

Conservation Restriction  
**Baseline Documentation Report**



**Restriction ID Number:** #16534 EEA

**Restriction Name:** King Oak Hill Park

**Restriction Closing Date:** 08/08/2018

**Prepared for:** Town of Weymouth, 75 Middle St., Weymouth, MA 02189

**Prepared by:** John C Lepore, Future Lands Designs, LLC

**Date of Report:** July 10, 2018

**Property Location:** 790 Commercial St., Weymouth

**Acreage:** 17.79 +/- acres

**Copy Designation:**

- ( ) Weymouth Braintree Regional Recreation Conservation District Commission
- ( ) Town of Weymouth Department of Planning & Community Development
- ( ) Town of Weymouth Recreation Department
- ( ) Town of Weymouth Department of Asset Management (Original Affidavits)

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## **SECTION I RESTRICTION INFORMATION**

# Restriction Information Summary

**Agency-Designated Restriction ID Number(s):** #16534 EEA

**Agency-Designated Restriction Name:** King Oak Hill Park

**Other names for property, if applicable:** Emery Estate

**Restriction Type:** Conservation Restriction

**Instrument Type:** Deed

**Property location/address:** 790 Commercial Street, Weymouth, MA

**Restriction acreage by legal description:** 17.79 +/- acres

## Contact Information

**Restriction grantor:** Town of Weymouth

**Mailing address:** 75 Middle St, Weymouth, MA 02189

**Telephone number:** 781-682-3636

**Email address:** NBulens@weymouth.ma.us

**Current fee owner:** Same as above

**Primary contact name:** Mary Ellen Schloss

**Relationship to landowner:** Conservation Administrator

**Mailing address:** 75 Middle St, Weymouth, MA 02189

**Telephone number:** 781-340-5077

**Email address:** MSchloss@weymouth.ma.us

## Assessor and Registry Information

**Assessor's map and parcel numbers:** 14-184-1

## **Restriction Registry Information**

**Date Recorded:** 08/08/2018

**Registry:** Norfolk Registry of Deeds

**Book:** 36204

**Page:** 250

**Underlying Fee Interest Registry Information**

**From:** Arthur H. Emery and Allen C. Emery, III as successor to the Trustees of King Oak Hill Nominee Trust

**To:** Town of Weymouth

**Date Recorded:** 08/03/2011

**Registry:** Norfolk Registry of Deeds

**Book:** 29014

**Page:** 503

**Property Description Registry Information:**

**Survey Registry Information**

**Date Recorded:** 05/21/2018

**Prepared for:** Town of Weymouth

**Registry:** Norfolk Registry District of the Land Court

**Plan:** #1955-781

**Document No:** LC-1400864 and LC-1400864-B

**Are there any easements or rights of way on or over the property?** No, none within the bounds of the CR

# Conservation Restriction (Copy)

Doc:1,405,973 08-08-2018 9:36  
Norfolk County Land Court

**HAND TO  
LAND COURT**

Bk 36204 Pg 250 #69225  
08-08-2018 @ 09:48a

*Copy 1st page*

**GRANTOR:** Town of Weymouth  
**GRANTEE:** Weymouth-Braintree Regional Recreation Conservation District  
**ADDRESS OF PREMISES:** 790 Commercial Street, Weymouth, MA  
**FOR GRANTOR'S TITLE SEE:** Norfolk County Registry District of the Land Court Document No. 1231226 and Registry of Deeds Book 29014, Page 503;

## CONSERVATION RESTRICTION

TOWN OF WEYMOUTH, a municipal corporation of Norfolk County Massachusetts with an address of 75 Middle Street, Weymouth, Massachusetts, acting by and through its duly elected Mayor, as authorized by its charter and ordinances, being the sole owner, constituting all of the owner, for its successors and assigns ("Grantor"), acting pursuant to Sections 31, 32, and 33 of Chapter 184 of the Massachusetts General Laws, grant with QUITCLAIM COVENANTS to Weymouth-Braintree Regional Recreation Conservation District and its permitted successor and assigns ("Grantee"), having its principal office at 470 Liberty Street, Braintree, Massachusetts, for less than one hundred dollars, IN PERPETUITY AND EXCLUSIVELY FOR CONSERVATION PURPOSES, the following Conservation Restriction on a 17.8-acre portion of a 23.39-acre parcel of land located in the Town of Weymouth at 790 Commercial Street, ("Premises"), which Premises is more particularly described in Exhibit A and shown in the attached sketch plan in Exhibit B, both of which are incorporated herein and attached hereto.

### I. PURPOSES:

This Conservation Restriction is defined in and authorized by Sections 31-33 of Chapter 184 of the General Laws and otherwise by law. The purpose of this Conservation Restriction is to assure that the Premises will be maintained in perpetuity for conservation and passive recreation purposes in a natural, scenic, and undeveloped condition, and to prevent any use or change that would materially impair or interfere with its conservation and preservation values ("conservation values").

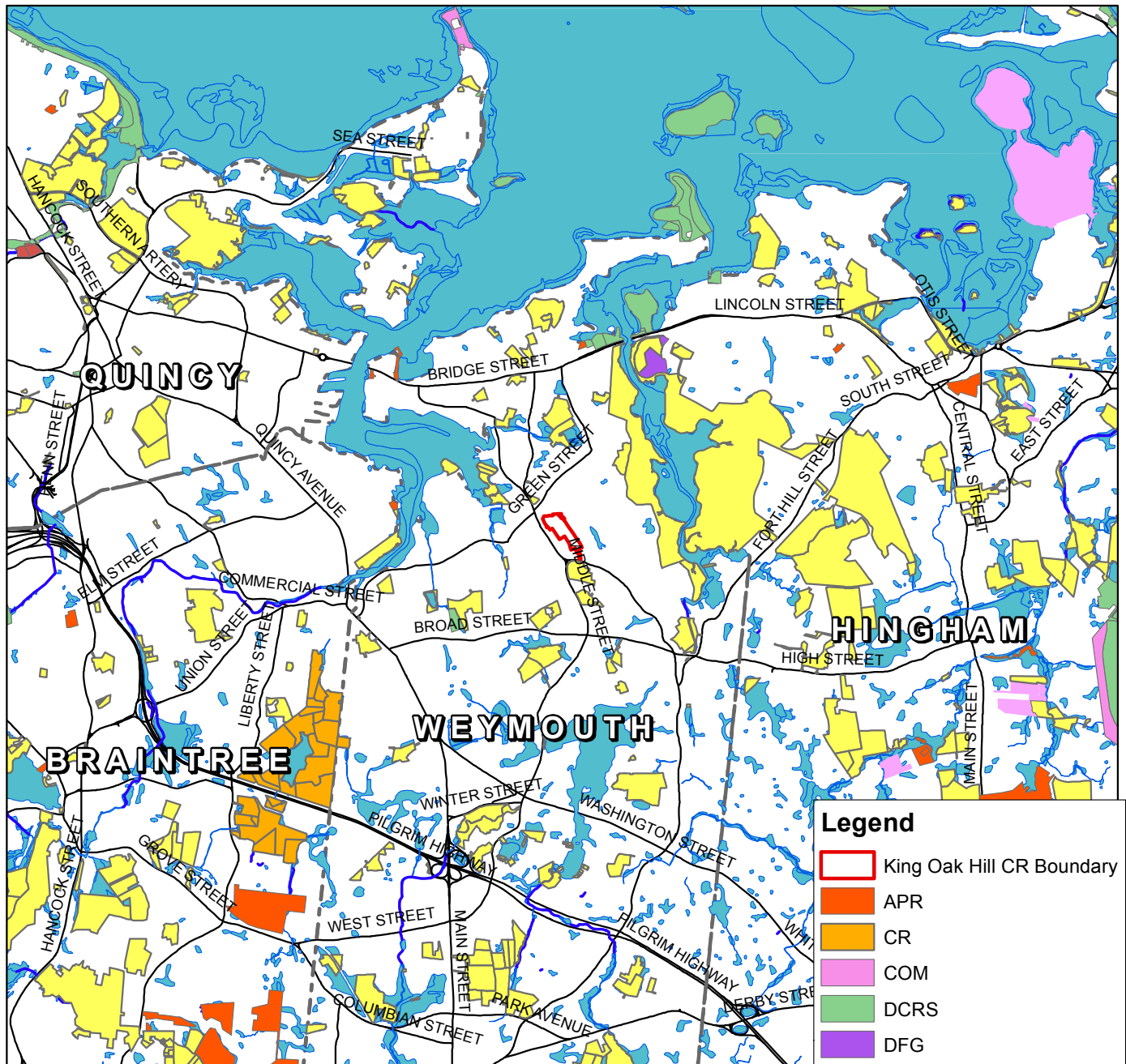
The Premises was acquired using M.G.L. c. 44B Community Preservation Act funds, and a copy of the Town Council Vote authorizing the use of such funds for such purpose is attached hereto as Exhibit C.

The Premises was renovated using, in part, the Parkland Acquisitions and Renovations for Communities Grant Program (hereinafter, the "PARC Grant"), as authorized by St. 1977 Chapter

## **SECTION II MAPS**

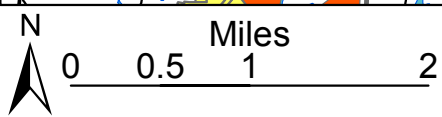
# Locus Map

Restriction Name: King Oak Hill  
 Location: 790 Commercial St., Weymouth, MA  
 Restriction ID: #16534 EEA  
 17.79 +/- acres



**Legend**

- King Oak Hill CR Boundary
- APR
- CR
- COM
- DCRS
- DFG
- Federal
- Land Trust
- Municipal
- Rivers Streams
- NWI Wetland Areas
- Major Roads



John Lepore, Principal  
 Future-Lands.com, LLC  
 1:60,000

*This map is planning purposes only, with specific points subject to verification on the ground. It is not to be used by itself for legal boundary definition.*

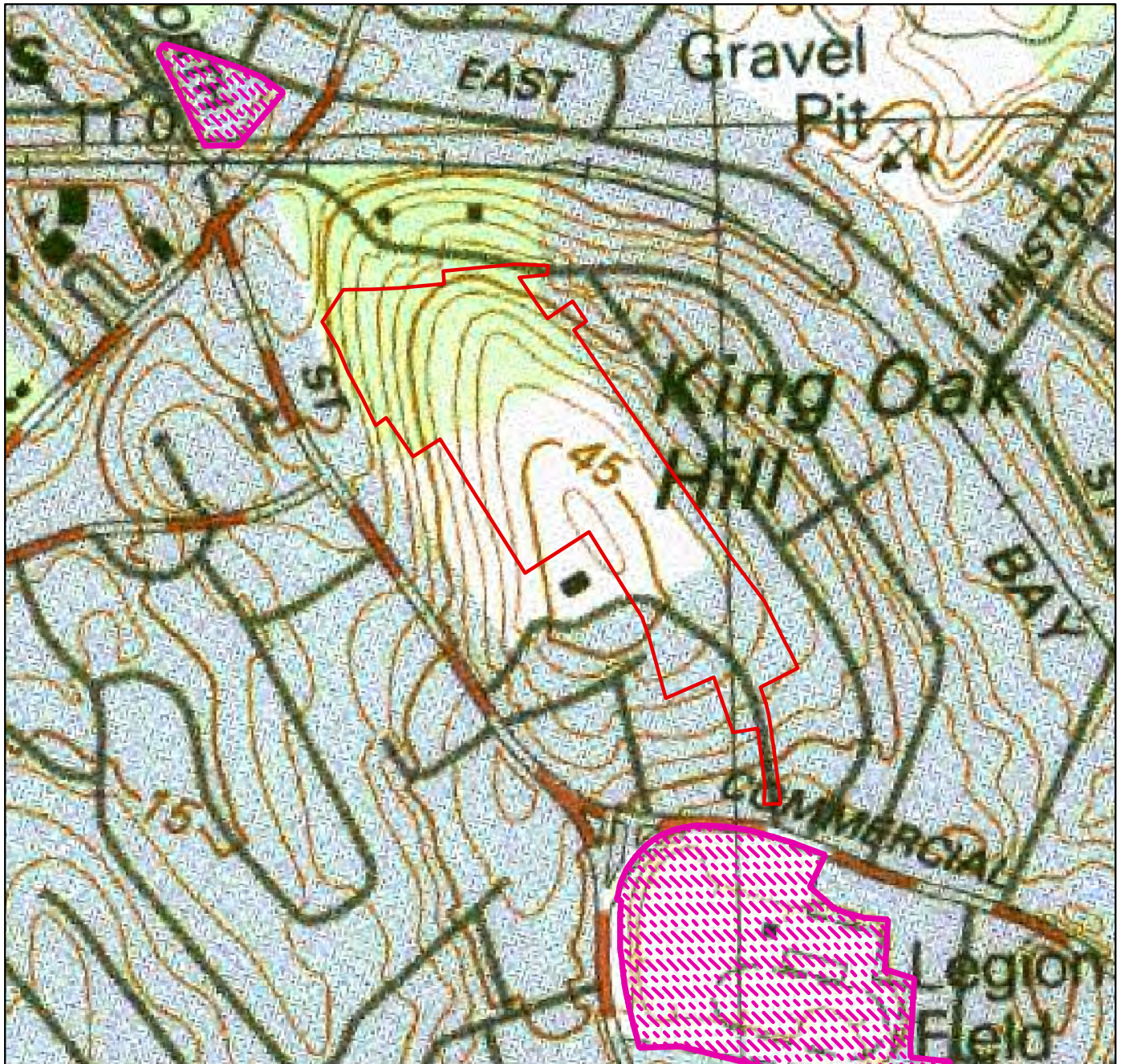
SOURCES  
 MassGIS Layers:  
 Protected Open Space 12/2017,  
 MA Towns 2009,  
 Major Roads 2014, &  
 NWI Hydrology 2007

CR Boundary: Norfolk Registry  
 District of the Land Court  
 Plan: #1984-1547



# USGS Color Topographical Map

Restriction Name: King Oak Hill  
Location: 790 Commercial St., Weymouth, MA  
Restriction ID: #16534 EEA  
17.79 +/- acres



0 250 500  
Feet



1:5,000



John Lepore, Principal  
Future-Lands.com, LLC

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SOURCES  
MassGIS Layers:  
USGS Topo 2003.

