

Carlyle A. and Edith A. Field Conservation Area:
Baseline Monitoring Report Appendices

Appendices

A1. Log of contact with the land owner

p. A1.1 Dates of Baseline Documentation Visits

p. A1.3 Dates of Rattlesnake Gutter Board Discussions

A2. Assessor's Map (page 5B, lot 12A)

A3. Neighboring Deeds

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p. A3.2 Chart

Deeds

A3.3 Hagler-Obermeier, 3345, 320

A3.5 Inhabitants of the Town of Leverett, 5452, 236

A4. Woody Vegetation Description

Carlyle A. and Edith A. Field Conservation Restriction												
baseline/monitoring data												
date of deed/CR:												
Note: finding the south and west line of this property was part of the baseline documentation for the David and Mary Field CR. For more information, see that CR Baseline Documentation.												
baseline or monitoring	date of data collection	owner of property invited by + date	has owned since	present owner owned since	RGT participants (1)	RGT participants (2)	RGT participants (3)	RGT participants (4)	others	photos (# and digital #)	other documentation?	notes
baseline	11/5/2010	no			Mary Alice Wilson	Brooke Thomas				0		conversation Carlyle and Edie Field
baseline	11/11/2010	no			Mary Alice Wilson				Bill Wilson		gps	search for H-O, C/E Field stakes on north line (not found)
baseline	11/14/2010	no			Mary Alice Wilson				Jim Field	12	gps	line along road and culvert, also discussion about C & E Field property
baseline	11/21/2010	no			Mary Alice Wilson				Bill Wilson	12	iphone (camera)	plant survey
baseline	3/29/2011	no			Mary Alice Wilson				Randy Izer, Eaton & Associates			initial official survey Field/H-O stake at roadside edge found
baseline	6/5/2011	no			Mary Alice Wilson				Matha Obermeier			phone conversation IP between Field and H-O correct. Please put in IPs
baseline	7/12/2011	no			Mary Alice Wilson				survey team Eaton & Associates	none		used Jim Field IPs + David/Mary Field IP
baseline	7/22/2011	no			Mary Alice Wilson				Bill Wilson	10	gps, iphone (camera)	IPs set, rest measured
baseline	7/24/2011	no			Mary Alice Wilson					2	gps, iphone (camera)	correct angle of west line

