

COYOTE
OGLETHORPE COUNTY, GA

BASELINE DOCUMENTATION REPORT

Prepared by Vic VanSant and Michael Ransom
As a project for the Oconee River Land Trust

Date of Report 7/19/2018

RO¹ SW

Project/Property Name: COYOTE (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 an 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. Michael Ransom holds a Bachelor of Science in Forest Resources from the Warnell School of Forestry and Natural Resources at the University of Georgia. He has been principle and owner of Southern Timber Solutions, LLC since 2010 and has experience in forestry and land management.

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 July 14, 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, 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, and then by Michael Ransom on July 11th, 2018, to verify that the conditions noted in this report have not changed.

B. Owner

The current owner of the Property is **COYOTE, LLC** (Grantor). The current Property owner's address is: P.O. Box 7442, Savannah, Georgia, 31418.

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.

RD² RW

and US Hwy 78, travel northwest on US Hwy 78 for approximately 0.59 miles. Turn right onto Comer Rd/GA Hwy 22 and travel approximately 2.0 miles. Make a slight right onto Lexington-Carlton Rd. and travel 8.1 miles. Turn right at the gate in the pasture and travel to the back of the pasture to go to the Property. The entrance to the Property can be 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°58'55.7"N 83°01'01.3"W**.

G. Size

Approximately 77.18 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

This Property exists as one wooded 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 almost entirely wooded. It is in a rural area surrounded by small farms, granite quarries, and timber properties. The Property is bisected by a small tributary of Millstone Creek from west to east, which collects water from another small branch, and this stream then flows off the Property eastward. Neighboring small timber tracts border on all sides.

The Property has a few small areas of mature Oak-Hickory-Pine Forest, 20-year-old Oak-Hickory-Pine regeneration, Granite Outcrops, and Mesic Hardwood Forest. Essentially all of the Property, except the slopes above the creek on the lower end, was clearcut approximately 20 years ago and not replanted.

The Granite Outcrops, Streams, and Mesic Hardwood Forest along the streams are the most distinctive features of the Property. The Oak-Hickory-Pine Forests are the most distinctive feature of the Property and comprise the majority of it. See **Attachment 10**.

Historically, vegetation on the Property would have been a mixture of oak and hickory and pine and hardwoods along the springs and creek bluff. It appears from the evidence of old fields that the Property was utilized as farmland to some degree until the mid-1900's. Over the last several decades, the Property has been in pine timber production.

Currently, the Property is used for timber production, outdoor recreation, fishing, and hunting.

There is an extensive road system throughout the Property that allows easy access for pine timber management and recreation. The roads consist of dirt and gravel.

For photos of the Property, see **Attachments 15 and 16**.

B. Topography

The Property is rolling and varies from 520-640 feet above MSL in elevation. The highest point is near the boundary in the western part of the Property and the lowest point is on the east side in the creekbottom. 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, are subject to increasing urbanization and suburbanization.

There are numerous boulders, ranging from a single 3-foot boulder to numerous large boulders covering an acre, and 2 flat Granite Outcrops 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) that are 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 edge.

Soils of the Ashlar, Louisburg, and Pacolet complex and Wedowee sandy loam (greater than 10% slopes) make up 96% of the Property. Very small amounts of Appling coarse sandy loam, Wedowee sandy loam (less than 10% slopes), and Pacolet sandy loam make up the remainder. 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 1.08 acres (1.4%) of Prime Farmland and 0.93 acres (1.2%) of land classed as Statewide Important Farmland. For a general soils

map, see **Attachment 7**.

D. Water resources

A tributary of Millstone Creek flows through the Property, totaling approximately 3,500 feet in length from the west-central to eastern portion of the Property. Millstone Creek then flows into the Broad River Watershed, which is in the Upper Savannah Watershed which is part of the greater Savannah River Basin. Segments of the Broad River Watershed and Savannah River Watershed are 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.

One small farm pond (0.7 ac) is located on the main stream of the Property. It contains a wood duck nest box and fish feeders, and the pond dam appears to be in good condition. The water resources are identified in **Attachment 9**, which shows a 100-foot riparian buffer on the streams and pond, so the area identified as 'open' on the ecological map will be allowed to regrow to natural forest in order to preserve the pond buffer.

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: 12-year cutover General Vegetation (37.6 acres), mature Oak-Hickory-Pine Forest (16.4 acres), Mesic Hardwood Forest (6.5 acres), Xeric Pine Forest (called Xeric Pine Woodland in SWAP documents) (5.1 acres), pine plantation forest (3.9 acres), food plots (3.5 acres), driveway/openings (2.4 acres), pond (0.7 acres), and Granite Outcrops (0.5 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.

Nearly all of the hardwood forests on the Property are Oak-Hickory-Pine Forests or Mesic Hardwood Forests.

Approximately 5 acres of this total is located on slopes along the creek that were not clearcut, so it is mostly natural, mature Oak-Hickory-Pine Forest. The dominant overstory species in the older forest are pignut hickory and white oak. The remaining

cutover Oak-Hickory-Pine Forest overstory contains southern red oak, loblolly pine, shortleaf pine, white oak, sweetgum, and water oak, among others. The understory and

midstory contain black gum, persimmon, sourwood, sweetgum, Chinese privet, black cherry, overstory seedlings, viburnum, red maple, native beggarweeds, blackberry, smilax, and grasses.

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

The pine plantation forest on the Property is less than 10 years old and consists of two small stands of loblolly pine. The dominant overstory species is loblolly pine. One stand is maintained in an open condition by mowing and pruning, and the other has more natural understory conditions, which include sweetgum, muscadine, blackberry, waxmyrtle, greenbrier, honeysuckle, and others.

The wildlife foodplots are planted in mixed grasses and forbs.

Xeric Pine Woodland occurs adjacent to the flat Granite Outcrops. 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.

The open sites include pond margin, wide road edges, and road beds. The vegetation consists mostly of grasses with a small component of greenbrier, Japanese honeysuckle, blackberry, sweetgum, native beggarweeds, and lespedezas.

The Granite Outcrops consist of two relatively flat outcrops. The edges contain forb and grass components including bluestem, blackberry, and others. Lichens and mosses cover parts of the exposed rock. Additionally, there is a small granite excavation on the edge of the outcrop in the southeast corner of the Property. Possible ATV use on 'trails' in the area of the granite outcrops and buffer. This use will need to cease so that this priority habitat will be protected.

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

F. Agricultural Resources

There are currently no agricultural operations on this Property other than timber production.

G. Wildlife

Field signs and individual sightings during the field surveys noted the presence of the common wildlife species from the Piedmont Ecoregion of Georgia, including coyote, raccoon, opossum, gray squirrel, northern mockingbird, wild turkey, and white-tailed deer. Small 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. The presence of thinned loblolly pines provides a future opportunity for habitat valuable to Bachman's sparrow, a Georgia species of concern. These birds inhabit early successional areas, including open pine with herbaceous understory, which could be provided on the Property over time.

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 Outcrops located on the Property. Among rare and unusual plants for this region, the following are species known to occur in mixed hardwood forests, Granite Outcrops, or mesic stream courses:

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 Mesic Hardwood Forests:

Hemidactylium scutatum (four-toed salamander)

Lampropeltis calligaster rhombomaculata (mole kingsnake)

Additionally, neotropical migrants like the gray catbird, field sparrow, pine warbler, and prairie warbler utilize thinned upland pine and brushy habitat that occurs on this Property.

I. Cultural Resources

There is no evidence of any historical structures on the Property.

J. Scenic Character and Views from public roads/waters

The Property is not visible from any public roads.

K. Existing man-made structures

The following man-made structures were noted on this tract: trails and woods roads, an approximately 0.7 acre pond, a clubhouse (40 feet by 40 feet), a metal shed (20 feet by 15 feet), a deer cleaning area next to metal shop, and one water well. 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 pine timber, and road beds. Limited farming and livestock production occurred in the past. The most noticeable activity in the past 60 years has been timber harvest.

N. Current land uses

Current use is for timber production, outdoor recreation (primarily hunting and fishing), and natural woodland. The tract has not been used for any other commercial purposes in recent years.

O. Management Plan in effect, if any

No formal management plan currently exists for the tract. The overall plan is to use it 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 this 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, Octagon Glade, Beavertail, Turkey Run, Panther Track, Cold Clear Creek, Veribest, Veribest Haynie, 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 both common and rare 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.

The conservation easement on this 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) 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 Forests, Mesic Hardwood Forests, Xeric Pine Woodlands, Granite Outcrops, and Streams**. See **Attachment 10** for the location of these habitats.

The RE location will not negatively impact any conservation values, since it is outside of riparian buffers and special natural areas, located on relatively flat terrain, and in an

area that is already open and adjacent to an interior road.

In compliance with Section 1.170A - 14(g)(5) of the federal tax regulations, COYOTE, 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").

