



Bk: 5825 Pg: 244 Franklin County
Page: 1 of 3 02/19/2009 02:33 PM

MASSACHUSETTS EXCISE TAX
Franklin District ROD #11 001
Date: 02/19/2009 02:33 PM
Ctr# 008831 22982 Doc# 00001752
Fee: \$100.32 Cons: \$22,000.00

Affected Premises:
13 Acres +/-
Brushy Mountain
Leverett, MA 01054

I, Steven R. Adams of Dimmock Road, P.O. Box 620, Otis, Massachusetts 01253

for consideration paid in the sum of TWENTY TWO THOUSAND AND NO/100 DOLLARS
(of which \$21,000.00 was paid by the Town of Leverett and \$1,000 by the Rattlesnake Gutter
Trust)

grant to The Leverett Conservation Commission

having a mailing address of c/o Town Hall, PO Box 300, 9 Montague Road, Leverett, MA 01054

WITH QUITCLAIM COVENANTS

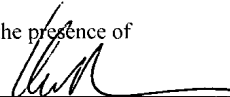
the land situated in Leverett, Franklin County, Massachusetts, bounded and described on
attached Exhibit A:


SUBJECT to the provisions and conditions of Article 97 of the Constitution of the
Commonwealth of Massachusetts.

SUBJECT to the provisions that the property be managed and controlled by the Conservation
Commission of the Town of Leverett for the preservation of the Town's natural, aesthetic and
ecological resources in perpetuity.

Witness my hand and seal this ¹⁹ 17 day of February 2009.

In the presence of





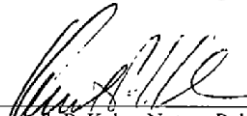
Steven R. Adams

COMMONWEALTH OF MASSACHUSETTS

Franklin, SS.

February 9, 2009

Then personally appeared the above named Steven R. Adams, 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,



Kenneth P. Kahn, Notary Public
My Commission Expires: May 10, 2013



EXHIBIT A

Beginning at the northeast corner of the land herein conveyed at a stake and stones set along the westerly side of Brushy Mountain Road; thence southerly along the westerly side of said Road 56 rods, more or less to a point; thence west 2 degrees south (more or less) 36 1/2 rods, more or less, along land now or formerly of one Fitts to a point; thence north 12 degrees 30 minutes east 54 rods, more or less, to a point; thence east 3 degrees north 43 1/2 rods, more or less, along land now or formerly of one Jones, to the point of beginning; containing 13 acres 20 rods, more or less.

Hereby conveying the first tract described in deed of Ruth S. Forbes, dated August 9, 1945, to Winford F. Adams and Elizabeth K. Adams, in which deed the land herein conveyed was described as follows:

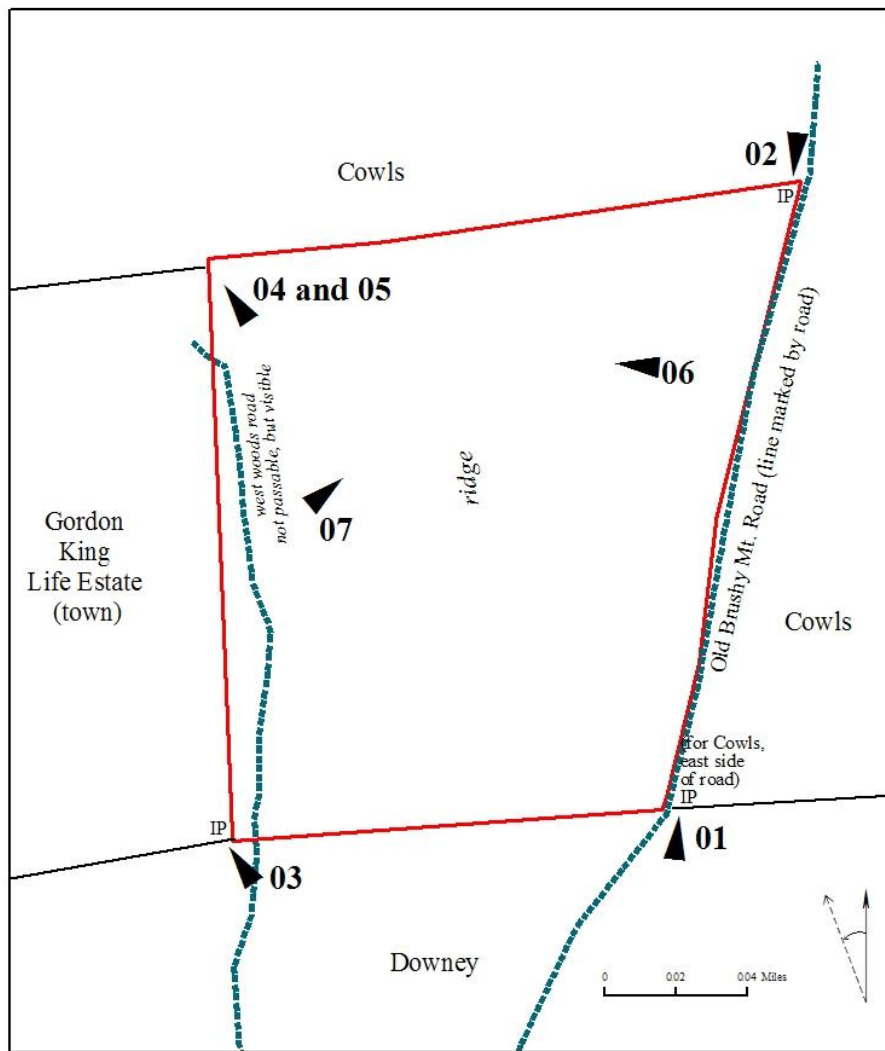
“A small tract of land lying on the Brushy Mountain, so-called, bounded and described as follows, viz: bounded north on land formerly of Alden Wood, west on land formerly of Butler Wilmarth, south on land formerly of Lucius Field, and east on the town road leading over Brush Mountain.”

Being the same premises conveyed to the grantor herein by deed of Stetson K. Adams dated December 29, 1993 and recorded in the Franklin County Registry of Deeds on December 29, 1993.

Leverettfromadams-qcd

ATTEST: FRANKLIN, Joseph A. Gochinski Register

Stetson Adams Memorial Woodland Baseline Photographs



Location of possible Native American stone configurations not shown on map
(photographs 08, 09, 10)

**Stetson Adams Memorial
Woodland
photo baseline**

date	photo grapher	roll # or word album #	location	azimuth (m)	latitude	longitude	notes for future monitors
8/26/2010	MAW	01	NE corner	south	42.45669228	72.48273667	- to west of Old Brushy Mt Rd pin to east of Old Brushy Mt Rd,
8/26/2010	MAW	02	SE corner	north	42.45413404	72.48357084	- but property on west side pin to west of old woods road,
8/26/2010	MAW	03	SW corner		42.45401829	72.48579648	- hidden among trees NW corner agreed to by ConCom/RGT
9/21/2010	MAW	04	NW corner	north	42.45635709	72.48599136	
10/11/2010	MAW	05	NW corner	northwest	same		newly painted NW corner tree foliated metamorphic road, east side of ridge
9/21/2010	MAW	06	near northern line	west	42.45643781	72.48403025	ledges on west side, picture taken from woods road just to east
9/21/2010	MAW	07	near western line	east	42.45567539	72.48595951	
8/26/2010	MAW	08	(not included)	north			stone configurations stone configurations, closer view
9/4/2010	MAW	09	(not included)	north			stone configurations, closer view
8/26/2010	MAW	10	(not included)	north			

Stetson Adams Memorial Woodland

Baseline Pictures

01. Northeast Corner

(stake mentioned in deed)

looking south along old Brushy Mt. Rd.

