



**BEAVER TAIL
OGLETHORPE COUNTY, GA**

BASELINE DOCUMENTATION REPORT

**Prepared by Vic VanSant
As a project for the Oconee River Land Trust**

Date of Report: 11/15/17

Project/Property Name: BEAVER TAIL (also referred to as "Property" in this report)

Baseline Gathered By: VIC VANSANT

Qualifications: Vic VanSant, Georgia native, graduated from University of Georgia School of Forest Resources in 1973 with a B.S. in Forest Resources, Wildlife Management Major, and in 1976 with a M.S. in Wildlife Management. Vic is retired from the Ga. Dept. of Natural Resources, Game Management Section after 31 years of service in various wildlife management positions in the Game Management Section in East Central Georgia. The main emphasis of work was wildlife habitat management and forest resources management on approximately 100,000 acres of state wildlife management areas in East Central Georgia. Currently he provides wildlife management advice to private landowners and Baseline Reports for Land Trust clients.

Purpose of Baseline Documentation Report:

This Baseline Documentation Report (BDR) has been prepared in order to document the subject property's conservation values, location and man-made features. The BDR may be used by Oconee River Land Trust (ORLT) as a reference point for future monitoring and enforcement activities.

I. GENERAL INFORMATION

A. Date Visited

The Property was visited on August 3, 2016 by Vic VanSant. All portions of the tract and each habitat type were inspected on foot and by vehicle. This report records site condition, habitat types, conservation features, man-made features, plants, and animal signs, as documented in field notes and photos. The Property was also visited by Laura Hall and Daniel Crescenzo on November 15, 2017, to verify that the conditions noted in this report have not changed.

B. Owner

The current owner of the Property is **BEAVER TAIL LLC** (Grantor). The current Property owner's address is 2700 Louisville Road, Savannah, Georgia, 31415.

C. Location

Street address or county road reference: The entrance to this undeveloped tract is located at 1700 Lexington-Carlton Rd., Carlton, GA in Oglethorpe County. This site is 10 miles northeast of Lexington, GA and 20 miles east of Athens, GA. See **Attachment 1** for a location map.

D. Directions from Lexington, GA.

To reach the Property from the center of Lexington, GA, at the intersection of Platt St. and US Hwy 78, travel northwest on US Hwy 78 for approximately 0.59 miles and turn right onto Comer Rd./GA Hwy 22. Travel approximately 2.0 miles. Then make a slight right onto Lexington-Carlton Rd. and travel 8.1 miles. Turn right at gate in pasture and

TRD

travel to the back of pasture to go to the Property. The entrance to the Property is reached by a woods road in the pasture. See the location map in **Attachment 1**.

E. Survey and Legal description

The legal boundary (survey) of the Property is shown in **Attachment 2**. The legal description is shown in **Attachment 3**.

F. Name of quad map, series, coordinates of property

USGS 7.5 min series Sandy Cross, GA, Quadrangle Map. The coordinates of the center of the Property: **33°59'05.6"N 83°0'48.3"W**.

G. Size

The Property is approximately 68.66 acres.

II. Inventory Report

Note that this baseline is for illustrative purposes. It is not an exhaustive inventory, and habitats may change over time.

A. General description of Property

The Property exists as a mixed woodland/pasture tract in northern Oglethorpe County, GA. The Property is in the Broad River Watershed HUC 03060104. See **Attachment 4** for an aerial view of the Property.

The Property is 80% wooded and 20% pasture. It is in a rural area surrounded by small farms, granite quarries, and timber properties. The Property has areas of older mixed hardwood, managed pasture, small areas of Xeric Pine Woodland, Mesic Hardwood Forest, natural pine, and one small flat Granite Outcrop and numerous boulder outcrops. The Oak-Hickory-Pine Forests are the most distinctive feature of the Property and comprise the majority of the Property as noted in **Attachment 10**.

The naturally-occurring vegetation on the Property would have been a mixture of oak and hickory and pine in the rockier uplands and hardwoods along the springs. It appears from the evidence of old field terraces and pasture that the Property was utilized as farmland or pasture until the current time, though it is likely that the rocky soil prevented any intensive row crop production. No significant timber harvest is evident over the past 20 years. Currently, the Property is used for hay production, outdoor recreation, and hunting.

There is a simple road system through the Property that allows easy access for hay operations and recreation. The roads are soil-surfaced. There is extensive road frontage along Lexington-Carlton Rd. For photos of the Property, see **Attachments 15** and **16**.

B. Topography

The Property is rolling and varies from 620-720 feet above MSL in elevation. The highest point is near the boundary in the western part of the Property and the lowest is on the southeast side. The topographic features are shown in **Attachment 5**.

C. Soils and geology

The Property is located in the Southern Outer Piedmont subsection of the Piedmont Ecoregion of Georgia. **Attachment 6** shows the Property's location within Georgia Ecoregions. The soils in this region tend to be finer-textured than in coastal plain regions. Once largely cultivated, much of this region has reverted to pine and hardwood woodlands, and, more recently, is subject to spreading urbanization and suburbanization.

There are numerous boulders, ranging from a single 3-foot boulder to numerous large boulders covering an acre, and 1 small, flat Granite Outcrop in the forests on the Property. Because of their harsh, exposed environment, Granite Outcrops offer a good place to observe primary succession and early soil development. The first organisms

that can survive on the bare rock surface are lichens and mosses. These organisms actually dissolve rock with weak acids. After many years, through chemical and physical decomposition, a thin soil layer is formed. Soil allows other tolerant plants to become established, such as Diamorpha and Sedum. Both are succulent plants (fleshy leaves that hold moisture) well designed to withstand long periods of dry weather. As the soil continues to thicken, Broomsedge (*Angropogon* sp.), Sandworts (*Caryophyllacea* sp.), and Orange Grass (*Ctenium aromaticum*) can colonize the rock. Confederate Daisy (*Viguiera porteri*), an endangered and endemic species, is quick to follow. Eventually, small shrubs and trees will entirely cover the Granite Outcrop. This progression from rock to forest can often be seen on a single outcrop transect starting on bare rock and walking towards the encroaching forest at the outcrop's edge.

Soils of the Appling coarse sandy loam and Ashlar Pacolet Louisburg complex make up the majority of the Property soils. The USDA/NRCS classifies farmland as to relative value for agriculture. These classes include Prime Farmland and Farmland of Statewide Importance. The Property has approximately 39.9 acres (58%) of land classed as Prime or Statewide Important. A general soils map is presented in **Attachment 7**.

D. Water resources

A tributary stream of Millstone Creek crosses the southeast corner and flows adjacent to the eastern boundary of the Property, so that approximately 500 feet of the boundary is within the riparian buffer. This tributary flows 2 miles, then joins the main branch of Millstone Creek, which then flows into the Broad River Watershed in the Upper Savannah Watershed and is part of the greater Savannah River Basin. Segments of the Broad River Watershed and Savannah River Watershed have been designated as **high priority watersheds** by GA DNR. **Attachment 8** shows the Property's location within Georgia Watersheds.

The Broad River is a 60.0-mile-long tributary of the Savannah River in northeastern Georgia. The North Fork of the Broad River begins in the foothills of the Appalachian Mountains in Stephens County, and then joins the Middle Fork west of Royston in Franklin County to form the main stem. It then flows through Madison and Elbert Counties to its confluence with the Savannah River at the Clarks Hill/Strom Thurmond Reservoir. The Broad River is among the last free-flowing rivers in Georgia and remains one of the least developed watersheds in the Georgia Piedmont.

The water resources are identified in **Attachment 9**, which shows a 100-foot riparian buffer on the streams.

E. Vegetation and habitat

The current habitat and land use types are identified in the Ecological Features Map in **Attachment 10**. The approximate acreages of each type are as follows: Oak-Hickory Pine Forest (49.36 acres), pasture (13.6 acres), natural pine woodland (2.79 acres), Mesic Hardwood Forest (2.41 acres), Xeric Pine Forest (called Xeric Pine Woodland in SWAP) (2.35 acres), other open areas (0.2 acres), and Granite Outcrops (0.1 acres). **Oak-Hickory-Pine Forests, Mesic Hardwood Forests, Xeric Pine Woodlands,**

Granite Outcrops, and **Streams** occur on this Property and are listed as **high priority habitats** in the Piedmont Ecoregion of Georgia by GA DNR State Wildlife Action Plan documents.

Oak-Hickory-Pine Forests and Mesic Hardwood Forests make up the majority of the hardwood forests on the Property. The Oak-Hickory-Pine Forest is the primary forest type and contains mostly 40-plus year old trees. Much of this forest, including the parts of the forest near the Residential Envelope (RE), is in early successional stages. Some of the older trees are located in shallow soils around granite boulder outcrops and are subject to windthrow. Approximately 7 acres of this total is natural successional habitat approximately 10-20 years old located in old fields along Lexington-Carlton Rd. It is succeeding naturally to Oak-Hickory-Pine Forest. The dominant overstory species in the older forest are pignut hickory, post oak, loblolly pine, shortleaf pine, southern red oak, and white oak. The midstory and understory include a mix of woody and herbaceous vegetation, including eastern red cedar, muscadine, shortleaf and loblolly pine, blackgum, sourwood, bluestem grass, sweetgum and oak saplings, greenbrier, native beggarweeds, persimmon, American beautyberry, Japanese honeysuckle, and blackberry.

The Mesic Hardwood Forest consists of tulip poplar, American beech, sweetgum, hickories, northern red oak, and white oak with a midstory and understory of greenbrier, red maple, blackberry, ironwood, chalk maple, Christmas fern, dogwood, muscadine, Japanese honeysuckle, viburnum, climbing hydrangea, and others.

The pasture contains managed, domestic grasses – mostly bermuda, bahia, and fescue.

The natural pine forest here resulted from old field succession on abandoned crop land. Tree ages are from 30-40 years, and the main overstory species is loblolly pine. Additionally, some shortleaf pine is present. The understory is relatively sparse due to the thick overstory, but contains canopy seedlings, water oak, eastern red cedar, winged elm, blackberry, yellow jessamine, sweetgum, greenbrier, and Japanese honeysuckle. These stands will be managed according to the site management plan.

