



FOX TRAIL LLC
OGLETHORPE COUNTY, GA

BASELINE DOCUMENTATION REPORT

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

Date of Report: 8/12/16

Project/Property Name: FOX TRAIL LLC (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.

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 also 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. Documentation of site condition, habitat types, conservation features, man-made features, and plant and animal sign kept in field notes and photos are contained in this report.

B. Owner

The current owner of the Property is **FOX TRAIL LLC** (Grantor). Current property owner address is: P. O. Box 7442, Savannah, GA 31418.

C. Location

Street address or county road reference: The entrance to this Property is located at 1700 Carlton-Lexington 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**.

D. Directions from Lexington, GA

To reach the Property from the center of Lexington, GA at 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 and travel approximately 2.0 miles. Then make a slight right onto Lexington-Carlton Rd. and travel 8.1 miles. Turn right at gate to pasture and travel 0.6 miles to the Property gate through woods roads. See 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°59'19.33"N 83°0'34.7"W**.

G. Size

Approximately 114.19 acres.

II. Inventory Report

Baseline documents conditions as of the date of the report. It is not an exhaustive inventory and conditions may change overtime.

A. General description of Property

The 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 aerial view of 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 bordered to the east and north by tributaries of Millstone Creek. Two small streams and a branch flow into a tributary of Millstone Creek. On the north the Property is bordered by a granite mining property. Most of the property is pine plantation approximately 25 years old, thinned within the last 5 years. There are other areas of oak-hickory-pine, boulders, bottomland hardwood forest, and mesic hardwood forest. The streams and hardwood forests are the most distinctive features on the Property.

Historically the Property's vegetation would have been a mixture of oak and pine with hardwood along the streams and creek bluffs. It appears from the evidence of old fields and terraces that the property was utilized as farmland until the mid-20th century. The Property was owned by a timber company until recently. Most of the Property was cleared and planted to loblolly pine approximately 25 years ago, and has been row-thinned within the last 5 years. 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 steeply rolling and varies from 480-600 feet above MSL in elevation. The highest point is near the boundary in the north eastern part of the Property and the lowest is along the creek on the eastern 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 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 is increasingly being used for urban and suburban development.

There are numerous boulders, ranging from a single 3-foot boulder to numerous large boulders covering an acre in the pine 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 establish, such as *Diamorpha* and *Sedum*, both 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 rock outcrop transect starting on bare rock and walking towards the encroaching forest at the outcrop edge.

Soils of the Appling coarse sandy loam and sandy clay loam, and Ashlar Louisburg and Pacolet complex make up the majority of the soils on the Property. USDA/NRCS classifies farmland as to relative value for agriculture. These classes include Prime Farmland and Farmland of Statewide Importance. The Property has approximately 18.95 acres (16%) of Prime Farmland and 17.24 acres (14%) of land classed as Statewide Important. The remaining soils on the tract are classed as not prime farmland. A general soils map is presented in **Attachment 7**.

D. Water resources

The Millstone Creek tributary streams that border or bisect the Property flow to another branch of Millstone Creek. The length of the streams that boarder or bisect the Property is approximately 4100 feet in length. This system then flows approximately 1 mile to form the main branch of Millstone Creek. After this, Millstone Creek flows into the Broad River watershed which is in the Upper Savannah Watershed, which is itself part of the greater Savannah River Basin. The Broad River and Savannah River and their tributaries are designated as **high priority watersheds** by GA DNR. **Attachment 8** shows the Property 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 National Park Service recognized 99 miles of the Broad River as being pristine enough to qualify as part of the Federal Wild and Scenic Rivers System. In 1976, The Georgia Department of Natural Resources, recognizing its good environmental condition, proposed that the Broad River be designated an environmental corridor.

Additionally, in 1993, the Georgia Department of Community Affairs designated the Broad River a Regionally Important Resource (RIR) initializing the development of a resource management strategy.

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 an Ecological Features Map in **Attachment 10**. The approximate acreages of each type are as follows: pine plantation forest (74 acres), mesic hardwood forest (21.1 acres), oak-hickory-pine forest (8.1 acres), bottomland hardwood forest (3.7 acres), and food plots (3.1 acres). **Mesic Hardwood Forest, Oak-Hickory-Pine Forest, Bottomland Hardwood Forest, and Streams** occur on this Property and are listed as **high priority habitats** in the Piedmont Ecoregion of Georgia by GADNR SWAP documents.

The pine plantation forest on the Property is the primary forest type and is approximately 30 years old. The dominant overstory species is loblolly pine. This stand was thinned in the last 5 years creating an open canopy with a mix of relatively thick woody and herbaceous vegetation, including muscadine, bluestem grass, sweetgum and oak saplings, greenbrier, plume grass, native beggarweeds, American beautyberry, Japanese honeysuckle and blackberry.

The oak-hickory-pine forests occur on the north and west boundaries and along the streams flowing toward the Millstone Creek tributary. The overstory contains southern red oak, loblolly pine, shortleaf pine, white oak, sweetgum, and water oak, among others. The understory and midstory contains black gum, persimmon, sourwood, sweetgum, Chinese privet, overstory seedlings, viburnum, red maple, native beggarweeds, blackberry, smilax, and grasses.

The mesic hardwood forest also occurs on the northern boundaries and along the streams flowing toward the Millstone Creek tributary. The overstory 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 bottomland hardwood forest is similar to mesic hardwood forest, but is located on more poorly drained soils and larger streams. Canopy dominants included water oak, willow oak, cherrybark oak, swamp chestnut oak, green ash, sweetgum, and pignut hickory. Shrub layer contained Christmas fern, false nettle, Chinese privet, Japanese honeysuckle, dogwood, laurel greenbrier, ironwood, and others.

The foodplots are planted in mixed grasses and forbs.

Exposed granite is common on the Property but does not occur as a distinct habitat. It consists of numerous boulder outcrops in the forests.

See **Attachment 11** for the Property plant list. Exotic plant species were noted on the Property, including Japanese honeysuckle, Chinese privet, Nepalese browntop, 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. These include 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 fence lizard, green anole, and green tree frog, rat snakes, king snakes, copperhead snakes, and canebrake rattlesnakes. 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 an 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. In order to optimize this habitat for native wildlife, prescribed burning under supervision of trained habitat managers should be used. Owners should obtain the assistance of wildlife or forestry consulting staff to make these decisions.

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

Nestronia umbellata (Indian Olive)
Trillium discolor (Pale Yellow Trillium)
Cypripedium acaule (Pink Ladyslipper)

These animal species of concern known to occur in the region around the Property may find suitable habitat in mature pine forests, bottomland forests, or mesic stream courses:

Cambarus strigosus (Lean Crayfish)
Hemidactylium scutatum (Four-toed Salamander)
Peucaea aestivalis (Bachman's Sparrow)

Lampropeltis calligaster rhombomaculata (Mole Kingsnake)

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

I. Cultural Resources

There was no evidence of any dwellings or historic structures on the Property.

J. Scenic Character and Views from public roads/waters

The Property is not visible from streams or public roads.

K. Existing man-made structures

The following man-made structures were noted on this tract: Trails and woods roads and a hunting shed (pole shelter for hunting camp). 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, spacing and 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 natural woodland. No other recent commercial uses have been made of the tract.

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 timber production, outdoor recreation, conservation value and wetland protection as detailed in this report. Forestry is confined to the forestry envelope.

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 Heavy Industrial-Mineral Extraction (HI-ME).

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 – Watson Mill Bridge State Park and private conservation easements held by Oconee River Land Trust, for instance. See **Attachment 14** for 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. Proposed residential envelope location does not reduce the conservation values of the Property. This envelope is located on existing woods roads and outside of the riparian buffers and priority habitats. See **Attachment 12**.

This protected Property will help conserve the water resources noted above Millstone Creek and Broad River locally and the overall Savannah River basin. The waters and environs of the Broad River locally and the overall Savannah River drainage basins are 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 in two ways: First, it directly protects streams and rivers and the habitats around them for the plants and animals that live in them. Second, it provides travel and dispersal corridors for rare and unusual plants and animals that live in the surrounding habitats.

The site will also preserve valuable forests containing **high priority habitats** in Georgia, including important habitat combinations for year-round resident songbirds and birds of prey, 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: **Mesic Hardwood Forest, Oak-Hickory-Pine Forest, Bottomland Hardwood Forest, and Streams.** See **Attachment 10** for location.

The Property also supports active farm or forestry land.

In compliance with Section 1.170A - 14(g)(5) of the federal tax regulations, FOX TRAIL LLC, owner of the property referenced and described by this report, and the Oconee River Land Trust, Inc., 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").

Fox Trail LLC

By: Raymond J. DeMott
 Name: Raymond J. DeMott
 Title: Managing Member
 Date: 12/23/16

Sworn to and subscribed before me

Anthony X Smith
 NOTARY PUBLIC [Signature]

This the 23 day of Dec 2016
 My commission expires:



Oconee River Land Trust, Inc.

