

Date: 1/8/2024

APR Title Information Form – Riley

Owner's Name: Margaret L. Riley

Property Location: 167 Bay Road, Hadley

Approx Acreage: 7.9+/-

Deed Reference: Bk. 11518, Pg. 248

Assessor's Records: Map 9-14

PLEASE SEE ATTACHED DOCUMENTS FOR REVIEW.

Project Name: Riley Margaret L - Land Cover
Hadley, MA



Land Cover	Acreage	% Land Cover
Open Agriculture	7.78	97.8%

7.96 acres total

0 60 120 240 Feet

Center: 72.57156°W 42.32903°N

APR Applicant



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

Created by Massachusetts Department of Agricultural Resources

Created: 12/13/2023 5:55 PM



3/21/02

PB 191 | Pg 77

Doc: 992208944 PLAN/0191/0077
03/21/2002 13:17APPROVAL UNDER THE SUBDIVISION
CONTROL LAW NOT REQUIREDPLANNING BOARD
HADLEY, MASSACHUSETTS

*James M. Malenker
Michael Dwyer
John P. Frazee
John J. Duran
Randall E. Izer*

DATE: 3/19/02

"PLANNING BOARD ENDORSEMENT UNDER THE
SUBDIVISION CONTROL LAW SHOULD NOT BE
CONSTRUED AS EITHER AN ENDORSEMENT OR
AN APPROVAL OF ZONING REQUIREMENTS"

LOT 3 IS A FLAG LOT: BUILDING IS PERMITTED ONLY
IN ACCORDANCE WITH THE SPECIAL FLAG LOT PROVISIONS
OF THE HADLEY ZONING BY-LAWS.

I CERTIFY THAT THE NOTICE OF APPROVAL OF
THIS PLAN BY THE PLANNING BOARD HAS BEEN
RECEIVED AND RECORDED AT THIS OFFICE AND
THAT NO NOTICE OF APPEAL WAS RECEIVED
DURING THE TWENTY DAYS NEXT AFTER SUCH
RECEIPT AND RECORDING OF SAID NOTICE.

TOWN CLERK: _____

DATE: _____

FOR REFERENCE TO LOCUS SEE:

BOOK 4498, PAGE 206 AND
BOOK 4498, PAGE 208

KIERAS FUNDING TRUST - BOOK 5002

1
597,022± SQ. FT.
13.7057± ACRES
NOT A BUILDABLE LOT UNDER
CURRENT ZONING REQUIREMENTS

EDNA M. AND RONALD E. DURSZA
BOOK 5559, PAGE 79
CAROLE B. KING
BOOK 2232, PAGE 104
STEPHEN M. AND APRIL A. KUPRAS
BOOK 3707, PAGE 52

EDNA M. AND RONALD E. DURSZA
BOOK 3559, PAGE 79
THEODORE R. MIECKOWSKI
BOOK 522, PAGE 301

1
597,022± SQ. FT.
13.7057± ACRES
NOT A BUILDABLE LOT UNDER
CURRENT ZONING REQUIREMENTS
(BARBED WIRE REMAINS ALONG THIS LINE)

TOWN OF HADLEY
BOOK 1542, PAGE 413
BOOK 1221, PAGE 270
BOOK 1219, PAGE 53
BOOK 746, PAGE 20
BOOK 627, PAGE 175

1
597,022± SQ. FT.
13.7057± ACRES
NOT A BUILDABLE LOT UNDER
CURRENT ZONING REQUIREMENTS

LOT 3 (flag lot)
127,688± SQ. FT.
2.9313± ACRES
NOT A BUILDABLE LOT UNDER
CURRENT ZONING REQUIREMENTS

PROPOSED
DRIVEWAY & PARKING
PROPOSED
BUILDINGS
Garage

BOUNDARY LINE AGREEMENT ALONG THIS LINE
SEE: BOOK 6364, PAGE 166 & PLAN BOOK 189, PAGE 116

N 23°53'11" E 56.07'
N 20°59'22" E 137.26'
N 28°33'44" E 183.99'
S 23°53'11" E 30.95'
N 28°04'22" E 194.58'
S 32°08'48" W 152.28'
S 32°08'48" W 53.80'
S 56°58'15" E 207.96'
N 61°27'20" W 197.68'
S 61°27'20" E 227.96'
N 61°27'20" W 207.96'
S 13°41'04" W 41.38'
S 13°41'04" W 278.39'
S 13°41'04" W 328.62'

