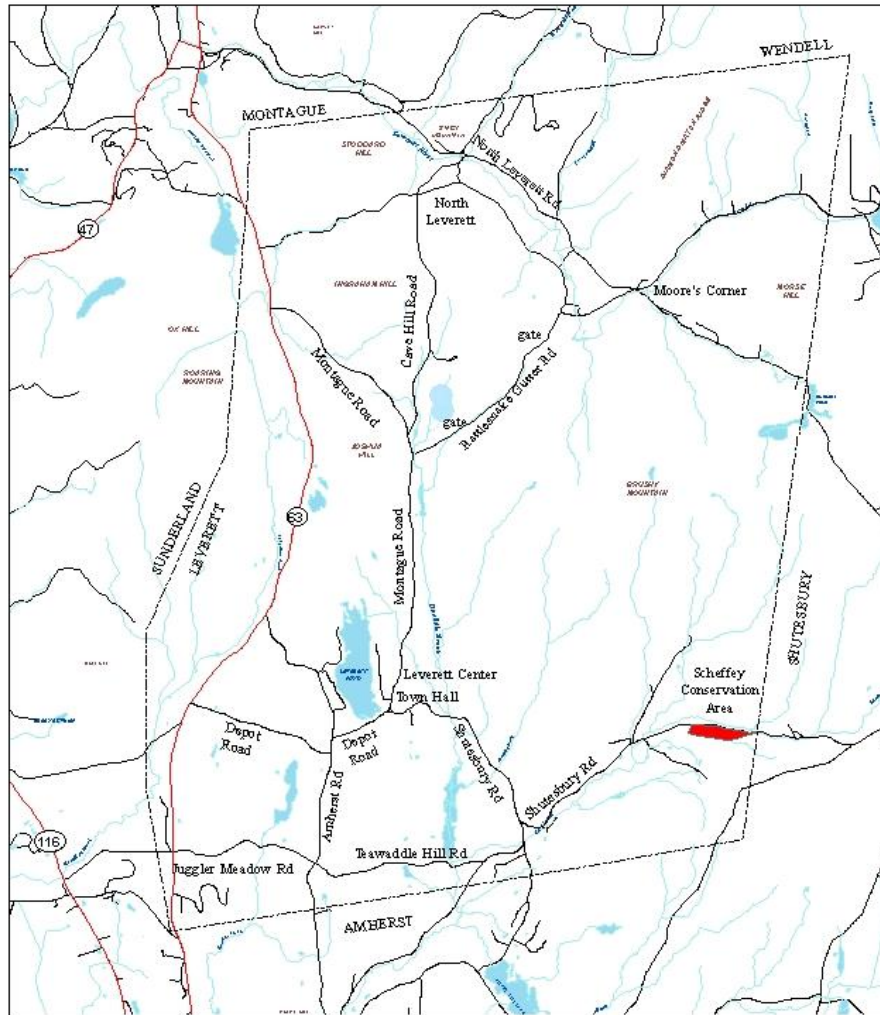


Name of Property: Scheffey Conservation Area

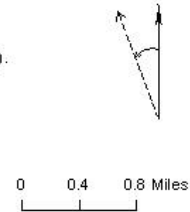
Background Data	p. 2
Map with Directions (ArcMap 10)	
Land Description (excel: Scheffey)	
Owner Information (excel: Scheffey)	
Deeds	p.5
Abstract (Word file: Scheffey abstract)	
Copy of Deeds	
Maps (MassGIS lines, ArcMap 10)	p. 8
Scheffey and Nearby Protected Land	
Contour Map	
2005 Orthophoto	
2001 Topographic Map	
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Scheffey Map for Monitoring (ArcMap)	
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Photo Baseline Log (excel file: scheffey)	
Photos (film) (NOT included in web version, 5 charming, not helpful photos)	
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Reports	
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Deeds of Neighbors (separate pdf files)	
List of Deeds of Historic Interest (Fitts and Turner families) also separate pdf files	
The Scheffey Boundary Line Story	

Directions to Scheffey Conservation Area



Directions to the Scheffey Conservation Area (owned by the Rattlesnake Gutter Trust)

From the Leverett Town Hall go south, bearing left at the Leverett Family Museum (old library).
 You are now on Shutesbury Road.
 Follow Shutesbury Road 1.4 miles to the intersection with Cushman Road.
 Continue on Shutesbury Road (sharp right turn uphill) for 1.5 miles.
 You will go under a power line and then past Broad Hill Road on your right.
 The property begins 1.5 miles from the sharp turn (or about 3 miles from Leverett Center).
 It continues on the right (south side) to the Shutesbury town line (0.5 mile).
 There is pull-off parking on the right just before the culvert and town line sign.



