

Date: June 13, 2023

APR Title Information Form

Owner's Name: Lawrence Michael Field and Patricia Ann Field

Property Location: 0 North Road, Westfield, Hampden County

Total Acreage: \pm 16.05

APR Acreage \pm 16.05 **(as shown on attached map)**

Exclusions: None

Deed Reference:

Bk. 20071, Pg. 557 – Hampden County (2006)

Bk. 15627, Pg. 272 – Hampden County (2013)

Bk. 15835, Pg. 51 – 61A Agricultural Lien

Assessor's Records: Map 69R, Parcel 20

Additional Comments

2013 Quitclaim Deed includes life estate exclusive right to Patricia Field to occupy premises

1999 Westfield Zoning Board decision permitting greenhouses in proximity to side lot line (east)

APR Field Representative: Jay Rosa

Phone: 857-507-5367

Email: Jay.Rosa@mass.gov

PLEASE SEE ATTACHED INFORMATION SHEETS AND DEEDS.

Return:
Law Office of Holly L. Lewis, P.C.
37 Broad Street
Westfield, MA 01085

Affected Property:
Land On North Road
Westfield, Massachusetts

QUITCLAIM DEED

KNOW ALL MEN BY THESE PRESENTS that I, **PATRICIA ANN FIELD** of 44 Hitchcock Street, Holyoke, Massachusetts

for consideration of One and 00/100 (\$1.00) Dollar


grant to LAWRENCE MICHAEL FIELD of 44 Hitchcock Street, Holyoke, Massachusetts, Individually

with Quitclaim Covenants

all my right, title and interest in the land in Westfield, County of Hampden, Commonwealth of Massachusetts, known as Land On North Road, Westfield, Massachusetts **BUT RESERVING UNTO MYSELF A LIFE ESTATE FOR AND DURING MY NATURAL LIFE**, during which time the said grantor shall have the exclusive right to occupy the premises, to lease, let or license the same, and she shall be entitled to all rents, fees or profits generated from said life estate, but without the right to partition. During said grantor's lifetime, she shall bear the cost of all insurance, maintenance, fees, charges and expenses relating to the premises and she shall pay all taxes assessed or imposed with respect thereto, and all principal and interest on any mortgages thereon, said property being further described as follows:

See Exhibit "A" attached hereto and incorporated herein.

Witness my hand and seal this 24th day of October 2013


Witness


PATRICIA ANN FIELD

COMMONWEALTH OF MASSACHUSETTS

HAMPDEN, ss.

October 24, 2013

On this 24th day of October, 2013, before me, the undersigned notary public, personally appeared **PATRICIA ANN FIELD**, proved to me through satisfactory evidence of identification which was her MA license to be the person whose name is signed on the preceding or attached document and acknowledged to me that she signed it voluntarily for its stated purpose.

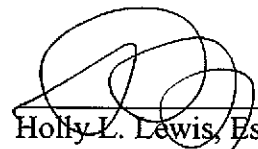

Holly L. Lewis, Esq., Notary Public
My Commission Expires: 07-20-2018

Exhibit A

A certain parcel of land in Westfield, Hampden County, Massachusetts, shown as Lot 1 on a Plan entitled "Division of Property Westfield, Massachusetts for: (Owners) Edmund H. & Madeleine R. Tomasko North Road Westfield, MA." dated September 2, 2005 by D.L. Bean, Inc. - Surveyors & Engineers and recorded in Hampden County Registry of Deeds simultaneously herewith Document # [sic], Plan 340-28, more particularly bounded and described as follows:

Beginning at an iron pin located on the southerly sideline of North Road, said pin being at the northeast corner of land now or formerly of R.E.G. Enterprises, Inc.; thence running South 76°00'03" East for a distance of 58.78 feet to an iron pin; thence running South 73°15'56" East for a distance of 138.00 feet to an iron pin; thence running South 71°24'56" East for a distance of 381.00 feet to an iron pin; said iron pin being at the northwest corner of land now or formerly of C. Neid & L. Hastings; the last three courses running along the southerly sideline of North Road; thence running South 4°58'44" West for a distance of 852.64 feet to an iron pin; thence running North 88°18'44" East for a distance of 363.66 feet to an iron pin; the last two courses running along land now or formerly of C. Neid & L. Hastings; said iron pin being located on the westerly sideline of Timberswamp Road; thence running South 4°13'35" East along the westerly sideline of Timberswamp Road for a distance of 325.76 feet to a point; thence running South 85°46'25" West for a distance of 746.05 feet to an iron pin located at the southeast corner of land now or formerly of R.E.G. Enterprises, Inc.; thence running North 4°54'45" West along land now or formerly R.E.G. Enterprises, Inc. for a distance of 1,399.12 feet to the iron pin at the place of beginning. Said described lot contains 16.05 acres.