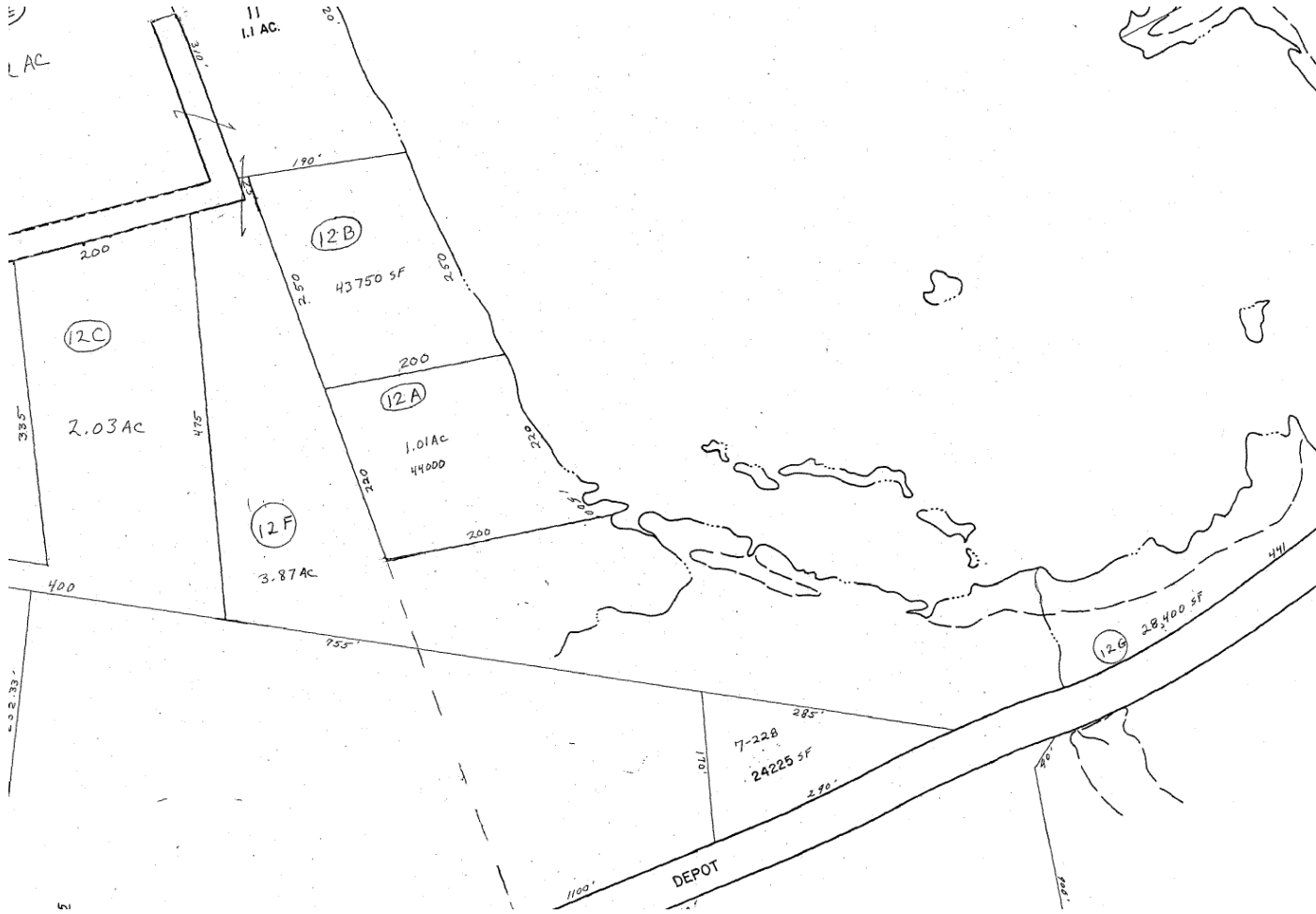
Carlyle A. and Edith A. Field Conservation Restriction Conservation Restriction