Coyote, LLC

By: Raymond J. DeMott
 Name: Raymond J. DeMott
 Title: Manager
 Date: 11/30/18

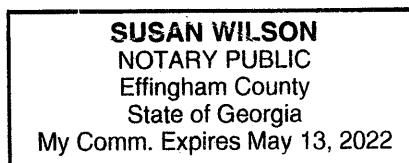
Sworn to and subscribed before me

Susan Wilson

NOTARY PUBLIC

This the 4th day of December 2018
 My commission expires:

(SEAL)

**Oconee River Land Trust, Inc.**

By: Susan Wilson
 Name: Susan Wilson
 Title: Chair
 Date: 11-27-18

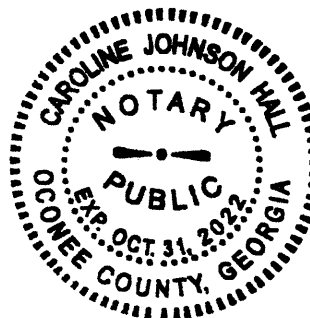
Sworn to and subscribed before me

Caroline Johnson

NOTARY PUBLIC

This the 27th day of Nov 2018
 My commission expires:

(SEAL)

RD JW

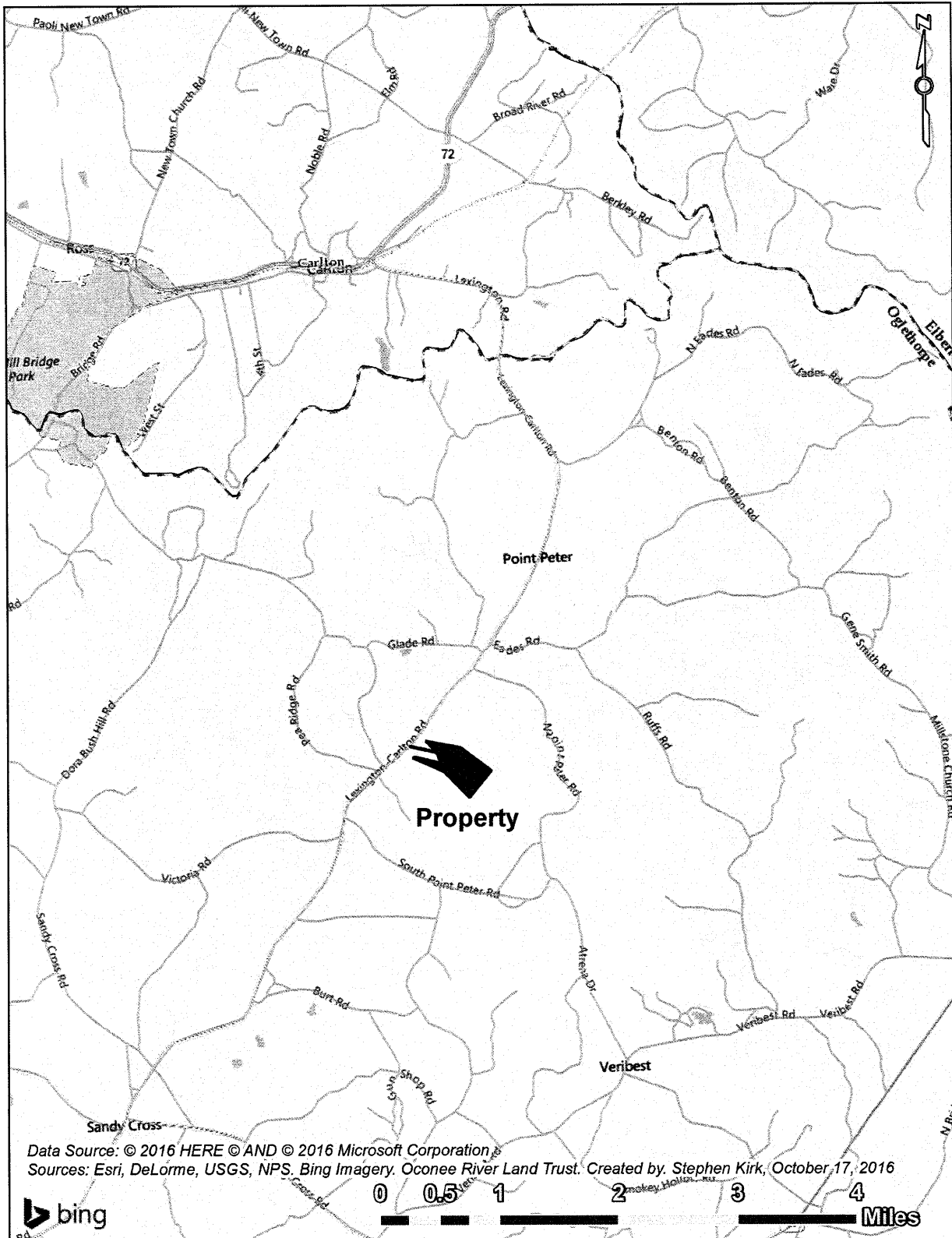
Attachments:

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.

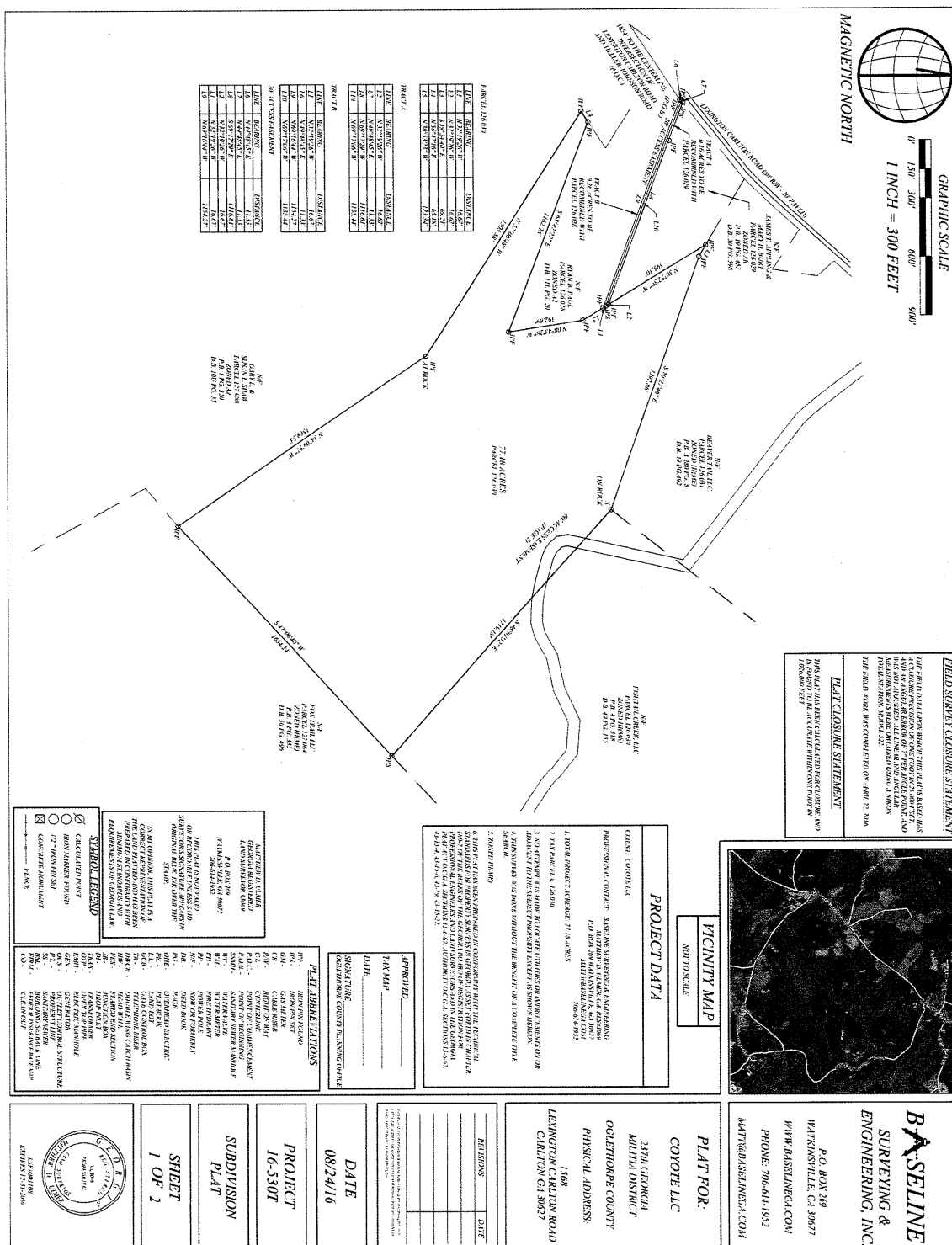
Maps were created on July 29, August 2, 2016, November 20, 2017, and July 12, 2018.

ATTACHMENT 1: LOCATION MAP



RD SW

ATTACHMENT 2: SURVEY



ATTACHMENT 3: LEGAL DESCRIPTION**COYOTE LLC****LEGAL DESCRIPTION**

All that tract or parcel of land, with all improvements thereon, lying and being in the Glade (237th) District, G.M., Oglethorpe County, Georgia, containing 147.85 acres, more or less, being bounded, now or formerly, as follows: on the Northwest by Middleton Rose Hill, LLLP and Janelle S. Matthews and Marsha F Thomas; on the Southwest by J.T. Appling, by Ryan B Paul and by Garry L Shaw and Susan L Shaw; on the Southeast by Plum Creek Timberlands, LP; and on the Northeast by David A Francis, III and by Joyce J Bramblett. Said tract is more particularly described as to courses, distances, metes and bounds by a plat "Surveyed for Cox Woodlands Company - Cherokee Timber Corp. "Tiller Tract"" dated April 22, 1965, by D.N. Crumpton, Registered Land Surveyor, recorded in Plat Book 4, Page 318, Oglethorpe County, Georgia records. Said plat is incorporated herein by reference thereto. Also conveyed is the 20 foot road right-of-way connecting said tract to Lexington Carlton Road.

