

## Name of Property: Laurel Hill Conservation Area

*Note: for the web-files, some categories (deeds, survey changes) have been put in separate pdf files. In reviewing the original baseline a number of errors were found, but not corrected, since these are the versions in the Field and Archive Notebooks. In particular, there are name spelled incorrectly on the owners's list and the stone structures are left out of the "special features" description. There is a surprising lack of photographs, but good descriptions in the monitoring reports of location of stakes and condition of the lands. MAW, Feb 2, 2012*

Background Data (excel file: laurel hill) p.2

Land Description

Owner Information

Documentation Location (not included in web version. All documents are duplicated in the Field and Archive Notebooks.)

Baseline/Monitoring Data

Deeds (separate file)

Abstract (word file: Laurel Hill Abstract) – not put on website Jan 31, will add Copy of Deed(s) (on web in separate file)

note: so many pages, not placed in plastic sleeves in field notebook

Word file: Laurel Hill CR Table of Contents lists them all

WPA Form 5 - Order of Conditions (road repair) Book 3806, p. 340-344. Not put on web.

Maps (maps in Archview 10 for January 2012 entry on web) p.6

Boundary and photo reference (excel file: laurel hill)

Contour Map (MassGIS, lines Archview 9)

2005 Orthophoto (MassGIS, lines Archview 9)

2001 Topographic Map (Mass GIS, lines Archview 9)

Survey (2 original, changes in separate file)

Assessor's Map

Photographs

(none taken as of 1/15/2007)

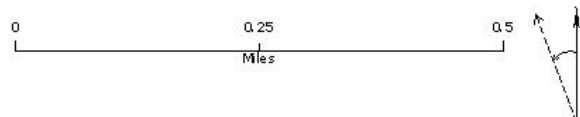
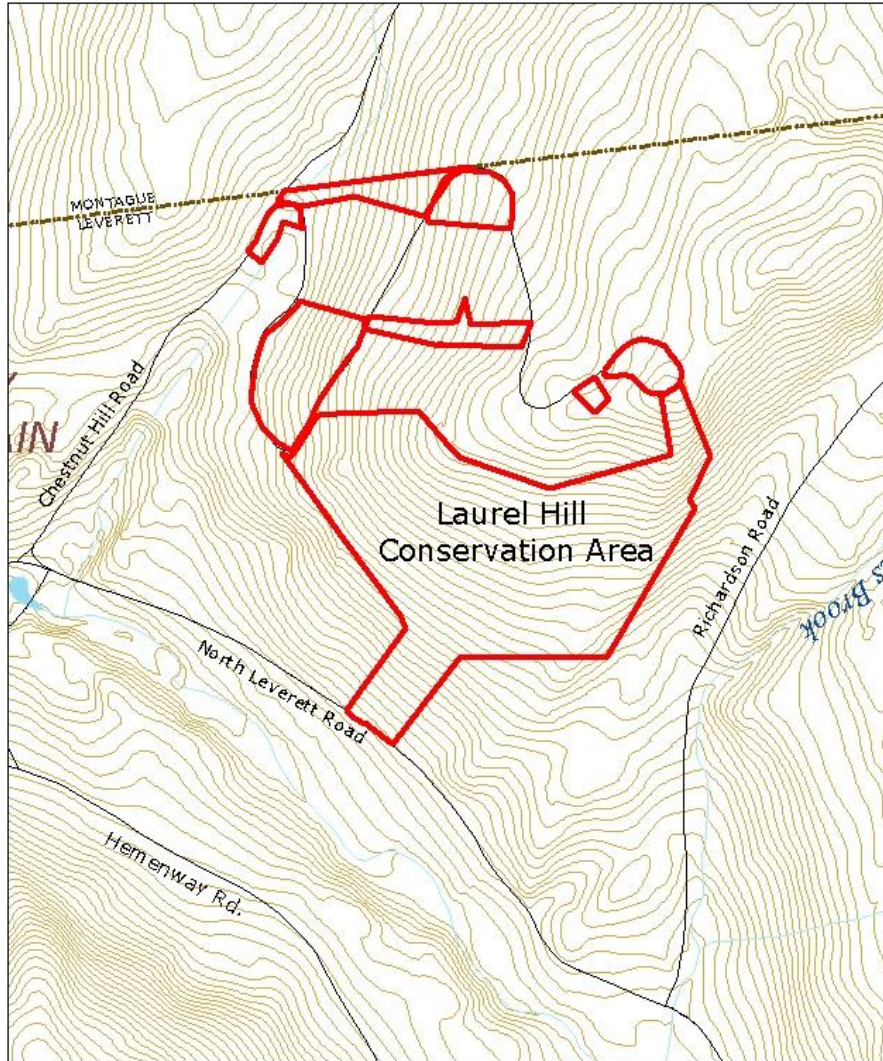
Reports (separate file)

