

**Pike Family Revocable Trust of 2021
Conservation Easement
Durham, New Hampshire**

Baseline Documentation Report

Prepared By:

Southeast Land Trust of New Hampshire
247 North River Road • Epping, NH 03042

June 2023

Affidavit of Documentation Preparer

I, Shaun Dillon, Conservation Coordinator for the Southeast Land Trust of New Hampshire, prepared this Baseline Documentation Report for the Pike Family Revocable Trust of 2021 Conservation Easement located on Packers Falls Road in Durham, Strafford County, New Hampshire. My qualifications include completion of graduate level course work in the field of Biology and training on the subject of Baseline and Baseline Documentation Reports. The Southeast Land Trust deemed me qualified to prepare this report.

Having reviewed the proposed Conservation Easement deed, Amanda Ellms – SELT’s Easement Stewardship Manager and I visited the Easement Property on December 6th, 2022, and I again on January 11th and April 28th, 2023. I took documenting photographs at key sites on the Property, and Duane Hyde the project manager at SELT, has informed me about current and any known historical land uses and features through discussions with Bonnie Pike. I also prepared a narrative and produced maps to represent the Property’s condition. I undertook these activities to document the site’s condition at the time of Easement conveyance and in relation to the Easement terms. This documentation summarizes existing knowledge and is not necessarily a comprehensive representation of the Property’s conservation values and features.

This report consists of forty-six (46) pages, including the cover page, this *Affidavit of Documentation Preparer*, the narrative entitled *Conservation Easement Baseline Documentation and Acknowledgement of Property Condition*, eight maps, a description of photographs, and forty-three photographs. Copies of this report are being provided to the Grantor, the New Hampshire Department of Environmental Services (NHDES) and the Natural Resources Conservation Service (NRCS). The original report, including original digital photo files, is on file with the Southeast Land Trust of New Hampshire in accordance with our Policy on Records Management.



Shaun Dillon
Conservation Coordinator
Southeast Land Trust of New Hampshire

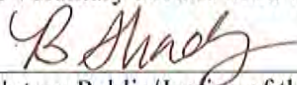
5/25-2023

Date



STATE OF NEW HAMPSHIRE
COUNTY OF ROCKINGHAM, ss.

On this 25 day of May, 2023, before me personally appeared **Shaun Dillon**, known to me, or satisfactorily proven, to be the person whose name is subscribed to the foregoing instrument, and acknowledged that he signed the same as his voluntary act and deed for the purposes therein contained.

Beverly A Shadley
NOTARY PUBLIC
State of New Hampshire
My Commission Expires 3/3/2026


Notary Public/Justice of the Peace
Name: Beverly Shadley
My Commission Expires:

3/3/26

Grantor Initials: 
Grantee Initials:  NHDES Initials: ERV

Conservation Easement Baseline Documentation and Acknowledgement of Property Condition

(To satisfy Section 1.170A-14(g)(5) of the federal tax regulations)

Grantor:

The Pike Family Revocable Trust of 2021,
Bonnie Pike, Trustee
275 Packers Falls Road
Durham, NH 03824

Grantee:

Southeast Land Trust of New Hampshire
247 North River Road
Epping, NH 03042

3rd Party Right of Enforcement:

State of New Hampshire, acting through
Department of Environmental Services
29 Hazen Drive
Concord, NH 03301

3rd Party Right of Enforcement:

United States of America, acting by and through
USDA-NRCS
273 Locust Street, Suite 2D
Dover, NH 03820

Easement Deed: Recorded at the Strafford County Registry of Deeds as Book 5124 Page 232

Property Location: Durham Tax Map 14, Lot 10-2-1 (2022)

Survey plan recorded at the Strafford County Registry of Deeds as 12629

Road: Packers Falls Road

Town/County: Durham/ Strafford

Land Acreage & Types: 36.16 acres

72% Forest
13% Agricultural Area (Pasture & Mowed Field)
10% Forested Wetland
2% Open Wetland
1% Field
<1% Waterbody
<1% Scrub-Shrub Wetland
<1% Scrub-Shrub

Maximum allowed impervious surface: 1,000 square feet

Existing impervious surface: 0 square feet

Project Type:

This project was a conservation easement purchase completed through funding from New Hampshire Department of Environmental Services (NHDES) Aquatic Resource Mitigation Fund (ARM), NHDES Drinking Water and Groundwater Trust Fund (DWGTF), the Town of Durham, Natural Resources Conservation Service (NRCS) Regional Conservation Partnership Program (RCPP) and Lamprey River Advisory Committee (LRAC). A copy of the monitoring report must be provided to NHDES and the Town of Durham. This Property has guaranteed public access for non-motorized, non-commercial outdoor recreational activities.

Condition of Land:

The Property is in good condition. The northern portion of the Property is very level and, based on historical aerial photos, has been open fields/pasture since at least 1951. The southern portion of the Property is forested and has a little more topography and overall slopes gently down towards the Lamprey River, which runs along the southwestern and southern boundary.

The Property provides connectivity and landscape linkages to the abutting approximately 28-acre Burrows Conservation Easement, the abutting approximately 54-acre Town of Durham Thompson Forest and the abutting (across the Lamprey River) approximately 50-acre Dunham Conservation easement. All

Grantor Initials: BP

Grantee Initials: SLT

NHDES Initials: ERN

Baseline Narrative

Page 1 of 10

**Conservation Easement Baseline Documentation
and Acknowledgement of Property Condition
Pike Family Revocable Trust of 2021 Easement**

the beforementioned properties are subjected to Conservation Easements held by SELT (see Baseline Topographic Map). These factors give the Property good conservation context and connectivity to other conserved land.

Habitat-

The Property has important wildlife habitat values according to the New Hampshire Fish & Game Department (NHFG) Wildlife Action Plan (2020) which indicates 6.7 acres of the Property is “Highest Ranked Habitat in New Hampshire”, 18.8 acres is “Highest Ranked Habitat in Biological Region” and 7.7 acres is “Supporting Landscape” (see Baseline Wildlife Habitat Quality Map). This ranking is likely due in part to the open field/pasture and important habitats and connectivity along the Lamprey River. The Property is located within an approximately 840-acre unfragmented forest block mapped by the NHFG Department.

The abutting Lamprey River is listed as containing Species of Concern and Anadromous fish in the Aquatic Wildlife Action Plan (New Hampshire Fish and Game Aquatic Wildlife Action Plan- Fishery Priority Classifications 2018).

The Natural Heritage Bureau has records of the following species occurring within one mile of the Property: Kettle hole bog system natural community (S2), crested sedge (S1), long-leaved pondweed (S2), Jefferson/Blue-spotted Salamander Complex (S2), Pied-billed Grebe (S2B), Least Bittern (S1), Sora (S3B), Common Gallinule (S2B), Marsh Wren (S3B), American Eel (S3), Spotted Turtle (S2), Wood Turtle (S3), Blanding’s Turtle (S1) and Northern Black Racer (S2).

Further, the Property’s importance for wildlife is documented by its inclusion in several conservation plans, including (see Baseline Conservation Plans Map):




- Twenty-four and one-tenths (24.1) acres are within a Conservation Focus Area and ten and six-tenths (10.6) acres are within a Priority Agricultural Resources area in “New Hampshire’s Coastal Watershed Conservation Plan - 2021 Update”.
- Twenty-one and nine-tenths (21.9) acres are within the Lower Lamprey Prioritized Habitat Block in “Connect The Coast: Linking Wildlife Across New Hampshire’s Seacoast and Beyond” (The Nature Conservancy, 2019).
- Eighteen and one-tenths (18.1) acres are within Tier 2 of Conservation Plan for the Blanding’s Turtle and Associated Species of Conservation Need in the Northeastern United States (USFWS, 2014)

Water Resources-

The Property has approximately one-thousand two hundred and twenty-one (1,221) feet of frontage along the federally designated Wild and Scenic Lamprey River (see Baseline Water Resources Map and Map Ref. #'s 19-21, 39, 40).

The ARM Fund Documentation Report documented eleven (11) wetlands, ranging from a one and seven-tenths (1.7) acre forested drainage to three hundredths (0.03) acre vernal pools, totaling four and nine-tenths (4.9) acres on the Property. There are four (4) floodplain vernal pools and four (4) other pools all within two hundred (200) feet of the river providing habitat for Blanding’s, wood and spotted turtles. A former beaver pond, now a scrub-shrub wetland, extends onto the Property in the southeastern portion of the Property (see Map Ref. # 16). All of the wetlands rank high in Ecological Integrity due to the intact landscape (see Map Ref. #'s 17, 34-36, 38-40).

This portion of the river is influenced by the Wiswall Dam located approximately twelve hundred (1,200) feet down stream which increases the river’s flood storage capacity and provides slow moving water for

Grantor Initials: 
Grantee Initials:  NHDES Initials: 

**Conservation Easement Baseline Documentation
and Acknowledgement of Property Condition
Pike Family Revocable Trust of 2021 Easement**

the rare turtle species. Furthermore, there are two intermittent streams on the Property, totaling approximately one-thousand one hundred and fifty (1,150) feet, which connect the pastureland to the Lamprey River (see Map Ref. #'s 42, 43).

The Property includes approximately eleven and six-tenths (11.6) acres of Hydrologic Area of Concern which is upstream of the abutting Durham-UNH Wiswall Reservoir water intake pump house (see Map Ref. # 23). The intake is a critical primary water source for the Durham-UNH Water System, and maintaining the water quality near this intake is of utmost priority to provide safe drinking water to the approximately 16,000 Durham-UNH water users, in addition to the thousands of visitors and staff of the state's largest university. Conserving the Property ensures that water quality is protected from future land use and provides flexibility for future modifications of the Public Water Supply infrastructure.

Forest Resources-

There are approximately twenty-six and one-tenths (26.1) acres of forested uplands on the Property and the productive forest soils are shown on the Baseline Soils Map. The Forest Soils Classifications are as follows:

- Group 1A Forest Soils: 13.0 acres
- Group 1B Forest Soils: 4.5 acres
- Group 1C Forest Soils: 4.7 acres
- Group 2B Forest Soils: 13.9 acres

The forest is a mix of hardwoods and softwoods and is composed of mature pine, oak, beech, hemlock, aspen, ironwood, maple, birch and hickory (see Map Ref. #'s 6-8, 30, 33, 34, 35, 38, 40, 41, 42, 45, 46). There is evidence of a very limited, carefully done timber harvest 30-40 years ago in the southeastern portion of the Property, which appears to have targeted white pine. The southeastern forest is in very good condition, whereas the white pine in the southwestern portion of the Property is of poorer quality, likely due to the soils in this area not as well suited to this species. There is a small area, in the south-central portion of the Property, with dense pine saplings which have likely sprouted after windfall of several trees in that area, creating openings in the forest canopy (see Map Ref. # 47) and there are other areas with downed trees from wind events (see Map Ref. # 46).

The invasive glossy buckthorn and Japanese barberry is well established in the understory in the southern forest and there is multiflora rose and autumn olive in the pasture and along the forest edge (see Map Ref. # 45).

The Grantor may conduct commercial forestry in accordance with the conservation easement terms. Due to specific requirements of the NHDES ARM program, there are specific management restrictions within the 25 and 100 foot Forestry riparian buffer zones, as shown on the Water Resources Buffer Zone Map, and more fully described in the easement deed.

Agricultural Resources-

As shown on the "Baseline Soils Map", the Property contains approximately three (3.0) acres of prime farmland soils, one and one-tenths (1.1) acres of statewide important farmland soils and twenty-three and two-tenths (23.2) acres that are classified as farmland of local importance.

Approximately four and six-tenths (4.6) acres of the approximately five (5.0) acre field in the northern portion of the Property is currently used as pasture for horses stabled on the abutting property (see Map Ref. #'s 6-8, 29). The remaining approximately four-tenths (0.4) acres of the field in the northernmost portion of the Property are used as a mowed field (see Map Ref. #'s 1, 2, 28, 29). The pasture has both

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**Conservation Easement Baseline Documentation
and Acknowledgement of Property Condition
Pike Family Revocable Trust of 2021 Easement**

movable electric fence, more permanent chicken-wire fencing and wooden fence, as described further below.

Due to the requirements of the NHDES ARM program, the conservation easement limits agricultural uses to the current Agricultural Area (Pasture and Mowed Field), as shown on the Baseline Cover Type Map, and agriculture is prohibited on the remainder of the Property.

Scenic and Recreational Resources-

The Property provides a scenic backdrop with undeveloped forest from its approximately one-thousand two hundred and twenty-one (1,221) feet of frontage along the federally designated Wild and Scenic Lamprey River (see Map Ref. #'s 20, 21).

There is limited access, via old trails, to the interior of the forest from the pasture. The Grantor may maintain the existing trails and may only relocate these or create new trails in accordance with an approval process described in the conservation easement deed.

Cultural, Historical, and/or Archeological Resources-

The Property contains no known cultural, historic, or archeological resources.

Buildings, Structures, Improvements and Disturbances on Property:

This Property contains no known structures, dwellings, towers or barns. Improvements to the Property include woods roads, trails, fences and stone walls, each as consistent with the agricultural, forestry and outdoor recreation uses of the Property.

Buildings, Structures, Improvements-


There are a few improvements to the Property, including woods roads, trails and fences as listed below.
Woods road & trail:


- There is an approximately six hundred (600) feet long and approximately ten (10) foot wide woods road on the Property. The road surface is dirt and leaf litter (see Map Ref. # 9). Note that the road appears little used and has several fallen trees across it.
- There is approximately four hundred and seventy (470) feet of an old woods road in the southern portion of the Property. The southern section of the woods road is approximately ten (10) feet wide, whereas the northern section has become overgrown and now appears as an approximately three to four (3-4) foot wide trail which disappears in an area with dense pine saplings (see Map Ref. # 47). The trail surface is dirt and leaf litter and is little used with trees growing in the road/trail bed and fallen trees lying across it.

Note that the woods road and trail were likely connected in the past, but there is an area with dense pine saplings (as noted above in Forest Resources) which obscure the woods road/trail.

