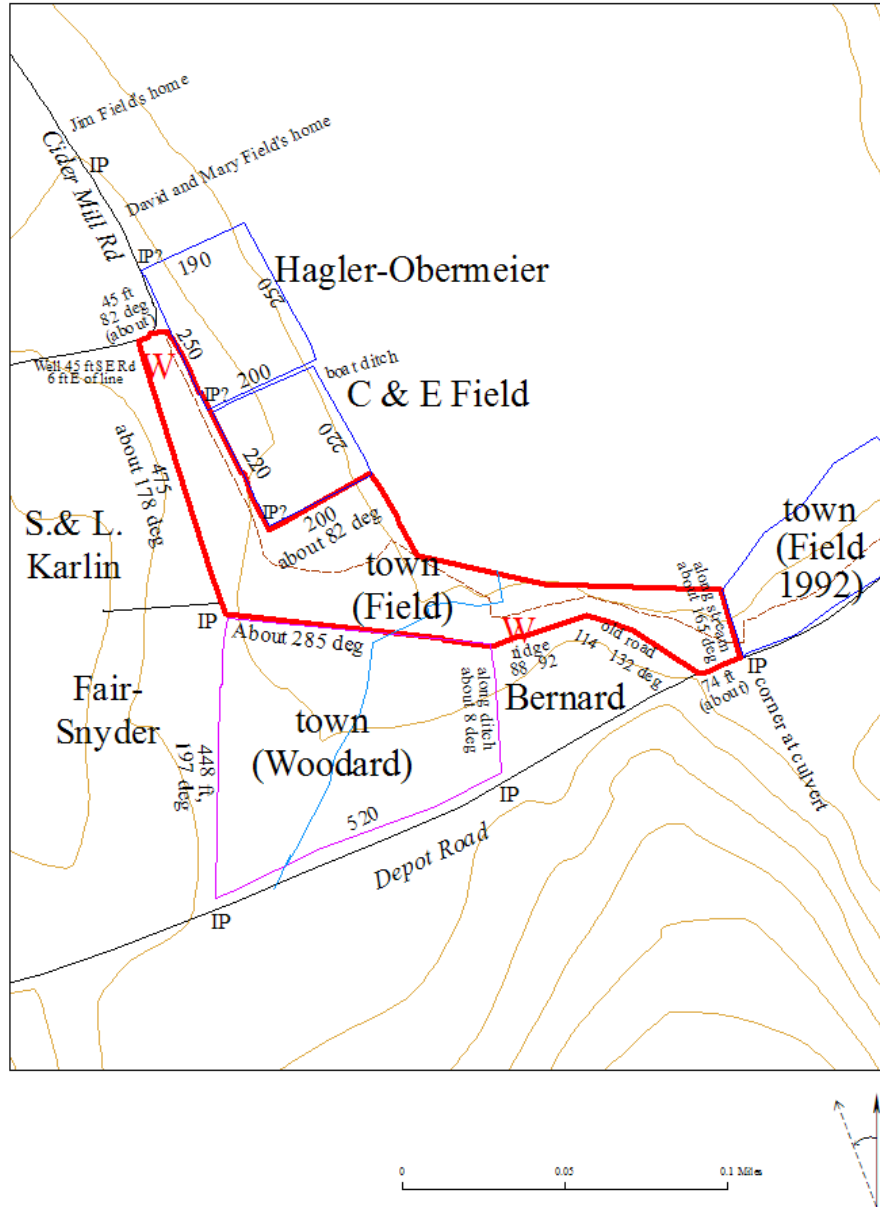


David and Mary Field Conservation Restriction Boundaries



David and Mary Field Conservation Restriction													
date	Latitude	Longitude	monuments	line marked by	angle (degrees) from previous point	length (feet) from previous point	length (meters) from previous point	other descriptors	confidence in boundary markings?	recommendations	habitat, vegetation, geology?	photo #	photo date
Boundary and photo reference													
(Note: all pictures taken on iPhone which provides date and time, but no number)													
9/21/2010	42.451343	-72.507074	edge Cider Mill Rd and woods road at culvert corner.	(see last line)				N corner with Hagler-Obermeir and Cider Mill	high (road)		road edge	F1 F2	11/14/2010 9/17/2010
11/9/2010	42.450873	-72.506802	C.A. Field on woods road and Field CR	old woods road edge of woods road		220 of C & Field plus part of Hagler-Obermeir		East Field/Field CR corner	low	When Hagler-Obermeir visit, find out corner, or survey C & E Field property	woodland	F3	11/14/2010
11/9/2010	42.451076	-72.506059	shoreline, line between C.A. Field and Field CR	blue flags at corners only	82 deg (about)	200 (C & E Field deed)		north shoreline Field CR corner	low	" "	wet shoreline	F4 F5	11/14/2010 10/8/2010
11/14/2010	42.450594	-72.503898	shoreline, line between Field CR and 1992 Field gift to town	culvert from road to pond	follows shoreline	no in deed or measured		east shoreline Field CR corner with Field (1992)	high (but point too far from shore land too wet to walk)		edge wet grasses, shrubs	F10	11/14/2010
9/1/2010	42.45027049	-72.50379209	Depot road, line between Field CR and 1992 Field gift to town	culvert from road to pond	165 deg (about)	(unclear where high water mark is)		east Depot Rd Field CR corner with Field (1992)	high, even found iron pin!		braided stream	F11, F12	11/14/2010
10/28/2010	42.450181	-72.504148	Depot Road corner between Field CR and Barnard property corner of Barnard property and Woodward CR (Field CR continues straight see below)	along Depot Road	along road	about 74 feet		Field CR/Barnard corner center old road	high old road trees and stone wall		open woodland	F13	10/13/2010