<b>Laurel Hill</b>	
<b>land description</b>	
location/street address	8 parcels of land in Laurel Hill development
acreage	total = 61 acres (see below)
structures	none
physical description	6 scattered pieces bordering roads or town line, one large wooded area
special habitat(s)	hillside mixed woods, laurel
special species(s)	
special views(s)	south into Leverett
special other	protected natural areas as part of a residential development
notes	
acreage of each plot (note: 2006 assessor's records indicate some changes in distribution, total is the same)	
A	2.454
B	1.711
C	5.869
D	3.882
E	0.543
F	1.271
G	44.500
H	1.400
total	61.630

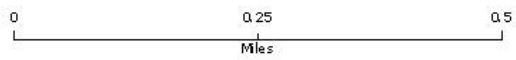
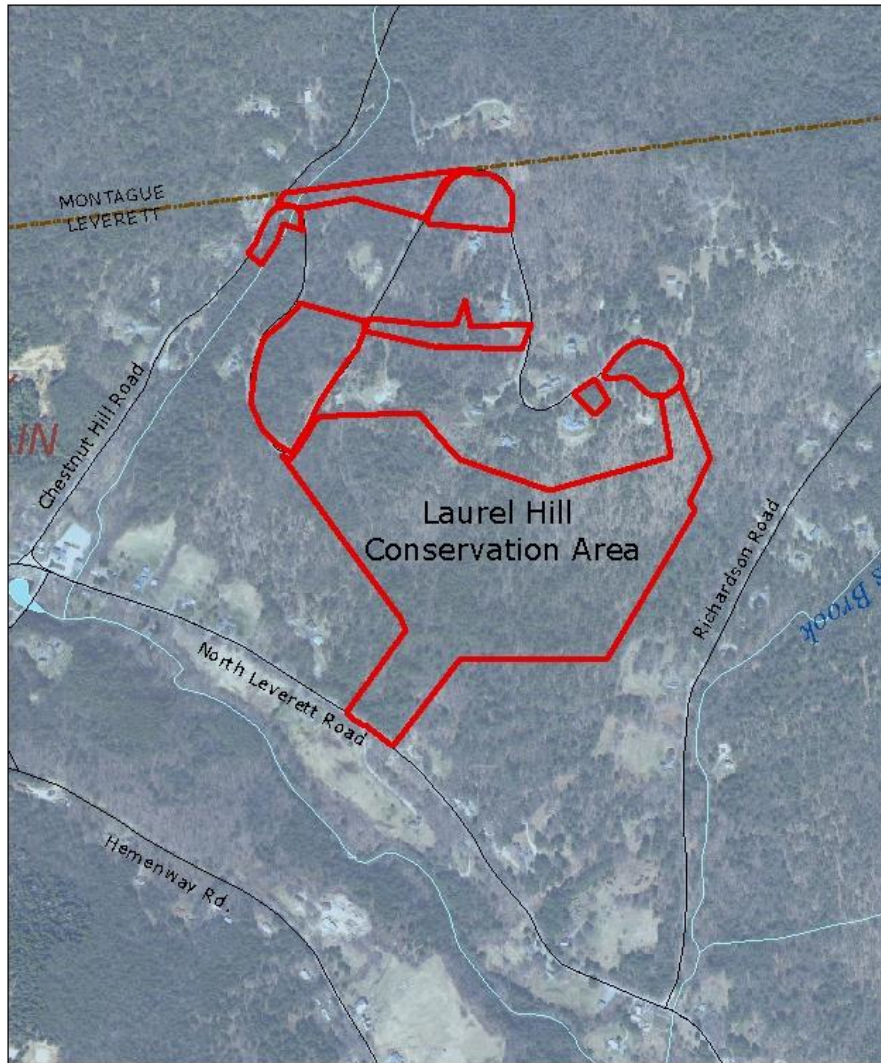
Laurel Hill							
Land owners information							
date of deed/CR: June 1991+. See Laurel Hill Conservation Restriction Documents.doc for full list)							
note: all CR land listed in the assessor's map as 2B							
CR on common land acquired by: donation as part of property development plan							
as each lot sold, the initial owner donated their share of common-land CR to RGT							
	last name	first name(s)	other names	street address	town	state	zip
original grantor	Poritz	Sidney					
present owner	(these properties listed in town listing sequence: no houses first, then by house number. Lot # from survey 10/1/1987						
lot #2, ass 1B	Cliché	Victoria & Robert		Laurel Hill Drive	Leverett	MA	01054
lot #5, ass 1E	Poritz	Sidney		(no house)	Leverett	MA	01054
lot ?, ass 1H	Gold	Richard M		Laurel Hill Drive (no house)	Leverett	MA	01054