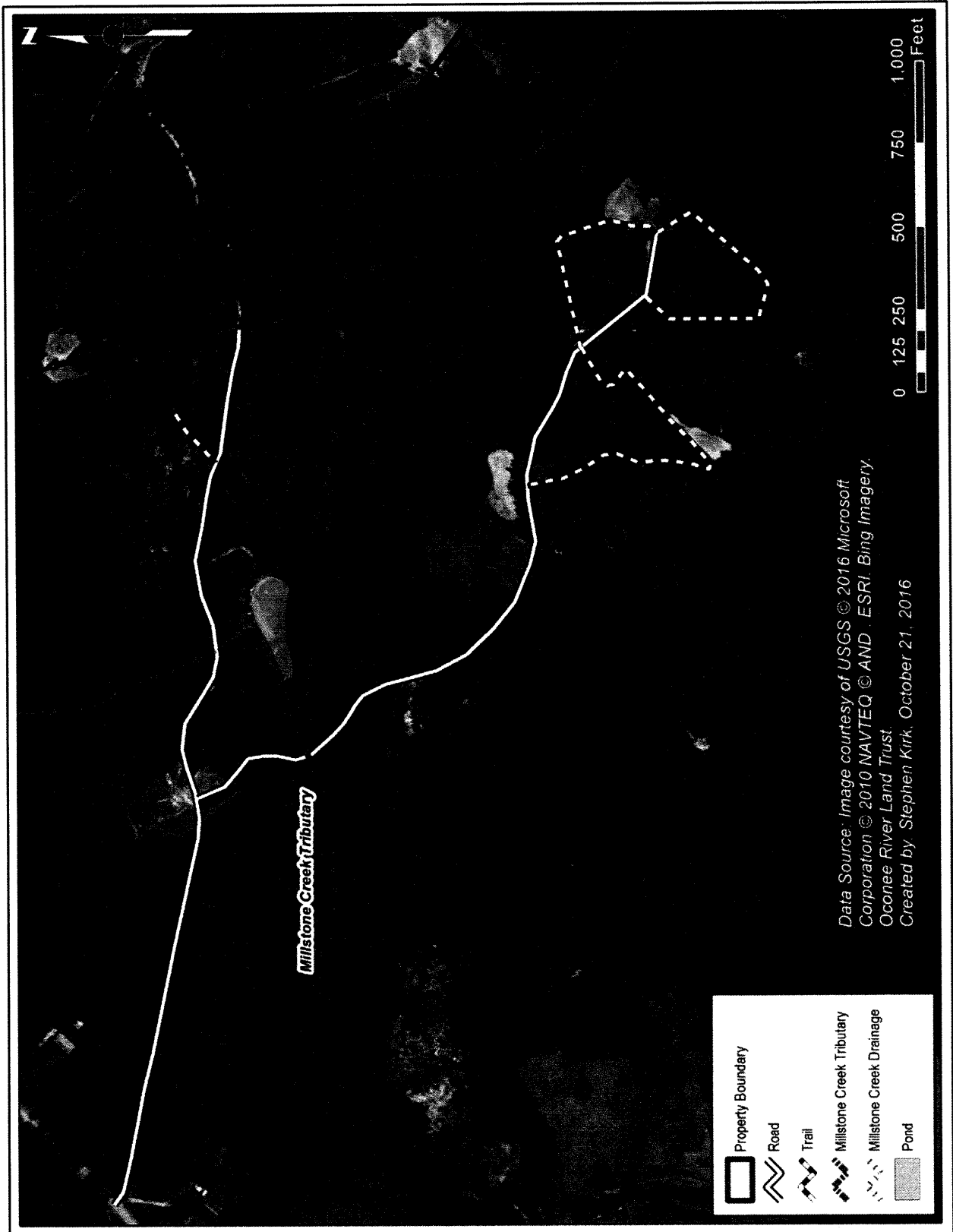
Less and Except: that tract or parcel of land lying and being in the 237th District, G.M., Oglethorpe County, Georgia, containing 67.80 acres, more or less, and being more particularly shown on plat of survey entitled "Plat for Fishtail Creek, LLC", dated 08/24/2016 by Baseline Surveying & Engineering, Inc. and recorded in Plat Book C-72, Page 3, Oglethorpe County, Georgia Records, to which reference is made for a more detailed description.

And Less and Except: all those tracts or parcels of land lying and being in the 237th District, G.M., Oglethorpe County, Georgia, being Tract A, containing 0.26 acre, more or less, and Tract B, containing 0.26 acre, more or less, as shown on plat of survey entitled "Plat for Coyote LLC", dated 08/24/2016 by Baseline Surveying & Engineering, Inc. and recorded in Plat Book C-72, Page 5, Oglethorpe County, Georgia Records, to which plat reference is made for a more detailed description.

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.

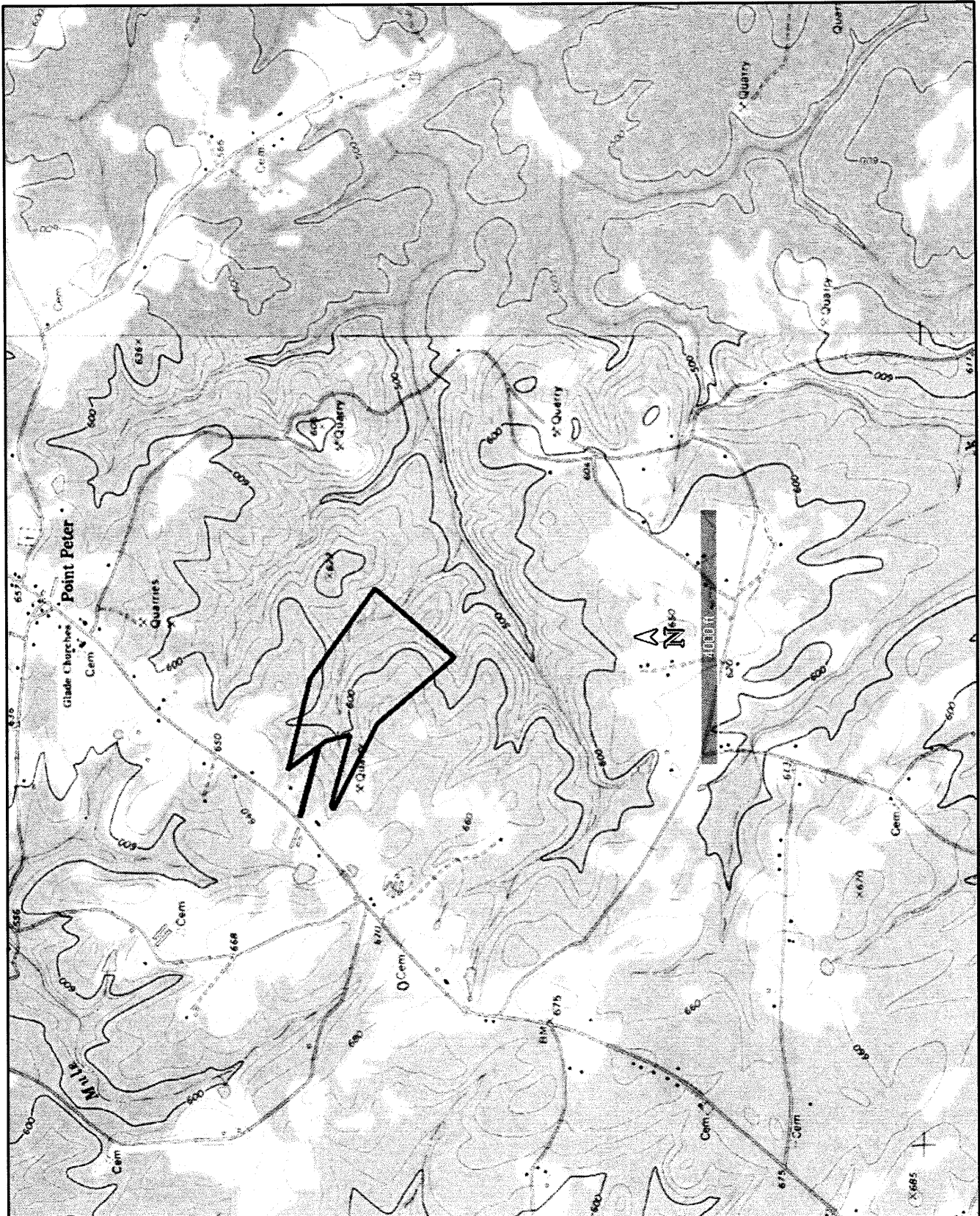
The above-described land being the same land as shown as 77.18 acres, more or less, on plat of survey entitled "Plat for Coyote LLC", dated 08/24/2016 by Baseline Surveying & Engineering, Inc. and recorded in Plat Book C-72, Page 5, Oglethorpe County, Georgia Records, which plat is incorporated herein by this reference as part of this legal description for a more current, accurate and comprehensive legal description.

