

RIPARIAN BOUNDARY NOTE:

THE WESTERLY BOUNDARY OF LOCUS IS DESCRIBED AS NORTHWESTERLY BY THE EAST BANK OF THE SAID DEERFIELD RIVER IN BOTH THE CURRENT TITLE REFERENCE AND ON THE PLAN OF RECORD. THIS BOUNDARY LINE IS SUBJECT TO CHANGE DUE TO NATURAL CAUSES AND THE LINES ON THIS PLAN MAY OR MAY NOT REPRESENT THE ACTUAL LOCATION OF THE LIMIT OF TITLE. NOTED ON THIS PLAN THAT THE PORTION OF THE PARCEL LABELED AS RIVERBED AREA IS AN EXCEPTION TO THE PUBLIC TRUST DOCTRINE AS THE RIVER'S MIGRATION IS GRADUAL AND NOT YET FULLY REALIZED. THIS SURVEY NOTES THAT TITLE RIGHTS MAY EXIST IN THE AREA BETWEEN HIGH WATER AND THE CURRENT FLOWLINE OF THE RIVER BUT IS NOT INTENDED TO BE A DEFINITIVE DETERMINATION OF TITLE.

DEERFIELD RIVER

UNDER THE PRESUMPTION THAT THE FLOW OF THE RIVER IS NAVIGABLE IN FACT BUT IS NOT SUBJECT TO THE BED OF THE RIVER SUBJECT TO A PUBLIC EASEMENT OWNERS HAVE TITLE TO THE BED OF THE RIVER SUBJECT TO A PUBLIC EASEMENT

LAND OF THE INHABITANTS OF THE TOWN OF DEERFIELD
AREA = 2.851 ACRES ±
TOTAL WITH RIVERBED = 5.477 ACRES ±

LAND LOST TO SUBMERSION
AREA = 1.66 ACRES ±

RIVER BED AREA, A BUTTER RIVER BED OF THE TOWN OF DEERFIELD
DETERMINED BY THIS SURVEY
LAND ADJACENT TO THE RIVER BED OF THE TOWN OF DEERFIELD
RIGHTS OF TITLE NOTED BY THIS SURVEY
AREA = 2.626 ACRES ±

NOTES:

- 1) THE BEARINGS OF THIS PLAN ARE REFERENCED TO PLAN BOOK 15 PAGE 44.
- 2) THIS SURVEY WAS DONE WITHOUT THE BENEFIT OF A TITLE REPORT AND MAY BE SUBJECT TO ANY RIGHTS THAT A CURRENT REPORT MIGHT REVEAL.
- 3) THE CURRENT STATUS OF THE WAY KNOWN AS MARTIN FALLS ROAD HAS NOT BEEN DETERMINED BY THIS SURVEY. A MARTIN FALLS ROAD APPEARS ON THE 1945 DEERFIELD SELECTMENS LIST OF PUBLIC TOWN ROADS WITH A DESCRIPTION OF "FROM WEST DEERFIELD LOWER ROAD TO DEERFIELD RIVER". HOWEVER, THE SUBJECT PARCEL OF THIS PLAN LIES ON THE OPPOSITE BANK OF THE DESCRIPTION AND NO RECORDS WERE OBTAINED REFERRING THE PORTION OF THE ROAD ON THE EASTERNLY SIDE OF THE RIVER. THERE IS CURRENTLY NO CONSTRUCTED ROAD, THOUGH HISTORICAL MAPS SHOW A ROAD CONTINUING FROM WELLS CROSS TO THE EASTERNLY BANK OF THE DEERFIELD RIVER. NO RECORD LAYOUT WAS FOUND FOR MARTIN FALLS ROAD, Laid OUT ON THIS PLAN AS 2 RODS WIDE PER PLAN BOOK 15 PAGE 44. THE WAY AS SHOWN ON THIS PLAN IS BELIEVED TO BE THE LOCATION OF THE ROAD. THE MONUMENTED CORNERS, THE CONCRETE BOUNDS RECOVERED WERE ACCEPTED AS EVIDENCE OF THE TRUE LOCATION OF THE CORNERS.
- 4) PLAN OF RECORD LOCUS DEED AND ABUTTING DEEDS CALL FOR IRON PIPES AT THE MONUMENTED CORNERS. THE CONCRETE BOUNDS RECOVERED WERE ACCEPTED AS EVIDENCE OF THE TRUE LOCATION OF THE CORNERS.
- 5) THE RECORD SURVEY OF LOCUS RECORDED IN PLAN BOOK 15 PAGE 44 DOES NOT HAVE A METHOD TO OBTAIN A MATHEMATICAL CLOSURE OF THE BEARING AND DISTANCE COURSES ON THE PLAN. THE APPROXIMATE TOP OF BANK FIELD AS THE WESTERN BOUNDARY DOES NOT INCLUDE A THE COURSE. ADDITIONALLY, THERE ARE DISCREPANCIES BETWEEN THE BEARING COURSES PUBLISHED ON THE PLAN AND THE WRITTEN METES AND BOUNDS DESCRIPTIONS OF THE SAME COURSES IN ABUTTING DEEDS. AN ATTEMPT AT FITTING THE PLAN GEOMETRY IN ITS TOTALITY ON THE MONUMENTS RECOVERED AND THE LOCATION OF THE ADJACENT ROADS AND DIKE HAVE BEEN ADJUSTED FROM THEIR RECORD VALUES TO FIT THE PHYSICAL EVIDENCE MEASURED.
- 6) FIELD SURVEY PERFORMED ON THE GROUND IN THE MONTHS OF FEBRUARY & MARCH, 2025, UTILIZING A ROBOTIC GEOMAX 290 AND CARLSON RT4 DATA COLLECTOR.

