

**Date: June 13, 2023**

## **APR Title Information Form**

Owner's Name: Robert M. Thomas Jr. and Rebecca Myers Thomas

Property Location: 0 Bow Wow Road, Sheffield, Berkshire County

Total Acreage: ± 57

APR Acreage ± 57

Exclusions: None

Deed Reference: Bk. 895, Pg. 160 – Southern Berkshire County

Date of Recording: 1994

Assessor's Records: Map 28; Block 02; Parcels 9-1, 9-3, 9-4, 9-5

### **Additional Comments**

**Prior 1981 deed includes development restrictions to expire after a period of twenty (20) years – Southern Berkshire County Registry of Deeds – Bk. 502, Pg. 71**

APR Field Representative: Jay Rosa

Phone: 857-507-5367

Email: [Jay.Rosa@mass.gov](mailto:Jay.Rosa@mass.gov)

**PLEASE SEE ATTACHED INFORMATION SHEETS AND DEEDS.**

BK0895 PG160

## KNOW ALL MEN BY THESE PRESENTS

That We, ROBERT J. BRODY and ROSALYN J. BRODY, Husband and Wife, of River Vale, New Jersey, for consideration paid in the amount of TWO HUNDRED FORTY THOUSAND AND NO/100 (\$240,000.00) DOLLARS, GRANT to ROBERT M. THOMAS, JR. and REBECCA MYERS THOMAS, Husband and Wife, whose Residence and Post Office Address is 1158 Fifth Avenue, New York, NY 10029 to be held by them as Tenants by the Entirety, with WARRANTY COVENANTS, the piece or parcel of land in Sheffield, Berkshire County, Commonwealth of Massachusetts, bounded and described as follows:

Beginning at an iron pipe in the westerly line of said Bow Wow Road, said pipe being the southeast corner of land of one Barrett, and the northeast corner of the parcel herein described; thence along land of said Barrett, South 77 29' 00" West 467.54 feet to a 24 inch Ash Tree; thence following a fence to a post marked at an angle in said fence, said post being South 72 03' 05" West 272.20 feet from said Ash Tree; thence North 52 31' 35" West 286.98 feet to a 36 inch Ash tree in said fence line; thence North 62 03' 25" West 65.43 feet to a 4 inch Pine tree in said fence line; thence North 79 17' 40" West 222.74 feet to an iron pipe at the intersection of fences on the easterly side of a wood road; thence South 17 58' 15" East along other land of Sidney Q. Curtiss, administrator of the estate of Walter T. Smith, late of Stamford, Connecticut, by power conferred by certain decree of Berkshire Probate Court, Docket No. 82500, 2,965.65 feet to an iron pipe and South 15 36' 00" East 100.00 feet to an iron pipe by a pine tree in the northerly line of land of one Combes; thence along land of said Combes North 46 34' 40" east 454.55 feet to a stone marker by the old fence line and North 40 00' 48" east 334.69 feet to an iron pipe and North 41 07' 53" east 178.93 feet to a stone marker witnessed by an iron pipe marker in the assumed westerly line of Giberson Road; thence in said westerly line of the said Giberson Road and the said Bow Wow Road the following courses and distances: North 9 43' 51" West 906.25 feet to a computed point; North 11 18' 36" West 101.98 feet to a computed point; North 22 34' 46" west 218.77 feet to a computed point, North 9 16' 21" West 99.30 feet to a computed point, North 5 11' 40" East 220.91 feet to a computed point, North 22 37' 12" West 156.00 feet

Giberson/Bow Wow Road, Sheffield, MA

LOIS SANDERS RUSTIA  
ATTORNEY AT LAW  
58 BARTLETT AVENUE  
PITTSFIELD, MASS. 01201

(413) 499-1188



1994 00895160

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BK0895 PG161

-2-

to a computed point and North 8 16' 12" West 500.35 feet to the point of beginning, containing 57.015 acres of land.

The premises herein conveyed are shown on a plan entitled "Plan Showing Land To Be Conveyed to Christine H. Dodge in Sheffield, Massachusetts, July 1975, Scale 1" = 200', H.D. Granger - R.L.S. - Gt. Barrington", which plan is recorded in the Southern Berkshire Registry of Deeds in Map File 86.

This conveyance is made subject to and with the benefit of those certain restrictions contained in the Deed of Christine H. Dodge to F. Sydney Smithers, IV, as Trustee of PLJ REALTY TRUST, which Deed is dated December 16, 1981 and recorded in said Registry in Book 502, Page 71.

Being all and the same premises conveyed to the grantors herein by Deed of said F. Sydney Smithers, IV, as Trustee of PLJ Realty Trust, which Deed is recorded in said Registry in Book 570, Page 264.

WITNESS our hands and seals this 15 day of May, 1994.

DEEDS REC 04  
BERKS SOUTH  
05/17/94  
TAX 1694.40  
CASH 1694.40  
84614000 15:04  
EXCISE TAX

*[Signature]*  
ROBERT J. BRODY  
*[Signature]*  
ROSALYN J. BRODY

STATE OF New Jersey  
County of Bergen  
ss  
May 15, 1994

Then personally appeared the above-named ROBERT J. BRODY AND ROSALYN J. BRODY, who acknowledged the foregoing instrument to be their free act and deed before me,

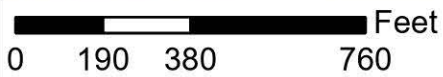
*[Signature]*  
Kenneth S. [unclear]  
Attorney at Law  
My Commission Expires: 11/15/94

