

TOWN OF ESSEX
LAND USE APPLICATION
PART ONE

PLEASE CHECK THE APPROPRIATE LINE(S) AND ATTACH THE APPROPRIATE APPLICATION(S):

SPECIAL EXCEPTION	_____	VARIANCE/ APPEAL	<u> X </u>
SITE PLAN REVIEW	_____	APPROVAL OF LOCATION	_____
INLAND WETLANDS PERMIT	_____	REGULATION TEXT AMENDMENT	_____
INLAND WETLANDS PERMIT - AGENT APPROVAL	_____	ZONE CHANGE	_____
	_____	COASTAL SITE PLAN REVIEW	_____
WETLAND PERMIT TRANSFER	_____	MODIFICATION OF PRIOR APPROVAL	_____
SUBDIVISION / RESUBDIVISION	_____	SPECIAL FLOOD HAZARD AREA PERMIT	_____

PROJECT DESCRIPTION:

The applicant is proposing to construct a 6-bedroom, 2 1/2 story year-round dwelling with an attached garage and rear open covered porch, a rear patio and inground pool, install a pervious driveway, landscaping and a 100% Connecticut Public Health Code-compliant septic system and other associated improvements. The proposed dwelling will be located entirely outside of FEMA Flood Hazard Zone AE (El. 10).

STREET ADDRESS OF PROPERTY 17 Mack Lane, Essex, CT 06426

ASSESSOR'S MAP 50 LOT 14-1 LOT SIZE 32,130± s.f. DISTRICT VR
(0.74± acres)

APPLICANT Bertie Deming Heiner
601 Old Ballard Road, Charlottesville, VA 22901 PHONE (434) 960-9171

APPLICANT'S AGENT (if any) Joe Wren, P.E. (Indigo Land Design, LLC)
40 Elm Street, 2nd Floor, Old Saybrook, CT 06475 PHONE (860) 388-9343

ENGINEER SURVEYOR/ARCHITECT <same as agent>
PHONE _____

Note:

1) TO BE ACCEPTED BY THE LAND USE OFFICE. THIS APPLICATION MUST BE COMPLETED, SIGNED, AND SUBMITTED WITH THE REQUIRED FEE(S) AND MAP(S) PREPARED IN ACCORDANCE WITH THE APPLICABLE REGULATIONS.

2) THE SUBMITTAL OF THIS APPLICATION CONSTITUTES THE PROPERTY OWNER'S PERMISSION FOR THE COMMISSION OR ITS STAFF TO ENTER THE PROPERTY FOR THE PURPOSE OF INSPECTION.

3) I HERBY AGREE TO PAY ALL ADDITIONAL FEES AND/OR ADDRESS SUCH COSTS DEEMED NECESSARY BY THE LAND USE OFFICE AS DESCRIBED IN PART THREE OF THIS APPLICATION.

Town of Essex
Zoning Board of Appeals
29 West Avenue, Essex, CT 06426

Application
Part Two

Date received by office _____ Application fee - \$40 + State fee - \$60 = \$100

Variance _____ X _____ Application # _____
Appeal of a Decision by ZEO _____
Certificate of Location _____

APPLICANT (please print) Bertie Deming Heiner
ADDRESS 601 Old Ballard Road, Charlottesville, VA 22901
Street Town State Zip
Telephone (434) 960-9171
home work cell

OWNER OF PROPERTY <same as applicant>
ADDRESS _____
Street Town State Zip
Telephone _____
home work cell

Deed Reference: Book 337 Page 68

Current use of the property Private single-family residential (former house recently demolished prior to sale)

Is any portion of property within 500' of another Town? No - Town of Lyme is approx. 3,000 ft. to the east per town GIS

Is the property within the Gateway Conservation District? Yes, per town zoning map.

If this application is for a variance(s) please complete the following section:

Variance(s) requested of the zoning regulations
<see attached>

State the hardship on which the variance(s) are based. The hardship MUST be based on *physical constraints* of the land only.
<see attached>

Have previous applications been made for this property? None known

Previous application #s and dates _____

If this application is to APPEAL an order of the Zoning Enforcement Official, please describe the nature of the order and basis for the appeal. Attach a copy of the ZEO's order.

N/A

If this application is for a Certificate of Location for Motor Vehicles Sales or Repair, please describe proposed business.

N/A

The following items must be included as part of this application:

- a. Fee of \$40, plus \$60 State Fee...payable to the Town of Essex
- b. 15 copies of the application, site plan (with setback lines) and sketch of the proposal.
- c. Copy of property deed
- d. Copy of ZEO's order (if applicable)
- e. K-7 Certificate (if applicable) No public hearing required.