Xeric Pine Woodland occurs adjacent to the flat Granite Outcrop, that is located across the Property boundary. Vegetation is typical of the dry, poor soils of ridges and outcrop areas. Plants found here include stunted shortleaf and loblolly pine, eastern red cedar, hawthorne, post oak, greenbrier, blackberry, Japanese honeysuckle, prickly pear, yucca, bluestem, and goldenrod. Occasional prescribed fire could be used on portions of the Oak-Hickory-Pine Forest and Xeric Pine Woodland to replicate natural conditions in these vegetation types and favor rare or decreasing fauna and flora. But prescribed burns should be avoided on steeper slopes. Forestry consultants and Georgia Forestry Commission personnel should be consulted to determine feasibility of this maintenance activity.

The small, open areas are a short section of electric ROW across one corner and small,

areas adjacent to the old farmstead.

The Granite Outcrop consists of one small, flat outcrop near the Property boundary. It is located in the edge of the trail road access. The flat outcrop is essentially bare and surrounded by forest, the roadbed, and road edge. There are numerous boulder outcrops throughout the Property, especially on steeper sites.

See **Attachment 11** for the Property plant list. Exotic plant species were noted on the Property, including Japanese honeysuckle, Chinese privet, and crabgrass.

F. Agricultural Resources

The only agricultural operation on this Property is pastureland in the Agriculture Envelope.

G. Wildlife

Field signs and individual sightings during the field surveys noted the presence of common wildlife species from the Piedmont Ecoregion of Georgia. These included coyote, raccoon, opossum, gray squirrel, northern mockingbird, wild turkey, and white-tailed deer. Other mammals such as fox squirrels, wood rats, voles, and shrews may also be present. A variety of native reptiles and amphibians are likely to be here, including various non-venomous water snakes, rat snakes, king snakes, copperhead snakes, canebrake rattlesnakes, green tree frogs, fence lizards, and green anoles. Numerous resident and migrant songbirds, and other common landbirds, were seen and heard while inspecting the tract, including cardinals, nuthatches, blue jays, and others. Expect to find the normal complement of Piedmont region wildlife given the existing habitat types and surrounding land use. Signs of feral hogs were also seen on the Property.

H. Rare or endangered species known to exist

No endangered or threatened species are known to occur on the Property. A full rare species survey was not conducted, but suitable habitat exists for some rare plant species in the open pine forests or Granite Outcrop located on the Property. Among rare and unusual plants for this region, the following are species known to occur in hardwood forests or Granite Outcrops:

Elatine brachysperma (shortseed waterwort)
Nestronia umbellata (Indian olive)
Trillium discolor (pale yellow trillium)
Sedum pusillum (granite stonecrop)
Cypripedium acaule (pink ladyslipper)

These animal species of concern known to occur in the region around the Property may find suitable habitat in the hardwood forests:

Hemidactylium scutatum (four-toed salamander)
Lampropeltis calligaster rhombomaculata (mole king snake)

Additionally, neotropical migrants like the gray catbird, eastern meadow lark, field sparrow, pine warbler, and prairie warbler utilize thinned upland pine habitat and open land that could occur on this Property with management.

I. Cultural Resources

There was no evidence of historically or archeologically significant structures. An old farmstead exists and is detailed below.

J. Scenic Character and Views from public roads/waters

The Property is visible from Lexington-Carlton Road. There is approximately 2,700 feet of frontage.

K. Existing man-made structures

The following abandoned, man-made structures were noted on this tract: trails and woods roads, one old house (approximately 40 feet by 40 feet), one old barn (approximately 40 feet by 40 feet), one concrete block structure (approximately 30 feet by 20 feet), one stone well house (approximately 20 feet by 20 feet), and 3 dilapidated farm sheds (each approximately 30 feet by 20 feet). See **Attachment 13** for the locations of these features.

L. Evidence of past disturbances

No evidence of heavy storms, fires, or other large scale events was noted during visit.

M. Former land uses

Evidence of past land use and timber work is noted in the timber stands, relatively young age of standing mixed timber, old field terraces, and road beds. Limited farming and livestock production occurred in the past. The most noticeable activity in the past 60 years has been pasture management for hay production and limited timber harvest.

N. Current land uses

The Property is currently used for hay production, outdoor recreation (primarily hunting and fishing), and natural woodland. The tract has not been used for any other commercial purpose in recent years.

O. Management Plan in effect, if any

No formal management plans currently exist for the tract. The overall plan is to use the tract for outdoor recreation, conservation value, and wetland protection, as detailed in this report.

P. Zoning and local plan restrictions if relevant

There are no known relevant zoning or plan restrictions currently in force that affect the planned use of this Property. The current county tax documents list the tract as Agriculture Use.

Q. Adjacent land attributes, uses, existing and potential conflicts

The Property is adjacent to woodland tracts of various sizes. There are no known conflicts between adjacent owners.

R. Amount and type of current public access and public use

Casual hiking, deer hunting, and wildlife observation by landowner and guests occurs at current time. No formal plans for public use exist.

S. Evidence of presence of hazardous waste

No evidence of hazardous waste was noted during field visit.

T. Proximity to other protected land

The Property is situated within 5 miles of several other protected lands, including public and privately owned greenspace, conservation easements, and park tracts, including Watson Mill Bridge State Park and several private conservation easements held by Oconee River Land Trust: Fox Trail, Octagon, Turkey Run, Panther Track, Cold Clear Creek, Veribest, Veribest Stevens, Possum Rock, Wilkes Rock North, and Wilkes Rock South. See **Attachment 14** for a map showing nearby protected properties. The protection of additional lands in proximity to existing protected lands will extend wildlife travel corridors, improve habitat availability and connectivity, and reinforce the ability of public agencies to maintain healthy natural environments for many species.

U. Summary of Conservation Values

The current owner has decided to place the Property under conservation easement protection. The proposed Residential Envelope location does not reduce the conservation values of the Property because it is located on existing woods roads and outside of the riparian buffers and priority habitats.

This protected Property will help conserve the water resources noted above Millstone Creek and Broad River locally and the overall Savannah River basin, segments of which have been designated **high priority watersheds**.

Conserving high priority rivers and streams by enhancing stream buffers and reducing non-point source pollution is critical for protecting water quality. Non-point source pollution, consisting of mud, litter, bacteria, pesticides, fertilizers, and a variety of other pollutants that are washed into rivers and streams by rainwater, is one of the primary sources of pollution affecting Georgia's rivers and streams. Stream buffers reduce the amount of these pollutants making it into waterways, thereby improving surface and groundwater quality. The Property, with its buffers on the tributary springs of Millstone Creek, will thereby provide a significant public benefit. The United States Forest Service also recognizes the public benefit of protecting waterways from non-point source pollution.

In addition to benefiting the public, protecting streams and rivers provides valuable riparian habitat for rare and unusual plants and animals. It does this by (1) directly protecting streams and rivers, and the habitats around them, for the plants and animals

that live in them; and (2) providing travel and dispersal corridors for rare and unusual plants and animals that live in the surrounding habitats.

The Conservation Easement will also preserve valuable forests containing high priority habitats in Georgia, including important habitat combinations for year-round resident songbirds and birds of prey, and valuable stop-over and migration sites for many birds, rare and common, including some neotropical migrants whose numbers continue to decline. Additionally, valuable habitat for many unique plant species will be maintained and enhanced.

The high priority habitats on the Property include: **Oak-Hickory-Pine Forest, Streams, Xeric Pine Woodlands, Mesic Hardwood Forests, and Granite Outcrops.** See **Attachment 10** for the location of these habitats.

The Property also supports active farm land. The Agriculture Envelope does not negatively impact conservation values because it is located in a relatively flat, upland area along an interior road.

Also, because it is located in an upland area that is already open and disturbed, and because it is located on an existing interior road, the Residential Envelope (RE) does not negatively impact conservation values.

In compliance with Section 1.170A - 14(g)(5) of the federal tax regulations, BEAVER TAIL LLC, owner of the property referenced and described by this report, and the Oconee River Land Trust, do hereby acknowledge that this report is an accurate representation of the property as of the date of the conveyance of the conservation easement referenced in this report by the landowner ("Grantor") to the Oconee River Land Trust ("Grantee").

Sworn to and subscribed before me

Gilda DeMott

NOTARY PUBLIC

This is the 26 day of Dec 2017

My commission expires:

(SEAL)



Beaver Tail LLC, a Georgia limited liability company

By: LI Manager, LLC,
a Georgia limited liability company,
its Manager

By: Land Investors, LLC,
a Georgia limited liability company,
its sole Member and Manager

By: Raymond J. DeMott
Raymond J. DeMott,
its Sole Member and Manager

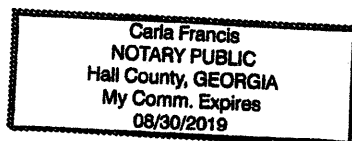
Sworn to and subscribed before me

Carla Francis
Carla Francis
NOTARY PUBLIC

This is the 22 day of Dec 2017

My commission expires: 8-30-2019

(SEAL)



Oconee River Land Trust, Inc.