Rattlesnake Gutter Trust Board Meetings to discuss CR

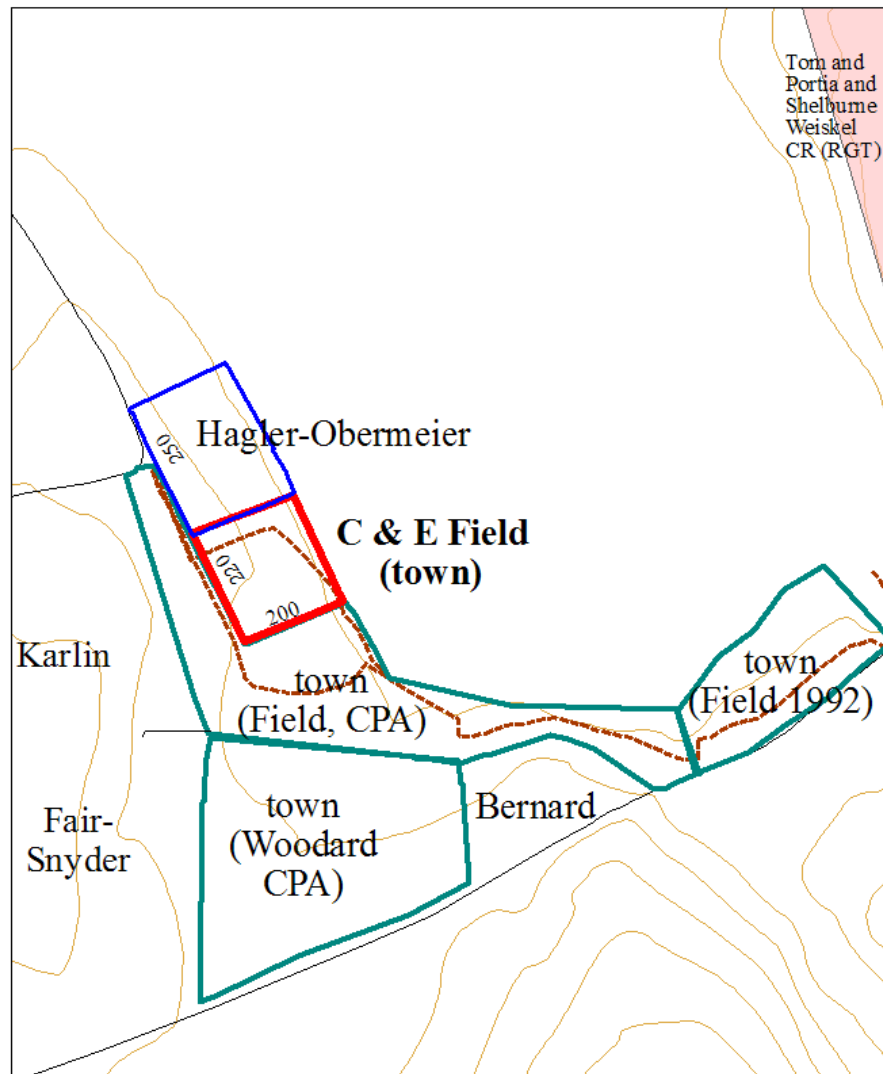
also Conservation Commission
and Select Board both as owners and in their roles as town board
that needs to sign approval

date	Discussion/decision
11/17/2010	Presentation to Board on potential purchase of land abutting David and Mary Field CR. Vote to offer agreement to purchase and to send proposal to CPA (sent 11/28)
1/26/2011	Board discussed doing survey before town meeting (Randy Izer did first visit, but final survey delayed until after deed complete)
3/2/2011	presentation to CPC
3/14/2011	review of presentation with ConCom, question of signage for trails postponed
4/28/2011	final review before town meeting, informal meeting with Carlyle and Edith Field at their home after town meeting to update them, work out timeline for final documents/signings
6/2/2011	Brief discussion with ConCom as 3 other CRs signed that this CR will use same language
6/14/2011	Brief discussion with Select Board as others CRs signed that this CR will use same language
6/19/2011	RGT Annual Meeting includes walking Friendship Trail, 2 of Select Board present, memories of area provided by Philip Woodard
7/11/2011	ConCom review CR, vote, sign
9/7/2011	RGT Board review of CR+ baseline, vote (will sign at Select Board meeting)
9/4/2011	ConCom receive final baseline
9/13/2011	Select Board review CR and baseline, vote, sign (RGT also sign)

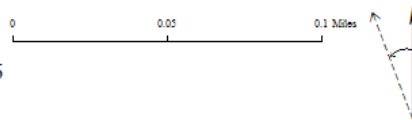
Field Property, Tax Assessors Map 5B, plot 12.f



Carlyle A. and Edith A. Field Conservation Restriction Neighboring Deeds



Neighboring Deeds for C & E Field (6025, 70)
Hagler-Obermeier, 3345, 320
Town (David and Mary Field CR) , 5452, 236



Carlyle A. and Edith A. Field Conservation Restriction								
Land owners information (notebook has deeds, plans, and accompanying maps)								
date of deed/CR:								
	last name	first name(s)	other names	street address	town	state	zip	description of abutters land
original grantor	Inhabitants of Leverett acting through its Select Board			Town Hall	Leverett	MA	01054	
present owner								
others inbetween								
abutters	Hagler	Arnold T.	Martha Obermeier	P.O. Box 12067	LaJolla	CA	92037	Northern border
	Inhabitants of Leverett (David and Mary Field CR)			Town Hall	Leverett	MA	01054	both south and west border

320

KNOW ALL BY THESE PRESENTS THAT

SEE M.L.C.

