

OHIO STREAM PRESERVATION

CONSERVATION EASEMENT BASELINE DOCUMENTATION

Baseline Documentation Report for the FROSTWOOD FARMS PROPERTY

In

Auburn Township, Ohio



Date: June 10, 2011

PROPERTY LOCATION

Permanent Parcel #: 01-118771, 01-118772, 01-118773, 01-118869, 01-118868, 01-118867, 01-118870, & 01-118790

Address: Bartholomew Road, State Route 43 & Frostwood Drive

County: Geauga

Acres Preserved: 13.2

CHECKLIST OF DOCUMENTS IN MAIN FILE

- Conservation Easement
- Maps -- general
 - Location
 - Aerial View
 - Topography and Water
 - Soils
 - Watershed Position
 - Photo Points
- Photographs
- Form 8283
- Appraisal
- Title Documents
- Survey

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)

BASELINE INVENTORY

List and describe existing structures:

There were no existing structures within the protected property. The conservation easement is located within a residential development.

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

The protected property is approximately 20% upland forest, 10% old field and 70% wetland.

Condition of water resources:

The water resources, more specifically wetlands, appear to be in excellent condition and of high quality.

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

There are no power line easements on the protected property.

Describe existing trails or access roads and note condition:

There appears to be no trails or access roads on the protected property. The conservation easements can be accessed from Frostwood Drive, State Route 44 and Bartholomew Road.

Existing dumps/disturbances?

There were no dumps or disturbances observed within the protected property.

Industrial or Commercial Activity?

No industrial or commercial activities are taking place within the conservation easement. The conservation easement is located within a residential neighborhood.

Encroachment from adjacent property?

There appears to be no encroachment from the adjacent properties.

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

There were no signs of recent cutting on the protected property.

PHOTO POINTS*:



Photo 1: View of typical forested wetland, looking north on S/L 13 and 14.



Photo 2: View of typical forested wetland, looking south on S/L 16.



Photo 3: View of typical emergent wetland, looking south on S/L 8 along State Route 44.



Photo 4: View of typical emergent wetland, looking south on S/L 3 along Bartholomew Road.

*** ADDITIONAL SITE PHOTOGRAPHS ON FILE WITH OSP**

NARRATIVE DESCRIPTION OF CONSERVATION VALUE OF THE PROTECTED PROPERTY

On June 10, 2011, Chagrin Valley Engineering Staff, Consultants for Ohio Stream Preservation, visited the Frostwood Farms easement for the purpose of establishing a documentation of said conservation easement. Specific criteria were 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 Frostwood Farm easement is located in Auburn Township, Geauga County, Ohio. State Route 44 makes up the eastern border and Bartholomew Road the northern border. Residential properties are located along Bartholomew Road and Frostwood Drive.

Site Background

The SCS Map taken from the *Soil Survey of Geauga County, Ohio* indicates five (5) soil types occurring within the protected property:

- 1) Caneadea silt loam, 2 to 6 percent slopes (CcB)
- 2) Chili loam, 2 to 6 percent slopes (CnB)
- 3) Damascus silt loam (Da)
- 4) Jimtown silt loam, 0 to 3 percent slopes (JtA)
- 5) Oshtemo sandy loam, 2 to 6 percent slopes (OsB)

The 1987 US Department of Agriculture publication entitled *Hydric Soils of the United States* recognizes the map unit, **Da**, as a hydric soil. In addition the Soil Survey indicates that **CcB** and **JtA** can contain hydric inclusions.

The National Wetland Inventory Map, Mantua Quadrangle, indicates the presence of three (3) wetland types within the protected property.

- 1) **PEMC** [Palustrine (P), Emergent (EM), Water Regime – Seasonally Flooded (C)]
- 2) **PFO/SS1C** [Palustrine (P), Forested (FO), Scrub Shrub (SS), Broad-leaved Deciduous (1), Water Regime – Seasonally Flooded (C)]
- 3) **PSS1/EMC** [Palustrine (P), Scrub Shrub (SS), Broad-leaved Deciduous (1), Emergent (EM), Water Regime – Seasonally Flooded (C)]

Site Description

The protected areas within this residential development are broken into separate segments, each of which includes wetland and a small amount of upland area. The majority of the conservation easement is high quality forested wetland, with shrub, emergent and open water components. A narrow upland woods buffer surrounds the wetland within the easement. The easement area in the southeast corner along State Route 44 contains an emergent wetland with a field buffer. At the time of the baseline review, the majority of the lots remain undeveloped.

Habitat Assessment & Ecological Value

The forested wetlands are regularly inundated with water and offer breeding habit for a variety of amphibians. No invasive plant species were noted during the baseline review. These features make this property well worth protecting.

ACKNOWLEDGMENT OF CONDITION

This Baseline Documentation Report is an accurate representation of the Protected Property at the time of transfer.

Grantor:

Name:

Ohio Stream Preservation:

By: JEFFREY MARKLEY
Its Executive Director

State of Ohio)
) SS:
County of _____)

BEFORE ME, a Notary Public in and for said County and State, personally appeared _____ and JEFFREY MARKLEY who acknowledged that they did execute the foregoing instrument and that the same is their own free act and deed.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my official seal this _____ day of _____, 2011.

Notary Public

My Commission Expires: _____