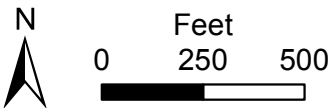
CR Boundary: Norfolk Registry  
District of the Land Court  
Plan: #1984-1547

## Legend

-  King Oak Hill CR Boundary
-  Municipal

# USGS Color Orthographic Map

Restriction Name: King Oak Hill  
Location: 790 Commercial St., Weymouth, MA  
Restriction ID: #16534 EEA  
17.79 +/- acres





**John Lepore, Principal**  
Future-Lands.com, LLC 1:5,000

*This map is planning purposes only, with specific points subject to verification on the ground. It is not to be used by itself for legal boundary definition.*

**SOURCES**  
MassGIS Layers:  
USGS Orthophoto 2013-14.

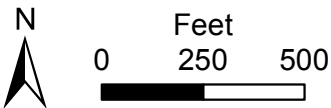
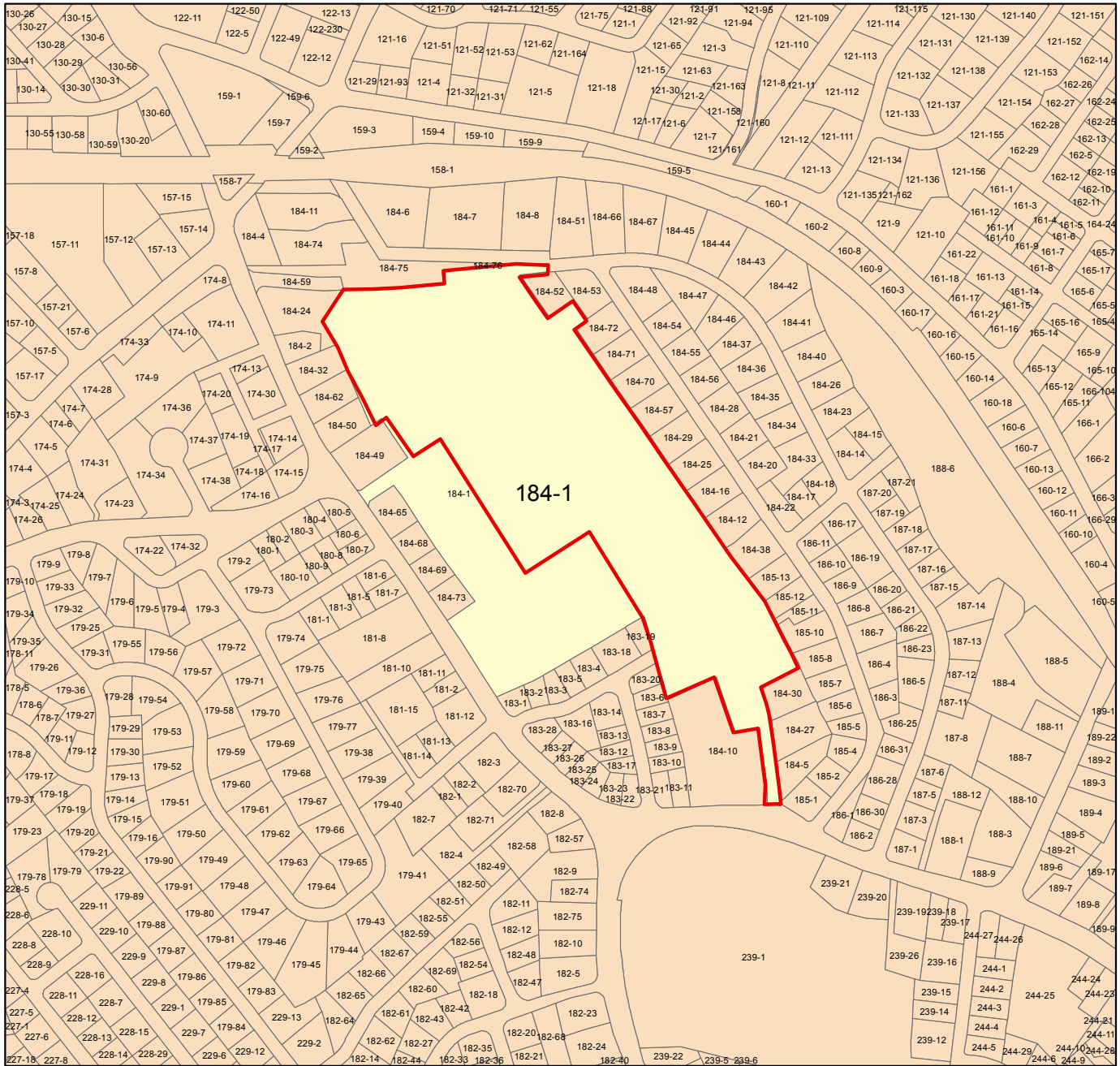
CR Boundary: Norfolk Registry  
District of the Land Court  
Plan: #1984-1547

### Legend

-  King Oak Hill CR Boundary
-  Municipal

# Assessor's Map

Restriction Name: King Oak Hill  
Location: 790 Commercial St., Weymouth, MA  
Restriction ID: #16534 EEA  
17.79 +/- acres



SOURCES  
MassGIS Layers:  
M336 Tax Parcel 2011.

### Legend

 King Oak Hill CR Boundary

CR Boundary: Norfolk Registry  
District of the Land Court  
Plan: #1984-1547

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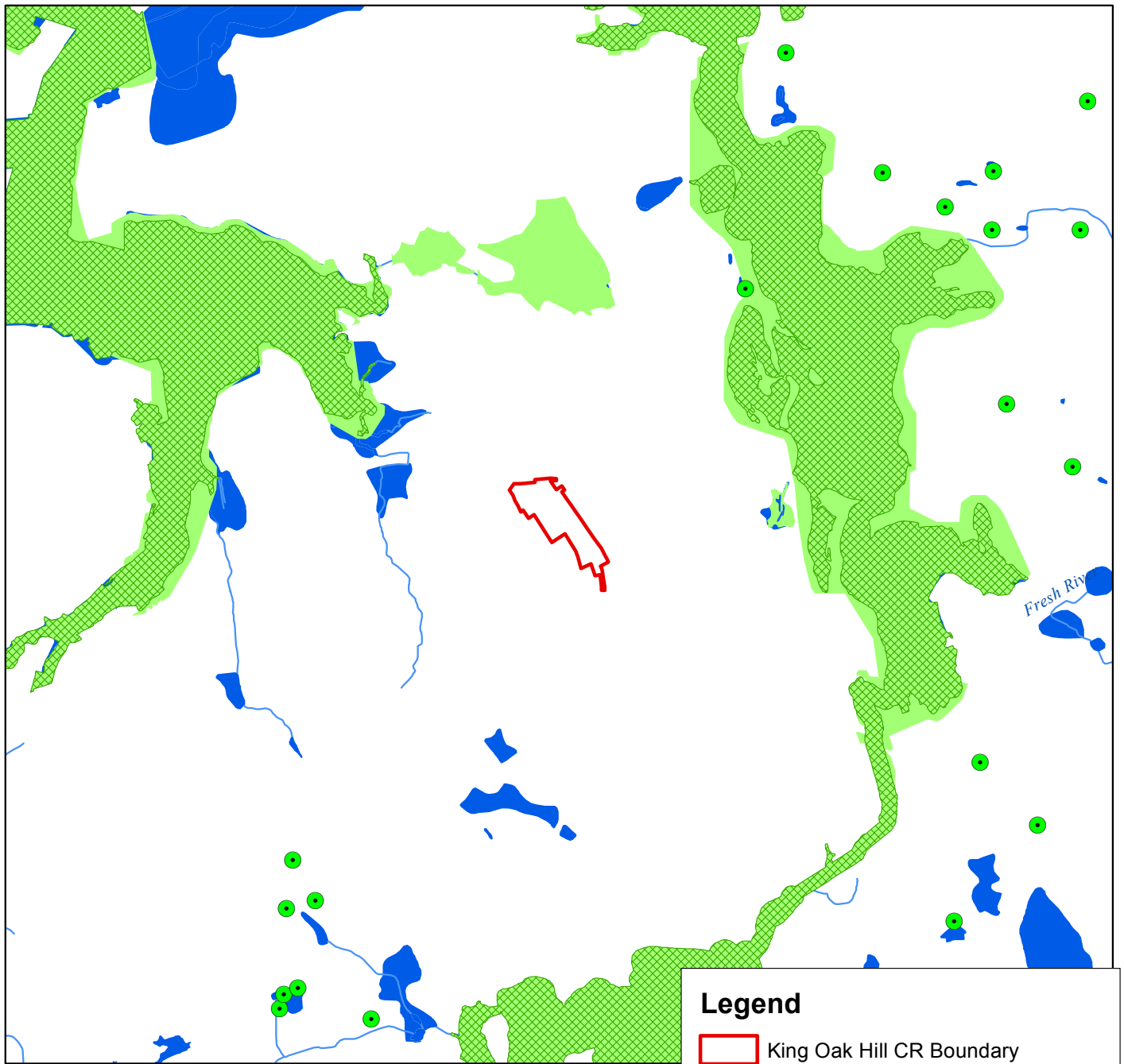
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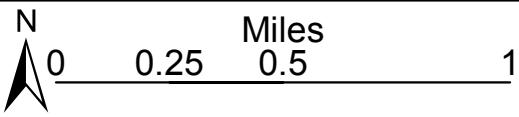
# Resource Map: BioMap2 and Wetlands

Restriction Name: King Oak Hill  
Location: 790 Commercial St., Weymouth, MA  
Restriction ID: #16534 EEA  
17.79 +/- acres



### Legend

-  King Oak Hill CR Boundary
-  Potential Vernal Pools
-  BioMap2 Core Habitat
-  BioMap2 Critical Natural Landscape
-  Major Streams
-  Major Water Bodies



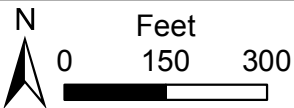
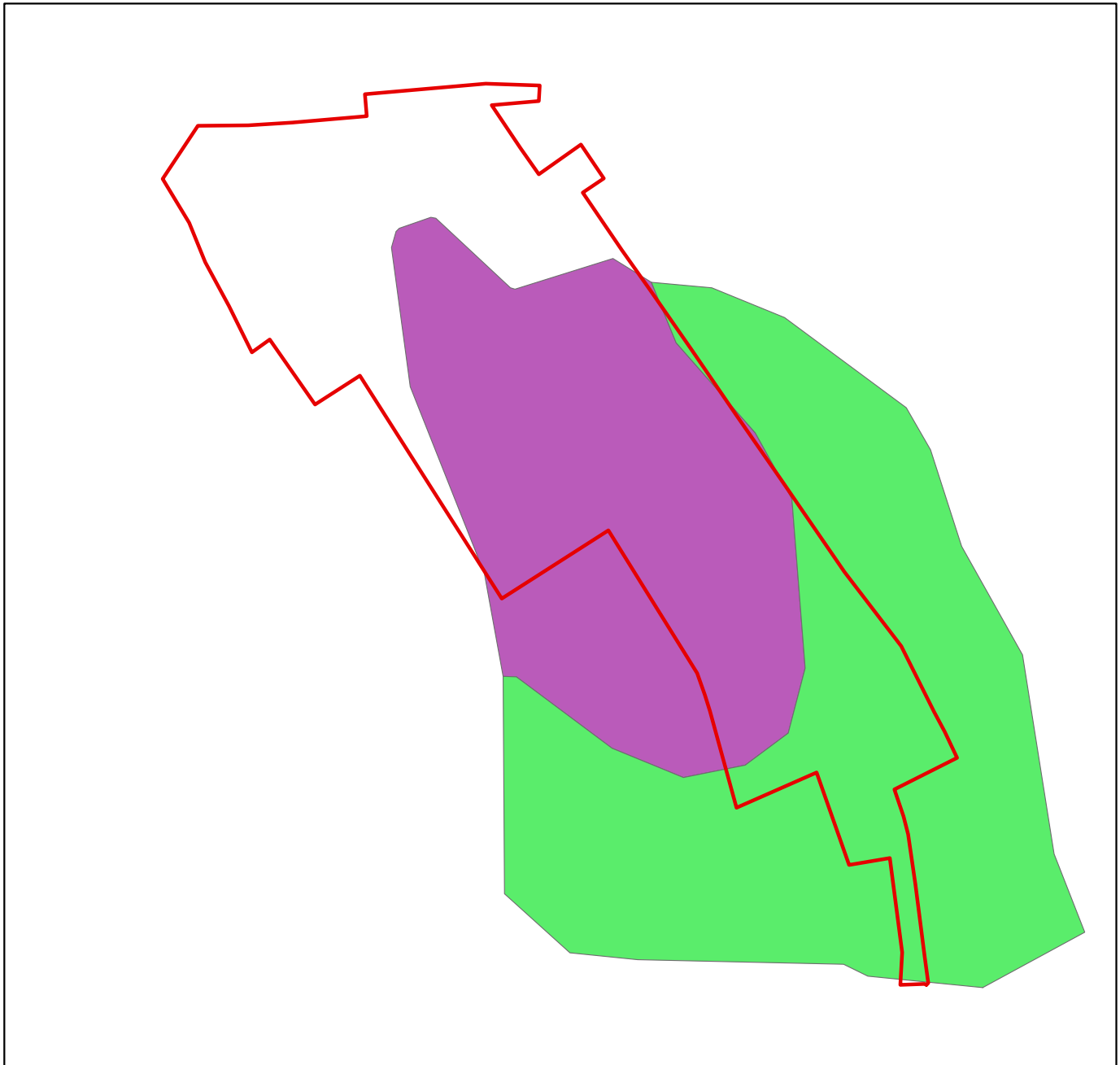
SOURCES  
MassGIS Layers:  
BioMap2, 2011.  
  