LOCUS TITLE REFERENCE:

DEERFIELD TAX MAP 87 8
RECORD OWNER, THE INHABITANTS OF THE TOWN OF DEERFIELD
DEED BOOK 973 PAGE 319 - SEE ARTICLE # 7 OF WARRANT OF SPECIAL TOWN MEETING
HELD DECEMBER 28, 1951.
PLAN BOOK 15 PAGE 44 PARCEL, "TO BE CONVEYED BY WUMSCH"
A FARM ROAD UTILIZED BY OTHERS ENCROACHES ON LOCUS - NO RECORD OF EASEMENT FOUND - LOCATION
A PORTION OF 150' FIELD BELIEVED TO BE OF OTHERS ENCROACHES ON LOCUS - NO RECORD OF EASEMENT FOUND - LOCATION NOTED ON THIS PLAN
SUBJECT TO A PUBLIC EASEMENT ON ANY PART OF TITLE RIGHTS AS THEY MAY EXIST IN THE RIVERBED AREA
AREA = 2.861 ACRES ± AS MEASURED BY THIS SURVEY - EXISTING BOUNDARY LINES TO HIGH WATER/TOP OF BANK APRIL 2025

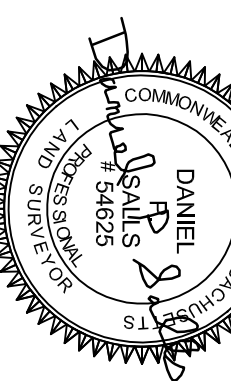
MOLEMAAR LLC
BK 4808 PG 33 (PARCEL THREE TRACT TWO)
AGRICULTURAL PRESERVATION RESTRICTION BK 2993 159
SUBJECT TO DIKE EASEMENT BK 973 PG 342

LEGEND

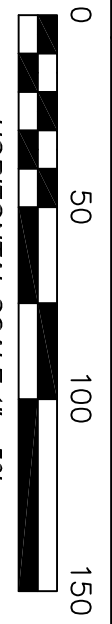
- BOUND FOUND
- I.P. FOUND - SEE DESCRIPTION
- SET 4X4 CONCRETE BOUND
- SET 1/2" REBAR W/ YELLOW PLASTIC CAP
- UPOLE
- PROP LINE
- ABUTTER
- EASEMENT LINE
- EDGE OF GRAVEL
- EDGE OF RIVER
- FENCE

SURVEYORS CERTIFICATION:

I HEREBY REPORT THAT THIS PLAN HAS BEEN PREPARED IN CONFORMITY WITH THE RULES AND REGULATIONS OF THE REGISTERS OF DEEDS OF THE COMMONWEALTH OF MASSACHUSETTS.
I FURTHER REPORT THAT THE LINES OF STREETS AND WAYS SHOWN ARE THOSE OF PUBLIC OR PRIVATE STREETS OR WAYS ALREADY ESTABLISHED AND THAT NO NEW LINES FOR THE DIVISION OF EXISTING OWNERSHIP OR FOR NEW STREETS OR WAYS ARE SHOWN.



PLAN OF LAND
FOR
PROPOSED CONSERVATION RESTRICTION
MARTINS FALLS ROAD
LOCATED IN
DEERFIELD, MASSACHUSETTS
PREPARED FOR
THE TOWN OF DEERFIELD
DANIEL SALLS LANDS SURVEYING
267 AMHERST ROAD SUITE 1 B, SUNDERLAND, MA 01375
(413) 824-8165



DRAWN BY: D.P.S. DATE: 04-14-2025 SHEET 1 OF 1