PETER M. BEMBEN & JACQUELINE M. ZUZGO-BEMBEN
BOOK 2913, PAGE 252
basketball court
bit driveway

PARCEL A
12,815± SQ. FT.

PARCEL A IS A PORTION OF
BOOK 4498, PAGE 208 AND IS TO
BE COMBINED WITH LAND OF PETER M.
AND JACQUELINE M. ZUZGO-BEMBEN
TO FORM ONE UNDIVIDED PARCEL.
PARCEL A IS NOT TO BE
CONSIDERED A SEPARATE BUILDING LOT.

"FLAG LOT SPECIAL PERMIT"
PLAN OF LAND IN
HADLEY, MASSACHUSETTS
PREPARED FOR
PETER M. BEMBEN

SCALE: 1"=80'
OCTOBER 2, 2001
HAROLD L. EATON AND ASSOCIATES, INC.
REGISTERED PROFESSIONAL LAND SURVEYORS
235 RUSSELL STREET - HADLEY - MASSACHUSETTS
413-584-7599 413-585-5976 (fax)
email hleaton@col.com

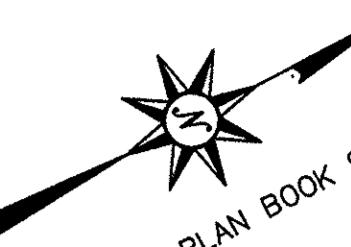
0' 80' 160' 240'

