



CARROLL, CURSEADEN & MOORE, LLC

PROPERTY LAW FIRM

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Mr. Charles Karno
Town Planner
Town of Ledyard Planning & Development Department
741 Colonel Ledyard Highway
Ledyard, CT 06339

Re: Free Split Eligibility: 1947 Center Groton Road

Dear Mr. Karno,

In connection with the application for a Free Split of land submitted today on behalf of my client, 1947 Center Groton Road, LLC, I am of the opinion that the parcel of land known as 1947 Center Groton Road in the Town of Ledyard has not been “split” or subdivided since prior to the adoption of the Town of Ledyard Zoning Regulations on March 21, 2062, and is therefore eligible for a “free split” of land. The foregoing opinion is based on a title search performed for my client by Liza Bloom of Bloomin’ Titles, LLC, a copy of which is attached hereto for your reference.

In summary, the current survey of the property shows that the overall parcel now contains 13.64 +/- acres, which is consistent with the Tax Assessor’s records. This parcel was once part of a larger 35 acre parcel. In 1947, more than half of that parcel (the portion now on the west side of Center Groton Road) was deeded to George and Marion Young. The current parcel (on the east side of Center Groton Road) was deeded to Henry and Ivy Marsh in 1950, but the legal description in that deed erroneously described the parcel as still containing 35 acres, more or less. This error was continued when the parcel was transferred in a deed from Henry and Ivy Marsh to Maureen Marsh in 1990. A survey of the parcel done in 2004 concluded that the deed description was erroneous in this regard (see Note #2 of Map #2500, copy enclosed). Liza Bloom’s research and report supports this, and concludes that no transfers of the parcel were made in the intervening years (other than the acquisition of a 0.85 acre strip by the State of Connecticut in 1984 for the re-construction of Center Groton Road). Maureen Marsh transferred the total parcel received by her to 1947 Center Groton Road, LLC in 2006. No transfers have been made since that time.

Since the parcel has not been split or subdivided since 1947, it is now eligible for a “free split” of land.

Regards,

Joy Topazian Moore