AT THE CLIENTS REQUEST, NO TITLE SEARCH WAS PERFORMED IN CONNECTION WITH THIS FAMILY TRANSFER

Being the same premises conveyed to the grantor by deed dated November 6, 2005 and recorded in the Hampden County Registry of Deeds in Book 15627, Page 272.

KNOW ALL MEN BY THESE PRESENTS THAT

EDMUND H. TOMASKO and MADELEINE R. TOMASKO, both of 440 North Road, Westfield, Massachusetts 01085

for consideration of **less than ONE HUNDRED DOLLARS (\$100.00)**, paid,

grant to **PATRICIA FIELD**, of 44 Hitchcock Street, Holyoke, Massachusetts 01040

with QUITCLAIM COVENANTS

A certain parcel of land in Westfield, Hampden County, Massachusetts, shown as Lot 1 on a Plan entitled "Division of Property Westfield, Massachusetts for: (Owners) Edmund H. & Madeleine R. Tomasko North Road Westfield, MA." dated September 2, 2005 by D.L. Bean, Inc. - Surveyors & Engineers and recorded in Hampden County Registry of Deeds simultaneously herewith Document # _____, more particularly bounded and described as follows: Plan 340-28

Beginning at an iron pin located on the southerly sideline of North Road, said pin being at the northeast corner of land now or formerly of R.E.G. Enterprises, Inc.; thence running South 76°00'03" East for a distance of 58.78 feet to an iron pin; thence running South 73°15'56" East for a distance of 138.00 feet to an iron pin; thence running South 71°24'56" East for a distance of 381.00 feet to an iron pin; said iron pin being at the northwest corner of land now or formerly of C. Neid & L. Hastings; the last three courses running along the southerly sideline of North Road; thence running South 4°58'44" West for a distance of 852.64 feet to an iron pin; thence running North 88°18'44" East for a distance of 363.66 feet to an iron pin; the last two courses running along land now or formerly of C. Neid & L. Hastings; said iron pin being located on the westerly sideline of Timberswamp Road; thence running South 4°13'35" East along the westerly sideline of Timberswamp Road for a distance of 325.76 feet to a point; thence running South 85°46'25" West for a distance of 746.05 feet to an iron pin located at the southeast corner of land now or formerly of R.E.G. Enterprises, Inc.; thence running North 4°54'45" West along land now or formerly R.E.G. Enterprises, Inc. for a distance of 1,399.12 feet to the iron pin at the place of beginning. Said described lot contains 16.05 acres.

Being a portion of the premises conveyed to the Grantors herein by deed of Herman Tomasko, otherwise known as Herman H. Tomasko, and Florence Tomasko dated July 10, 1953 and recorded in the Hampden County Registry of Deeds at Book 2252, Page 23.

WITNESS Our hands and seals this 6 day of November, 2005.

Gerald R. Tomasko
Witness

Edmund H. Tomasko
Edmund H. Tomasko

Nancy E. Tomasko
Witness

Madeleine R. Tomasko
Madeleine R. Tomasko

COMMONWEALTH OF MASSACHUSETTS

Hampden, ss

On this 6th day of November 2005, before me, the undersigned notary public, personally appeared **Edmund H. Tomasko and Madeleine R. Tomasko**, proved to me through satisfactory evidence of identification which was ☐ a current document issued by a federal or state government agency bearing the photographic image of the individual's face and signature, to wit _____; or ☐ on the oath or affirmation of a credible witness unaffected by the document or transaction who is personally known to this notary and who personally knows the individual; or ☐ based on this notary public's personal knowledge of the identity of such person, to be the person whose name is signed on the preceding document before me, and acknowledged to me that he/she/they signed it voluntarily for its stated purpose.

