

OHIO STREAM PRESERVATION

CONSERVATION EASEMENT DOCUMENTATION

Documentation Report for the

MORGAN COURT
Strongsville, Ohio



2007 Inspection Report

PROPERTY LOCATION

Address: Morgan Court
Municipality: City of Strongsville
County: Cuyahoga
Acres Preserved: 5.44 acres

CONSERVATION EASEMENT DETAILS

Purpose:

Preserving, protecting, and maintaining as a scenic natural habitat for plants, animals, wildlife, and together with the right of visual access to and view of the Protected Property in its scenic, natural, and open condition.

Specific Restrictions:

(For a complete list of specific restrictions, refer to the Conservation Easement)

Specific Reserved Rights:

(For a complete list of specific reserved rights, refer to the Conservation Easement)

CONSERVATION EASEMENT INVENTORY :

List and describe existing structures:

There were no existing structures within the conservation easement.

Describe land cover (approximate percent forest, field, yard, etc.):

The easement consists of approximately 75% emergent wetlands and 25% open water.

Condition of watercourses or water bodies:

The conservation easement is almost entirely wetland. The easement contains approximately 3.41 acres of existing open water and emergent wetland. Through mitigation, another 2.03 acres has been created. This conservation easement contains multiple sources of hydrology including precipitation and inflow from a detention basin. The wetland is dominated by emergent vegetation, however, shrubs and shallow aquatic vegetation are also present.

Field vegetation surrounds this wetland on its north, south, and west boundaries. The east side of the wetland is dominated by scrub/shrub vegetation.

Power lines present? If so describe location and condition of Right-of-way:

There were no power lines within the conservation easement.

Describe existing trails or access roads and note condition:

There appears to be no trails or access roads within the easement.

Existing dumps/disturbances?

There were no dumps or disturbances observed within the easement area.

Industrial or Commercial Activity?

There was no industrial or commercial activity found within the protected property. However, a retail warehouse called World Almanac Education borders the west side of the easement.

Encroachment from adjacent property?

There appears to be no encroachments from the adjacent properties.

Note presence or absence of tree stumps, other signs of recent cutting:

There were no signs of recent cutting within the easement.

NARRATIVE DESCRIPTION OF CONSERVATION VALUE OF THE PROTECTED PROPERTY

On May 14, 2007, Chagrin Valley Engineering Staff, Consultants for Ohio Stream Preservation, visited the Morgan Court for the purpose of establishing a documentation of said conservation easement. Specific criterion was examined to include vegetation, hydrology, presence or absence of disturbances, existing structures, and any other significant features of the property that enhance or degrade the ecological value of the property.

Site Location

The Morgan Court conservation easement is located in the City of Strongsville, Cuyahoga County, Ohio. Morgan Court is located on the northwest border of the easement. A commercial building is located on the west side of the protected property.

Site Description

The protected property is dominated by one (1) large emergent wetland. The northern end of the easement contains mostly cattails with an area of open water. The remainder of the wetland is high in species richness with high horizontal interspersion. The rest of the protected property contains a variety of emergent vegetation. Upland field vegetation surrounds the easement to the north, south, and west. Scrub/shrub vegetation can be found predominantly on the east side of the conservation easement area.

Habitat Assessment

Wildlife was abundant throughout the protected property. Shorebirds were found along the mudflats. Dabbling ducks were found in the open water while other wetland oriented songbirds were found throughout the complex. Additionally, signs of *Ondatra zibethica* (muskrat) activity including “haystack” houses and feeding houses were found within the wetland.

Ecological Value

The conservation easement is almost entirely wetland. Wetlands act as storm water holding ponds and help filter pollutants before they recharge groundwater. These features along with the excellent habitat make this property well worth protecting.