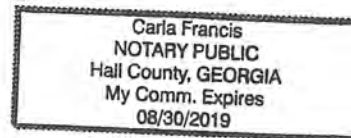
By: John S. Willis
 Name: John S. Willis
 Title: Vice-chair
 Date: 12-22-2016

Sworn to and subscribed before me

Carla Francis
 NOTARY PUBLIC Carla Francis

This the 22 day of Dec 2016
 My commission expires: 8-30-2019

(SEAL)



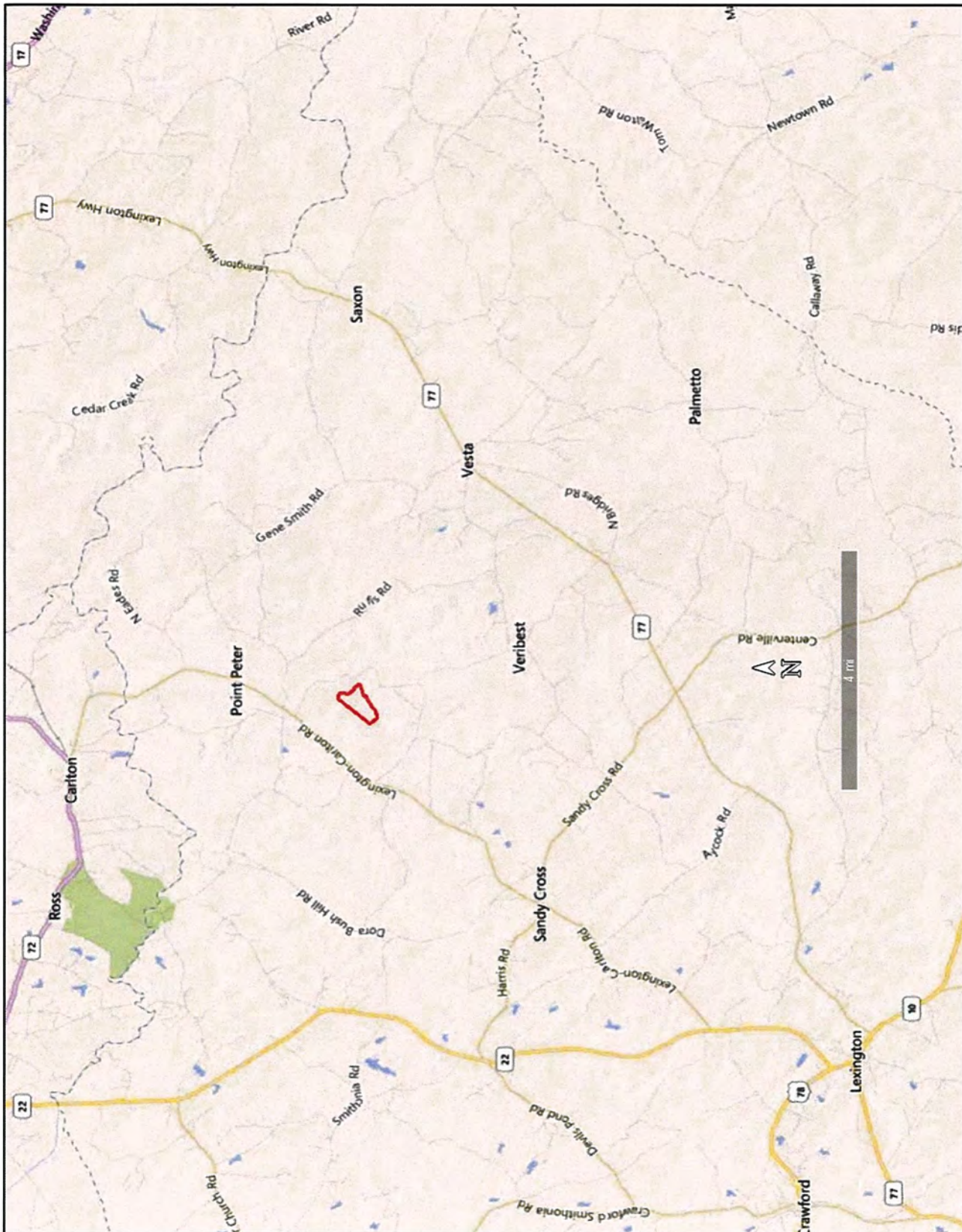
Attachments:

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

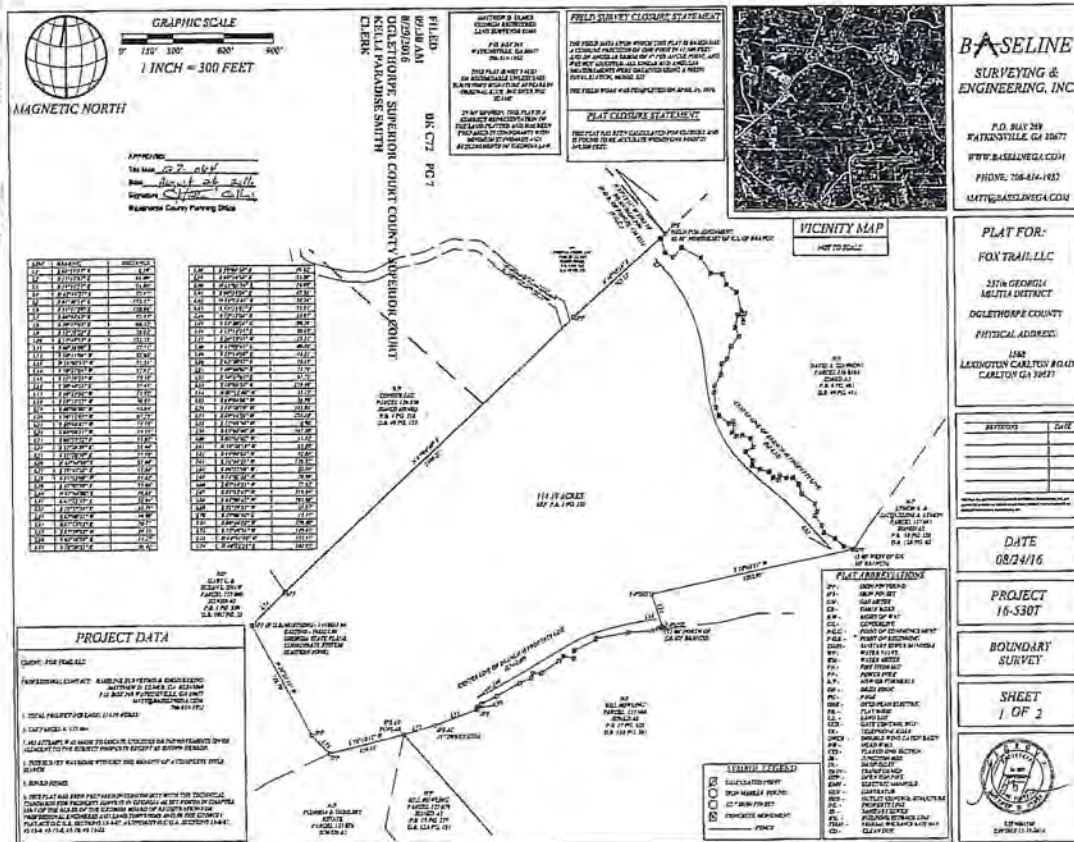
Map Disclaimer: Maps contained in this report are not surveys and must not be construed as surveys. The information imparted with these maps is meant to assist the Parties in their efforts to clearly depict Property boundaries, describe placement of certain retained and reserved rights, and to calculate 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 9 August, 2016.