lot #14, ass 1P	Gold	Richard M		Laurel Hill Drive (no house)	Leverett	MA	01054
lot #15, ass 1Q	Poritz	Sidney		(no house)	Leverett	MA	01054
lot ?, ass 1U	Asche	Vivian		Laurel Hill Drive (no house)	Leverett	MA	01054
lot #1, ass 1A	Longiaru	Peter & Il Soo Chay		2 Laurel Hill Drive	Leverett	MA	01054
lot #3, ass 1C	Cliché	Victoria & Robert		5 Laurel Hill Drive	Leverett	MA	01054
lot #4, ass 1D	Fiero	Patricia	Richard A. Kraus	9 Laurel Hill Drive	Leverett	MA	01054
lot#5, ass....							
lot #6, ass 1F	Neisner	Betsy Garson	Mary M. Barrett	15 Laurel Hill Drive	Leverett	MA	01054
lot #7, ass 1G	Prebis	E. John		19 Laurel Hill Drive	Leverett	MA	01054
lot #11, ass 1L	Spelke	Elizabeth S.		25 Laurel Hill Drive	Leverett	MA	01054
lot #12, ass 1M	Holmes	Charles G.	Donna Jenson	27 Laurel Hill Drive	Leverett	MA	01054
lot #13, ass 1N	Southwick	Sandra		29 Laurel Hill Drive	Leverett	MA	01054
lot #10, ass 1K	Gravina	Carl & Karin		30 Laurel Hill Drive	Leverett	MA	01054
lot #9, ass 1J	Longiaru	Peter & Il Soo Chay		32 Laurel Hill Drive	Leverett	MA	01054
lot #18, ass 1T	Asche	E. Craig & Vivian		36 Laurel Hill Drive	Leverett	MA	01054
lot # 17 ass 1S	Humphrey	James	Pamela Stone	38 Laurel Hill Drive	Leverett	MA	01054
lot # 16, ass 1R	Chang	Ruby	Jan Boleslaw Wojcik	39 Laurel Hill Drive	Leverett	MA	01054
lot #20, ass 2	Poritz	Sidney		40 Laurell Hill Drive	Leverett	MA	01054
? Plot map shows lot 8, assessors map shows different shape, 2 plots 1H and 1U							
there is also WPA Form 5, Order of Conditions on file 8/18/00							