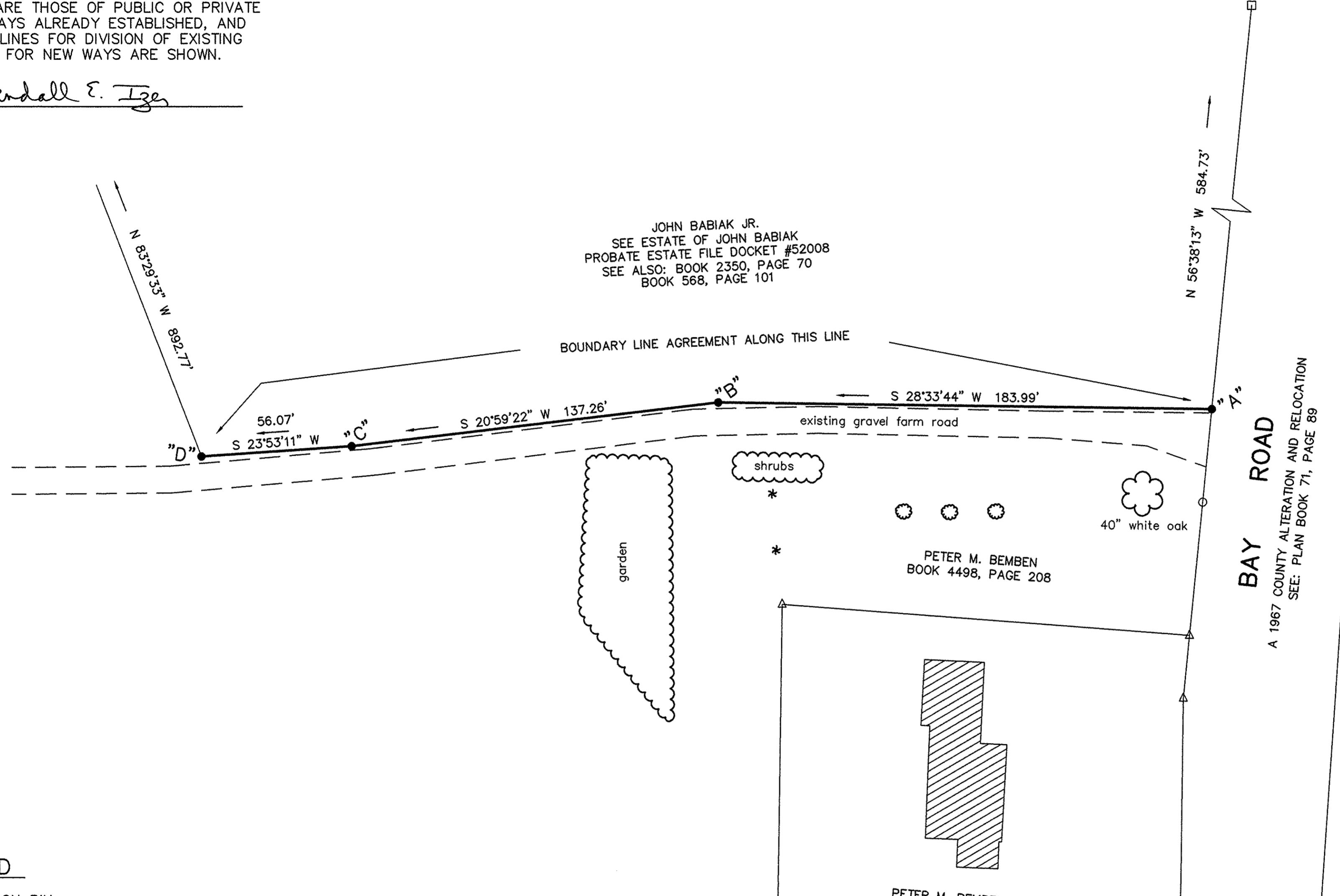
REVISED MARCH 14, 2002
SHEET 1 OF 2

I REPORT THAT THE PROPERTY LINES SHOWN HEREON ARE THE LINES DIVIDING EXISTING OWNERSHIPS, AND THE LINES OF STREETS AND WAYS SHOWN ARE THOSE OF PUBLIC OR PRIVATE STREETS OR WAYS ALREADY ESTABLISHED, AND THAT NO NEW LINES FOR DIVISION OF EXISTING OWNERSHIP OR FOR NEW WAYS ARE SHOWN.

SURVEYOR: Randall E. Izer

BOUNDARY LINE AGREEMENT TO BE SIGNED RELATIVE TO POINTS "A", "B", "C" AND "D" AS SHOWN HEREON.

 MERIDIAN OF PLAN BOOK 97, PAGE 42



LEGEND

- FOUND IRON PIN
- IRON PIN TO BE SET
- FOUND CONCRETE BOUND
- △ UNMARKED POINT

I REPORT THAT THIS PLAN HAS BEEN PREPARED IN CONFORMITY WITH THE 1976 RULES AND REGULATIONS OF THE REGISTERS OF DEEDS OF THE COMMONWEALTH OF MASSACHUSETTS.

Randall E. Izer

RANDALL E. IZER #35032

PETER M. BEMBEN AND
JACQUELINE M. ZUZGO-BEMBEN
BOOK 2913, PAGE 252



BOUNDARY LINE AGREEMENT
PLAN OF LAND IN
HADLEY, MASSACHUSETTS
PREPARED FOR
PETER M. BEMBEN

SCALE: 1"=30' SEPTEMBER 17, 2001
HAROLD L. EATON AND ASSOCIATES, INC.
REGISTERED PROFESSIONAL LAND SURVEYORS
235 RUSSELL STREET - HADLEY - MASSACHUSETTS
413-584-7599 413-585-5976 (fax)
email - hleaton@aol.com



