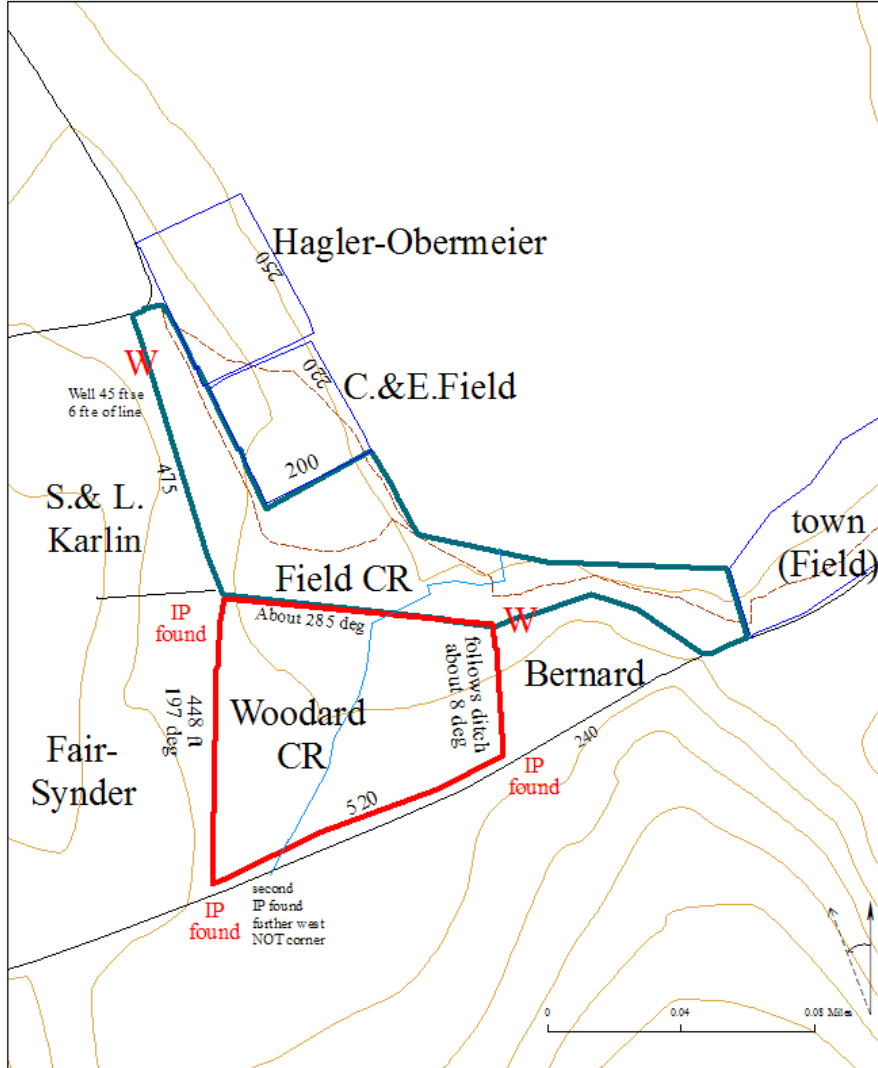


Philip and Catherine Woodard Conservation Restriction Boundaries



Note:
 Angle of Bernard line from walking
 Angle of Field line from walking
 Length and angle of Fair-Snyder line from their survey.PB 30, 92.
 Length of Woodard roadside line from tax map p.7.
 Stream mapped using gps during dry weather (easier to follow)

Philip and Catherine Woodard Conservation Area													
Boundary and photo reference (pictures taken with iPhone, no digital/camera number)													
date	Latitude	Longitude	monuments at corner	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 (see photo log baseline)
10/17/2010	42.44919584	-72.50692441	IP, SW corner	red blazes, row of older trees, higher/drier	197 (from F-S survey)	448 (from F-S survey)	136.5	corner Field CR, Woodward CR, Fair-Snyder, Karlin	there is second IP to east, not a corner post.		along stone wall	01, 02, 03, 04 on west line	10/17/2010
10/5/2010	42.44979590	-72.50520956	IP NW corner	blue flags (between town-owned areas); some change in vegetation (trees on Field side older), Meadow Drainage ditch parallel to line to south	about 285			Bernard/Woodard CR corner (Field CR continues straight, south of both properties)	medium (not far off)	If question would need to survey	streams/ditch draining toward pond	06	10/14/2010
10/31/2010	42.45032614	-72.50528181	Depot Rd	red blazes, ditch ending at Depot Rd	about 8 deg	520 (from tax map p.7)		Bernard/Woodard CR/Depot Rd corner	high, IP		wet shrubland roadside then wetland	07 on E line	10/14/2010
10/5/2010	42.45032136	-72.50528693	IP, SE corner	Depot Road	along road		158.5	back to SW corner	high, IP			08, 09 corner	10/15/2010
									high, IP			10	8/5/2010