8/26/2010

42.45669228, -72.48273667



02. Southeast Corner

iron pin across (east side of) Old Brushy Mt Rd
from corner looking north

(Pin marks corner of Cows/Downy lots. Line
continues as Adams/Downy corner across the road.)

8/26/2010

42.45413404, -72.48357084



03. SW corner

iron pin to west of old woods road ("west road"). Hidden among trees.

This corner is about 10 feet west of where corner should be using 100-meter tape to measure from Old Brushy Mountain Road. Stake indicates angle change in Downy land (and is also in Adams deed as corner)

8/26/2010
42.45401829, -72.48579648



04. NW corner, red paint is north line (Cowls)

This corner is on 12.5 degree line from iron pipe at SW corner. (degrees in deed) It is about 40 feet west of where corner should using 100-meter tape to measure from Old Brushy Mountain. (distance also in deed)

9/21/2010
42.45635709, -72.48599136



05. Same NW corner with the final corner 3-dot paint (done by Jayde Surette, age 9)

10/11/2010



06. Example of ledges on east side of ridge, looking west (foliated metamorphic)

9/21/2010

42.45643781, -72.48403025



07. Example of rock ledges on west side of ridge, looking northeast
Picture taken from old road just east of line. Line lat/long given.

9/21/2010

42.45567539 -72.48595951



On May 19, 2011, Eva Gibavic and Mary Alice Wilson walked the property again taking pictures and GPS readings of the stone configurations found on the property. Each took photographs and GPS data. The purpose of this visit was to document the presence of possible Native American ceremonial sites – but NOT to do an official inventory of sites on the property. The following pictures illustrate some of the types of stone configurations. The map and excel data provide more information. We made no attempt to census all the stone groupings in the cluster on the northeast section.

Wilson took both digital camera and iphone pictures; it was a cloudy, almost raining, day. These pictures below are all from the digital camera. The full set of Wilson pictures can be found on the signed CD of all Adams CR photographs.

Pictures were taken in an approximately counter clockwise direction, beginning at the SE corner of the property.

SA 1.Short stone wall
looking north

42.45422716 -72.48389756
5/19/2011



SA 6.One of many stone groupings
in NE part of the property. A second
stone group appears behind the first