BOUNDARY LINE and EASEMENT AGREEMENT

This agreement made and entered into by and between John Babiak, Jr., a/k/a John Babiak, of 167 Bay Road, Hadley, MA, and Margaret L. Riley of RD # 1, Box 147, Winfield, MO, (hereinafter "Babiak/Riley"), owners of land described in the Hampshire County Registry of Deeds in Book 568, Page 101, and Peter M. Bemben of 171 Bay Road, Hadley, MA, (hereinafter "Bemben"), owner of land described in the Hampshire County Registry of Deeds in Book 4498, Page 208.

Whereas, Babiak/Riley and Bemben are adjoining owners of land situated on the Southerly side of Bay Road in said Hadley;

Whereas, the said parties hereto are uncertain as to the location of their common boundary line between their respective parcels of land; and

Whereas the said parties are desirous of establishing a fixed boundary line.

Now, therefore, in consideration of the covenants contained herein, the said parties do hereby mutually agree as follows:

1. The boundary line between their respective parcels of land shall be established as shown on a survey entitled, "Boundary Line Agreement Plan of Land in Hadley, Massachusetts Prepared for Peter M. Bemben" drawn by Harold L. Eaton and Associates, Inc., Registered Professional Land Surveyors, dated August 20, 2001, which plan is recorded in the Hampshire County Registry of Deeds in Plan Book 189, Page 116; said line being more particularly described as follows:

beginning at a point in the Southerly line of Bay Road, said point being located S. 56° 38' 13" E. a distance of 584.73' from a concrete bound;

thence S. 28° 33' 44" W. a distance of 183.99' along the Easterly line of land shown on said plan as "John Babiak Jr." and the Westerly line of land shown on said plan as "Peter M. Bemben";

thence S. 20° 59' 22" W. a distance of 137.26' continuing along the Easterly line of said Babiak land and the Westerly line of said Bemben land;

thence S. 23° 53' 11" W. a distance of 56.07' continuing along the Easterly line of said Babiak land and the Westerly line of said Bemben land to a point which marks the southeasterly corner of land of said Babiak.

2. Babiak/Riley convey to Bemben, with quitclaim covenants, all their right title and interest in and to all land easterly of the above-described line.

3. Bemben conveys to Babiak/Riley, as tenants in common, with quitclaim covenants, all his right, title and interest in and to all land westerly of the above-described line.
4. Bemben also conveys to Babiak/Riley, as tenants in common, with quitclaim covenants, a non-exclusive right of way and easement over the gravel farm road shown on said plan to be used for vehicle and pedestrian access to land of Babiak/Riley shown on said plan.

Executed as a sealed instrument this 7th day of September, 2001.

Robert J. Spencer
Witness

Florence M. Tyler

John Babiak, a/k/a John Babiak, Jr., by
Florence M. Tyler as attorney-in-fact under
a power of attorney dated June 29, 2001,
and recorded in the Hampshire County
Registry of Deeds in Book 6364,
Page 169.

Witness

Robert J. Spencer
Witness

Margaret L. Riley
Margaret L. Riley

Peter M. Bemben
Peter M. Bemben

COMMONWEALTH OF MASSACHUSETTS

Hampshire, ss.

September 7, 2001

Then personally appeared the above named Florence M. Tyler, to me known to be the person who executed the foregoing instrument in behalf of John Babiak, a/k/a John Babiak, Jr., and acknowledged that she executed the same as her free act and deed, before me.

My commission expires:

Robert J. Spencer
Notary Public



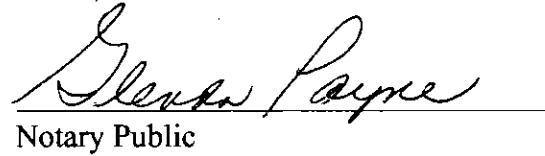
ROBERT J. SPENCER
MY COMMISSION EXPIRES
AUGUST 9, 2007

STATE OF MISSOURI

Lincoln, ss.