10/31/2010	42.450326	-72.505282	Iron Pin: corner Field CR, Woodward CR, Fair-Snyder, Karlin	old road visible from Depot Road. Less easy to follow in former clearing. line passes edge of Barnard well to ditch, Red blazes	at E end: 132 deg then 114 through cutting 92 to corner 92	not in deed or measured		Barnard/Woodard corner at ditch (Field continues straight)	med (well only information)	If ever in doubt, need survey	old trees, then thorny shrub, the wetland/ditch	F13 F14 F15	10/13/2010 10/9/2010 10/9/2010
10/5/2010	42.44979590	-72.505210	some change in vegetation, Blue flag	line passes 6 feet west of Karlin well. Red blazes	about 285 deg	not in deed or measured		SW corner Field CR with Woodard/Karlin	high (IP)		wet woodland	F16 F17 F18	10/5/2010 10/24/2010
10/21/2010	42.451480	-72.507373	Cider Mill Road	line passes 6 feet west of Karlin well. Red blazes	about 178 deg about 82 deg	475 (Karlin deed) about 45 feet		W corner at Cider Mill/Karlin of Field CR along edge of road	high		dry woodland road edge	F19, F20 F21	10/24/2010 11/14/2010

Boundary lines for Olivia Bernard property

Franklin County Registry of Deeds, Book 3647, Page 83-84;

Leverett Assessor's Map, Page 7, Lot 228;

Mailing address 124 Depot Road, Leverett, MA 01054

The Bernard property abuts two Conservation Areas:

The David and Mary Field Conservation Area to the north

The Philip and Catherine Woodard Conservation Area to the west

The only other boundary on this triangular-shaped property is the frontage on Depot Road.

The purpose of this description is to help:

the Town of Leverett, owner of the two adjoining conservation properties, manage the property; and

the Rattlesnake Gutter Trust, holder of the Conservation Restriction on both properties, monitor the property to make sure that the conservation value is maintained.

The lines described here have not been surveyed. They represent a best-faith effort by the writer of the Conservation Restriction, Mary Alice Wilson and the property owner, Olivia Bernard. We have agreed that, should there ever be a question of the exact line, the property would need to be surveyed.