Laurel Hill													
baseline/monitoring data													
date of deed/CR:		June 1991+. See: Laurel Hill Conservation Restriction Documents.doc											
baseline or monitoring	date of data collection	rep of Laurel Hill Association	rep present	RGT participants (1)	RGT participants (2)	RGT participants (3)	RGT participants (4)	photos (#, film or digital?)	other documentation ?	date report filed RGT	date report sent to owner	notes	next monitoring date
monitoring	11/14/2002	phone, Wilson	V.Asche	J.Bergstrom	P.Sanders	A.Shane	M.A.Wilson	no	no	11/14/2002	11/15/2002	report sent email site 2003 An.Mtg work order issue	Nov 03
monitoring	5/11/2004	phone, Wilson (fall 03 cancelled by snow)	A.Reiner	G.Ayers	P.Sanders		M.A.Wilson	no	no	5/18/2004	5/18/2004	note on boundary markers and WPA order	May 05
monitoring	4/25/2005	email, Wilson	S.Southwick	J.Bergstrom		A.Shane	M.A.Wilson	no	no	7/15/2005	05/08/2005 revised, resent 7/04/05	need to do fall GPS and stake finding	(fall) then May 06
monitoring: stake location	11/18/2005	email, Wilson	no	J.Bergstrom	G.Ayers	A.Shane	M.A.Wilson	no	no		rev 1/17/2006	next time check that stakes promised were put in	
monitoring	5/13/2007	email, Wilson	S.Southwick	J.Bergstrom	G.Ayers	J.Godsey	M.A.Wilson	no	no	no inf	no inf	see sum.report	2008

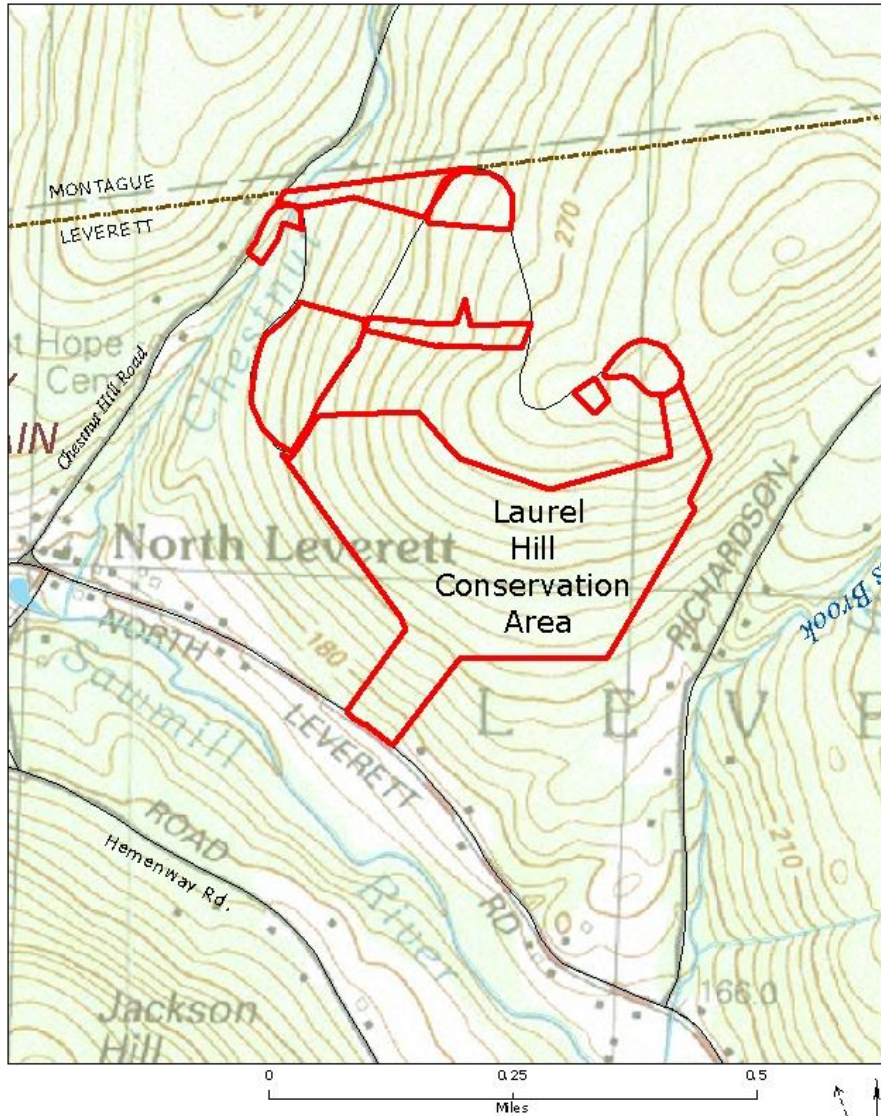
Laurel Hill													
boundary and photo log													
					angle (degrees) from previous point	length (feet) from previous point	other descriptors	confidence in boundary markings?	recommen- dations	habitat, vegetatio n, geology?	photo #	digital # (see photo log baseline)	
date	Latitude	Longitude	monuments	line marked by									
note: the many small pieces of land in the CR, make this form irrelevant. See annual reports which describe each piece and the work to establish exact boundaries.													