Scheffey	
land description	
location/street address	Shutesbury Road, from Shutesbury town line east
acreage	13.5 approximately (in deed, plot map says 16, assume 13.5)
structures	none
physical description	along road (uphill along stream), rest side hill, does not go to the top of the hill, stone wall parallel to road
special habitat(s)	hillside hemlock, small stream, laurel
special species(s)	
special views(s)	natural area seen from highway for half mile
special other	protects half mile of roadway (and land to the south) from developement
notes	boundaries are now marked (paint and boundary signs, but are no easy to distinguish (no obvious geographic features or change in land use)
directions	Directions to the Scheffey Conservation Area
	From Leverett Town Hall, take Shutesbury Road southeast. Follow it as it turns sharply uphill (about 1.5 miles from Leverett Center.)
	Continue on Shutesbury Road east (toward Shutesbury Center). You will go under a power line and then past Broad Hill Road on your right.
	At 1.5 miles from the sharp turn (3 miles from Leverett Center) there are two houses close to the road on the right. The Scheffey property begins just after the second (easternmost) of those two houses.
	The property continues on the right (south side) to the town line (almost 1/2 mile). There is pull-off parking on the right just before the town line sign and a large culvert (small bridge) where Roaring Brook crosses under the road.
	There is also parking further along on the right in Shutesbury.

Scheffey										
Land owners information										
date of deed:	3/10/1998									
	book 3366, page 26									
	last name	first name(s)	other names	street address	town	state	zip	description of abutters land	assessor's map #	deed
original grantor	Scheffey	Andrew J.W.							8-40	3366, 26
present owner	Rattlesnake Gutter Trust									
acquired by: gift										
others inbetween	none									
abutters										
on Pratt Corner Rd.in town report)	Scheffey (Franklin Land Trust holds CR)	Elizabeth, Heston, Anna Maria Scheffey		39 Broad Hill Road	Leverett	MA	01054	land surrounds most of CA on west and south	8-42	5443, 109
	Raymond	Bertrand & Barbara		295 Shutesbury Road	Leverett	MA	01054	w border, next to road	8-44	1639, 59 1639, 60
	Allen	Allen C.		543 Hunters Green	Hendersonville	NC	28739	eastern (very short) border along town line	8-35	3058, 167
	Ferro	et al.						305 shutesbury rd	8-39	5808, 254

Andrew J.W. Scheffey Land: Abstract

Right-of-way

Subject to the right to pass and repass over an existing drive from Shutesbury Road over the Jas.Fitts Lot, for the benefit of the other land of the Grantor lying to the South of the subject premises. (Jas. Fitts lot is the eastern section from the town line to the stream)

DOES NOT INCLUDE turning road into road for subdivision.

Use

Property restricted to conservation use (forestry, wildlife management, enjoyment of recreation consistent with conservation for such portion of the public as RGT deem appropriate). RGT can elect to have utility structures, toilet facilities, trail and the like. (Subsurface easements NOT permitted).

MAW, 5/20/03

KNOW ALL BY THESE PRESENTS THAT

ANDREW J. W. SCHEFFEY of Broad Hill Road, Leverett, Massachusetts, being unmarried, as a gift, upon the condition described below in the paragraph entitled "Conservation Restriction".

No Monetary Consideration

grants to RATTLESNAKE GUTTER TRUST, a Massachusetts Trust, created by instrument dated Jan. 14, 1988, recorded in the Franklin County Registry of Deeds, Book 2191, Page 304, and having a mailing address of P. O. Box 195, Leverett, Massachusetts 01054

with WARRANTY COVENANTS

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

Beginning at an iron pin set in the Southerly line of the East-Leverett Shutesbury Road; said iron pin marking the Northwesterly corner of the herein described premises; thence Southwesterly along land now or formerly of Charles Clark to a point.