Signature of applicant Bertie O'Keefe Date: 12/17/20

Signature of property owner Bertie O'Keefe Date: 12/17/20

Zoning Board of Appeals Application - Attachment of ZBA Appeals

Applicant: Bertie Deming Heiner

Address: 17 Mack Lane, Essex, CT 06426

Section No.	Required (ft.)	Requested (ft.)
40D	Improvements conforming to regulations	Improvements nonconforming to regulations
101E	No building or improvement within 100' of the Coastal Jurisdiction Line of the CT River or any of its tributaries or associated wetlands	10.1 ± ft. (pr. circular patio) 68.9 ± ft. (pr. pool (coping)) 84.8 ± ft. (pr. pool equipment)
101F	50' Vegetative Gateway Buffer Area (50' from CT River)	10.1 ± ft. (pr. circular patio)

Hardship

The subject parcel is an undersized lot (lot area = 32,130 s.f.) and is an existing non-conforming lot of record since the lot area provided is less than the 60,000 s.f. required in the zoning district (53.6% of required). Also, the lot is irregularly shaped and is a narrow lot since the lot width is 57± where 120 ft. is required (47.5% of required). Additionally, the lot is encumbered by a right of way in favor of others that extends over the front of the property.

Due to the size and shape of the lot, approximately 59% of the property is consumed by yard setbacks. Furthermore, the property Middle Cove of the Connecticut River and within the CT River Gateway Conservation Zone . Due to the cumulative effect of the required yard setbacks and the applicable Gateway setbacks and buffers, a total of approximately 74% of the property is consumed by restrictive setbacks.

The property was recently purchased by the applicant in October 2020 and the pre-existing dwelling was removed prior to the sale of the property. The former (pre-existing) dwelling was non-conforming to the 25' side yard setbacks to the north and south and extended over these setbacks up to 0.8' (north) and 0.9' (south), respectively. These pre-existing non-conformities will be eliminated and the proposed dwelling will be completely conforming to yard setbacks. An inground pool, pool equipment, and a circular CT granite stepping stone patio are proposed within the 100' Gateway Buffer and require variances. The inground pool will be approximately 10' higher in elevation than the water and will not be visible from Middle Cove. The pool utilities will be screened with a hedge and will also be concealed by proposed trees and other landscaping that is located waterward of the pool equipment.

This project will enhance the visual aesthetics of the property. This proposal incorporates various landscaping features such as meadow grass buffers along the waterward edge and sides of the property, naturalized screening vegetation near the northeast and southeast corners of the property and proposed trees along the sides of the property. Additionally, permeable hardscape materials have been incorporated into the plan. These include CT granite stepping stone patios, stepping stone paths, dry-laid CT stone walls and a permeable concrete driveway in lieu of impervious materials.

The proposed project will be in harmony with other recently renovated homes in the neighborhood. The proposed house will be conforming to all yard setback requirements and will enhance the visual aesthetic of the property by incorporating various landscaping features. The proposed house and septic system will be much further from the water than the pre-existing house and the two (2) pre-existing septic systems. The dwelling will be located entirely outside of a FEMA Special Flood Hazard Area and will be in compliance with building, health, electrical, fire and safety codes as applicable. This project will conserve the public health, safety, convenience, welfare and property values of the residents of Essex.

100' Abutters ~ 17 Mack Lane



Property Information

Property ID 50 14-1
Location 17 MACK LA
Owner HEINER BERTIE DEMING



**MAP FOR REFERENCE ONLY
NOT A LEGAL DOCUMENT**

Town of Essex, CT makes no claims and no warranties, expressed or implied, concerning the validity or accuracy of the GIS data presented on this map.

Geometry updated 04/09/2020
Data updated 04/09/2020

Subject Property

<u>ID</u>	<u>Site Address</u>	<u>Owner Name</u>	<u>Co-Owner Name</u>	<u>Owner Address</u>	<u>Owner City</u>	<u>Owner State</u>	<u>Owner State</u>
50-014-01	17 MACK LA	HEINER BERTIE DEMING		601 OLD BALLARD I	CHARLOTTSVILLE	VA	22901