BOOK 3945
PAGE 337

I, **Ann J. Hastings**
of 22 Ferry Hill Road, Granby, Massachusetts

for full consideration to us paid of \$195,000.00

grant to **Arnold T. Hagler and Martha Obermeier**
husband and wife, as tenants by the entirety
of 9705 Blackdo Road Laguna, CA

with WARRANTY Covenants

the land, with the buildings thereon, located at 13 Cider Mill Road, Leverett,
Franklin County, Commonwealth of Massachusetts, which is more particularly
bounded and described in Exhibit A annexed hereto and incorporated herein by
reference.

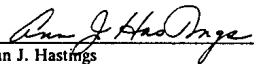
Being the same premises conveyed to Ann J. Hastings by deed of Edward L. Field,
Jr. and Joanne C. Field, dated July 12, 1982, and recorded in said Registry in Book
1694, Page 82.

1998 MAY 20 A 11:35

AFFECTED PREMISES:
13 CIDER MILL ROAD
LEVERETT, MA 01054

Executed as a sealed instrument
on: May 20, 1998


witness

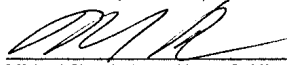

Ann J. Hastings

COMMONWEALTH OF MASSACHUSETTS
COUNTY OF HAMPSHIRE:SS

Date: May 20, 1998

Then personally appeared the above-named Ann J. Hastings and acknowledged
the foregoing instrument to be her free act and deed, before me.

DEEDS REG 11
FRANKLIN
85/28/98
TAX 889.20
CASH 889.20
6798A135 11:31
EXCISE TAX


Michael Shea Bulman, Notary Public
My commission expires March 18, 2005



1998 00006269
Bk: 3345 Pg: 320 Doc:DEED
Page 1 of 2 05/20/1998 11:35AM

3345

321

EXHIBIT A.

the land, with the buildings thereon, situated on the westerly side of Echo Lake, in Leverett, Franklin County, Massachusetts, bounded and described as follows:

Beginning at an iron pin on the East side of the roadway, which is the southwest corner of land now owned by David L. and Mary E. Field; thence easterly on said David L. Field et ux line, a distance of one hundred fifty (150) feet, more or less, to the highwater line of Echo Lake, so-called; thence southeasterly along the highwater line of Echo Lake a distance of 250 feet, more or less, to land of Carlyle A. and Edith A. Field; thence westerly along said line a distance of two hundred (200) feet to an iron pin on the aforementioned roadway; thence northerly on the roadway to the point of beginning. Containing 43,750 square feet, more or less.

The roadway mentioned in this deed was established by deed of Edward L. Field and Ruth E. Field to David L. Field and Mary E. Field, recorded in Book 1010, Page 354, dated October 18, 1954, of said Franklin Registry of Deeds.

For title see deed of Edward L. Field, Jr. and Joanne C. Field to Ann J. Hastings, dated July 12, 1982, to be recorded simultaneously herewith in the Franklin County Registry of Deeds. 1694 /82.

ATTEST: FRANKLIN COUNTY, MASS. H. Peter Wood, Register

2730

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KNOW ALL MEN BY THESE PRESENTS that we
DAVID L. FIELD and MARY FIELD

of Leverett, Franklin County, Massachusetts

in consideration of gift to the Inhabitants of the Town of Leverett

grant to Leverett Conservation Commission for the Inhabitants of the Town of
Leverett, Town Hall, Leverett, Massachusetts 01054

of
the land in Leverett, Franklin County, Massachusetts with quitclaim covenants
and described in Exhibit "A" attached hereto and incorporated herein by this
reference.