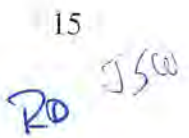
ATTACHMENT 1: LOCATION MAP



ATTACHMENT 2: SURVEY



RD JSW



ATTACHMENT 3: LEGAL DESCRIPTION

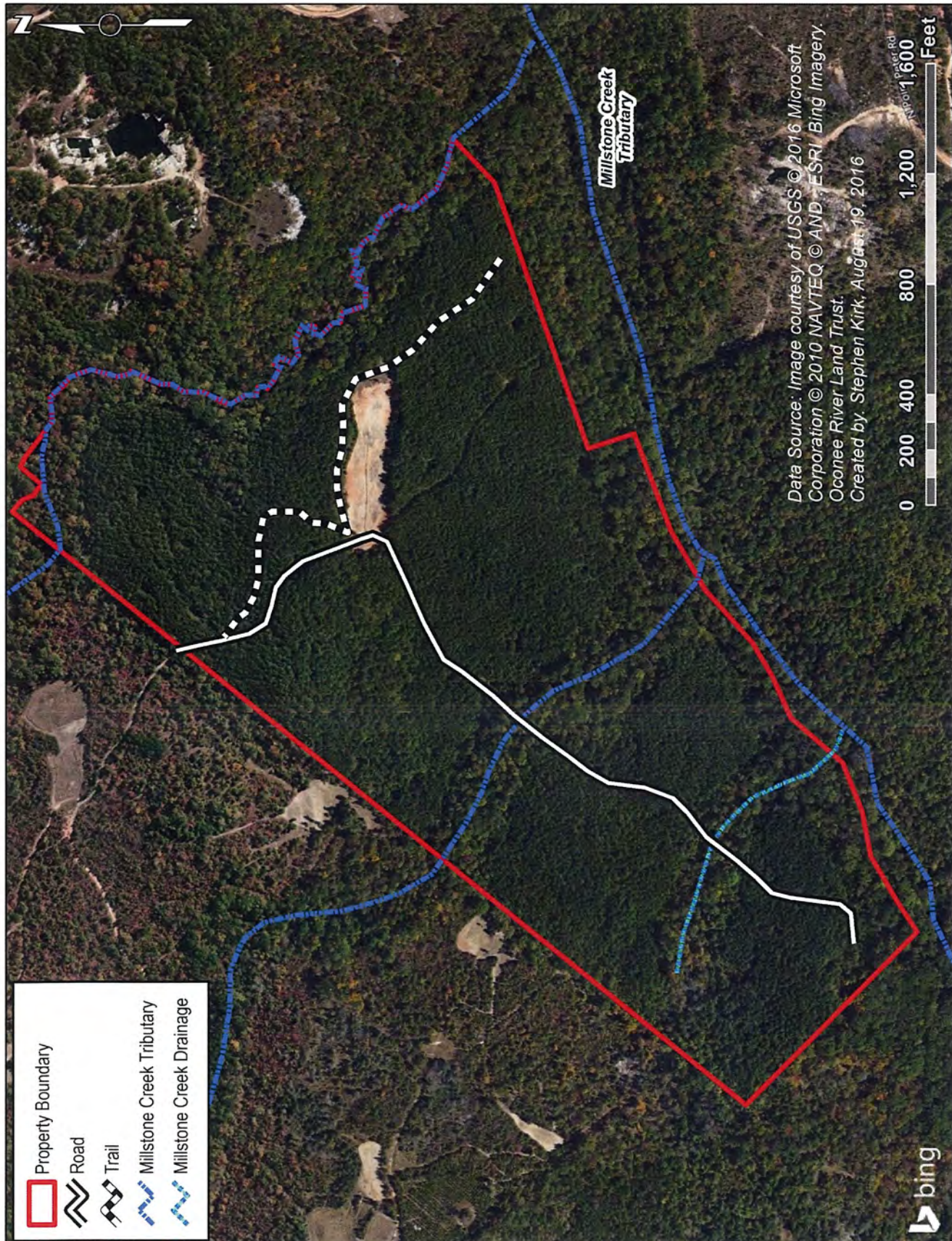
All that tract or parcel of land lying and being in the 237th District, G.M., Oglethorpe County, Georgia, containing 110 acres, more or less, being known as the Coleman Matthews Tract, said property being bounded on the northeast by lands of Joel Hunt; on southeast by lands of Turner Jennings; on southwest by lands of Ghoolsby Estate and lands of Mildred Tiller Johnson; and on the northwest by lands of Cherokee Timber Corporation, being described as follows:

Beginning at a stone, the westernmost corner of this tract; thence with hedgerow north 40 degrees 00 minutes east 4.32 chains to an iron; thence north 40 degrees 30 minutes east 36.31 chains to an iron; thence north 42 degrees 00 minutes east 10.80 chains to a cedar stake in a branch; thence leaving hedgerow and following branch south 36 degrees 50 minutes east 1.40 chains to a point; thence north 84 degrees 10 minutes east 2.17 chains to a point; thence south 62 degrees 45 minutes east 4.31 chains to a point; thence south 36 degrees 00 minutes east 2.18 chains to a point; thence south 06 degrees 50 minutes east 2.44 chains to a point; thence south 17 degrees 40 minutes west 3.71 chains to a point; thence south 10 degrees 00 minutes west 2.59 chains to a point; thence south 06 degrees 45 minutes east 1.35 chains to a point; thence south 32 degrees 30 minutes east 2.02 chains to a point; thence south 74 degrees 30 minutes east 2.38 chains to a point; thence south 44 degrees 50 minutes east 3.54 chains to a point; thence south 31 degrees 00 minutes east 1.47 chains to a point; thence south 77 degrees 00 minutes east 1.18 chains to a point; thence south 42 degrees 00 minutes east 2.32 chains to a point; thence south 31 degrees 00 minutes east 2.54 chains to a point; thence south 69 degrees 00 minutes east 3.24 chains to a 3 inch Ash; thence leaving branch and following hedgerow south 71 degrees 40 minutes west 19.00 chains to a stone; thence south 25 degrees 00 minutes east 3.16 chains to a stone on a branch; thence with branch south 73 degrees 40 minutes west 6.80 chains to a point; thence south 53 degrees 30 minutes west 11.95 chains to an 11 inch Mulberry; thence leaving branch south 61 degrees 30 minutes west 4.24 chains to a 13 inch Red Gum; thence south 67 degrees 40 minutes west 2.87 chains to a 10 inch Poplar; thence south 69 degrees 30 minutes west 7.00 chains to an iron; thence north 50 degrees 40 minutes west 2.37 chains to an iron; thence north 35 degrees 30 minutes west 10.44 chains to the point of beginning. Said tract is better described in a survey and plat designated "a plat showing a tract of land owned by Hugh A. Smith", said plat being dated November 6, 1958, made by H. H. Foster, R. L. S., recorded in Plat Book 3, Page 335, Oglethorpe County, Georgia records, to which plat reference is made for a more complete description.

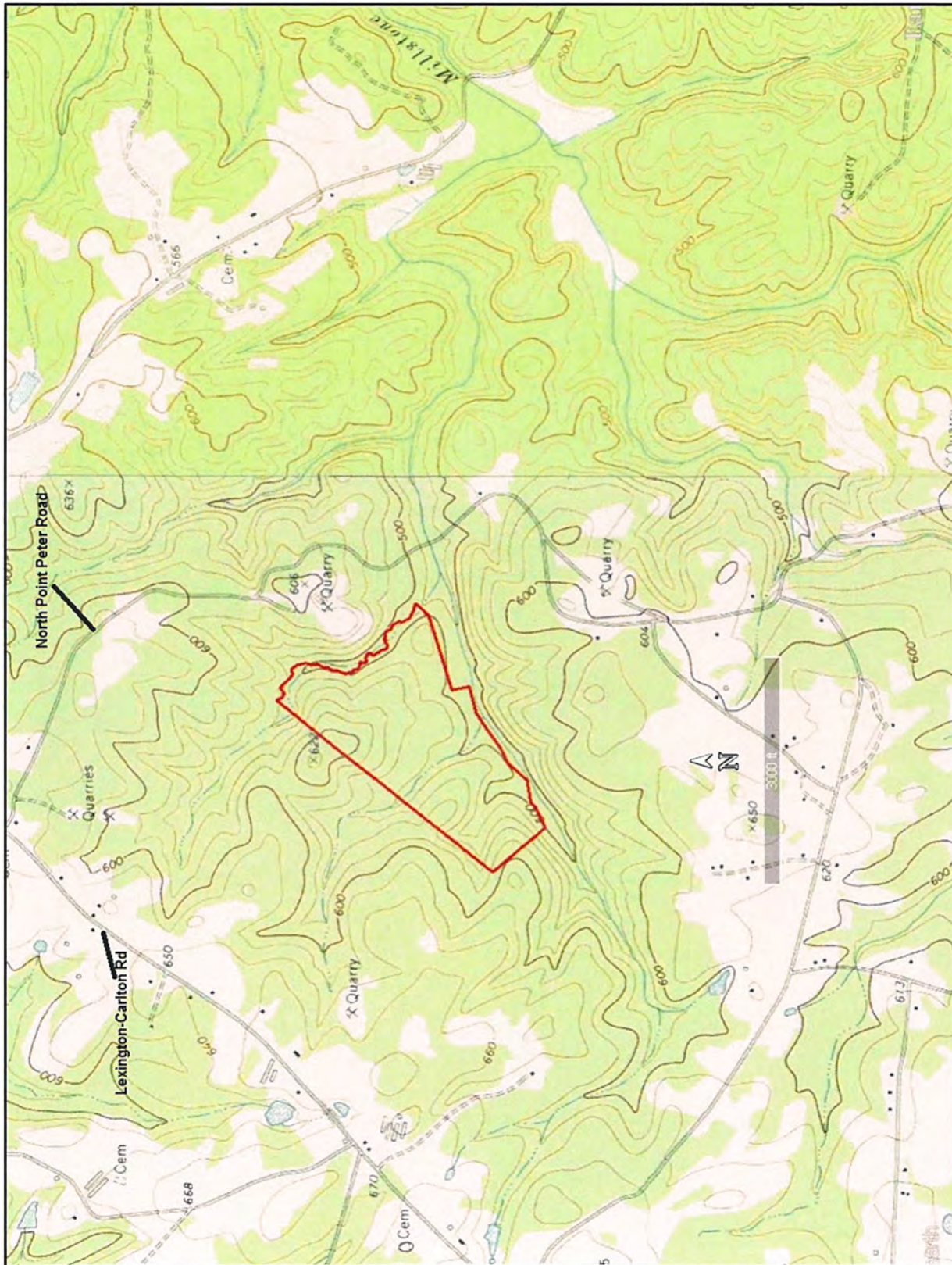
Together with, and subject to, that certain Ingress/Egress and Utility Service Easement by and between Beaver Tail LLC, Coyote LLC, Fishtail Creek, LLC and Fox Trail LLC, dated August 31, 2016 and recorded in Deed Book 62, Page 482, Oglethorpe County, Georgia Records.