By: [Signature]

Name: SMITH WILSON

Title: Chair

Date: 12-22-17

RD

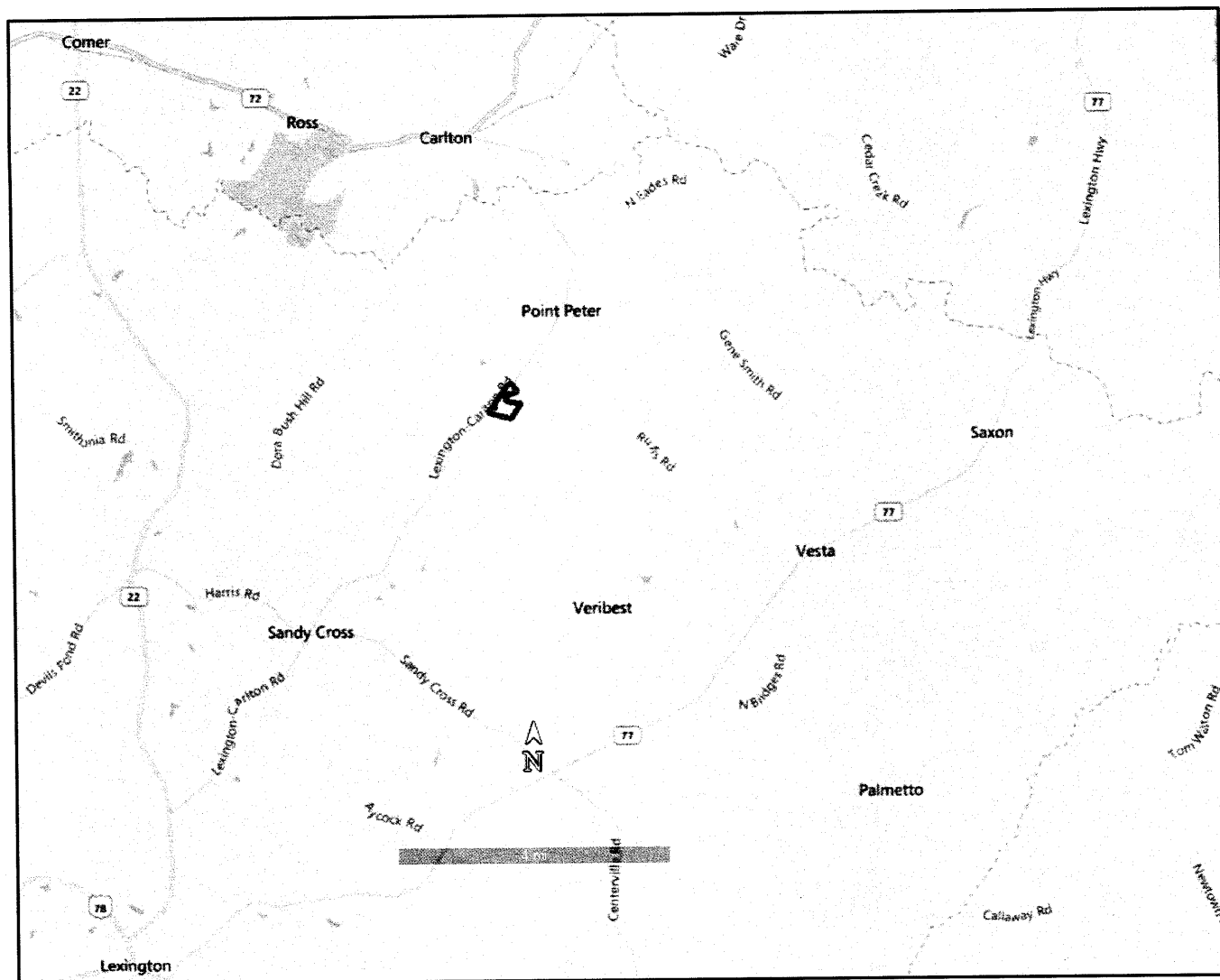
Attachments:

1. Location Map
2. Survey
3. Legal Description
4. Aerial Photograph
5. Topographic Map
6. Georgia Ecoregions Map
7. Soils Map
8. Georgia Watersheds Map
9. Riparian Buffer Map
10. Ecological Features Map
11. Plant List
12. Conservation Easement Map
13. Man Made Features Map
14. Nearby Protected Properties Map
15. Photo Location Map
16. Photos

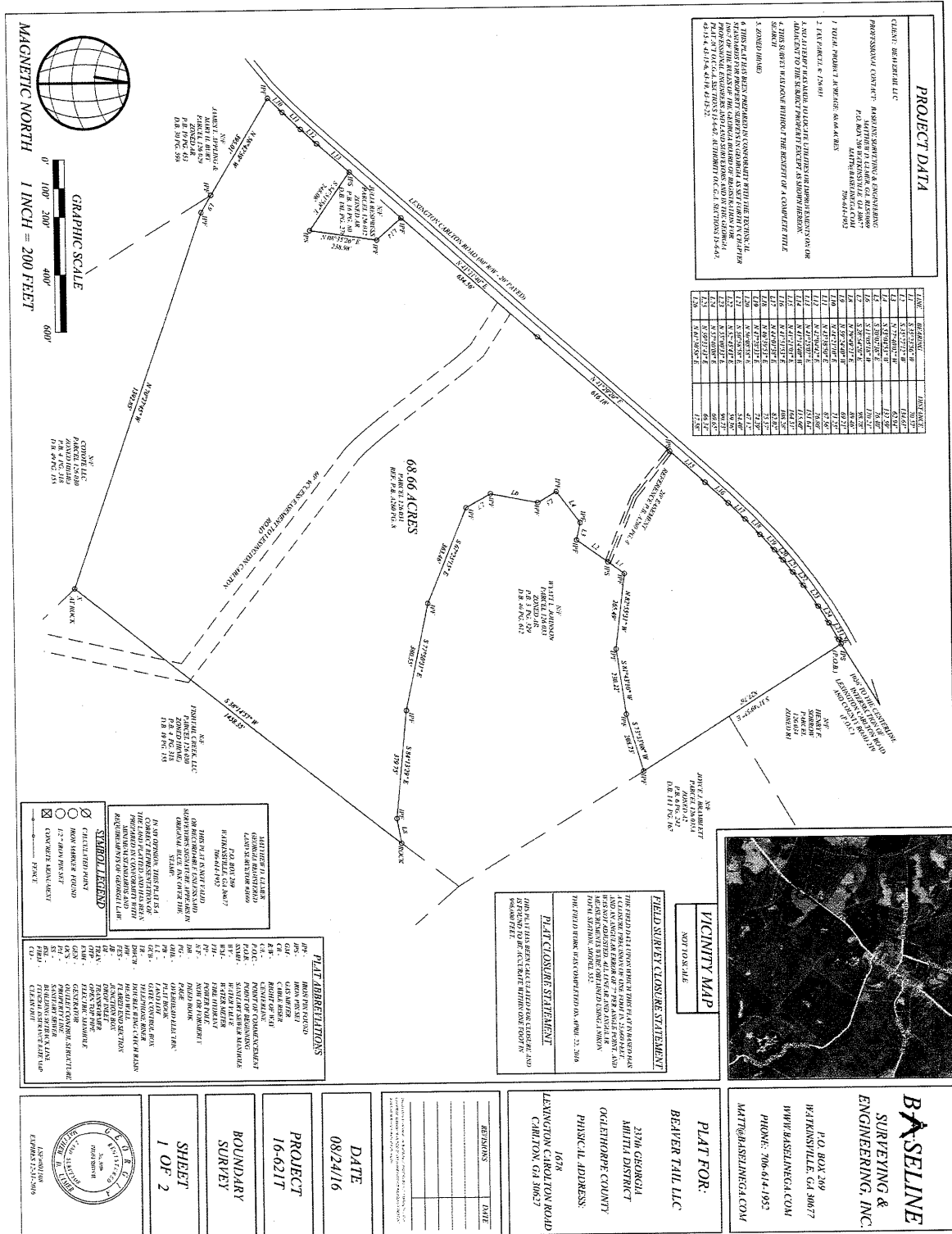
Map Disclaimer: Maps contained in this report are not surveys and must not be construed as surveys. The information imparted with these maps is meant to assist the Parties in their efforts to clearly depict Property boundaries, describe placement of certain retained and reserved rights, and to calculate acreage figures. Property boundaries, while approximate, were established using the best available information, which may include: surveys, tax maps, and field mapping using G.P.S. and/or ortho photos.

Maps were created 11/21/2014, 8/5/2016, 8/26/2017, and 11/20/2017.

ATTACHMENT 1: LOCATION MAP (11/21//2014 Google Earth)



ATTACHMENT 2: SURVEY



ATTACHMENT 3: LEGAL DESCRIPTION

All that tract or parcel of land situate, lying and being in the 237th (Glade) District, G. M., Oglethorpe County, Georgia, containing 68.71 acres, more or less, being bounded, now or formerly, as follows: on the Northwest by County Road 315; on the Northeast by Sorrow, by Mrs. C. E. Glenn, and by Galis; on the Southeast by Inland Rome; and on the Southwest by Inland Rome and by Appling. Said tract is more particularly described as to courses, distances, metes and bounds by a plat entitled "Survey for David Tiller Estate" dated August 26, 2002 by James M. Paul, Registered Land Surveyor, recorded in Plat Book A-280 at Page 8, Oglethorpe County, Georgia Records. Said plat is incorporated herein by reference thereto. Said tract is the remainder of the property owned by William David Tiller, late of Oglethorpe County.

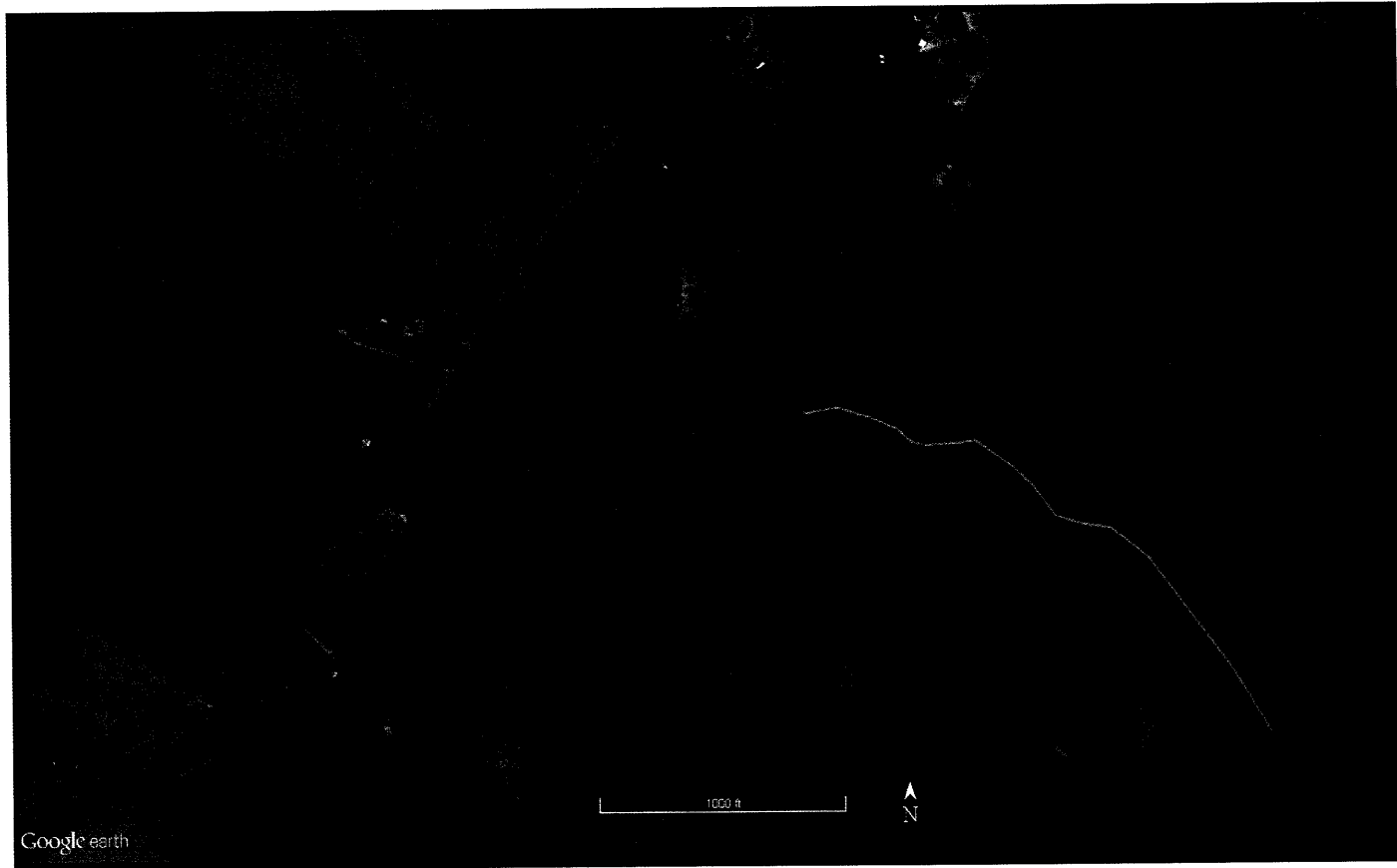
Less and Except that certain 30 foot road conveyed to C.S. Coogler by Warranty Deed dated October 22, 1958 and recorded in Deed Book 3-T, Page 514, Oglethorpe County, Georgia records, which deed is incorporated herein by reference for a more complete description of said 30 foot road.

