

Appendices

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Dates of Rattlesnake Gutter Trust Board Discussions

September 19, 2006

January 9, 2007

February 13, 2007

April 24, 2007

May 14, 2007

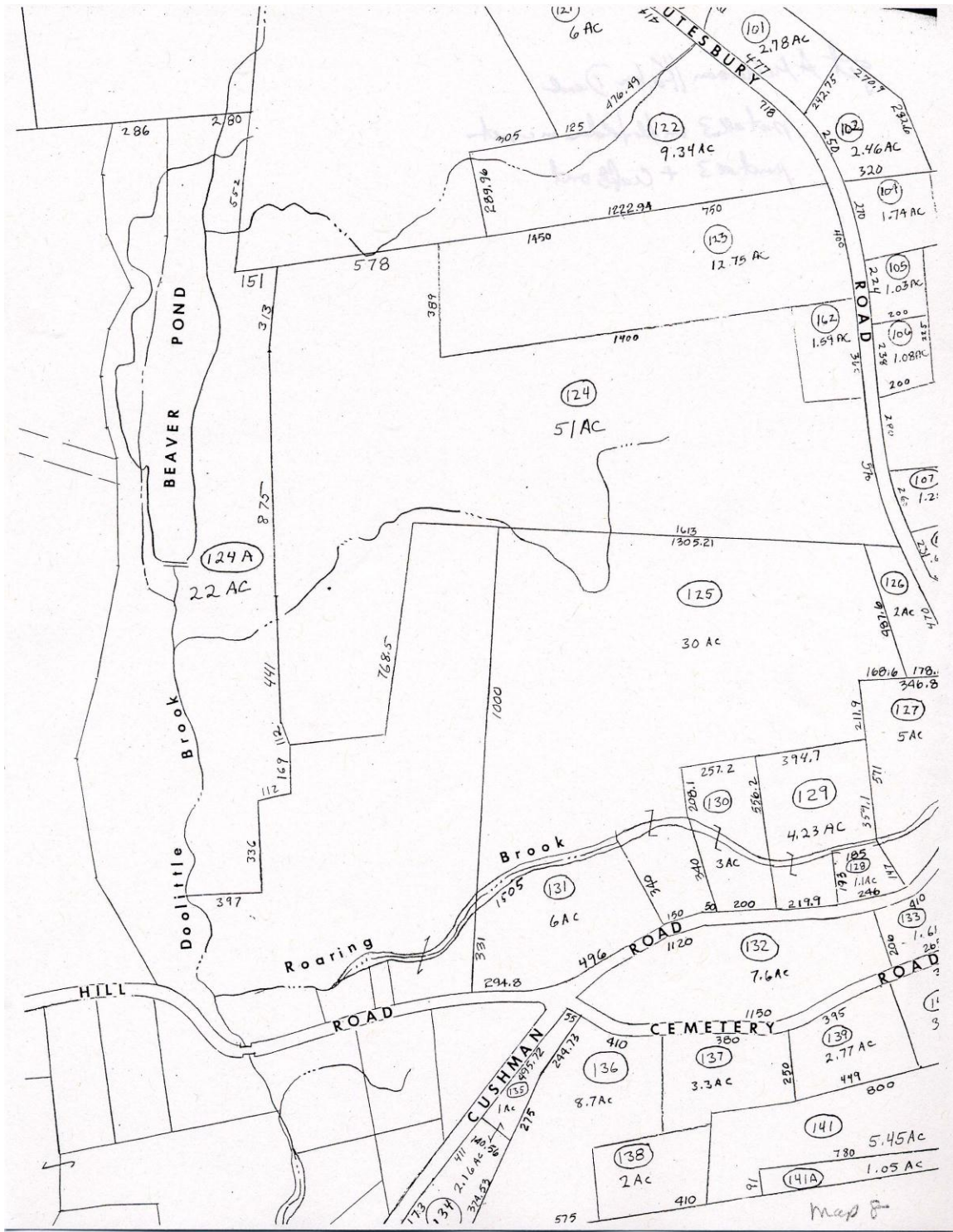
September 11, 2007

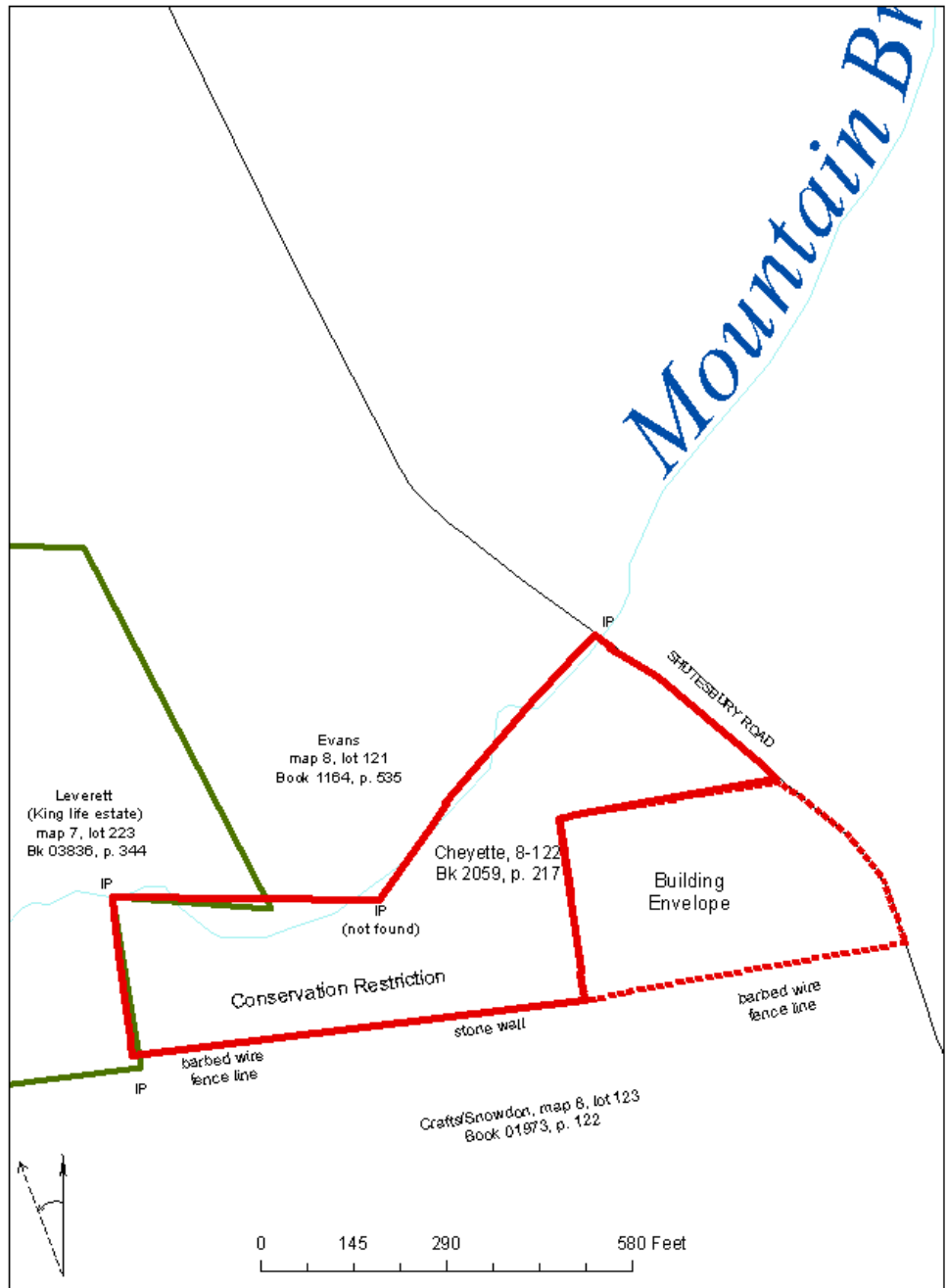
Dates when Board members visited property:

October 6, 2006

January 28, 2007

Leverett Assessor's Map, page 8, lot 122





Cheyette Neighboring Properties

Cheyette											
Land owners information (notebook has deeds, plans, and accompanying maps)											
date of deed/CR: December 28, 2007, Book 5443, page 122											
original grantor	last name	first name(s)	other names	street address	town	state	zip	phone	description of abutters land	Franklin County Registry of Deeds book/page	Assessor's map number
CR	Cheyette	Frederic L.		119 Shutesbury Road	Leverett	MA	01054	413-548-9023		02059, 217	8-122
abutters	Evans	David & Norma (Gordon S & James D. Life Estate)	Joan E. Snowdon	101 Shutesbury Road	Leverett	MA	01054		north east line	1164, 535	8-121
	Town of Leverett/Gordoi Crafts	Phillip A.		Town Hall 121 Shutesbury Road	Leverett	MA	01054		west and part of north lines south line	3836, 344 01973, 122	7-223 8-123

1973



1986 00008115

Bk: 1973 Pg: 122 Doc: DEED
Page 1 of 1 06/27/1986 12:00PM

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KNOW ALL PERSONS BY THESE PRESENTS,

THAT I, PHILLIP A. CRAFTS,
of Leverett, Franklin County, Massachusetts

in consideration of One (\$1.00) Dollar and other non-monetary
consideration

grant to PHILLIP A. CRAFTS and JOAN E. SNOWDON,
husband and wife, as Tenants by the Entirety,

of 121 Shutesbury Road
Leverett, Massachusetts

with QUITCLAIM COVENANTS

The land in Leverett, Franklin County, Massachusetts, bounded and
described as follows:

Beginning at the Southeast corner at a maple tree on the highway
from the East Village to the Center of Leverett and running
thence West 1/2° North 89 rods and 11 links on land formerly of
William B. Stetson to a stake and stones to land formerly of
Fred F. Adams; thence on said land North 1° East 23 rods and 10
links on said land formerly of Adams to land supposed to be
owned by W. Glazier; thence on said land supposed to be owned by
W. Glazier East 1/2° South 84 rods to the highway first mention-
ed; thence on said highway Southerly 24 rods and 9 links to the
place of beginning, containing 12 acres and 120 rods of land.

Being the same premises conveyed by deed of Ursula L. Roys to
Phillip A. Crafts dated February 12, 1979, and recorded in the
Franklin County Registry of Deeds in Book 1571, Page 226.

*121 Shutesbury Rd.
Leverett, Mass.*

Executed as a sealed instrument this 27th day of May, 1986

[Signature]
Witness

[Signature]
PHILLIP A. CRAFTS

THE COMMONWEALTH OF MASSACHUSETTS

Hampshire, ss.

May 27, 1986

Then personally appeared the above named PHILLIP A. CRAFTS
and acknowledged the foregoing instrument to be his free act and
deed,

BEFORE ME, *[Signature]*
Notary Public
Leonard C. Jekanowski
My Commission Expires:
September 17, 1987

Franklin ss. Rec'd for record 5 Hr. -- Min. P. M. June 27, 1986

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MASSACHUSETTS QUITCLAIM DEED

Affected Premises:
Montague Road and
Shutesbury Road, Leverett, Mass.

KNOW ALL BY THESE PRESENTS THAT

JAMES D. KING, of Apt. 72, Sugarloaf Apartments, Route 47, Sunderland, MA 01375; JOHN M. KING of P. O. Box 14, West Lebanon, NY 12195 and GORDON S. KING of 157 Shutesbury Road, Leverett, MA 01054

for consideration paid and in full consideration of

ONE THOUSAND and 00/100 DOLLARS (\$1,000.00)

granted to THE LEVERETT CONSERVATION COMMISSION

of c/o Town Hall, P. O. Box 300, 9 Montague Road, Leverett, MA 01054

with quitclaim covenants

The land in Leverett, Franklin County, Massachusetts, bounded and described on Exhibit "A" attached hereto and made a part hereof.

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

SUBJECT to the provisions that the property be managed and controlled by the Conservation Commission of the Town of Leverett for the preservation of the Town's natural aesthetic and ecological resources in perpetuity.

SUBJECT to a life estate herein reserved by the Grantors, Gordon S. King and James D. King, to use the land for agricultural purposes, including, but not limited to the production and harvesting of Christmas Trees, blueberries and lumber.