Fences:

- There is approximately three hundred and ten (310) feet of an approximately six (6) feet high wooden fence in the northern portion of the Property (see Map Ref. #'s 3, 24-27). Parts of the fence are heavily overgrown.
- There is approximately one thousand eight hundred and fifty-five (1,855) feet of approximately two to three (2-3) feet high electric twine and wire fence along the southern edge of the pasture and along northwestern boundary (see Map Ref. #'s 1, 2, 28, 30, 43). Most of the fence is held with metal fence posts, but there are a few approximately five to six (5-6) feet high wooden fence

Grantor Initials: 

Grantee Initials: 

NHDES Initials: 

**Conservation Easement Baseline Documentation
and Acknowledgement of Property Condition
Pike Family Revocable Trust of 2021 Easement**

posts along the southern edge of the pasture and there are a few of these fenceposts (without fence attached) in the pasture area. Note that the fence is in need of repair in some sections.

- There are approximately three hundred and fifty (350) feet of an old approximately four (4) foot high chicken wire fence near the southern boundary of the pasture. The fence is in bad repair and non-functional (see Map Ref. # 43).

Gate:

- There is an approximately four by eight (4x8) foot overgrown metal gate in the northern portion of the Property (see Map Ref. # 3).

Tree Stands:

- There is an approximately twelve (12) foot high tree stand near the boundary in the southeastern portion of the Property (see Map Ref. #'s 12, 13). It appears little used.
- There are parts of a non-functional tree stand on the ground on the eastern boundary (see Map Ref. # 15).
- There is an approximately fifteen (15) foot high metal tree stand near the boundary in the southeastern portion of the Property (see Map Ref. # 32). It appears little used.
- There is an approximately fifteen (15) foot high metal tree stand near the southern edge of the pasture (see Map Ref. # 44). It appears little used with shrubs growing around it.

Utility lines:

- There are overhead utility lines crossing the northernmost portion of the Property within the Overhead utility & access easement area (see Survey Plan and Map Ref. #'s 2, 28).

Building Envelope Area-

The conservation easement includes a Reserved Right which allows Public Water System improvements to be located within the approximately eight and one-tenth (8.1) acre Building Envelope Area shown on the Baseline Cover Type Map (see Map Ref. #'s 6, 41) and described within the conservation easement deed.

Gravel Pit(s) / Erosion-

While the conservation easement does allow for limited removal of materials such as sand or gravel under specific conditions, as described in the conservation easement deed and with the approval of the Grantee, at this time there are no gravel pits on the Property. Additionally, there were no signs of erosion on the Property.

Farm Dump(s)-

There are two old farm dump areas on the Property. Both of these appear to be from a long time ago as most of the debris is integrated into the forest floor and its removal may cause more disturbance and damage than letting it remain. There are no signs of recent dumping at either site.

- Within the central portion of the Property is an approximately eighty by thirty (80x30) foot area with scattered metal and small glass debris. The larger metal debris consist of very old car parts, metal frames, springs and other pieces of metal (see Map Ref. #31).
- Within the southern portion of the Property is an approximately seventy by twenty (70x20) foot area scattered debris of glass, rusted metal pieces and car parts, 3-4 tires and 2-3 tire tubes (see Map Ref. # 36).

Grantor Initials: *RF*
Grantee Initials: *RF* NHDES Initials: *ERN*

**Conservation Easement Baseline Documentation
and Acknowledgement of Property Condition
Pike Family Revocable Trust of 2021 Easement**

Other conditions Pre-existing the Conservation Easement-

In the northern portion of the Properties is an approximately twenty (20) foot by twenty (20) foot area with scattered, rotting firewood (see Map Ref. # 29).

Condition of Boundaries & Access:


The Property's boundary is observed to be as depicted on the survey plan and Cover Type map. Since the boundary is primarily stone walls, river or open, the boundary was not blazed. There are remnants of non-functional barbed wire and wire fencing along the northwestern stone wall boundary.


The Property can be accessed via Packers Falls Rd, parking either along Packers Falls Rd or at the Town's Thompson Forest (Town of Durham #1 CE) parking area on Wednesday Hill Rd.

Attachments:

1. USGS topographic map, showing approximate Property lines and nearby conservation lands
2. Aerial photograph, showing approximate Property lines
3. Soils map, showing approximate Property lines and soils of significance to the Property's protection
4. Water resources map, showing Property's surface waters, wetlands, floodplain and Water Supply Intake Protection Area
5. Water resources – Buffer Zones map, showing buffer zones around wetlands
6. Wildlife habitat quality map, based on New Hampshire Wildlife Action Plan data (2020)
7. Conservation Plans map, showing "Blanding's Turtle Conservation Plan" and "NH Coastal Conservation Plan" Priority Agricultural Resources and Focus Areas
8. Land cover type map, showing Property's current uses and natural and disturbed land cover, key features, structures and improvements, boundaries, and approximate photograph locations and perspectives
9. Photographs, numbered to correspond with locations on land cover type map, and showing resources protected, structures and improvements, and other Property features
10. Copy of the recorded survey
11. NHB Report dated August 16th, 2021
12. By reference but not attached, Phase 1 Environmental Assessment Report dated May 31st, 2022
13. By reference but not attached, ARM Wetland Functions and Values Report dated August, 2021

Three (3) signature pages and eleven (11) attachments follow.


Grantor Initials: 

Grantee Initials: 

NHDES Initials: 

Signature Pages

In compliance with Section 1.170A-14(g)(5) of the federal tax regulations, the undersigned accept and acknowledge that the foregoing description of natural resources and other features, together with its attachments, is an accurate representation of the Property at the time of the conservation easement conveyance. The Grantor further certifies that if any of the documentation (information, exhibits, or photographs) was prepared in advance of the closing and date of execution of the conservation easement, the condition of the Property as depicted in this Report has not materially changed since the date of documentation. The Grantor and Grantee accept and acknowledge that the entirety of this Report is intended to aid in the enforcement of the conservation easement.



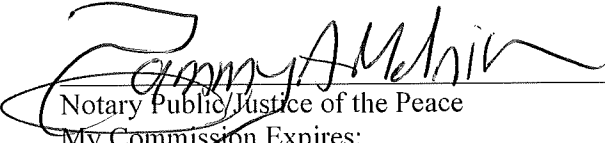
Grantor, Bonnie Pike,
Trustee of The Pike Family Revocable Trust of 2021

7/13/23

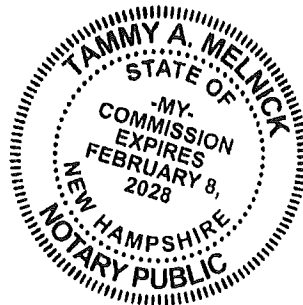
Date

STATE OF NEW HAMPSHIRE
COUNTY OF STRAFFORD ss.

On this 13th day of JULY, 2023, before me personally appeared **Bonnie Pike, Trustee of The Pike Family Revocable Trust of 2021**, known to me, or satisfactorily proven, to be the person whose name is subscribed to the foregoing instrument, and acknowledged that she signed the same as her voluntary act and deed for the purposes therein contained.



Notary Public/Justice of the Peace
My Commission Expires:



**Conservation Easement Baseline Documentation
and Acknowledgement of Property Condition
Pike Family Revocable Trust of 2021 Easement**



Grantee, for the Southeast Land Trust of NH:
Brian Hart, Executive Director

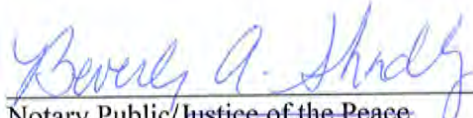


Date

STATE OF NEW HAMPSHIRE
COUNTY OF ROCKINGHAM, ss.

On this 18 day of May, 2023, before me personally appeared **Brian Hart**, known to me, or satisfactorily proven, to be the person whose name is subscribed to the foregoing instrument, and acknowledged that he signed the same as her voluntary act and deed for the purposes therein contained.

Beverly A Shadley
NOTARY PUBLIC
State of New Hampshire
My Commission Expires 3/3/2026

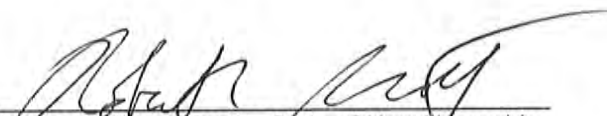


Notary Public/Justice of the Peace
My Commission Expires: 3/3/26

**Conservation Easement Baseline Documentation
and Acknowledgement of Property Condition
Pike Family Revocable Trust of 2021 Easement**

In compliance with Section 1.170A-14(g)(5) of the federal tax regulations, the undersigned states that, to the best of his knowledge, the foregoing description of natural resources and other features, together with its attachments, is an accurate representation of the Property at the time of the conservation easement conveyance; that he has no evidence contradicting the foregoing description, and that he is relying on the knowledge and expertise of the Preparer in accepting and acknowledging this description.

Robert R. Scott, Commissioner of the New Hampshire Department of Environmental Services hereby authorizes Emily Nichols to initial the pages of this Baseline Documentation Report on his behalf.



Third Party Holder, for the State of New Hampshire
Robert R. Scott, Department of Environmental Services

6/29/23

Date

STATE OF NEW HAMPSHIRE
COUNTY OF MERRIMACK, ss.

On this 29th day of June, 2023, before me personally appeared **Robert R. Scott**, known to me, or satisfactorily proven, to be the person whose name is subscribed to the foregoing instrument, and acknowledged that he signed the same as his voluntary act and deed for the purposes therein contained.

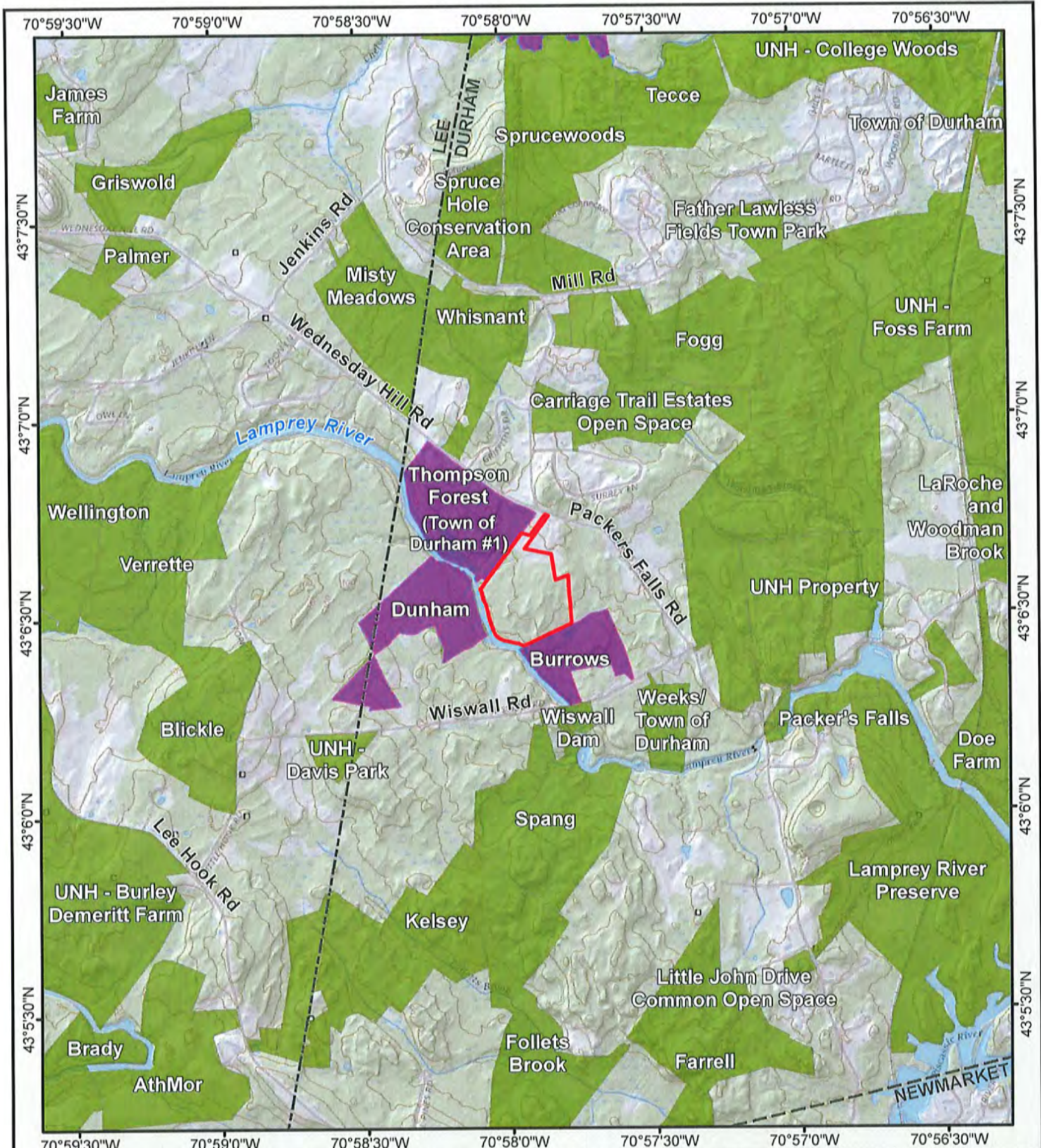






Notary Public/Justice of the Peace
My Commission Expires: 7-14-26




SUZANNE BEAUCHESNE
Notary Public - New Hampshire
My Commission Expires July 14, 2026

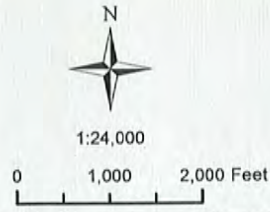
**Conservation Easement Baseline Documentation
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The **Natural Resources Conservation Service (NRCS)** through the Regional Conservation Partnership Program is prohibited by policy from signing baseline reports. Thus, the NRCS signature line has been intentionally excluded from this Baseline Documentation Report, and furthermore, there are no initials by an authorized NRCS official at the bottom of each page of this Baseline.