CR Boundary: Norfolk Registry  
District of the Land Court  
Plan: #1984-1547

John Lepore, Principal  
Future-Lands.com, LLC 1:24,000

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# Resource Map: Prime (PF) & Statewide Important Soils (FSI)

Restriction Name: King Oak Hill  
 Location: 790 Commercial St., Weymouth, MA  
 Restriction ID: #16534 EEA  
 17.79 +/- acres



**John Lepore, Principal**  
**Future-Lands.com, LLC**      1:3,000

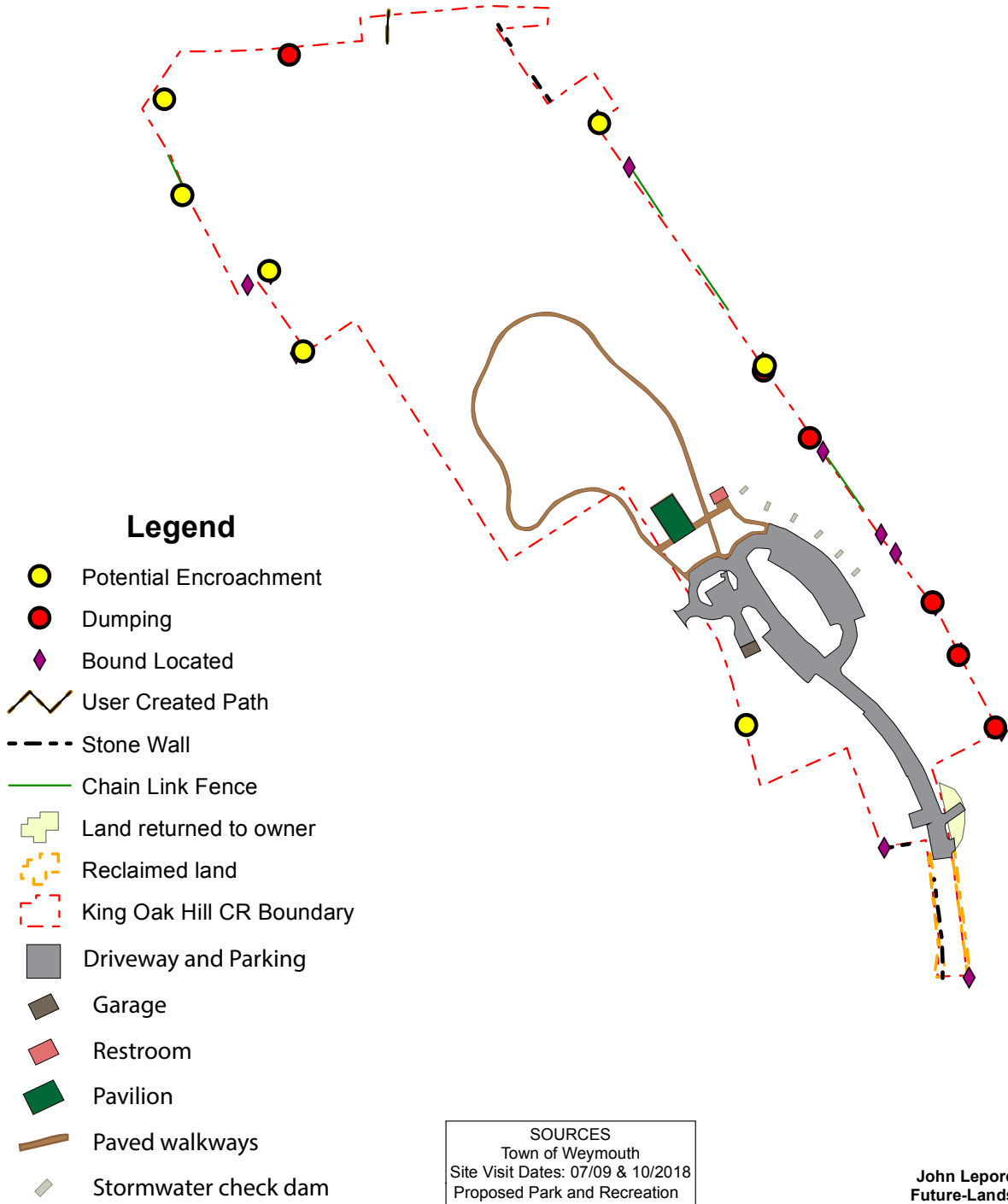
*This map is planning purposes only, with specific points subject to verification on the ground. It is not to be used by itself for legal boundary definition.*

**SOURCES**  
 NRCS Web Soil Survey.  
 CR Boundary: Norfolk Registry  
 District of the Land Court  
 Plan: #1984-1547

Legend	
	King Oak Hill CR Boundary
	325B, Newport Silt Loam, 3-8% slope PF
	325C, Newport Silt Loam 8-15% slope: FSI

# Monitoring Map

Restriction Name: King Oak Hill  
Location: 790 Commercial St., Weymouth, MA  
Restriction ID: #16534 EEA  
17.79 +/- acres



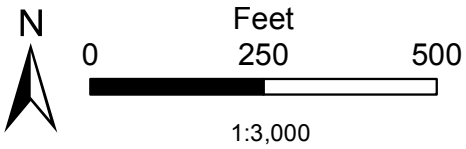
## Legend

- Potential Encroachment
- Dumping
- ◆ Bound Located
- User Created Path
- - - Stone Wall
- Chain Link Fence
- + Land returned to owner
- - - Reclaimed land
- - - King Oak Hill CR Boundary
- Driveway and Parking
- Garage
- Restroom
- Pavilion
- Paved walkways
- ◆ Stormwater check dam

SOURCES  
Town of Weymouth  
Site Visit Dates: 07/09 & 10/2018  
Proposed Park and Recreation  
Land Designation Plan  
LC 1400864

**John Lepore, Principal**  
Future-Lands.com, LLC

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## **SECTION III: SITE VISIT REPORT**

## Site Visit Report

### Part A: General Information

**Date of inspection:** July 9 & 10, 2018

**Time spent on property:** July 9, 2018, 1.5 hours and July 10, 2018, 2.5 hours (total 4 hours)

**Who was present on the site visit? What was their association with the property?**

**TEAM MEMBERS**

- Kate Marshall, Town of Weymouth Community Development Planner
- Nick Bulens, Town of Weymouth Administrative Coordinator
- Steve Reilly, Town of Weymouth Director of Recreation (left after making arrangements for boat drop-off for inspection of Woodbine Island.)
- Sean Cleaves, Weymouth-Braintree Regional Recreation-Conservation District

**CONTRACTED INSPECTOR**

- John Lepore, Future Lands Designs, LLC, Contracted Baseline Documentation Report Inspector

<b>Questions for the landowner/representative:</b>	<b>Yes</b>	<b>No</b>	<b>N/A</b>
Have there been any changes on the property since the Restriction was recorded?		√	
Do you plan to make any changes on the property in the near future?	√		
Are you aware of any encroachments on your property?	√		
Do you have any questions regarding the Restriction on your land?		√	
If public access is allowed under terms of the Restriction, have you encountered any difficulties?		√	

**Describe when the landowner questions were asked:** The team met at the Weymouth Town Hall, 75 Middle St., from 2 - 3 PM on July 9, 2018.

**Comments on any of the landowner's answers to the above questions or any other questions or concerns the landowner had:**

Regarding making changes on the property in the near future, the team plans to plant additional native trees and shrubs in the park. Several existing trees pose a threat to public safety and are scheduled for removal and replacement. The team is aware that neighbors might request additional trees and shrubs for a vegetative noise and visual barrier and hope to work with them in this regard.

With respect to encroachments on the property, team members explained that the site was purchased from a private landowner in 2011 with Community Preservation Act funds. The position of property lines was left unattended until the Town took possession in 2011. Consequently, boundaries along Emery Lane were

ignored by abutters on both sides under the former ownership [WP 1/photo(s) 1, 2], [WP 2/photo(s) 3], and [WP 3/photo(s) 4]. The Town has worked with abutting landowners to reestablish the CR's boundaries (Team meeting, July 9, 2018 and Marshall phone message July 19, 2018).

Around 1987, before the Town purchased the property, a cul-de-sac was constructed to the south of the gated entrance that encroached onto the abutter's property. The Town returned this area to the owner as part of the park construction. [WP 21/photo(s) 38] (See Monitoring Map, page 52)

I uncovered other potential encroachments along the boundary line. These are discussed more fully in Part C, 3-5. The Town is unaware of these conditions.

## **Part B: Current Property Conditions**

**Note: This section may summarize some provisions of the Restriction. The entire Restriction must be read in order to understand its terms.**

### **1. Conditions of the property relevant to the Restriction Purposes:**

#### **I. PURPOSES;**

The purpose of this Conservation Restriction is to

- Assure that the Premises will be maintained in perpetuity for conservation;
- Encourage public access that will allow passive recreation in a natural, scenic, and undeveloped condition;
- Prevent any use or change that would materially impair or interfere with the property's conservation and preservation values;
- Protect public open space;

King Oak Hill is located off Commercial Street on Emery Lane in Weymouth. The site has a clearly marked and inviting paved entrance with sidewalk access by foot [WP 2/photo(s) 3] and [WP 3/photo(s) 4]. The driveway climbs to a parking lot with a 40 car capacity [WP 9/photo(s) 13] and [WP 10/photo(s) 16]. This is an historic landmark for the town offering refuge to members of the busy surrounding community. "Weymouth is classified as a Walk Score as a 'car dependent city', meaning there is a strong need for more car-free recreation options" (PARC Grant). A large meadow is surrounded by woodlands and contains a meandering, paved walkway/loop trail [WP 12/photo(s) 21], [WP 13/photo(s) 22], [WP 15/photo(s) 25, 26], [WP 16/photo(s) 28]. This is a highly valued site that will conserve the landscape in perpetuity for passive recreation and enjoyment of natural, scenic, and undeveloped areas. During my inspection, I observed numerous visitors enjoying the premises including couples walking the loop trail in the early evening and a cross country running group using the same trail in the early morning hours. The site offers free access to the public and is accessible from public transit onto a well designed sidewalk up Emery Lane.

I walked the site's boundary and found it in its 'natural state' with a range of tree and shrub species along with the usual exotic invaders such as multiflora rose and oriental bittersweet [WP 7/photo(s) 10]. Overall, the forests were abundant with birds, squirrels and white-tailed deer. After speaking with several abutters, it became clear that this is a highly valued site which incidentally adds a great deal of value to their homes. Unfortunately some abutters dispose of their yard waste on the site and even remove trees for personal reasons [WP 22/photo(s) 40], [WP 32/photo(s) 58], and [WP 23/photo(s) 42]. Several abutters are unclear about the location of their property line and/or choose to ignore the nearby boundary markers [WP 27/

photo(s) 49], [WP 29/photo(s) 52], [WP 42/photo(s) 73], [WP 44/photo(s) 77], [WP 45/photo(s) 78], and [WP 45/photo(s) 79]. These neighbors have extended their yards with fences onto the Premises. This is further described in Part C of this document.