Together with, and subject to, that certain Ingress/Egress and Utility Service Easement by and between Beaver Tail LLC, Coyote LLC, Fishtail Creek, LLC and Fox Trail LLC, dated August 31, 2016 and recorded in Deed Book 62, Page 482, Oglethorpe County, Georgia Records.

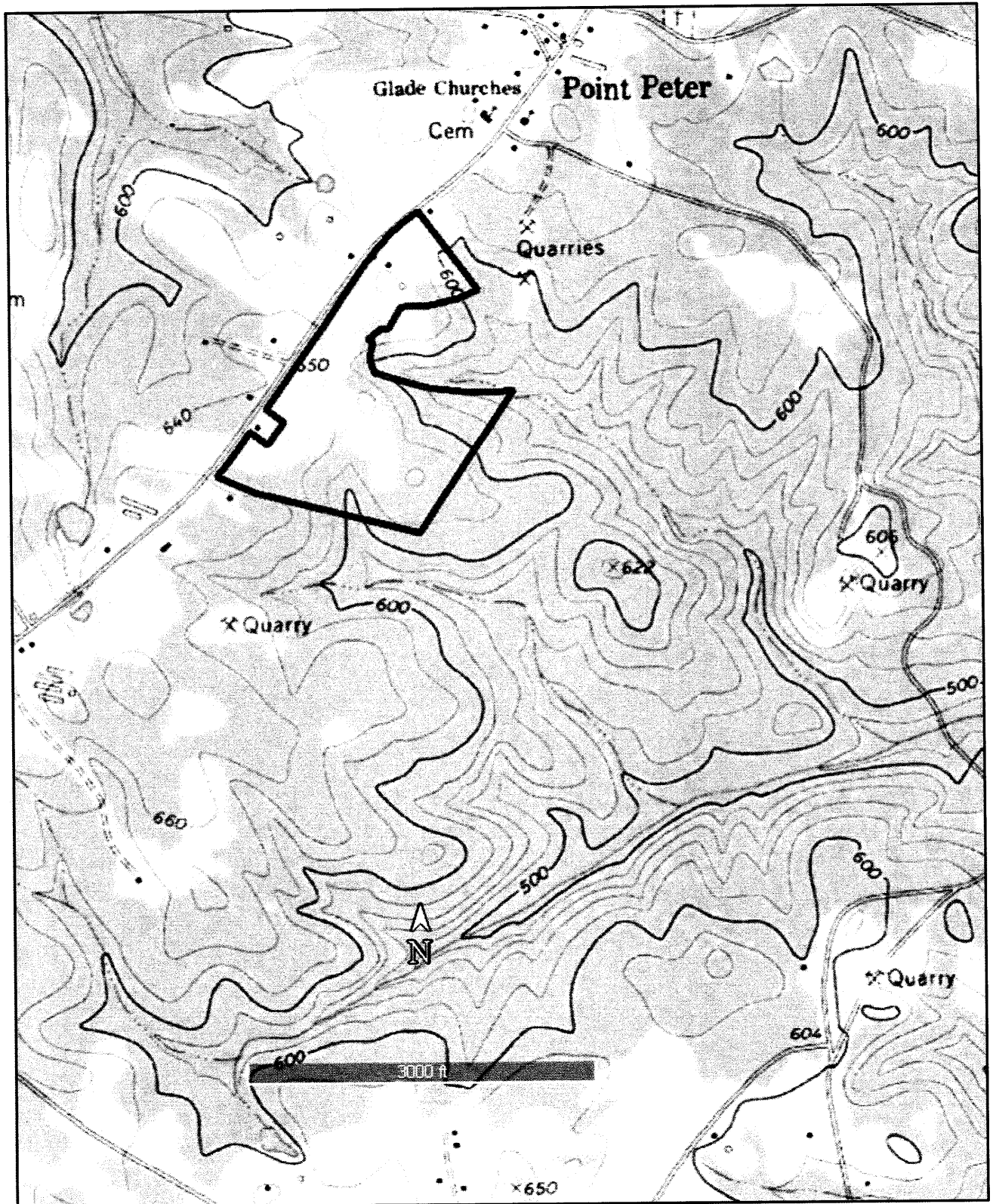
The above-described land being the same land as shown as 68.66 acres, more or less, on plat of survey entitled "Plat for Beaver Tail LLC", dated 08/24/2016 by Baseline Surveying & Engineering, Inc. and recorded in Plat Book C-73, Page 3, Oglethorpe County, Georgia Records, which plat is incorporated herein by this reference as part of this legal description for a more current, accurate and comprehensive legal description.



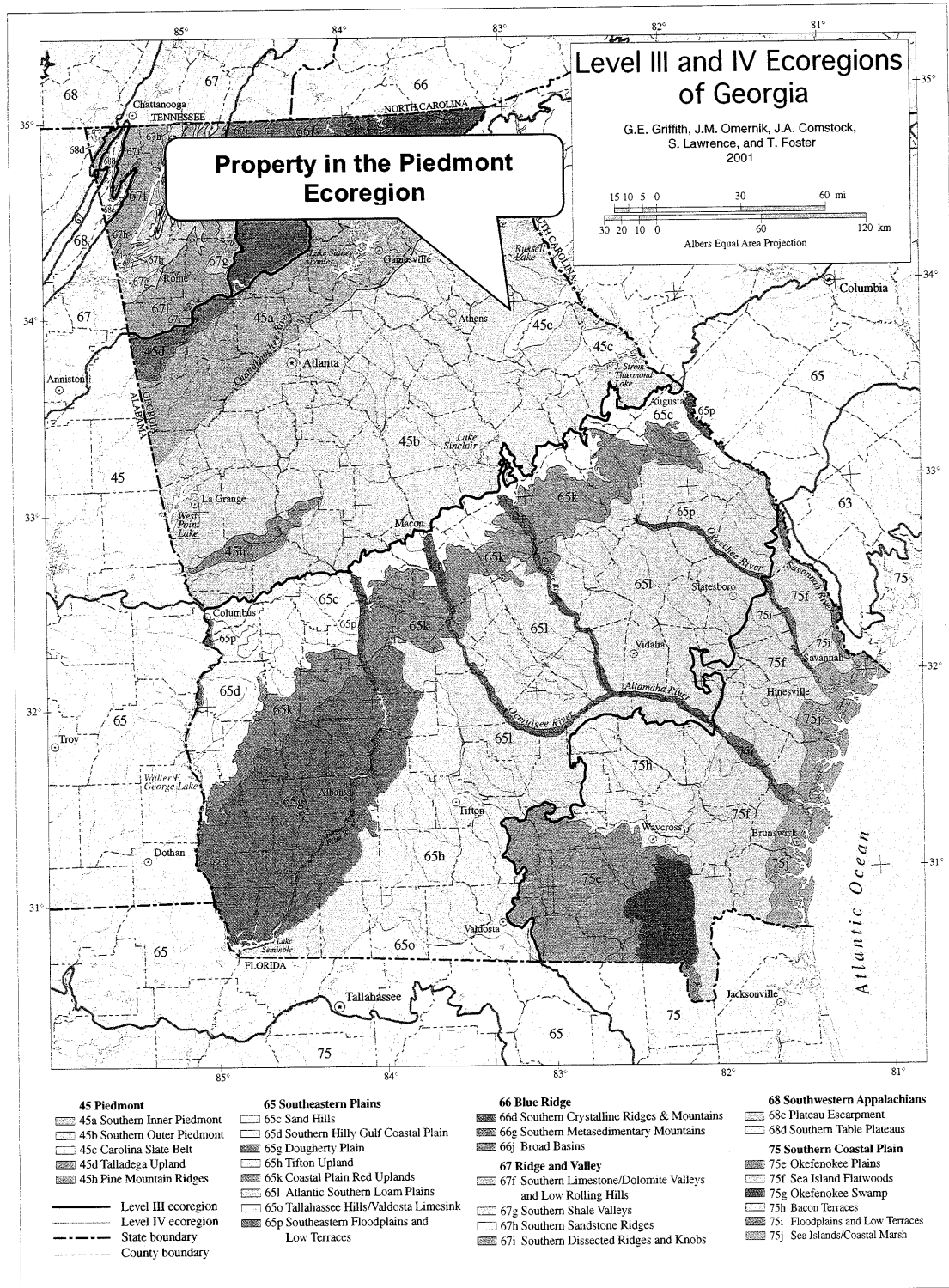
ATTACHMENT 4: AERIAL PHOTOGRAPH (11/21//2014 Google Earth)