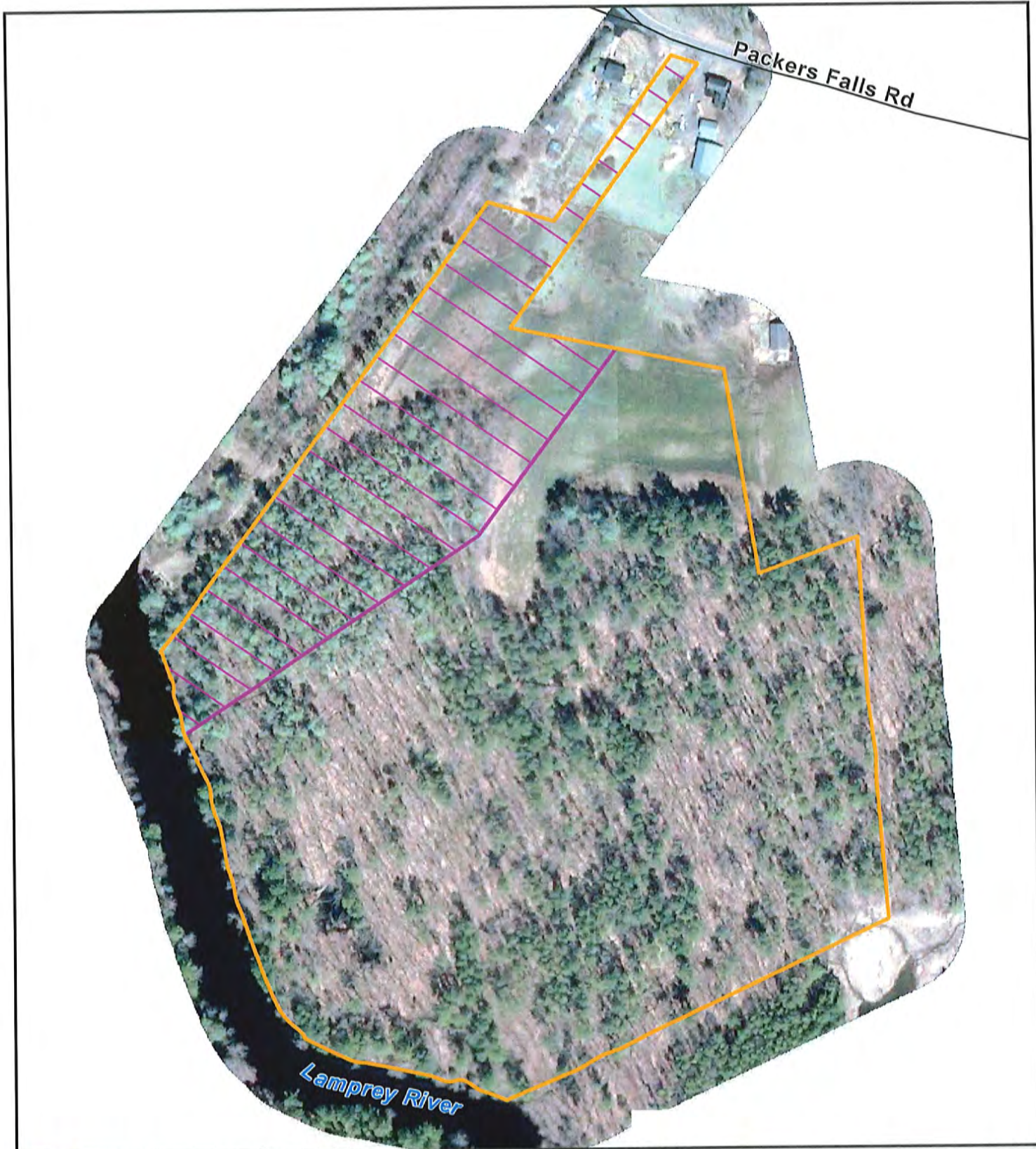
-  Conservation Easement Boundary
-  SELT Conservation Land
-  Conservation & Public Land
-  Town boundary

Grantor Initials: 
 Grantee Initials:  NDES Initials: 






Baseline Topographic Map Pike Easement & Nearby Conservation Lands Durham, NH

Boundary and feature locations are approximate. Easement boundary based on property survey by Berry Surveying & Engineering, recorded as 12629. Conservation lands from NH GRANIT. USGS topographic base map (2018) processed by NH GRANIT; coordinate system is NAD83 UTM Zone 19N meters.  **SELT**
 Map prepared by Southeast Land Trust of NH February, 2023



Packers Falls Rd

Lamprey River

-  Conservation Easement Boundary
-  Building Envelope Area
-  Road

**Baseline Aerial Photograph
Pike Conservation Easement
Durham, NH**

Boundary and feature locations are approximate.
Easement boundary based on property survey by Berry
Surveying & Engineering, recorded as 12629. 0.5-m
resolution orthophoto taken 2022-04-18 by Airbus Pleiades.












Grantor Initials: *[Signature]*
Grantee Initials: *[Signature]* NDES Initials: *[Signature]*

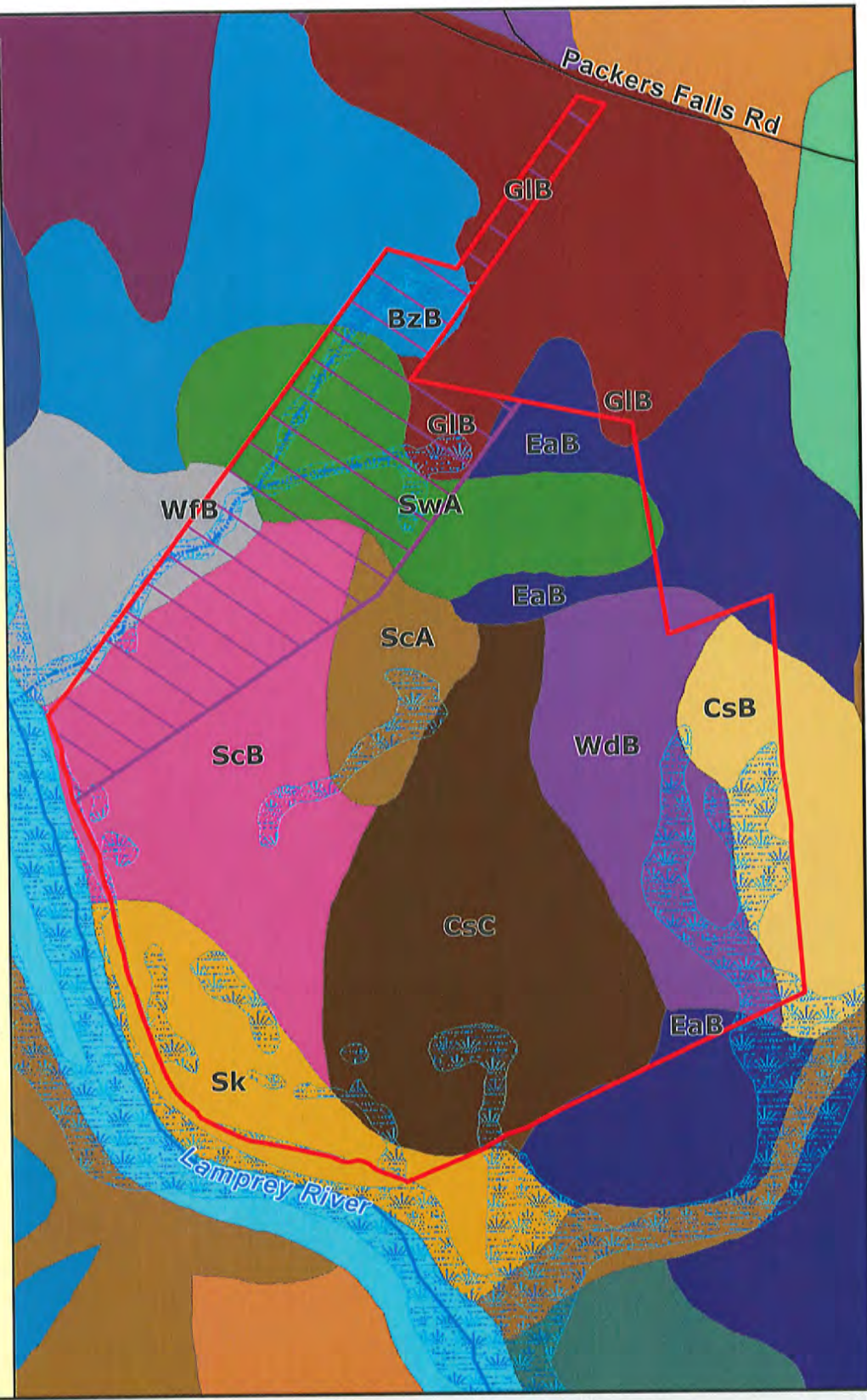








Map prepared by
Southeast Land Trust of NH
February, 2023 **SELT**

Strafford Soils -- In Descending Order of Predominance

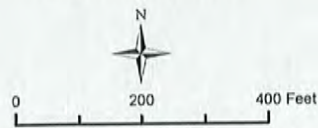
Type, Forest & Farmland Classification

-  CsC; Charlton very stony fine sandy loam, 8 to 15 percent slopes; Not prime farmland; Forest Class IA
-  ScB; Scantic silt loam, 3 to 8 percent slopes; Farmland of local importance; Forest Class IIB
-  WdB; Windsor loamy sand, 3 to 8 percent slopes; Farmland of local importance; Forest Class IC
-  SwA; Swanton fine sandy loam, 0 to 3 percent slopes; Farmland of local importance; Forest Class IIB
-  Sk; Suncook loamy sand; Farmland of local importance; Forest Class IB
-  ScA; Scantic silt loam, 0 to 3 percent slopes; Farmland of local importance; Forest Class IIB
-  CsB; Charlton very stony fine sandy loam, 3 to 8 percent slopes; Farmland of local importance; Forest Class IA
-  EaB; Elmwood fine sandy loam, 3 to 8 percent slopes; All areas are prime farmland; Forest Class IA
-  GIB; Gloucester fine sandy loam, 3 to 8 percent slopes; Farmland of statewide importance; Forest Class IB
-  BzB; Buxton silt loam, 3 to 8 percent slopes; All areas are prime farmland; Forest Class IB
-  WfB; Windsor loamy fine sand, clay subsoil variant, 0 to 8 percent slopes; All areas are prime farmland; Forest Class IA



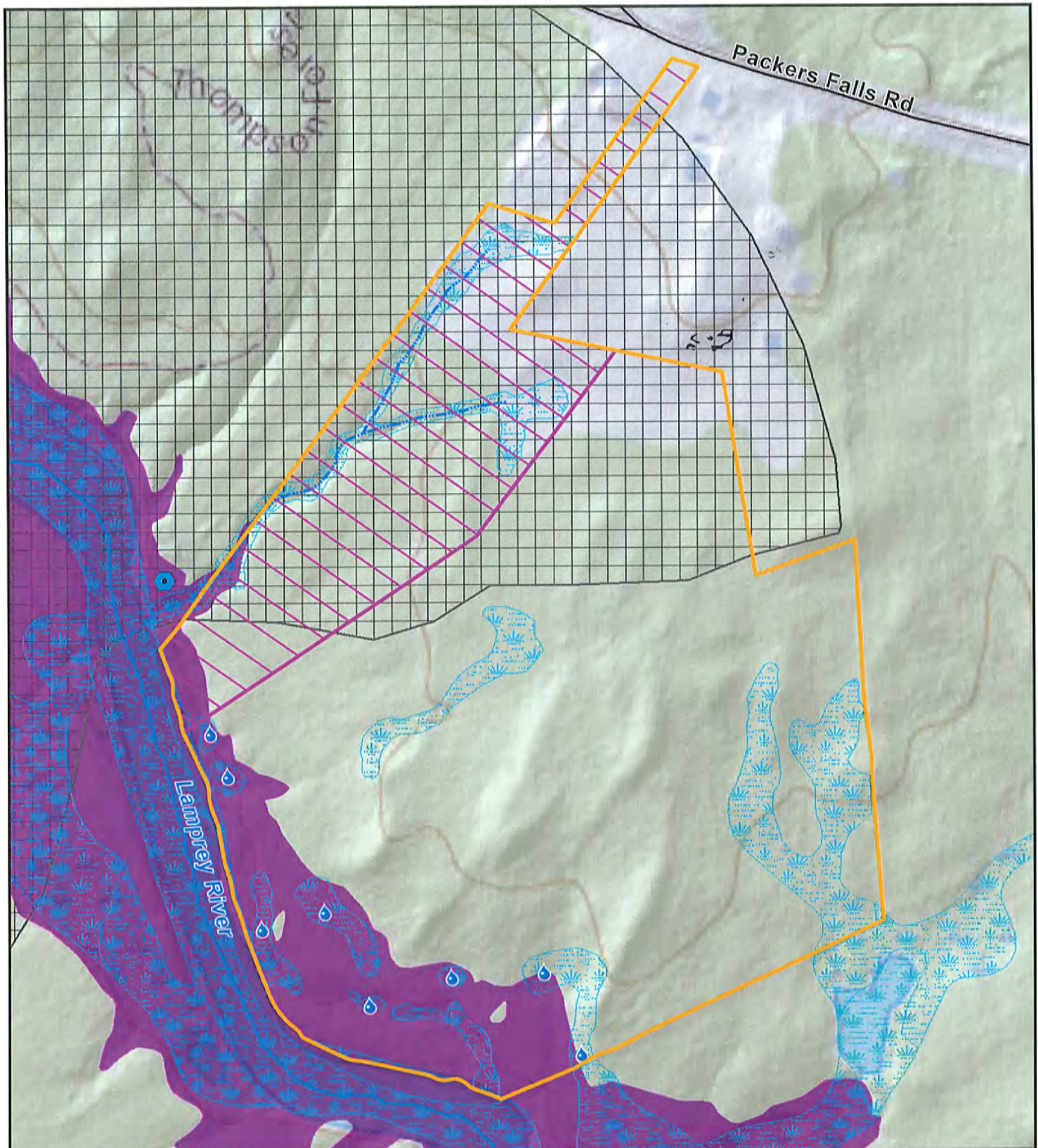
-  Conservation Easement Boundary
 -  Building Envelope Area
 -  Wetland
 -  River
 -  Intermittent Stream
 -  Road
- Grantor Initials: *SSP*
 Grantee Initials: *BAA* NDES Initials: *EPJ*