Laurel Hill Conservation Area

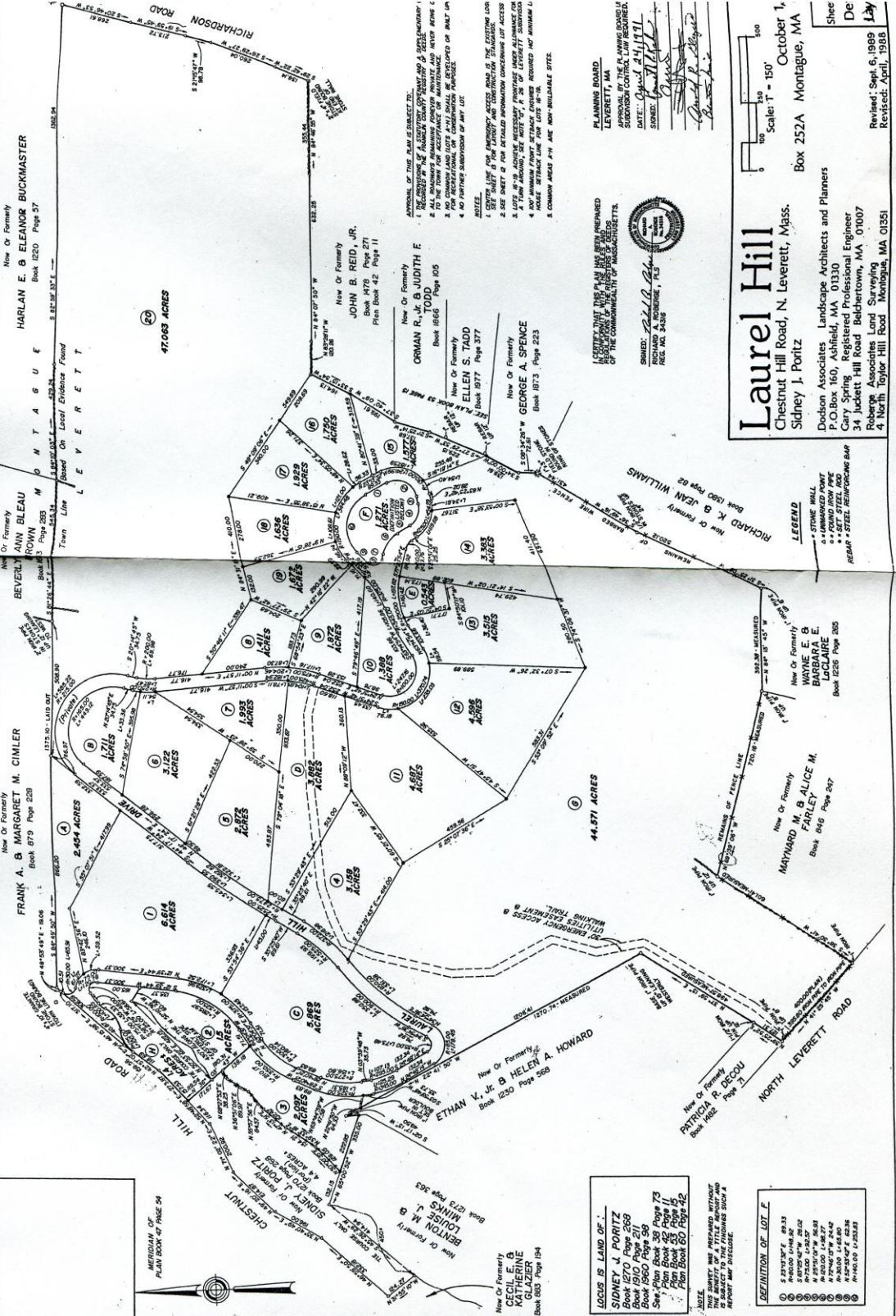


Laurel Hill Conservation Area



Laurel Hill Conservation Area





Now Or Formerly  
**HARLAN E. & ELEANOR BUCKMASTER**  
 Book 1220 Page 57

Now Or Formerly  
**ANN BLEAU**  
 Book 1220 Page 57

Now Or Formerly  
**FRANK A. & MARGARET M. CIMLAR**  
 Book 879 Page 228

Now Or Formerly  
**BEVERLY ANN BLEAU**  
 Book 1220 Page 57

47,063 ACRES

Now Or Formerly  
**JOHN B. REID, JR.**  
 Book 1478 Page 271  
 Plan Book 42 Page 11

