

Mark C. Coen
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April 28, 2010

Mr. George Calkins, RS
Ledge Light Health District
North Road
Groton, Ct 06340

RE: 83 Inchcliffe Drive, Gales Ferry, Ct.

Mr. Calkins,

After our conversation on April 27, 2010 with regards to 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 Sub-division Regs. Effective March 22, 1962 and Ledyard Wetlands in 1974.

On June 21st, 1961 Vol-38, Pg-212 and 213 "Garvey" conveyed the fee of land now know as Inchcliffe Drive to the Town of Ledyard.

In Closing, 83 Inchcliffe Drive has been a lot of record since Oct. 17, 1960 and clearly was a lot prior to January 1st, 1994.

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.


Mark Coen

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, herein after 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*

of hereinafter referred to as the Grantee, do give, grant, bargain, sell and confirm unto the said Grantee a certain parcel of land containing *0.624* 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) feet more or less, in a westerly direction from an angle point in the wall, said angle point being a southerly bound of the Property of Irving H. Norman Thence South 79° 17' West one hundred eighty (180) feet more or less to center of Old Mill Pond, Thence along center of Old Mill Pond one hundred eighty-five (185) feet more or less. Thence north 79° 17' East one hundred forty-six (146) 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) feet to a stake. Thence North 30° 46' East one hundred seventy-one (171) 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 Grantee, 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 REVENUE STAMPS TO THE AMOUNT OF \$2.30 WERE AFFIXED TO THE ABOVE DEED AND FILED. E. J. Gallup, ASST. TOWN CLERK

To Have and to Hold the above granted and bargained premises, with the appurtenances thereof, unto *them* the said grantee *s. their*

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

heirs and assigns, that at and until the ensembling 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 *s* 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 grantee *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 *17th* day of *October* in the year of *our* Lord *A. D. 19* nineteen hundred and *60*

Signed, Sealed and delivered in presence of
Lucy P. Pfannenstiel *Matthew A. Garvey* [L. S.]
Isabel M. Riley *Kathleen A. Garvey* [L. S.]
COUNTY OF *New London*
STATE OF CONNECTICUT, } ss. *October 17,* A. D. *1960*

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 *New London* County
Commissioner of the Superior Court
Notary Public.

Received for record *Oct. 26* 19 *60*, at *1 h 45 m P. M.*, and recorded by me, *Sarah J. Gallup, Assistant* Town Clerk.

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 Sed-
yard, 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 contain-
ing 0.620 acres situated on the westerly side of a fifty (50) foot right-of-way
in Torrey Park Development, so called, in the Town of Sedyard, County
of New London, and State of Connecticut bounded and described as fol-
lows: 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 stone 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 IS TO CERTIFY THAT
REVENUE STAMPS TO THE AMOUNT
OF \$1.00 WERE AFFIXED TO THIS
DEED AND CANCELED.
BY *S. J. Gallups* TOWN CLERK

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

heirs and assigns, that at and until the enacting 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 grantee *their*

heirs and assigns, against all claims and demands whatsoever.

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

Signed, Sealed and delivered in presence of
Suey R. Pfannenstiel *Kathleen A. Garvey* (Seal) (M.O.)
Isabel M. Riley *Matthew A. Garvey* (Seal) (M.O.)
COUNTY OF New London }
STATE OF CONNECTICUT. } ss. *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
deed, before me, *A. J. Pfannenstiel* free act and
(Notary Seal)

Judice of the Peace
for _____ County
Commissioner of the Superior Court
Notary Public.

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

STATE OF CONNECTICUT)
) ss. New London,
COUNTY OF NEW LONDON)

June 14, 1961

PERSONALLY APPEARED PHYLIS K. CADY, signer and sealer of the foregoing instrument, who executed said instrument individually and on behalf of JOHN P. CADY, Jr. and acknowledged that she executed the same as her free act and deed and as the free act and deed of said John P. Cady, Jr., before me,

/s/ WILLIAM T. DOUTON, JR.
Notary Public (SEAL)
William T. Douton, Jr.

Received for Record at 2:20 o'clock June 19, 1961 and Recorded in Book 38 Page 211-212 of Ledyard Land Records.

ATTEST: Everett Galus
Town Clerk

WARRANTY DEED

TO ALL PEOPLE TO WHOM THESE PRESENTS SHALL COME, GREETING,
KNOW YE, That We, MATTHEW A. GARVEY and KATHLEEN A. GARVEY, husband and wife, both of the Town of Ledyard, County of New London and State of Connecticut, for the consideration of One Dollar and other good and valuable considerations received to our full satisfaction of TOWN OF LEDYARD, a municipal corporation, located in the County of New London and State of Connecticut, do give, grant, bargain, sell and confirm unto the said TOWN OF LEDYARD, two sections of land fifty feet (50') in width situated in the Torrey Park Development located on the west side of Route # 12 in the Town of Ledyard, County of New London and State of Connecticut, bounded and described as follows:-