looking south

42.45545553 -72.48396873

5/19/2011



SA 11. Stone grouping west of ridge

looking NW

42.45604746 -72.48520665

5/19/2011



SA 12. pair of stone structures

looking NE near N line

42.45624620 -72.48567897

5/19/2011



SA 13. pointed stone on left
aligns with 270 degrees

looking north

42.45487684 -72.48516717

5/19/2011



SA 14. almost table-like stone
configuration

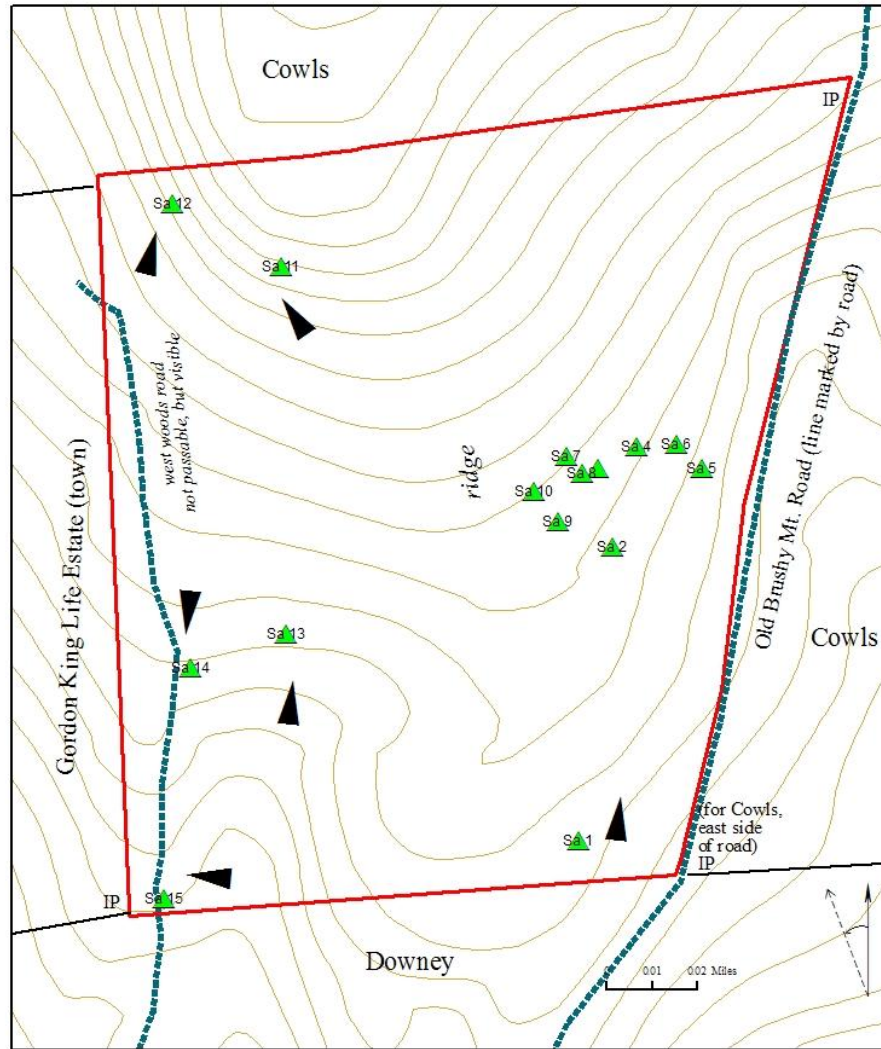
looking south

42.45476427 -72.48557679

5/19/2011



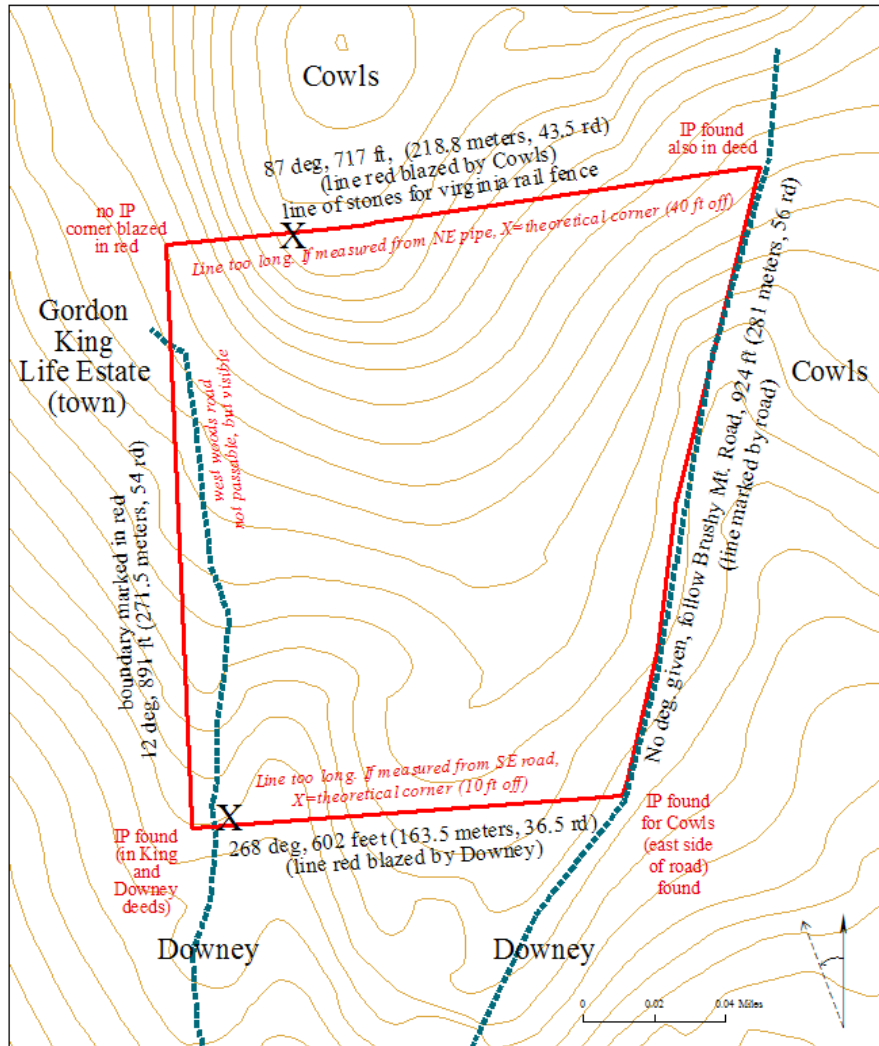
Stetson Adams Memorial Woodland Stone Configurations Photographs