## **2. Conditions of the property relevant to the Restriction's A. Prohibited Acts and Uses, B. Reserved Rights and Exceptions, and C. Existing Structures:**

### **A. Prohibited Acts and Uses**

- (1) At the time of my inspection, the Executive Office of Energy and Environmental Affairs (EEA) had approved the draft of the CR for local signatures. A closing of the CR had not occurred. Although structures are not allowed on conservation restrictions, Part C Existing Structures in the conservation restriction (CR) allows for three existing structures to remain on the premises as shown in CR Exhibit E Site Layout and Material Plan II as restroom building (800 S.F.), pavilion (1,800 S.F.), and garage. Part B of the CR, 'Reserve Rights and Exceptions' part 10, allows for public access structures including educational and recreational structures, a paved parking lot, a paved driveway, drainage structures, and other small structures. The grantor and grantee agree that these may remain on the premises and that, as expressed in the grant, the team has the right to maintain these structures within their original footprints [WP 9/photo(s) 13, 14, 15], [WP 11/photo(s) 18], and [WP 18/photo(s) 33];
- (2) At the time of my inspection, there was no evidence of any mining, excavating, dredging, or removing from the Premises of soil, loam, peat, gravel, sand, rock, or other mineral resource or natural deposit or otherwise making topographical changes to the area [WP 22/photo(s) 40], [WP 32/photo(s) 58], and [WP 23/photo(s) 42];
- (3) At the time of my inspection, there was no evidence of any placing, filling, storing or dumping of soil, refuse, trash, vehicle bodies or parts, rubbish, debris, junk, trees, and other vegetative cuttings generated off-site, waste or other substance or material whatsoever or the installation of underground storage tanks. However, the dumping of vegetative material and refuse by several of the abutters was documented by the inspector, and is further discussed in part C of this report [WP 22/photo(s) 40], [WP 23/photo(s) 42,43], [WP 28/photo(s) 51], [WP 29/photo(s)52], [WP 35/photo(s) 62] and [WP 40/photo(s) 70];
- (4) At the time my inspection, site restoration was still underway. Part B, Reserve Rights and Exceptions 8 of the CR, permits the owner to restore any disturbed areas to their former conditions with respect to soil material, grade and vegetative ground cover [WP 11/photo(s) 18]. Number 12 in Part B of the CR allows for vegetative management and other efforts that will preserve the present conditions of the promises. During the interview conducted on the day of the inspection, the town of Weymouth team explained that several trees need to be removed for safety purposes and that new trees and shrubs will replace them. In an effort to maintain a positive relationship with abutters, trees and shrubs may be added to the premises upon mutual agreement. The details of this effort are still pending;
- (5) At the time of my inspection, a well-designed bioswale had been installed on the down gradient of the parking lot to optimize drainage and flood control while improving water quality and minimizing erosion [WP 18/photo(s) 32]. This bioswale has created a wetland and will provide an additional wildlife habitat [WP 19/photo(s) 35];

- (6) As described in 1 above, the Premises contains access and parking for public use [WP 20/photo(s) 36]. At the time of my inspection, there was no evidence that any prohibited vehicular use had been occurring except where an abutter has carved an access road to his back yard [WP 42/photo(s) 73]. This is further described in part C of this Site Visit Report;
- (7) At the time of my visit, there was no indication that subdivision or conveyance of a part or portion of the Premises had occurred;
- (8) At the time my visit there was no indication that the Premises was being used for business, residential, or industrial use;
- (9) At the time of my inspection, there was no indication that hunting had occurred on the promise; and
- (10) At the time of inspection, the use of the Premises appeared to be consistent with the purpose of this Conservation Restriction and its conservation values.

#### **B. Reserved Rights and Exceptions**

- (1) During my inspection of the site, I observed several species of invasive plants and nuisance species. These include most notably oriental bittersweet, multiflora rose, and poison ivy [WP 7/photo(s) 10], [WP 22/photo(s) 39], and [WP 37/photo(s) 65]. The Weymouth team discussed the management of invasive and nuisance species during our interview. At this point, they have chosen to manage only problem plants in areas where the public is most likely to have contact; this does not include the site's wooded areas. They have no intention of using herbicides and will keep unwanted species at bay with routine mowing.
- (2) At the time of my visit, the owner of the site was not actively engaged in any composting activities. However, several abutters use the site to dispose of their yard waste [WP 22/photo(s) 40], [WP 32/photo(s) 58], and [WP 23/photo(s) 42]. These are noted on the Monitoring Map Page 52;
- (3) Many of the site's trees in the open meadow area have been maintained and provide a valuable wildlife habitat. Additionally, a bioswale was added below the parking area to collect rainwater runoff while providing a suitable home of several wetlands species [WP 10/photo(s) 16]. The owner intends to use only native species when replacement is necessary. No other efforts to improve wildlife habitat were identified when the inspection occurred.
- (4) At the time of my inspection, there was no evidence of any archaeological investigations. At an earlier date an archeologist was used by Shadley Associates, Lexington, MA, landscape architects, to investigate any pre-existing archaeological conditions that might impact the park project;
- (5) At the time of my inspection, the only owner-created trail is the paved Loop Walkway [WP16/photo(s) 28], [WP17/photo(s) 29, 30]. The Loop Walkway is shown in the Monitoring Map, page 52;
- (6) Signs on the site are discreetly limited to include an entrance sign, 'no parking' signs, and an interpretive panel [WP 1/photo(s) 2], [WP 4/photo(s) 5], [WP 21/photo(s) 37] and [WP 11/photo(s) 18]. All signs were appropriately displayed and within the conservation guidelines of the CR. Two

path signs and a park regulations sign will be mounted on the restroom building at a later date. See L-1 and L-2 of the site plans.

- (7) At the time of my visit, the passive recreational activities that I observed were limited to walking and running on the Loop Walkway [WP16/photo(s) 28]. No motorized vehicles of any type were observed other than in the parking lot.
- (8) Most of the site restoration of King Oak Park preceded the closing of the CR. At the time of my visit, the team spoke about the preservation of most of the trees in the open portion of the park, and they also indicated that a few trees need to be replaced for safety considerations. Much of the meadow area has been hydro-seeded with a native forbes mix that had not germinated due to time of planting and unusually dry weather conditions [WP 11/photo(s) 18]. The woodlands surrounding the open meadow area have been left untouched [WP 13/photo(s) 22]. A planting plan was unavailable, and I did not have a way to determine which trees and shrubs have been replaced. All efforts did appear to be within the conservation values of the CR as described in the Reserved Rights described in this Paragraph B.
- (9) At the time of my visit, all aspects of my site visit appeared to be in compliance with all permits, regulations and laws. Outside of a constructed wetland created by the bioswale below the parking lot [WP18/photo(s) 3], no wetlands were observed on the site.
- (10) Public Access Structures include a 5' wide paved Loop Path in the park's meadow [WP 17/photo(s) 29], a parking lot for about 40 cars [WP 10/photo(s) 16], handicapped parking, a pavilion with a concrete base, a restroom building with universal access, an interpretive panel at the Loop Walkway trailhead [WP 11/photo(s) 18], a bio swale to manage water runoff [WP 19/photo(s) 35 ], a newly paved driveway [WP 20/photo(s) 36 ], and a hammerhead turnaround outside the gate [WP 4/photo(s) 5]. The following had not been installed at the time of my visit but appear on Plan set L-2 (CR Exhibit E): a park regulations sign on the restroom building, a bicycle rack adjacent to the handicapped parking area, and two 'way-finding' signs on the Loop Path. Since it was recently paved, the handicapped parking area was also unmarked and without signage. Please refer to the Monitoring Map on page 52.
- (11) At the time of my visit, there were no indications that any motorized recreational vehicles had been on any portion of the CR.
- (12) At the time of my inspection, the majority of the non-woodland portion of the site had been hydro-seeded and was beginning to germinate [WP 11/photo(s) 19]. In talking with the team, mowing, weed whacking, and other mechanical means will eliminate vegetative boundary encroachment at the forest edges. The team discussed removal of a tree or two that pose a potential safety threat. There were no other indications that other management practices described in the CR Paragraph B (12) had occurred.
- (13) At the time of my visit, the newly planted lawn had been hydro-seeded and was not being irrigated despite the season's precipitation being below normal [WP 11/photo(s) 19]. The installation contractor had a worker watering newly planted arborvitae, but there were no other indications that an irrigation system existed.

- (14) The bioswale installed on the east side of the driveway and parking lot exemplifies best stormwater management practices [WP 19/photo(s) 35]. It blends well with the natural setting, is functional in its design and capacities, and includes a small man-made wetland adding to the site's biodiversity, ecological integrity and appearance.

### **C. Existing Structures**

Within the Premises there are three (3) Existing Structures shown on Sheet L-2 of Exhibit E as "Restroom Building," "Pavillon," and "Garage."

1. At the time of my visit the contractors were putting the final coat of paint on the newly constructed restroom building; it appears to match the description on Sheet L-2 of Exhibit E [WP 18/photo(s) 33];
2. At the time of my visit the garage appeared to be within the CR requirements and it appeared to be in its original condition as described in the CR and to match the description on Sheet L-2 of Exhibit E [WP 9/photo(s) 14, 15];
3. At the time of my visit the pavilion appeared to be within the CR requirements and to match the description in the CR as well as that of the description on Sheet L-2 of Exhibit E [WP 10/photo(s) 17]; and
4. At the time of my visit the site appeared to be in 'turnkey' condition for the park's CR closing. All of the infrastructure appeared to be state of the art. All subsurface infrastructure such as water, sewer and electrical is buried making verification that these features are 'Existing Structures' impossible.

### **3. Conditions of the Property relevant to public use:**

King Oak Hill Park was created for public use. It features a paved driveway [WP 4/photo(s) 5], 40 car parking area, handicapped parking [WP 10/photo(s) 16], universal trail access on the Loop Walkway that meanders through the scenic meadow [WP 16/photo(s) 28], appropriate and welcoming signage, and a pavilion that is available for public functions [WP 18/photo(s) 33]. The site is centrally located for neighborhood use with accessible and safe sidewalks onto the site from Commercial Street [WP 1/photo(s) 2]. During my inspection in the late afternoon after the construction crew had locked the gate to protect the new asphalt, I was asked to park in the hammerhead turnaround. As I prepared my gear, at least four cars drove up to the gate, indicating the site's popularity for passive recreation.

### **4. Additional remarks regarding the present condition of the property:**

King Oak Hill is a magnificent purchase for the Town. Its historic and natural history make it a treasure that is highly accessible and naturally beautiful. Atop the highest point in the town, it boasts simple yet very appealing features such as a pavilion and the Loop Walkway [WP 16/photo(s) 28]. The restroom building and universal access make it a destination for people of all ages [WP 18/photo(s) 33]. Clearly, this is a remarkable accomplishment.

### **5. Recommended areas to note on future monitoring visits:**

Nuisance and exotic plants are an ongoing challenge for every landowner; King Oak Hill is no exception [WP 7/photo(s) 10]. Other than for the small man-made wetland in the bioswale, these plants do not pose a threat to a wetland resource area. Despite the limited resources focused on this effort, the municipality of Weymouth might wish to consider alternative ways to deal with nuisance and exotic invasive plants, since a strategic plan for ongoing management is necessary, especially in areas where people will visit. The open

meadow area is essentially clear of nuisance and exotic plants, and the team stated that any problem plants will be mechanically managed.

Encroachment in densely populated residential areas onto public land needs to be addressed [WP 44/photo(s) 77]. As detailed below, my inspection revealed a range of boundary issues by abutters. The boundaries will need yearly monitoring and ongoing dialogue with neighbors about this issue. The Town may also wish to explore blazing and the addition of signage to the CR's boundary.

### Part C: Boundary Conditions

**1. Did the boundaries on the ground match the property boundary GIS shapefile provided by the Town? If not, how did you locate the property boundary?**

The original 2011 tax parcel map matched the recent survey's 24-acre bounds quite closely. The CR is a 17.79-acre portion of the original boundary. About 6-acres and the historic Emery estate that includes an existing 1903 Georgian revival home were not included in the CR [WP 10/photo(s) 17] and [WP 15/photo(s) 25]. The park design delineated a north-south and east-west boundary to the east of the mansion and was converted from an AutoCAD file of the March 2018, survey to a geo-referenced shapefile by the Town's Engineering Department. This file was used in creating all of the maps in this BDR.

The March 28, 2018, Survey (Exhibit B Norfolk Registry District of the Land Court, Plan #1984-1547 recorded with Document No. 1400864) was completed when the thick poison ivy vines covering several of the bounds were dormant making the boundary identification easier than during my summer inspection when the nuisance plant was robust and flowering [WP 22/photo(s) 39]. Waypoint and photo documentation note that several bounds could not be located due to poison ivy overgrowth. On the flip side, I found a number of bounds not on the survey, especially on the east, north and west parcel sides.

To locate the boundary, I used a compass, abutter's fence lines, which were confirmed by cement bound or iron pins, the boundary's description from the CR, and a GPS to locate each boundary. The site's lower west side that separates the mansion from the CR did not have any bounds defining its corners; however, the GPS was pretty accurate in defining the lines when overlaid on the new GIS shapefile described above.