Now Or Formerly  
**ORMAN R. JR. & JUDITH E. TODD**  
 Book 1856 Page 105

Now Or Formerly  
**ELLEN S. TADD**  
 Book 877 Page 377

Now Or Formerly  
**GEORGE A. SPENCE**  
 Book 1073 Page 223

Now Or Formerly  
**WAYNE E. & ALICE M. FAIRLEY**  
 Book 849 Page 217

Now Or Formerly  
**MAYNARD M. & ALICE M. FAIRLEY**  
 Book 849 Page 217

Now Or Formerly  
**PATRICIA R. REGOU**  
 Book 882 Page 31

Now Or Formerly  
**HELEN A. HOWARD**  
 Book 1250 Page 588

Now Or Formerly  
**BRONN M. & LOUISE M. SIDON**  
 Book 1273 Page 363

**LOCUS IS LAND OF:**  
**SIDNEY J. PORITZ**  
 Book 1270 Page 268  
 Book 1910 Page 211  
 Book 1920 Page 39  
 Book 1930 Page 39  
 Plan Book 82 Page 3  
 Plan Book 82 Page 4  
 Plan Book 82 Page 12

**CECIL E. & KATHERINE GAZER**  
 Book 823 Page 194

**LEGEND OF LOT:**  
 1 2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18 19 20 21 22 23 24 25 26 27 28 29 30 31 32 33 34 35 36 37 38 39 40 41 42 43 44 45 46 47 48 49 50 51 52 53 54 55 56 57 58 59 60 61 62 63 64 65 66 67 68 69 70 71 72 73 74 75 76 77 78 79 80 81 82 83 84 85 86 87 88 89 90 91 92 93 94 95 96 97 98 99 100