**Baseline Soils Map
 Pike Conservation Easement
 Durham, NH**



Boundary and feature locations are approximate.
 Easement boundary based on property survey by Berry Surveying & Engineering, recorded as 12629. Roads from NHDOT. Water features from 1:24,000 NH Hydrography dataset and Wetlands from USFWS National Wetlands Inventory both modified based on 2021 ARM report from West Environmental. Soils data from USDA 1:24,000 Soil Survey Geographic (SSURGO).
 Map prepared by Southeast Land Trust of NH February, 2023

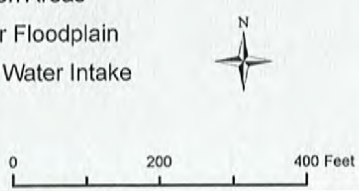




- | | |
|--------------------------------|--------------------------------------|
| Conservation Easement Boundary | Vernal Pool |
| Building Envelope Area | Water Supply Intake Protection Areas |
| Wetland | 100 year Floodplain |
| River | Surface Water Intake |
| Intermittent Stream | Road |

Grantor Initials:

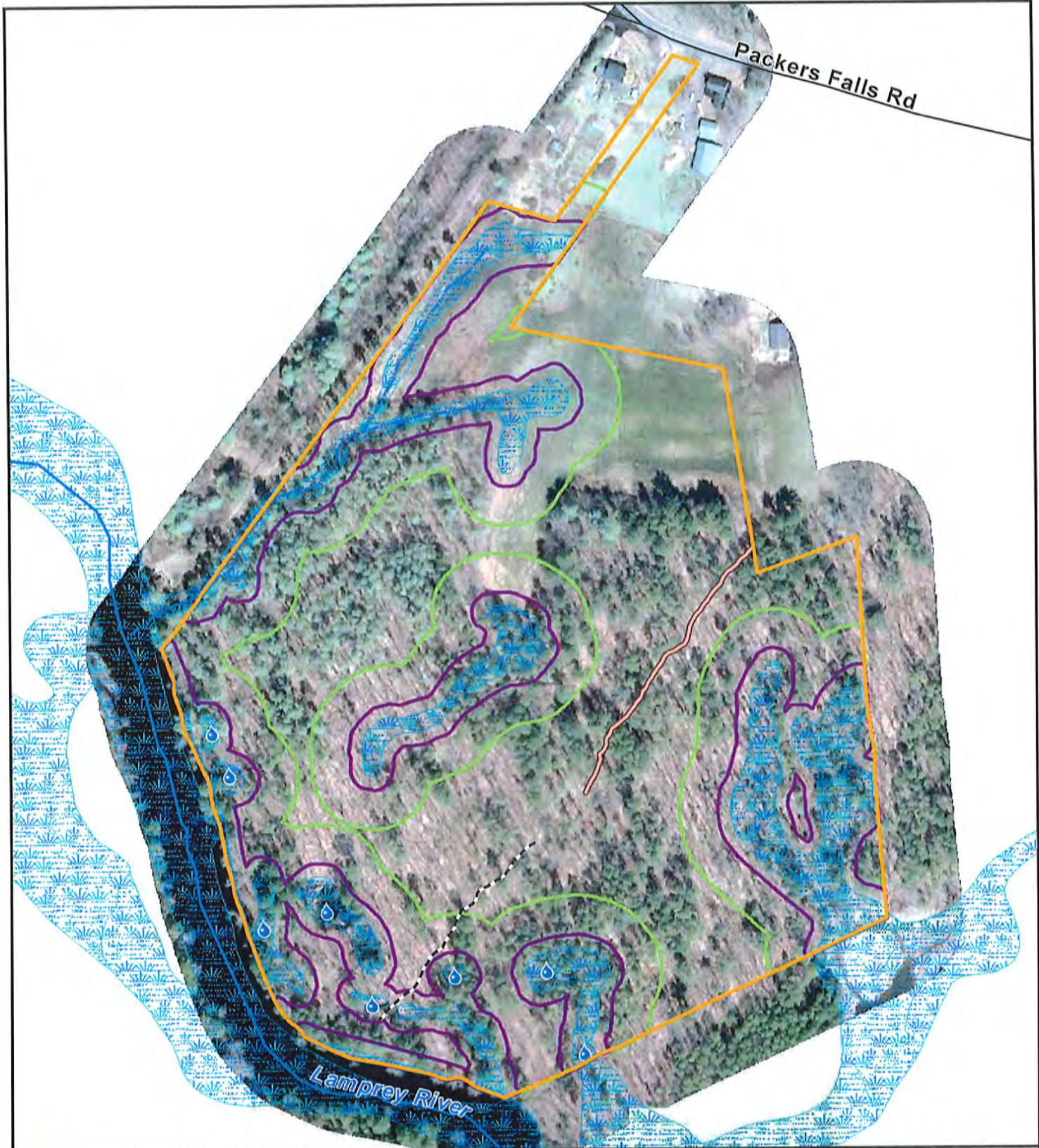
Grantee Initials: NDES Initials:



Baseline Water Resources Pike Conservation Easement Durham, NH

Boundary and feature locations are approximate. Easement boundary based on property survey by Berry Surveying & Engineering, recorded as 12629. Roads from NHDOT. Wetlands from USFWS National Wetlands Inventory, and waters from 1:24,000 NH Hydrography dataset; both modified based on 2021 ARM report from West Environmental. Map prepared by Southeast Land Trust of NH February, 2023





Packers Falls Rd

Lamprey River

Baseline Water Resources - Buffer Zones Map Pike Conservation Easement Durham, NH

- Conservation Easement Boundary
- Wetland 25 -ft. Buffer
- Wetland 100 -ft. Buffer
- Wetland
- Vernal Pool
- River
- Intermittent Stream
- Woods Road
- Trail
- Road

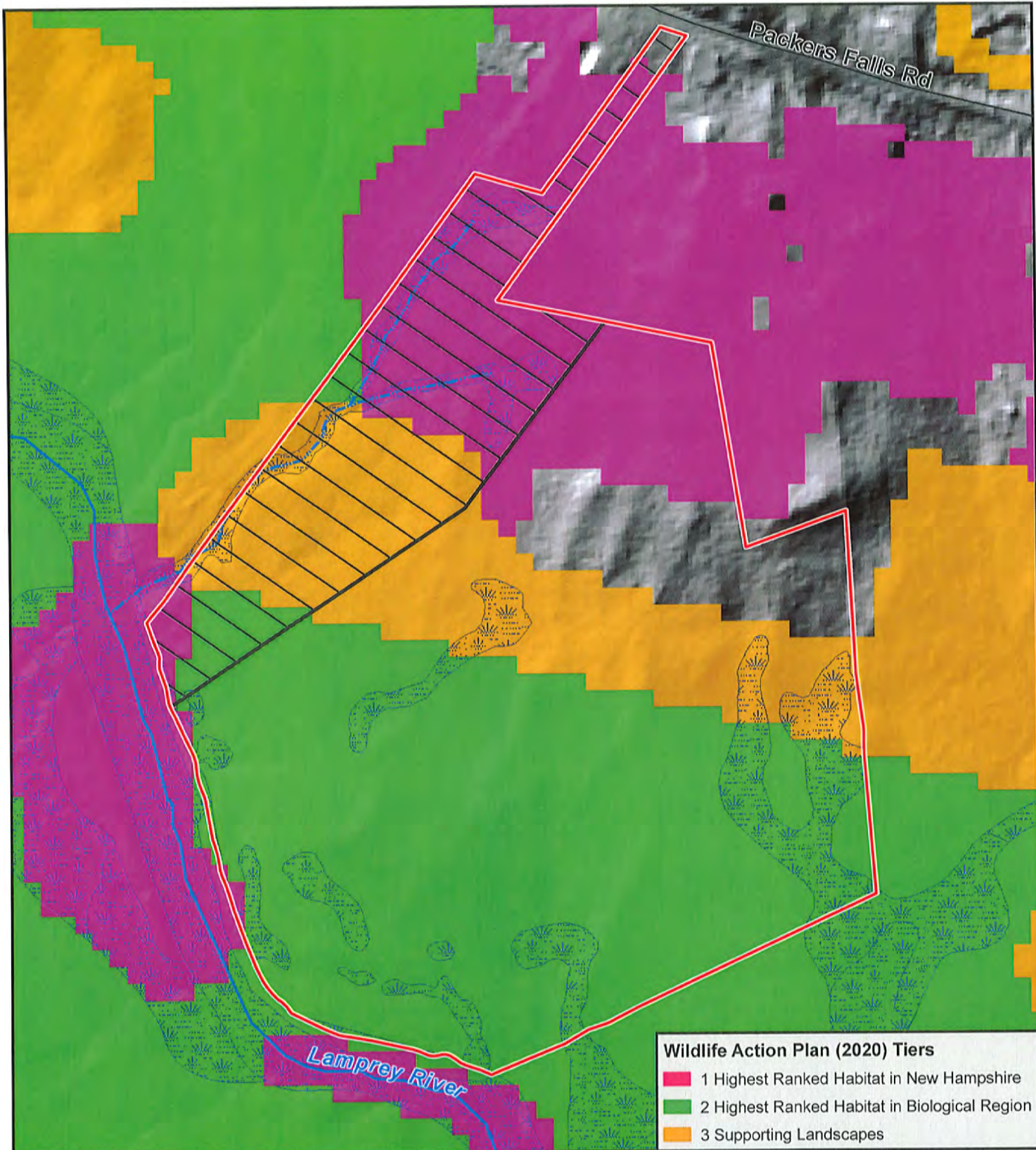


0 200 400 Feet

Grantor Initials: *BSS*
 Grantee Initials: *DAA* NDES Initials: *EEJ*

Boundary and feature locations are approximate. Easement boundary based on property survey by Berry Surveying & Engineering, recorded as 12629. Wetlands from USFWS National Wetlands Inventory, and waters from 1:24,000 NH Hydrography dataset; both modified based on 2021 ARM report from West Environmental. Map prepared by Southeast Land Trust of NH February, 2023





Wildlife Action Plan (2020) Tiers

- 1 Highest Ranked Habitat in New Hampshire
- 2 Highest Ranked Habitat in Biological Region
- 3 Supporting Landscapes

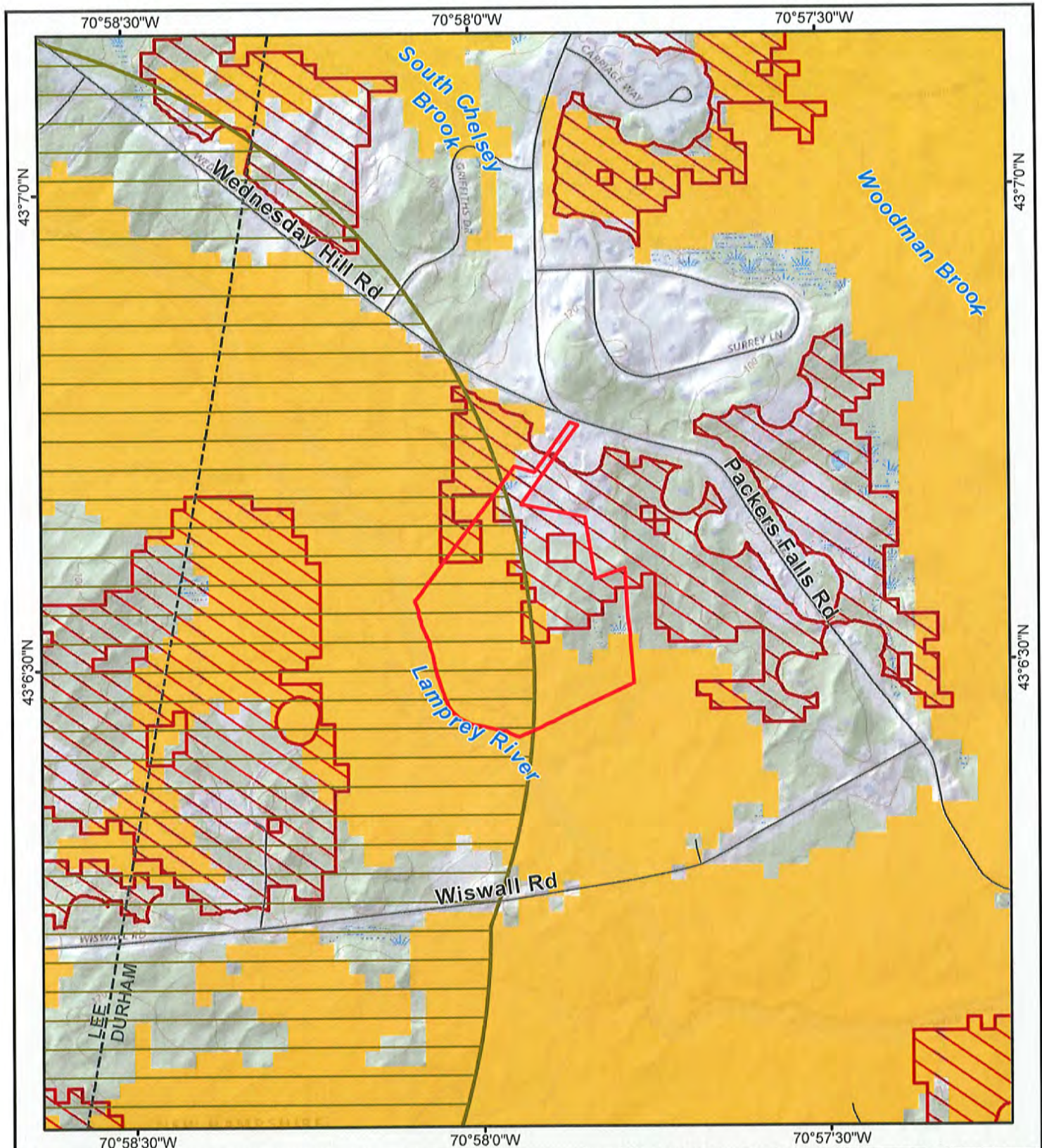
Conservation Easement Boundary
 Building Envelope Area
 Wetland
 River
 Intermittent Stream
 Road
 Grantor Initials: *BS*
 Grantee Initials: *EA* NDES Initials: *ERS*

