

Jennifer Roy

From: Dwight Merriam <dwrightmerriam@gmail.com>
Sent: Thursday, July 23, 2020 1:00 PM
To: Jennifer Roy
Cc: Carl Landolina; John H. Parks; Jay Ussery, Jr., L.L.S.; Dan Eastman
Subject: 42 Hallie Lane Zoning Map Amendment
Attachments: 42 Hallie Lane Deed.pdf; 42 Hallie Lane Assessor's Card.pdf

Jen,

Please add the attached to the application for the map amendment.
Thank you.

Regards,
Dwight

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Grantees Address:
Amy L. Eastman
40 Hallie Lane
Somers, CT 06071

SPECIAL WARRANTY DEED

KNOW YE THAT, RICKY LEE RAMSEY of the Town of Somers, County of Tolland and State of Connecticut for the consideration of **TWO HUNDRED TWENTY FIVE THOUSAND AND NO/100 (\$225,000.00) DOLLARS** received to his full satisfaction of **AMY L. EASTMAN** of the Town of Somers, County of Tolland and State of Connecticut do give, grant, bargain, sell and confirm unto the said **AMY L. EASTMAN** with **LIMITED WARRANTY COVENANTS** a certain piece or parcel of land, situated in the Town of Somers, County of Tolland and State of Connecticut designated as "PROPERTY TO BE CONVEYED TO AMY L. EASTMAN AREA 41.54 ACRES", on a certain map entitled, "LOT LINE REVISION PREPARED FOR RICKY RAMSEY SHOWING PROPERTY AT 110 LONG HILL DRIVE & MOUNTAIN ROAD SOMERS, CONNECTICUT TOTAL AREA = 61.54 AC. SCALE 1" = 100' FEB. 26, 2009 SREENATH ASSOCIATES, CIVIL ENGINEERS & LAND SURVEYORS 11 ROYAL MANOR SOMERS, CT 06071 PROJECT No.: DOO9E-JCD5882-MP-FINAL-A2 09-01.DWG SHEET No. 2 MARTIN J. POST LAND SURVEYOR" which Map will be filed on the Somers Land Records.

Being a portion of the same premises conveyed to the Grantor by Special Warranty Deed from Aurora Loan Services, LLC dated November 19, 2008 and recorded on February 26, 2009 on the Somers Land Records.

All covenants, restrictions, regulations and agreements, reservations, easements, conditions and rights appearing of record; and subject to any state of facts and accurate survey would show provided none that none of the above interfere with the with the present location of any building now located on the Property, prevent the use of the Property as a residence or render title to the property unmarketable.

Said premises are subject to real estate taxes due Town of Somers on the List of October 1, 2008 first half and thereafter which the Grantee herein assumes and agrees to pay as part consideration for this deed.

Said premises are conveyed together with and subject to an Easement for access to the property which will be recorded simultaneously herewith.

Possible effect of drainage rights as set forth in a Warranty Deed from Lillian U. Safford in the State of Connecticut dated 4/13/36 and recorded in Volume 18 at Page 356 of the Somers Land Records.

Conveyance Tax Received
State \$ 125.00 Local \$ 562.50

Town Clerk of Somers

Possible electrical distribution system easement from Somerset Woods Estate, Inc., to The Connecticut Light and Power Company dated 6/6/73 and recorded in Volume 76 at Page 534 of the Somers Land Records.

Zoning Board of Appeals Variance from the Town of Somers to Somerset Woods Estates, Inc., dated 9/12/81 and recorded in Volume 95 at Page 726 of the Somers Land Records prohibiting residential development of subject property.

Note on the map set forth in Schedule C stating that the Special Engineering Plan is required on the 45.15 +/- acre piece for a design of the sub-surface sewage disposal systems so as to conform to the Public Health Code of the State of Connecticut prior to the issuance of a building permit. If actual location of leaching system varies from test location shown on the map, a new percolation test may be required before a building permit is issued.

Easement from Mountain Ridge Development Co., Inc., to The Connecticut Light and Power Company dated 2/1/89 and recorded on 4/19/89 in Volume 129 at Page 722 of the Somers Land Records (NOTE: only affects driveway easement appurtenant to this property).

Drainage easement from Khalida S. Moghul and Sabir Moghul to Mountain Ridge Development Co., Inc., dated 4/1/92 and recorded in Volume 145 at Page 402 of the Somers Land Records.

Easement from Ricky Lee Ramsey to Amy L. Eastman dated 4/ /09 and recorded on 4/ /09 and recorded on the Somers Land Records simultaneously with the Special Warranty Deed.

All covenants, restrictions, regulations and agreements, reservations, easements, conditions and rights appearing of record; and subject to any state of facts and accurate survey would show provided none of the above interfere with the with the present location of any building now located on the Property, prevent the use of the Property as a residence or render title to the property unmarketable.


Notes, restrictions and all matters shown on said map. Driveway encroachment as shown on map as such relates to the Easements.


TO HAVE AND TO HOLD, the said easement unto Grantee, his successors and assigns, forever.

IN WITNESS WHEREOF, the parties hereto have duly executed this Agreement this 13th day of April, 2009.

Signed this day of April, 2009.