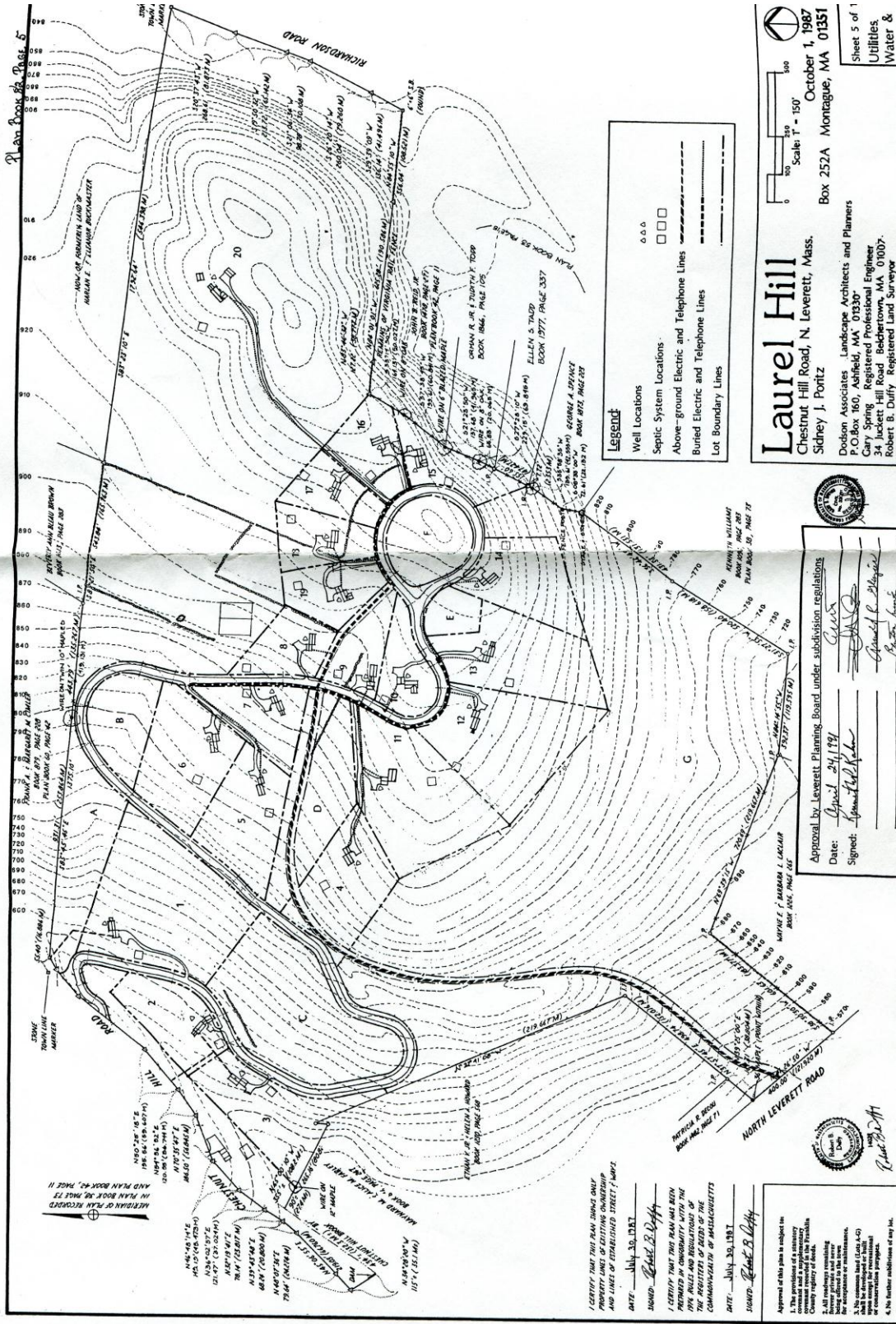
**PLANNING BOARD**  
 LEVERETT, MA  
 SUBDIVISION CONTROL LAW REQUIRED.  
 DATE: April 24, 1991  
 SIGNED: [Signature]  
[Signature]  
[Signature]

Scale: 1" = 150'  
 October 1, 1988  
 Box 252A Montague, MA

**Laurel Hill**  
 Chestnut Hill Road, N. Levelett, Mass.  
 Sidney J. Poritz

Dodson Associates Landscape Architects and Planners  
 P.O. Box 160, Ashfield, MA 01330  
 Cary Spring Registered Professional Engineer  
 34 Juddett Hill Road Belchertown, MA 01007  
 Robarge Associates Land Surveying  
 4 North Taylor Hill Road Montague, MA 01351

Revised: Sept. 6, 1988  
 Revised: April, 1988



**Laurel Hill**  
 Chestnut Hill Road, N. Leverett, Mass.  
 Sidney J. Portz

Dodon Associates Landscape Architects and Planners  
 P.O. Box 160, Ashfield, MA 01330  
 Cary Spring, Registered Professional Engineer  
 34 Jackett Hill Road, Belchertown, MA 01007  
 Robert B. Duffy, Registered Land Surveyor

Scale: 1" = 150'  
 October 1, 1987  
 Box 252A Montague, MA 01351

Sheet 5 of 1  
 Utilities & Water &

- Legend**
- Well Locations
  - Septic System Locations
  - Above-ground Electric and Telephone Lines
  - Buried Electric and Telephone Lines
  - Lot Boundary Lines

Approval by Leverett Planning Board under subdivision regulations  
 Date: April 24, 1984  
 Signed: [Signature]

Approval by [Signature]  
 [Signature]

I CERTIFY THAT THIS PLAN SHOWS ONLY PROPERTY LINES OF EXISTING OWNERSHIP AND LINES OF STABILIZED STREET LINES.

DATE: July 30, 1987  
 SIGNED: Robert B. Duffy

I CERTIFY THAT THIS PLAN HAS BEEN PREPARED IN CONFORMANCE WITH THE REQUIREMENTS OF THE MASSACHUSETTS COMMUNAL LAND ACT.