Relevant information from the deed (book 3647, page 84):

Beginning at the southeast corner of the premises herein granted, which point is at an old roadway leading from the north side of the main highway running from Leverett Center to Amherst; thence running along said roadway in a northwesterly direction following a ridge to a ditch; thence running in a southerly direction to the main highway at the southwesterly corner of the premises; thence easterly along the north side of said highway to the point of beginning. INCLUDING house and barn and trees on the premises and being bounded by lands formerly of Judson L. Field and land of the heirs of Frederick W. Field.

INCLUDING herein also the well now furnishing water to the buildings thereon though not on the tract described, with full right to maintain same and repair same and use the intervening land sufficiently, necessary in order to maintain the well and outlets therein to the premises.

North Boundary

According to the deed the northern boundary of the property (which borders on the David and Mary Field Conservation Restriction) goes along:

1. An old roadway

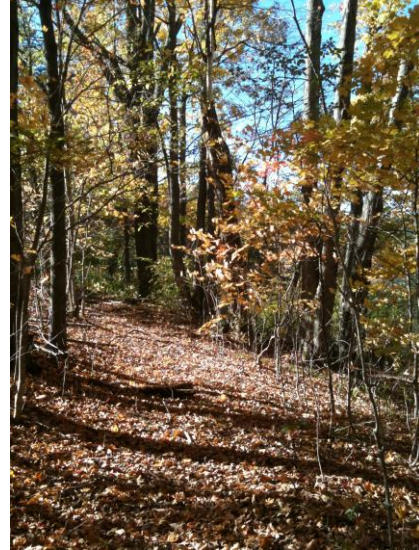
The old roadway is still very visible. (10/13/2010)

It begins at the edge of Depot Road

42.45018130, -72.50414791 (10/28/2010)

For the first part of the old road, the angle is 312/132 degrees.

At 42.45041004, -72.50450204 (11/9/2010)
the angle changes to 294/114 degrees



2. Following a ridge

It is much more difficult to follow the line once into the area cleared for a view. It is even more difficult to walk – a tangle of rose, blackberry and barberry. However, the birds – and presumably other creatures – love it. In October, this area hosted white-throated and white-crowned sparrows, and purple finch – as well as the usual pre-winter flocks. (10/13/2010, looking west)

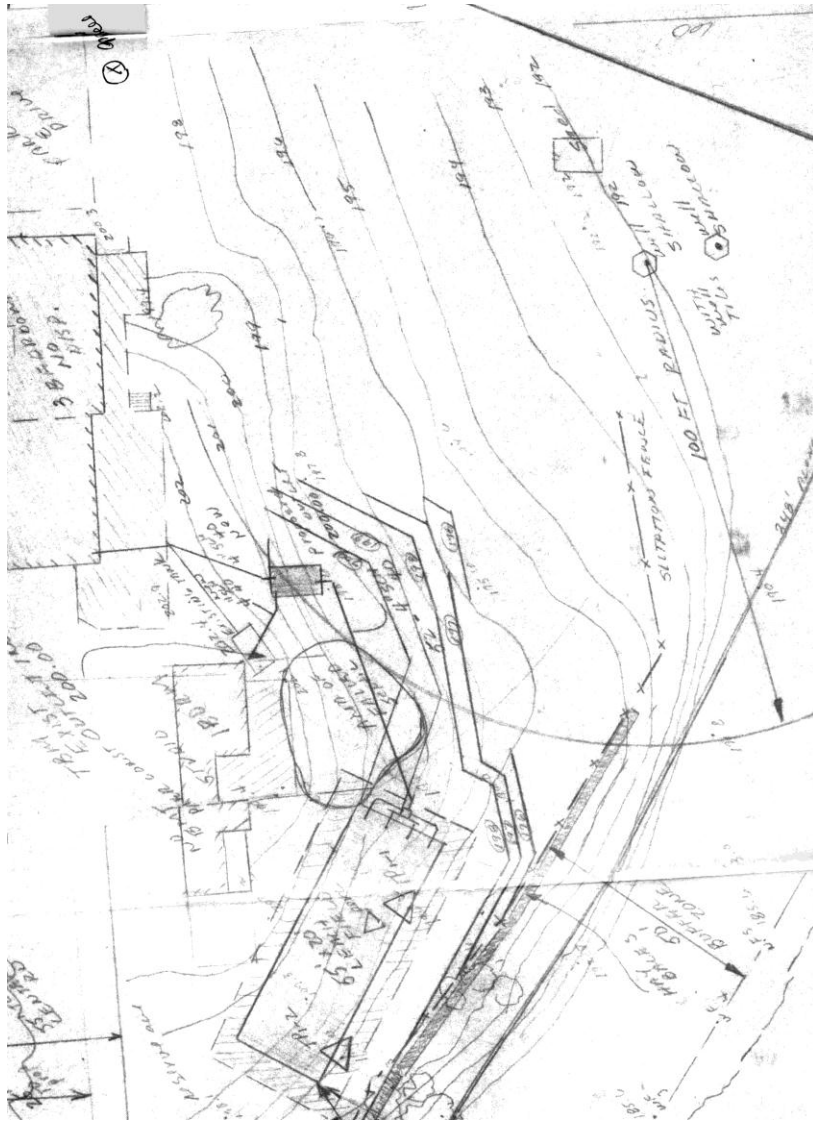
At the east end of the clearing
42.45044005, -72.50471394,
the angle to the west is 272/92 deg.

