



CONSERVATION LAND PROJECT EXPERIENCE

Brockton Audubon Society Property (124 Acres), Pleasant Street, Brockton, MA – Wildlands Trust of Southeastern, MA

The Brockton Audubon Society wanted to divest their ownership of a certain property in Brockton and sought Wildlands Trust as a future owner to protect the property as conservation land and provide stewardship to prevent future encroachment by abutting land owners. For this to be financially viable, there was the need to create a Conservation Protection Easement (CPE) to provide tax relief and possible eligibility for State grants for land protection purposes. A portion of the property lies in the Town of Easton and one of the boundary lines was defined by the municipal boundary between Easton and Brockton, requiring the re-establishment of the municipal boundary line.

Alpha met with the Client to discuss the project requirements and review existing site information. The property was actually comprised of eighteen individual parcels, ten of which were interspersed in an ancient undeveloped subdivision comprised mostly of wetlands. Some of the subdivided parcels were privately held, complicating the determination of those sub-parcels owned by the Brockton Audubon Society. Research was performed with the MassDOT for information on the municipal boundary, the Town of Easton and City of Brockton Assessing and Engineering Departments for property ownership and street ROW information, and with the Bristol and Norfolk County Registry of Deeds (the municipal boundary is also a County division line). The record boundaries were walked to recover record monumentation, a large portion of which were stone walls, and an on-the-ground survey was performed to locate the record monuments and other evidence of the boundaries.

Alpha recovered the two stone monuments located on either side of the project which define the municipal boundary. Utilizing GPS, the municipal boundary monuments were referenced to the site survey control for establishing the project in the Massachusetts State Plane Coordinate System (NAD83). During the course of the survey it was determined that a portion of the property had been encroached upon by an abutting business. The extent of the encroachment was located during the survey for exclusion from the CPE. The record boundaries were reconciled with the monumentation located in the field. A plan was prepared in accordance with the Registry of Deeds Standards depicting the land within, and excluded from, the CPE. Alpha also prepared a metes and bounds description, and monuments were set at the lot corners and along the parcel boundaries as an aid for Wildlands Trust to perform their annual visits to confirm there are no encroachments onto the Conservation Protection Easement area.

Anderson Farm, Winter and Fuller Streets, Middleborough, MA - Wildlands Trust of Southeastern Massachusetts

Wildlands Trust is assisting the landowner with preserving the property for conservation purposes. Alpha was contracted to perform a boundary survey for the purpose of parceling out three separate lots and creating restrictions on the remaining portion of this 89 acre parcel. Alpha performed legal research with the Town of Middleborough Assessors and Engineering Departments, and with the Plymouth County Registry of Deeds to obtain pertinent record information. A reconnaissance of the boundary was performed to recover record property and ROW monumentation and to establish survey control.

Alpha performed a boundary survey as the basis for the subdivision and creation of the Agricultural Preservation and Conservation Zones on the property. Alpha performed legal research with the Town of Middleborough Assessors and Engineering Departments, and with the Plymouth County Registry of Deeds to obtain pertinent record information. A reconnaissance of the boundary was performed to recover record property and ROW monumentation and to establish survey control.

Alpha performed an on-the-ground survey to locate the record monuments recovered in the field and evidence (stone walls, fences, etc.) of existing boundary lines for the entire property. The existing farmhouse, barn and out-buildings were located to use as a basis for creating restriction lines. A portion of the property containing a wetland resource area was delineated and located. The record boundary data was calculated and reconciled with the field located monumentation to re-establish the property lines.

Alpha prepared a preliminary plan for the Client's use in developing boundaries for the Forest and Agricultural zones. The Client chose to establish an Unrestricted Building Envelope encompassing the existing farmhouse, barn and out-buildings. The Building Envelope was established within an Agricultural Zone which included the bulk of the upland portion of the property, with a Forest Zone covering the remainder of the property. Alpha set monuments at critical corners of the existing parcel boundary, at the corners of the subdivided parcels, and at corners of the Unrestricted Building Envelope as required by the Town. Alpha prepared a final plan in accordance with the Registry of Deeds requirements depicting: the existing property boundary lines with evidence of occupation (stone walls, fences, etc.), monumentation found and set, delineated wetland resource area, FIRM Flood Zone boundary, the finalized Building Envelope, and the Agricultural and Forest Zone Boundaries. Alpha also prepared written metes and bounds descriptions of the property, the Agricultural and Forest Zone boundaries, and the Unrestricted Building Envelope.

O'Neil Farm, Winter Street and Autumn Avenue, Duxbury, MA - Wildlands Trust of Southeastern Massachusetts

In 2005, the 145 acre O'Neil dairy farm was permanently protected with funding from Duxbury's Community Preservation Act fund, the Massachusetts Agricultural Preservation Restriction Program, and many generous private donors. Historic O'Neil Farm is open to public and continues as a working farm under the direction of Mr. Carl O'Neil who oversees day-to-day operations. The Farm is protected by two restrictions in perpetuity: 1) an Agricultural Preservation Restriction ensures the farmland will always remain in agriculture, and 2) a Conservation Restriction ensures the farmhouse, barn and outbuildings will remain a barnyard. There are also numerous hiking trails available to the public varying in length from one-half to one and one-half miles throughout the farm.