ATTACHMENT 4: AERIAL PHOTOGRAPH



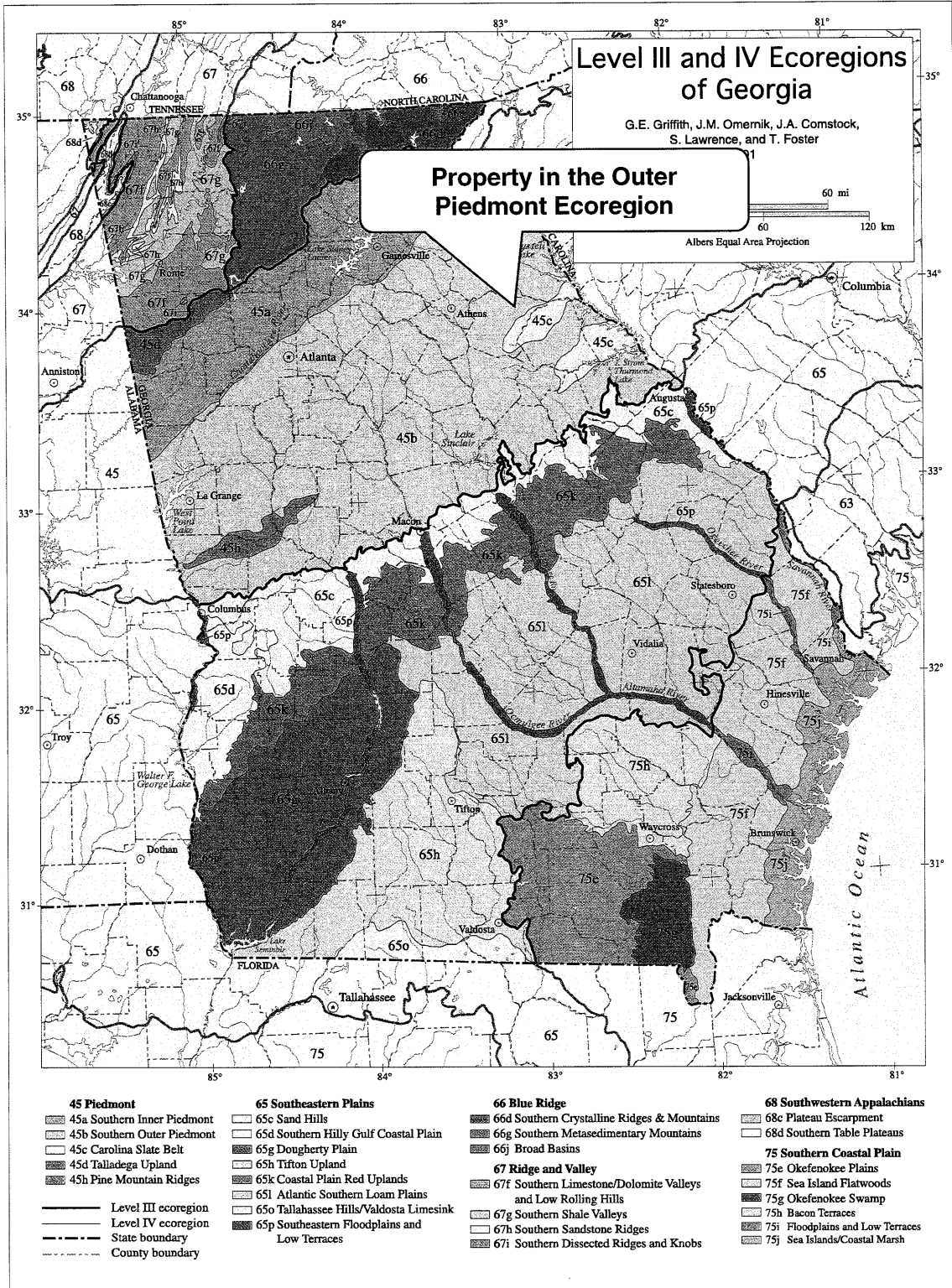
SW

ATTACHMENT 5: TOPOGRAPHIC MAP (11/21/14 Google earth)



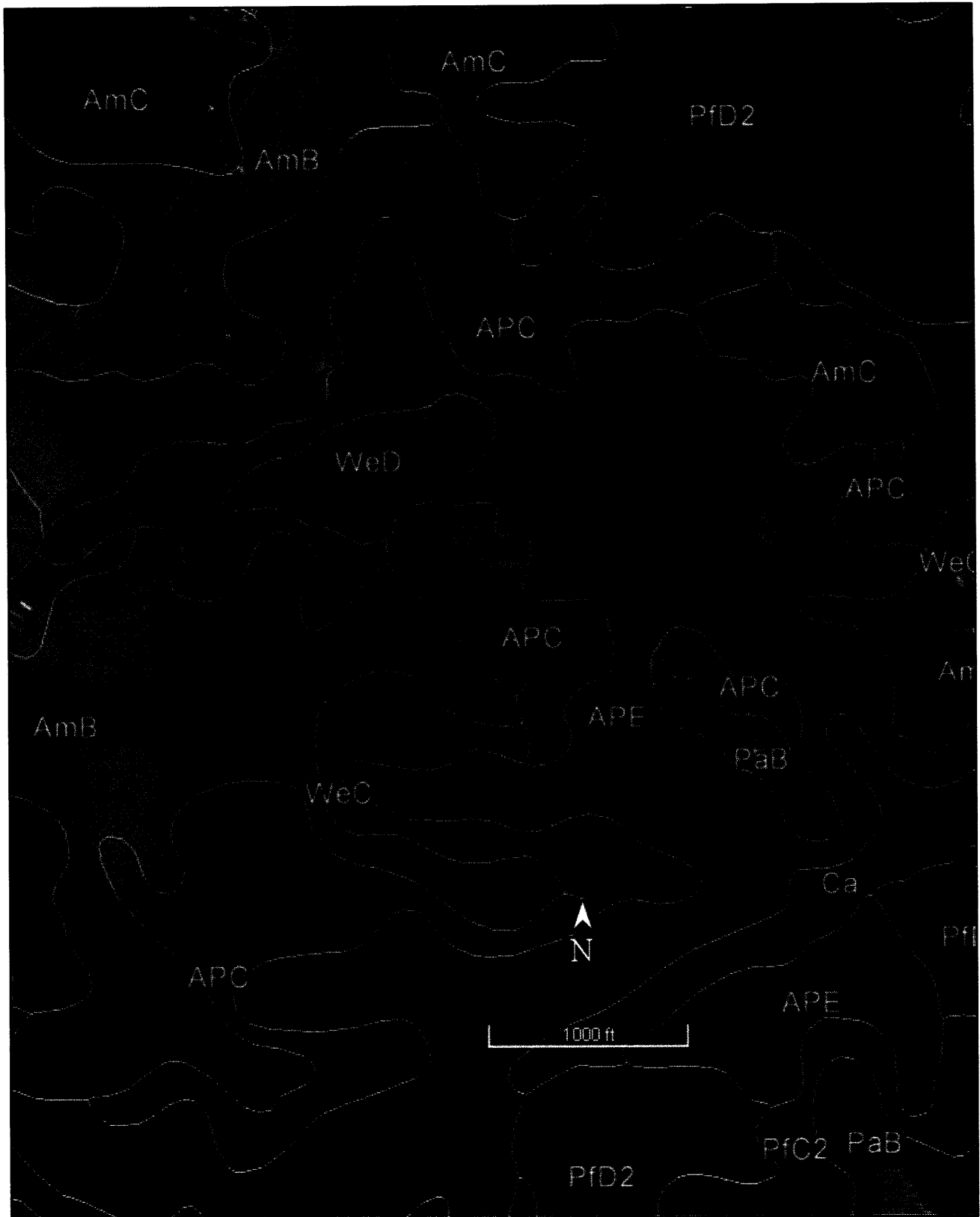
RO Geo

ATTACHMENT 6: GEORGIA ECOREGIONS MAP



ATTACHMENT 7: SOILS MAP

(11/21/14 Google earth)