100' Abutters List

<u>ID</u>	<u>Site Address</u>	<u>Owner Name</u>	<u>Co-Owner Name</u>	<u>Owner Address</u>	<u>Owner City</u>	<u>Owner State</u>	<u>Owner State</u>
50-014-02	15 MACK LA	CARLSON RICHARD E TRUSTEE OF THE RICHARD	E CARLSON LIVING TRUST	15 MACK LA	ESSEX	CT	06426
46-027	12 MACK LA	CASEY THOMAS E		12 MACK LANE	ESSEX	CT	06426
50-007	THATCHBED ISLAND	CONN STATE OF		N/A	ESSEX	CT	06426
50-014-03	13 MACK LA	FLORES FRANK J & MARIANNE		13 MACK LANE	ESSEX	CT	06426
46-028	18 MACK LA	KRALL PHILLIP		28 MACK LA	ESSEX	CT	06426
50-013	36 MACK LA	PICKETT ROBERT DOUGLAS JR & WEEKS WHITNEY EMELIE		36 MACK LA	ESSEX	CT	06426
50-011	28 MACK LA	KRALL PHILLIP		28 MACK LA	ESSEX	CT	06426
46-031	22 MACK LA	MCFADDEN DANA DAVISON		22 MACK LA	ESSEX	CT	06426
50-012	30 MACK LA	FURGUESON MICHAEL G		30 MACK LA	ESSEX	CT	06426
50-014-1A	MACK LA	ESSEX TOWN OF		29 WEST AVE	ESSEX	CT	06426-0098
46-026	10 MACK LA	ELMGREN TODD J & BROOKE STROH CO-TRUSTEE		6425 CHABOT RD	OAKLAND	CA	94618

17 MACK LA

Location 17 MACK LA

Mblu 50/ 014/ 01/ /

Acct# 00246500

Owner HEINER BERTIE DEMING

Assessment \$760,000

Appraisal \$1,085,800

PID 1260

Building Count 1

Current Value

Appraisal	
Valuation Year	Total
2018	\$1,085,800

Assessment	
Valuation Year	Total
2018	\$760,000

Owner of Record

Owner HEINER BERTIE DEMING

Sale Price \$1,390,000

Co-Owner

Certificate

Address 601 OLD BALLARD RD
CHARLOTTSVILLE, VA 22901

Book & Page 337/68

Sale Date 10/13/2020

Instrument 00

Ownership History

Ownership History					
Owner	Sale Price	Certificate	Book & Page	Instrument	Sale Date
HEINER BERTIE DEMING	\$1,390,000		337/68	00	10/13/2020
RIVERA RAQUEL & HUTTON THOMAS C	\$900,000		0321/0362	00	10/06/2017
GRANT JENIFER	\$372,000		0149/0934	UNKQ	05/31/1994

Building Information

Building 1 : Section 1

Year Built:

Living Area: 0

Building Percent Good:

Building Attributes

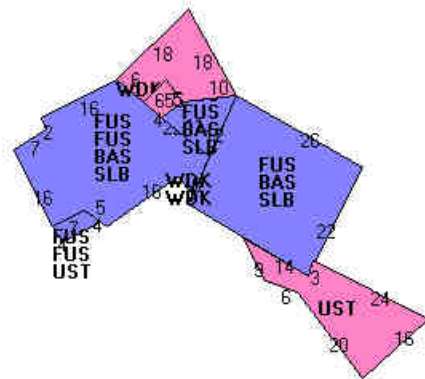
Field	Description
Style	
Model	
Grade:	
Stories:	
Occupancy	
Exterior Wall 1	
Exterior Wall 2	
Roof Structure:	
Roof Cover	
Interior Wall 1	
Interior Wall 2	
Interior Flr 1	
Interior Flr 2	
Heat Fuel	
Heat Type:	
AC Type:	
Total Bedrooms:	
Total Bthrms:	
Total Half Baths:	
Extra Fixtures	
Total Rooms:	
Bath Style:	
Kitchen Style:	
Kitchens	
Cndtn	
Usrflid 103	
Usrflid 104	
Usrflid 105	
Usrflid 106	
Usrflid 107	
Num Park	
Fireplaces	
Usrflid 108	
Usrflid 101	
Usrflid 102	
Usrflid 100	

Building Photo



(<http://images.vgsi.com/photos/EssexCTPhotos///0006/17%20MACK%20LI>)

Building Layout



(http://images.vgsi.com/photos/EssexCTPhotos//Sketches/1260_1260.jpg)

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

Extra Features

Extra Features	Legend
No Data for Extra Features	

No Data for Extra Features

Land

Land Use

Use Code 100V
Description Residentl MDL-00
Zone VR
Neighborhood SX19

Land Line Valuation

Size (Acres) 0.73
Depth
Assessed Value \$753,100
Appraised Value \$1,075,900

Outbuildings

Outbuildings				<u>Legend</u>
Code	Description	Sub Code	Sub Description	Size
DCK1	Dock-Res			264.00 S.F.

