



Premises: 18.1 Acres off  
Hemenway Road  
Leverett, Massachusetts

I, Henry G. Berry of 161 Hemenway Road, Leverett, Massachusetts 01054

for consideration paid in the sum of TWENTY THOUSAND AND 00/100 DOLLARS  
(\$20,000.00)

grant to the inhabitants of the Town of Leverett, acting through its Select Board,  
having a mailing address of Town Hall, Montague Road, Leverett, MA 01054

WITH QUIET CLAIM COVENANTS

A tract of land situated on Hemenway Road, located in the Town of Leverett, Franklin  
County, Massachusetts, bounded and described on attached Exhibit A:

Being a portion of the premises conveyed to Henry G. Berry by deed of Cathy L. Awetson-Berry  
and Henry G. Berry dated November 13, 2006 and recorded in the Franklin County registry of  
deeds in Book 5218, Page 260.

**EXHIBIT A**

The land shown as Parcel A on a plan of land entitled "Plan of Land in Leverett, Massachusetts, Prepared for the Inhabitants of the Town of Leverett" dated April 20, 2010 by Harold L. Eaton and Associates, Inc., Registered Professional Land Surveyors, and recorded in the Franklin County Registry of Deeds in Plan Book 730, Page 2. Containing 18.1 acres, more or less.

Together with a right of way for vehicles and pedestrians from Hemenway Road to the premises over the easterly portion of the easterly portion of Lot 1 shown on the aforesaid plan, said portion of Lot 1 being bounded easterly by Hemenway Road and westerly by a southerly extension of the northeasterly boundary of Lot 1 shown on the plan as having a length of 257.65 feet and a course of N. 6° 2' 32" E.

description\leverage.dwg

Executed as a scaled instrument this 9 day of June, 2010.

In the presence of

James T. Bands  
Witness

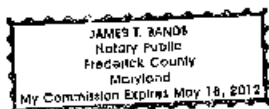
Henry G. Berry  
Henry G. Berry

STATE OF MARYLAND

Fredrick County, ss.

