

Conservation Easement Deed Summary  
0 Bryant Road, Maxeys, Georgia 30671

- 205.91 acres in easement
  - 20.06 acres are encumbered by easement (zoned A2)
- 4250' of tributaries to fishing creek / Oconee River
  - 8300 feet on intermittent streams
- Property Includes
  - Oak, hickory & pine forest
  - Bottomland hardwood forest
- 104 acres of managed pine forest governed by approved FMP. (60-day notice of activity required)
  - Management protocols allowed
    - Herbicide application, site prep, planting, prescribed burns, thinning + harvesting, other necessary activities to sell + harvest trees.
  - In lieu of approved FMP owner must notify ORLT at least 30 days prior with pertinent info about harvest: location, dates, planned activities + disturbances
  - Harvest must be supervised by a registered Georgia Forester.
- All disturbed dirt must be reseeded with native grasses; staging areas, load docks, skid trails + roads
- Owner may create and maintain up to 10 acres of open wildlife habitat within the forestry envelope. (Does not include existing roads)
- Existing roads expressly permitted along with maintenance + repair
- 2-acre residential envelope allowed with one residential building. (garages, sheds, pools, gardens, any residential landscaping allowed) (notice to ORLT required)
  - 15' wide drive allowed (including ditches + shoulders) and It may be paved
- Owner may maintain the two existing sheds in the hunt camp
- Construction, placement + maintenance ok
- Temporary structures ok
  - Includes viewing platforms, picnic tables, open sided picnic shelters, hunt stands, blinds + other temporary hunting structures
- With 30 days notice, construction of permeable trails for non-motorized recreation + education is allowed. 5' max width
- Approved uses:
  - Bird watching, hunting, fishing, swimming, equestrian use, bicycling, hiking

- Uses of off road + ATVs also allowed if they don't create a permanent track or cause erosion + sediment runoff
- Cannot:
  - Disturb any natural features
  - Industrial or agricultural use
  - Commercial use
  - Subdivide
  - Advertising signs
  - Mineral use
  - Dumping
  - Commercial recreation