Valuation History

Appraisal	
Valuation Year	Total
2019	\$1,269,700

Assessment	
Valuation Year	Total
2019	\$888,800

After Recording Return To:
Law Office of Eugene C. Cushman
One Post Hill Place
New London, CT 06320

STATUTORY FORM WARRANTY DEED

KNOW YE that **RAQUEL RIVERA and THOMAS C. HUTTON** both of 6 Chesterfield Lane, West Hartford, Connecticut 06117 (the "Grantors") for consideration in the amount of ONE MILLION THREE HUNDRED NINETY THOUSAND AND NO/100 DOLLARS (\$1,390,000.00), and other good and valuable consideration, received to their full satisfaction of **BERTIE DEMING HEINER** of 601 Old Ballard Road, Charlottesville, Virginia 22901 ("Grantee"), hereby grant, bargain, sell and confirm unto the Grantee and unto her successors and assigns forever with **WARRANTY COVENANTS**, that certain piece or parcel of land situated in the Town of Essex, County of Middlesex and State of Connecticut known as **17 Mack Lane**, more particularly bounded and described on Schedule A attached hereto.

Said premises are conveyed subject to:

1. Building lines, if established, any and all provisions of any municipal ordinance or regulation, any federal, state or local law, including but not limited to, the provisions of any zoning, building, planning or inland wetland rules, restrictions and regulations governing the real property.
2. Real Estate Taxes to the Town of Essex on the Grand List of October 1, 2019, second half not yet due and payable, and thereafter, which the Grantees herein expressly assume and agree to pay as part of the consideration for this deed.
3. Any state of facts which an accurate survey of the premises might disclose.
4. Notes, Conditions, Building Lines and Proposed Right of Way as shown on said map.

5. Riparian Rights of others in and to Middle Cove which adjoins said premises.

6. Rights of the United States Government, the State of Connecticut, the Town of Essex and/or the public to any portion of the property described in Schedule A hereof below the mean high water mark unaffected by fill.

7. Right of the United States Government to establish, change or alter the harbor, bulkhead or pier head line adjacent to said premises, to require improvements to be removed, and to take land now or formerly below the mean water line of the waters of Middle Cove, all for the purpose of commerce and navigation and without compensation.

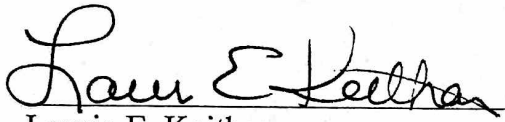
8. Right of Way, if any, as set forth in the Warranty Deed from Frederick J. Mack to Rossiter E. Lord and Arline B. Porter dated June 9, 1930 and recorded June 9, 1930 in Volume 22, Page 309 of the Essex Land Records.


9. The effect, if any, of reservation of Right of Way as set forth in the Quit Claim Deed from Weston M. Jenks to The Essex Marine Railway, Inc. dated September 20, 1956 and recorded September 24, 1956 in Volume 26, Page 491 of the Essex Land Records.


10. Drainage Easement and Right of Way in favor of Rossiter E. Lord and Arline P. Lord dated April 3, 1956 and recorded April 4, 1956 in Volume 38, Page 216 of the Essex Land Records

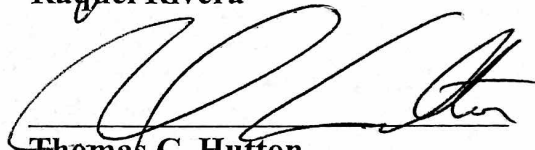
IN WITNESS WHEREOF, the Grantors have hereunto set their hand and seal this 9th day of October, 2020.

Witnessed by:


Laurie E. Keithan



Raquel Rivera


Richard D. Carella


Thomas C. Hutton

STATE OF CONNECTICUT :
: ss: Middletown
COUNTY OF MIDDLESEX :

On this the 9th day of October, 2020, the foregoing instrument was acknowledged before me by RAQUEL RIVERA and THOMAS C. HUTTON as their free act and deed.