June 9, 2010

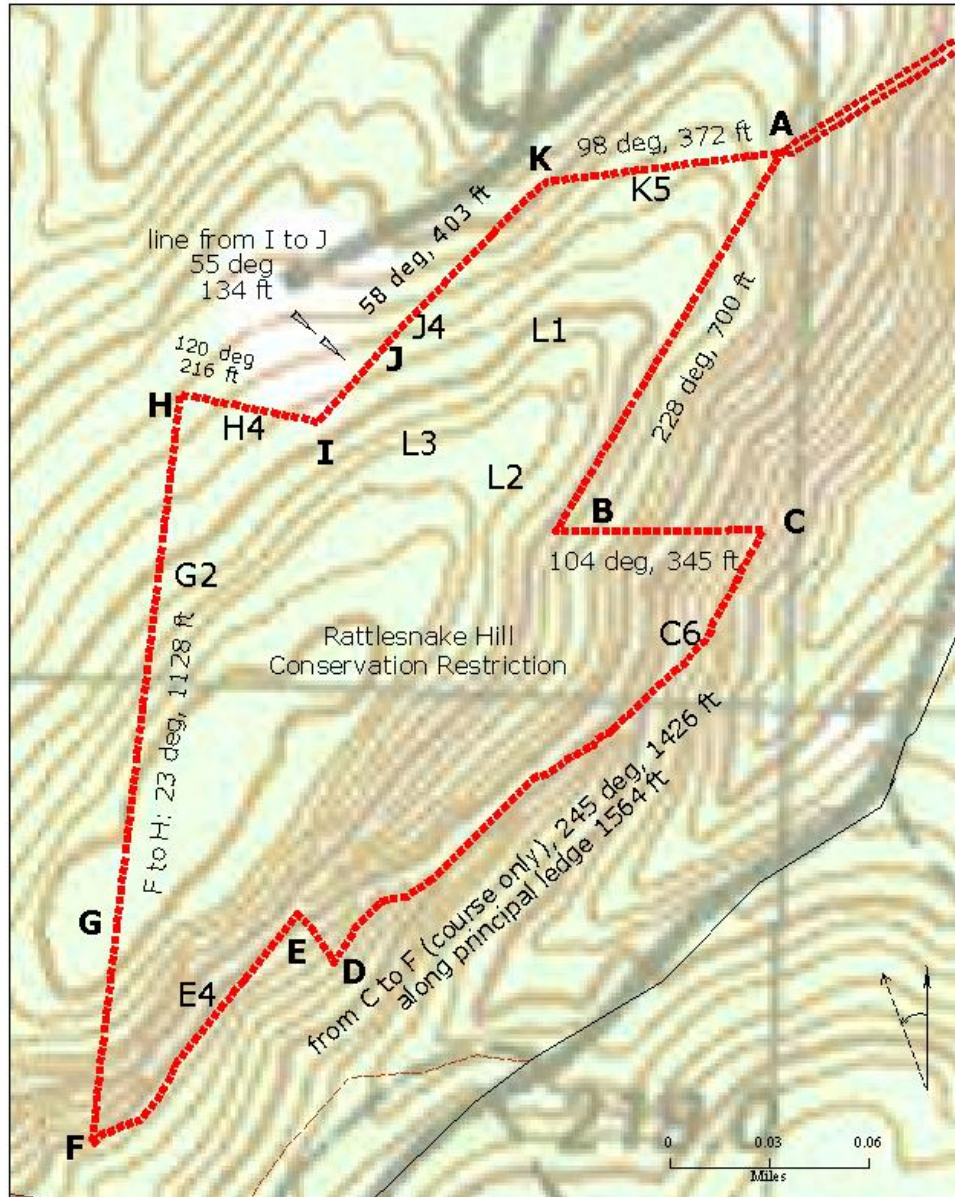
Then personally appeared the above named Henry G. Berry, proved to me through satisfactory evidence of identification, which identification was, MA Driver's License, to be the person whose name is signed above and acknowledged the foregoing instrument to be his free act and deed, before me,