Hereby conveying the same premises conveyed by deed of James D. King and Gordon S. King to James D. King, John M. King and Gordon S. King, dated January 27, 2000 and recorded in the Franklin County Registry of Deeds in Book 3606, Page 335.

WITNESS our hands and seals this 21st day of December, 2000.

12-21-2000
12-21-2000
12-21-2000

James D. King
JAMES D. KING
John M. King
JOHN M. KING
Gordon S. King
GORDON S. KING



2001 00011633
Bk: 3836 Pg: 344 Doc:DEED
Page 1 of 4 08/24/2001 11:32AM

2001 AUG 24 11:32

COMMONWEALTH OF MASSACHUSETTS

Hampshire, ss.

12/21, 2000

Then personally appeared the above-named GORDON S. KING and acknowledged the foregoing to be their free act and deed, before me

[Signature]
Peter W. MacConnell
Notary Public

My Commission Expires: January 4, 2002

GREENFIELD
DEEDS REG 11
FRANKLIN

08/29/01 11:32 AM 01
00000 8628

FE 14.50

CASH 14.50

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The following tracts or parcels of land situated in Leverett, Franklin County, Massachusetts, bounded and described as follows:

TRACT I: Beginning at an iron pin on land now or formerly of Kate L. Woodard, thence west 2° S. on land formerly of Rufus Adams, now of Gordon King, 34 rods 4 ft. to iron pin; thence N. 13° E. 65 rods to iron pin corner brook and wall, along land now or formerly of Joseph Mikulunas, formerly of Susan Rice, thence East 1° N. along land now or formerly of Chester S. Woodard, 17 rods 4 ft. to iron pin, thence southerly along land now or formerly of Kate L. Woodard 63 rods 12 ft. to place of beginning, containing ten acres more or less.

Being all the same premises described in deed of Kate Louise S. Woodard to Gordon S. King and Frances L. King dated February 15, 1958 and recorded with Franklin County Registry of Deeds in Book 1068, Page 219.

TRACT II: Beginning at the northwest corner of land formerly of Dwight Maynard, now or formerly owned by J. W. Rice, running south on said Rice's line to land formerly of C. H. Lyman, now owned by Kenneth Woodard and Ann Gail; thence east on said Woodard and Gail line to land formerly of the heirs of W. B. Stetson; thence north on said Stetson line; thence west on said Rice's line to the first mentioned corner, containing four (4) acres, more or less.

Being all the same premises described in deed of Doris H. Weeks to Gordon S. King and Frances J. King dated May 5, 1973 and recorded with the Franklin County Registry of Deeds in Book 1345, Page 304.

PARCEL III: The land in Leverett, Franklin County, Massachusetts, located westerly of the highway known as East Leverett Road (Leverett Center and Shutesbury Road), more particularly bounded and described as follows: Beginning at an iron pin at the northeast corner of the premises herein described, said iron pin being on the southerly line of land of Winfred L. Woodard and at the northwest corner of a tract of land conveyed by Grace L. Glazier to Arthur Merle Chaffee et ux; thence S. 19° $20'$ $14''$ E. six hundred fifty and forty-one hundredths (690.41) feet along said land conveyed to said Chaffee to an iron pin; thence N. 78° $31'$ $31''$ W. three hundred five (305) feet, more or less, to an iron pin; thence S. 9° $02'$ $10''$ W. two hundred eighty-nine and ninety-six hundredths (289.96) feet to an iron pin; thence westerly approximately ten hundred seventy-five (1075) feet to a brook; thence following said brook northerly approximately nine hundred eighty-eight (988) feet to a wire fence at the southerly line of land of said Winfred L. Woodard; thence easterly approximately five hundred seventy-five (575) feet along said wire fence and a stone wall at the southerly line of land of said Woodard back to the iron pin marking the point of beginning.

Granting to the grantees, their heirs and assigns, a right of way for all ordinary purposes of travel as presently located over the southerly portion of that tract conveyed by said Grace L. Glazier to Arthur Merle Chaffee et ux.