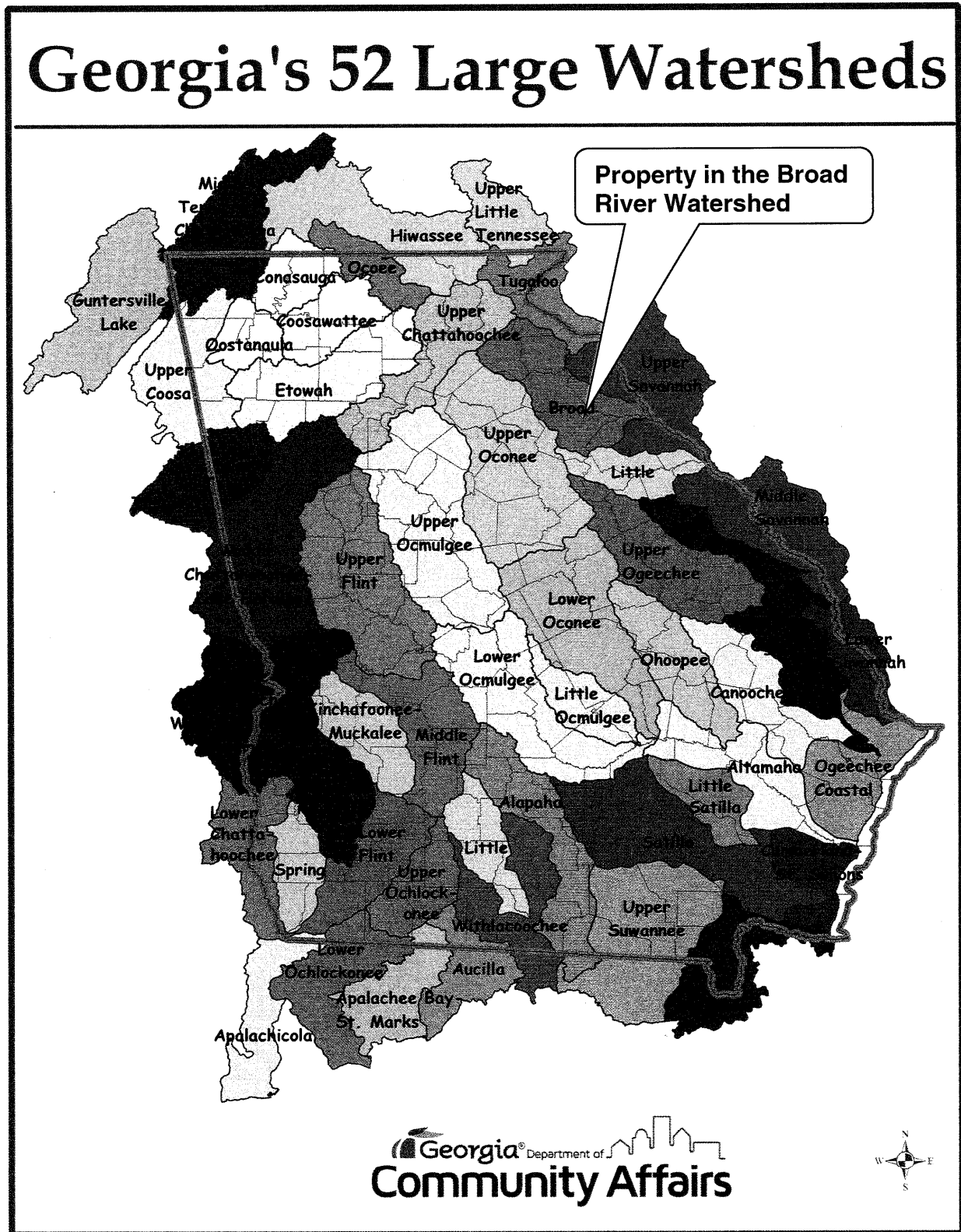


[Handwritten signatures]

SOILS MAP LEGEND

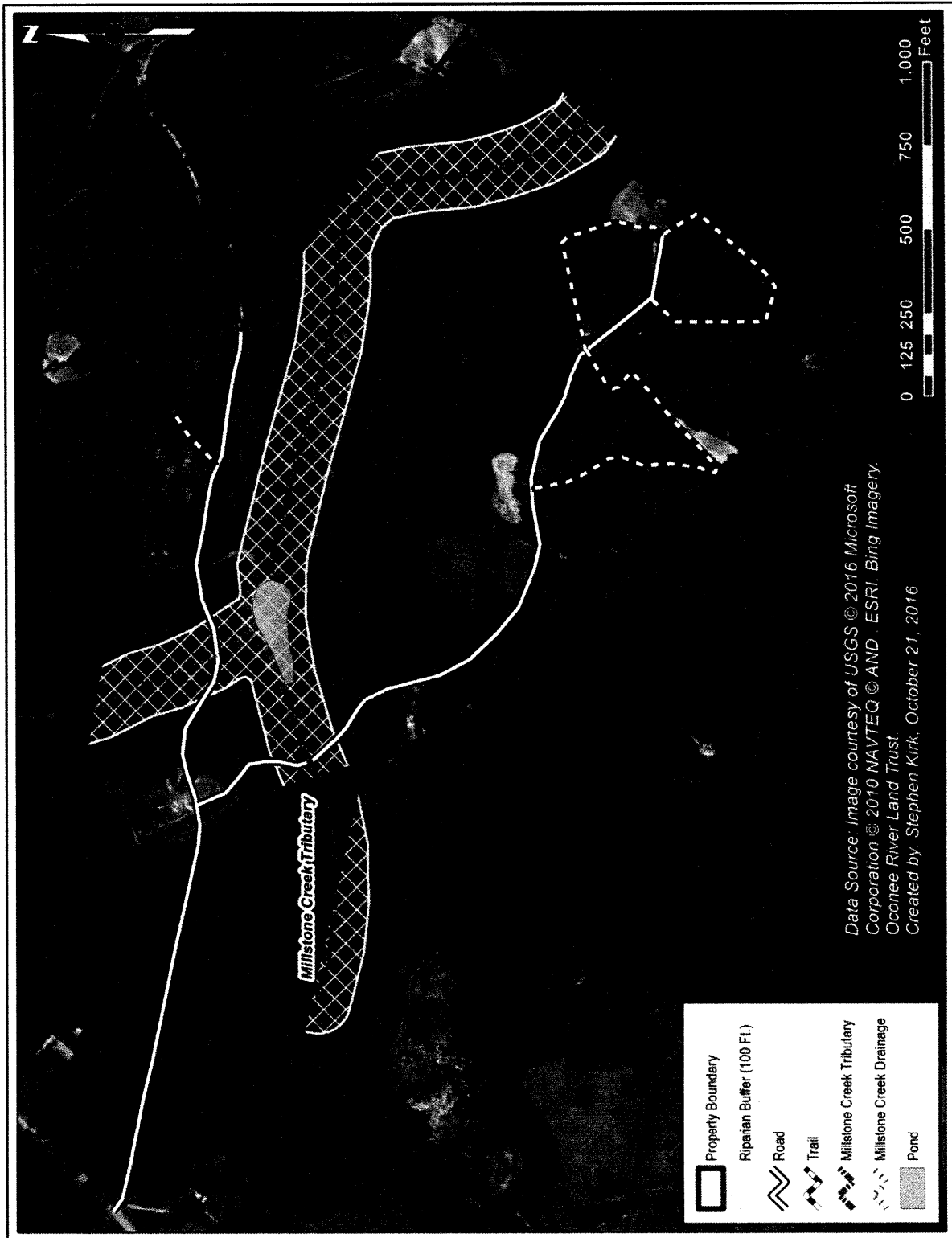
Symbol	Map Unit Name	Acres	Percent	Farmland Classification
AmB	Appling coarse sandy loam, 2 to 6 percent slopes	1.08	1.4	All Areas Prime Farmland
APC	Ashlar, Louisburg, and Pacolet soils, 2 to 10 percent slopes	22.77	29.5	I
APE	Ashlar, Louisburg, and Pacolet soils, 15 to 35 percent slopes	39.90	51.7	
PaB	Pacolet sandy clay loam, 2 to 6 percent slopes, eroded	0.93	1.2	
WeC	Wedowee sandy loam, 6 to 10 percent slopes	0.93	1.2	Soils of Statewide Importance
WeD	Wedowee sandy loam, 10 to 25 percent slopes	11.58	15.0	
Totals		77.18	100%	1.2 acres