RECORDS REC 11
FRANKLIN
12/31/92
AMF/1
LASH
28602135 08:48
EXCISE TAX



1992 00018311
Bk: 2730 Pg: 182 Doc:DEED
Page 1 of 2 12/31/1992 08:45AM

Dec 31 8 45 AM '92

Montague Road (s/k/a Depot Road)
Leverett, Massachusetts 01054

Executed as a sealed instrument this 31st day of December 19 92
David L. Field
David L. Field
Mary Field
Mary Field

The Commonwealth of Massachusetts

Hampshire ss December 31, 1992

Then personally appeared the above named David L. Field and Mary Field

and acknowledged the foregoing instrument to be their free act and deed.

Before me, *Richard M. Howland*
Richard M. Howland Notary Public
My commission expires April 29, 19 99



Bk: 5452 Pg: 238 Doc: DEED FC
Page: 1 of 2 01/24/2008 12:34 PM

AFFECTED PREMISES:
Cider Mill Road, Leverett, MA

QUITCLAIM DEED

We, **DAVID L. FIELD** and **MARY E. FIELD**, of Leverett, Franklin County, Massachusetts, for consideration of **TWELVE THOUSAND FIVE HUNDRED AND 00/100 DOLLARS (\$12,500.)**,

grant to **THE INHABITANTS OF THE TOWN OF LEVERETT**/having a mailing address of Town Hall, Montague Road, Leverett, MA 01054, * acting through its Select Board

with QUITCLAIM COVENANTS,

A tract of land situated on Cider Mill Road in Leverett, Franklin County, Massachusetts, bounded and described in Exhibit "A" attached hereto and made part hereof.

EXECUTED AS A SEALED INSTRUMENT this 18 day of January, 2008.

David L. Field
Mary E. Field

COMMONWEALTH OF MASSACHUSETTS

County of Franklin, ss

On this 18 day of January, 2008, before me, the undersigned notary public, personally appeared **DAVID L. FIELD** and **MARY E. FIELD**, proved to me through satisfactory evidence of identification, to be personally known to me for a sufficient time to establish their identity, to be the person whose name is signed on the preceding or attached document, and acknowledged to me that she signed it voluntarily for its stated purpose.

MASSACHUSETTS EXCISE TAX
Franklin District ROD #11
Date: 01/24/2008 12:34 PM
Ctri# 007590 19208 Doc# 00000758
Fee: \$57.00 Cons: \$12,500.00

Notary Public: Gary D. Gruber
My Commission Expires: 11/10/2011



EXHIBIT "A"

A tract of land situated on Cider Mill Road in Leverett, Franklin County, Massachusetts, bounded and described as follows:

Bounded on the North by Cider Mill Road, other land of the Grantors, land now or formerly of Carlye Field and Edith Field, and Echo Lake (Leverett Pond);

on the East by land now or formerly of Arnold Hagler and Martha Obermeier, trustees, by land now or formerly of Carlye Field and Edith Field, Echo Lake (Leverett Pond and land now or formerly of the Town of Leverett;

on the South by land now or formerly of Michael Fair and Evelyn L. Snyder, land now or formerly of Philip O. Woodard and Catherine A. Woodard, and land now or formerly of Olivia Bernard; and

on the West by land now or formerly of Samuel A. Karlin and Lisa Karlin.

Containing 3.87 acres, more or less.

Together with the right to use Cider Mill Road.

Meaning and intending to convey Parcel 12F as shown on the Town of Leverett Assessor's Map 5-B dated FY 2006, January 1, 2005.

Subject to any and all Rights of Way, encumbrances and other rights of record, if any.

Subject to the provisions and conditions of Article 97 of the Constitution of the Commonwealth of Massachusetts.

Subject to the provision that the property is to be preserved as open space in perpetuity.

Being a portion of the property conveyed to David L. Field and Mary E. Field by deed of Edward L. Field and Ruth E. Field dated January 20, 1975 and recorded in the Franklin county Registry of Deeds in Book 1420, Page 321.