Note: These photographs are not an inventory of stone configurations on the property. They were taken May 19, 2011 to show some of the structures found. There are no arrows showing the angle of the photographs in the cluster of stone groupings because it would be too confusing. See the accompanying excel worksheet.

TYPE	IDENT	Description, camera angle	LAT	LONG	Y_PROJ	X_PROJ	COMMENT
WAYPOINT	Sa 1	short "wall", c=N, iph=W	42.45422716	-72.48389756	911988.91329455	119069.50344210	19-MAY-11 4:41:13PM
WAYPOINT	Sa 2	stone "group", W	42.45516543	-72.48376328	912093.00131269	119081.75017796	19-MAY-11 4:52:26PM
WAYPOINT	Sa 3	nearby group, NW	42.45541530	-72.48383378	912120.82173235	119076.27167661	19-MAY-11 4:54:58PM
WAYPOINT	Sa 4	another nearby, N	42.45548755	-72.48366438	912128.68597494	119090.29734492	19-MAY-11 4:58:48PM
WAYPOINT	Sa 5	group closest to Old Br.Mt.Rd,N	42.45542142	-72.48338400	912121.07486578	119113.27383375	19-MAY-11 5:01:36PM
WAYPOINT	Sa 6	nearby, can see two piles S	42.45549568	-72.48349674	912129.42998394	119104.09610001	19-MAY-11 5:04:43PM
WAYPOINT	Sa 7	another group W of first two, S	42.45545553	-72.48396873	912125.41819619	119065.22361480	19-MAY-11 5:08:13PM
WAYPOINT	Sa 8	nearby, S	42.45539962	-72.48389991	912119.14286720	119070.81240628	19-MAY-11 5:10:02PM
WAYPOINT	Sa 9	just to south of previous, (no photo)	42.45524397	-72.48400301	912101.95235304	119062.13299624	19-MAY-11 5:11:37PM
WAYPOINT	Sa 10	nearby, (with sadie) W	42.45534204	-72.48410803	912112.94483325	119053.62078040	19-MAY-11 5:14:05PM
WAYPOINT	Sa 11	in field of stones, pointed stone, NW	42.45604746	-72.48520665	912192.34034457	118964.16444583	19-MAY-11 5:27:46PM
WAYPOINT	Sa 12	between two horizontal piles, NE	42.45624620	-72.48567897	912214.86361037	118925.57171675	19-MAY-11 5:37:34PM
WAYPOINT	Sa 13	pointed stone 270 deg, N	42.45487684	-72.48516717	912062.27986753	118965.90980584	19-MAY-11 5:48:45PM
WAYPOINT	Sa 14	nearby table-like, S	42.45476427	-72.48557679	912050.16574190	118932.07387925	19-MAY-11 5:54:11PM
WAYPOINT	Sa 15	pile with river-washed stone, W	42.45402759	-72.48568098	911968.44036418	118922.55858033	19-MAY-11 6:02:57PM
both digital camera and iphone pictures taken (low light/almost raining)							
Except for Sa 1, both pictures taken looking in the same direction.							
All data collected May 19, 2011, 4:30 - 6:15 PM.							
Comparable sets of pictures and gps readings taken at same time by Eva Gibavic and Mary Alice Wilson							
These pictures and gps readings taken by Mary Alice Wilson. Full set of pictures on the signed CD of all photographs.							
Baseline Documentation shows only representative pictures.							
This is not a complete inventory of possible ceremonial structures; it is simply an indication of areas to be inventoried in the future.							