James T. Bands  
Notary Public  
My Commission Expires: 5/18/2012

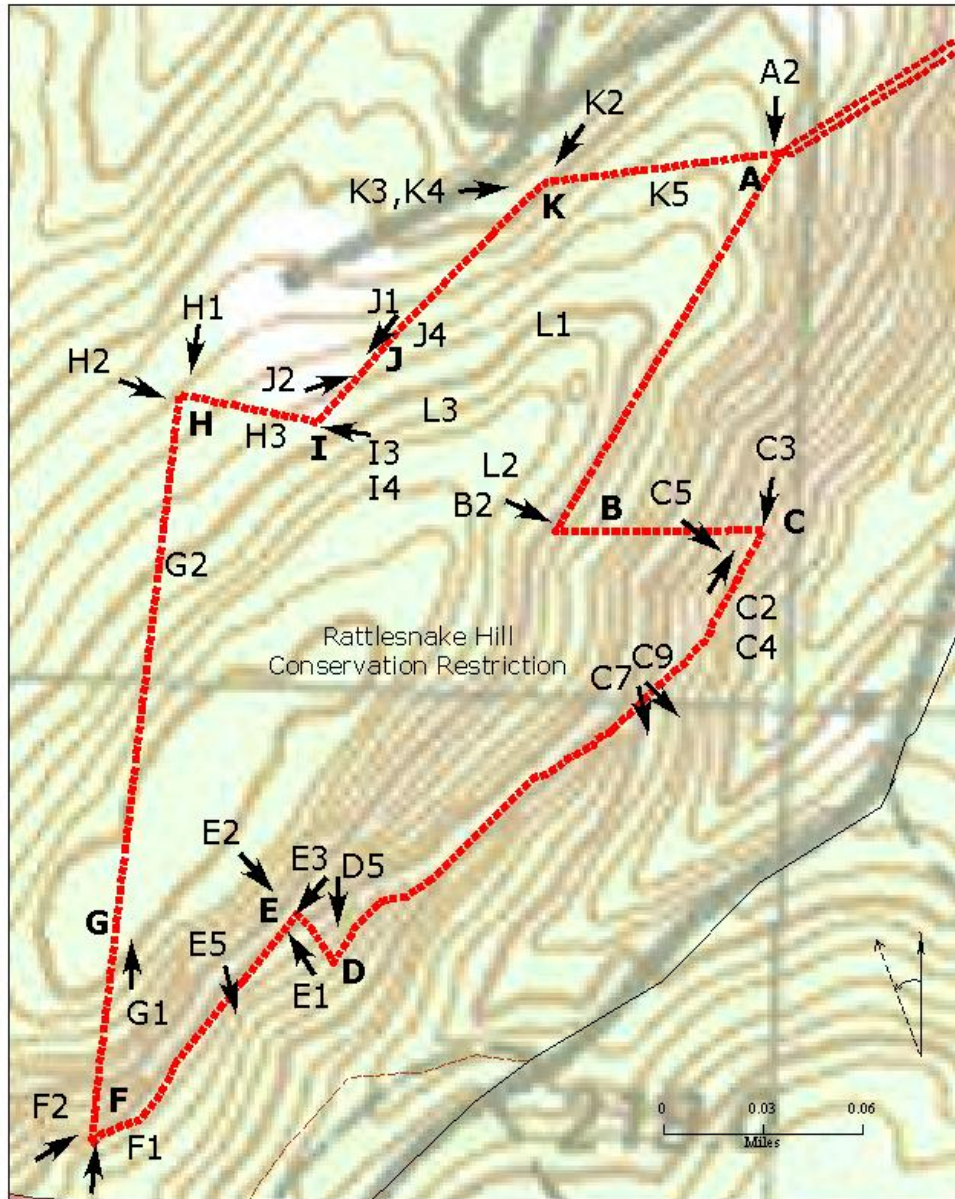
ATTEST: FRANKLIN, Joseph A. Cochinski Register

Rattlesnake Hill Conservation Restriction  
Monitoring Map: Lines, Corners, Sites of Special Interest



