our hands and seals this 8th day of June in the year of our Lord nineteen hundred and sixty-one.

Signed, Sealed and Delivered in presence of

/s/ MILTON L. JACOBSON  
Milton L. Jacobson

/s/ MATTHEW A. GARVEY (L.S.)  
Matthew A. Garvey

/s/ KATHLEEN D. WALDRON  
Kathleen D. Waldron

/s/ KATELEEN A. GARVEY (L.S.)  
Kathleen A. Garvey

STATE OF CONNECTICUT, }  
COUNTY OF NEW LONDON } ss. Norwich,

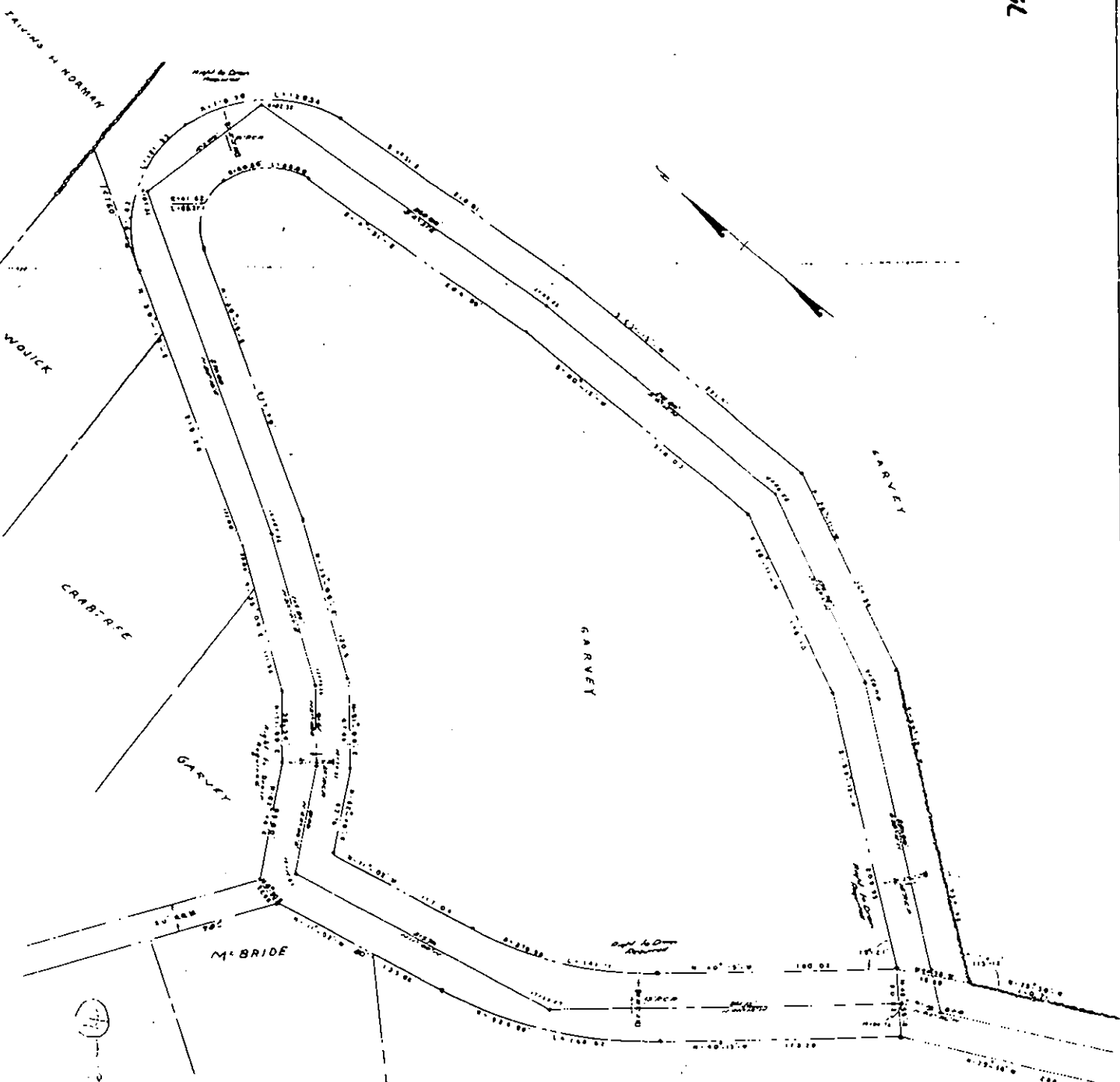
June 8 A.D., 1961.

Personally Appeared - MATTHEW A. GARVEY and KATELEEN A. GARVEY - Signers and Sealers of the foregoing Instrument, and acknowledged the same to be their free act and deed before us.

/s/ MILTON L. JACOBSON  
Milton L. Jacobson  
Commissioner of the Superior Court

Received June 21 1961 at 9:50 A. M. Recorded in Ledyard Land Records Vol. 31 Page 212-213

ATTEST: Everett Galley  
Town Clerk



TOWN OF LEDYARD  
 TORREY PARK DEVELOPMENT  
 SECOND TRACT  
 REVISED NOV 1960  
 FORMERLY MARIE I COPY  
 LEDYARD, CONN  
 SCALE 1"=60'  
 SHEET 2 OF 2

I HEREBY CERTIFY THAT THIS MAP  
 IS ACCURATELY CORRECT TO THE  
 BEST OF MY KNOWLEDGE AND BELIEF  
 [Signature]

[Signature]

Scale 1"=60'

*Mark C. Coen*  
*5 Allyn Lane*  
*Gales Ferry, Ct. 06335*  
*860-608-7181*  
*mc5allyn@aol.com*

*May 11, 2010*

*Mr. Michael Cherry*  
*Mr. Kevin Dombroski*  
*Mr. Fred Allyn*

*RE: 83 Inchcliffe Drive, Gales Ferry, Ct.*

*Mr. Cherry, Mr. Dombroski and Mr. Allyn,*

*I would like to clear up when 83 Inchcliffe Drive became a lot in Ledyard, I am going to lay out some deeds and maps with time lines for your review. On October 20, 1960, Vol-32, Pg-560 of the Ledyard land records, "Garvey" sold to "Crabtree" what is now known as 83 Inchcliffe Dr. also shown as the same on map # 75D filed at Ledyard land records showing the lot as "Crabtree".*

*Also, the lot to the North is listed as "Wojick" was transferred on August 30, 1960 from "Garvey" also to "Wojick" in Vol-32, Pg-524 and also showing on Map # 75D.*

*These lots clearly pre-date Ledyard Zoning which became effective Oct. 11, 1963 and Ledyard Subdivision Regs. Effective March 22, 1962 and Ledyard Wetlands in 1974.*

*On June 21<sup>st</sup>, 1961 Vol-38, Pg-212 and 213 "Garvey" conveyed the fee for land now know as Inchcliffe Drive to the Town of Ledyard and exiled the "Crabtree" and "Wojick" parcels from any other lands to be subject to Subdivision*

*In Closing, 83 Inchcliffe Drive has been a lot of record since Oct. 17, 1960 and clearly was a lot prior to Sub-division regulations.*

*I have attached deeds and maps referenced above with this letter for your review. I will be glad to review these deeds and map in the Ledyard Clerks office at your convenience. This is a clear and documented chain of title showing 83 Inchcliffe Drive was clearly a lot by Deed and Map with both being recorded on Ledyard Land Records.*