Thence Southeasterly 25 rods 6 links to a point.

Thence turning slightly Southeasterly 64 rods 9 links to a point.

Thence turning Easterly 62 rods to a point in the Leverett-Shutesbury Town line. The last three (3) courses being along other land of Andrew J. W. Scheffey.

Thence N. 20° 45' E. along the Leverett-Shutesbury Town line to a concrete bound set in the Southerly line of the East-Leverett Shutesbury Road.

Thence Westerly along the Southerly line of East-Leverett Shutesbury Road to the place of beginning.

Being the "Jas. Fitts Lot" consisting of 2 1/2 acres, more or less, and the "Turner Lot" of 11 acres, more or less.

Subject to a right to pass and repass over an existing drive from Shutesbury Road over the Jas. Fitts Lot, for the benefit of the other land of the Grantor lying to the South of the subject premises. The conversion of this right to a road under Subdivision control rules will be deemed to be an overburdening of this right. Further subject to the right of the inhabitants, present and future, of the property now owned by the Grantor located to the South of the premises, during the period of such habitation, to enter upon the premises for the purposes of passive recreation. This right is not exclusive.

CONSERVATION RESTRICTION: This property is restricted to conservation uses. Such use includes forestry and wildlife management and the enjoyment of recreation consistent with conservation for such portion of the public as the Grantees deem appropriate. The provisions of utility structures, toilet facilities, trails and the like are permissible at Grantee's election. The granting of subsurface easements is specifically permitted.

Being all and the same premises conveyed to the Andrew J. W. Scheffey and Alice W. Scheffey as TRACT I on the deed from W. D. Cowls, Inc., dated January 10, 1969, recorded in the Franklin County Registry of Deeds at Book 1236, Page 190. The interest of Alice W. Scheffey was conveyed to the Grantor herein as Parcel 2 (Tract I only) on a deed recorded in the Franklin County Registry of Deeds, Book 1832, Page 219.