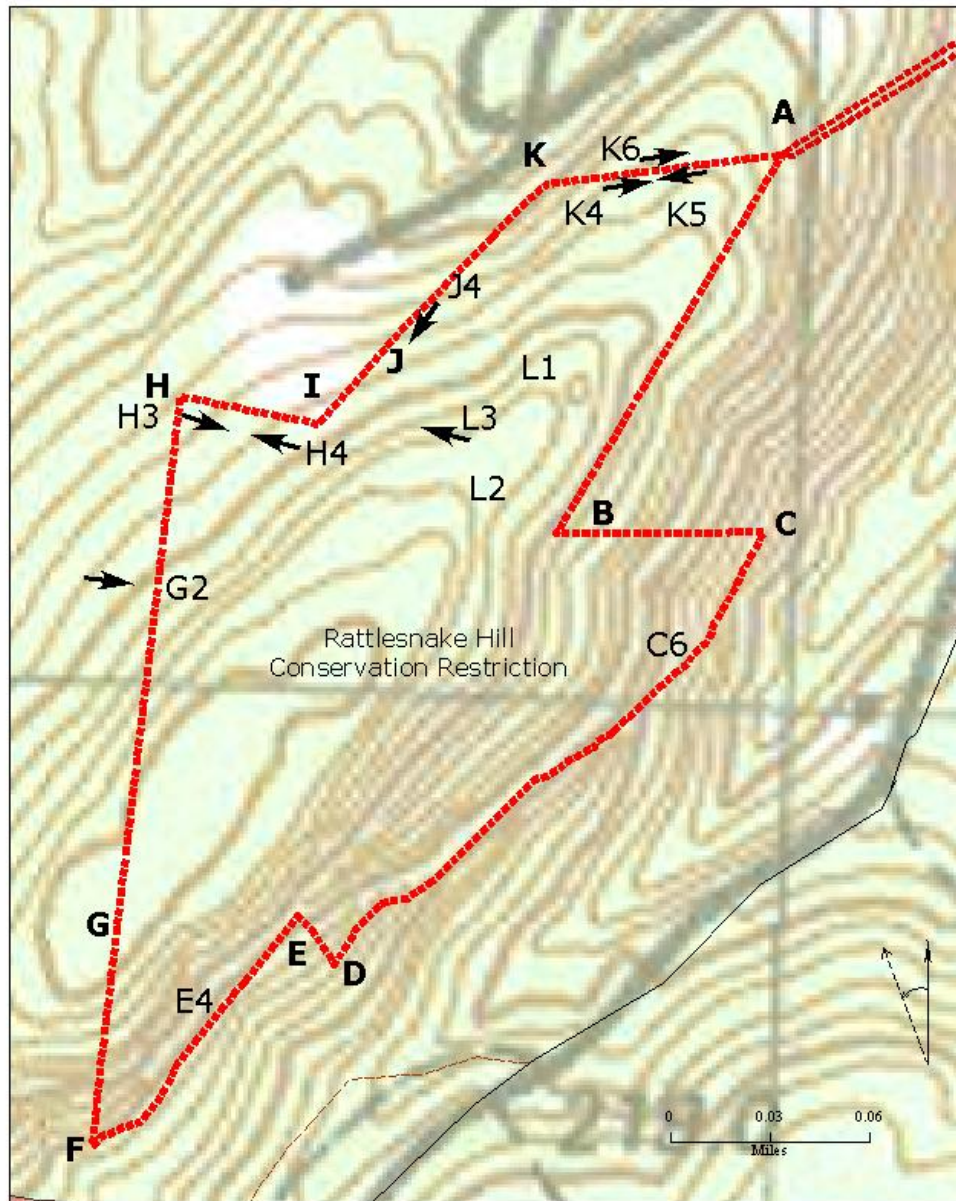
6.1 Boundary points (bold) and points of interest (not bold).  
See maps 6.2 and 6.3, the chart, and pictures for more information.

Rattlesnake Hill Conservation Restriction  
Map of Boundary Photographs



6.2 Boundary points and angle of photographs are labeled in bold. See boundary chart and photographs themselves for more information. See also 6.3 Map of Sites of Special Interest.

Rattlesnake Hill Conservation Restriction  
Map of Sites of Special Interest Photographs



6.3 This maps shows photographs of only the sites of special interest.

See map 6.2 for boundary photos.

Also see the chart and the pictures themselves.