**Baseline Wildlife Habitat Quality Map
Pike Conservation Easement
Durham, NH**



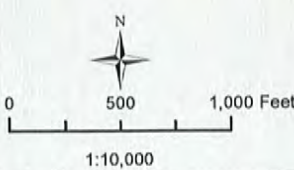
Boundary and feature locations are approximate.
 Easement boundary based on property survey by Berry Surveying & Engineering, recorded as 12629. Roads from NHDOT.
 Wetlands from USFWS National Wetlands Inventory, and waters from 1:24,000 NH Hydrography dataset; both modified based on 2021 ARM report from West Environmental.
 Map prepared by Southeast Land Trust of NH February, 2023





Conservation Easement Boundary
 NH Coastal Plan
 Priority Agricultural Resources
 Focus Area
 Grantor Initials: *BA*
 Grantee Initials: *BA*

Blanding's turtle Conservation Plan
 Tier 2
 Road
 Town boundary
 NDES Initials: *ERW*



Baseline Conservation Plans Map Pike Conservation Easement Durham, NH

Boundary and feature locations are approximate.
 Easement boundary based on property survey by Berry Surveying & Engineering, recorded as 12629. Conservation lands from NH GRANIT. USGS topographic base map (2018) processed by NH GRANIT; coordinate system is NAD83 UTM Zone 19N meters.
 Map prepared by Southeast Land Trust of NH February, 2023



Land Feature

- *— Remnants of Barbed Wire & Wire Fence
- +— Electric twine and wire Fence
- +— Wooden Fence
- +— Chicken wire Fence
- ○ Stone Wall
- Trail
- Overhead Utility Line
- Woods Road
- Debris
- Firewood
- Gate
- Graveyard
- Invasive Species
- Natural Disturbance
- Tree Stand
- Utility Pole

Land Cover

- Forest
- Scrub-Shrub
- Forested Wetland
- Scrub-Shrub Wetland
- Open Wetland
- Waterbody
- Agricultural Area**
- Pasture
- Mowed Field
- River
- Intermittent Stream
- Vernal Pool

- Conservation Easement Boundary
- Building Envelope Area
- Road

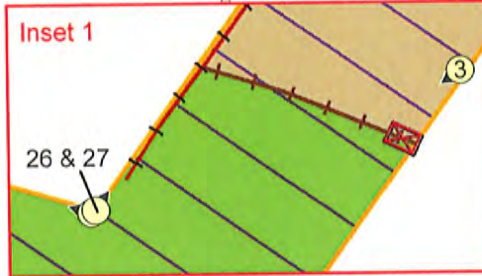
Map Ref. #

- Photo Point & Orientation
- Land Feature Point

Grantor Initials: *[Signature]*
 Grantee Initials: *[Signature]* NDES Initials: *[Signature]*



Packers Falls Rd



**Baseline Cover Type Map
 Showing Photograph Locations & Perspectives
 Pike Conservation Easement
 Durham, NH**

Boundary and feature locations are approximate. Easement boundary based on property survey by Berry Surveying & Engineering, recorded as 12629. Roads from NHDOT. Wetlands from USFWS National Wetlands Inventory, and waters from 1:24,000 NH Hydrography dataset; both modified based on 2021 ARM report from West Environmental. Map prepared by Southeast Land Trust of NH May, 2023



Pike Conservation Easement, Durham Digital Baseline Photographs



Map Ref.: 1 **Date:** 12/6/2022
File Name: Photo: 1
 photo_Pike_2022-12-06_(1)
Photographer: Shaun Dillon
Location Method:
 GPS/Survey interpretation
Orientation(°): 288
Latitude: 43.112551
Longitude: -70.964183
Description:
 Standing at iron rod corner, looking northwest approx. along boundary with Property in left side of frame. Note person in center frame is at next corner and silver capped iron rod is flush with ground at base of wooden stake in bottom center frame. Also note that the utility pole is outside Property and overhead wires crossing over the Property just outside top of frame. Also note open field in left side of frame and approx. 2 -ft. high electric wire fence to the left from person in center frame



Map Ref.: 2 **Date:** 12/6/2022
File Name: Photo: 2
 photo_Pike_2022-12-06_(2)
Photographer: Shaun Dillon
Location Method:
 GPS/Survey interpretation
Orientation(°): 213
Latitude: 43.112541
Longitude: -70.964159
Description:
 Standing at iron rod corner, looking southwest approx. along boundary with Property in right side of frame. Note person in center frame is at boundary stake and silver capped iron rod is flush with ground at base of wooden stake in bottom center frame. Also note open field in right side of frame and overhead wires crossing over Property in top right side of frame and approx. 2 -ft. high electric wire fence along the boundary in far right side of frame.

Photos Taken By: Shaun Dillon

Shaun Dillon

All GPS points located with ESRI Collector app on Samsung Galaxy Tab A
 All photographs taken with Samsung Galaxy Tab A
 All directions are relative to NH Grid North per survey plan of record

Grantor Initials SD

Grantee Initials GD

NHDES Initials gxw

Pike Conservation Easement, Durham

Digital Baseline Photographs



Map Ref.: 3 **Date:** 12/6/2022

File Name: Photo: 3

photo_Pike_2022-12-06_(3)

Photographer: Shaun Dillon

Location Method:

GPS

Orientation(°): 235

Latitude: 43.111821

Longitude: -70.964906

Description:

Standing near eastern boundary, looking southwest into Property. Note person in center frame is at boundary stake. Note approx. 6 -ft. high wooden fence with electric wires in right side of frame and approx. 4x8 -ft. overgrown metal gate in center frame. Also note open field with some shrubs in center frame.



Map Ref.: 4 **Date:** 12/6/2022

File Name: Photo: 4

photo_Pike_2022-12-06_(4)

Photographer: Shaun Dillon

Location Method:

GPS/Survey interpretation

Orientation(°): 35

Latitude: 43.11113

Longitude: -70.965591

Description:

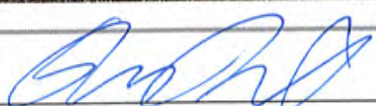
Standing at iron rod corner, looking northeast approx. along boundary with Property in left side of frame. Note silver capped iron rod in bottom center frame and open field with some shrubs in left side of frame.

Photos Taken By: Shaun Dillon

Grantor Initials 

Grantee Initials 

NHDES Initials 



All GPS points located with ESRI Collector app on Samsung Galaxy Tab A
All photographs taken with Samsung Galaxy Tab A
All directions are relative to NH Grid North per survey plan of record

Pike Conservation Easement, Durham

Digital Baseline Photographs



Map Ref.: 5 **Date:** 12/6/2022

File Name: Photo: 5

photo_Pike_2022-12-06_(5)

Photographer: Shaun Dillon

Location Method:

GPS/Survey interpretation

Orientation(°): 98

Latitude: 43.11152

Longitude: -70.96556

Description:

Standing at iron rod corner, looking east approx. along boundary with Property in right side of frame. Note open field with some shrubs in right side of frame.



Map Ref.: 6 **Date:** 12/6/2022

File Name: Photo: 10

photo_Pike_2022-12-06_(10)

Photographer: Shaun Dillon

Location Method:

GPS

Orientation(°): 217

Latitude: 43.111048

Longitude: -70.9648

Description:

Standing approx. at corner of Building Envelope Area, looking southwest approx. along boundary with Building Envelope Area in right side of frame. Note open pasture in foreground and background of mature forest with oak, hickory, pine and hemlock. Note person in center frame is approx. at next corner of Building Envelope Area.

Photos Taken By: Shaun Dillon

Grantor Initials SD

Grantee Initials GA

NHDES Initials GPW

All GPS points located with ESRI Collector app on Samsung Galaxy Tab A
All photographs taken with Samsung Galaxy Tab A
All directions are relative to NH Grid North per survey plan of record

Pike Conservation Easement, Durham

Digital Baseline Photographs



Map Ref.: 7 **Date:** 12/6/2022

File Name: Photo: 11

photo_Pike_2022-12-06_(11)

Photographer: Shaun Dillon

Location Method:

GPS/Survey interpretation

Orientation(°): 282

Latitude: 43.111009

Longitude: -70.963967

Description:

Standing at iron rod corner, looking approx. along boundary with Property in left side of frame. Note silver capped iron rod in bottom center frame and open pasture with forest backdrop in left side of fame.



Map Ref.: 8 **Date:** 12/6/2022

File Name: Photo: 12

photo_Pike_2022-12-06_(12)

Photographer: Shaun Dillon

Location Method:

GPS/Survey interpretation

Orientation(°): 170

Latitude: 43.110936

Longitude: -70.964039

Description:

Standing at iron rod corner, looking southeast approx. along boundary with Property in right side of frame. Note silver capped iron rod in bottom center frame and open pasture with forest backdrop in center frame.

Photos Taken By: Shaun Dillon

Grantor Initials *SS*

Grantee Initials *QAA*

NHDES Initials *ERW*

All GPS points located with ESRI Collector app on Samsung Galaxy Tab A
All photographs taken with Samsung Galaxy Tab A
All directions are relative to NH Grid North per survey plan of record

Pike Conservation Easement, Durham Digital Baseline Photographs



Map Ref.: 9 **Date:** 12/6/2022
File Name: Photo: 8
photo_Pike_2022-12-06_(8)
Photographer: Shaun Dillon
Location Method:
GPS
Orientation(°): 213
Latitude: 43.110073
Longitude: -70.963904
Description:
Standing near eastern boundary, looking southwest at approx. 10 -ft. wide dirt old woods road which appears very little used. Note very old rusted car part in center right side of frame which appears to be from a long time ago and is integrated into the forest floor.



Map Ref.: 10 **Date:** 12/6/2022
File Name: Photo: 13
photo_Pike_2022-12-06_(13)
Photographer: Shaun Dillon
Location Method:
GPS/Survey interpretation
Orientation(°): 351
Latitude: 43.109892
Longitude: -70.963829
Description:
Standing at iron rod corner, looking northwest approx. along boundary with Property in left side of frame. Note orange capped iron rod in bottom center frame.

Photos Taken By: Shaun Dillon

Grantor Initials SD

Grantee Initials SA

NHDES Initials ERW

All GPS points located with ESRI Collector app on Samsung Galaxy Tab A
All photographs taken with Samsung Galaxy Tab A
All directions are relative to NH Grid North per survey plan of record

Pike Conservation Easement, Durham Digital Baseline Photographs



Map Ref.: 11 **Date:** 12/6/2022
File Name: Photo: 14
photo_Pike_2022-12-06_(14)
Photographer: Shaun Dillon
Location Method:
GPS/Survey Interpretation
Orientation(°): 70
Latitude: 43.10993
Longitude: -70.963769
Description:
Standing at iron rod corner, looking northeast approx. along boundary with Property in right side of frame.



Map Ref.: 13 **Date:** 12/6/2022
File Name: Photo: 15
photo_Pike_2022-12-06_(15)
Photographer: Shaun Dillon
Location Method:
GPS/Survey interpretation
Orientation(°): 249
Latitude: 43.110033
Longitude: -70.963073
Description:
Standing at iron rod corner, looking southwest approx. along boundary with Property in left side of frame. Note posted sign in center-left of frame and tree stand on tree to the right of tree with posted sign. Also note white capped iron rod in bottom center frame and stone wall boundary in lower frame.

Photos Taken By: Shaun Dillon

Grantor Initials SD

Grantee Initials ORP

NHDES Initials ERN

All GPS points located with ESRI Collector app on Samsung Galaxy Tab A
All photographs taken with Samsung Galaxy Tab A
All directions are relative to NH Grid North per survey plan of record

Pike Conservation Easement, Durham Digital Baseline Photographs



Map Ref.: 14 Date: 12/6/2022

File Name: Photo: 16

photo_Pike_2022-12-06_(16)

Photographer: Shaun Dillon

Location Method:

GPS/Survey interpretation

Orientation(°): 177

Latitude: 43.110028

Longitude: -70.963028

Description:

Standing at iron rod corner, looking south along stone wall boundary with Property in right side of frame. Note white capped iron rod in bottom center frame.



Map Ref.: 16 Date: 12/6/2022

File Name: Photo: 17

photo_Pike_2022-12-06_(17)

Photographer: Shaun Dillon

Location Method:

GPS/Survey interpretation

Orientation(°): 357

Latitude: 43.108053

Longitude: -70.962915

Description:

Standing at drill hole corner, looking north along stone wall boundary with Property in left side of frame. Note faintly painted drill hole is in stone in bottom center frame. A former beaver pond, now a scrub-shrub wetland, is predominantly on the abutting property and extends partially onto the Property.

Photos Taken By: Shaun Dillon

Grantor Initials *SD*

Grantee Initials *GA*

NHDES Initials *ERN*

All GPS points located with ESRI Collector app on Samsung Galaxy Tab A
All photographs taken with Samsung Galaxy Tab A
All directions are relative to NH Grid North per survey plan of record

Pike Conservation Easement, Durham Digital Baseline Photographs



Map Ref.: 17 **Date:** 12/6/2022
File Name: Photo: 18
photo_Pike_2022-12-06_(18)
Photographer: Shaun Dillon
Location Method:
GPS/Survey interpretation
Orientation(°): 243
Latitude: 43.107954
Longitude: -70.962862
Description:
Standing at drill hole corner, looking southwest along stone wall boundary with Property in right side of frame. Note faintly painted drill hole is in stone in bottom center frame. Also note wetland on both sides of stone wall in center frame which is a former beaver pond and is now a scrub-shrub wetland.



Map Ref.: 18 **Date:** 12/6/2022
File Name: Photo: 20
photo_Pike_2022-12-06_(20)
Photographer: Shaun Dillon
Location Method:
GPS/Survey interpretation
Orientation(°): 67
Latitude: 43.107149
Longitude: -70.965605
Description:
Standing at iron rod, looking northeast along stone wall boundary with Property in left side of frame. Note silver capped iron rod is just behind photo point.