FRS JL-1 P1223
Shutesbury Rd, Leverett



1998 00008741

Bk: 3366 Pg: 026 Doc: DEED
Page 1 of 2 07/01/1998 12:23PM

Executed as a sealed instrument this ^{10th} of March, 1998

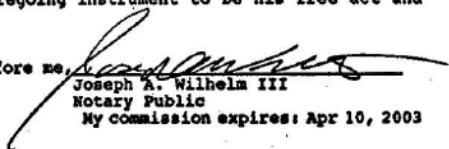
ANDREW J. W. SCHEFFEY

COMMONWEALTH OF MASSACHUSETTS

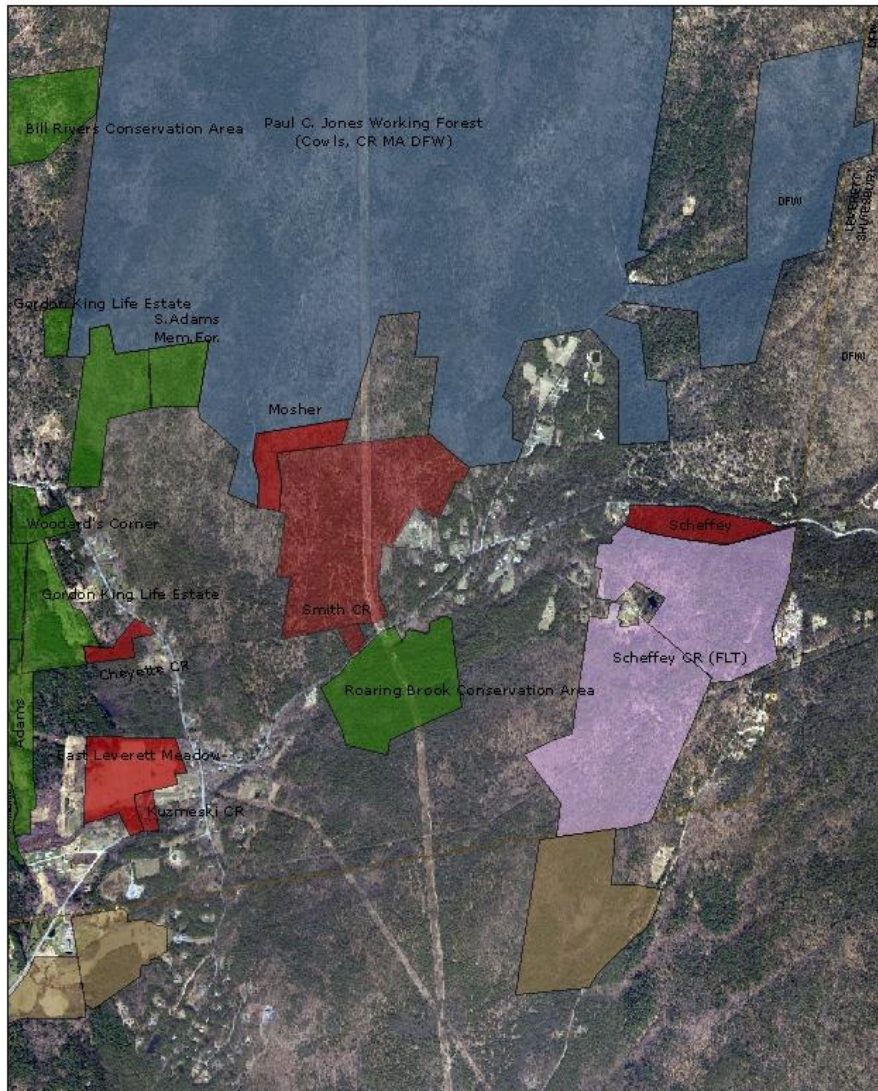
Hampshire, ss.

March 10, 1998

Then personally appeared the above named ANDREW J. W. SCHEFFEY and acknowledged the foregoing instrument to be his free act and deed,

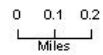
Before me, 
Joseph A. Wilhelm III
Notary Public
My commission expires: Apr 10, 2003