map ref.	date	Latitude	Longitude	monuments	line from previous point marked by	angle (degrees) from previous point	length (feet) from previous point (rounded to feet)	other descriptors	confidence in boundary markings?	recommend	habitat, vegetation, geology?	photo #	photo date	photographer
<b>Rattlesnake Hill Boundary and photo reference</b>														
Note: heavy hemlock covering makes accurate gps readings difficult. Error varies from 9 to 15 feet (at least). Map and chart are to assist monitors. Official line is survey and pins.														
Special sites near lines have been included so monitors can easily find them (see map for key). Sites in middle of property are listed at the end (L1-L3)														
There are two maps of the photographs. See map 6.2 for the survey pins themselves. See map 6.3 for all special interest sites.														
NE corner	A	10/16/2011	42.49212652	-72.48093942	stone bound (only stone bound, all the rest are survey pins)	See "A" below	See "A" below	See "A" below	high	See "A" below with paint and metal boundary signs and the maintain them.	E side of center ridge, mostly hemlock	A1 A2	12/4/2010 12/25/2010	Eva Gbavc
East - inner Stringer corner	B	12/16/2010	42.490450	-72.482233	iron pin	See "A" below flagging, no obvious land use change, parallel to cliff	700		high		E side of center ridge	B1 B2	12/25/2010 10/16/2011	Eva Gbavc Mary Alice Wilson
North end of cliff (pictures of fiera along cliff)	C	12/16/2010	42.490483	-72.480967	iron pin	flagging, line descends down series of almost parallel ledges to principal cliff	104	345	high	same	many ledges, difficult growing conditions	C1 C2 C3 C4, C5 C6	5/8/2011 12/16/2010 5/8/2011 12/16/2010 5/8/2011	Eva Gbavc
	C6	5/8/2011	42.490000	-72.481389					NA		same series of almost parallel ledges, difficult growing conditions	C7,C8 C9-C11	5/20/2011 5/8/2011	Eva Gbavc
Jut in cliff line	D	12/16/2010	42.489567	-72.483550	drill hole	at cliff end of downhill	1564 along principal ledge, 1426 along "course only"		high	same	on top of center ridge	D1 D2-4 D5	5/8/2011 12/16/2010 5/8/2011	Eva Gbavc
Inner jut in cliff line	E	12/16/2010	42.488800	-72.483693	iron pin	uphill from point D, creating a line perpendicular to principal cliff	same	same	high	same		E1 E2-3	5/08/2011 12/16/2010	Eva Gbavc
(probable Blinn pin)	E4	12/16/2010			iron pin	(along cliff, on line, but not on Eaton Associates survey)		probably between two portions of Track 4, Blinn Survey (see Appendix)	NA			E4, E5 F1-2	12/16/2011 12/16/2010	Eva Gbavc Eva Gbavc
SW corner	F	12/16/2010	42.487750	-72.484900	iron pin	cliff edge	same	same	high	same	on top of center ridge	G1	10/20/2011	Mary Alice Wilson
Pin along line (survey note about survey differences)	G	12/16/2010	42.488717	-72.484833	iron pin	flagging through woods	not given in survey		high	same				
	G2	10/16/2011	42.49027714	-72.48458312		survey notes 7.6 ft difference between two surveys					open woods	G2	12/25/2010	Eva Gbavc
NW corner (remains of burned building)	H	12/8/2010	42.491033	-72.484433	iron pin	flagging through woods	1128 F to H			same	open woods	H1 H2	12/08/2010 10/20/2011	Eva Gbavc Mary Alice Wilson
	H3,H4	10/16/2011	42.49102688	-72.48407518		ruins of building on line		part of structure and some interior materials remain		Owner needs to check for safety hazards		H3 H4	12/04/2010 10/20/2011	Eva Gbavc Mary Alice Wilson
Back of Berry house/yard area	I	10/16/2011	42.49091567	-72.48363362	iron pin	flagging, large oak on line	216	difficult to find pin in new growth tangle	high	Same + open small path for monitoring.	many young shrubs and saplings	I1-4	10/20/2011	Mary Alice Wilson
North end of line behind Berry house/yard area	J	12/8/2010	42.491100	-72.483350	iron pin	flagging, between yard and view ledge	55	134	high	same-path	same	J1-2 J3	12/08/2010 10/20/2011	Eva Gbavc Mary Alice Wilson
(rr ties)	J4	10/16/2011	42.49126771	-72.48328423		stack of railroad ties just inside/east of property line		property includes rr ties		Owner needs to check for safety hazards		J4	10/20/2011	Mary Alice Wilson