Alpha was contracted to perform a boundary survey for the purpose of creating a plan of the proposed Agricultural Preservation and the Conservation Restrictions. The property lies on Winter Street and is bisected by Autumn Avenue, with a Commonwealth Electric Transmission Easement running through the westerly portion of the farm. Alpha performed legal research with the Town of Duxbury Assessors and Engineering Departments, and with the Plymouth County Registry of Deeds to obtain pertinent record information. A reconnaissance of the boundary was performed to recover record property and ROW monumentation and to establish survey control.

Alpha performed an on-the-ground survey to locate the record monuments recovered in the field and evidence of existing boundary lines for the entire property. The existing farmhouse, barn and out-buildings were located to use as a basis for creating restriction lines. The record boundary data was calculated and reconciled with the field located monumentation to re-establish the property lines.

Alpha prepared a preliminary plan for the Client's use in developing Restriction lines for the Conservation and Agricultural areas. One of the project goals was the establishment of a Building Envelope within the Conservation Restriction, with specific rights regarding the maintenance and construction/reconstruction of structures relating to the operation of the Farm. The remainder of the Farm was defined as an Agricultural Preservation Restriction. Alpha prepared a final plan in accordance with the Registry of Deeds requirements depicting the existing structures located on the property, the existing boundary lines, monumentation found, finalized restriction areas, abutting properties, and the Electrical Transmission Easement. Alpha prepared written metes and bounds descriptions of the property and of the two restrictions being placed on the property.

Boundary Survey – Dry Cedar Swamp Road, Bourne, MA - Wildlands Trust of Southeastern Massachusetts

Alpha was contracted to perform a boundary survey and set monumentation for a portion of a 115 acre parcel owned by the Client which straddled the Plymouth and Bourne Town Line. Alpha performed legal research with the Towns of Plymouth and Marshfield Assessors and Engineering Departments, and with the Plymouth and Barnstable County Registry of Deeds to obtain pertinent record information. A reconnaissance of the boundary was performed to recover record property and to establish survey control. Alpha performed an on-the-ground survey to locate the record monuments recovered in the field and evidence of existing boundary lines for approximately 1000 feet of the property. The record boundary data was calculated and reconciled with the field located monumentation to re-establish the property lines. Monuments were set at the corners and at intervals along the property lines as requested by the Client.

Boundary Survey - Former Estate of Lincoln Hall, Careswell and Webster Streets, Marshfield, MA - Wildlands Trust of Southeastern Massachusetts

The Trust contracted to purchase an estate containing approximately 123 acres of marsh and forest land in Marshfield for preservation as conservation land for public enjoyment. The premises abutted both registered and unregistered land, as well as the right-of-ways for Careswell and Webster Streets.

Alpha performed legal research with the Town of Marshfield Assessors and Engineering Departments, and with the Plymouth County Registry of Deeds to obtain pertinent record information. A reconnaissance of the boundary was performed to recover record property and ROW monumentation, and to establish survey control. A portion of the premises were vaguely defined by ancient 'Ditch Lines' which had subsequently become obliterated by ponding water.

Alpha performed an on-the-ground survey to locate the record monuments recovered in the field and evidence of existing boundary lines. Existing aerial photography was used to supplement the field survey in order to re-establish the boundary defined by the obliterated ditch lines. The record boundary data was calculated and reconciled with the field located monumentation to re-establish the property lines.

Alpha prepared a boundary survey in conformance with the Massachusetts Registry of Deeds requirements and provided to the Client for recording at the Registry of Deeds.

Clark Street and Long Pond Road, Land Subdivision and creation of conservation land, Plymouth, MA - Wildlands Trust of Southeastern Massachusetts

The Trust contracted to purchase a portion of a privately owned 14 acre parcel of undeveloped woodland located between Clark and Long Pond Roads. As part of the purchase, the owner requested the Trust to prepare a subdivision plan creating two separate building lots, which were retained by the current owner, with the remainder of the property being conveyed to the Trust.

Alpha performed legal research with the Town of Plymouth Assessors and Engineering Departments, and with the Plymouth County Registry of Deeds to obtain pertinent record information. Furthermore, the property was bounded on the south by Morgan Road, a vaguely described unimproved public way.

A reconnaissance of the boundary was performed to recover record property and ROW monumentation, and to establish survey control. Alpha performed an on-the-ground survey to locate the record monuments recovered in the field, evidence (fences, walls, etc.) of boundary lines, and the location of the traveled way for Morgan Road. The record boundary data was calculated and reconciled with the field located monumentation to re-establish the property lines including the location of Morgan Road.

Alpha prepared an Approval-not-Required Subdivision plan of land creating the two parcels to be retained by the owner and a third parcel to be conveyed to the Client. The plan was prepared in conformance with the Massachusetts Registry of Deeds requirements and provided to the Client for submitting to the Plymouth Planning Board for approval and for recording at the Registry of Deeds.