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

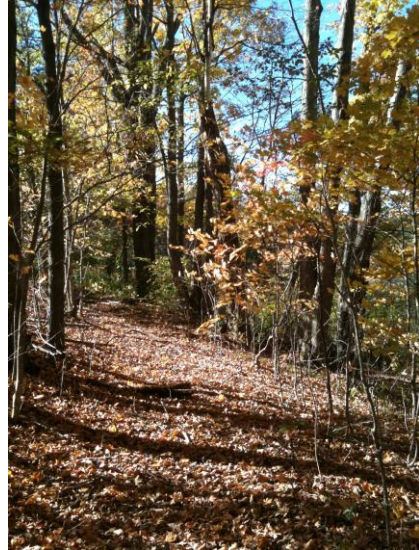
The old roadway is still very visible. (10/13/2010)

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)

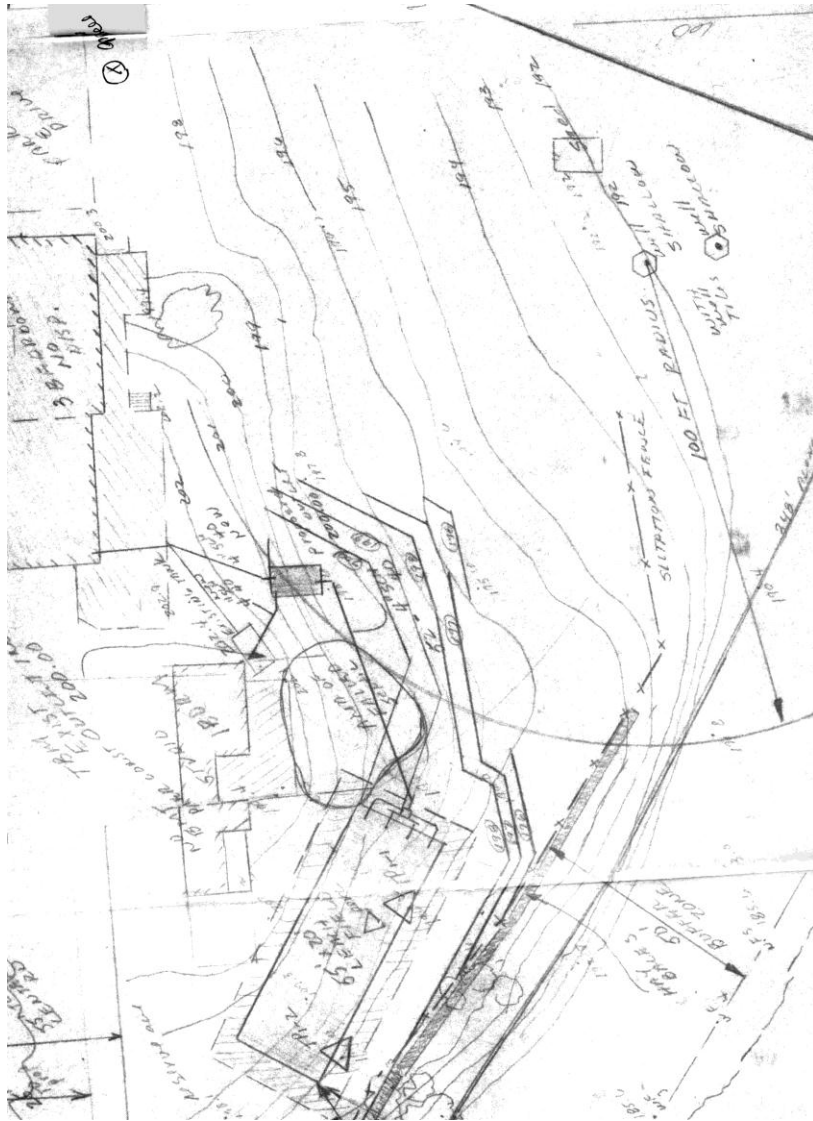
At the east end of the clearing
42.45044005, -72.50471394,
the angle to the west is 272/92 deg.

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 stake) 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: Philip and Catherine Woodard Conservation Restriction

**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: October 5, 2010 – November 9, 2010

date of report: May 29, 2011

Signed and sealed under the pains and penalties of perjury this day June 18, 2011

By: Mary Alice Wilson

Title Rattlesnake Gutter Trust, co-chair

COMMONWEALTH OF MASSACHUSETTS

On this 18th 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 8.1

Property: Philip and Catherine Woodard Conservation Restriction

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 29, 2011

Signed and sealed under the pains and penalties of perjury this day June 19, 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

Philip and Cathryn Woodard Conservation
PROPERTY: ~~Stetson Adams Memorial Woodland~~ Restriction

ACKNOWLEDGEMENT OF BASELINE CONDITIONS

Date of the Report: May 29, 2011

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): [Signature]

print name(s)

Acknowledged by the Rattlesnake Gutter Trust

By: [Signature]
(print name and title)

COMMONWEALTH OF MASSACHUSETTS

On this 14th day of June, 2011, before me, the undersigned notary public, personally appeared Levrett Select Board, Richard Brazee

+ Peter d'Errico and Roberta Bannister

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