ATTACHMENT 8: GEORGIA WATERSHEDS MAP

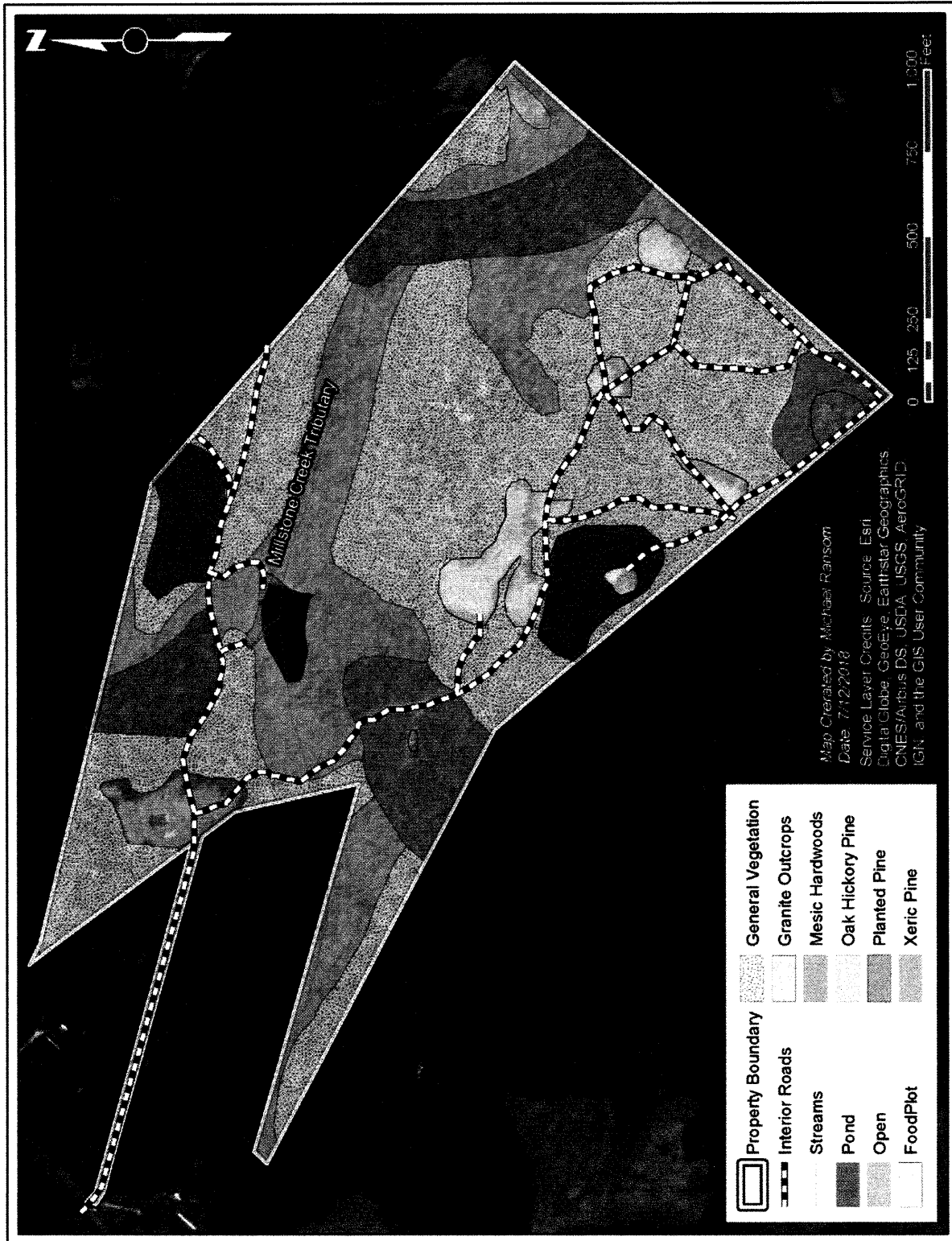


T&D 40

ATTACHMENT 9: RIPARIAN BUFFER MAP



ATTACHMENT 10: ECOLOGICAL FEATURES MAP



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

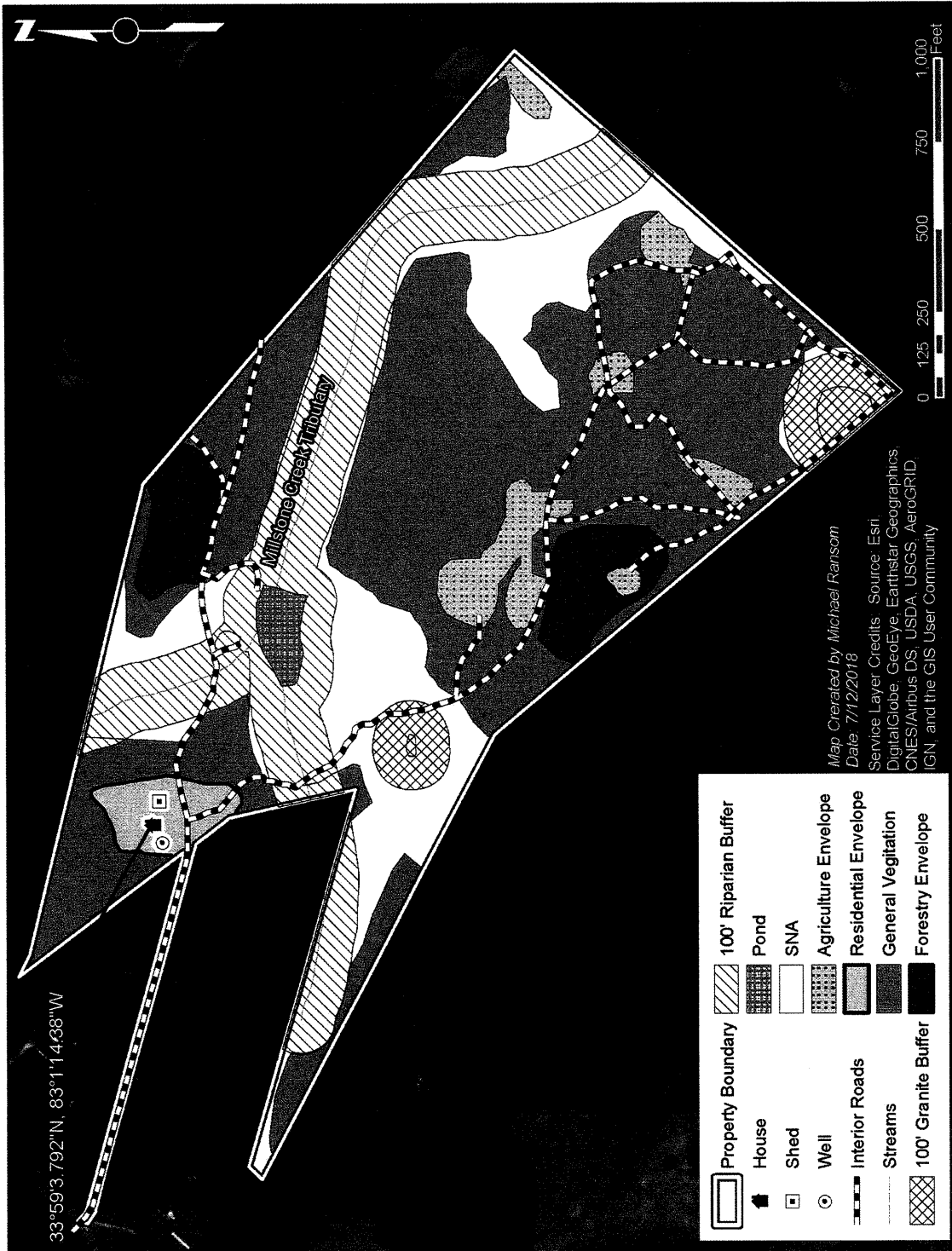
Common Name	Scientific Name
Dominant Species	
American Beech	<i>Fagus grandifolia</i>
Ash (Green)	<i>Fraxinus pennsylvanica</i>
Hickory (Mockernut)	<i>Carya tomentosa</i>
Hickory (Pignut)	<i>Carya glabra</i>
Maple (Red)	<i>Acer rubrum</i>
Oak (Northern Red)	<i>Quercus rubra</i>
Oak (Post)	<i>Quercus 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 salvatika</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.
Broom Sedge	<i>Andropogon</i> spp.
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 ellioti</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.
Rattan Vine	<i>Berchemia scandens</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.

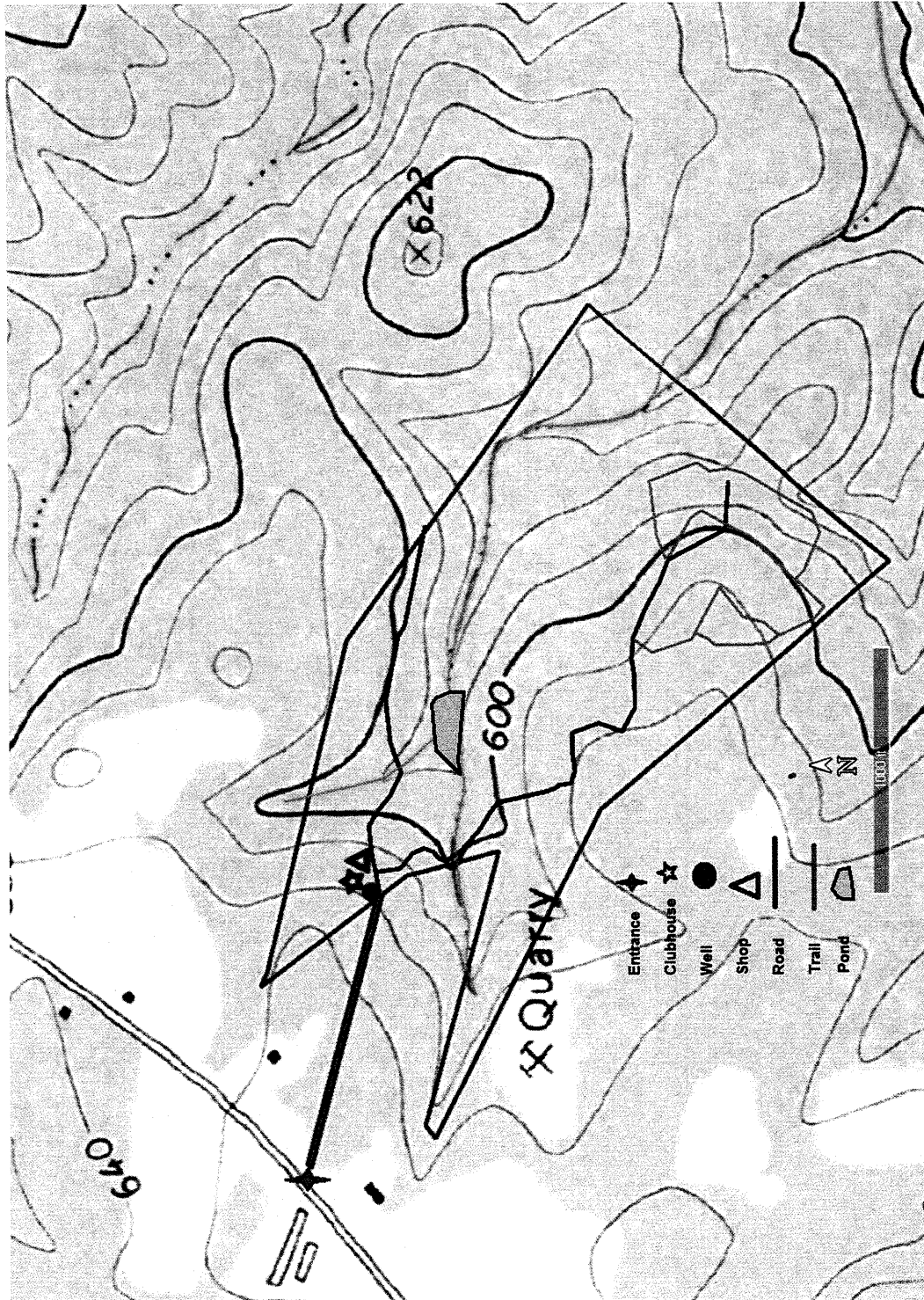
Trumpet Creeper	<i>Campsis radicans</i>
Virginia Creeper	<i>Parthenocissus quinquefolia</i>