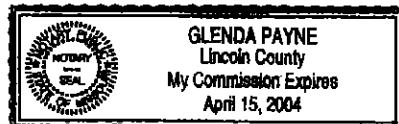
September 13, 2001

Then personally appeared the above named Margaret L. Riley and acknowledged that she executed the foregoing instrument as her free act and deed, before me.



Glenda Payne
Notary Public

My commission expires:



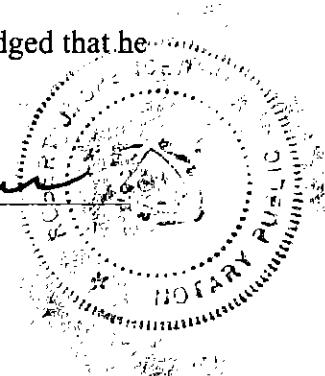
COMMONWEALTH OF MASSACHUSETTS

Hampshire, ss.

September 18

August, 2001

Then personally appeared the above named Peter M. Bemben and acknowledged that he executed the foregoing instrument as his free act and deed, before me.



Robert J. Spencer
Notary Public

My commission expires:

ROBERT J. SPENCER
MY COMMISSION EXPIRES
AUGUST 9, 2007

ATTEST: HAMPSHIRE, Marianne L. Donohue, REGISTERED
MARIANNE L. DONOHUE

EASEMENT

KNOW ALL MEN BY THESE PRESENTS that this Easement is granted as of the 6/11 day of May, 2002, by JOHN BABIAK, JR., a/k/a John Babiak of 167 Bay Rd., Hadley, MA and MARGARET L. RILEY of RD #1, Box 147, Winfield, MO, (hereinafter called the "Grantors") to VERIZON NEW ENGLAND INC. (formerly known as New England Telephone and Telegraph Company), a New York corporation, having its principal place of business at 185 Franklin Street, Boston, Massachusetts 02110, its successors and assigns and WESTERN MASSACHUSETTS ELECTRIC CO., a Massachusetts corporation with an office at 174 Brush Hill Avenue, West Springfield, Massachusetts, its successors and assigns, (collectively hereinafter referred to as the "Grantee").

WHEREAS, the Grantors own in fee simple a certain parcel of land situated on Bay Road in the Town of Hadley, Hampshire County, Massachusetts.

NOW THEREFORE, in consideration of the sum of One (\$1) Dollar, the receipt and sufficiency of which is hereby acknowledged by the parties hereto, the Grantors grant to the Grantee, its successors and assigns, with quitclaim covenants, the perpetual right and easement to access, erect, construct, dig up, dredge, reconstruct, connect, install, lay, operate, maintain, patrol, inspect, repair, replace, alter, extend or remove one or more lines for the transmission and/or distribution of intelligence and telecommunications including the necessary wires, cables, conduits, conductors, necessary for the purposes specified above, as the Grantee may from time to time desire along, upon, across and under a portion of land (hereinafter "Easement Area"), designated as Lot # 14 on the Town of Hadley Assessor's Map 9, and as shown on a plan recorded at the Hampshire County Registry of Deeds in Plan Book 189, Page 116, of which the Grantors are the sole owners.

The said Easement Area is a portion of the premises described in a deed recorded in Book 568, Page 101, at the Hampshire County Registry of Deeds.

The said Easement Area is approximately as shown on Exhibit "A" attached hereto and made a part hereof. The exact location of said Easement Area to be determined by and to become permanent upon the placement of the facilities thereof by the Grantee.