RECEIVED SOUTHERN BERKSHIRE  
REGISTRY OF DEEDS  
Lois Sanders Rustia  
ATTORNEY AT LAW  
24 BARTLETT AVENUE  
PITTSFIELD, MASS. 01201  
(413) 499-1100  
May 20 1994 AT 9 55 AM A M  
REG.  
*[Signature]*

# Project Name: Thomas - Land Cover Sheffield, MA



Land Cover	Acreage	% Land Cover
Open Agriculture	12.76	22.4%



Center: 73.394782°W 42.121868°N

Data Provided by MassGIS, MDAR, and LCLU (2016)

Created by Massachusetts Department of Agricultural Resources

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- Open Agriculture
- Existing APR
- APR Applicant



**56.99 acres total**



KNOW ALL MEN BY THESE PRESENTS:

That I, CHRISTINE H. DODGE, of Sheffield, Berkshire County, Massachusetts, for consideration paid in the amount of ONE HUNDRED THOUSAND & 00/100 (\$100,000.00) DOLLARS, grant to F. SYDNEY SMITHERS, IV, as Trustee of PLJ Realty Trust, a Massachusetts real estate trust with a principal place of business in Sheffield, Massachusetts, with WARRANTY COVENANTS, the land in Sheffield, County of Berkshire, Commonwealth of Massachusetts, bounded and described as follows:

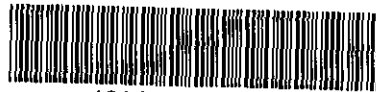
A certain parcel of land situated on the westerly side of the Giberson Road and the Bow Wow Road, bounded and described as follows:

Beginning at an iron pipe in the westerly line of said Bow Wow Road, said pipe being the southeast corner of land of one Barrett, and the northeast corner of the parcel herein described; thence along land of said Barrett, South 77° 29' 00" West 467.54 feet to a 24 inch Ash Tree; thence following a fence to a post marked at an angle in said fence, said post being South 72° 03' 05" West 272.20 feet from said Ash Tree; thence North 52° 31' 35" West 286.98 feet to a 36 inch Ash tree in said fence line; thence North 62° 03' 25" West 65.43 feet to a 4 inch Pine tree in said fence line; thence North 79° 17' 40" West 222.74 feet to an iron pipe at the intersection of fences on the easterly side of a wood road; thence South 17° 58' 15" East along other land of Sidney Q. Curtiss, administrator of the estate of Walter T. Smith, late of Stamford, Connecticut, by power conferred by certain decree of Berkshire Probate Court, Docket No. 82500, 2,965.65 feet to an iron pipe and South 15° 36' 00" East 100.00 feet to an iron pipe by a pine tree in the northerly line of land of one Combes; thence along land of said Combes North 46° 34' 40" east 454.55 feet to a stone marker by the old fence line and North 40° 00' 48" east 334.69 feet to an iron pipe and North 41° 07' 53" east 178.93 feet to a stone marker witnessed by an iron pipe marker in the assumed westerly line of the aforesaid Giberson Road; thence in said westerly line of said Giberson Road and the said Bow Wow Road the following courses: North 9° 43' 51" West 906.25 feet, North 11° 18' 36" West 101.98 feet; North 22° 34' 46" west 218.77 feet, North 9° 16' 21" West 99.30 feet, North 5° 11' 40" East 220.91 feet, North 22° 37' 12" West 156.00 feet and North 8° 16' 12" West 500.35 feet to the point of beginning, containing 57.015 acres of land.

The premises herein conveyed are shown on a plan entitled "Plan Showing Land To Be Conveyed to Christine H. Dodge in Sheffield, Massachusetts, July 1975, Scale 1" = 200', H.D. Granger - R.L.S. - Gt. Barrington", which plan is recorded in the Southern Berkshire Registry of Deeds in Map File 86.

Location: Bow Wow Road, Sheffield, MA

AARONSON & FUSTER, P.C.  
 ATTORNEYS AT LAW  
 57 WENDELL AVENUE  
 PITTSFIELD,  
 MASSACHUSETTS 01201  
 TEL (413) 499-2810



1981 00502071

Bk: 502 Pg: 0071 Doc: DEED  
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Subject to the following restrictions:

1. That no building, structures or other improvements except fencing, shall be constructed for a period of twenty (20) years from the date hereof on Area "A" as shown on the attached sheet, consisting of 27 acres of land, more or less.
2. That no building except one single family dwelling and usual accessory structures and fencing shall be constructed on Area "B" as shown on the attached sheet, consisting of 8 acres of land, more or less, for a period of twenty (20) years from the date hereof.
3. The grantee shall have the right to construct a road or driveway from Bow Wow Road to Area "C" as shown on the attached sheet, together with usual utilities.

Being the same premises conveyed to the grantor herein by deed dated August 18, 1975 and recorded in the Southern Berkshire Registry of Deeds in Book 402, Page 286.

WITNESS my and seal this 16<sup>th</sup> day of *Decem-*  
1981.

*Christine H. Dodge*  
CHRISTINE H. DODGE

COMMONWEALTH OF MASSACHUSETTS

BERKSHIRE, SS.

*Dec. 16*, 1981

Then personally appeared the above named Christine H. Dodge and acknowledged the foregoing instrument to be her free act and deed, before me,

*Harold N. Aaronson*  
Notary Public *Harold N. Aaronson*  
My Commission Expires: *6/1/87*

COMMONWEALTH OF MASSACHUSETTS  
DEEDS & RECORDS  
DEC 16 1981  
228.00  
719000  
BERKSHIRE SOUTH COUNTY

AARONSON & FUSTER, P.C.  
ATTORNEYS AT LAW  
57 WENDELL AVENUE  
PITTSFIELD,  
MASSACHUSETTS 01201  
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