DATE: July 30, 1987  
 SIGNED: Robert B. Duffy

Approval of this plan is subject to the provisions of a covenantee contained in a registered deed in the County registry of deeds.

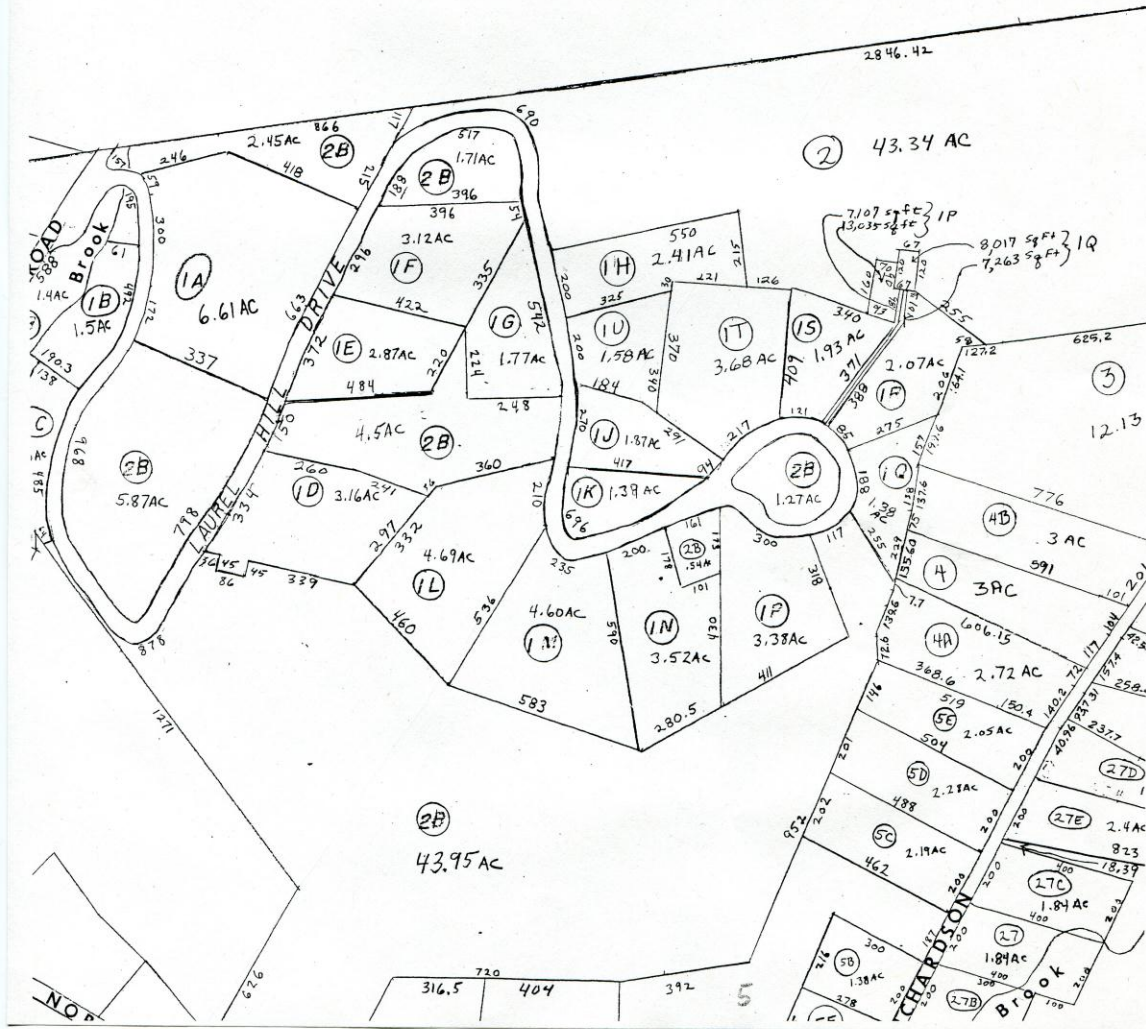
All easements shown hereon are shown in accordance with the provisions of the Massachusetts Communal Land Act and are subject to the provisions of that Act or any other laws of the Commonwealth.

No further subdivisions of any lot.

*Laurel Hill, Tax Map page 2, many lots*



North Section



South Section