The parties agree to the following terms and conditions:

1. The perpetual, right and easement above described and herein conveyed, is intended to prohibit surface or subsurface structures or use of the area by others, including Grantors, which might damage or interfere with the operation and maintenance of Grantee's facilities without the prior written consent of Grantee, but is not intended to prohibit crossing of said Easement Area, so long as such crossings do not interfere with or prohibit the full use and enjoyment of the easement herein granted.
2. Grantee shall have the right of ingress and egress by foot or by vehicle to the Easement Area over Grantor's property, if necessary, for all of the aforementioned purposes.
3. The Grantee shall have the right to connect such conduits, cables, and wires within said Grantor's land with the conduits, cables and wires which may be placed in public or private ways adjacent or contiguous to the aforesaid premises.

4. The Grantee shall have the right to cut and remove all trees, undergrowth and other obstructions in the Easement Area to extent that Grantee deems necessary to operate and maintain the equipment safely. Grantee shall repair, re-grade and restore the said Easement Area, as necessary, at its own expense to substantially the same condition that existed prior to the commencement of the work.

5. The facilities shall remain the property of the Grantee, its successors and assigns.

IN WITNESS WHEREOF, the Grantors have hereunto set their hand and seal the day and year first above written.

Michelle M. Jagowski
Witness

Florence M. Tyler
John Babiak, a/k/a John Babiak, Jr.,
by Florence M. Tyler as attorney-in-fact
under a power of attorney dated June 29,
2001, and recorded in the Hampshire County
Registry of Deeds in Book 6364, Page 169.

Angie K. Palmer
Witness

Margaret L. Riley
Margaret L. Riley

COMMONWEALTH OF MASSACHUSETTS

County of HAMPSHIRE ss.

MAY 1, 2002

Then personally appeared, the above named Florence M. Tyler, to me known to be the person who executed the foregoing instrument in behalf of John Babiak, a/k/a John Babiak, Jr., and acknowledged that she executed the same as her free act and deed, before me.

Leisa S. Warner
Notary Public

LEISA S. WARNER
NOTARY PUBLIC
My Commission Expires: My Commission Expires August 25, 2006

Doc: 992214992 OR /6646/0337 05/17/2002 13:30

STATE OF MISSOURI

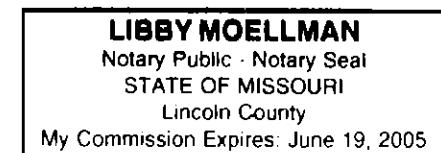
Lincoln, ss.