Richard D. Carella
Commissioner of the Superior Court

SCHEDULE A

Parcel One

All that certain piece or parcel of land located in the Town of Essex, County of Middlesex and State of Connecticut, lying on the easterly side of Mack Lane, being designated as Lot 1, containing 31,771 square feet on a map entitled "Subdivision of Land of Thomas S. Heede Mack Lane, Essex, Conn. Scale: 1" = 40' Date: 10/24/78 Revised: 1/16/79 prepared by Richard W. Gates Land Surveyor Centerbrook, Conn.", which map is on file as Map V7/18 in the Essex Town Clerk's office and further bounded and described as follows:

Beginning at a point in the easterly line of Mack Lane at the southwesterly corner of the premises herein described and thence run the following courses and distances: (1) North 15 degrees 46 minutes 18 seconds East, along Mack Lane, 35 feet to a point; (2) North 15 degrees 39 minutes 01 seconds East, along Mack Lane, 25 feet to a point; (3) South 89 degrees 01 minutes 20 seconds East, along land now or formerly of Longmeadow Corporation, N.V., 159.13 feet to a point; (4) South 81 degrees 14 minutes 15 seconds East, along land now or formerly of Longmeadow Corporation, N.V., 156.50 feet to the waters of Middle Cove and an existing bulkhead; (5) thence along the waters of Middle Cove and the existing bulkhead in a course South 3 degrees 34 minutes 35 seconds West, 125.66 feet to a point marked by a spike in the bulkhead; (6) North 74 degrees 32 minutes 20 seconds West, along land now or formerly of the Town of Essex, 95.47 feet to a point; (7) North 73 degrees 22 minutes 01 seconds West, along land now or formerly of the Town of Essex, 240.24 feet to the point and place of beginning.

EXCEPTING THEREFROM that certain piece or parcel of land as conveyed in the Warranty Deed in favor of Longmeadow Corporation, N.V. dated January 7, 1985 and recorded January 11, 1985 in Volume 94, Page 976 of the Essex Land Records.

Parcel Two

All that certain piece or parcel of land located in the Town of Essex, County of Middlesex and State of Connecticut, lying on the easterly side of Mack Lane, being designated as 'Land to be Conveyed from Lot 2 to Lot 1', containing 0.02 acres on a map entitled "Land To Be Exchanged Between Blake T. Franklin & Longmeadow Corp. N.V. Mack Lane, Essex, CT. Scale: 1" = 20' Date 11/6/84 prepared by Richard W. Gates Land Surveyor Centerbrook, Conn.", which map is on file as Map V20/80 in the Essex Town Clerk's office and further bounded and described as follows:

Beginning at a point where the existing property line between Lot 1 and Lot 2, as shown on said map, intersects the waters of Middle Cove, as shown on said map, which point is marked by an iron pipe; thence running North 77 degrees 53 minutes 44 seconds West along said Lot 2, a distance of 164.74 feet to a point; thence running South 70 degrees 35 minutes 27 seconds West along said Lot 2, a distance of 30.41 feet to a point; thence running South 89 degrees 01 minutes 20 seconds East along said Lot 1, a distance of 35.08 feet to a point; thence running South 81 degrees 14 minutes 15 seconds East along said Lot 1, a distance of 156.50 feet to the point and place of beginning

IN WITNESS WHEREOF, I have hereunto set my hand and seal this 3rd
day of OCTOBER 2017.

WITNESSES:

Maura J. Almy
Maura F. Almy

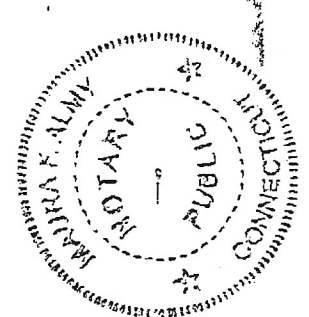
Jenifer Grant L.S.
JENIFER GRANT

STATE OF CONNECTICUT)
) ss. Essex Oct 3 , 2017
COUNTY OF MIDDLESEX)

Personally appeared JENIFER GRANT, signer and sealer of the foregoing instrument,
and acknowledged the same to be his free act and deed, before me.

Maura J. Almy
Commissioner, Superior Court
Notary Public
Commission Expires:

MAURA F. ALMY
NOTARY PUBLIC
MY COMMISSION EXPIRES MAY 31, 2020



Latest address of Grantees:
6 Chesterfield Lane
West Hartford, CT 06117

SCHEDULE A – Part I
GRANT to RIVERA and HUTTON

Parcel 1

A certain piece or parcel of land on the westerly side of Mack Lane in the Town of Essex, County of Middlesex and State of Connecticut, more particularly bounded and described as follows:

Beginning at a point in the easterly line of Mack Lane at the southwesterly corner of the premises herein described and thence run the following courses and distances: (1) North 15 degrees 46 minutes 18 seconds East, along Mack Lane, 35 feet to a point; (2) North 15 degrees 39 minutes 01 seconds East, along Mack Lane, 25 feet to a point; (3) South 89 degrees 01 minutes 20 seconds East, along land now or formerly of Longmeadow Corporation, N.V., 159.13 feet to a point; (4) South 81 degrees 14 minutes 15 seconds East, along land now or formerly of Longmeadow Corporation, N.V., 156.50 feet to the waters of Middle Cove and an existing bulkhead; (5) thence along the waters of Middle Cove and the existing bulkhead in a course South 3 degrees 34 minutes 35 seconds West, 125.66 feet to a point marked by a spike in the bulkhead; (6) North 74 degrees 32 minutes 20 seconds West, along land now or formerly of the Town of Essex, 95.47 feet to a point; (7) North 73 degrees 22 minutes 01 seconds West, along land now or formerly of the Town of Essex, 240.24 feet to the point and place of beginning.

Said parcel of land is shown as Lot No. 1 on a certain map entitled "Subdivision of Land of Thomas S. Heede Mack Lane, Essex, Conn." dated October 24, 1978 and revised January 16, 1979, and filed in the office of the Essex Town Clerk.

Excepted from the above described parcel is the following described parcel of land:

A certain piece or parcel of land, located on the easterly side of Mack Lane in the Town of Essex, County of Middlesex and State of Connecticut, shown as "Land To Be Conveyed From Lot No. 1 to Lot No. 2" on a map entitled: "LAND TO BE EXCHANGED BETWEEN BLAKE T. FRANKLIN AND LONGMEADOW CORP., N.V. MACK LANE ESSEX, CT SCALE: 1"=20' 11.6.84 RICHARD W. GATES LAND SURVEYOR MAIN STREET CENTERBROOK, CONN", more particularly bounded and described as follows:

Beginning at a point where the existing boundary line between Lot 1 and Lot 2, as shown on said map, intersects the easterly line of Mack Lane, as shown on said map, which point is marked by an iron pipe; thence running South 15 degrees 39 minutes 01 seconds West along said Mack Lane, a distance of 16.00 feet to a point; thence running North 84 degrees 05 minutes 22 seconds East along Lot 1, as shown on said map, a distance of 129.03 feet to a point; thence running North 89 degrees 01 minutes 20 seconds West along said Lot 2, a distance of 124.05 feet to the point and place of beginning.

Parcel 2

A certain piece or parcel of land, located on the easterly side of Mack Lane in the Town of Essex, County of Middlesex and State of Connecticut, shown as "Land To Be Conveyed From Lot No. 2 To Lot No. 1., on a map entitled "LAND TO BE EXCHANGED BETWEEN BLAKE T. FRANKLIN AND LONGMEADOW CORP. N.V. MACK LANE ESSEX, CT SCALE: 1" = 20' DATE: 11.6.84 RICHARD W. GATES LAND SURVEYOR MAIN STREET CENTERBROOK, CONN", more particularly bounded and described as follows:

Beginning at a point where the existing property line between Lot 1 and Lot 2, as shown on said map, intersects the waters of Middle Cove, as shown on said map, which point is marked by an iron pipe; thence running North 77 degrees 53 minutes 44 seconds West along said Lot 2, a distance of 164.74 feet to a point; thence running South 70 degrees 35 minutes 27 seconds West along said Lot 2, a distance of 30.41 feet to a point; thence running South 89 degrees 01 minutes 20 seconds East along said Lot 1, a distance of 35.08 feet to a point; thence running South 81 degrees 14 minutes 15 seconds East along said Lot 1, a distance of 156.50 feet to the point and place of beginning.

Being the same premises conveyed to the Grantor herein by Deed from Lincoln RRE Corporation dated May 23, 1994 recorded in Volume 149 at Page 934 of the Essex Land Records.

VOL 321 PAGE 0365

SCHEDULE A - Part II

GRANT to RIVERA and HUTTON

1. Any and all governmental limitations, regulations, ordinances, and/or laws including (without limitation) those of the Town of Essex, State of Connecticut, and United States of America.
2. Taxes of the Town of Essex on the Grand List October 1, 2016, second half due January 1, 2018, \$9,961.47; and on the Grand List of October 1, 2017.
3. Rights, if any, as set forth in a Warranty Deed dated June 9, 1930 and recorded in Volume 22, Page 309 of the Essex Land Records.
4. The effect, if any, of reservation of right of way in a deed from Weston M. Jenks, dated September 20, 1956 in Book 26 at Page 491.
5. Drainage Easement set forth in an instrument dated April 3, 1956 and recorded in Volume 38, Page 216 of the Essex Land Records.
6. Riparian rights of others in and to Middle Cove; and rights of the United States Government, the State of Connecticut and the City/Town of Essex, or any of their respective departments or agencies, to regulate and control the use of piers, bulkheads, land under water and land adjacent to Middle Cove.
7. Notes on Map C-37-18 on file in the Essex Town Clerk's Office.
8. Such state of facts as an accurate up to date civil engineering survey and close personal inspection of the premises might disclose.