**** Denotes exotic species**

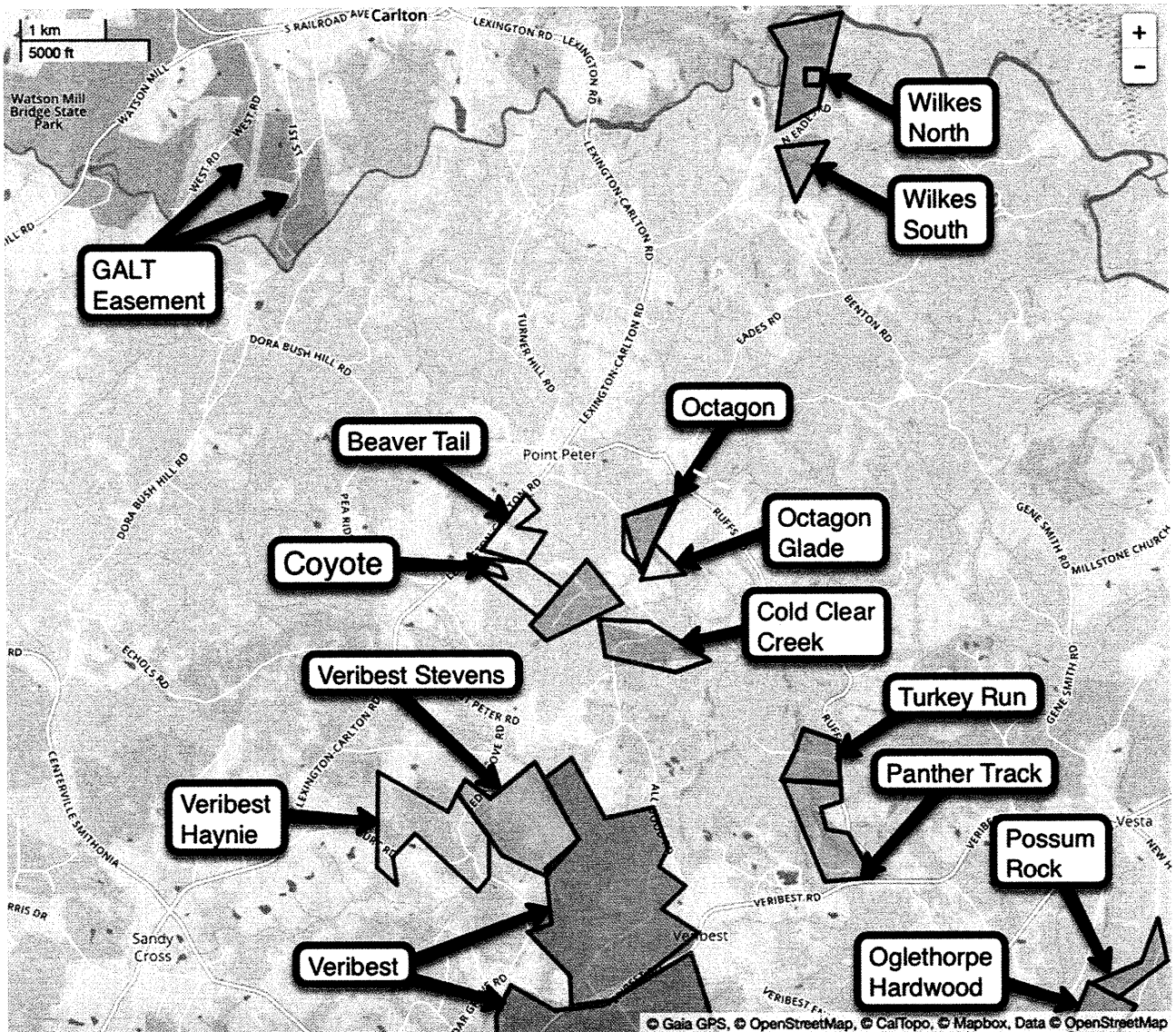
ATTACHMENT 12: CONSERVATION EASEMENT MAP



ATTACHMENT 13: TOPOGRAPHIC MAP WITH MAN-MADE FEATURES

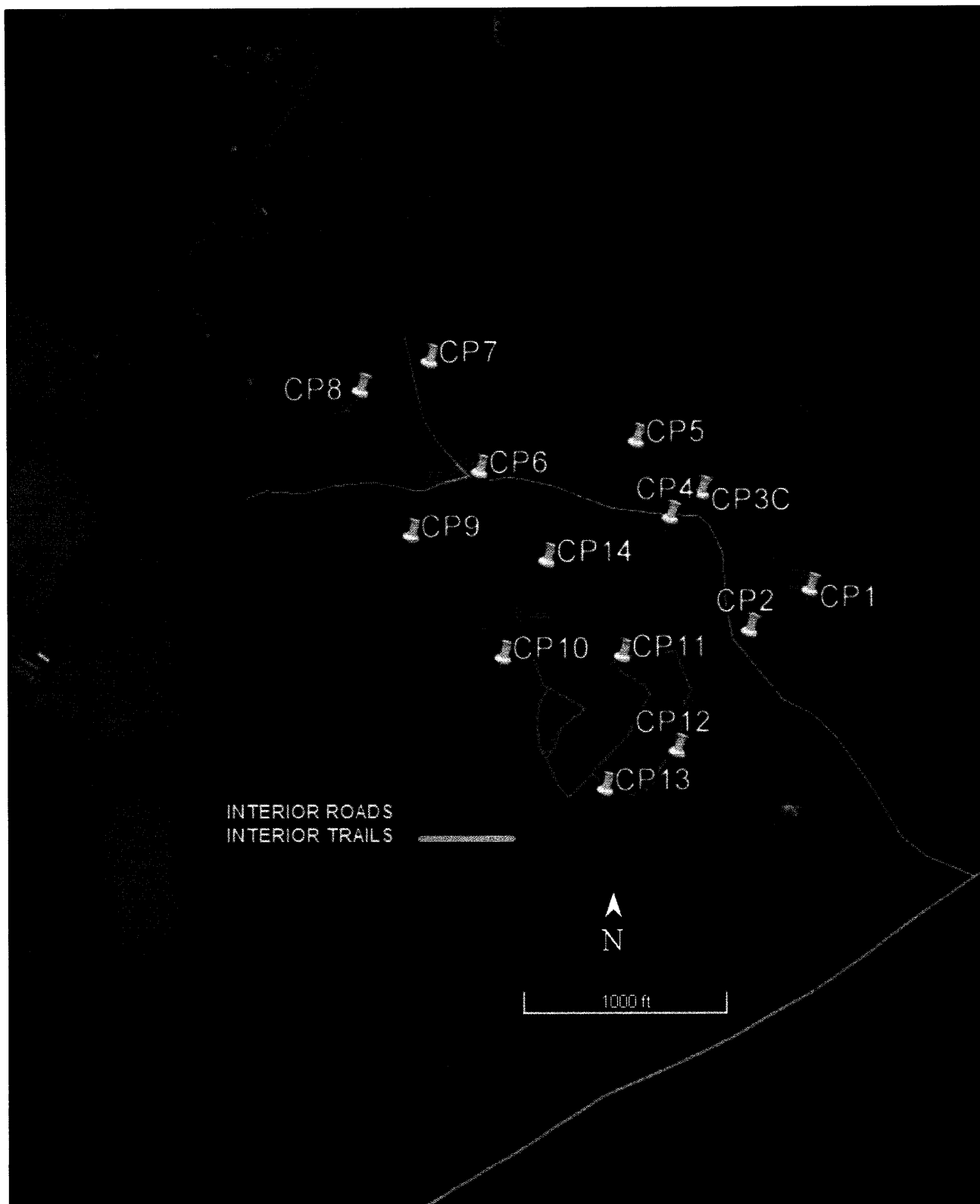


ATTACHMENT 14: NEARBY PROTECTED PROPERTIES MAP



Handwritten initials and a signature.