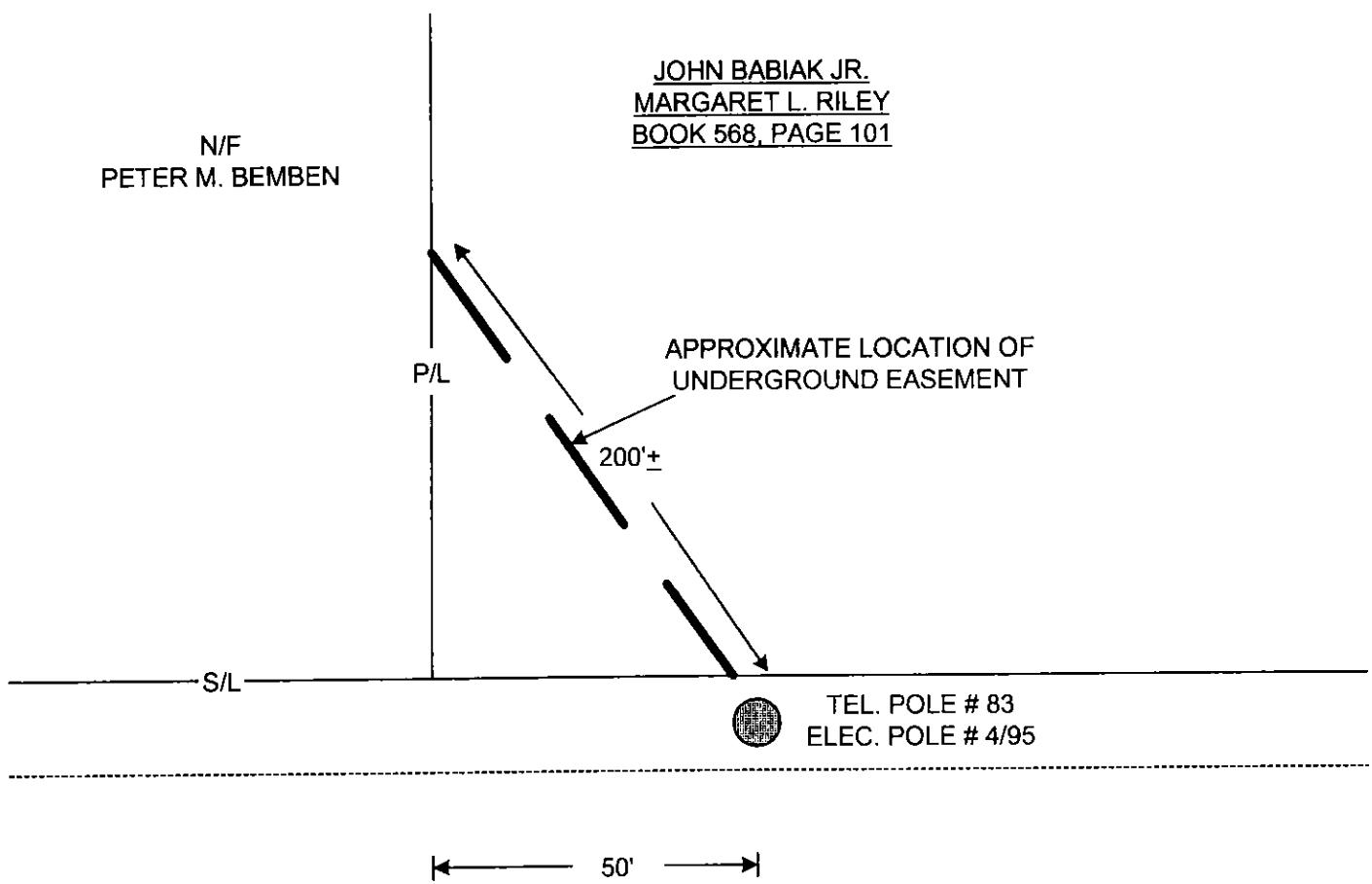
5-6, 2002

Then personally appeared the above named Margaret L. Riley and acknowledged that she executed the same as her free act and deed, before me.

Libby Moellman
Notary Public

My Commission Expires: 6.19.2005





BAY ROAD

ATTEST: HAMPSHIRE, *Marianne L. Donohue*, REGISTER
MARIANNE L. DONOHUE

EXHIBIT "A"
EASEMENT FOR:
VERIZON NEW ENGLAND INC. &
WESTERN MASS. ELECTRIC CO.
LOCATION:
BAY RD., HADLEY, MASS.

**THIS PAGE WAS INSERTED
BECAUSE OF A PAGING ERROR.**

Affected Premises

167 Bay Road
Hadley, Massachusetts



2013 00027945

Bk: 11518Pg: 248 Page: 1 of 3
Recorded: 11/08/2013 02:29 PM

For Registry Use Only

Know All Persons By These Presents

THAT WE, **PATRICK COFFEY** of **242 Northwest Road, Westhampton, Massachusetts**, **JOSEPH COFFEY** of **14 Briggs Street, Easthampton, Massachusetts**, **WILLIAM COFFEY** of **242 Northwest Road, Westhampton, Massachusetts**, and **JULIA COFFEY** of **248 Northwest Road, Westhampton, Massachusetts**

In consideration of **ONE AND NO (\$1.00) DOLLARS**)

Grant to **MARGARET L. RILEY**, of **165 Bay Road, Hadley, Massachusetts**, individually

With Quitclaim Covenants

All of our right, title, and interest in land at **167 Bay Road, Hadley, Hampshire County, Massachusetts**, shown as **Remaining Land on a Plan of Land in Hadley, Massachusetts**, Prepared for **Margaret Riley** by **Harold L. Eaton Associates, Inc.** dated **May 4, 2004**, and recorded in **Hampshire County Registry of Deeds** in **Plan Book 200, Page 87**.