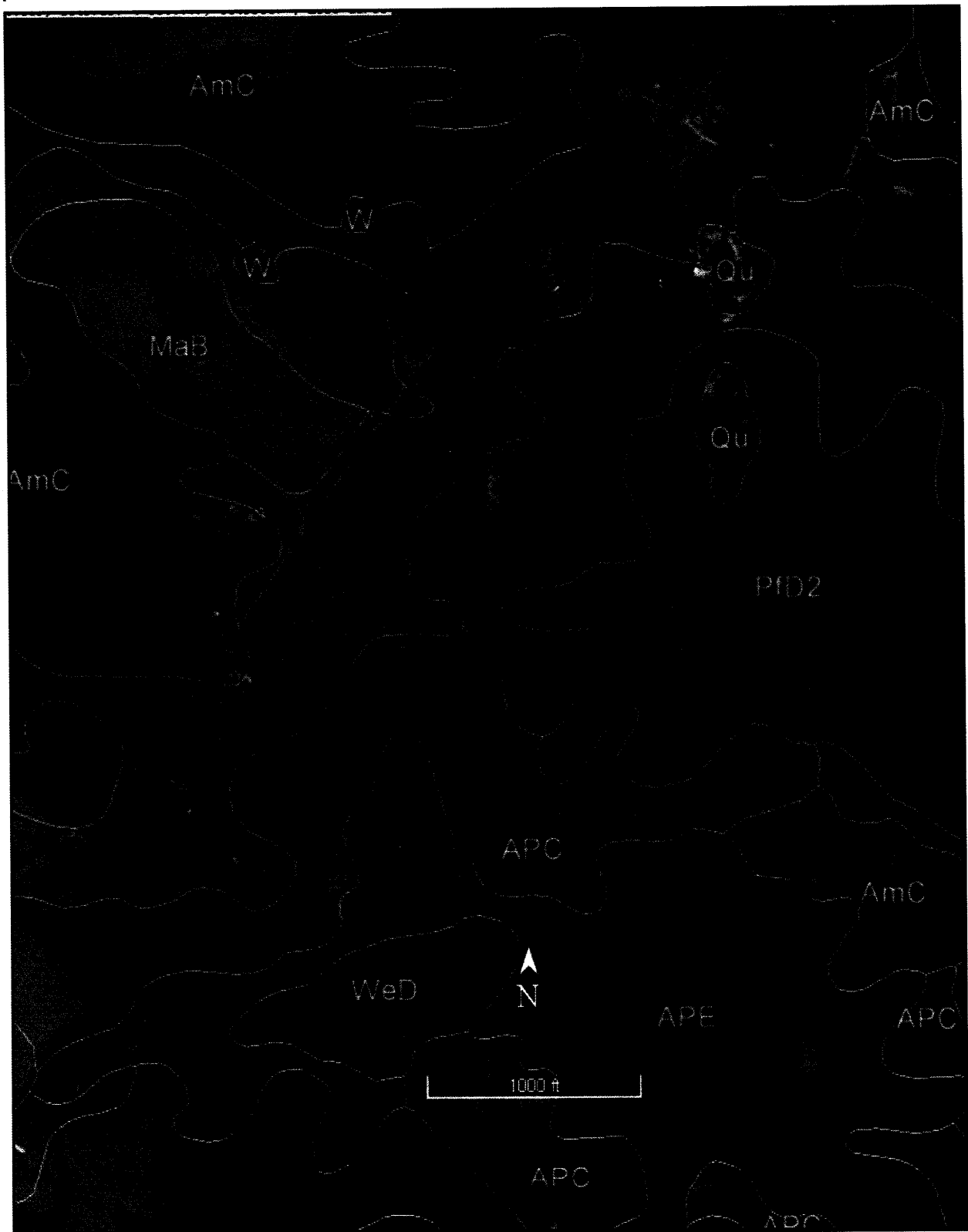
ATTACHMENT 5: TOPOGRAPHIC MAP (11/21//2014 Google Earth)



ATTACHMENT 6: GEORGIA ECOREGIONS MAP



ATTACHMENT 7: SOILS MAP (google image date 11/21/2014)



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SOILS MAP LEGEND

Symbol	Map Unit Name	Acres	Percent	Farmland Classification
AmB	Appling coarse sandy loam, 2 to 6 percent slopes	26.98	39.3	All areas are Prime Farmland
AmC	Appling coarse sandy loam, 6 to 10 percent slopes	12.91	18.8	Farmland of Statewide Importance
APC	Ashlar, Louisburg, and Pacolet soils, 2 to 10 percent slopes	18.95	27.6	
APE	Ashlar, Louisburg, and Pacolet soils, 15 to 35 percent slopes	2.82	4.1	
PfD2	Pacolet sandy clay loam, 10 to 25 percent slopes, eroded	7.00	10.2	
Totals		68.66	100%	39.9

Georgia's 52 Large Watersheds

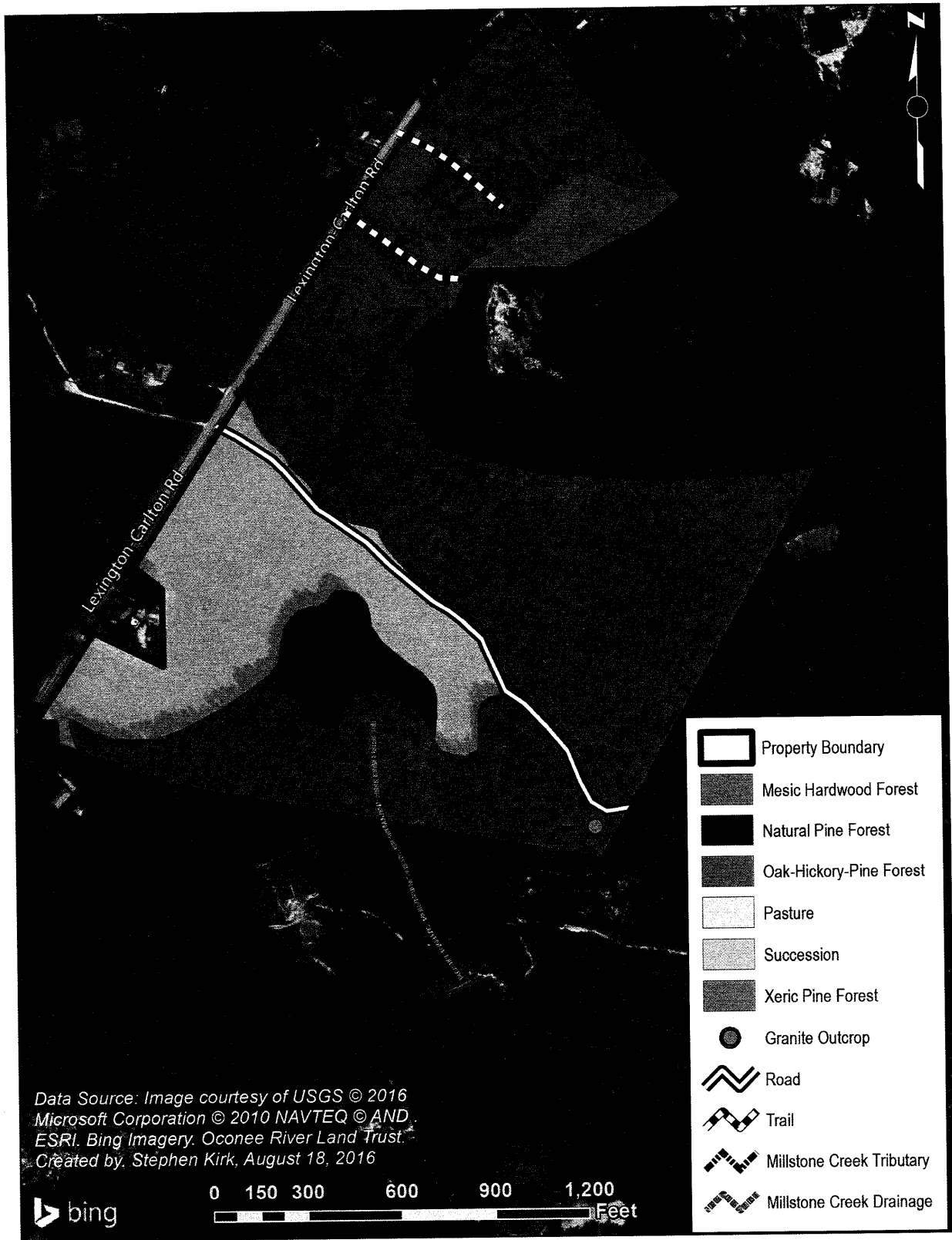


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ATTACHMENT 9: RIPARIAN BUFFER MAP (google image date 11/21/2014)



ATTACHMENT 10: ECOLOGICAL FEATURES MAP



ATTACHMENT 11: PLANT LIST (List of Dominant, Co-Dominant and Understory Plant Species Identified on Property during Site Visit)

Common Name	Scientific Name
Dominant Species	
American Beech	<i>Fagus grandifolia</i>
Hickory (Mockernut)	<i>Carya tomentosa</i>
Hickory (Pignut)	<i>Carya glabra</i>
Maple (Red)	<i>Acer rubrum</i>
Oak (Northern Red)	<i>Quercus rubra</i>
Oak (Post)	<i>Quercus stellata</i>
Oak (Southern Red)	<i>Quercus falcata</i>
Oak (Water)	<i>Quercus nigra</i>
Oak (White)	<i>Quercus alba</i>
Oak (Willow)	<i>Quercus phellos</i>
Pine (Loblolly)	<i>Pinus taeda</i>
Pine (Shortleaf)	<i>Pinus echinata</i>
Pine (Virginia)	<i>Pinus virginiana</i>
Sweetgum	<i>Liquidambar styraciflua</i>
Yellow Poplar	<i>Liriodendron tulipifera</i>
Co-Dominant Species	
Ash (Green)	<i>Fraxinus pennsylvanica</i>
Blackgum	<i>Nyssa salivatica</i>
Cherry (Black)	<i>Prunus serotina</i>
Dogwood (Flowering)	<i>Cornus florida</i>
Elm (Winged)	<i>Ulmus alata</i>
Hickory (Mockernut)	<i>Carya tomentosa</i>
Hickory (Pignut)	<i>Carya glabra</i>
Persimmon	<i>Diospyros virginiana</i>
Red Cedar	<i>Juniperus virginiana</i>

