

Legal Description

All those three parcels of land situated on Rabbit Hill Road and Jack Corner Road in the Town of Warren, County of Litchfield and State of Connecticut bounded and described as follows:

Parcel 1

Beginning at a concrete monument set in the ground on the northerly side of Rabbit Hill Road. Said monument marks the southwesterly corner of the herein described property and the southeasterly corner of land now owned by Phillip M. Gargan and Mary A. Gargan as described in Volume 29, Page 277 of the Warren Land Records. Thence from said monument the following bearings and distances; N03°44'40"W 104.64 feet to a point at the beginning of a stone wall; thence along said wall N04°33'30"W 47.55; N04°26'20"W 70.36 feet; N03°36'15"W 31.61 feet; N02°09'20"W 42.54 feet; N01°44'05"W 118.08 feet; N05°11'45"W 47.45 feet to the end of the stone wall. Thence along the remains of a wire fence; N02°05'55"W 182.47 feet to an existing iron pin; N00°11'25"W 191.31 feet to an existing iron pin; N00°19'50"E 191.41 feet to an existing iron pin marking the northwesterly corner of the herein described parcel.

Thence, continuing along the remains of a wire fence S83°59'00"E 324.92 feet; S82°00'25"E 124.07 to a point at the beginning of a stone wall; thence along said wall S80°47'40"E 268.43 feet to a drill hole at the end of the stone wall; thence S79°49'35"E 213.94 feet to a drill hole at the beginning of another stone wall; thence along said wall S81°53'30"E 159.21 feet to a drill hole in said wall; S80°15'20"E 179.37 feet; S81°04'20"E 184.80; S80°37'35"E 191.99 feet to a point on the stone wall marking the northeast corner of the herein described parcel. Thence leaving said wall the following courses; S25°44'10"E 34.35 feet to a point; S28°45'52"W 594.57 feet to a set concrete monument on the northwesterly side of Jack Corner Road. Thence following along the westerly side of Jack Corner Road the following courses; S37°034'15"W 41.95 feet the beginning of a stone wall; thence along said stone wall S28°23'05"W 42.35 feet; S25°27'25"W 103.15 feet; S24°17'40"W 103.51; S19°26'00"W 28.16 feet; S27°48'50"W 70.31 feet; S23°34'55"W 52.11 feet; S33°57'55"W 88.98 feet; S77°40'40"W 52.09 feet to a set iron pin on the northerly side of Rabbit Hill Road slightly westerly of the intersection with Jack Corner Road. Thence along the northerly side of Rabbit Hill Road the following courses; N79°54'25"W 222.61 feet; N76°55'55"W 145.78 feet; N76°39'55"W 177.22 feet; N77°49'25"W 186.28 feet; N72°32'25"W 326.11 feet to a set concrete monument marking the point and place of beginning.

Containing 34.495[±] acres of land and bounded Northerly by Guy Scott Lagrotta, Lillian S. Lagrotta and Woodrow W. Campbell, Maria B. Campbell; Easterly by other land of Lewis A. Tanner, Truda A. Tanner and in part by Jack Corner Road; Southerly by Rabbit Hill Road; and Westerly by Phillip M. Gargan, Mary A. Gargan and Robert W. Kaesler, Johanna G. Kaesler and Salvatore J. Manetta, Jane C. Manetta.

Parcel 2

Beginning at an existing concrete monument on the northerly side of Rabbit Hill Road marking the southeasterly corner of the herein described parcel and the southwesterly corner of land of Gordon Vivian as described in Volume 31, Page 641 of the Warren Land Records. Thence from said monument following along a stone wall on the northerly side of Rabbit Hill Road the following courses; N52°52'25"W 207.04 feet; N53°04'15"W 66.71 feet; N48°45'00"W 87.89 feet; N23°50'20"W 154.09 feet; N21°45'55"W 170.91 feet; N21°16'15"W 87.62 feet; N16°45'55"W 82.12 feet; N09°37'05"W 44.86 feet to an existing iron pipe at the southwest corner of land now owned by Willard F. Vaill and Josephine W. Vaill.