Joyce Bodak
Official signature and seal of notary
My commission expires: 12/12/08

DONALD E. ASHE, REGISTER
HAMPDEN COUNTY REGISTRY OF DEEDS

Property Location: Land on North Road, Westfield, Hampden County, MA

STATE TAX FORM CL-3
(REV. 10/93)

THE COMMONWEALTH OF MASSACHUSETTS

WESTFIELD

NAME OF CITY OR TOWN

OFFICE OF THE BOARD OF ASSESSORS

CLASSIFIED FOREST - AGRICULTURAL OR HORTICULTURAL -
RECREATIONAL LAND TAX LIEN

The Board of Assessors of the city/town of WESTFIELD hereby
states it has accepted and approved the application of PATRICIA FIELD

44 HITCHCOCK ST., HOLYOKE, MA 01040

owner(s) of the real property described below, for the valuation, assessment and taxation of that property as
classified forest ☐ agricultural or horticultural ☒ recreational ☐ land under the provisions of General Laws
Chapter 61 ☐ 61A ☒ 61B ☐. This classification is effective as of January 1, 2007 for the fiscal year beginning
July 1, 2007.

DESCRIPTION OF PROPERTY

(The description must be sufficiently accurate to identify the property. In the case of registered land, the Certificate
of Title Number and the Registry Volume and Page must be given.)

16.05 acres of a 16.05 acre parcel of land in Westfield known as 0 North Road
shown on a plan recorded in the Hampden County Registry of Deeds in Book of Plans
Book 340 Pg 28 and described in a deed recorded 1/11/06 in Deed Book 15627 Pg 272.
This 16.05 acres is further described on Westfield Assessors Map as Map 69R Par 20.

This statement made on the 12th day of APRIL, 2006
constitutes a lien upon the property as provided in General Laws Chapter 61 §2 ☐ 61A §9 ☒ 61B §6 ☐.

Grace Sullivan
Matthew Thompson
BOARD OF ASSESSORS

THE COMMONWEALTH OF MASSACHUSETTS

HAMPDEN ss.APRIL 12, 2006

Then personally appeared the above named Grace Sullivan and Matthew Thompson,
Board of Assessors for the city/town of WESTFIELD and acknowledged the foregoing
instrument to be their free act and deed, before me.

My commission expires Dec 29, 2006

DONALD E. ASHE, REGISTER
HAMPDEN COUNTY REGISTRY OF DEEDS
WESTFIELD SATELLITE OFFICE

NOTARY PUBLIC/JUSTICE OF THE PEACE
Joanna M. Williams
JOANNA M. WILLIAMS
NOTARY PUBLIC
COMMONWEALTH OF MASSACHUSETTS
MY COMMISSION EXPIRES 12/29/2006