The above-described land being the same land as shown as 114.19 acres, more or less, on plat of survey entitled "Plat for Fox Trail LLC", dated 08/24/2016 by Baseline Surveying & Engineering, Inc. and recorded in Plat Book C-72, Page 7, 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.

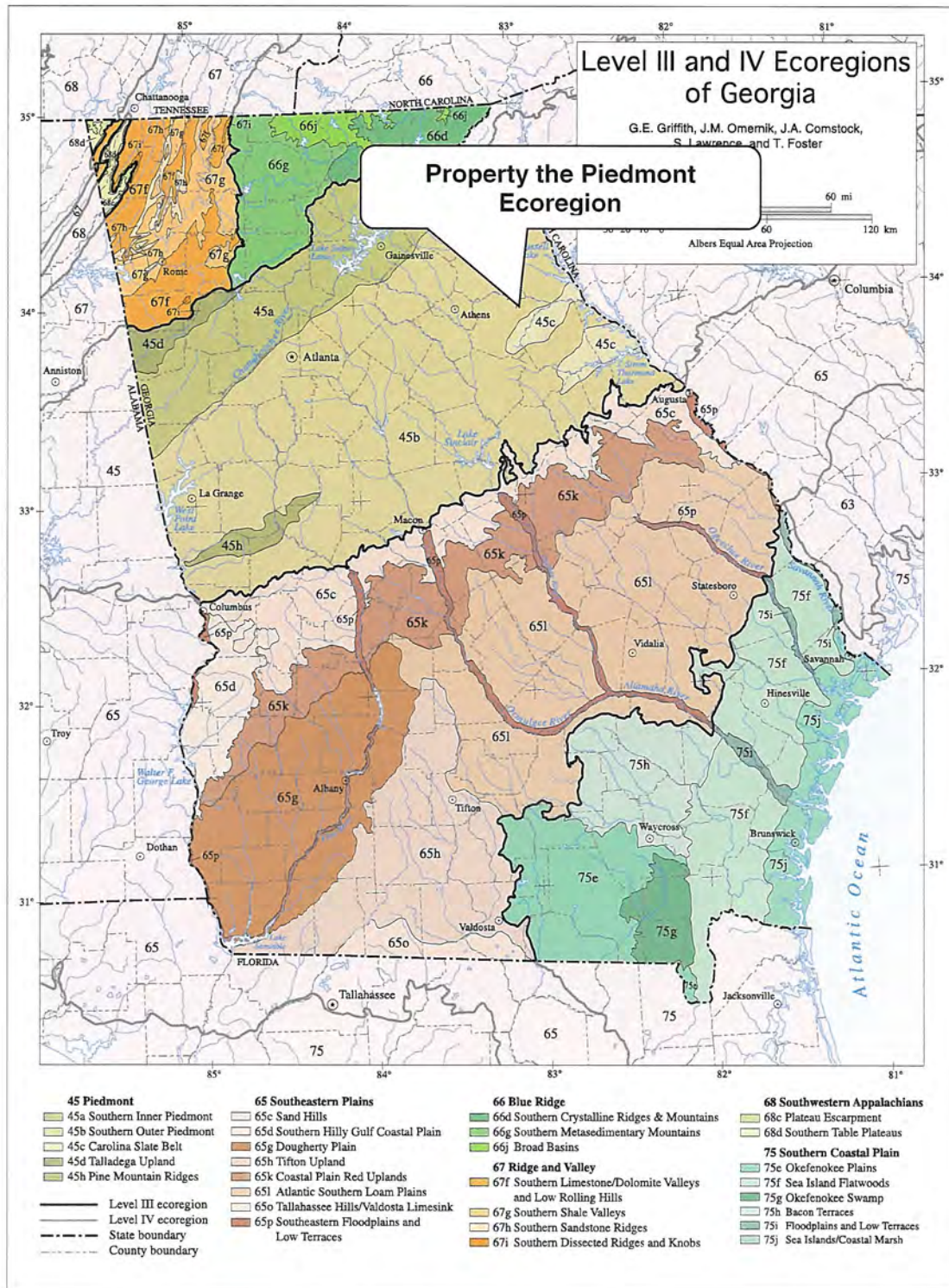
ATTACHMENT 4: AERIAL PHOTOGRAPH



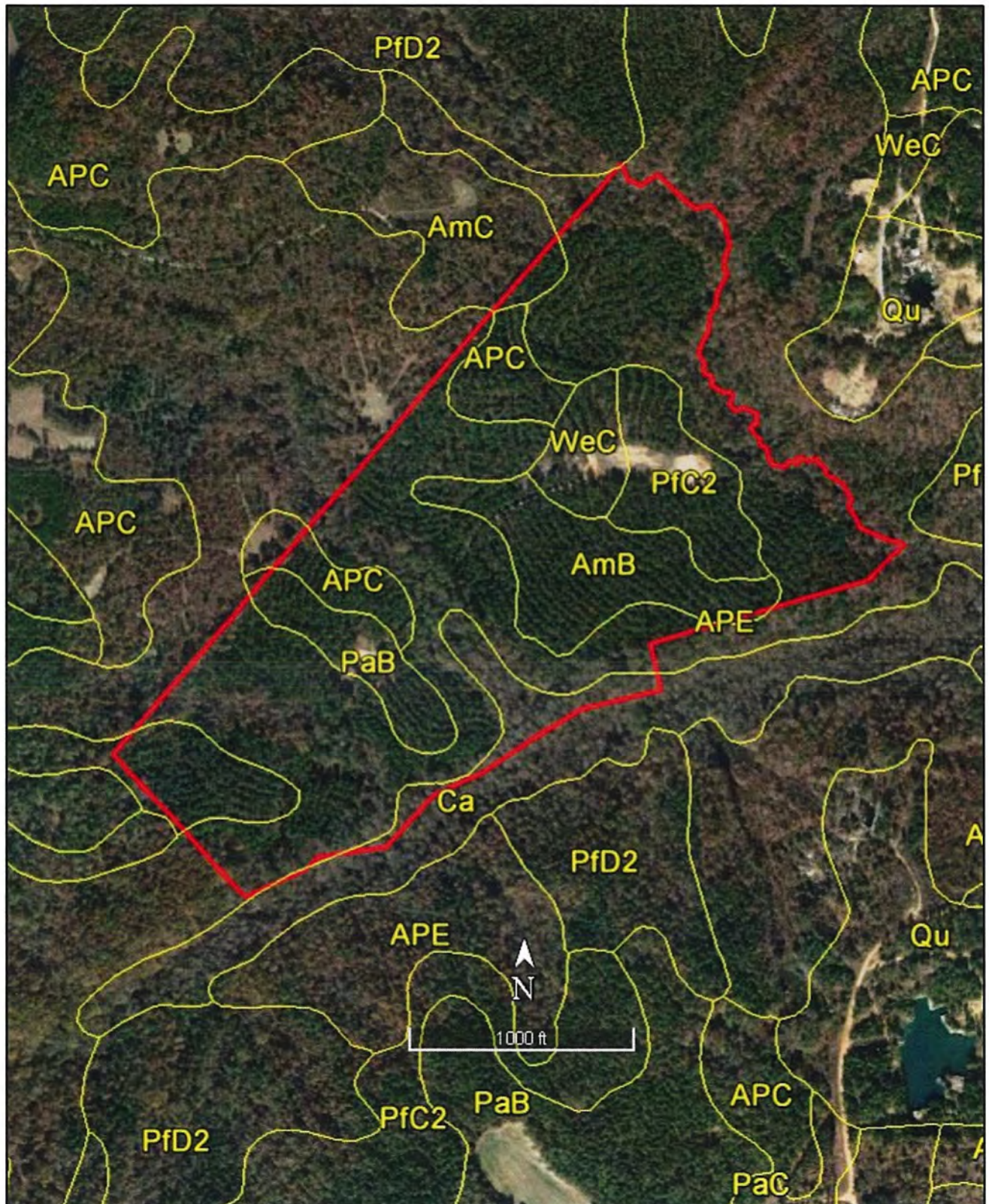
ATTACHMENT 5: TOPOGRAPHIC MAP



ATTACHMENT 6: GEORGIA ECOREGIONS MAP



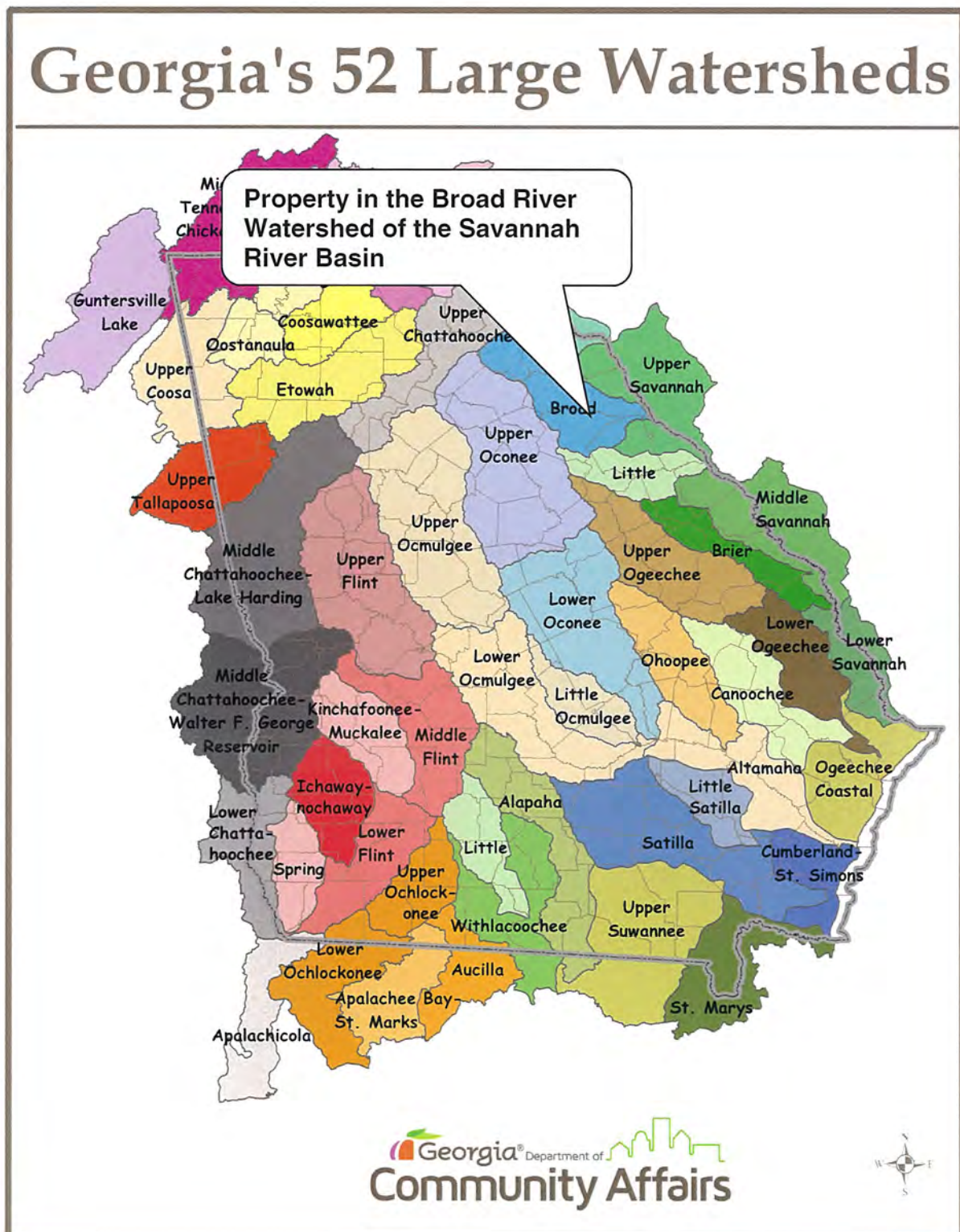
ATTACHMENT 7: SOILS MAP



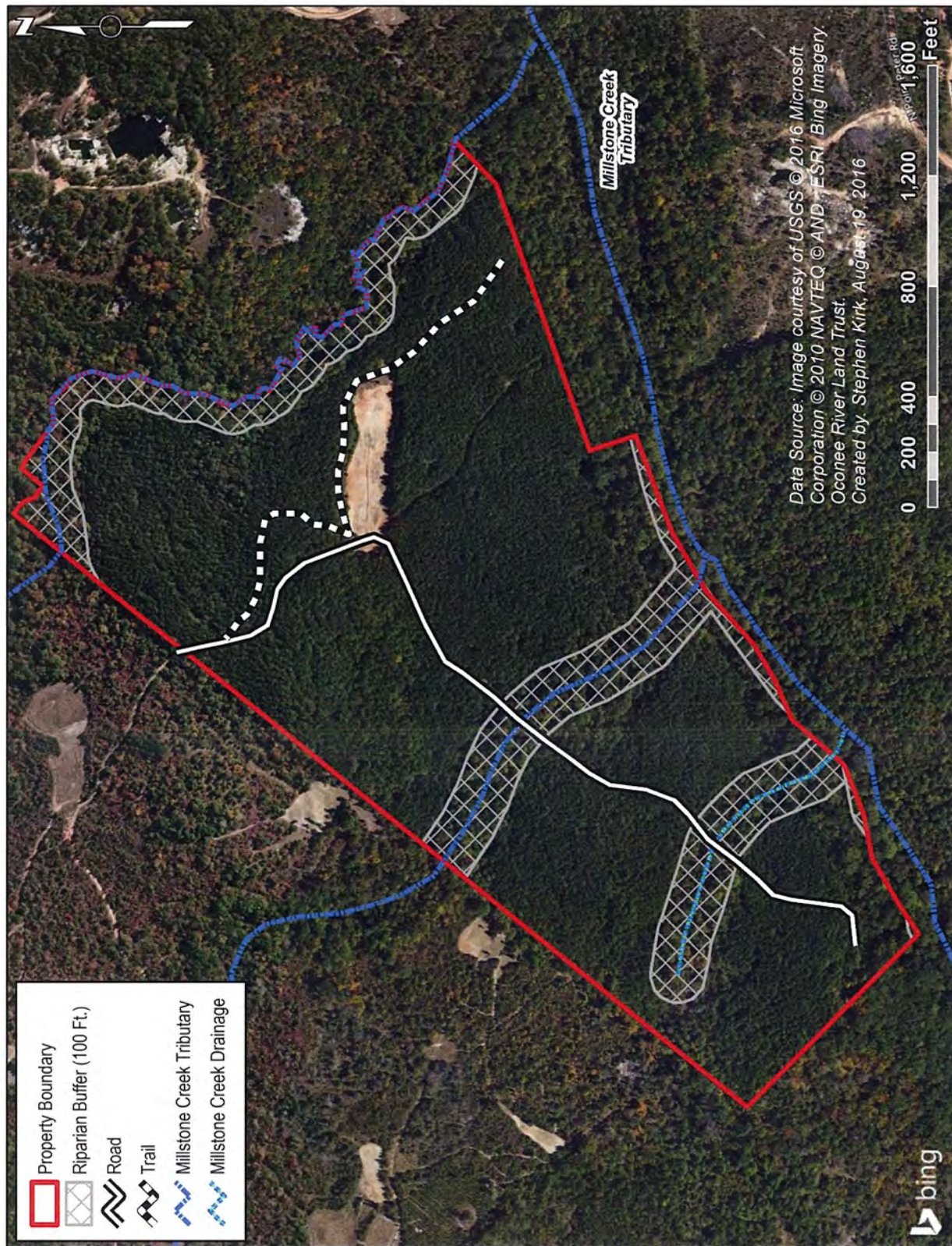
SOILS MAP LEGEND

Symbol	Map Unit Name	Acres	Percent	Farmland Classification
AmB	Appling coarse sandy loam, 2 to 6 percent slopes	12.90	11.3	All Areas Prime Farmland
AmC	Appling coarse sandy loam, 6 to 10 percent slopes	1.14	0.1	Farmland of Statewide Importance
APC	Ashlar, Louisburg, and Pacolet soils, 2 to 10 percent slopes	7.42	6.5	
APE	Ashlar, Louisburg, and Pacolet soils, 15 to 35 percent slopes	62.69	54.9	
Ca	Cartecay loam, occasionally flooded	5.37	4.7%	Farmland of Statewide Importance
PaB	Pacolet sandy loam, 2 to 6 percent slopes	6.05	5.3	All Areas Prime Farmland
PfC2	Pacolet sandy clay loam, 6 to 10 percent slopes, eroded	8.90	7.8	
WeC	Wedowee sandy loam, 6 to 10 percent slopes	10.73	9.4	Farmland of Statewide Importance
Totals		114	100%	34.3 acres