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

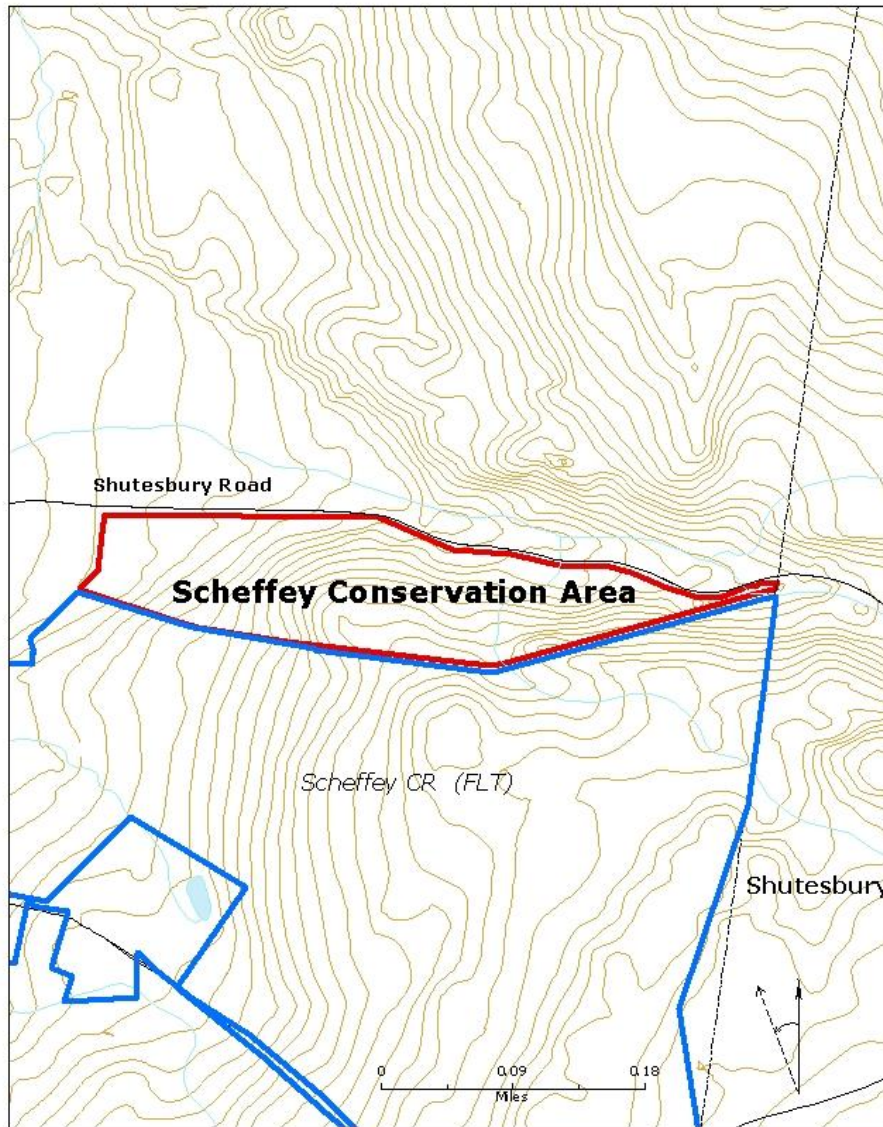


- Land owned or CR (lighter shade):
- Rattlesnake Gutter Trust
 - Other land trusts
 - Town of Leverett
 - State (UMass, DCR, DFW)
 - protected land in adjoining towns