**2. Are portions of the property that are excluded from the Restriction marked or otherwise evident on the ground?**

No

**3. Describe the condition of the boundary markings at all other points (i.e. stone wall, flagged, signed, unmarked):**

The following table explains the conditions of the boundary:

Waypoint Number	Photo Number	Location Description	Photo File Number	Description of Photo Subject
1	1	Entrance; outside CR; CR in front	shpimg_981.jpg	Entrance and stone wall; boundaries with abutters were redefined from an updated survey (See Monitoring Map, page 52)
1	2	Entrance; outside CR; CR to left	shpimg_982.jpg	Entrance and stone wall; boundaries with abutters were redefined from an updated survey (See Monitoring Map, page 52)



Waypoint Number	Photo Number	Location Description	Photo File Number	Description of Photo Subject
2	3	Entrance East; outside CR; CR in front	shpimg_983.jpg	Emery Lane and gated entrance; survey's concrete bound drill hole (CBHD) covered and not found
3	4	Emery Lane; inside CR; CR to left	shpimg_984.jpg	Stone wall on right marks property boundary (Not on survey)
5	6	S dog leg; inside CR	shpimg_986.jpg	Stone wall on boundary line; potential vegetative dumping
6	7	SW corner; inside CR; CR all around	shpimg_987.jpg	Flagged stakes and iron pin (ip) (On survey)
6	8	SW corner; inside CR; CR to right	shpimg_988.jpg	Boundary, unmarked
7	9	Insides W c; inside CR; CR all around	shpimg_989.jpg	Boundary line, survey's rebar and cap not located due to fallen tree
7	10	Insides W c; inside CR; CR to right	shpimg_990.jpg	Thick overgrowth on boundary line, poison ivy, multiflora rose, & blackberry
8	12	W boundary; inside CR; CR to right	shpimg_992.jpg	Boundary line and abutters (unmarked)
9	15	W boundary; outside CR; CR to left	shpimg_995.jpg	Boundary and side of garage; survey's concrete bound drill hole (CBHD) not found
12	21	SW corner; inside CR; CR to right	shpimg_1002.jpg	Boundary line (unmarked)
13	22	W boundary; inside CR; CR to left	shpimg_1003.jpg	Boundary line (unmarked)
14	23	Inside west leg; inside CR; CR to rear	shpimg_1004.jpg	Boundary line (unmarked)
14	24	Inside west leg; inside CR; CR to right	shpimg_1005.jpg	Boundary line (unmarked)
21	37	Entrance gate; inside CR; CR to left	shpimg_1018.jpg	Sign, boundary line, reconciled boundary where old traffic circle existed; survey's iron pin (ip) not found
21	38	Entrance gate; inside CR; CR to rear	shpimg_1019.jpg	Entrance and reconciled boundary where old traffic circle existed prior to recent renovation.
22	39	E corner; inside CR; CR to left	shpimg_1020.jpg	Flagged corner post and barbed wire fence with lower cattle fence; survey's concrete bound lead plug (CBLP) overgrown with poison ivy and not found
23	41	East boundary; inside CR; CR to right	shpimg_1022.jpg	Wooden boundary posts matching corner (bound described in survey not found)
24	43	East boundary; inside CR; CR to right	shpimg_1024.jpg	Fence and stone wall; vegetative debris dumped by neighbor
24	44	East boundary; inside CR; CR to left	shpimg_1025.jpg	Stone wall on boundary (Not on survey); burning bush

Waypoint Number	Photo Number	Location Description	Photo File Number	Description of Photo Subject
25	45	East boundary; inside CR; CR to left	shpimg_1026.jpg	Fence posts covered in Virginia creeper match corner post and suggest the original boundary
26	46	East boundary; inside CR; CR to right	shpimg_1027.jpg	Concrete bound (not on survey); fence post
26	47	East boundary; inside CR; CR to left	shpimg_1028.jpg	Chain link fence
27	48	East boundary; inside CR; CR to right	shpimg_1029.jpg	Chain link fence
27	49	East boundary; inside CR; CR to left	shpimg_1030.jpg	Fence post and neighbor's wooden fence beyond boundary line
28	50	East boundary; inside CR; CR to right	shpimg_1031.jpg	Cattle and barbed wire fence on boundary
28	51	East boundary; inside CR; CR to left	shpimg_1032.jpg	Fence posts; vegetation dumping
29	52	East boundary; inside CR; CR to right	shpimg_1033.jpg	Cement bound (not on survey) and neighbor encroachment 30' onto property; talked with neighbor who knows the correct boundary, but chooses to cross and use the space for his vegetative debris.
29	53	East boundary; inside CR; CR to left	shpimg_1034.jpg	Boundary line (unmarked)
30	54	East boundary; inside CR; CR to right	shpimg_1035.jpg	Chain link fence (unmarked)
30	55	East boundary; inside CR; CR to left	shpimg_1036.jpg	Chain link fence (unmarked)
31	56	East boundary; inside CR; CR to right	shpimg_1037.jpg	Chain link fence; iron pin (ip)
32	58	East boundary; inside CR; CR to right	shpimg_1039.jpg	Ornamental planting encroachment; cement boundary (not on survey)
33	59	East boundary, dog leg; inside CR; CR in front	shpimg_1040.jpg	Boundary line and overgrowth (unmarked)
33	60	East boundary, dog leg; inside CR; CR to right	shpimg_1041.jpg	Boundary line (unmarked)
34	61	N corner of East boundary dog leg; inside CR; CR in front	shpimg_1042.jpg	Boundary line (unmarked)
36	63	East boundary; inside CR; CR to left	shpimg_1044.jpg	Stone wall on boundary line (not on survey)
37	64	East boundary; inside CR; CR to right	shpimg_1045.jpg	Stone wall on boundary line (not on survey)

Waypoint Number	Photo Number	Location Description	Photo File Number	Description of Photo Subject
37	65	East boundary; inside CR; CR to rear	shpimg_1046.jpg	Dog leg too thick to verify; overgrowth (unmarked)
39	68	North boundary; outside CR; CR in front	shpimg_1049.jpg	Corner of short leg (unmarked)
39	69	North boundary; outside CR; CR to left	shpimg_1050.jpg	Boundary line (unmarked)
41	71	Upper West boundary; inside CR; CR in front	shpimg_1052.jpg	Corner of property; survey's concrete bound drill hole (CBHD) covered with poison ivy and not found
41	72	Upper West boundary; inside CR; CR to left	shpimg_1053.jpg	Boundary line (unmarked)
43	74	West boundary; inside CR; CR to left	shpimg_1055.jpg	Boundary line (unmarked)
43	75	West boundary; inside CR; CR to right	shpimg_1056.jpg	Boundary line (unmarked)
44	76	West boundary; inside CR; CR to right	shpimg_1057.jpg	Boundary line (unmarked)
45	79	West boundary; inside CR; CR to left	shpimg_1060.jpg	Boundary line and chain link fence; neighbor appears to be over boundary line (unmarked)
46	80	West boundary; inside CR; CR to left	shpimg_1061.jpg	Cement bound (survey shows a CBHD); chain link fence appears over lines
47	81	West boundary; inside CR; CR all around	shpimg_1062.jpg	Pink painted cement bound; not on boundary and not on survey
48	82	West boundary; inside CR; CR to right	shpimg_1063.jpg	Cement bound (survey shows a CBHD) chain link fence appears over line

**4. Describe the use of abutting properties, focusing on uses close to the boundary line:**

All abutting properties are residential with the exception of the Emery mansion on the SW boundary, which was removed from the Town's original purchase to meet the compliance requirements for establishing a CR.

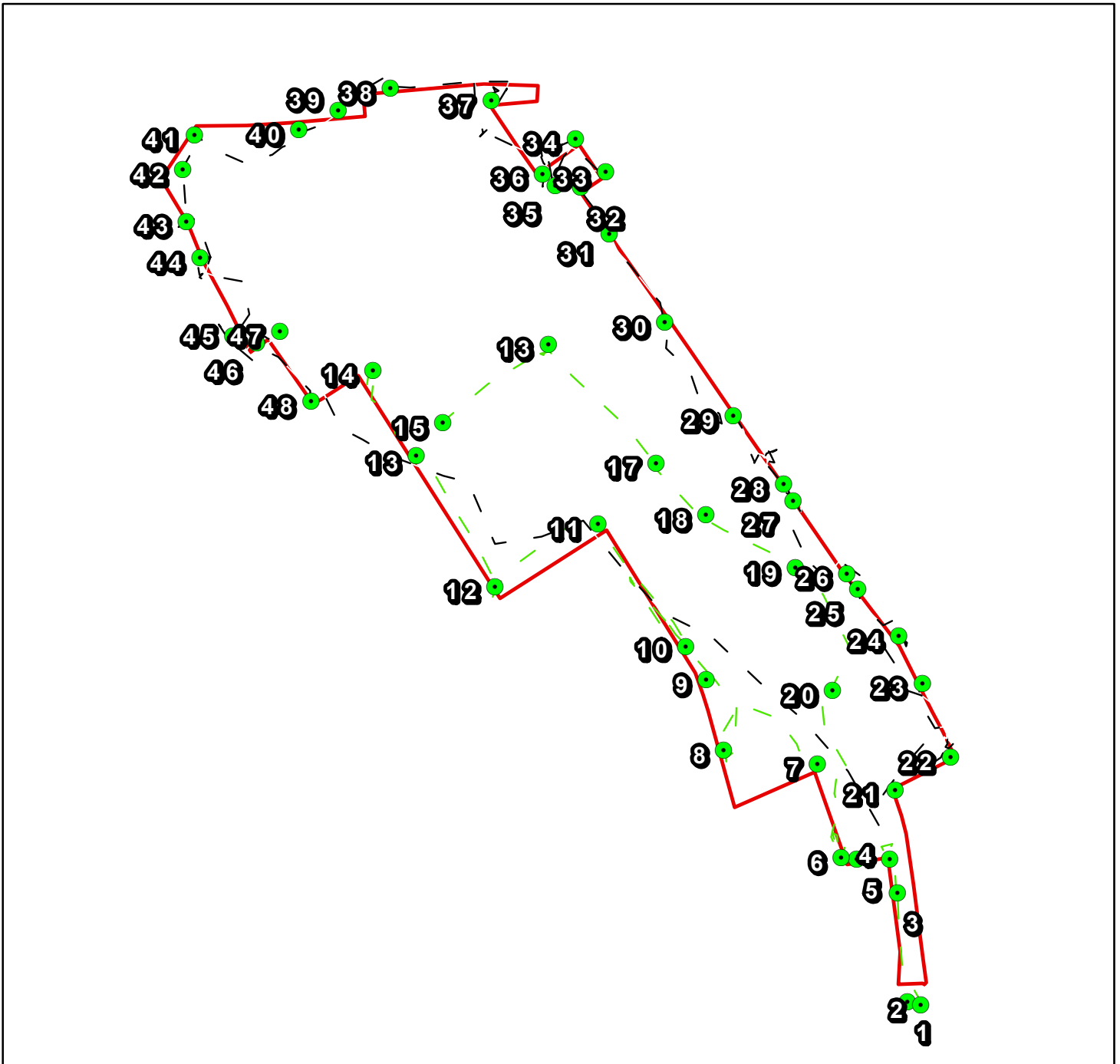
**5. Any other comments on boundaries?**

A number of encroachments have occurred: dumping vegetative yard waste, dropping trees on the CR's boundary, creating a heavy equipment access road, and extending fences onto the CR. These conditions warrant further investigation by the Town and resolution with involved home owners.