The view area ends at
42.45040133, -72.50498828.



West of the view clearing, it is even more difficult to “follow the ridge”

Fortunately, the state contour map (seen in the Boundary Maps for both the Field and Woodard CRs) and the septic system map for the property show how the contours curve and it is, therefore, possible to follow the “ridge line” as it bends southwest.



And there is another clue. The deed also says “. . .including a well though not on the property described. . . .“ While the well is no longer being used (a new well was drilled closer to the house), it is clearly visible and provides an anchor near the western end of the ridge line. The line from the view-clearing to the corner has a 268/88 degree angle

Picture taken 11/9/2010 looking west (268 deg) along line, brush in view-clearing visible beyond blue flag.
well: 42.45033528, -72.50509053 (11/9/2010)



3. To the ditch (the Corner)

The corner is at the junction of the north line with the ditch.

42.45032614, -72.50528181
October 31, 2010

Picture looking west to corner (clipboard behind orange tent state) 268 deg. The grey stone is on Field property/ The dark well cover is barely visible behind blue flag. (11/9/2010)



Second picture of the corner taken at the same time looking south along the west line. When following the ditch, the angle varies slightly but is mostly 8 degrees.



West Boundary

The west boundary (bordering the Philip and Catherine Woodard Conservation Restriction) is relatively easy.

West Line

It begins at a ditch, thence running in a southerly direction to the main highway. There is an iron pin placed by the Woodards in the ditch at the southern end (Depot Road).

The ditch is clearly visible.
(The ditches were used to drain the Woodard hayfield – now wetland.)
While the ditch varies slightly in direction, it is mostly 188/8 degrees.

To the right: Hairy Woodpecker (male) working on tree along the line. Leverett Pond (to the north) is visible in the background.
10/30/2010



The Corner

Below: Iron pipe in the ditch at the SW corner of Bernard property.

42.45032136, -72.50528893

Both pictures show both the pipe and ditch. 10/14/2010



Looking west



Looking north
page 7.7

Property: David and Mary Field Conservation Area

AFFIDAVIT OF PREPARER OF BASELINE DOCUMENTATION REPORT

The undersigned hereby certifies

- 1) that he/she prepared the accompanying Baseline Documentation Report pertaining to the above-described Property,
- 2) that said Report describes and documents the natural and other resources of said Property sought to be protected under a Conservation Restriction, and
- 3) that based on all the information cited in said Report, that said Report is an accurate representation of the Property and its condition as of the date of the grant of said Conservation Restriction.