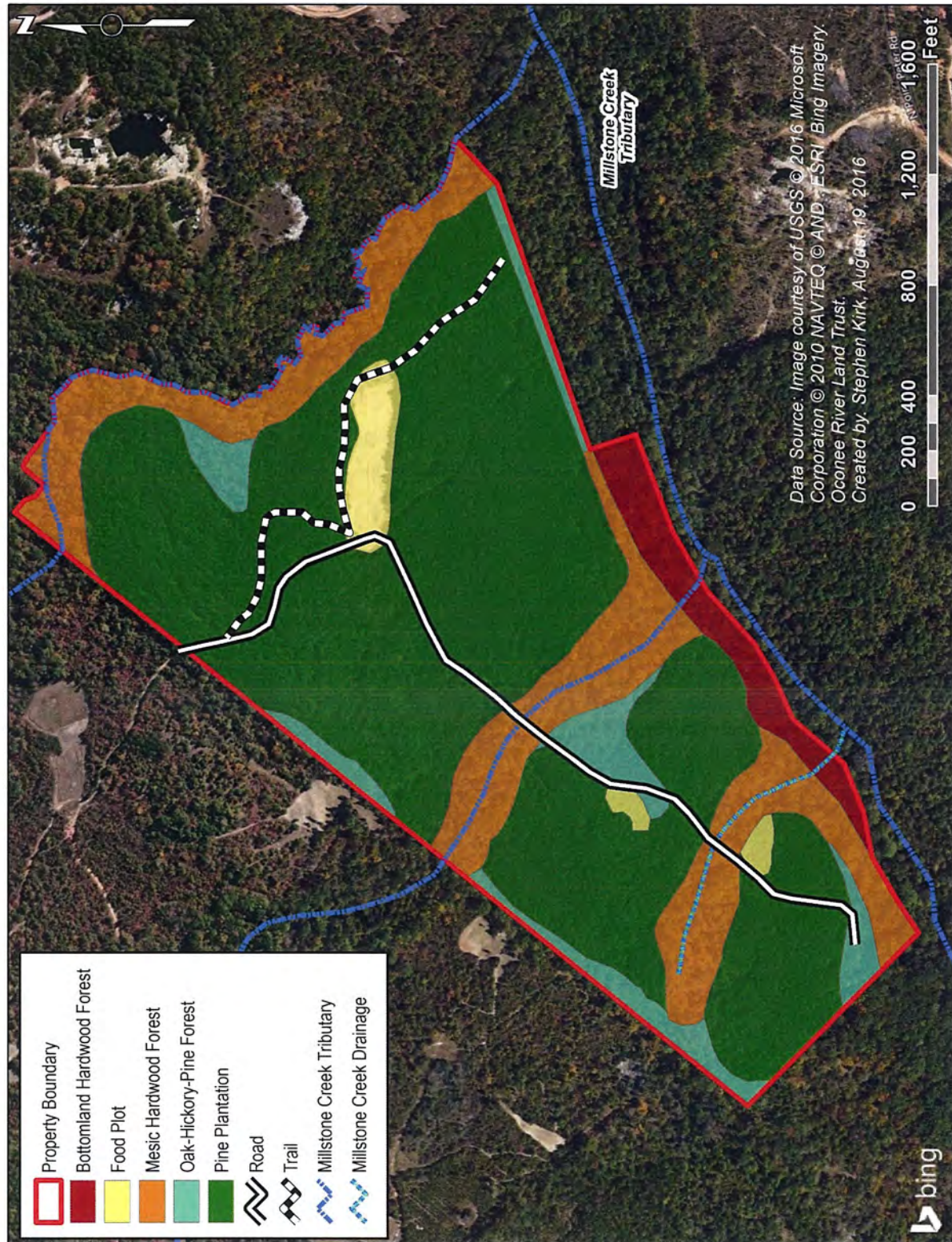
ATTACHMENT 8: GEORGIA WATERSHEDS MAP



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>

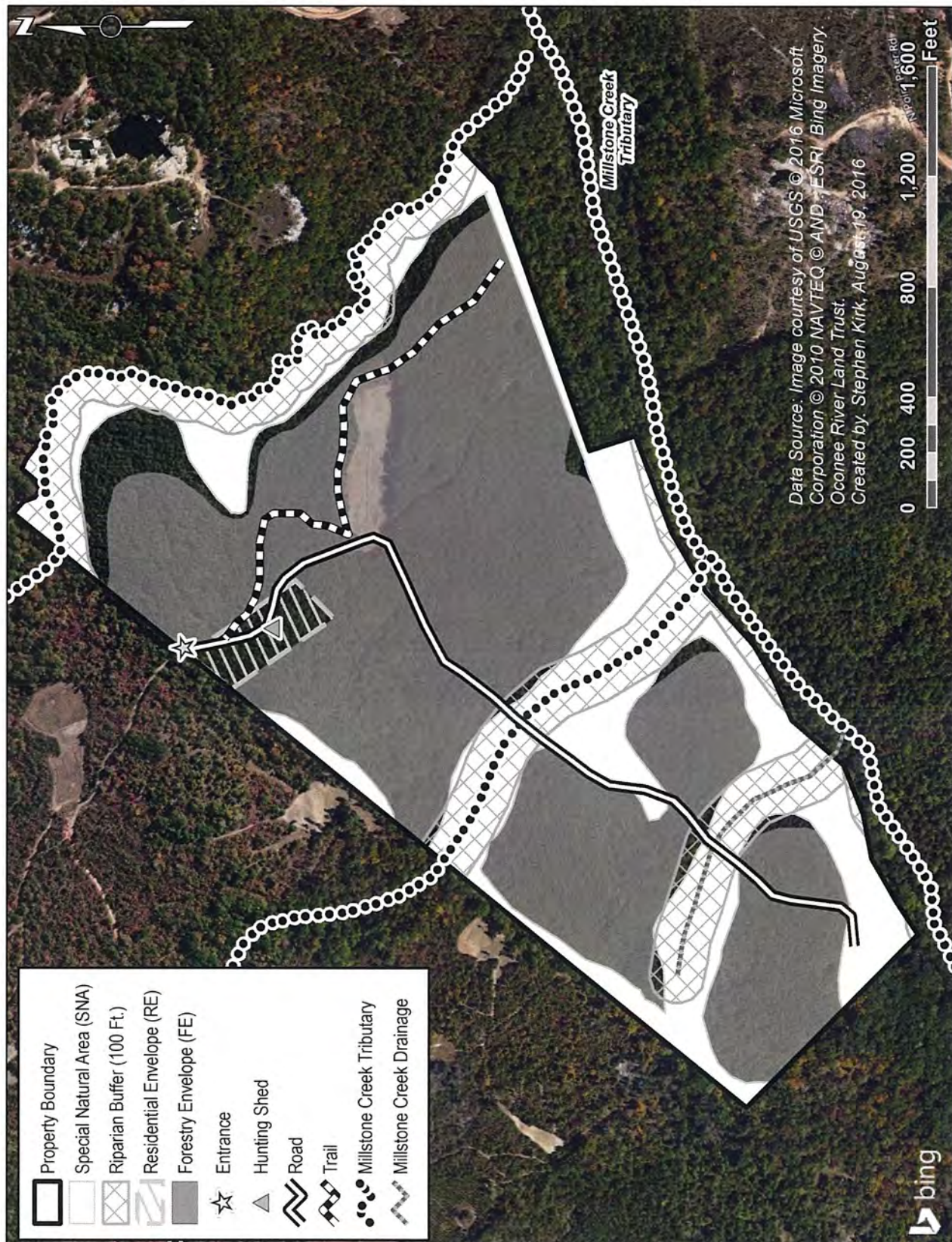
Red Cedar	<i>Juniperus virginiana</i>
Redbud	<i>Cercis canadensis</i>
Sourwood	<i>Oxydendron arboreum</i>
Sweetgum	<i>Liquidambar styraciflua</i>
<i>Understory Species</i>	
American Beautyberry	<i>Callicarpa americana</i>
Bahia Grass	<i>Paspalum</i> spp.
Blackberry	<i>Rubus</i> spp.
Broomsedge	<i>Andropogon</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 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>Vitis 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>