Thence leaving said road following along said Vaill in part and in part by land to be retained by Lewis A. Tanner and Truda A. Tanner the following courses; N57°37'05"E 130.08 feet; N59°12'45"E 128.16 feet to a set concrete monument; N06°30'40"E 142.86 feet to the beginning of a stone wall; N06°31'00"E 122.30 feet to the wall end; N39°26'55"W 469.60 feet to a set iron pin; N77°52'20"W 417.46 feet to a set iron pin in a stone wall. Thence along said stone wall S11°07'45"W 66.23 feet; S07°49'55"W 35.55 feet; S12°49'35"W 49.87 feet to a iron pin in a stone wall intersection on the northerly side of Rabbit Hill Road. Thence following in part by a stone wall the following courses along the northerly side of Rabbit Hill Road and the easterly and southerly side of Jack Corner Road: N55°18'30"W 62.98 feet; N54°16'50"W 150.87 feet; N53°21'45"W 15.65 feet; N54°16'50"W 56.02 feet; N47°08'25"W 74.65 feet; N22°32'25"W 66.54 feet; N10°24'45"W 33.05 feet; N16°14'20"E 13.76 feet; N22°36'50"E 75.82 feet; N25°16'15"E 138.65 feet; N23°20'15"E 30.32 feet; N33°42'15"E 26.00 feet; N34°38'35"E 87.56 feet; N57°39'10"E 49.75 feet; N86°38'30"E 88.11 feet; S86°07'06"E 157.57 feet; S84°42'55"E 237.80 feet; S89°29'55"E 77.71 feet; N82°38'10"E 70.36 feet; N69°39'45"E 91.51 feet; N62°55'05"E 74.04 feet; N62°05'05"E 620.04 feet; N64°42'40"E 122.08 feet to a set iron pin; N63°29'20"E 289.69 feet to a 36" maple tree at the northwest corner of land now owned by William Mosher as described by Volume 24, Page 99 of the Warren Land Records. Thence leaving said road and following along a farm fence the following courses: S19°25'55"E 62.72 feet; S20°10'30"E 54.49 feet; S15°54'05"E 25.62 feet; S20°27'05"E 59.34 feet; S23°48'45"E 13.20 feet; S19°42'33"E 224.54 feet; S20°19'00"E 115.33 feet; to a set concrete monument at the southwest corner of Robert Kennedy and Linda P. Kennedy. Thence following along said Kennedy the following courses: N75°07'15"E 86.82 feet; N73°08'43"E 142.52 feet; N71°24'50"E 58.75 feet; N75°18'10"E 86.75 feet; N80°26'05"E 106.50 feet; N76°37'20"E 67.77 feet to a set concrete monument; N14°36'20"W 133.19 feet to the southwest corner of Charles R. Grassel, Jr. and Alda H. Grassel; thence following along a farm fence on the southerly side of said Grassel the following courses: N65°32'45"E 37.77 feet; N78°23'45"E 65.63 feet; N88°54'40"E 30.27 feet; S84°22'35"E 139.52; N88°04'15"E 57.84 feet to an existing iron pin; S78°39'20"E 96.76 feet; S60°21'15"E 111.07 feet to an iron pipe at the southeast corner of said Grassel; thence S11°59'53"W 90.33 feet to a set concrete monument at the southwest corner of Donald J. Dandaenell and Janice Dandaenell; thence S39°37'05"E 412.41 feet to a set iron pin at a wire fence and stone wall; thence following along land of Niels deGroot the following courses; S13°13'40"W 5.00 feet to a stone wall intersection; S13°38'50"W 110.78 feet to an existing iron pin; S13°51'30"W 164.25 feet to a wall and fence intersection; S14°44'40"W 114.83 feet to the end of said wall; S13°11'20"W 90.48 feet; S23°09'35"W 97.45 feet; S25°00'45"W 71.84 feet; S34°24'05"W 71.27 feet; S35°02'36"W 95.45 feet; S30°04'45"W 64.48 feet; S29°16'15"W 118.82 feet; S35°22'35"W 134.00 feet; S35°57'45"W 143.04 feet; S4P43'15"W 49.54 feet to an existing iron pin at a wire fence intersection. Thence S50°31'45"W 182.42 feet; S51°19'45"W 48.65 feet; S49°26'05"W 50.19 feet; S55°08'30"W 41.31 feet; S49°01'40"W 89.27 feet to a 28" white oak marking a wire fence intersection; thence following along land of Gordon Vivian with the wire fence the following bearings and distances: N57°18'25"W 74.84 feet to a 18" maple tree; N63°21'10"W 146.35 feet to an existing iron pipe. N59°52'10"W 99.88 feet; N54°23'50"W 114.94 feet; N51°00'30"W 100.06 feet; N50°59'55"W 142.81 feet; N53°33'40"W 60.29 feet to a 28" white oak tree; N77°14'10"W 108.64 feet; S35°23'55"W 10.05 feet to an existing concrete monument. Thence S31°25'10"W 12.75 feet; S22°06'00"W 166.77 feet; S03°55'10"E 29.31 feet to an 18" hickory tree; S28°14'10"W 96.87 feet to a 12" hickory tree; S41°29'00"W 48.54 feet to an 18" oak tree S14°53'10"W 49.85 feet to a 14" hickory tree; S43°36'40"W 51.51 feet to a 10" maple tree; S25°J8'50"W 84.37 feet; S34°48'40"W 143.04 feet to a 14" hickory tree; S18°39'00"W 34.97 feet to a 24" maple tree; S36°08'50"W 79.80 feet; S26°29'00"W 29.68 feet; S26°42'50"W 135.16 feet; S37°54'05"W 47.27 feet to an existing concrete monument marking the point and place of beginning.