Stetson Adams Memorial Woodland Boundaries



NE Corner: Cowls, Brushy Mt Rd, IP 42.4566, -72.4827

SE Corner: Cowls, Downey, Brush Mt Rd, IP 42.4541, -72.4835

SW Corner: Downey, GKing Life Est, iron pin just west of "west road" 42.4540, -72.4857

NE Corner: on Cowls line, no IP, 42.4563, -72.4859

NOTE: X=correct distances from old Brushy Mt Rd. Corners = IP then 12.5 deg to north line.

Boundary and photo reference															
date	name	Latitude	Longitude	GPS acc in feet	monuments	line marked by	angle (degrees) from previous point	length (feet) from previous point	other descriptors	confidence in boundary markings?	recommendations	habitat, vegetation, geology?	photo #	photo date (see photo log baseline)	digital # (see photo log baseline)
8/26/2010	NE corner	42.45669228	-72.48273667		iron pin (in deed)	Cowls blazes	87 deg	43.5 rd, 218.8 m, 717 ft	stones from virginia rail fence	high		on slope, some part rocky, forest	01	8/26/2010	
8/26/2010	SE corner	42.45413404	-72.48357084		across Old Brushy Mt Road from iron pin	Old Brushy Mt Rd	follows N-S woods road	56 rd, 281 m, 924 ft		high		washed-out old road, forest on either side	02	8/26/2010	
8/26/2010	SW corner	42.45401829	-72.48579648		iron pin (on west of "west road"	blazed by owner to south (Downey)	268 deg	36.5 rd, 163.5 m, 602 ft		high		less steep, forest	03	8/26/2010	
9/21/2010	NW corner	42.45635709	-72.48599136		tree, on Cowls line	blazed 10/11/2010 by J.Surette (ConCom) and M.A. Wilson (RGT). Some old metal disks found along line.	12.5 deg	54 rd, 271 m, 891 ft	from stake, line mostly just west of old "west" woods road, crosses to east at north end (makes north line snipy 40 feet too long and south line about 10 feet too long.)	medium, but line agreed to by ConCom and RGT		forested	04 and 05	10/11/2010	

Property: Stetson Adams Memorial Woodland

**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: August 26, 2010 - May 20, 2011

date of report: May 29, 2011

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

By: Marjorie E. McGinnis

Title Rattlesnake Gutter Trust, co-chair

COMMONWEALTH OF MASSACHUSETTS

On this 10th day of June, 2011, before me, the undersigned notary public, personally appeared MARJORIE 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: Stetson Adams Memorial Woodland

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 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

age 8.2

PROPERTY: Stetson Adams Memorial Woodland

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): Christine Nelson; Ralph Tiver; Andrew Young; Laurie Brown; David Powicki

print name(s) CHRISTINE NELSON, RALPH TIVER, ANDREW YOUNG, LAURIE BROWN, DAVID POWICKI

Acknowledged by the Rattlesnake Gutter Trust

By: Stephen I. Weiss
(print name and title)
STEPHEN I. WEISS

COMMONWEALTH OF MASSACHUSETTS

On this 28th day of June, 2011, before me, the undersigned notary public, personally appeared David Powicki, Chair of the Conservation Commission

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.

[Signature]
SEAL Notary

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