ATTACHMENT 15: PHOTO LOCATION MAP



Handwritten initials: "RAD" and "fw".

ATTACHMENT 16
Photo sheet Baseline Photographic Log
Project Name: COYOTE, LLC

Photographer: Vic VanSant Camera: Fuji Date: 14 July 2016
Time: 8:30 AM Weather: Mostly Sunny, 90° F, Calm Winds

***Photographer: Michael Ransom Camera: DJI FC6310 Date: 11 July 2018**
Time: 8:00 AM Weather: Sunny, 80° F, Calm Winds

Camera Point No. (on map)	Photo No.	Compass Bearings	Subject	Coordinates
CP1	1	250°	Food plot in northeast corner	33°58'53"N 83°0'47"W
	2	005°	View across food plot	
CP2	4	360°	View upstream on creek	33°58'51"N 83°0'51"W
	5	160°	Downstream view on creek	
CP3	6	280°	View along creek near Property boundary	33°58'58"N 83°0'54"W
CP4	8	140°	View of boulder outcrop	33°58'57"N 83°0'55"W
CP5	10	270°	View along Property system road from northern boundary	33°59'1.0"N 83°0'57"W
	11	170°	View of cutover habitat next to road	
CP6	12*	250°	View of pond and dam.	33°58'59"N 83°1'07"W
CP7	14	350°	View of mesic hardwood above system road in small drain	33°59'4"N 83°1'09"W
	15	250°	View of mesic hardwood across drain	
CP8	16*	000°	Proposed Residential Envelope view of metal shed/deer skinning area	33°59'3"N 83°1'13"W
CP9	19*	290°	View of flat granite outcrop and surrounding habitat	33°58'56"N 83°1'10"W
	20	0°	View of lichens on outcrop	
CP10	21	30°	View showing pine plantation and trail within	33°58'50"N 83° 1'05"W
CP11	22	90°	View of opening with small isolated outcrop	33°58'50"N 83°0'58"W
CP13	25*	190°	Granite outcrop in Southeast corner	33°58'44"N 83°0'59"W
	26	0°	View of rock surface with lichens	33°58'44"N 83°0'59"W
CP14	27*	60°	View of the main food plots in the center of the Property.	33°58'55"N 83°1'03"W



**CP1 Photo 1 (250°) View of wildlife food plot edge toward creek bottom.
(33°58'53"N 83°0'47"W)**



**CP1 Photo 2 (005°) View across wildlife food plot towards Oak-Hickory-Pine Forest.
(33°58'53"N 83°0'47"W)**



CP2 Photo 4 (360°) View upstream from creek at eastern side of Property.
(33°58'51"N 83°0'51"W)



C2 Photo 5 (160°) View downstream from creek at eastern side of Property.
(33°58'51"N 83°0'51"W)



CP3 Photo 6 (280°) View of flat granite rock in small stream bed near northern boundary.
(33°58'58"N 83°0'54"W)



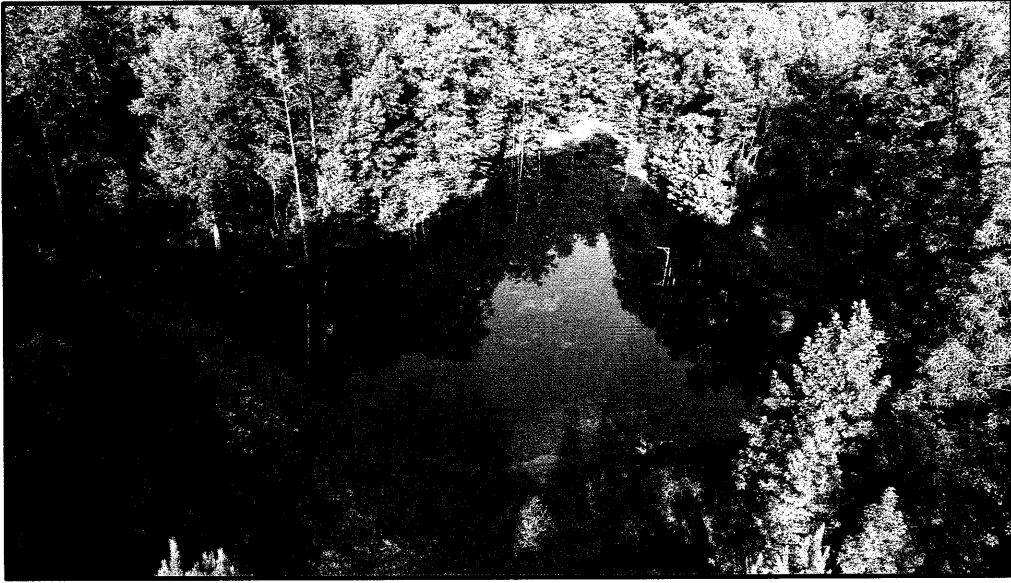
CP4 Photo 8 (140°) View of boulders in cutover portion of General Vegetation.
(33°58'57"N 83°0'55"W)



**CP5 Photo 10 (270°) View into Property from northern boundary along main system road.
(33°59'1.0"N 83°0'57"W)**



**CP5 Photo 11 (170°) View of typical regeneration in cutover General Vegetation next to system road.
(33°59'1.0"N 83°0'57"W)**



CP6 Photo 12 (250°) View showing dam on pond.
(33°58'59"N 83°1'07"W)



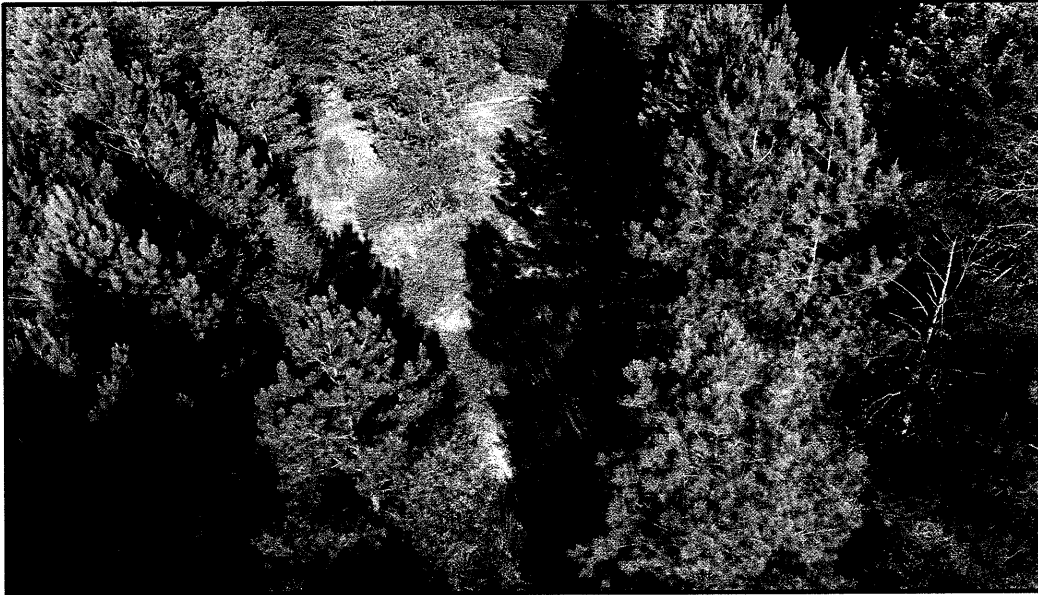
CP7 Photo 14 (350°) View of Mesic Hardwood Forest along small stream above main road.
(33°59'4"N 83°1'09"W)



CP7 Photo 15 (250°) View across ephemeral drain with native ferns in Mesic Hardwood Forest.
(33°59'4"N 83°1'09"W)



CP8 Photo 16 (360°) View within proposed Residential Envelope (RE) showing House, Metal Shop
and Deer Cleaning Area.
(33°59'3"N 83°01'13"W)



**CP9 Photo 19 (290°) View of flat Granite Outcrop surrounded by Xeric Pine Woodland.
(33°58'56"N 83°1'10"W)**



**CP9 Photo 20 (0°) View showing lichens and herbaceous plants on rock outcrop.
(33°58'56"N 83°1'10"W)**



CP10 Photo 21 (30°) View of pine plantation near boundary.
(33°58'50"N 83°1'05"W)



CP11 Photo 22 (90°) View of small Granite Outcrop in opening.
(33°58'50"N 83°0'58"W)



CP13 Photo 25 (190°) View toward flat Granite Outcrop and surrounding Xeric Pine Woodland.
(33°58'44"N 83°0'59"W)



CP13 Photo 26 (0°) View showing groundcover along edge of flat Granite Outcrop.
(33°58'44"N 83°0'59"W)



CP14 Photo 27 (60°) View in center of Property showing main food plots.
(33°58'55"N 83°1'03"W)