46 994 Containing 402.812[±] acres of land and is bounded:

Northwesterly: by Jack Corner Road, Robert Kennedy, Linda P. Kennedy, and Charles R. Grassel, Jr., Alda H. Grassel, Donald J. Dandanel, Janice Dandanel;
Easterly: by William Mosher, Robert Kennedy, Linda P. Kennedy, Niels deGrout, Philip R. Ercoli, Lois Ercoli and Gordon Vivian, Lewis A. Tanner, Truda A. Tanner;
Southerly: by Gordon Vivian, Rabbit Hill Road, Lewis A. Tanner, Truda A. Tanner;
Westerly: by Jack Corner Road, Willard F. Vaill, Josephine W. Vaill, Lewis A. Tanner, Truda A. Tanner.

Parcel 3

Beginning at a set concrete monument on the southerly side of Rabbit Hill Road. Said monument marks the northeasterly corner of the herein described parcel and the northwesterly corner of land of Bruce S. Coleman and Judith Coleman as described in Volume 30, Page 78 of the Warren Land Records. Thence following along a farm fence the following bearings and distances: S34°03'35"W 127.02 feet; S40°18'40"W 128.79 feet; S51°41'30"W 27.01 feet; S40°08'55"W 56.46 feet; S40°16'10"W 170.25 feet; S38°46'25"W 144.97 feet; S45°13'50"W 30.61 feet; S75°13'15"W 16.18 feet; S48°49'20"W 41.97 feet; S71°34'55"W 17.82 feet; S56°46'20"W 85.88 feet to an existing spike in the base of a twin 6" oak tree; thence following along land of Henry W. T. Dutton and Margaret Dutton with the wire fence the following courses: N60°16'55"W 194.65 feet; N62°17'55"W 136.45 feet; N59°54'00"W 51.95 feet; N70°56'10"W 34.00 feet; N58°23'15"W 84.16 feet; N57°45'50"W 33.47 feet; N56°49'50"W 95.75 feet to a 26" oak tree; N82°05'50"W 42.24 feet; N29°08'05"W 58.36 feet to the beginning of a stone wall; N29°08'05"W 21.02 feet to a stone wall angle point; N23°05'35"W 87.47 feet to an existing drill hole at the end of said stone wall; thence N33°28'45"W 162.97 feet to an existing spike in a 14" oak tree; thence N34°27'20"W 372.10 feet to an existing iron pin. Thence along land of Janice Lucille Smalley and Minerva Harriet Smalley; N44°38'55"W 173.00 feet to a set concrete monument; N23°22'55"E 62.36 feet to a point. Thence along land of Philipppe Nieman with the wire fence the following courses: N27°57'20"E 139.93 feet; N31°03'30"E 73.65 feet; N32°32'55"E 36.17 feet; N13°57'10"E 21.55 feet; N29°13'00"E 144.21 feet; N26°27'45"E 46.34 feet; N44°47'35"E 42.77 feet; N20°48'25"E 22.14 feet; N32°34'20"E 31.22 feet; N39°59'00"E 85.64 feet; N27°59'40"E 28.61 feet; N47°13'55"E 11.33 feet to the beginning of a stone wall. Thence N53°24'20"E 42.00 feet; N56°38'15"E 64.73 feet to the wall end. N55°32'20"E 307.32 feet to the beginning of another stone wall. N51°19'00"E 73.12 feet to a set concrete monument at a stone wall intersection on the southerly side of Rabbit Hill Road. Thence following along the southwesterly side of Rabbit Hill Road the following courses: S51°16'05"E 39.98 feet to the end of said stone wall. S59°06'55"E 148.14 feet to the beginning of another stone wall. S52°35'30"E 118.63 feet to a wall angle point; S21°59'20"E 14.39 feet to the end of said stone wall. Thence S54°25'05"E 119.91 feet; S53°51'35"E 103.27 feet; S49°29'15"E 69.22 feet; S21°48'05"E 185.00 feet; S21°48'05"E 107.69 feet; S23°19'30"E 178.74 feet; S22°10'00"E 142.28 feet; S20°06'50"E 113.16 feet; S19°16'35"E 232.73 feet to the east end of a stone wall; thence S25°39'20"E 92.91 feet to a set concrete monument marking the point and place of beginning.

Containing 44.481[±] acres of land and is bounded:

Northeasterly: by Rabbit Hill Road;

Southeasterly: by Bruce S. Coleman and Judith Coleman;

Southwesterly: by Henry W. T. Dutton, Margaret Dutton and Janice Lucille Smalley, Minerva Harriet Smalley;

Northwesterly: by said Smalley and Philipppe Nieman.

Reference is made to a map entitled "181.788[±] Acres, Survey Plan Prepared For State of Connecticut, Department of Agriculture, Farmland Preservation Program, Property of Lewis A. Tanner, Truda A. Tanner, Rabbit Hill Road, Jack Corner Road, Warren, Connecticut, January 1996, Scale 1" = 200'." Certified to the standards of a Class A-2 Survey by T. Michael Alex L.L.S. #15462, Washington, Connecticut.

Subject to any and all laws, ordinances and governmental regulations restricting, regulating or prohibiting the occupancy, use or enjoyment of the land and regulating the character, size or location of any improvements now or hereafter erected on said land.

Received for record
at April 3 1996
1:01 P.M.
and recorded by
Clerk
Town Clerk