## **SECTION IV WAYPOINTS & PHOTOGRAPHS**

# Track and Waypoint Map

Restriction Name: King Oak Hill  
 Location: 790 Commercial St., Weymouth, MA  
 Restriction ID: #16534 EEA  
 17.79 +/- acres



Feet  
 0 150 300

**John Lepore, Principal**  
**Future-Lands.com, LLC**  
 1:3,000

**SOURCES**  
 Stie Visit: 07/09 & 10/ 2018.  
 CR Boundary: Norfolk Registry  
 District of the Land Court  
 Plan: #1984-1547

**Legend**

- King Oak Hill CR Boundary
- Waypoint
- Track 07/09/2018
- Track 07/10/2018

*This map is planning purposes only, with specific points subject to verification on the ground. It is not to be used by itself for legal boundary definition.*

Track & Waypoints Map

# Table of Waypoints & Photographs

Camera /Make Model:		Apple iPad Pro, 2016			GIS Program: GIS Pro, Garafa, LLC	
Photo Resolutions(Pixels):		12 Megapixels, f/1.8 aperature			GPS: Bad Elf Surveyor GNOSS	
Photographer:		John Lepore			GPS/Operator: John Lepore	
Date	Waypoint Number	Photo Number	Photo File Number	Location Description	Cardinal Direction	Description of Photo Subject
7/9/18	1	1	shpimg_981.jpg	Entrance; outside CR; CR in front	N	Entrance and stone wall; boundaries with abutters were redefined from an updated survey (See Monitoring Map)
7/9/18	1	2	shpimg_982.jpg	Entrance; outside CR; CR to left	E	Entrance and stone wall; boundaries with abutters were redefined from an updated survey (See Monitoring Map)
7/9/18	2	3	shpimg_983.jpg	Entrance East; outside CR; CR in front	N	Emery Lane and gated entrance; survey's concrete bound drill hole (CBHD) covered and not found
7/9/18	3	4	shpimg_984.jpg	Emery Lane; inside CR; CR to left	S	Stone wall on right marks property boundary (Not on survey)
7/9/18	4	5	shpimg_985.jpg	Emery Lane; inside CR; CR in front	NW	New hammerhead turnaround
7/9/18	5	6	shpimg_986.jpg	S dog leg; inside CR	W	Stone wall on boundary line
7/9/18	6	7	shpimg_987.jpg	SW corner; inside CR; CR all around	SE	Flagged stakes and iron pin (ip) (On survey)
7/9/18	6	8	shpimg_988.jpg	SW corner; inside CR; CR to right	N	Boundary
7/9/18	7	9	shpimg_989.jpg	Insides W c; inside CR; CR all around	SE	Boundary line
7/9/18	7	10	shpimg_990.jpg	Insides W c; inside CR; CR to right	SW	Thick overgrowth on boundary line
7/9/18	8	11	shpimg_991.jpg	W boundary; inside CR; CR to left	SE	Potential lawn encroachment onto boundary
7/9/18	8	12	shpimg_992.jpg	W boundary; inside CR; CR to right	N	Boundary line and abutters (unmarked)
7/9/18	9	13	shpimg_993.jpg	W boundary; outside CR; CR to right	N	Pavilion and parking
7/9/18	9	14	shpimg_994.jpg	W boundary; outside CR; CR to left	NE	Garage and parking area
7/9/18	9	15	shpimg_995.jpg	W boundary; outside CR; CR to left	SE	Boundary and side of garage; survey's concrete bound drill hole (CBHD) not found
7/9/18	10	16	shpimg_997.jpg	W boundary; outside CR; CR all around	E	Driveway and parking
7/9/18	10	17	shpimg_998.jpg	W boundary; inside CR; CR to left	NW	Old house
7/9/18	11	18	shpimg_999.jpg	W boundary, inside corner; inside CR; CR all around	SE	Bench, garage, pavilion and back of interpretive panel
7/9/18	11	19	shpimg_1000.jpg	W boundary, inside corner; inside CR; CR to right	SW	Walkway
7/9/18	11	20	shpimg_1001.jpg	W boundary, inside corner; inside CR; CR in front	N	Pan of meadow
7/9/18	12	21	shpimg_1002.jpg	SW corner; inside CR; CR to right	N	Boundary line (unmarked)
7/9/18	13	22	shpimg_1003.jpg	W boundary; inside CR; CR to left	S	Boundary line (unmarked)
7/9/18	14	23	shpimg_1004.jpg	Inside west leg; inside CR; CR to rear	SW	Boundary line (unmarked)
7/9/18	14	24	shpimg_1005.jpg	Inside west leg; inside CR; CR to right	SE	Boundary line (unmarked)
7/9/18	15	25	shpimg_1006.jpg	West side of meadow; inside CR; CR all around	E	Meadow and mansion (not inCR)
7/9/18	15	26	shpimg_1007.jpg	West side of meadow; inside CR; CR all around	E	Meadow
7/9/18	16	27	shpimg_1008.jpg	NE. Edge of meadow; inside CR; CR all around	SW	Paved walkway
7/9/18	16	28	shpimg_1009.jpg	NE. Edge of meadow; inside CR; CR all around	SE	Rest rooms
7/9/18	17	29	shpimg_1010.jpg	Center of open space; inside CR; CR all around	S	Rest area
7/9/18	17	30	shpimg_1011.jpg	Center of open space; inside CR; CR all around	NW	Walkways
7/9/18	17	31	shpimg_1012.jpg	Center of open space; inside CR; CR all around	W	Reseeded meadow
7/9/18	18	32	shpimg_1013.jpg	Beside rest area; inside CR; CR all around	SE	Bioswale off parking area
7/9/18	18	33	shpimg_1014.jpg	Beside rest area; inside CR; CR all around	SW	Pavilion and rest area
7/9/18	19	34	shpimg_1015.jpg	W side of parking lot; inside CR; CR all around	SW	Edge of bank into swale
7/9/18	19	35	shpimg_1016.jpg	W side of parking lot; inside CR; CR all around	SE	Swale at edge of parking area
7/9/18	20	36	shpimg_1017.jpg	East end of parking area; inside CR; CR in front	NW	Pan of site's infrastructure
7/10/18	21	37	shpimg_1018.jpg	Entrance gate; inside CR; CR to left	NE	Sign
7/10/18	21	38	shpimg_1019.jpg	Entrance gate; inside CR; CR to rear	SE	Entrance
7/10/18	22	39	shpimg_1020.jpg	E corner; inside CR; CR to left	NE	Flagged corner post and barbed wire fence with lower cattle fence

Camera /Make Model:		Apple iPad Pro, 2016			GIS Program: GIS Pro, Garafa, LLC	
Photo Resolutions(Pixels):		12 Megapixels, f/1.8 aperature			GPS: Bad Elf Surveyor GNOSS	
Photographer:		John Lepore			GPS/Operator: John Lepore	
7/10/18	22	40	shpimg_1021.jpg	E corner; inside CR; CR in front	N	Vegetative debris dumped by neighbor
7/10/18	23	41	shpimg_1022.jpg	East boundary; inside CR; CR to right	S	Wooden boundary posts matching corner (bound described in survey not found)
7/10/18	23	42	shpimg_1023.jpg	East boundary; inside CR; CR in front	SW	Vegetative debris dumped by neighbor
7/10/18	24	43	shpimg_1024.jpg	East boundary; inside CR; CR to right	SE	Fence and stone wall
7/10/18	24	44	shpimg_1025.jpg	East boundary; inside CR; CR to left	N	Stone wall on boundary (Not on survey)
7/10/18	25	45	shpimg_1026.jpg	East boundary; inside CR; CR to left	NW	Fence posts covered in Virginia creeper match corner post and suggest the original boundary
7/10/18	26	46	shpimg_1027.jpg	East boundary; inside CR; CR to right	SE	Concrete bound (not on survey)
7/10/18	26	47	shpimg_1028.jpg	East boundary; inside CR; CR to left	NW	Chain link fence
7/10/18	27	48	shpimg_1029.jpg	East boundary; inside CR; CR to right	SE	Chain link fence
7/10/18	27	49	shpimg_1030.jpg	East boundary; inside CR; CR to left	N	Fence post and neighbor's wooden fence beyond boundary line
7/10/18	28	50	shpimg_1031.jpg	East boundary; inside CR; CR to right	SE	Cattle and barbed wire fence on boundary
7/10/18	28	51	shpimg_1032.jpg	East boundary; inside CR; CR to left	NW	Fence posts
7/10/18	29	52	shpimg_1033.jpg	East boundary; inside CR; CR to right	SE	Cement bound (not on survey) and neighbor encroachment 30' onto property; talked with neighbor who knows the correct boundary
7/10/18	29	53	shpimg_1034.jpg	East boundary; inside CR; CR to left	NW	Boundary line (unmarked)
7/10/18	30	54	shpimg_1035.jpg	East boundary; inside CR; CR to right	SE	Chain link fence (unmarked)
7/10/18	30	55	shpimg_1036.jpg	East boundary; inside CR; CR to left	NW	Chain link fence (unmarked)
7/10/18	31	56	shpimg_1037.jpg	East boundary; inside CR; CR to right	SE	Chain link fence
7/10/18	31	57	shpimg_1038.jpg	East boundary; inside CR; CR to left	NW	Lawn encroachment
7/10/18	32	58	shpimg_1039.jpg	East boundary; inside CR; CR to right	SE	Ornamental planting encroachment
7/10/18	33	59	shpimg_1040.jpg	East boundary, dog leg; inside CR; CR in front	SW	Boundary line
7/10/18	33	60	shpimg_1041.jpg	East boundary, dog leg; inside CR; CR to right	NW	Boundary line (unmarked)
7/10/18	34	61	shpimg_1042.jpg	N corner of East boundary dog leg; inside CR; CR in front	S	Boundary line (unmarked)
7/10/18	35	62	shpimg_1043.jpg	East boundary; inside CR; CR in front	SW	Minor dumping of trash
7/10/18	36	63	shpimg_1044.jpg	East boundary; inside CR; CR to left	NW	Stone wall on boundary line (not on survey)
7/10/18	37	64	shpimg_1045.jpg	East boundary; inside CR; CR to right	SE	Stone wall on boundary line (not on survey)
7/10/18	37	65	shpimg_1046.jpg	East boundary; inside CR; CR to rear	NE	Dog leg too thick to verify
7/10/18	38	66	shpimg_1047.jpg	North boundary; inside CR; CR to left	W	User created path
7/10/18	38	67	shpimg_1048.jpg	North boundary; inside CR; CR to right	NE	User created path
7/10/18	39	68	shpimg_1049.jpg	North boundary; outside CR; CR in front	NE	Corner of short leg (unmarked)
7/10/18	39	69	shpimg_1050.jpg	North boundary; outside CR; CR to left	W	Boundary line (unmarked)
7/10/18	40	70	shpimg_1051.jpg	North boundary; inside CR; CR to left	W	Dumped propane tanks (3)
7/10/18	41	71	shpimg_1052.jpg	Upper West boundary; inside CR; CR in front	E	Corner of property; survey's concrete bound drill hole (CBHD) covered with poison ivy and not found
7/10/18	41	72	shpimg_1053.jpg	Upper West boundary; inside CR; CR to left	SW	Boundary line (unmarked)
7/10/18	42	73	shpimg_1054.jpg	North west boundary; inside CR; CR to right	NE	Dumping and neighbors heavy duty truck access
7/10/18	43	74	shpimg_1055.jpg	West boundary; inside CR; CR to left	S	Boundary line (unmarked)
7/10/18	43	75	shpimg_1056.jpg	West boundary; inside CR; CR to right	N	Boundary line (unmarked)
7/10/18	44	76	shpimg_1057.jpg	West boundary; inside CR; CR to right	NW	Boundary line (unmarked)
7/10/18	44	77	shpimg_1058.jpg	West boundary; inside CR; CR to left	SE	The owner who identified himself as Sammy said someone for KOH told him the line was up the hill. Looks like he's about 12' over the line.
7/10/18	45	78	shpimg_1059.jpg	West boundary; inside CR; CR to right	N	Fence line
7/10/18	45	79	shpimg_1060.jpg	West boundary; inside CR; CR to left	S	Boundary line and chain link fence
7/10/18	46	80	shpimg_1061.jpg	West boundary; inside CR; CR to left	S	Cement bound(survey shows a CBHD)
7/10/18	47	81	shpimg_1062.jpg	West boundary; inside CR; CR all around	S	Pink painted cement bound (not on survey)
7/10/18	48	82	shpimg_1063.jpg	West boundary; inside CR; CR to right	NW	Cement bound (survey shows a CBHD)



Date	Waypoint #	Photo #	JPEG File Number	Location Description	Cardinal Direction	Description of Photo Subject
7/9/18	1	1	shpimg_981.jpg	Entrance; outside CR; CR in front	N	Entrance and stone wall; boundaries with abutters were redefined from an updated survey (See Monitoring Map)



Date	Waypoint #	Photo #	JPEG File Number	Location Description	Cardinal Direction	Description of Photo Subject
7/9/18	1	2	shpimg_982.jpg	Entrance; outside CR; CR to left	E	Entrance and stone wall; boundaries with abutters were redefined from an updated survey (See Monitoring Map)





Date	Waypoint #	Photo #	JPEG File Number	Location Description	Cardinal Direction	Description of Photo Subject
7/9/18	2	3	shpimg_983.jpg	Entrance East; outside CR; CR in front	N	Emery Lane and gated entrance; survey's concrete bound drill hole (CBHD) covered and not found



Date	Waypoint #	Photo #	JPEG File Number	Location Description	Cardinal Direction	Description of Photo Subject
7/9/18	3	4	shpimg_984.jpg	Emery Lane; inside CR; CR to left	S	Stone wall on right marks property boundary (Not on survey)



Date	Waypoint #	Photo #	JPEG File Number	Location Description	Cardinal Direction	Description of Photo Subject
7/9/18	4	5	shpimg_985.jpg	Emery Lane; inside CR; CR in front	NW	New hammerhead turnaround



Date	Waypoint #	Photo #	JPEG File Number	Location Description	Cardinal Direction	Description of Photo Subject
7/9/18	5	6	shpimg_986.jpg	S dog leg; inside CR	W	Stone wall on boundary line



Date	Waypoint #	Photo #	JPEG File Number	Location Description	Cardinal Direction	Description of Photo Subject
7/9/18	6	7	shpimg_987.jpg	SW corner; inside CR; CR all around	SE	Flagged stakes and iron pin (ip) (On survey)



Date	Waypoint #	Photo #	JPEG File Number	Location Description	Cardinal Direction	Description of Photo Subject
7/9/18	6	8	shpimg_988.jpg	SW corner; inside CR; CR to right	N	Boundary



Date	Waypoint #	Photo #	JPEG File Number	Location Description	Cardinal Direction	Description of Photo Subject
7/9/18	7	9	shpimg_989.jpg	Insides W c; inside CR; CR all around	SE	Boundary line



Date	Waypoint #	Photo #	JPEG File Number	Location Description	Cardinal Direction	Description of Photo Subject
7/9/18	7	10	shpimg_990.jpg	Insides W c; inside CR; CR to right	SW	Thick overgrowth on boundary line

## **SECTION V: AFFIDAVIT**

BASELINE PREPARER AFFIDAVIT

The undersigned hereby certifies 1) that acting in my capacity as a contractor for the Town to Weymouth , I prepared the accompanying Baseline Documentation Report dated 07/10/2018 describing the King Oak Hill Park Property located in 790 Commercial St., Weymouth 2) that the Report describes and documents the natural and other resources of the Property protected under a Conservation Restriction recorded in the Norfolk County Registry of Deeds in Book 36204 at Page 250 on 08/08/2018, and 3) that based on all the information cited in said Report and to the best of my knowledge and belief, the Report is an accurate representation of the Property and its condition as of the date of the Report.