SECTION ONE: BEGINNING at a Connecticut Highway Department boundary monument on the westerly line of Route #12, said monument being two hundred and eight feet (208.00') southwest of the property corner of the Winthrop Hurlbutt farm, thence North 72° 02' West two hundred and eighty-one and six hundredths feet (281.601') to a stake; thence North 48° 04' West two hundred thirty-two and twenty hundredths feet (232.20') to a stake; thence North 54° 44' West two hundred ninety-five and no hundredths feet (295.00') to a stake; thence North 42° 34' West eighty-six and ninety-hundredths feet (86.90') to a stake; thence North 40° 47' West one hundred seventy-five and seventy hundredths feet (175.70') to a stake; thence North 35° 33' West ninety-three and eighty-hundredths feet (93.80') to a stake; thence North 33° 35' West two hundred forty-eight and forty-eight hundredths feet (248.48') to a stake; thence North 49° 13' West one hundred sixty-eight and twenty-one hundredths feet (168.21') to a stake; thence North 56° 39' West one hundred forty-two and twenty-one hundredths feet (142.27') to a stake; thence North 46° 52' West one hundred thirteen and sixty-seven hundredths feet (113.63') to a stake; said last ten courses abutting remaining land of the grantors; thence North 29° 06' West two hundred twenty-one and ten hundredths (221.10') to a stake; said line abutting land of Robert A. and Mildred I. Willenave and remaining land of the grantors; thence North 24° 00' West three hundred ninety-nine and thirty-five hundredths feet (399.35') to a stake; thence North 30° 06' West three hundred and eighty-three hundredths feet (300.83') to a stake; thence North 25° 36' West two hundred eighty-six and nineteen hundredths (286.19') to a stake; thence North 48° 55' East fifty and zero two hundredths feet (50.02') to a stake; thence South 24° 50' East fifty-five and fifty-eight hundredths feet (55.58') to a wall corner formerly the northwest corner of a tract more particularly described in Vol. 24, page 542 recorded in the Ledyard Land Records; thence along center line of wall South 25° 36' East two hundred forty and seventy-one hundredths feet (240.71') to an angle in wall; thence along remaining wall and continuing South 30° 06' East three hundred one and fifty-three hundredths feet (301.53') to a stake; thence South 24° 00' East three hundred ninety-nine and ninety-five hundredths feet (399.95') to a stake; thence South 29° 06' East two hundred thirteen and zero four hundredths feet (213.04') to a stake; thence South 46° 52' East one hundred two and fifty-three hundredths feet (102.53') to a stake; thence South 56° 39' East one hundred forty-one and thirty-nine hundredths feet (141.39') to a stake; thence South 49° 13' East one hundred seventy-eight and fifty-five hundredths feet (178.55') to a stake; thence South 33° 35' East two hundred fifty-four and four hundredths feet (254.04') to a stake; thence South 35° 33' East ninety and forty-four hundredths feet (90.44') to a stake; said last fourteen courses abutting remaining land of the grantors; thence South 40° 47' East one hundred seventy-two and sixty-hundredths feet (172.60') to a stake, said course abutting land of John P. and Phyllis K. Cady and land of the grantors; thence South 42° 34' East eighty and eighty-hundredths feet (80.80') to a stake; thence South 54° 44' East two hundred ninety-two and sixty hundredths feet (292.60') to a stake; said last two courses abutting land now or formerly of Leon Pawlikowski and remaining land of grantors; thence South 48° 04' East two hundred fifty-one and seventy-hundredths feet (251.70') to a stake; thence South 11° 15' East two hundred sixty-five and ten hundredths feet (265.10') to a stake; said last two courses abutting remaining land of the grantors; thence South 78° 24' East four hundred one foot, more or less (401.00') to a stake in the westerly line of Route #12 and abutting land of grantors and land of Winthrop Hurlbutt; thence South 12° 00' West fifty feet (50.00') along westerly line of Route 12 and land of grantors to point and place of beginning. Containing approximately 173,600 square feet.

SECTION TWO: BEGINNING at the wall corner aforesaid in description of Section One thence North 39° 12' East two hundred thirty-six and ninety-eight hundredths feet (236.98') to a stake; thence North 26° 11' East one hundred sixty-four and ninety-four hundredths feet (164.94') to a stake; thence North 06° 15' East two hundred twenty-one and fifty-seven hundredths feet (221.57') to a stake; thence North 04° 31' West two hundred ten and one hundredth feet (210.01') to a stake; thence along the arc one hundred twenty and fifty-four hundredths feet (120.54') with a radius of one hundred ten and fifty-hundredths feet (110.50') to a stake; said last five courses abutting remaining land of the grantors; thence continuing along an arc of one hundred twenty-one and fifty-three hundredths feet (121.53') with a radius of ninety-one and sixty-two hundredths feet (91.62') to a stake; thence South 30° 16' West two hundred eighteen and twenty hundredths feet (218.20') to a stake; said last two courses abutting lands of the grantors, Joseph J. and Roberta C. Wojcik, and Allen B. and Shirley S. Crabtree; thence South 35° 09' West one hundred eleven and thirty-eight hundredths feet (111.38') to a stake, said course abutting land of said Crabtree and grantor; thence South 51° 09' West fifty-five and fifty-six hundredths feet (55.56') to a stake; thence South 62° 46' West eighty-six and fifty hundredths feet (86.50') to a stake, last two

courses abutting remaining land of grantors; thence South 06° 30' West twenty-two and ninety-eight hundredths feet (22.98') to a spike, said course being the easterly line of pentway; 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 (50.02') to a stake; said stake being a point on Section One; thence North 48° 55' East fifty and two hundredths feet (50.02') to a stake; thence North 39° 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 (204.99') to a stake; thence North 04° 31' 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° 45' West 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 ensueing of these presents, we are well seized of the premises, as a good indefeasible estate in FREE 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/ KATHLEEN D. WALDRON
Kathleen D. Waldron

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

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

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

June 8 A.D., 1961.

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

/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 Gallup
Town Clerk