Redbud	<i>Cercis canadensis</i>
Sourwood	<i>Oxydendron arboreum</i>
Sweetgum	<i>Liquidambar styraciflua</i>
Understory Species	
American Beautyberry	<i>Callicarpa americana</i>
Bahia Grass **	<i>Paspalum</i> spp.
Blackberry	<i>Rubus</i> spp.
Broomsedge	<i>Andropogon</i> spp.
Buckeye(Red)	<i>Aesculus pavia</i>
Chinese Privet **	<i>Ligustrum sinense</i>
Christmas Fern	<i>Polystichum acrostichoides</i>
Climbing Hydrangea	<i>Decumaria barbara</i>
Dog Fennel	<i>Eupatorium capillifolium</i>
Ebony Spleenwort	<i>Asolenium platyneuron</i>
Elliott's Blueberry	<i>Vaccinium elliotii</i>
Greenbrier	<i>Smilax</i> spp.
Ironwood	<i>Carpinus caroliniana</i>
Japanese Honeysuckle **	<i>Lonicera japonica</i>
Lespedeza **	<i>Lespedeza</i> spp.
Maple (Chalk)	<i>Acer leucoderme</i>
Muscadine Grape	<i>Vitus rotundifolia</i>
Nepalese Browntop **	<i>Microstegium vimineum</i>
Panic Grass	<i>Panicum</i> spp.
Pawpaw	<i>Asimina parviflora</i>
Rattan Vine	<i>Berchemia scandens</i>
Red Cedar (Eastern)	<i>Juniperus virginiana</i>
River Cane	<i>Arundinaria gigantea</i>
Sparkle Berry	<i>Vaccinium arboreum</i>
Spotted Wintergreen	<i>Chimaphila maculata</i>

Strawberry Bush	<i>Euonymus americanus</i>
Sumac	<i>Rhus</i> spp.
Trumpet Creeper	<i>Campsis radicans</i>
Virginia Creeper	<i>Parthenocissus quinquefolia</i>