Notwithstanding the above, the undersigned agrees that the conditions documented in the Report do not necessarily constitute the entirety of conditions of the Property allowed or required by the Conservation Restriction, and that the Town of Weymouth in no way waives any rights, in law or equity, to enforce any provisions of the Conservation Restriction, whether or not directly addressed in this Report.

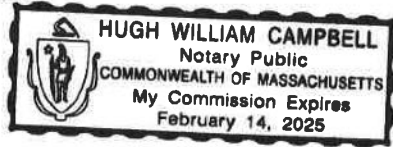
Signed and sealed under the pains and penalties of perjury this 21<sup>st</sup> day of 08, 2018

By: John C Lepore, Future Lands Designs, LLC

*John C Lepore*

On this 21 day of August, 2018, before me, the undersigned notary public, personally appeared John C Lepore, proved to me through satisfactory evidence of identification, which were driver's license, to be the person who signed the preceding or attached document in my presence, and who swore or affirmed to me that the contents of the document are truthful and accurate to the best of [his/her] pick one knowledge and belief.

SEAL



*Hugh Campbell*

Signature of Notary Public

HUGH CAMPBELL

Printed name of Notary Public

My Commission expires: 2/14/25

BASELINE PHOTOGRAPHER AFFIDAVIT

The undersigned hereby certifies that acting in my capacity as contractor for Department of Conservation & Recreation, on 07/9 & 10/2018 I visited the King Oak Hill Park Property located in 790 Commercial St., Weymouth and took documentary ground photographs ("the Photographs"), with photo file names, shping\_981.jpg through shping\_1063.jpg, and 2) that the Photographs, attached hereto, together with accompanying descriptions, List of Waypoints and Documentary Photographs, and Waypoint and Route Map, fairly and accurately depict the property as it appeared on the date the photographs were taken.

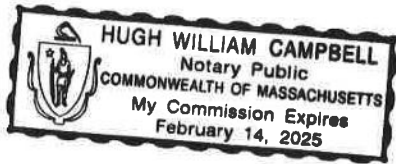
Signed and sealed under the pains and penalties of perjury this 21 day of 08, 2018

By: John C Lepore, Future Lands Designs, LLC

*John C Lepore*

On this 21 day of August, 2018, before me, the undersigned notary public, personally appeared John C Lepore, proved to me through satisfactory evidence of identification, which were driver's license, to be the person who signed the preceding or attached document in my presence, and who swore or affirmed to me that the contents of the document are truthful and accurate to the best of [his/her] pick one knowledge and belief.

SEAL



*Hugh Campbell*

Signature of Notary Public

Hugh Campbell

Printed name of Notary Public

My Commission expires: 2/14/25

ACKNOWLEDGMENT OF BASELINE CONDITIONS

The undersigned, being the grantor owners of the King Oak Hill Park Property located in 790 Commercial St., Weymouth, subject to a Conservation Restriction recorded in the Norfolk County Registry of Deeds in Book 36204 at Page 250 on 08/08/2018 hereby certify to the town of Weymouth that the accompanying Baseline Documentation Report, dated 07/10/2018 is, to the best of our knowledge and belief, an accurate representation of the Property and its condition on this date.

Notwithstanding the above, the undersigned agree that the conditions documented in said Report do not necessarily constitute the entirety of conditions of the Property allowed or required by the Conservation Restriction and that Department of Conservation and Recreation in no way waives any rights, in law or equity, to enforce any provisions of the Conservation Restriction, whether or not directly addressed in this Report.

Executed under seal this \_\_\_ day of \_\_\_\_\_, 20\_\_

By: \_\_\_\_\_  
Signature of Grantor

\_\_\_\_\_  
Print Name

Acknowledged by:  
Agency Name

By: \_\_\_\_\_  
Signature of Agency Representative

\_\_\_\_\_  
Print Name and Job Title



## **SECTION VI: APPENDICES**

## Letter of Transmittal

P.O. Box 608  
Bernardston, MA 01337  
8/21/2018

Kate S. Marshall  
Community Development Planner  
75 Middle Street  
Weymouth, MA 02189

Dear Ms. Marshall;

Pursuant to the Notice to Proceed (email) from you as the representative for the town of Weymouth dated 05/30/2018, enclosed is a Baseline Documentation Report dated 07/9 & 10/2018 for the King Oak Hill Park CR in the Town of Weymouth, restriction ID: #16534 EEA.

The report was prepared in compliance with EOEEA Restriction Baseline Documentation Report Specifications issued 5/7/2013.

The report is printed on premium grade, acid free paper manufactured by International Paper/ Hammermill Item # 166140.

Sincerely,

A handwritten signature in black ink that reads "John C. Lepore". The signature is written in a cursive style and is positioned above the typed name of the sender.

John C Lepore, Principal  
Future Lands, LLC

# Preparer's Qualifications

John Lepore is the author of this report. He is an independent contractor providing design and planning services through his firm Future Lands Designs, LLC.

He earned a Bachelor of Science degree in Botany from the University of Maine and taught environmental science in public schools until his retirement in 2010. The following year, he earned a Masters degree from the Conway School of Ecological Planning and Design.

Since then he has prepared four major land use and planning publications for public land in Massachusetts and Connecticut. From these efforts he has developed extensive field experience using GIS. He is a Keystone Cooperator through the Harvard Forest/ University of Massachusetts and has over 50 hours of additional training in environmental mitigation for climate change through NOAA. Through volunteer efforts he has been extensively involved with Mount Grace Land Trust, Greening Greenfield Youth Outreach Project, Pioneer Valley Regional School, Bernardston Master Plan Committee as chairman and Franklin Regional Council of Governments in their Stormwater Planning Committee.

His publications include:

Pioneering Stewardship Plan: An ecological management for the largest public school land holder in Massachusetts, Pioneer Valley Regional School;

Charity Farm Lot Conservation and Recreation Plan: A plan for the Town Of Bernardston's public wilderness area;

Carolina Hill Reservation: A Framework for Conservation Management: For the town of Marshfield, MA; and

Keep Bloomfield Farming: A matrix to determine which farmland has the highest value for preservation, Bloomfield, CT.

# Property Deed (Copy)

RECEIVED AND RECORDED  
NORFOLK COUNTY  
REGISTRY OF DEEDS  
BEDHAM, MA

Doc# 1-231-226 08-03-2011 12:12  
C# 182803  
Norfolk County Land Court

CERTIFY

*William F. O'Donnell*  
WILLIAM F. O'DONNELL, REGISTER

Deed

We, Arthur H. Emery and Allan C. Emery, III, in our capacity as successor Trustees of the King Oak Hill Nominee Trust, w/d/t dated November 21, 1983 registered with the Norfolk Registry District of the Land Court as Document No. 443832, for consideration of \$1,850,000.00 paid, grant to The Town of Weymouth, a municipal corporation\* with Quitclaim Covenants, the following parcels of real estate, with the buildings and improvements thereon, known and numbered as 790 Commercial Street, Weymouth, Norfolk County, Massachusetts:

\* 75 Middle St., Weymouth, MA 02189

### PARCEL ONE (registered)

Those two certain parcels of land being shown as lot 2 and lot 3 on Land Court Plan 36437A, a copy of a portion of which is filed with the Norfolk Registry District with Certificate No. 108247, Sheet 1 to 5, Book 542.

Said lot 2 and lot 3 are described more fully in Certificate of Title No. 117720, in Book 589, Page 120 in said Registry District, and are conveyed together with and subject to all matters set forth or referred to in said Certificate and in the encumbrance sheet attached thereto to the extent applicable to said lots.

### PARCEL TWO (unregistered)

A certain parcel of land shown as Lot 3C on the Plan recorded with Norfolk Registry of Deeds as Plan 49 of 2002 in Book 4, beginning at a point on the southerly side of Eden Street and at the easterly most portion of Lot 3, thence:

- N 56°-03'-54" W: 120 feet along said Eden Street; thence
- S 33°-56'-06" W: 14.84 feet by land of Lot 3; thence
- S 63°-07'-01" E: 120.91 feet by land now or formerly of Allan C Emery to the point of beginning.

Said parcel contains 890 square feet more or less.

Meaning and intending to convey and hereby conveying the same premises described in a deed from Washington Realty, Inc. dated January 3, 2003, recorded with Norfolk Registry of Deeds in Book 17965, Page 499.

Parcels One and Two are conveyed subject to easements, restrictions, agreements and other matters of record to the extent now in force and applicable, and to real estate taxes not yet due and payable, which the grantee by acceptance and recording of this deed, assumes and agrees to pay

- 1 -

Address of Property: 790 Commercial Street  
Weymouth, MA 02189

**HAND TO  
LAND COURT**

BK 29014 Pgs 05 #74536  
08-03-2011 @ 12:26p

6

EXECUTED under seal this 5<sup>th</sup> day of July, 2011

*Arthur H. Emery*

Arthur H. Emery, Trustee as aforesaid and not individually

*Allan C. Emery, III*

Allan C. Emery, III, Trustee as aforesaid and not individually

On this 5<sup>th</sup> day of July, 2011, before me, the undersigned notary public, personally appeared Arthur H. Emery, proved to me by satisfactory evidence of identification, being (check whichever applies):

- driver's license or other state or federal governmental document bearing a photographic image,
- oath or affirmation of a credible witness known to me who knows the above signatory, or
- my own personal knowledge of the identity of the signatory,

to be the person whose name is signed on the preceding or attached document, and acknowledged to me that he signed it as Trustee voluntarily for its stated purpose.

Signed by me in Peabody, Essex County, Massachusetts.

*David Baker*

Notary Public (signature and seal)

My commission expires: 10/12/11



On this 5<sup>th</sup> day of July, 2011, before me, the undersigned notary public, personally appeared Allan C. Emery, III, proved to me by satisfactory evidence of identification, being (check whichever applies):

- driver's license or other state or federal governmental document bearing a photographic image,
- oath or affirmation of a credible witness known to me who knows the above signatory, or
- my own personal knowledge of the identity of the signatory,

to be the person whose name is signed on the preceding or attached document, and acknowledged to me that he signed it as Trustee voluntarily for its stated purpose.

Address of Property: 790 Commercial Street  
Weymouth, MA

Signed by me in Peabody, Essex County, Massachusetts.

Brenda Baker  
Notary Public (signature and seal)  
My commission expires: 10/13/11



- 3 -

Address of Property: 790 Commercial Street  
Weymouth, MA

TOWN OF WEYMOUTH

IN COUNCIL

ORDER NO. 11 096

JUNE 3, 2011

INTRODUCED: MAYOR

COMMUNITY PRESERVATION FUND LAND PURCHASE

Upon request of her Honor, Mayor Kay, the Town of Weymouth, through the Weymouth Town Council approved the appropriation of \$1,900,000.00 to pay the costs of purchasing the King Oak Hill Property, so called, Consisting of a total of 23.96 acres, more or less and more formally described on Assessors' Map 14, Lot 184-1 (23.68 acres more or less), lot 184-59 (0.26 acres more or less) and Lot 184-76 (0.02 acres, more or less), and for the payments of all other costs incidental and related thereto, and to meet this appropriation, the Treasurer with the approval of the Mayor is authorized to borrow said amount under and pursuant to Chapter 44, Section 7 (3) and Chapter 44B, Section 7 (3) and Chapter 44B of the General Laws, or pursuant to any other enabling authority, and to issue bonds or notes of the Town therefor.

Passed in Council -- June 20 2011

Presented to Mayor -- June 21, 2011



Kathleen A. DeLee, asst. Town Clerk

Approved

Date

6/22/11

Mayor

Susan M. Kay

YEAS: Conlon, DiFazio, Harrington, Lacey, Mathews, McDonald, Molisse, O'Connor, Pap, Smart, Whitaker

NAYS: Conlon, DiFazio, Harrington, Lacey, Mathews, McDonald, Molisse, O'Connor, Pap, Smart, Whitaker

**CERTIFICATE OF AUTHORIZATION TO ACCEPT DEED**

I, Susan M. Kay, the Mayor of the Town of Weymouth duly authorized, and in accordance with Section 2-205 of the Weymouth Code of Ordinances, do hereby accept, on behalf of the Town of Weymouth, the Deed to the Emery Property- so called, the same being:

Parcel One: those two certain parcels of land being shown as lot 2 and lot 3 on Land Court Plan 36437A, a copy of a portion of which is filed with the Norfolk Registry District with Certificate No. 108247, Sheet 1 to 5, Book 542. Said lot 2 and lot 3 are described more fully in Certificate of Title No. 117720, in Book 589, Page 120 in said Registry District.