\$ 7,250
 \$ 2,250
 State Conveyance Tax Received
 Conveyance Tax Received
 [Signature]
 Town Clerk-Essex

RECEIVED FOR RECORD
 10/6/2017 at 12:40
 [Signature]
 ESSEX, CT TOWN CLERK PM

WARRANTEE. VOLUME 22.

To all People to whom these Presents shall come—Greeting:

Know Ye, THAT I, Frederick J. Mack

of the Town of Essex
County of Middlesex State of Connecticut
One and Other Dollars, received to my full satisfaction of
Rossiter E. Lord and Arline B. Porter both of said Town of Essex

do give, grant, bargain, sell, and confirm unto the said Rossiter E. Lord and Arline B. Porter a certain
piece of land together with buildings thereon situated in said Town of Essex, bounded
and described as follows: Northerly, by land of Est. David Mack and Middle Cove;
Easterly, by Middle Cove; Southerly, by land of Aaron T. Perkins and Middle Cove;
and Westerly, by land of George G. Mack. Containing one-quarter acre, more or less.
Together with a certain established right of way leading from Mack Lane, so-
called, to said described property.

On Here and In 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,
I the said grantor do for myself, my heirs, executors and administrators, covenant with
the said grantee, s, their heirs and assigns, that at and until the ensembling of these presents, I am well seized
of the premises as a good indefeasible estate in FER 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 of all incumbrances whatsoever,

And Furthermore, I the said grantor do by these presents bind myself and my
heirs forever, to WARRANT AND DEFEND the above granted and bargained premises to them the said grantee s, their
heirs and assigns against all claims and demands whatsoever.

In Witness Whereof, I have hereunto set my hand and seal this 9th
June in the year of our Lord, Nineteen Hundred and Thirty.

SIGNED, SEALED, AND DELIVERED IN THE PRESENCE OF

Archie E. Lord
Ernest A. Bailey

Frederick J. Mack [L.S.]
[]
[]

STATE OF CONNECTICUT,
County of Middlesex } ss. Essex, June 9, A. D. 19 30

Personally appeared, Frederick J. MACK
signer and sealer of the foregoing instrument, and acknowledged the same to be his free act and deed, before me.

Ernest A. Bailey Notary Public.
Justice of the Peace.

I certify that United States Internal Revenue Stamps to the amount of Dollars, were affixed to the
foregoing deed and were duly cancelled.

Received June 9, A. D. 19 30 Recorded by
At 1 h. P.M. Lois J. Bushnell

Know All Men By These Presents

That I, Stanley Wollock
of the Town of Deep River, County of Middlesex, State of Connecticut,
for divers good causes and considerations thereunto moving, especially for One Dollar
Merritt Comstock of the Town of Essex in said County and State, received to my full satisfaction of

have remised, released, and forever quit-claimed, and do by these presents, for myself
and heirs, justly and absolutely remise, release, and forever QUIT-CLAIM unto the said

Merritt Comstock

heirs and assigns forever, all such right and title as I the said Stanley Wollock
have or ought to have in or to

two contiguous tracts of land located in said Town of Essex, described
as follows:

FIRST TRACT: To locate the starting point, go northerly 20 feet from the
center line of a gravel road in course of construction across land of the
grantor, at its westerly end. From the starting point go southerly, in
a line with the westerly end of said road under construction, to land of
Merritt Comstock; thence the line goes easterly, along land of Merritt
Comstock, to the northeast corner of said land of Comstock (which is shown
on Assessors Map #35 as the northeast corner of Lot 3 D of Block 24);
thence go northerly, in a straight line, crossing the said gravel road,
to a point 20 feet northerly of the center line of said road; thence go
westerly, at all times 20 feet from the center line of said road, and
parallel thereto, to the starting point.

SECOND TRACT: A tract of land 40 feet wide, extending 20 feet either
side of the center line of a gravel road in course of construction across
land of the grantor, commencing at the easterly end of the FIRST TRACT
herein and extending from that point easterly to Cedar Grove Terrace, in
the vicinity of Conn. Light & Power Co. pole #727.