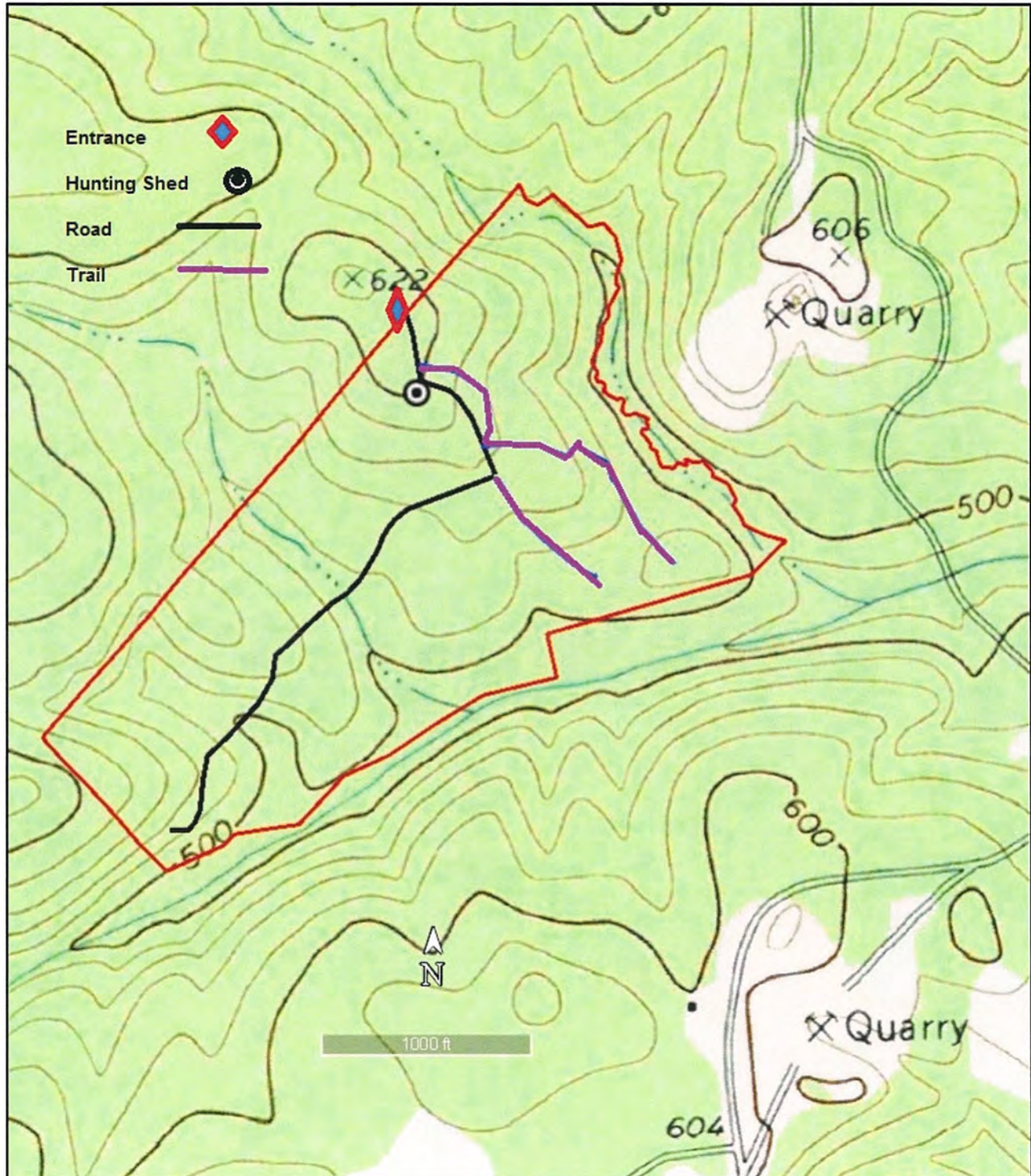
**** Denotes exotic species**

ATTACHMENT 12: CONSERVATION EASEMENT MAP

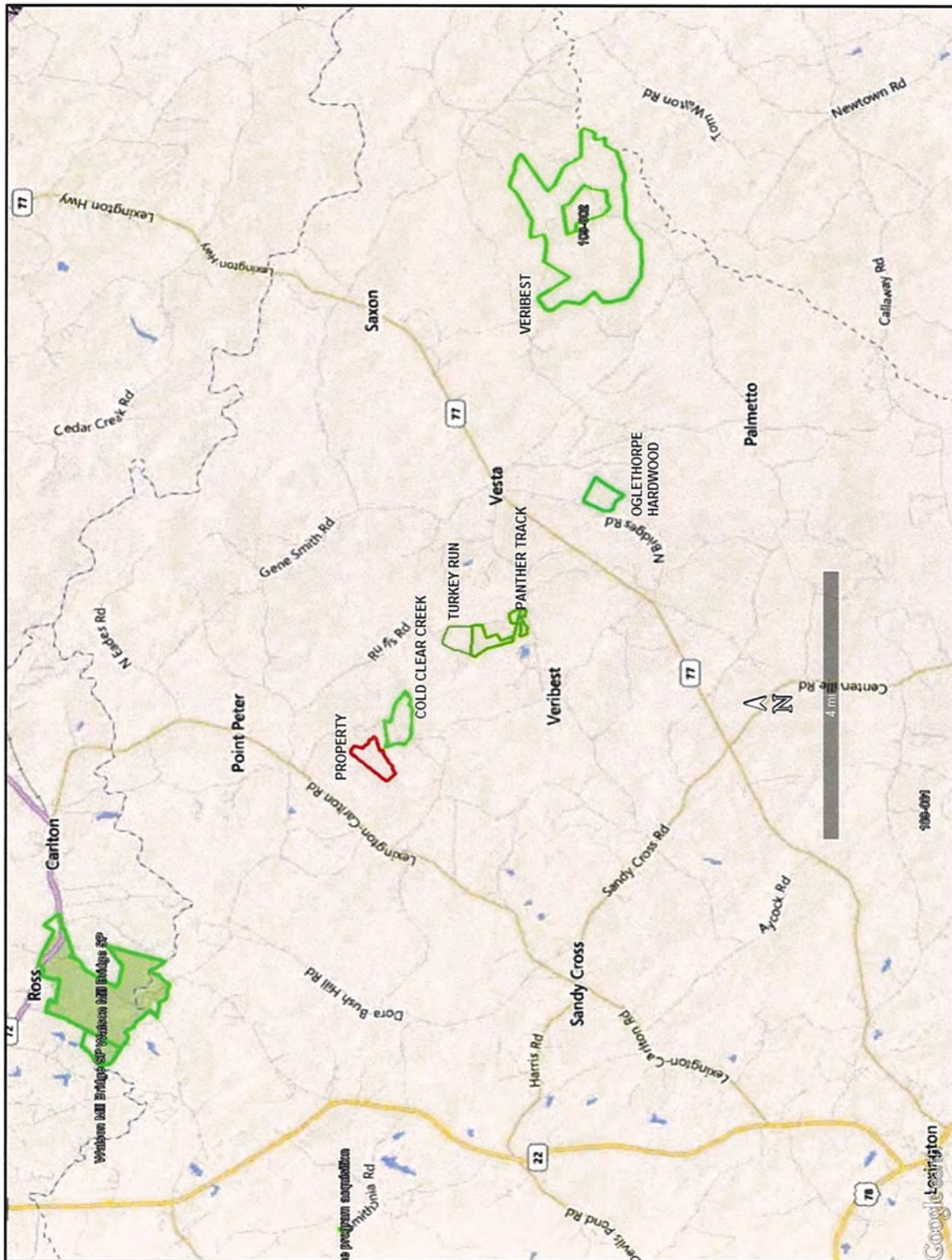
(Note: Potential residential envelope is located at 33°58'56"N 83°00'39"W).