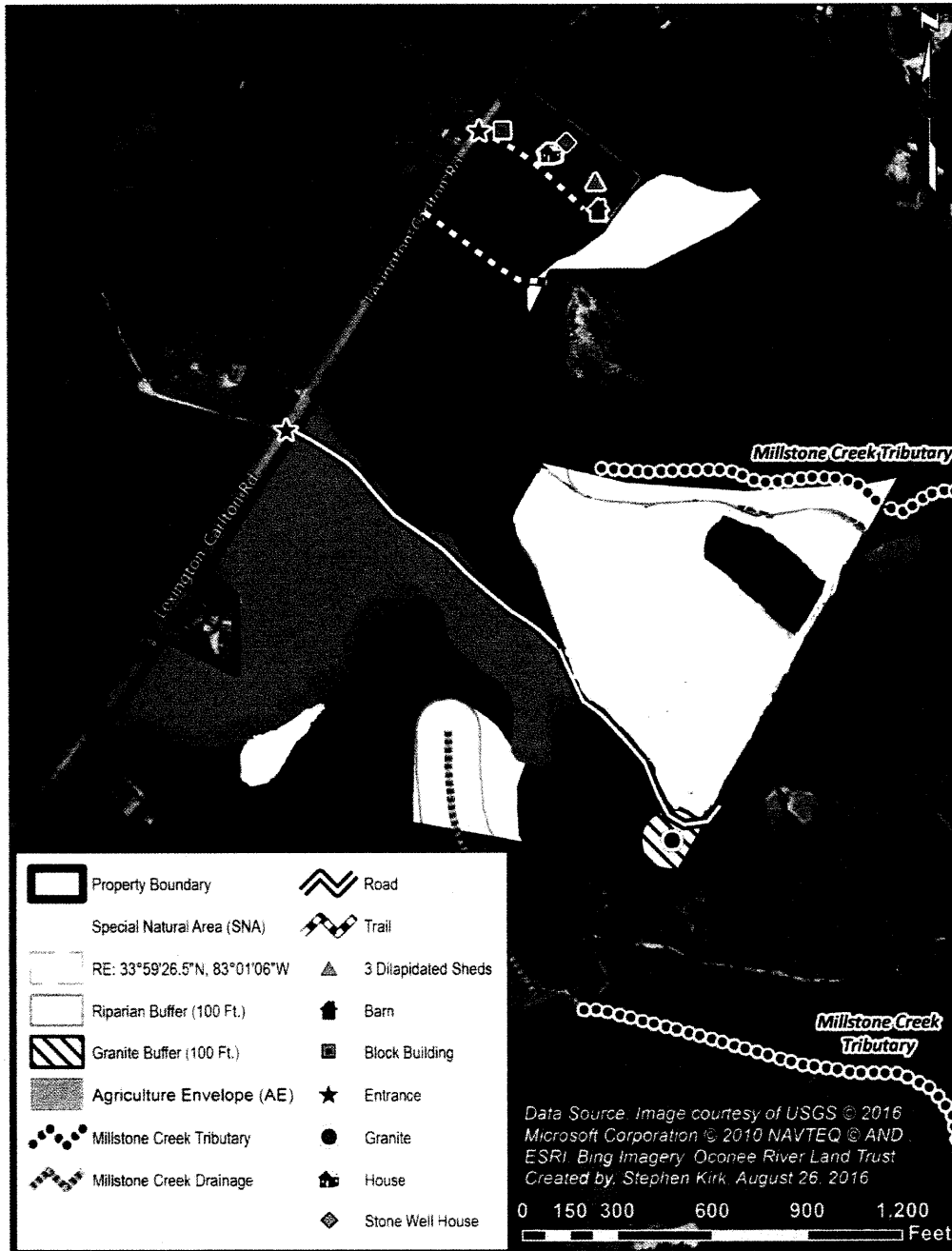
**** Denotes Exotic Species**

ATTACHMENT 12: CONSERVATION EASEMENT MAP

OCONEE RIVER LAND TRUST

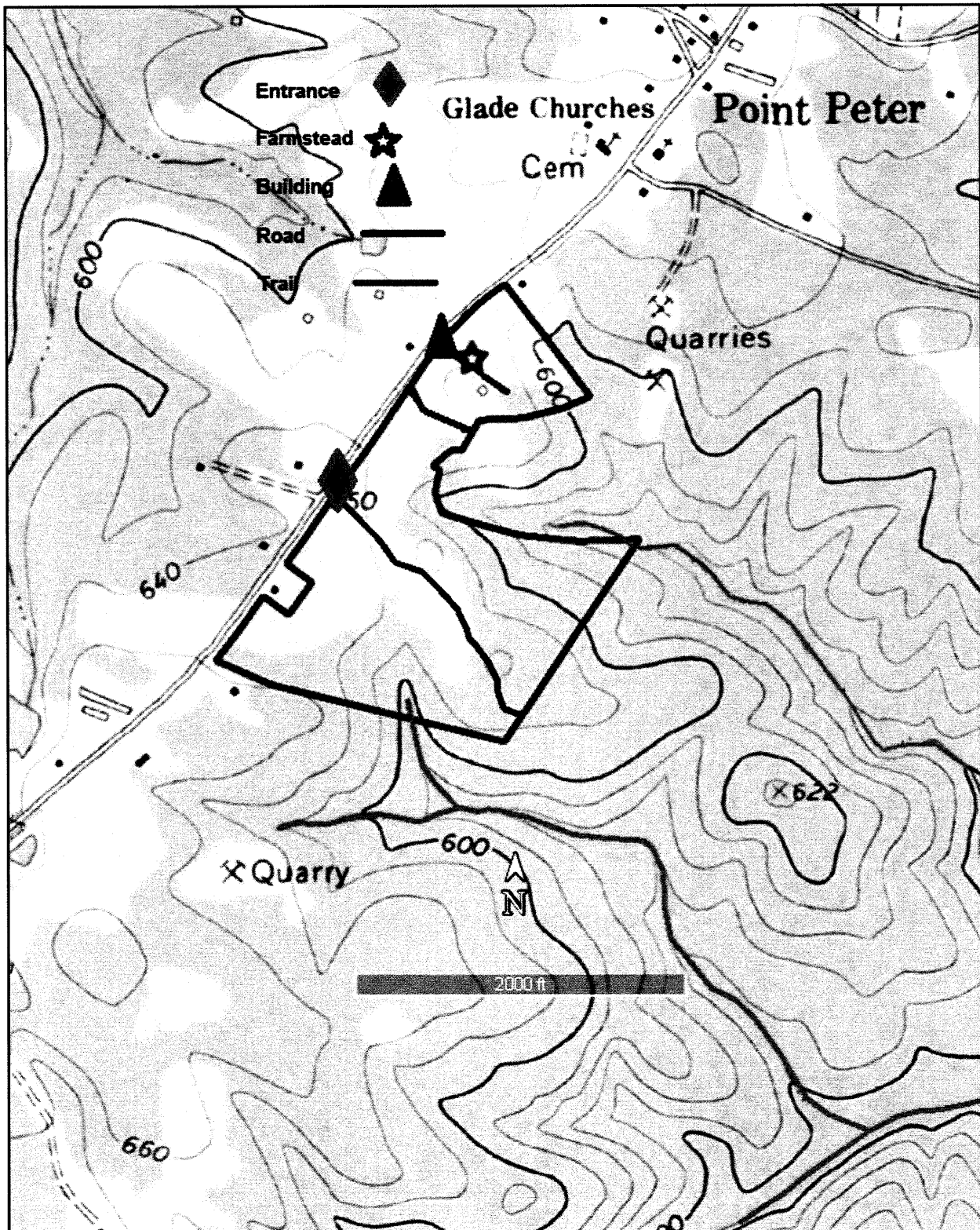
BEAVER TAIL

ATTACHMENT 12: CONSERVATION EASEMENT MAP

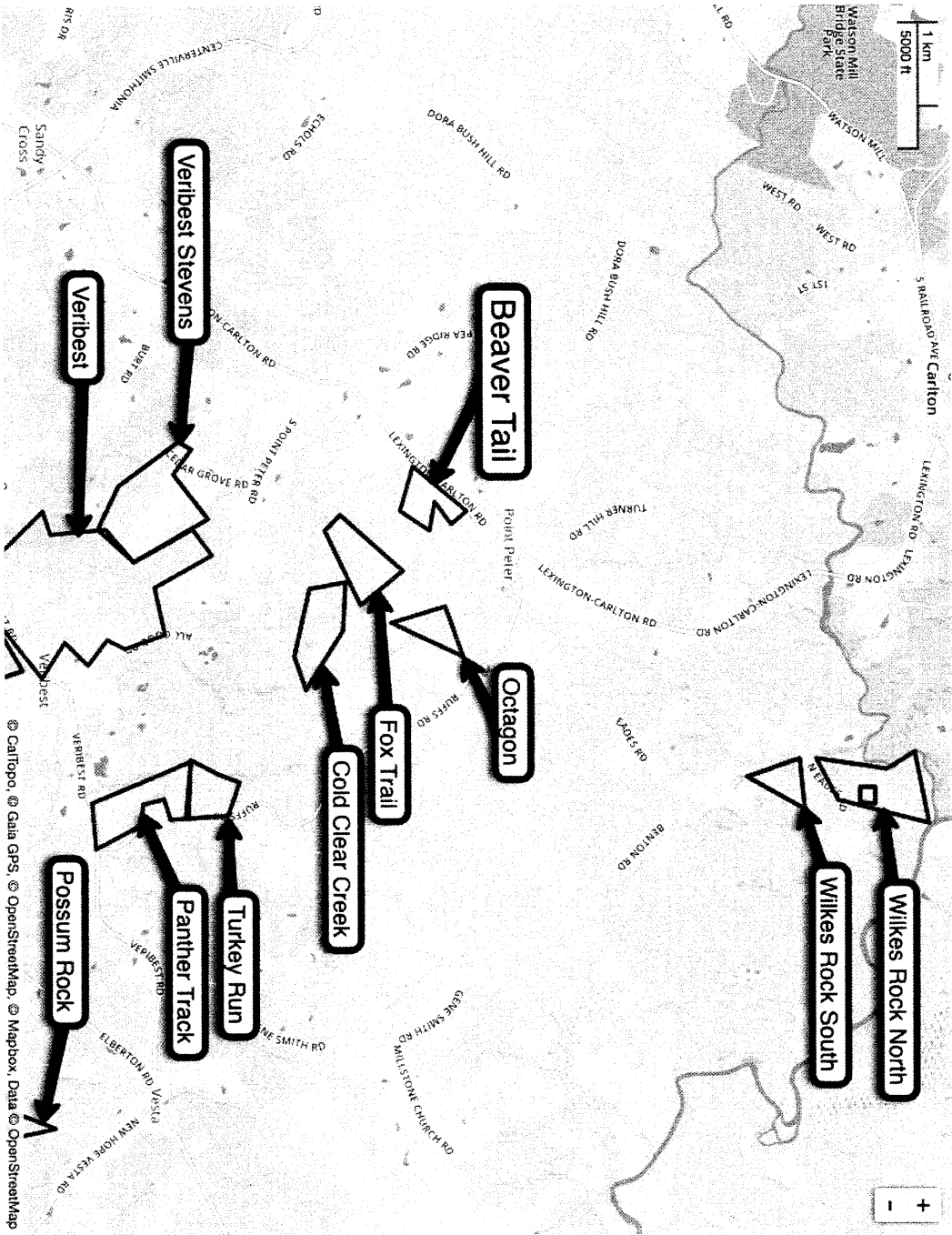


TRD 4/11

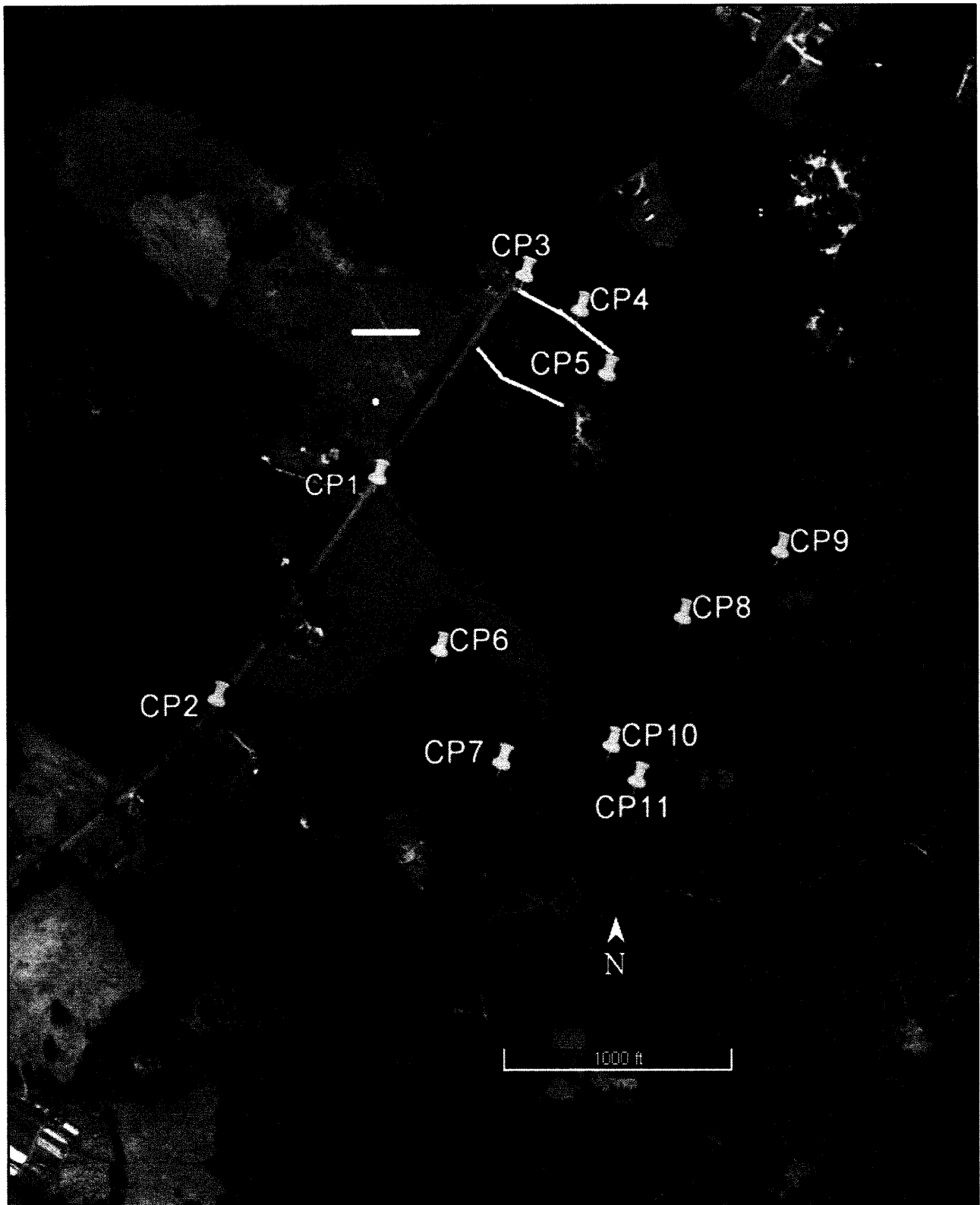
ATTACHMENT 13: MAN-MADE FEATURES MAP



ATTACHMENT 14: NEARBY PROTECTED PROPERTIES MAP (Created 11/20/2017)



ATTACHMENT 15: PHOTO LOCATION MAP (11/21//2014 Google Earth)



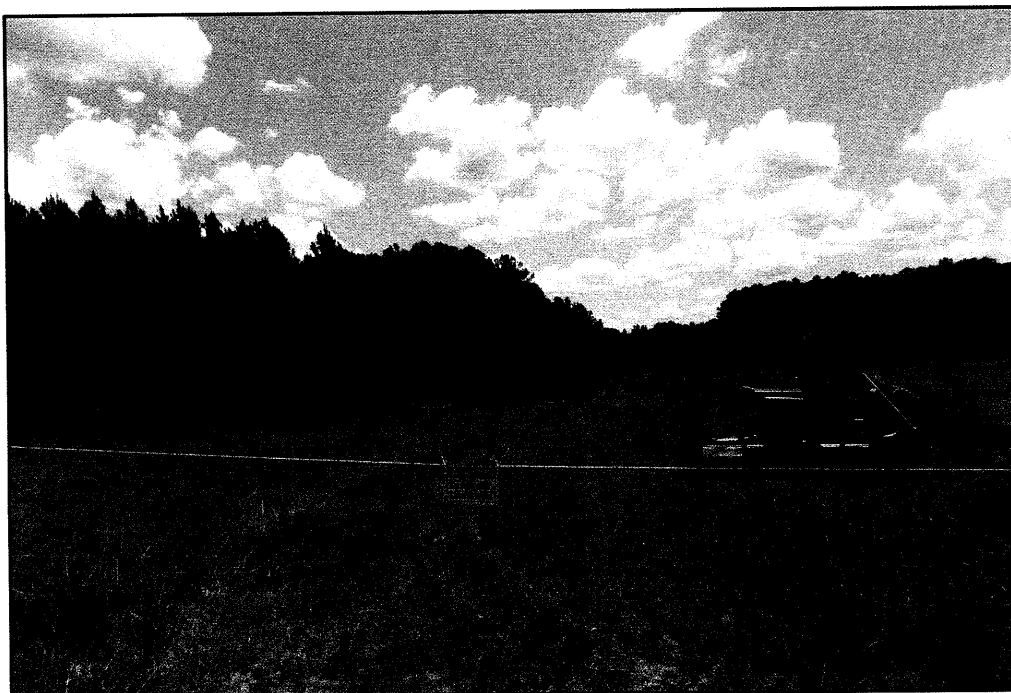
RD 4

ATTACHMENT 16
Photo sheet Baseline Photographic Log
Project Name: BEAVER TAIL

Photographer: Vic VanSant Camera: Fuji Date: 3 August 2016
Time: 8:30 AM Weather: Mostly Sunny, 90° F, Calm Winds