Being all the same premises described in deed of Grace L. Glazier to Gordon S. King and Frances L. King dated April 22, 1955 and recorded with Hampshire County Registry of Deeds in Book 1020, Page 109.

TRACT IV: The land in said Leverett, situated near easterly side of road leading from Leverett Center to East Leverett, bounded and described as follows. Beginning at the southwest corner of the old road running east from the house formerly of Alfred Authier, now or formerly of Elizabeth Woodard, at a stake and stones, thence east 20° south twenty-eight rods and 8 links to a stake and stones on said old road to land now or formerly of Sarah M. Briggs; thence north 14° east on said grantor's land sixty rods to a stake and stones, thence east 3° north on land of said Sarah M. Briggs $34-1/2$ rods to a stake and stones; thence north $12-1/2^{\circ}$ east on land of F.P. Adams, 54 rods to a stake and stones, thence west 3° south on land of George A. Gunn, $41-1/2$ rods to a stake and stones, thence northerly on land of said Gunn about 28 rods to a stake and stones, thence westerly on said Gunn's land 17 rods to a maple tree and stones; thence southerly on said Gunn's land about 28 rods to a stake and stones; thence westerly on said Gunn's land about 4 rods to a stake and stones; thence southerly on land formerly of said Authier, now or formerly of Elizabeth Woodard about 50 rods to a Walnut tree and stones; thence south 11° west on land formerly of said Authier, now or formerly of Elizabeth Woodard, 60 rods to the first mentioned corner, containing 34 acres, more or less.

Being all the same premises described in deed of Sarah M. Briggs to Gordon King and Francis King, dated November 17, 1961 and recorded with the Franklin County Registry of Deeds in Book 1133, Page 3.

EXHIBIT -A-

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

KNOW ALL MEN BY THESE PRESENTS that we, ARTHUR MERLE CHAFFEE and LEONE MAE CHAFFEE, husband and wife,

of Leverett, Franklin County, Massachusetts,

~~being married~~, for consideration paid, grant to DAVID A. EVANS and NORMA S. EVANS, husband and wife, as tenants by the entirety and not as tenants in common,

of Amherst, Hampshire County,

with warranty covenants

the land in said Leverett, Franklin County, Massachusetts, bounded and described as follows: ~~XXXXXXXXXXXXXXXXXXXX~~

TRACT I: Beginning at a cement boundry marker located on the Westerly line of Leverett Center and Shutesbury Road, it being the Northeast corner of the tract herein described and at the Southeast corner of land now or formerly of Winifred L. Woodard; thence Easterly along the Westerly line of said highway four hundred fourteen (414) feet to a cement boundry marker; thence Southerly four hundred fifty (450) feet in a straight line along land now or formerly of William R. Glazier to a cement boundry marker; thence Westerly five hundred fifty (550) feet in a straight line along other land now or formerly of said William R. Glazier to a cement boundry marker; thence Northerly two hundred fifty (250) feet in a straight line along land now or formerly of said Winifred L. Woodard back to the cement boundry marker at the point of beginning. Containing three and one-half (3½) acres of land more or less.

For title see deed of William R. Glazier to Arthur Merle Chaffee et ux, dated November 22, 1949, recorded with Franklin County Registry of Deeds, Book 943, Page 30.

TRACT II: Beginning at an iron pin set in the Westerly line of East Leverett Road, it being the Southeast corner of land now or formerly of said Arthur Merle Chaffee et ux and the Northeast corner of land now or formerly of Dorothy King Stirling; thence S. 56° 05' 13" W. four hundred seventy-six and forty-nine hundredths (476.49) feet along land of the said Dorothy King Stirling to an iron pin; thence N. 78° 31' 31" W. one

(*Individual—Joint Tenants—Tenants in Common—Tenants by the Entirety.)

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hundred twenty-five (125) feet to an iron pin at land now or formerly of Gordon S. King et ux; thence N. 19° 20' 14" W, six hundred fifty and forty-one hundredths (650.41) feet along said land now or formerly of Gordon S. King et ux to an iron pin at land now or formerly of Winfred L. Woodard; thence S. 85° 09' 47" E, two hundred thirty-nine and fifty-three hundredths (239.53) feet along a wire fence at land now or formerly of the said Woodard to a stake at land now or formerly of said Arthur Merle Chaffee et ux; thence S. 9° 06' 34" E, five hundred fifty (550) feet along land now or formerly of said Arthur Merle Chaffee et ux to a stake; thence N. 64° 56' 31" E, four hundred fifty (450) feet along land now or formerly of said Arthur Merle Chaffee et ux back to the iron pin marking the point of beginning. Containing 2.88 acres.