corner	map ref.	date	Latitude	Longitude	monuments	line from previous point marked by	angle (degrees) from previous point	length (feet) from previous point (rounded to feet)	other descriptors	confidence in boundary markings?	recommend	habitat, vegetation, geology?	photo #	photo date	photographer
West end of north line	K	12/8/2010	42.491983	-72.482300	iron pin	flagging, S end laurel, N open woods	58	403	w side of ridge	high	Same path on S end of line.	open woods in northern part	K1 K2.3 K4	10/20/2011 12/08/2010 10/20/2011	Mary Alice Wilson Eva Gbatic Mary Alice Wilson
(south edge of household dump)	K5-K7	10/16/2011	42.49208227	-72.48147452		most of this dump is on Berry property. Also table/chairs just south along line			side hill open woods, Property includes small (southern) edge of household dump plus various left-over evidence of time spent outdoors on the property		Owner needs to check for safety hazards.		K5 K6 K7	10/20/2011 10/16/2011 12/4/2010	Mary Alice Wilson Mary Alice Wilson Eva Gbatic
East end of north line	A	10/16/2011	42.49212652	-72.48093942	stone bound (only one)	flagging, no obvious change of land use	98	372		high	Mark line with paint and tags and maintain those marks.		see "A" above		
<b>Interior sites of interest</b>															
(bucket + frame)	L1	10/20/2011	42.49116596	-72.48228530		There is other small furniture etc scattered around, not all documented					Owner needs to check for safety hazards.		L1	12/4/2010	Eva Gbatic
(triangulation pin)	L2	10/20/2011	42.49066908	-72.48268068	Nail with red tape. Sometimes red flag overhead.	noted to avoid future confusion near view; Mt Peace Pagoda in Greylock visible on clear day.					There are a number of these on the property. Do not confuse with survey pins.		L2	10/20/2011	Mary Alice Wilson
(view to west)	L3	10/20/2011	42.49089262	-72.48320807							Set on the bench and enjoy (and of course, cut to maintain the view).		L3.1 L3.2.L3.3 L3.4	12/25/2010 3/6/2010 3/6/2010	Eva Gbatic



Rattlesnake Hill Conservation Restrictions  
Photographs of Boundaries and Special Interest Locations

Note: Photographs of the views from the western side can be found at the end (L3).  
For more information on the vegetation, see Appendix 4.