Project Name: Field, Patricia - Land Cover
Westfield, MA



Land Cover	Acreage	% Land Cover
Open Agriculture	9.69	63.9%

15.16 acres total




Center: 72.741819°W 42.183829°N

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

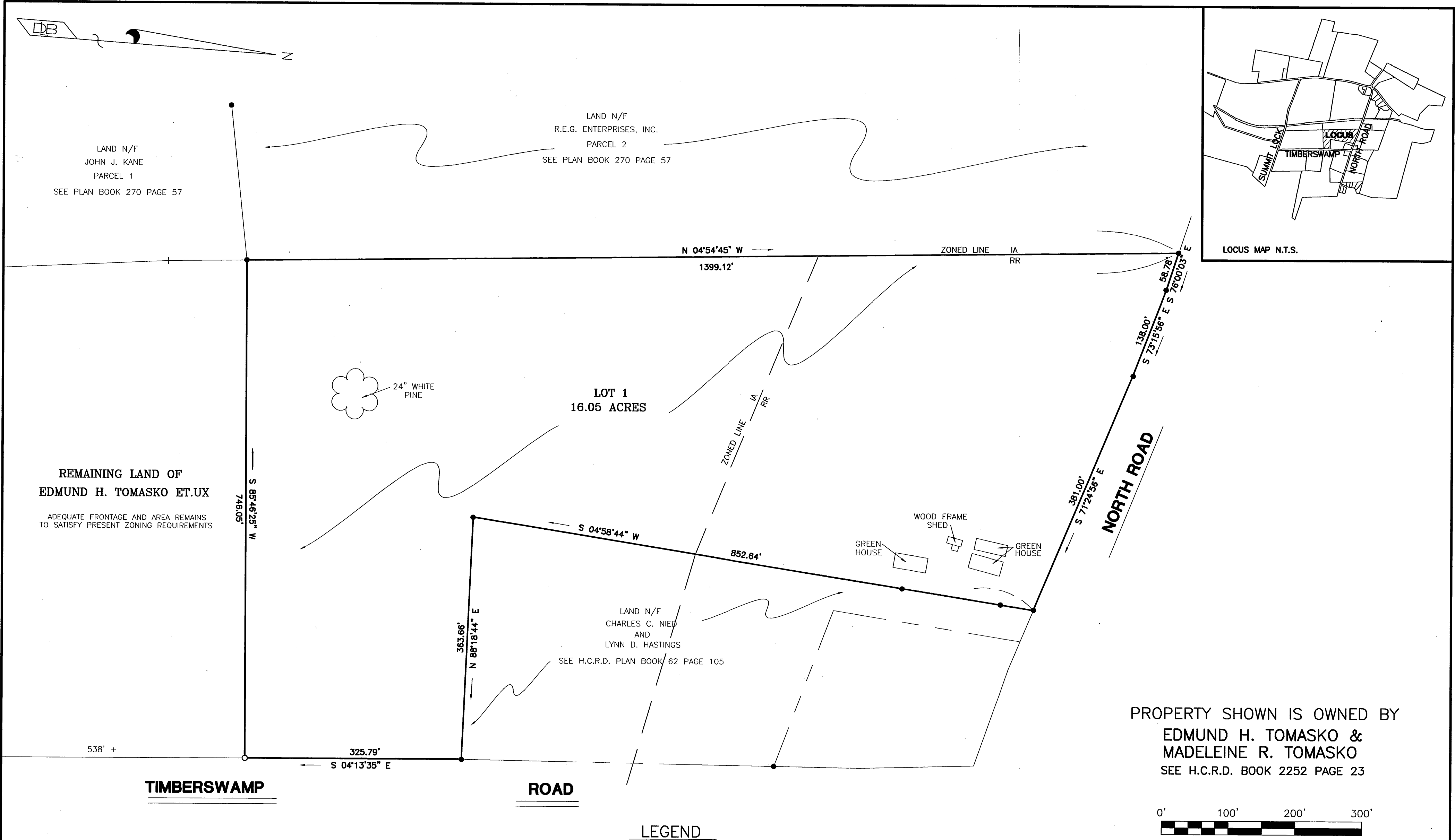
Created by Massachusetts Department of Agricultural Resources

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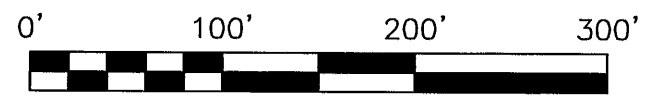


-  Open Agriculture
-  APR Applicant
-  Existing APR





PROPERTY SHOWN IS OWNED BY
EDMUND H. TOMASKO &
MADELEINE R. TOMASKO
SEE H.C.R.D. BOOK 2252 PAGE 23



LEGEND

- IRON PIPE FOUND
- IRON PIPE TO BE SET

ACCESS TO LOTS WILL BE
THROUGH FRONTAGE

PLANNING BOARD HAS MADE NO DETERMINATION
AS TO THE CONFORMANCE OF
THESE LOTS WITH ZONING.

ZONED: AS SHOWN

THIS SURVEY & PLAN WERE
PREPARED IN ACCORDANCE
WITH THE PROCEDURAL &
TECHNICAL STANDARDS FOR
THE PRACTICE OF LAND
SURVEYING IN THE
COMMONWEALTH OF MASS.

I CERTIFY THAT I HAVE
CONFORMED WITH THE RULES
& REGULATIONS OF THE
REGISTER OF DEEDS IN
PREPARING THIS PLAN.

DIVISION OF PROPERTY WESTFIELD, MASSACHUSETTS			
		FOR: (OWNERS) EDMUND H. & MADELEINE R. TOMASKO NORTH ROAD WESTFIELD, MA.	
		DATE: 9-2-2005	SCALE: 1"=100' CHECKED: M.E.S. C.A.D. T.J.A. SHEET NO. 1
D.L.B. BEAN, INC. 40 SCHOOL STREET WESTFIELD, MASSACHUSETTS		SURVEYORS & ENGINEERS	

**APPROVAL UNDER SUBDIVISION
CONTROL LAW NOT REQUIRED
PLANNING BOARD- CITY OF
WESTFIELD, MASSACHUSETTS**

DATE: 9-6-2005
CHAIRMAN: [Signature]
[Signature]
[Signature]
[Signature]
[Signature]
[Signature]
[Signature]

Hampden County Registry of Deeds
Rec'd 1-11-20 06 at 9h 17 A in
Records in Book 346 Page 28
Attest: [Signature]
Register