Photos Taken By: Shaun Dillon

Grantor Initials SD

Grantee Initials SA

NHDES Initials ERN

All GPS points located with ESRI Collector app on Samsung Galaxy Tab A
All photographs taken with Samsung Galaxy Tab A
All directions are relative to NH Grid North per survey plan of record

Pike Conservation Easement, Durham

Digital Baseline Photographs



Map Ref.: 19 **Date:** 12/6/2022
File Name: Photo: 21
photo_Pike_2022-12-06_(21)
Photographer: Shaun Dillon
Location Method:
GPS/Survey Interpretation
Orientation(°): 270
Latitude: 43.107092
Longitude: -70.965654
Description:
Standing at iron rod, looking west into Property. Note stone wall boundary in lower right corner and silver capped iron rod in bottom frame. Note boundary continues from stone wall to the edge of the Lamprey River in far left side of frame (see Survey plan for details).



Map Ref.: 20 **Date:** 12/6/2022
File Name: Photo: 22
photo_Pike_2022-12-06_(22)
Photographer: Shaun Dillon
Location Method:
GPS
Orientation(°): 285
Latitude: 43.107056
Longitude: -70.965807
Description:
Standing at edge of Lamprey River near the southernmost corner of the Property, looking northwest at scenic view of Property in right side of frame.

Photos Taken By: Shaun Dillon

Grantor Initials

Grantee Initials

NHDES Initials

All GPS points located with ESRI Collector app on Samsung Galaxy Tab A
All photographs taken with Samsung Galaxy Tab A
All directions are relative to NH Grid North per survey plan of record

Pike Conservation Easement, Durham Digital Baseline Photographs



Map Ref.: 21 **Date:** 12/6/2022
File Name: Photo: 27
 photo_Pike_2022-12-06_(27)
Photographer: Shaun Dillon
Location Method:
 GPS/Survey interpretation
Orientation(°): 169
Latitude: 43.109519
Longitude: -70.968161
Description:
 Standing at drill hole, looking southeast at boundary following bank of Lamprey River. Note faintly painted drill hole is on rock with moss in bottom center frame and that boundary continues from stone wall to the bank of the Lamprey River in right side of frame (see Survey for details). Also note scenic view of Property from the Lamprey River in right side of frame. Note good forest buffer to Lamprey River



Map Ref.: 22 **Date:** 12/6/2022
File Name: Photo: 28
 photo_Pike_2022-12-06_(28)
Photographer: Shaun Dillon
Location Method:
 GPS/Survey interpretation
Orientation(°): 42
Latitude: 43.109549
Longitude: -70.968107
Description:
 Standing at drill hole, looking northeast along stone wall boundary with Property in right side of frame. Note pumphouse for Durham-UNH Water Supply intake from the Lamprey River is just outside left side of frame and is outside Property.

Photos Taken By: Shaun Dillon

Grantor Initials

Grantee Initials

NHDES Initials

All GPS points located with ESRI Collector app on Samsung Galaxy Tab A
 All photographs taken with Samsung Galaxy Tab A
 All directions are relative to NH Grid North per survey plan of record

Pike Conservation Easement, Durham Digital Baseline Photographs



Map Ref.: 23 **Date:** 1/11/2023
File Name: Photo: 38
 photo_Pike_2023-01-11_(38)
Photographer: Shaun Dillon
Location Method:
 GPS
Orientation(°): 10
Latitude: 43.109529
Longitude: -70.968075
Description:
 Standing near southwestern corner of Property, looking northerly at stone wall boundary in center frame with Property on right side of stone wall. Note pumphouse for Durham-UNH Water Supply intake from the Lamprey River in left center frame.



Map Ref.: 24 **Date:** 12/6/2022
File Name: Photo: 31
 photo_Pike_2022-12-06_(31)
Photographer: Shaun Dillon
Location Method:
 GPS/Survey interpretation
Orientation(°): 216
Latitude: 43.111896
Longitude: -70.965713
Description:
 Standing at drill hole corner, looking southwest along stone wall boundary with Property in left side of frame. Note orange painted drill hole in bottom center frame and overgrown approx. 6-ft. high wooden fence in left side of frame. Also note access road in right side of frame is outside Property on abutting Thompson Forest (Town of Durham #1).

Photos Taken By: Shaun Dillon

Grantor Initials BSP

Grantee Initials SDA

NHDES Initials EPN

All GPS points located with ESRI Collector app on Samsung Galaxy Tab A
 All photographs taken with Samsung Galaxy Tab A
 All directions are relative to NH Grid North per survey plan of record

Pike Conservation Easement, Durham Digital Baseline Photographs



Map Ref.: 25 **Date:** 12/6/2022
File Name: Photo: 32
 photo_Pike_2022-12-06_(32)
Photographer: Shaun Dillon
Location Method:
 GPS/Survey interpretation
Orientation(°): 108
Latitude: 43.11183
Longitude: -70.965706
Description:
 Standing at drill hole corner, looking southeast approx. along boundary with Property in right side of frame. Note orange painted drill hole in bottom center frame and overgrown approx. 6 -ft. high wooden fence crossing into Property in center frame.



Map Ref.: 26 **Date:** 4/28/2023
File Name: Photo: 204
 photo_Pike_4/28/2023_(204)
Photographer: Shaun Dillon
Location Method:
 GPS/Survey interpretation
Orientation(°): 287
Latitude: 43.111679
Longitude: -70.965179
Description:
 Standing at iron rod corner, looking northwest approx. along boundary with Property in left side of frame. Note red capped iron rod in bottom center frame and overgrown approx. 6 -ft. high wooden fence in left side of frame.

Photos Taken By: Shaun Dillon

Grantor Initials BSB

Grantee Initials QAP

NHDES Initials EPN

All GPS points located with ESRI Collector app on Samsung Galaxy Tab A
 All photographs taken with Samsung Galaxy Tab A
 All directions are relative to NH Grid North per survey plan of record

Pike Conservation Easement, Durham Digital Baseline Photographs



Map Ref.: 27 **Date:** 4/28/2023
File Name: Photo: 205
 photo_Pike_4/28/2023_(205)
Photographer: Shaun Dillon
Location Method:
 GPS/Survey Interpretation
Orientation(°): 35
Latitude: 43.111712
Longitude: -70.965283
Description:
 Standing at iron rod corner, looking northeast approx. along boundary with Property in right side of frame. Note line of small white flags in center frame indicates buried 'invisible fence' on abutting property which reaches close to the boundary. Also note approx. 6 -ft. high wooden fence in right side of frame.



Map Ref.: 28 **Date:** 12/6/2022
File Name: Photo: 36
 photo_Pike_2022-12-06_(36)
Photographer: Shaun Dillon
Location Method:
 GPS/Survey interpretation
Orientation(°): 215
Latitude: 43.112607
Longitude: -70.964381
Description:
 Standing at iron rod corner, looking southwest approx. along boundary with Property in left side of frame. Note red capped iron rod is flush with ground where flagging reaches the ground in bottom center frame. Also note open field in foreground and approx. 2 -ft. high electric wire fence along boundary in center frame and overhead utility wires crossing over Property in top left corner.

Photos Taken By: Shaun Dillon

Grantor Initials SS

Grantee Initials SD

NHDES Initials EPW

All GPS points located with ESRI Collector app on Samsung Galaxy Tab A
 All photographs taken with Samsung Galaxy Tab A
 All directions are relative to NH Grid North per survey plan of record

Pike Conservation Easement, Durham Digital Baseline Photographs



Map Ref.: 29 **Date:** 12/6/2022

File Name: Photo: 35

photo_Pike_2022-12-06_(35)

Photographer: Shaun Dillon

Location Method:

GPS

Orientation(°): 186

Latitude: 43.112266

Longitude: -70.964653

Description:

Standing within northern portion of Property, looking south at approx. 20x20 -ft. area of old rotting fire-wood pile. Note stake in left side of frame is boundary marker. Also note open field in foreground and pasture with some shrubs in center frame.



Map Ref.: 30 **Date:** 12/6/2022

File Name: Photo: 6

photo_Pike_2022-12-06_(6)

Photographer: Shaun Dillon

Location Method:

GPS

Orientation(°): 100

Latitude: 43.110329

Longitude: -70.965317

Description:

Standing within central portion of Property, looking southeast at edge of field. Note there is electrical wire fence along edge of field which is difficult to discern in photo. Also note representative mature forest with pine, oak, beech, hemlock and hickory in right side of frame.

Photos Taken By: Shaun Dillon

Grantor Initials SD

Grantee Initials SD

NHDES Initials EPN

All GPS points located with ESRI Collector app on Samsung Galaxy Tab A
All photographs taken with Samsung Galaxy Tab A
All directions are relative to NH Grid North per survey plan of record

Pike Conservation Easement, Durham Digital Baseline Photographs



Map Ref.: 31 **Date:** 12/6/2022
File Name: Photo: 7
 photo_Pike_2022-12-06_(7)
Photographer: Shaun Dillon
Location Method:
 GPS
Orientation(°): 223
Latitude: 43.109731
Longitude: -70.964139
Description:
 Standing within central portion of Property, looking southwest at approx. 80x30 -ft. area with scattered metal and small glass debris that appears to be from a long time ago and is integrated into the forest floor. The larger metal debris consist of very old car parts, metal frames, springs and other pieces of metal.



Map Ref.: 33 **Date:** 12/6/2022
File Name: Photo: 9
 photo_Pike_2022-12-06_(9)
Photographer: Shaun Dillon
Location Method:
 GPS
Orientation(°): 236
Latitude: 43.108652
Longitude: -70.964262
Description:
 Standing within southeastern portion of Property, looking southwest at representative mature forest with an overstory of hickory, oak, aspen and pine and some small pine regrowth.

Photos Taken By: Shaun Dillon

Grantor Initials SD

Grantee Initials SD

NHDES Initials EPN

Shaun Dillon

All GPS points located with ESRI Collector app on Samsung Galaxy Tab A
 All photographs taken with Samsung Galaxy Tab A
 All directions are relative to NH Grid North per survey plan of record

Pike Conservation Easement, Durham

Digital Baseline Photographs



Map Ref.: 34 **Date:** 12/6/2022
File Name: Photo: 19
photo_Pike_2022-12-06_(19)
Photographer: Shaun Dillon
Location Method:
GPS
Orientation(°): 352
Latitude: 43.107575
Longitude: -70.965525
Description:
Standing within southern portion of Property, looking northwest at almost dry vernal pool with good forest buffer of predominantly mature hickory, oak, maple, birch, hemlock and pine.



Map Ref.: 35 **Date:** 1/11/2023
File Name: Photo: 41
photo_Pike_2023-01-11_(41)
Photographer: Shaun Dillon
Location Method:
GPS
Orientation(°): 106
Latitude: 43.107713
Longitude: -70.966103
Description:
Standing within southern portion of Property, looking southeast at vernal pool with good forest buffer.

Photos Taken By: Shaun Dillon

Grantor Initials SD

Grantee Initials SD

NHDES Initials EPN

All GPS points located with ESRI Collector app on Samsung Galaxy Tab A
All photographs taken with Samsung Galaxy Tab A
All directions are relative to NH Grid North per survey plan of record

Pike Conservation Easement, Durham Digital Baseline Photographs



Map Ref.: 36 **Date:** 12/6/2022

File Name: Photo: 23

photo_Pike_2022-12-06_(23)

Photographer: Shaun Dillon

Location Method:

GPS

Orientation(°): 273

Latitude: 43.107534

Longitude: -70.96618

Description:

Standing within southern portion of Property, looking west at approx. 70x20 -ft. area along edge of wetland with scattered debris of glass, rusted metal pieces and car parts, 3-4 tires and 2-3 tire tubes. This is an old area of debris and is integrated into the forest floor. Note wetland in left side of frame with good forest buffer.



Map Ref.: 37 **Date:** 12/6/2022

File Name: Photo: 24

photo_Pike_2022-12-06_(24)

Photographer: Shaun Dillon

Location Method:

GPS

Orientation(°): 273

Latitude: 43.108265

Longitude: -70.966529

Description:

Standing within southern portion of Property, looking west at representative mature forest of pine, oak, beech and ironwood.

Photos Taken By: Shaun Dillon

Grantor Initials BSD

Grantee Initials BIA

NHDES Initials EPN

All GPS points located with ESRI Collector app on Samsung Galaxy Tab A
All photographs taken with Samsung Galaxy Tab A
All directions are relative to NH Grid North per survey plan of record

Pike Conservation Easement, Durham Digital Baseline Photographs



Map Ref.: 38 **Date:** 1/11/2023
File Name: Photo: 40
 photo_Pike_2023-01-11_(40)
Photographer: Shaun Dillon
Location Method:
 GPS
Orientation(°): 105
Latitude: 43.108065
Longitude: -70.967145
Description:
 Standing within southern portion of Property, looking southeast at vernal pool with good forest buffer.



Map Ref.: 39 **Date:** 12/6/2022
File Name: Photo: 25
 photo_Pike_2022-12-06_(25)
Photographer: Shaun Dillon
Location Method:
 GPS
Orientation(°): 317
Latitude: 43.108677
Longitude: -70.967736
Description:
 Standing within western portion of Property, looking northwest at dry vernal pool which appears to connect with the Lamprey River in left side of frame at high water levels.

Photos Taken By: Shaun Dillon

Grantor Initials

Grantee Initials

NHDES Initials

EPN

All GPS points located with ESRI Collector app on Samsung Galaxy Tab A
 All photographs taken with Samsung Galaxy Tab A
 All directions are relative to NH Grid North per survey plan of record

Pike Conservation Easement, Durham Digital Baseline Photographs



Map Ref.: 40 **Date:** 1/11/2023
File Name: Photo: 39
photo_Pike_2023-01-11_(39)
Photographer: Shaun Dillon
Location Method:
GPS
Orientation(°): 200
Latitude: 43.109039
Longitude: -70.967839
Description:
Standing in western portion of Property, looking southwest at vernal pool with good forest buffer which is connected with the Lamprey River, in the background, at high water levels.