A1. Survey Point A. Northeast Corner  
42.49212652, -72.48093942

Stone Bound  
12/4/2010



A2. Same Stone Bound looking south.  
12/25/2010



B1. Survey Point B  
42.490450,-72.482233

Iron pin  
12/25/2010



B2. Same iron pin looking east toward cliff  
along the line.  
10/16/2011

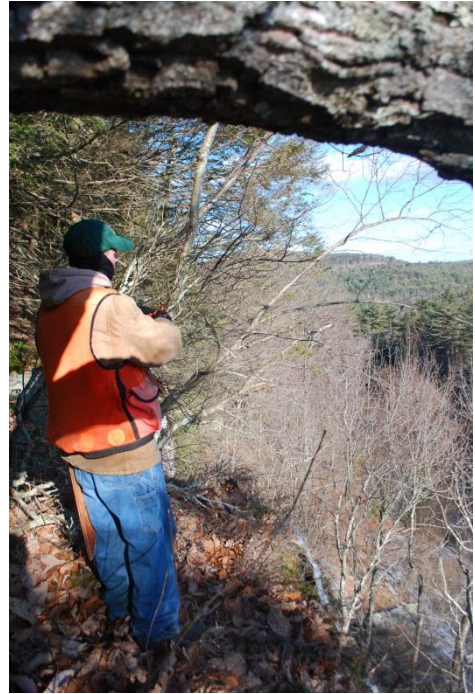


C1. Survey point C  
42.490483, -72.480967

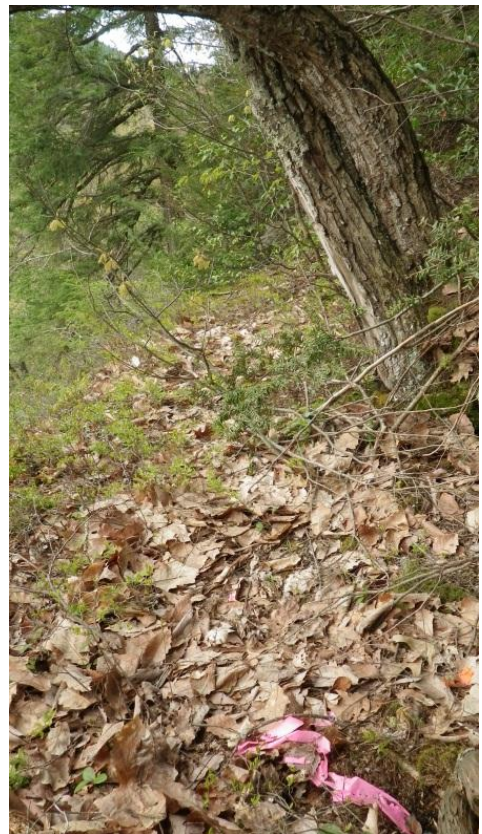
Iron pin, 5/8/2011



C2. Surveyor from Eaton Associates placing pin 12/16/2010



C3. Pin in foreground looking southwest along line 5/8/2011



C4. View from survey pin C,  
looking northeast to Morse Hill  
12/16/2010



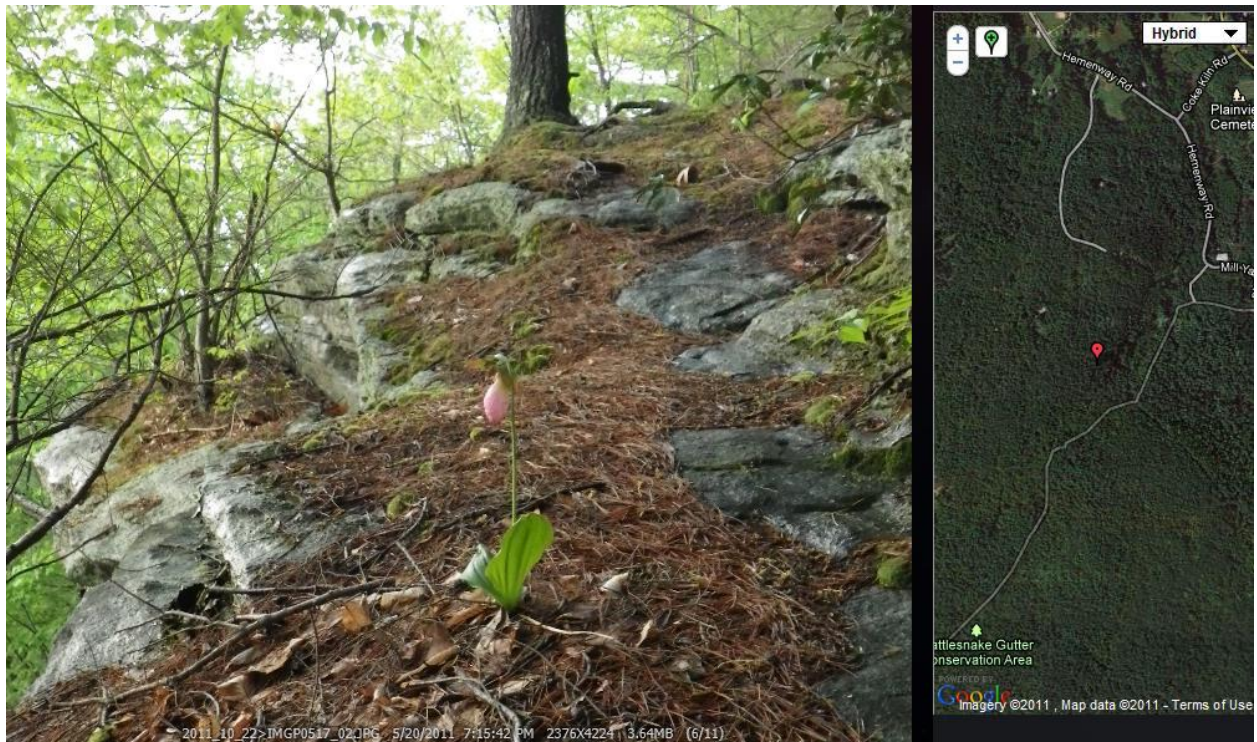
C5. View from survey pin C,  
looking east to Brushy Mountain  
12/16/2010



Note: C6-C11 were all taken at the same location above the principal ledge (see C6).  
Dates are given on each photograph.



C6 above, C7 below





C8 above, C9 below





C10 above, C11 below