Camera Point No. (on map)	Photo No.	Compass Bearings	Subject	Coordinates
CP1	1	130°	Entrance gate as seen from Lexington-Carlton Rd.	(33°59'19"N 83°01'16"W)
	2	40°	Roadside view from entrance toward Carlton	(33°59'19"N 83°01'16"W)
		190	Roadside view from entrance toward Lexington	(33°59'19"N 83°01'16"W)
CP2	4	150°	View of southern corner along Lexington-Carlton Rd.	(33°59'10"N 83°1'23"W)
	5	70°	View of pasture road frontage from southern corner	(33°59'10"N 83°1'23"W)
CP3	6	40°	View of highway frontage from Property entrance	(33°59'27"N 83° 01'08"W)
	7	100°	View of concrete block structure	(33°59'27"N 83° 01'08"W)
	8	190°	Old field frontage at entrance to Property	(33°59'27"N 83° 01'08"W)
CP4	9	350°	View of old house and concrete block structure	(33°59'25"N" 83°01'05"W)
	10	260°	View of dilapidated farm shed	(33°59'25"N" 83°01'05"W)
CP5	11	190°	View in xeric pine woodland on Property line	(33°59'23"N 83°01'04"W)
	12	90°	View along back Property line	(33°59'23"N 83°01'04"W)
CP6	13	50°	View within natural pine stand	(33°59'11"N 83°01'13"W)
	14	150°	View toward pasture	(33°59'11"N 83°01'13"W)
CP7	15	160°	View along branch in mesic hardwood forest	(33°59'06"N 83°01'09"W)
	16	80°	Upstream view in mesic hardwood forest	(33°59'06"N 83°01'09"W)
CP8	17	60°	View of oak-hickory-pine forest and windthrow due to shallow soil	(33°59'12"N 83°01'00"W)
	18	160°	Typical boulder outcrops	(33°59'12"N 83°01'00"W)
	19	280	View uphill towards pasture	(33°59'12"N 83°01'00"W)
CP9	20	40°	View shows riparian zone at corner	(33°59'15"N 83°0'55"W)
	21	330°	View along Property boundary from SE corner	(33°58'58.2"N 83°0'48.5"W)
CP10	22	50°	View showing typical trail through forest	(33°59'07"N 83°01'04"W)
	23	320°	Surrounding oak-hickory-pine forest	(33°59'07"N 83°01'04"W)
CP11	24	280°	View of flat granite outcrop near	(33°59'07"N 83° 01'02"W)

			Property line	
	25	330°	View of oak-hickory-pine forest on boundary	(33°59'07"N 83° 01'02"W)



CP1 Photo 1 (130°) View of entrance gate from Lexington-Carlton Rd.
(33°59'19"N 83°01'16"W)



CP1 Photo 2 (40°) View from entrance road to Carlton.
(33°59'19"N 83°01'16"W)



**CP1 Photo 3 (190°) View of frontage on Lexington-Carlton Rd. toward Lexington showing Property to left in photo.
(33°59'19"N 83°01'16"W)**



**CP2 Photo 4 (150°) View of SW boundary juncture with Lexington-Carlton Rd.
(33°59'10"N 83° 1'23"W)**

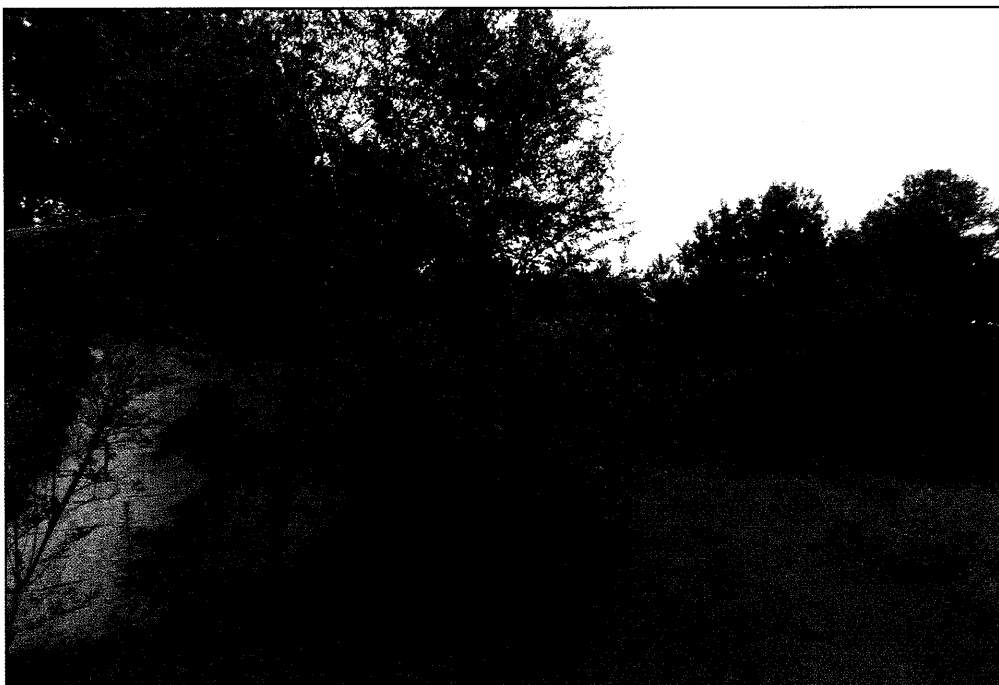
Handwritten signature or initials



**CP2 Photo 5 (70°) View of pasture as seen from Lexington-Carlton Rd. with SW Property boundary to right of photo. (House in background is not on the Property.)
(33°59'10"N 83° 1'23"W)**



**C3 Photo 6 (40°) View toward Carlton from entrance to the Property showing Oak-Hickory-Pine Forest on right in photo.
(33°59'27"N 83° 1'8"W)**



**CP3 Photo 7 (100°) View of concrete block building in the Residential Envelope/farmstead along Lexington-Carlton Rd.
(33°59'27"N 83° 1'8"W)**



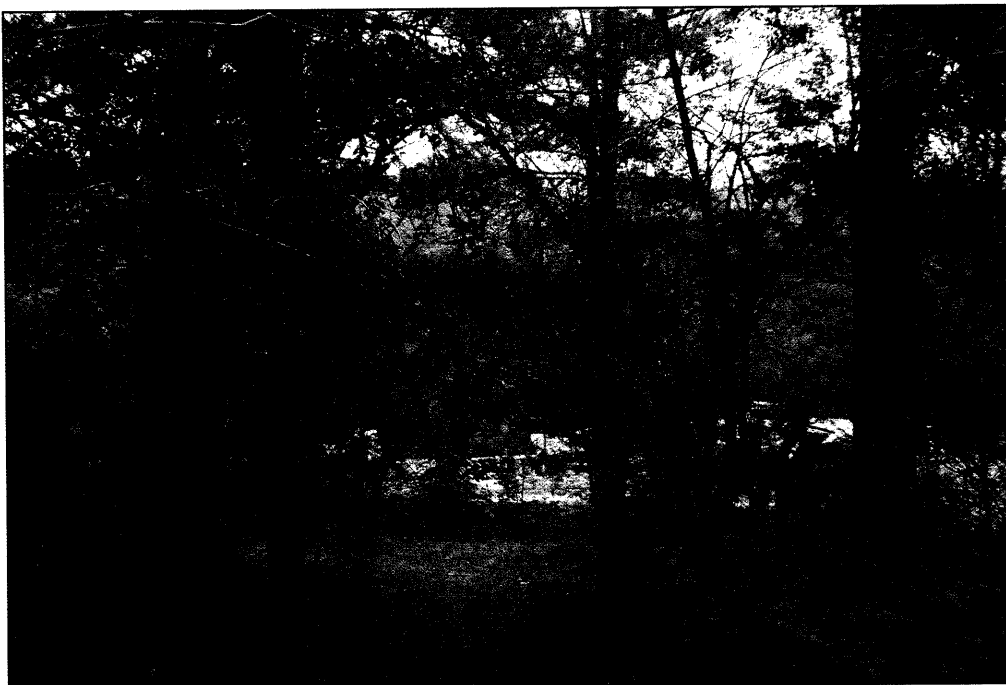
**CP3 Photo 8 (190°) View toward Lexington showing younger Oak-Hickory-Pine successional growth on left in photo.
(33°59'27"N 83° 1'8"W)**



**CP4 Photo 9 (350°) View of old house and concrete block building in Residential Envelope/
existing farmstead.
(33°59'25"N 83°01'5"W)**



**CP4 Photo 10 (260°) View of old barn in the existing farmstead/ Residential Envelope.
(33°59'25"N 83°01'5"W)**



**CP5 Photo 11 (190°). View across Property boundary showing Granite Outcrop on adjacent property.
Point is within Xeric Pine Woodland, a high priority habitat type.
(33°59'23"N 83°01'4"W)**



**CP5 Photo 12 (90°) View along Property line in Xeric Pine Woodland.
(33°59'23"N 83°01'4"W)**



CP6 Photo 13 (50°) View toward pasture from natural pine habitat with pinestraw groundcover.
(33°59 31.3"N 83°01'3.9"W)



CP6 Photo 14 (150°) View toward interior of wooded area with pinestraw.
(33°59 31.3"N 83°01'3.9"W)



**CP7 Photo 15 (160°) View of Mesic Hardwood Forest and small branch toward adjacent parcel.
(33°59'06"N 83°01'09"W)**



**CP7 Photo 16 (80°) View uphill toward natural pine forest from small branch within the Mesic
Hardwood Forest.
(33°59'06"N 83°01'09"W)**



CP8 Photo 17- (60°) View of windthrown large oak trees in Oak-Hickory-Pine Forest, likely due to shallow soil. (33°59'12"N 83°01'0.4 "W)



CP8 Photo 18 (160°) Oak-Hickory-Pine Forest with numerous boulders and a windblown northern red oak. (33°59'12"N 83°01'0.4 "W)



CP8 Photo 19 Photo 11 (280°). View uphill toward pasture within Oak-Hickory-Pine Forest.
(33°59'12"N 83°01'0.4 "W)



CP9 Photo 20 (40°) View of lower corner in riparian buffer and adjacent small creek with white oaks.
(33°59'15"N 83°00'55"W)



**CP9 Photo 21 (330°) View along Property line from corner.
(33°59'15"N 83°00'55"W)**



**CP10 Photo 22 (50°) View shows road from pasture toward Property boundary and adjacent Oak-Hickory-Pine Forest.
(33°59'07"N 83°01'04"W)**



**CP10 Photo 23 (320°) View into Oak-Hickory-Pine Forest from road showing typical forest conditions.
(33°59'07"N 83°01'04"W)**



**CP11 Photo 24 - (280°) View of Granite Outcrop at lower Property line showing road and surrounding forest.
(33°59'7"N 83°01'2"W)**



**CP11 Photo 25 - (330°) View of Oak-Hickory-Pine Forest adjacent to Granite Outcrop.
(33°59'7"N 83°01'2"W)**