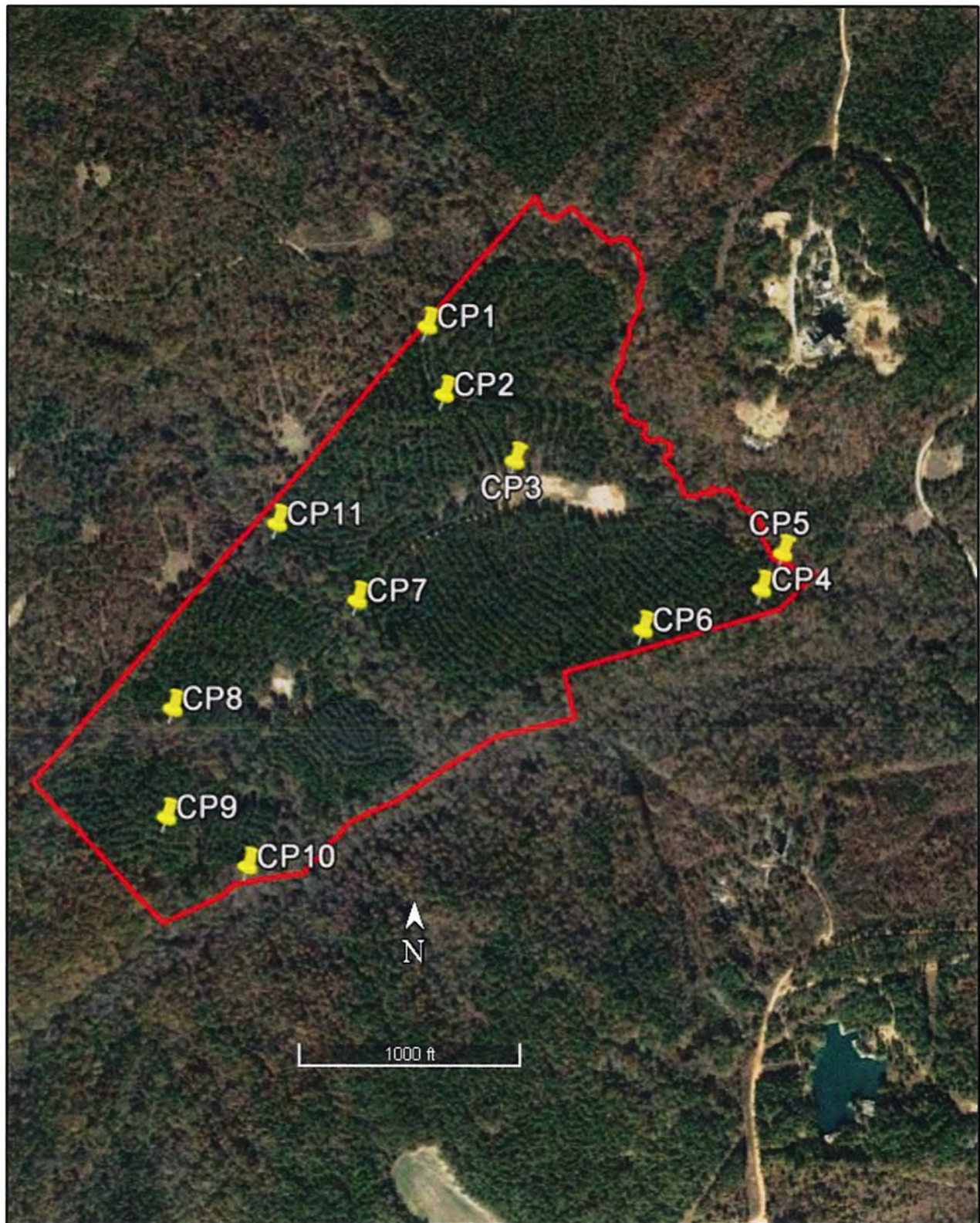
ATTACHMENT 13: TOPOGRAPHIC MAP WITH MAN-MADE FEATURES



ATTACHMENT 14: NEARBY PROTECTED PROPERTIES MAP



ATTACHMENT 15: PHOTO LOCATION MAP



ATTACHMENT 16
Photo sheet Baseline Photographic Log
Project Name: FOX TRAIL LLC

Photographer: Vic VanSant Camera: Fuji Date: 3 August 2016
Time: 10:30 AM Weather: Mostly Sunny, 90° F, Calm Winds

Camera Point No. (on map)	Photo No.	Compass Bearings	Subject	Coordinates
CP1	1	190°	View of entrance onto Foxtrail from adjacent Property access road	(33°58'59"N 83°00'40"W)
	2	160°	View of planted pines	(33°58'59"N 83°00'40"W)
CP2	3	260°	View of hunting camp and equipment	(33°58'56"N 83°00'39"W)
	4	190°	View of hunting shed	(33°58'56"N 83°00'39"W)
	5	100°	View of road into Property	(33°58'56"N 83°00'39"W)
	6	30°	View of pine plantation across road	(33°58'56"N 83°00'39"W)
CP3	7	105°	View of fields and road on edge	(33°58'53"N 83°00'36"W)
	8	190°	View of planted pines across field	(33°58'53"N 83°00'36"W)
CP4	9	40°	View along boundary with hardwood edge.	(33°58'47"N 83°00'22"W)
	10	100°	View showing Forestry Envelope(FE)	(33°58'47"N 83°00'22"W)
CP5	11	300°	View within riparian zone of branch	(33°58'49"N 83°00'21"W)
	12	60°	View across small stream at this site	(33°58'49"N 83°00'21"W)
	13	150°	View downstream within riparian zone	(33°58'49"N 83°00'21"W)
CP6	14	250°	View along boundary line on ridgeline	(33°58'45"N 83°00'29"W)
	15	360°	View showing planted pines at edge of FE	(33°58'45"N 83°00'29"W)
CP7	16	230°	View of road system up hill from creek.	(33°58'47"N 83°00'44"W)
	17	130°	View downstream in creek	(33°58'47"N 83°00'44"W)
CP8	18	260°	View up gully/branch mesic hardwood forest	(33°58'42"N 83°00'54"W)
	19	220°	View across gully	((33°58'42"N 83°00'54"W)
	20	90°	View toward pine to right.	(33°58'42"N 83°00'54"W)
CP9	21	10°	View of pine stand, thick understory of briers	(33°58'37"N 83°00'54"W)
CP10	22	230°	View along branch along Property line	(33°58'35"N 83°00'49"W)
	23	110°	View toward branch at Property line	(33°58'35"N 83°00'49"W)

	24	360°	View uphill from Property line	(33°58'35"N 83°00'49"W)
CP11	25	50°	View uphill to pine from upper end of stream bottom	(33°58'50"N 83°00'48"W)
	26	130°	View downstream	(33°58'50"N 83°00'48"W)
	27	190°	View across stream	(33°58'50"N 83°00'48"W)



CP1 Photo 1 (190°) View of Property entrance gate showing planted pine and road.
(33°58'59"N 83°00'40"W)



CP1 Photo 2 (160°) View of planted pines around entrance to Property.
(33°58'59"N 83°00'40"W)



CP2 Photo 3 (260°) View of proposed residential envelope (RE).
(33°58'56"N 83°00'39"W)



CP2 Photo 4 (190°) View of items stored around hunt camp in proposed RE.
(33°58'56"N 83°00'39"W)



C2 Photo 5 (100°) View of road system through residential envelope.
(33°58'56"N 83°00'39"W)



CP2 Photo 6 (30°) View of area surrounding proposed residential envelope.
(33°58'56"N 83°00'39"W)



CP3 Photo 7 (105°) View of food plot showing pine plantation beyond.
(33°58'53"N 83°00'36"W)



CP3 Photo 8 (190°) View of pine plantation and food plot.
(33°58'53"N 83°00'36"W)



CP4 Photo 9 (40°) View along ridge top at southern Property boundary showing oak-hickory-pine habitat.
(33°58'47"N 83°00'22"W)



CP4 Photo 10 (100°) View showing pine plantation toward interior of Property.
(33°58'47"N 83°00'22"W)



CP5 Photo 11 (300°) View near eastern boundary along stream with mesic hardwood forest.
(33°58'49"N 83°00'21"W)



CP5 Photo 12 (60°) View across stream near eastern boundary, through ironwood thicket.
(33°58'49"N 83°00'21"W)



CP5 Photo 13 (150°) View downstream toward Property boundary, with a large beech, river cane, and Christmas fern growing near streambank. (33°58'49"N 83°00'21"W)



CP6 Photo 14 (250°) View near east boundary line along ecotone between pine plantation and hardwood. (33°58'45"N 83°00'29"W)



CP6 Photo 15 (360°) View of typical condition of pine plantation with white oak branches in the foreground. (33°58'45"N 83°00'29"W)



CP7 Photo 16 (230°) View from creek bottom up hill along system road. (33°58'47"N 83°00'44"W)



CP7 Photo 17 (130°) View of mesic hardwood below road system crossing.
(33°58'47"N 83°00'44"W)



CP 8 Photo 18 (260°) View of head of mesic hardwood forest ravine with ephemeral branch.
(33°58'42"N 83°00'54"W)



CP8 Photo 19 (220°) View across ravine of ephemeral branch.
(33°58'42"N 83°00'54"W)



CP8 Photo 20 (90°) View along branch, looking uphill into a mesic hardwood forest with Christmas ferns. (33°58'42"N 83°00'54"W)



CP9 Photo 21 (10°) View of pine plantation in western end of Property.
(33°58'37"N 83°00'54"W)



CP10 Photo 22 (230°) View toward branch in bottomland hardwood area.
(33°58'35"N 83°00'49"W)



CP10 Photo 23 (110°) View of bottomland hardwood forest in boundary stream bottom.
(33°58'35"N 83°00'49"W)



CP10 Photo 24 (360°) View of a slope with Christmas fern, looking toward Property interior.
(33°58'35"N 83°00'49"W)



CP11-Photo 25 (50°) View near northern boundary toward pine plantation from stream bottom bisecting Property.
(33°58'50"N 83°00'48"W)



CP11 Photo 26 (130°) View downstream near stream.
(33°58'50"N 83°00'48"W)



CP11 Photo 27 (190°) View across riparian zone of stream with red maple in foreground.
(33°58'50"N 83°00'48"W)