Map Ref.: 41 **Date:** 12/6/2022
File Name: Photo: 26
photo_Pike_2022-12-06_(26)
Photographer: Shaun Dillon
Location Method:
GPS
Orientation(°): 35
Latitude: 43.109069
Longitude: -70.967972
Description:
Standing approx. at Building Envelope Area corner, looking northeast approx. along boundary with Building Envelope Area in left side of frame. Note representative mature forest with pine, hemlock, oak, beech and birch.

Photos Taken By: Shaun Dillon

Grantor Initials BSD

Grantee Initials SD

NHDES Initials EPN

All GPS points located with ESRI Collector app on Samsung Galaxy Tab A
All photographs taken with Samsung Galaxy Tab A
All directions are relative to NH Grid North per survey plan of record

Pike Conservation Easement, Durham

Digital Baseline Photographs



Map Ref.: 42 **Date:** 1/11/2023
File Name: Photo: 37
photo_Pike_2023-01-11_(37)
Photographer: Shaun Dillon
Location Method:
GPS
Orientation(°): 218
Latitude: 43.11044
Longitude: -70.966941
Description:
Standing within the Property near the northwestern boundary, looking southwest at intermittent stream with good forest buffer.



Map Ref.: 43 **Date:** 12/6/2022
File Name: Photo: 30
photo_Pike_2022-12-06_(30)
Photographer: Shaun Dillon
Location Method:
GPS
Orientation(°): 340
Latitude: 43.110701
Longitude: -70.96665
Description:
Standing within the Property near the northwestern boundary, looking northwest at approx. 4 -ft. high chicken wire fence in poor condition in foreground and approx. 6 -ft. high wood fencepost with electric wire fence in background. Note, currently dry, intermittent stream in lower right side of frame.

Photos Taken By: Shaun Dillon

Grantor Initials *SD*

Grantee Initials *EPN*

NHDES Initials *EPN*

Shaun Dillon

All GPS points located with ESRI Collector app on Samsung Galaxy Tab A
All photographs taken with Samsung Galaxy Tab A
All directions are relative to NH Grid North per survey plan of record

Pike Conservation Easement, Durham Digital Baseline Photographs



Map Ref.: 45 **Date:** 4/28/2023
File Name: Photo: 200
 photo_Pike_4/28/2023_(200)
Photographer: Shaun Dillon
Location Method:
 GPS
Orientation(°): 162
Latitude: 43.109828
Longitude: -70.967063
Description:
 Standing within the western portion of Property, looking southeast at representative mature forest of predominantly pine and some beech and maple. Note there is fairly large infestation of the invasive Japanese barberry in this area.



Map Ref.: 46 **Date:** 4/28/2023
File Name: Photo: 201
 photo_Pike_4/28/2023_(201)
Photographer: Shaun Dillon
Location Method:
 GPS
Orientation(°): 85
Latitude: 43.10923
Longitude: -70.96708
Description:
 Standing within the western portion of Property, looking east at area with several downed trees, likely from a wind event. Also note representative mature forest of pine, maple, hemlock and hickory.

Photos Taken By: Shaun Dillon

Grantor Initials SD

Grantee Initials SD

NHDES Initials EPN

Shaun Dillon

All GPS points located with ESRI Collector app on Samsung Galaxy Tab A
 All photographs taken with Samsung Galaxy Tab A
 All directions are relative to NH Grid North per survey plan of record

Pike Conservation Easement, Durham Digital Baseline Photographs



Map Ref.: 47 **Date:** 4/28/2023

File Name: Photo: 202

photo_Pike_4/28/2023_(202)

Photographer: Shaun Dillon

Location Method:

GPS

Orientation(°): 65

Latitude: 43.108293

Longitude: -70.965643

Description:

Standing within the south-central portion of Property, looking northeast at woods road/trail. South of the photopoint the woods road/trail is wider, up to approx. 10 -ft. wide, but the northern portion has become overgrown and becomes more of an approx. 3-4 -ft. wide trail before disappearing completely in the dense growth of pine saplings in center frame.

Photos Taken By: Shaun Dillon

Grantor Initials

Grantee Initials

NHDES Initials

All GPS points located with ESRI Collector app on Samsung Galaxy Tab A

All photographs taken with Samsung Galaxy Tab A

All directions are relative to NH Grid North per survey plan of record

PLAN REFERENCES

- 1.) "LIMITED SUBDIVISION LAND OF WAFY BURROUGHS" BY G.L. DAVIS & ASSOC. DATED MAY 1978 S.C.R.D. BOOK 875, PAGE 433
- 2.) "SUBDIVISION OF PROPERTY OF MARGUERITE E. CARULUT" BY M.E. JENKINS & SONS DATED JANUARY 1978 S.C.R.D. PLAN #70-59
- 3.) "TOTAL SUBDIVISION OF LAND, FOR WILSON PRIZE, IN DURHAM, NORTH CAROLINA, BY CAROLINE J. CARULUT" NEW HAMPSHIRE ENGINEERING ASSOCIATES, INC. DATED FEBRUARY 30, 1980 S.C.R.D. PLAN #21-20
- 4.) "TOTAL SUBDIVISION PLAN OF LAND OWNED BY DUANE C. & DOROTHY J. CARULUT" BY JAMES M. LAVELLE ASSOCIATES DATED AUGUST 28, 1994 S.C.R.D. PLAN #58A-83
- 5.) "CONSERVATION EASEMENT PLAN" BY AMES INC. DATED MARCH 20, 2007 S.C.R.D. PLAN #91-52
- 6.) "CONSERVATION EASEMENT PLAN, TAX MAP 14, LOT 10-2, WEDNESDAY HILL ROAD, DURHAM, NH, OWNER: MARILEE C. THOMPSON REV. TRUST; SHIRLEY THOMPSON, TRUSTEE; C/O JAMES F. LAURENCE" BY ERIC C. MITCHELL & ASSOC., INC. DATED DECEMBER 30, 2010 S.C.R.D. PLAN #119-24
- 7.) "LOT LINE REVISION PLAN FOR SOUTHEAST LAND TRUST OF NH, LAND OF PIKE FAMILY REVOCABLE TRUST, PACKERS FALLS ROAD, DURHAM, NH, TAX MAP 14, LOTS 10-2 & 10-3" BY BERRY SURVEYING & ENGINEERING DATED JANUARY 19, 2022 FILE #2021-164 TO BE RECORDED

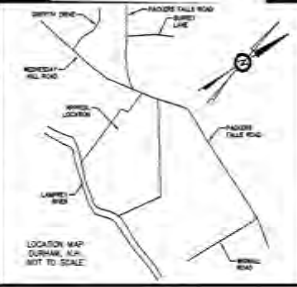
NOTES CONT'D.

- 16.) THIS SUBDIVISION IS APPROVED AS A PORCHTOP SUBDIVISION. IF THE OWNER OF THE NEW LOT, MAP 14, LOT 10-2-1 AS SHOWN ON THE SUBDIVISION PLAN, SEEMS TO DESIRE A NEW DRIVEWAY WITH DIRECT ACCESS FROM PACKERS FALLS ROAD ONTO THE LOT, THE OWNER OF THAT LOT SHALL BUILD A NEW DRIVEWAY WITHIN THE STRIP OF LAND AT THE NORTHERLY END OF THE LOT. THE EXISTING DRIVEWAY CONNECTION TO PACKERS FALLS ROAD FOR MAP 14, LOT 10-2, AS SHOWN ON THE SUBDIVISION PLAN SHALL BE REMOVED. THE LAND ADJACENT TO PACKERS FALLS ROAD SHALL BE RECLAIMED TO GRASS OR COMPARABLE AND A NEW DRIVEWAY CONNECTION/STRIP LEADING FROM THE MAIN DRIVEWAY ON LOT 10-2-1 TO LOT 10-2-1 SHALL BE OBTAINED. THESE CHANGES SHALL BE MADE BY THE OWNER OF LOT 10-2-1 AT THE OWNER'S EXPENSE. PRIOR TO ISSUANCE OF A ZONING PERMIT OR BUILDING PERMIT FOR LOT 10-2-1, THE OWNER OF LOT 10-2-1 SHALL RECORD AN EASEMENT PROVIDING ACCESS TO LOT 10-2 AND ADDRESSING MAINTENANCE OF THE PORTIONS OF THE DRIVEWAY ON LOT 10-2-1 TO BE USED BY THE OWNER OF LOT 10-2.



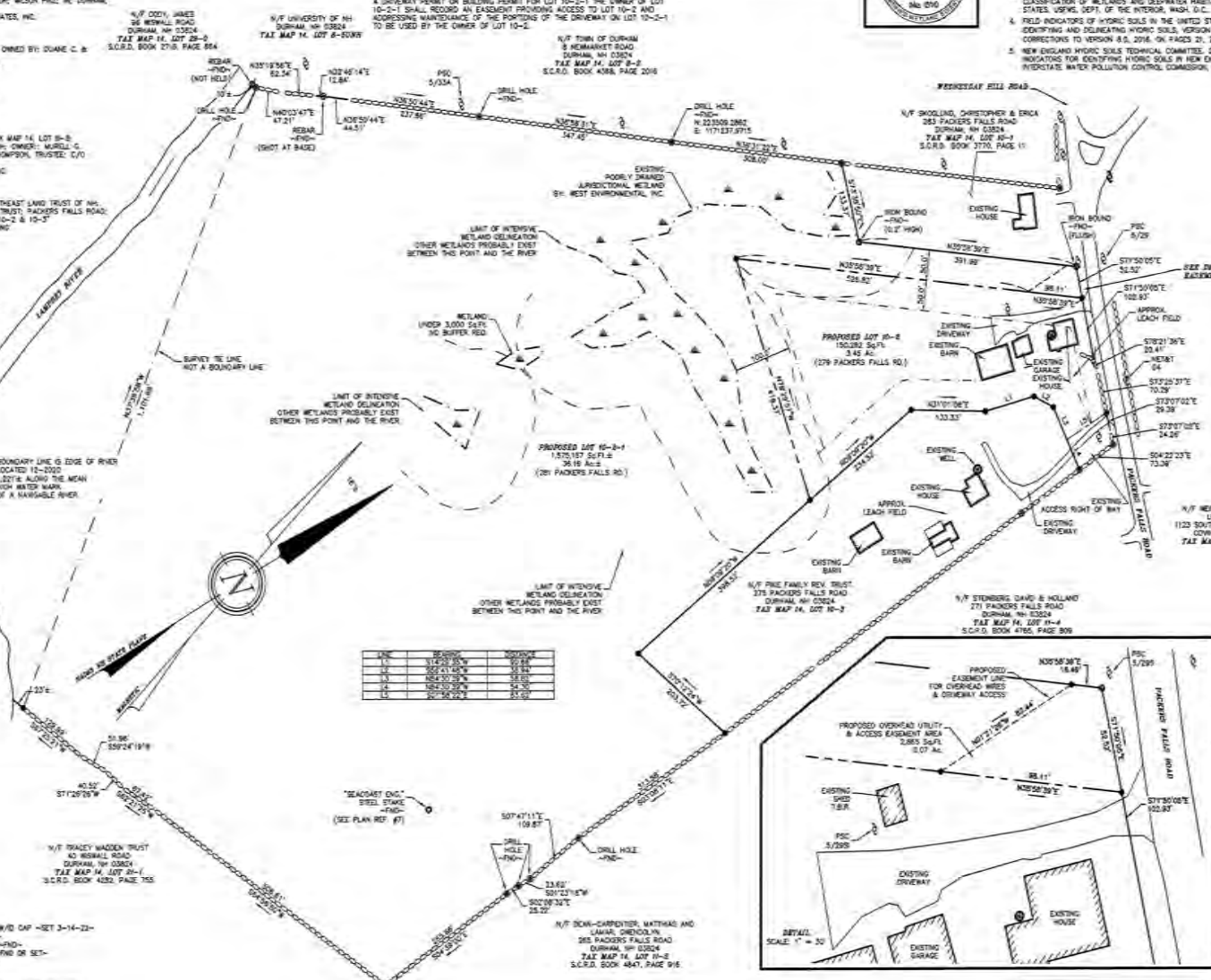
WEST ENVIRONMENTAL, INC.
 MARK WEST, CWS #10

WETLAND NOTE
 THE WETLAND DELINEATION WAS COMPLETED (JANUARY 2021) ACCORDING TO THE FOLLOWING STANDARDS:
 1. CORPS OF ENGINEERS WETLAND DELINEATION MANUAL, TECHNICAL REPORT 4-87-1, (JANUARY, 1987)
 2. U.S. ARMY CORPS OF ENGINEERS REGIONAL SUPPLEMENT TO THE CORPS OF ENGINEERS WETLAND DELINEATION MANUAL, NORTH-CENTRAL AND NORTH-EAST REGION, VERSION 2.0, U.S. ARMY ENGINEER RESEARCH AND DEVELOPMENT CENTER, 3908 HALLS FERRY ROAD, WOODBRIDGE, VA 22090-0109, (JANUARY 2012, ERDC/EL-R-12-1)
 3. CONWARD, LEWIS M., GOLET, FRANKS C. AND LANDO, EDWARD T. CLASSIFICATION OF WETLANDS AND OTHERATED HABITATS OF THE UNITED STATES USING USFWS, DEPT. OF THE INTERIOR, WASH. D.C. 1979.
 4. FIELD INDICATORS OF HYDRIC SOILS IN THE UNITED STATES: A GUIDE FOR IDENTIFYING AND DELINEATING HYDRIC SOILS, VERSION 8.1, 2017 (INCLUDING CORRECTIONS TO VERSION 8.0, 2016, ON PAGES 21, 25, AND 34)
 5. NEW ENGLAND HYDRIC SOILS TECHNICAL COMMITTEE, 2017 MORGAN A. FIELD INDICATORS FOR IDENTIFYING HYDRIC SOILS IN NEW ENGLAND, NEW ENGLAND INTERSTATE WATER POLLUTION CONTROL COMMISSION, LOWELL, MA.