Signed and delivered in the presence of:

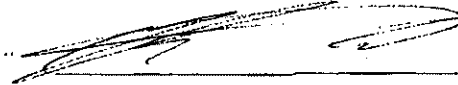

 Ghais Tabibi
 Anisa Arameng

 L.S.
 Ricky Lee Ramsey

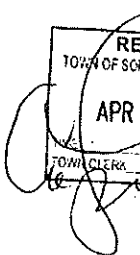
COMMONWEALTH OF VIRGINIA)
 COUNTY OF Fairfax } SS.

Personally Appeared, Ricky Lee Ramsey, Signer of the foregoing Instrument, and acknowledged the same to be his free act and deed, before me.

GHAIS TABIBI
 NOTARY PUBLIC
 REG. #348827
 COMMONWEALTH OF VIRGINIA
 MY COMMISSION EXPIRES JAN. 31, 2012



Commissioner of the Superior Court
 Notary Public
 My Commission Expires: 01/31/2012

RECEIVED
 TOWN OF SOMERS LAKE RECORDS
 APR 22 2009
 2:24p
 TOWN CLERK


20
3
30
2

42 HALLIE LN

Location 42 HALLIE LN

Mblu 09/ 24/ 113A/ /

Acct# 51030073

Owner EASTMAN AMY L

Assessment \$6,980

Appraisal \$207,700

PID 4921

Building Count 1

Dev Lot

Dev Map

Exempt Code

Current Value

		Appraisal		
Valuation Year	Improvements	Land	Total	Total
2015	\$0	\$207,700	\$207,700	\$207,700
		Assessment		
Valuation Year	Improvements	Land	Total	Total
2015	\$0	\$6,980	\$6,980	\$6,980

Owner of Record

Owner EASTMAN AMY L
 Co-Owner
 Address 40 HALLIE LN
 SOMERS, CT 06071

Sale Price \$225,000
 Certificate
 Book & Page 0284/0988
 Sale Date 04/22/2009

Ownership History

Ownership History				
Owner	Sale Price	Certificate	Book & Page	Sale Date
EASTMAN AMY L	\$225,000		0284/0988	04/22/2009
RAMSEY RICKY	\$0		0283/0302	02/26/2009

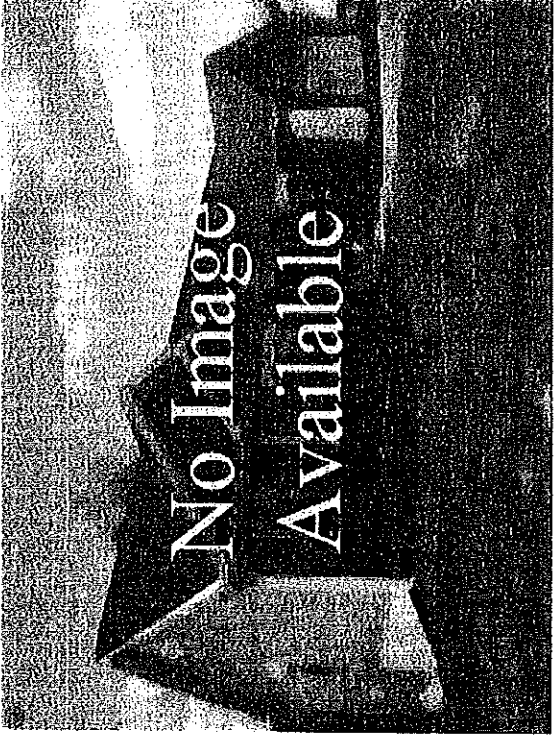
Building Information

Building 1 : Section 1

Year Built: 0
 Living Area: \$0
 Replacement Cost: \$0
 Building Percent Good:
 Replacement Cost
 Less Depreciation: \$0

Building Attributes	
Field	Description
Style	Vacant Land
Model	
Grade:	
Stories:	

Building Photo



(<http://images.vgsi.com/photos/SomersCTPhotos/default.jpg>)

Building Layout

Building Layout

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

Occupancy:	
Exterior Wall 1:	
Exterior Wall 2:	
Roof Structure:	
Roof Cover:	
Interior Wall 1:	
Interior Wall 2:	
Interior Fir 1:	
Interior Fir 2:	
Heat Fuel:	
Heat Type:	
AC Type:	
Total Bedrooms	
Total Full Baths	
Total Half Baths	
Total Xtra Fixtrs:	
Total Rooms	
Bath Style:	
Kitchen Style:	
Num Kitchens	
Fireplace, Plain	
Usrld 103	
Basement garage	
Extra Kitchens	
Fin Bsmt Area	

Fin Bsmt Quality	
Num Park	
Fireplaces	
Whirlpool Tub	
Usrflid 102	
Foundation	

Extra Features

Extra Features	Legend
No Data for Extra Features	

Land

Land Use

Use Code 700
 Description Forest
 Zone A
 Neighborhood
 Alt Land Appr No
 Category

Land Line Valuation

Size (Acres) 41.54
 Frontage
 Depth
 Assessed Value \$6,980
 Appraised Value \$207,700

Outbuildings

Outbuildings	Legend
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No Data for Outbuildings

Valuation History

Valuation Year	Appraisal		
	Improvements	Land	Total
2019	\$0	\$207,700	\$207,700
2016	\$0	\$207,700	\$207,700
2014	\$0	\$207,700	\$207,700

Valuation Year	Assessment		
	Improvements	Land	Total
2019	\$0	\$6,980	\$6,980
2016	\$0	\$6,980	\$6,980
2014	\$0	\$5,520	\$5,520

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