Parcel Two: a certain parcel of land shown as Lot 3C on the Plan recorded with Norfolk Registry of Deeds as Plan 49 of 2002 in Book 4. Said parcel contains 890 square feet more or less.

TOWN OF WEYMOUTH

*Susan M. Kay*  
\_\_\_\_\_  
Susan M. Kay, Mayor

COMMONWEALTH OF MASSACHUSETTS

Norfolk, ss.

August 3, 2011

Then personally appeared the above named, SUSAN M. KAY, MAYOR, for the Town of Weymouth, before me, the undersigned Notary Public and proved to me by satisfactory evidence of identification, being a driver's license, to be the person whose name is signed above, and acknowledged the foregoing to be signed by her voluntarily for its stated purpose.



*George E. Lane, Jr.*  
\_\_\_\_\_  
George E. Lane, Jr., Esquire, Notary Public  
My Commission Expires: 10/24/14



Code Of Ordinances  
TOWN OF WEYMOUTH  
9

which the town has an interest. The mayor, after consultation with the town solicitor, may prosecute such suits to final judgment, or may compromise any claims by and against the town on such terms as seem to the mayor and town solicitor to be in the best interests of the town, whether or not such claims are in litigation.

The mayor shall have authority in the name of the town and through the town solicitor to prosecute, defend or compromise any and all claims or suits to which the town is a party and in relation to claims and suits whenever in the judgment of the mayor it is reasonably necessary, except actions otherwise provided for by statute or by ordinance.

**SECTION 2-204 Authority to Settle Workmen's Compensation Matters**

All payments by the town for workmen's compensation shall, on the approval of the mayor, be charged to the workmen's compensation claims fund, or the damages and claims account as shall in each such case be deemed to be most appropriate.

**SECTION 2-205 Authority to Accept Deeds and to be in charge of Property**

The mayor shall be authorized to accept deeds conveying an interest in real estate to the town. The Mayor shall notify the Town Council whenever such acceptance occurs. All land owned by the town which is not by vote of the town specifically assigned to some particular town agency shall be deemed to be under the authority of the mayor. The mayor shall have general direction or management of the property and affairs of the town in all matters not otherwise provided for unless otherwise provided by law.

**SECTION 2-206 Authority to Manage Town Property and Affairs**

The mayor shall have authority to sell or otherwise dispose of personal property and any real estate of which the town has possession or title by following the procedures established in chapter thirty B of the General Laws.

Whenever a town agency to which any land, easement, or other right or interest in land has been assigned determines that the land, easement, or other right or interest in land is no longer required by the agency it shall, forthwith, notify the mayor of such determination and shall identify, with specificity, the land, easement, or other right or interest in land which it has deemed to be no longer needed by the town agency.

The mayor upon receipt of any such determination shall, forthwith, refer the matter to the department of planning and community development for a report and recommendation. The department of planning and community development shall, after study and analysis, file a report containing its recommendations and the reasons for such recommendations, with the mayor.

Whenever any owned land, easement, or other right or interest in land is to be sold the mayor shall file a request to authorize such sale with the town council. The town council may, by a two-thirds vote, authorize the conveyance of such land, or a portion thereof, or the abandonment of an easement or other right or interest in the land. The town council may specify a minimum sum to be paid to the town for such conveyance or abandonment.

The mayor shall advertise and otherwise give notice of the offer to convey or abandon the land, easement, or other right or interest in land in accordance with the provisions of chapter 30B of the General Laws and any other provisions of law as may be applicable. If the town council has specified a minimum amount the mayor may, for such amount or for any amount in excess of such



TOWN CLERK

# Landowner Contact Log

Date	Method	Person Contacting	Person Contacted	Summary of Contact
5/30/2018	Email	Kate Marshall	John Lepore	Notice to Proceed
6/4/2018	Email	John Lepore	Kate Marshall	Requested copies of CRs and forwarded MESA application process
6/4/2018	Email	Kate Marshall	Kate Marshall	Copy of PO
7/2/18	Email	Kate Marshall	John Lepore	Availability dates for site visit
7/2/18	Email	John Lepore	Kate Marshall	Owner / Manager questions
7/2/18	Phone	John Lepore	Kate Marshall	Checking in on details for site visit from Kate's email
7/10/18	Email	John Lepore	Kate Marshall	Request for updated .shp boundary for KOH
7/12/18	Email	John Lepore	Kate Marshall	Potential encroachments
7/18/18	Phone	John Lepore	Kate Marshall	Discussed revised .shp boundary files and requested letter for the MESA Info Request Form
7/18/18	Email	Kate Marshall	John Lepore	MESA letter received
7/18/18	Email	Braydon Marot	John Lepore	Draft boundaries of CR
7/18/18	Phone	John Lepore	Braydon Marot	Draft boundaries of CR would not geo-reference, said he would revise and resend tomorrow; As build .shp files should be ready in about 2 weeks (~August 1)
7/19/18	Email	Braydon Marot	John Lepore	Send .shp file of whole property- responded that it worked well.
7/19/18	Phone message	Kate Marshall	John Lepore	Clarified sequence of cul de sac removal and Emery Lane encroachment
7/23/18	Email	Kate Marshall	John Lepore	Confirmation on the Cul de sac
7/23/18	Email	John Lepore	Kate Marshall	List of KOH requests and for better copies of BHPE and WR_IV plan
7/25/18	Email	Kate Marshall	John Lepore	Response to above

8/5/18	Email	John Lepore	Kate Marshall	Draft of Woodbine Rd_Island View
8/6/18	Email	Kate Marshall	John Lepore	Acknowledged that link works and corrections on KOH
8/7/18	Email	John Lepore	Kate Marshall	Noted corrections made on all three BDR's
8/7/18	Email	Kate Marshall	John Lepore	Acknowledged change on Sean's job title
8/8/19	Email	Kate Marshall	John Lepore	Request to change comment date
8/8/19	Email	John Lepore	Kate Marshall	Okayed
8/9/18	Email	John Lepore	Kate Marshall	Request for final, signed, registered BDR's and copy recipients
8/9/18	Email	Kate Marshall	John Lepore	Confirmed and recipient names provided
8/13/18	Email	Kate Marshall	John Lepore	Copies of recorded CRs
8/13/18	Email	John Lepore	Kate Marshall	Copies of recorded CRs
8/14/18	Email	Kate Marshall	John Lepore	Copies of recorded CRs
8/14/18	Email	John Lepore	Kate Marshall	Copies of recorded CRs
8/20/18	Email	Kate Marshall	John Lepore	Final corrections/edits on CRs

# Waypoint & Attribute Table

Waypoint ID	Date	GPS Accuracy	Property Boundary	Property Certainty	Natural Feature	Cultural Feature	Land Use	Road Feature	Potential Issue	Comments	Number of Photos
1	7/9/18	5	sm	high		ew		pr			2
2	7/9/18	9	rd	high		sm		pr			1
3	7/9/18	10	sm	high							1
4	7/9/18	8						pr			1
5	7/9/18	11	sm	high		ew					1
6	7/9/18	14	ip	high							2
7	7/9/18	10	um	low	in						2
8	7/9/18	7	um	low					yes	Potential lawn encroachment onto boundary	2
9	7/9/18	10	um	low			bd	pr, pl			3
10	7/9/18							pr, pl			
11	7/9/18	5						pr			2
12	7/9/18	10	um	low							1
13	7/9/18	6	um	low							1
14	7/9/18	11	um	low							2
15	7/9/18	4									2
16	7/9/18	8					bd	pr			2
17	7/9/18	6					bd	pr			2
18	7/9/18	4					bd	pr			2
19	7/9/18	8						pr			2
20	7/9/18	11						pl			1
21	7/10/18	11	si, rd	high				gt			2
22	7/10/18	13	fl, fc	high			do		yes		2
23	7/10/18	10	fr	high			do		yes		2
24	7/10/18	10	fe, sw	high		ew					2
25	7/10/18	9	fe	high							1
26	7/10/18	14	sm	high		sm					2
26	7/10/18		fe	high							
27	7/10/18	10	fe	high			do		yes		2

Waypoint ID	Date	GPS Accuracy	Property Boundary	Property Certainty	Natural Feature	Cultural Feature	Land Use	Road Feature	Potential Issue	Comments	Number of Photos
28	7/10/18	7	fe	high							2
29	7/10/18	7	sm	high		sm					2
29	7/10/18										
30	7/10/18	14	fe	high							2
31	7/10/18	12	fe, ip	high			do		yes	Potential lawn and ornamental planting encroachment	2
32	7/10/18	16	sm	high			do		yes		1
33	7/10/18	9	um	low							2
34	7/10/18	8	um	low							1
35	7/10/18	14					dg		yes		1
36	7/10/18	13	sw	high		ew					1
37	7/10/18	20	sw	high		ew					2
38	7/10/18	9						tr	yes	User created path	2
39	7/10/18	11	um	low							2
40	7/10/18	9					dv		yes		1
41	7/10/18	10	um	low		sm					2
42	7/10/18	11					dg	dr	yes	Neighbor using site for personal access with heavy duty equipment	1
43	7/10/18	14	um	low							2
44	7/10/18	12	fe	medium					yes	Potential fence encroachment	2
45	7/10/18	19	fe	med					yes	Potential fence encroachment	2
46	7/10/18	10	sm	high		sm					1
47	7/10/18	10	sm	high		sm					1
48	7/10/18	16	sm	high		sm					1
1	7/9/18	5	sm	high		ew		pr			2
2	7/9/18	9	rd	high		sm		pr			1
3	7/9/18	10	sm	high							1
4	7/9/18	8						pr			1
5	7/9/18	11	sm	high		ew					1

Waypoint ID	Date	GPS Accuracy	Property Boundary	Property Certainty	Natural Feature	Cultural Feature	Land Use	Road Feature	Potential Issue	Comments	Number of Photos
6	7/9/18	14	ip	high							2
7	7/9/18	10	um	low	in						2
8	7/9/18	7	um	low					yes	Potential lawn encroachment onto boundary	2
9	7/9/18	10	um	low			bd	pr			3
10	7/9/18							pr			
11	7/9/18	5						pr			2
12	7/9/18	10	um	low							1
13	7/9/18	6	um	low							1
14	7/9/18	11	um	low							2
15	7/9/18	4									2
16	7/9/18	8					bd	pr			2
17	7/9/18	6					bd	pr			2
18	7/9/18	4					bd	pr			2
19	7/9/18	8						pr			2
20	7/9/18	11									1
21	7/10/18	11	si, rd	high				gt			2
22	7/10/18	13	fl, fc	high			do		yes		2
23	7/10/18	10	fr	high			do		yes		2
24	7/10/18	10	fe, sw	high		ew					2
25	7/10/18	9	fe	high							1
26	7/10/18	14	sm	high		sm					2
26	7/10/18		fe	high							
27	7/10/18	10	fe	high			do		yes		2
28	7/10/18	7	fe	high							2
29	7/10/18	7	sm	high		sm					2
29	7/10/18										

<b>Boundary Code</b>	<b>Boundary Code Description</b>
bz	Blaze
fe	Fence (Can be made of barbed wire or other material)
fc	Fence Corner
fr	Fence Remains
hf	Hydrography Feature (river, stream, pond, lake, shoreline)
ip	Pin - Iron Pipe/rebar/Gun Barrel set in the ground
rd	Road
si	Sign - Agency or landowner boundary sign
cw	Stone Wall - Corner of
ew	Stone Wall - End of
sw	Stone Wall - Point along wall
sm	Stone/Concrete Monument (e.g., a manufactured item like a granite or concrete post set in the ground)
um	Un-monumented (no monument observed, whether or not called in deed or plan)

<b>Natural Feature Code</b>	<b>Natural Feature Code Description</b>
in	Invasive Plant
wt	Wetland Boundary
hf	Hydrography Feature (river, stream, pond, lake, shoreline)

<b>Cultural Feature Code</b>	<b>Cultural Feature Code Description</b>
ew	End of stone wall
sm	Stone/Concrete Monument (e.g., a manufactured item like a granite or concrete post set in the ground)
wl	Well
cm	Cemetery
ot	Other Cultural Feature (See comments)

<b>Land Use Code</b>	<b>Land Use Code Description</b>
bd	Building (i.e. house, barn, garage)
st	Structure (i.e. shed, lean-to, tent platform)
dm	Dumped/Stored Materials
dv	Dumped/Stored Equipment or Vehicles
dg	Dumped/Stored Rubbish or Garbage
do	Dumped/Stored Organic Material or Compost
<b>Road Feature Code</b>	<b>Road Feature Code Description</b>
cu	Culvert
pr	Road – Paved (asphalt or other impervious surface)
gr	Road – Gravel (surface graded and gravel or other pervious material added)
dr	Road - Unimproved (dirt / leaf litter surface)
tr	Trail - Hiking/Pedal Bike < 3'
pl	Parking lot
gt	Gates