For Grantors' title see Estate of Florence Tyler, Hampshire Probate No. HS13P0158EA.

See also:

Estate of Katherine Babiak, Hampshire Probate Box 1168#39

Estate of John Babiak, Hampshire Probate Box 1168#40

Estate of Michael Babiak, Hampshire Probate No. 93P0266E1

Estate of Joseph Babiak, Hampshire Probate No. 99P0063EP

Executed as a sealed instrument this 30 day of October, 2013

Johnny Acevedo

Witness

Johnny Acevedo

Witness

Johnny Acevedo

Witness

Johnny Acevedo

Witness

Patrick Coffey

Patrick Coffey

Joseph Coffey

William Coffey

William Coffey

Julia Coffey

Julia Coffey

COMMONWEALTH OF MASSACHUSETTS

HAMPSHIRE, ss.

On this 30 day of October, 2013, before me, the undersigned notary public, personally appeared Patrick Coffey and proved to me through satisfactory evidence of identification which was his Massachusetts Driver's License to be the persons whose name is signed on the preceding or attached document, and acknowledged to me that he signed it voluntarily for its stated purpose.

Tracy E. Withey
Tracy E. Withey, Notary Public
My Commission Expires: 10/21/2016

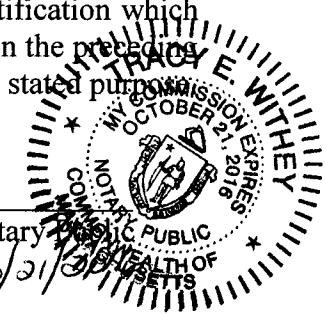


COMMONWEALTH OF MASSACHUSETTS

HAMPSHIRE, ss.

On this 30th day of October, 2013, before me, the undersigned notary public, personally appeared Joseph Coffey and proved to me through satisfactory evidence of identification which was his Massachusetts Driver's License to be the persons whose name is signed on the preceding or attached document, and acknowledged to me that he signed it voluntarily for its stated purpose.

Tracy E. Withey
Tracy E. Withey, Notary Public
 My Commission Expires: 10/31/2016



COMMONWEALTH OF MASSACHUSETTS

HAMPSHIRE, ss.

On this 30th day of October, 2013, before me, the undersigned notary public, personally appeared William Coffey and proved to me through satisfactory evidence of identification which was his Massachusetts Driver's License to be the persons whose name is signed on the preceding or attached document, and acknowledged to me that he signed it voluntarily for its stated purpose.

Tracy E. Withey
Tracy E. Withey, Notary Public
 My Commission Expires: 10/31/2016

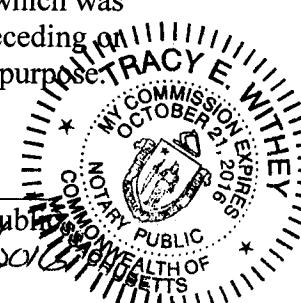


COMMONWEALTH OF MASSACHUSETTS

HAMPSHIRE, ss.

On this 30th day of October, 2013, before me, the undersigned notary public, personally appeared Julia Coffey and proved to me through satisfactory evidence of identification which was her Massachusetts Driver's License to be the persons whose name is signed on the preceding or attached document, and acknowledged to me that she signed it voluntarily for its stated purpose.

Tracy E. Withey
Tracy E. Withey, Notary Public
 My Commission Expires: 10/31/2016



ATTEST: HAMPSHIRE, Mary Olberding, REGISTER
 MARY OLBERDING