NO NEW BOUNDARIES ARE CREATED BY THIS DEED

ATTEST: FRANKLIN COUNTY, MASS. Joseph A. Gochinski Register

Carlyle A. and Edith A. Field Property, Cider Mill Road
Leverett, Assessors Map 5B, lot 12A, 1.1 acres

Woody Plant Vegetation Survey (November 21, 2010, Bill Wilson)

Most of the land is forested. Judging from old photographs it was once an old field. The land slopes gradually from the woods road on the western boundary eastward toward the shoreline of Leverett Pond. The surface of the old field has low pits and mounds, possibly from tree falls in the 1938 hurricane. There are some additional holes probably from digging up small trees. Near the shore and paralleling it is a flat “shelf” at the edge of the old field with few trees, possibly an old road. There are rocks from the field dumped along the east edge of the field. Further east the land drops several feet to a wet “ditch” behind the berm formed by lake clearing in the 1950s.

The forest on the old field has an overstory of co-dominant mixed hardwood tree species ten to twenty inches in diameter with occasional dominant white pines over two feet in diameter. The tree understory is smaller diameter mixed species and, underneath that, a shrub layer that is predominantly winterberry. Large trees line the edge of the old field including several large hemlocks (13 and 18 inches diameter). The “ditch” had standing water and no trees. The berm has a few small red maple and paper birch trees with dense winterberry shrubs.

There were a few invasive woody species that are not a problem at this time (Japanese barberry, oriental bittersweet, common buckthorn and multiflora rose). They are most common near the northwest corner, with common buckthorn along the berm

Tree species over 10 inches diameter

White pine
White ash
Hemlock
Red maple
Sugar maple
Shagbark hickory
Pignut hickory
White oak

Other tree species

Black cherry
Japanese cherry
Paper birch
Black birch
Red oak
Sassafras
Musclewood (*carpinus caroliniana*)

Shrubs

Japanese barberry
Common buckthorn
Multiflora rose
Maple leaved viburnum
Hazelnut
Choke cherry
Spice bush
Withe rod (Wild raisin)
Shadbush
Aronia (Chokeberry)
Sheep laurel

Vines

Poison ivy
Woodbine (Virginia creeper)
Oriental bittersweet

Ground cover, ferns (in November)

Dewberry

Wintergreen

Tree clubmoss (*Lycopodium obscurum*)

Royal fern

Christmas fern

Woodfern (*spinulose?*)

All photographs taken November 21, 2010



Southwest corner looking east



Same area, looking up



Shagbark Hickory



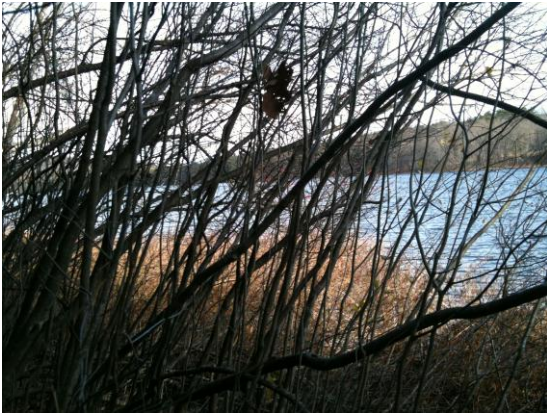
At edge of "shelf" looking NE



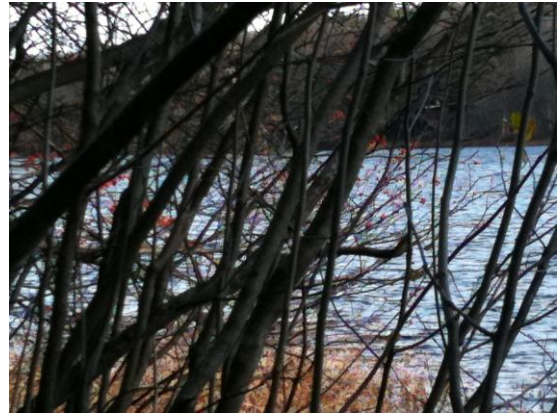
At edge of “shelf” looking NE



Berm near shoreline looking south,
low, wet area inland from berm



Photograph taken from berm
looking northeast



Close-up showing winterberry fruit