The undersigned acknowledges

- 1) that the condition of the Property documented in said Baseline Documentation Report does not necessarily represent the condition of the Property allowed or required by the Conservation Restriction, and
- 2) that the Rattlesnake Gutter Trust does NOT in any manner waive any rights of the Rattlesnake Gutter Trust, either at law or in equity, to enforce the provisions of said Conservation Restriction.

date of report: May 28, 2011

Signed and sealed under the pains and penalties of perjury this day June 10, 2011

By: Mary Alice Wilson

Title Rattlesnake Gutter Trust, co-chair

COMMONWEALTH OF MASSACHUSETTS

On this 10th day of June, 2011, before me, the undersigned notary public, personally appeared Mary Alice Wilson, proved to me through the satisfactory evidence of identification, which were known, to be the person whose name is signed on the foregoing instrument, and acknowledged to me that she/he signed it voluntarily for its stated purpose.

SEAL Notary

My Commission Expires:

Marjorie E. McGinnis
My Commission Expires
June 4, 2015

page 8.2

Property: David and Mary Field Conservation Area

**AFFIDAVIT OF PHOTOGRAPHER OF PHOTOGRAPHS CONTAINED IN
BASELINE DOCUMENTATION REPORT**

The undersigned hereby states and affirms

- 1) that he/she took the photographs contained in the accompanying Baseline Documentation Report pertaining to the above described Property,
- 2) that said photographs illustrate and document the natural and other resources of the Property sought to be protected under a Conservation Restriction on said Property, and
- 3) that said photographs fairly and accurately depict the Property as it appeared on the date that the photographs were taken. Unaltered originals of these photographs were recorded on a non-rewriteable compact disc signed by me, labeled with the property name that appears above, and in the possession of the Rattlesnake Gutter Trust, the holder of said Conservation Restriction.

date(s) of photographs: September 17, 2010 – November 14, 2010

date of report: May 28, 2011

Signed and sealed under the pains and penalties of perjury this day June 10, 2011

By: Michael B. Cleason

Title Rattlesnake Gutter Trust co-chair

COMMONWEALTH OF MASSACHUSETTS

On this 10th day of June, 2011 before me, the undersigned notary public, personally appeared Mary Alice Wilson, proved to me through the satisfactory evidence of identification, which were known, to be the person whose name is signed on the foregoing instrument, and acknowledged to me that she/he signed it voluntarily for its stated purpose.

SEAL Notary

My Commission Expires: Marjorie E. McGinnis
My Commission Expires
June 4, 2015


PROPERTY: David and Mary Field Conservation Area

ACKNOWLEDGEMENT OF BASELINE CONDITIONS

Date of the Report: _____

The undersigned, being the grantor of the Conservation Restriction to the Rattlesnake Gutter Trust ("the Property") hereby certifies to the Rattlesnake Gutter Trust that the accompanying Baseline Documentation Report is, to the best of my/our knowledge and belief, an accurate representation of the Property and its condition on that date.

Notwithstanding the above, the undersigned agree that the conditions documented in said Report do not necessarily represent the entirety of conditions of the Property allowed or required by the Conservation Restriction, and that the Rattlesnake Gutter Trust in no way waives any rights at or in equity, to enforce any provisions of the conservation restriction, whether or not directly addressed in this Report.

Grantor(s): 

print name(s)

Acknowledged by the Rattlesnake Gutter Trust

By: 

(print name and title)

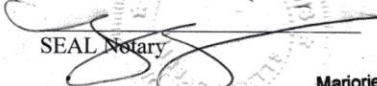
COMMONWEALTH OF MASSACHUSETTS

On this 14th day of June, 2011, before me, the undersigned notary public, personally appeared Lucretia Seaboard, Richard Brazee,

Peter d'Errico + Roberta Barnister

proved to me through the satisfactory evidence of identification, which were

known
to be the persons whose name are signed on the foregoing instrument, and acknowledged to me that they signed it voluntarily for its stated purpose.


SEAL Notary

My Commission Expires: Marjorie E. McGinnis
My Commission Expires
June 4, 2015