To Have and to Hold the premises unto him the said
Merritt Comstock

and to his heirs and assigns, to the only use and behoof of the said
Merritt Comstock, his

heirs and assigns forever, so that neither I the said Stanley Wollock

nor any other person or persons in my name and behalf, shall or will hereafter claim or
demand any right or title to the premises or any part thereof, but they and every of them
shall by these presents be excluded and forever barred.

In Witness Whereof, I have hereunto set my hand and seal
this 24th day of July in the year of our Lord nineteen hundred
and fifty-six.

Signed, Sealed and Delivered in presence of

Edmond A. Scott

Jaye a. Stice

Stanley Wollock

DRAINAGE EASEMENT

KNOW ALL MEN BY THESE PRESENTS, that I, Weston M. Jenks, of the Town of Glastonbury, County of Hartford, and State of Connecticut, for the consideration of One Dollar and other good and valuable consideration to me in hand paid, the receipt whereof is hereby acknowledged, hereby grant unto Rossiter E. Lord and Arline P. Lord, both of the Town of Essex, County of Middlesex, State of Connecticut, and the survivor of them, and the heirs and assigns of the survivor of them, a perpetual easement in a certain piece or parcel of land in said Town of Essex adjoining land of said grantees on the north, bounded and described as follows:

Beginning at the northwesterly corner of land of Rossiter E. and Arline P. Lord at a point marked by an iron pin; thence running northerly by and along the easterly end of land conveyed or to be conveyed by grantor to the Town of Essex for road purposes, a distance of forty (40) feet; thence running easterly in a line which is a prolongation easterly of the northerly line of said land conveyed or to be conveyed for road purposes to the waters of Middle Cove; thence running southerly by and along the waters of Middle Cove to the northwesterly corner of grantees' land which point is marked by an old iron pin; thence running southeasterly by and along grantees' land to the point of beginning.

TO HAVE AND TO HOLD said easement and right of way unto said Rossiter E. Lord and Arline P. Lord, and the survivor of them, and the heirs and assigns of the survivor of them, for the purpose of trenching for, laying, constructing, maintaining and repairing a field drainage system for drainage purposes in

the land herein described.

Said Weston M. Jenks, his heirs and assigns, hereby covenants to and with said Rossiter E. Lord and Arline P. Lord, and the survivor of them, and the heirs and assigns of the survivor of them, that they, their heirs, executors, administrators and assigns, may at any and all times, when necessary or convenient to do so, go over and upon the said described land, and to do and perform any and all acts necessary or convenient to the carrying into effect the purposes for which this grant is made; and that neither he or his heirs or assigns shall disturb, injure, molest, or in any manner interfere with said pipes or material for laying, maintaining, operating or repairing the same, in over or upon said described premises.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this 3rd day of April, 1956.

Signed, sealed and delivered in the presence of:

James H. Bond Weston M. Jenks (L.S.)

Martha M. Graham

STATE OF CONNECTICUT)
COUNTY OF MIDDLESEX) ss: Town of Essex, April 3, 1956

Personally appeared, Weston M. Jenks, signer and sealer of the foregoing instrument and acknowledged the same to be his free act and deed, before me.

Rec'd. for Record:
April 4, 1956 at 10:01 A.M.

Recorded by

James H. Bond
Notary Public
Sarah B. Sugg
Ass't Town Clerk

GOULD & STICKNEY
ATTORNEYS-AT-LAW
49 MAIN STREET
ESSEX, CONN.

NOTICE OF DISCONTINUANCE OF TOWN ROAD

KNOW ALL MEN BY THESE PRESENTS, That we, the Selectmen of the Town of Essex, a municipal corporation, located in the County of Middlesex, State of Connecticut, do hereby, with the approbation of a Town Meeting of said Town held April 2, 1956, discontinue as a public highway that part of Mack Lane, so-called, which lies easterly of the westerly boundary line of land of Weston M. Jenks prolonged northerly to land of The Essex Marine Railway, Inc. Such discontinuance is pursuant to the provisions of the General Statutes of Connecticut, Revision of 1949.

IN WITNESS WHEREOF, we have hereunto set our hands and seals this 3rd day of April, 1956.

In presence of:

Lucian M. Clapp (L.S.) Joseph F. Lucinotta (L.S.)
Rosetta E. Lord (L.S.) William H. Conroy (L.S.)
Charles A. Palm (L.S.)
 Selectmen of the Town of Essex

Rec'd. for Record:

April 4, 1956 at 10:10 A.M.

Recorded by: Sarah B. Sprigg
 Ass't Town Clerk

GOULD & STICKNEY
 ATTORNEYS-AT-LAW
 40 MAIN STREET
 ESSEX, CONN.