Scheffey CR and Nearby Protected Areas

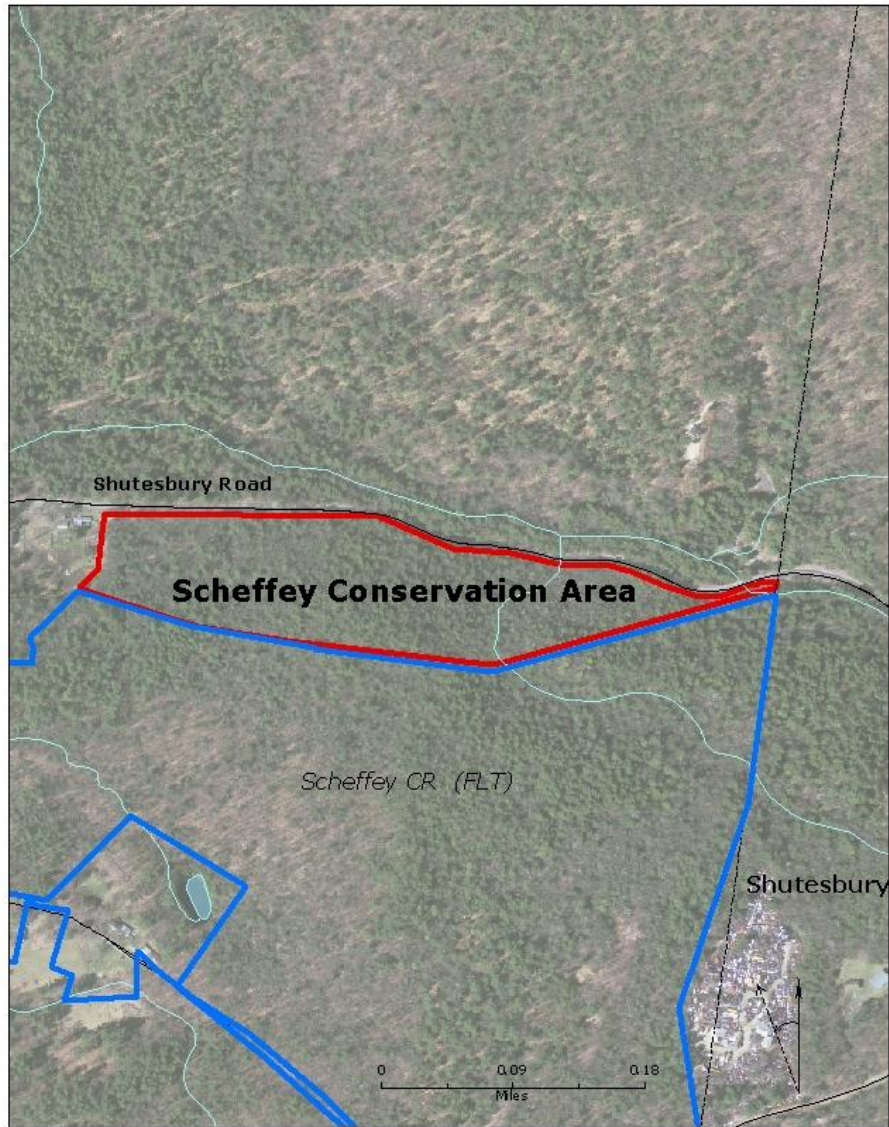


Scheffey Conservation Area



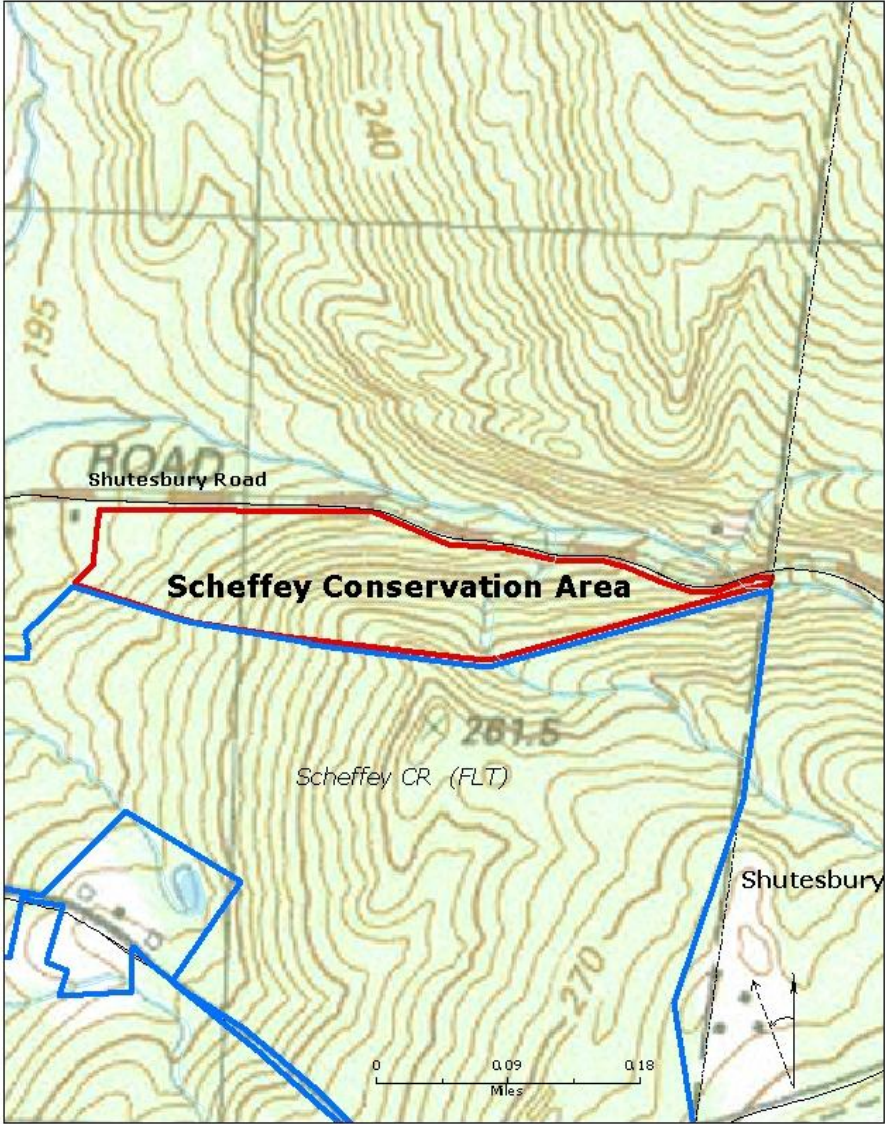
Scheffey Conservation Area (owned by the Rattlesnake Gutter Trust)