For title see deed of Grace L. Glazier to Arthur Merle Chaffee et ux, dated April 22, 1955, recorded with Franklin County Registry of Deeds, Book 1024, Page 86.

SUBJECT to a right of way granted to Gordon S. King et ux, his heirs and assigns, by Grace L. Glazier by an instrument dated April 22, 1955.

It being Parcel No. 2 as shown on a Map Showing Property of **537**
Arthur M. Chaffee and Leone M. Chaffee, Leverett, Mass., dated
June 10, 1934, drawn by Russell Snow, registered surveyor, to be
Franklin County Registry of Deeds. ~~not~~ recorded in ~~the~~ ~~county~~ ~~records~~

~~Witness~~ ~~my~~ ~~hand~~ ~~and~~ ~~seal~~ ~~this~~ ~~second~~ ~~day~~ ~~of~~ ~~April~~ ~~1934~~

Witness ONE hand and seal this second day of April 1934
Paul T. Ford *Arthur Merle Chaffee*
Leone M. Chaffee



By Commonwealth of Massachusetts

Hampshire, ss.

April 2, 1934

Then personally appeared the above named **ARTHUR MERLE CHAFFEE and LEONE**

MAE CHAFFEE

and acknowledged the foregoing instrument to be Chaffee (type act and deed, before

Paul T. Ford
Paul T. Ford Notary Public

My commission expires July



Rec'd for record 11.10.34 Mr. A. M. April 3, 1934

Cheyette Conservation Restriction, Vegetation Report

The proposed Conservation Restriction is basically flat. About three-quarters of the proposed CR is on higher ground, dominated by old field white pine 16-20 inches in diameter mixed with scattered red maples 8-10 inches in diameter. The understory is sugar maple along the east end and red maple throughout the rest with occasional black cherry. A single dead eastern redcedar indicates the old field origin of the stand. There are a few shrubs, mostly witch-hazel and winterberry.

The rest of the proposed CR is seasonally wet and dominated by red maple and mixed hardwoods. Along Mountain Brook on the north edge there are occasional American elms, yellow birch, white ash, big-tooth aspen and sugar maple. The lower, seasonally wet, areas on the east edge and along small streams crossing the higher area are dominated by red maple. On the east edge there are a few apple trees and shagbark hickories. A 34 inch shagbark hickory marks the southeast corner of the proposed CR. One area has understory white pine under an overstory of red maple. There are invasive shrubs, Japanese barberry and multiflora rose, along the east edge near the house and road. The rest of the seasonally wet areas have occasional spicebush, witch-hazel, winterberry and a few mountain laurel.

Brayton F. Wilson, Professor Emeritus
Department of Natural Resources Conservation
University of Massachusetts Amherst
April 23, 2007

Most Common Trees

Apple (*Pyrus malus*)
Ash, white (*Fraxinus americana*)
Aspen, big-tooth (*Populus grandidentata*)
Birch, yellow (*Betula alleghaniensis*)
Cherry, black (*Prunus serotina*)
Elm, American (*Ulmus americana*)
Hemlock, eastern (*Tsuga canadensis*)
Hickory, shagbark (*Carya ovata*)
Maple, red (*Acer rubrum*)
Maple, sugar (*A. saccharum*)
Pine, eastern white (*Pinus strobus*)

Most common shrubs

Barberry, Japanese (*Berberis thunbergii*)
Laurel, mountain (*Kalmia latifolia*)
Spicebush (*Lindera benzoin*)
Rose, multiflora (*Rosa multiflora*)
Witch-hazel (*Hamamelis virginiana*)
Winterberry (*Ilex verticillata*)

Also see Cheyette Conservation Restriction:
Boundary/Pictures. C23, C24, C25.