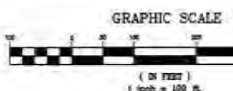
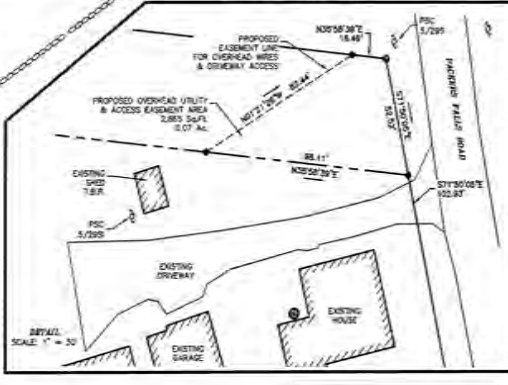


N/F BOLEY FAMILY REVOCABLE TRUST
 TO JAMES L. LANE
 DURHAM, NH 03824
 TAX MAP 14, LOT 10-2
 S.C.R.D. BOOK 4422, PAGE 258

N/F RICHARD S. LYONS REVOCABLE TRUST AND VIRGINIA A. LYONS REVOCABLE TRUST
 68 WESWALL ROAD
 DURHAM, NH 03824
 TAX MAP 14, LOT 27-1
 S.C.R.D. BOOK 3655, PAGE 138



| LINE | DESCRIPTION | REMARKS |
|------|-------------------------|-------------|
| 1 | 1/4" REBAR W/ID CAP | SET 3-14-22 |
| 2 | REBAR -FND- | |
| 3 | IRON BOUND -FND- | |
| 4 | DRILL HOLE -FND OR SEC- | |
| 5 | UTILITY POLE | |



I CERTIFY THAT THIS PLAN EXCEEDS THE MINIMUM REQUIREMENT FOR ACCURACY AND COMPLETENESS OF THE STATE OF NH, AND OF THE TOWN OF DURHAM, NEW HAMPSHIRE, 11-18-2021
 C. Berry
 2-25-22
 KENNETH A. BERRY, L.S. REG. SURV.
 DATE

- NOTES:**
- 1.) OWNER: PIKE FAMILY REVOCABLE TRUST 275 PACKERS FALLS ROAD DURHAM, NH 03824
 - 2.) TAX MAP 14, LOT 10-2
 - 3.) LOT AREA: 1,725.438 SQ.FT., 39.41 AC.
 - 4.) S.C.R.D. BOOK 4331, PAGE 1028
 - 5.) THE INTENT OF THIS PLAN IS TO SHOW THE SUBDIVISION OF TAX MAP 14, LOT 10-2 INTO TWO LOTS, UTILIZING THE PORCHTOP LOT ORDINANCE.
 - 6.) BOUNDARY LINES BASED ON A TRAVERSE PERFORMED IN 2020 ON THE ENTIRE PARCEL WITH A CLOSURE ERROR OF BETTER THAN 1 PART IN 10,000.
 - 7.) ZONING: RURAL LOT AREA: 150,000 SQ.FT. FRONTAGE (ROADWAY, SIDE) 300' PORCHTOP LOT FRONTAGE: MIN. 30', MAXIMUM: 120' SETBACKS: FRONT - 30' SIDE AND REAR - 50' WETLAND BUFFER - 100' SEPTIC WETLAND SETBACK - 120'
 - 8.) THERE WERE NO CEMETERIES OBSERVED ON THE LOT.
 - 9.) NO ENCROACHMENTS WILL REMAIN FROM THE SUBDIVISION. THE EXISTING SHED ON THE PARCEL IS TO BE RELOCATED OR REMOVED.
 - 10.) FOR MORE INFORMATION ABOUT THIS SUBDIVISION, CONTACT THE DURHAM PLANNING DEPARTMENT AT 803-868-8064. THIS IS A TWO PAGE PLAN SET, WITH SHEET 2 SHOWING TOPOGRAPHY AND ADDITIONAL FEATURES. SHEET 1 IS INTENDED FOR RECORDING.
 - 11.) I HEREBY CERTIFY THAT, TO THE BEST OF MY KNOWLEDGE & BELIEF, A PORTION OF THIS PARCEL DOES FALL WITHIN THE FLOOD PLAN FLOOD HAZARD REF. FROM COMMENTS #83848. MAP #20210377E, DATED SEPTEMBER 30, 2020. THIS AREA IS ADJACENT TO THE LAURENCE RIVER. THE HIGHEST FLOOD ELEVATION ON THE PROPERTY IS 84.1.
 - 12.) ELECTRIC AND TV/CABLE UTILITIES ARE LOCATED OVERHEAD ON THE UTILITY POLES AS SHOWN.
 - 13.) LOT 10-2 HAS A WIDESUBDIVISION APPROVAL NUMBER OF E5400303030303. LOT 10-3 HAS A WIDESUBDIVISION APPROVAL OF E5400303030303.
 - 14.) LOT 10-2 AND LOT 10-2-1 WILL HAVE A JOINT DRIVEWAY LOCATED ON LOT 10-2 IN THE AREA OF THE PROPOSED ACCESS EASEMENT.
 - 15.) IF THE OWNER OF MAP 14, LOT 10-2-1 AS SHOWN ON THE SUBDIVISION PLAN SEEMS TO BUILD A DRIVEWAY OR STRUCTURE ON THE LOT, A CONDITIONAL USE FROM THE TOWN OF DURHAM WILL BE NEEDED TO CROSS THE WETLAND AND THE 100 FOOT WETLAND BUFFER.

| #2 | 3-23-22 | REVISE PER N.O.D. |
|----|---------|---------------------------------|
| #1 | 3-4-22 | REVISE EASEMENTS/ADD BOUNDS SET |

SUBDIVISION PLAN
 FOR
 SOUTHEAST LAND TRUST OF NH
 LAND OF
 PIKE FAMILY REVOCABLE TRUST
 PACKERS FALLS ROAD
 DURHAM, NH.
 TAX MAP 14, LOT 10-2

BERRY SURVEYING & ENGINEERING
 335 SECOND CROWN POINT RD.
 BARRINGTON, N.H. (603)332-2863
 SCALE: 1 IN. EQUALS 100 FT.
 DATE: JANUARY 19, 2022
 FILE NO.: DB 2021 - 164



New Hampshire Natural Heritage Bureau

DNCR - Division of Forests & Lands
172 Pembroke Road, Concord, NH 03301
Phone: (603) 271-2214 Fax: (603) 271-6488

To: Shaun Dillon
Southeast Land Trust
6 Center Street, PO Box 675
Exeter, NH 03833

From: NH Natural Heritage Bureau
Date: 2021-08-16
Re: Review by NH Natural Heritage Bureau of request dated 2021-08-06

NHB File ID: 3705
Project type: Landowner Request
Town: Durham, NH
Location: 14-10-2; Alice M. & Wilson S. Pike

We have searched our database for records of rare species and exemplary natural communities on the property(s) identified in your request. Our database includes known records for species officially listed as Threatened or Endangered by either the state of New Hampshire or the federal government, as well as species and natural communities judged by experts to be at risk in New Hampshire but not yet formally listed.

NHB records on the property(s): **None**

NHB records within one mile of the property(s):

| Natural Community | Last Reported | Listing Status | | Conservation Rank | |
|---|---------------|----------------|-----------|-------------------|--------------|
| | | Federal | NH | Global | State |
| Kettle hole bog system | 1996 | - | - | GNR | S2 |
| Plant Species | | Federal | NH | Global | State |
| crested sedge - <i>Carex cristatella</i> | 2004 | - | E | G5 | S1 |
| long-leaved pondweed - <i>Potamogeton nodosus</i> | 2004 | - | T | G5 | S2 |
| Vertebrate Species | | Federal | NH | Global | State |
| Jefferson/Blue-spotted Salamander Complex - <i>Ambystoma pop. 3</i> | 2014 | - | - | GU | S2 |
| Pied-billed Grebe - <i>Podilymbus podiceps</i> | 2016 | - | T | G5 | S2B |
| Least Bittern - <i>Ixobrychus exilis</i> | 2014 | - | SC | G4 | S1B |
| Sora - <i>Porzana carolina</i> | 2013 | - | SC | G5 | S3B |

NOTE: This review *cannot* be used to satisfy a permit or other regulatory requirement to check for rare species or habitats that could be affected by a proposed project, since it provides detailed information only for records actually on the property.



New Hampshire Natural Heritage Bureau

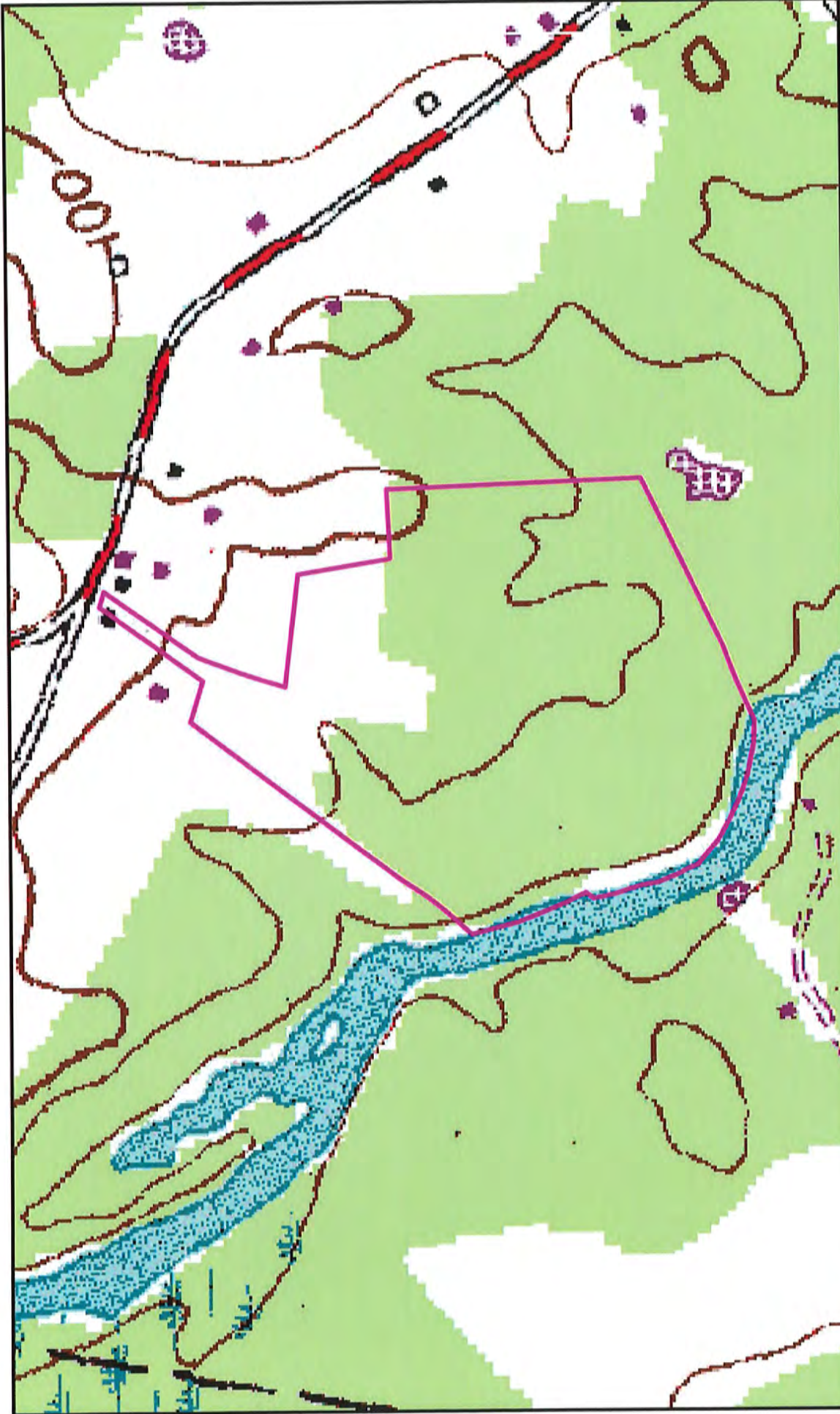
DNCR - Division of Forests & Lands
 172 Pembroke Road, Concord, NH 03301
 Phone: (603) 271-2214 Fax: (603) 271-6488

| | | | | | |
|---|------|----|----|----|-----|
| Common Gallinule - <i>Gallinula galeata</i> | 2006 | -- | SC | G5 | S2B |
| Marsh Wren - <i>Cistothorus palustris</i> | 2020 | -- | -- | G5 | S3B |
| American Eel - <i>Anguilla rostrata</i> | 2010 | -- | SC | G4 | S3 |
| Spotted Turtle - <i>Clemmys guttata</i> | 2021 | -- | T | G5 | S2 |
| Wood Turtle - <i>Glyptemys insculpta</i> | 2003 | -- | SC | G3 | S3 |
| Blanding's Turtle - <i>Emydoidea blandingii</i> | 2015 | -- | E | G4 | S1 |
| Northern Black Racer - <i>Coluber constrictor constrictor</i> | 2013 | -- | T | T5 | S2 |

Listing codes: T = Threatened, E = Endangered, SC = Special Concern
 Rank prefix: G = Global, S = State, T = Global or state rank for a sub-species or variety (taxon)
 Rank suffix: 1-5 = Most (1) to least (5) imperiled. "--" = U, NR = Not ranked, B = Breeding population, N = Non-breeding, H = Historical, X = Extirpated.

A negative result (no record in our database) does not mean that no rare species are present. Our data can only tell you of known occurrences, based on information gathered by qualified biologists and reported to our office. However, many areas have never been surveyed, or have only been surveyed for certain species. An on-site survey would provide better information on what species and communities are indeed present.

NOTE: This review cannot be used to satisfy a permit or other regulatory requirement to check for rare species or habitats that could be affected by a proposed project, since it provides detailed information only for records actually on the property.



| | Property Bounds | # of Records |
|--|--------------------|--------------|
| | Plant Occurrence: | 0 |
| | Animal Occurrence: | 0 |
| | Natural Community: | 0 |
| | Ecological System: | 0 |

Natural Heritage Bureau
Landowner Report

Project ID Number: 3705



NOTE: Any rare species and/or exemplary natural communities in this area are not shown unless they occur, at least in part, within the property bounds.