Scheffey Conservation Area

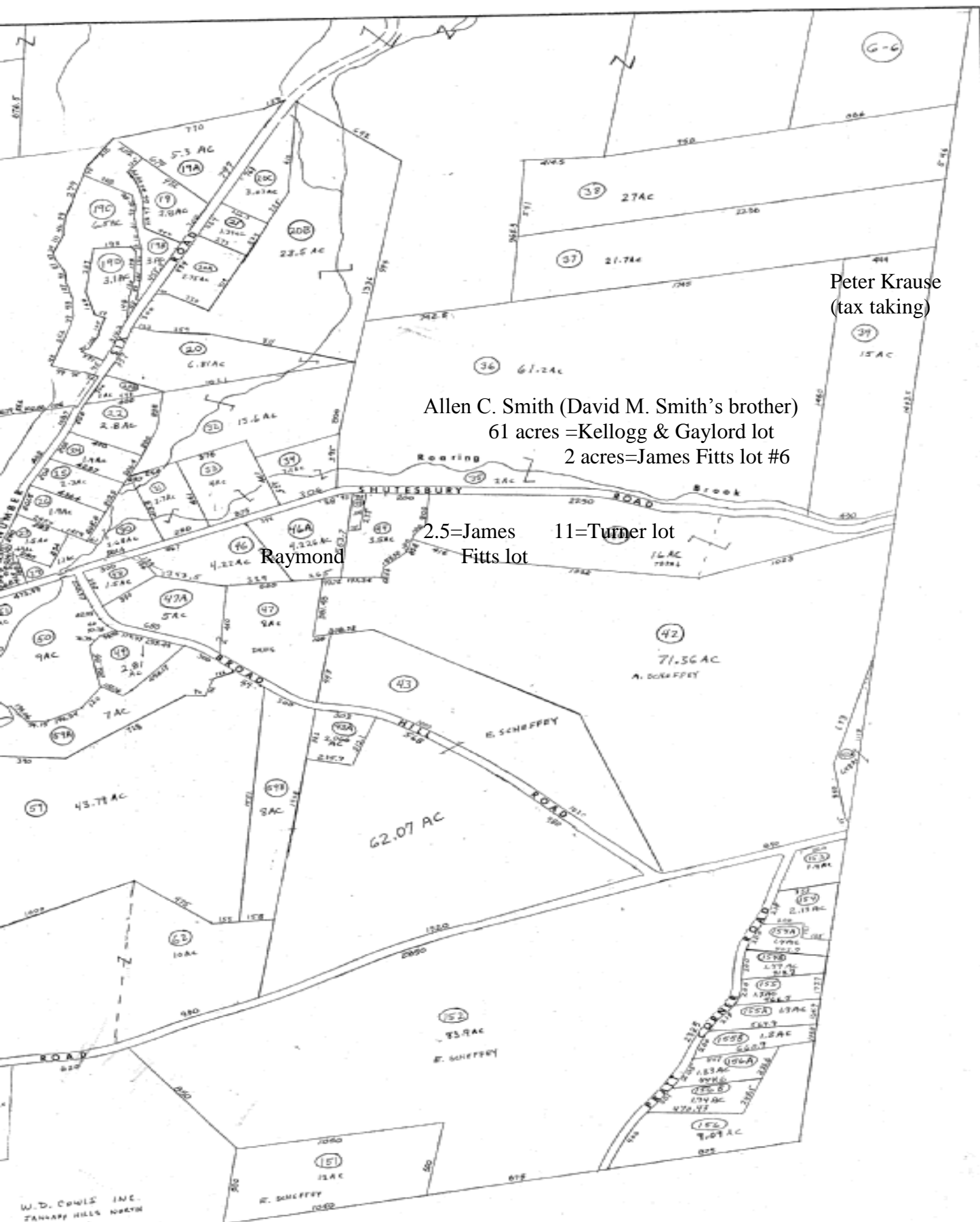


Scheffey Conservation Area (owned by the Rattlesnake Gutter Trust)

Scheffey Conservation Area



Scheffey Conservation Area (owned by the Rattlesnake Gutter Trust)



Peter Krause
(tax taking)

Allen C. Smith (David M. Smith's brother)
61 acres = Kellogg & Gaylord lot
2 acres = James Fitts lot #6

Raymond
2.5 = James Fitts lot
11 = Turner lot