



Present Conditions Report



**Conservation Easement “A”
Lancaster County Water and Sewer District, SC
Union County, NC
5107 Riverside Road
Van Wyck, South Carolina
Conservation Easement**

Lancaster County, SC

February 13, 2025

Signature Page

This Baseline Documentation Report (BDR) that specifies the present conditions of the Conserved Property was prepared by Alex “Chip” Amos, PG based on surveys conducted on November 11- November 13, 2024, in Coordination with the Katawba Valley Land Trust.


Grantor and Grantee hereby acknowledge and agree that (1) the BDR is an accurate representation of the Conservation Easement at the time of the transfer of the Conservation Easement by Grantor to Grantee, and (2) Grantor has been given a copy of the BDR for grantor’s records.

It is the intention of Grantor and Grantee that this document shall serve to satisfy the requirements of Section 1.170A-14 (g) (5) 9i) of the Internal Revenue Service regulations, as amended.

Grantor: Lancaster County Water and Sewer District (LCWSD) _____ Date

Grantor: Union County (UC) _____ Date

Grantee: Michelle Evans Ph.D., Executive Director For: Katawba Valley Land Trust, Inc. _____ Date



Alex “Chip” Amos, PG, BDR preparer _____ Date
2/13/25

Present Conditions Report / Baseline Documentation Report

Date of conservation easement: January 7, 2025

1. PROPERTY NAME:

Easement "A"

Lancaster County Water and Sewer District
1400 Pageland Highway
Lancaster, SC 29720

Union County, NC
500 North Main Street
Monroe, NC 28112

Physical Address of the Easement Parcel

Catawba River Water Supply Project
5107 Riverside Road
Van Wyck, SC 29744

2. LEGAL DESCRIPTION:

PROPOSED CONSERVATION EASEMENT "A"

LYING AND BEING IN LANCASTER COUNTY, SOUTH CAROLINA, AND LYING EAST OF THE CATAWBA RIVER, AND BEING A PORTION OF THE PROPERTY OF LANCASTER COUNTY WATER AND SEWER DISTRICT AND UNION COUNTY, NORTH CAROLINA (RECORDED PLATS 2017-271, 2017-273, 2017-274, 2017-275, 2017-276, 2002-563, 2000-747 AND 9872; DEEDS RECORDED IN DEED BOOK 1058 AT PAGE 69, DEED BOOK 1055 AT PAGE 186, DEED BOOK 174 AT PAGE 56, DEED BOOK 103 AT PAGES 143 AND 151 AND DEED BOOK C-8 AT PAGE 152), AND BEING PROPOSED CONSERVATION EASEMENT "A" AS SHOWN ON RECORDED PLAT 2024-423, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING FROM AN EXISTING CONTROL POINT –TBM #8– (A #5 REBAR) HAVING SOUTH CAROLINA GRID NAD 83 (NSRS2007) COORDINATES OF N=1,096,767.06', E=2,041,381.89', THENCE S 59°07'09" W A GROUND DISTANCE OF 209.25 FEET (GRID DISTANCE OF 209.25 FEET, COMBINED GRID FACTOR OF 0.9999833) TO A NEW POINT, A SET #5 REBAR WITH CAP HAVING SOUTH CAROLINA GRID NAD 83 (NSRS2007) COORDINATES OF N=1,096,659.66', E=2,041,202.30', THE **POINT AND PLACE OF BEGINNING**;

THENCE FROM THE **POINT AND PLACE OF BEGINNING** THROUGH THE SAID

PROPERTY OF LANCASTER COUNTY WATER AND SEWER DISTRICT AND UNION COUNTY, NORTH CAROLINA THE THIRTY SEVEN (37) FOLLOWING COURSES AND DISTANCES:

1. S 17°11'20" E, 40.14' TO A SET #5 REBAR WITH CAP;
2. S 1°31'33" W, 116.69' TO A SET #5 REBAR WITH CAP;
3. S 55°27'47" W, 76.74' TO A SET #5 REBAR WITH CAP;
4. S 19°30'33" W, 213.44' TO A SET #5 REBAR WITH CAP;
5. S 86°39'00" W, 20.02' TO A SET #5 REBAR WITH CAP;
6. N 23°38'40" W, 95.09' TO A SET #5 REBAR WITH CAP;
7. S 64°30'21" W, 57.23' TO A SET #5 REBAR WITH CAP;
8. S 21°29'13" E, 117.67' TO A SET #5 REBAR WITH CAP;
9. S 51°20'45" W, 593.59' TO A SET #5 REBAR WITH CAP;
10. N 75°54'26" W, 150.30' TO A SET #5 REBAR WITH CAP;
11. S 72°23'22" W, 70.48' TO A SET #5 REBAR WITH CAP;
12. S 38°55'40" W, 232.62' TO A SET #5 REBAR WITH CAP;
13. S 2°06'11" E, 253.82' TO A SET #5 REBAR WITH CAP;
14. S 40°19'12" W, 156.19' TO A SET #5 REBAR WITH CAP;
15. S 10°00'12" W, 280.60' TO A SET #5 REBAR WITH CAP AND BEING N 40°12'24" W AND 723.83' FROM A SET #5 REBAR WITH CAP, THE POINT OF BEGINNING OF PROPOSED CONSERVATION EASEMENT "B";
16. N 35°32'46" W, 200.20' TO A SET #5 REBAR WITH CAP;
17. S 70°03'18" W, 45.65' TO A #SET 5 REBAR WITH CAP;
18. N 8°19'39" W, 80.16' TO A SET #5 REBAR WITH CAP;
19. N 17°55'09" E, 87.13' TO A SET #5 REBAR WITH CAP;
20. N 11°50'22" W, 241.26' TO A SET #5 REBAR WITH CAP;
21. N 43°33'12" W, 193.92' TO A SET #5 REBAR WITH CAP;
22. N 17°12'23" E, 93.75' TO A SET #5 REBAR WITH CAP;
23. N 41°25'25" E, 51.39' TO A SET #5 REBAR WITH CAP;
24. N 30°27'02" E, 120.96' TO A SET #5 REBAR WITH CAP;
25. N 2°13'34" W, 185.49' TO A COMPUTED POINT;
26. N 17°27'29" W, 27.78' TO A COMPUTED POINT;
27. N 28°22'00" E, 49.07' TO A COMPUTED POINT;
28. N 31°19'54" E, 47.60' TO A COMPUTED POINT;
29. S 35°53'18" E, 60.31' TO A COMPUTED POINT;
30. S 71°35'06" E, 34.72' TO A COMPUTED POINT;
31. N 63°00'23" E, 27.97' TO A SET #5 REBAR;
32. N 35°39'30" E, 708.92' TO A SET #5 REBAR;
33. N 82°24'57" E, 114.43' TO A SET #5 REBAR WITH CAP;
34. S 59°16'11" E, 234.28' TO A SET #5 REBAR WITH CAP;
35. N 70°34'38" E, 103.11' TO A SET #5 REBAR WITH CAP;
36. S 74°20'29" E, 123.39' TO A SET #5 REBAR WITH CAP;

37. S 88°47'36" E, 289.94' TO THE POINT AND PLACE OF THE BEGINNING;

CONTAINING 24.410 ACRES.

3. CONSERVATION VALUES

The conservation values of the Protected Property (Conservation Easement) (CE) include, without limitation, the following: conservation of the property will buffer and protect the rural character of this area of Lancaster County; conservation of the property will protect open space in the South Carolina Piedmont and will help to preserve the scenic enjoyment of Lancaster County; and conservation of this property will protect important wildlife habitat including upland hardwoods, a pond and a pathway to existing riparian corridors. High ranking values of the parcel pertaining to sustainability of rural tree canopy and protection from development.

4. GENERAL PROPERTY INFORMATION:

A: Land/Water Types occurring on property:

This CE is located on an approximately 24.41-acre property located in the Town of Van Wyck, northern central Lancaster County (Figure 1). This area is a sparsely developed residential setting that is under strong developmental pressure. The parcel is abutted to the north, south and east by unimproved farm / timberland. The easement parcel is abutted by the Catawba River to the west. An aerial photo (Figure 2) shows the major land types within the easement, which include the Catawba River Water Treatment Plant (CRWTP) and associated water reservoir.

Two aquatic features abut the Protected Property. The Catawba River abuts the parcel to the west. A water reservoir approximately 74.58 acres in size abuts the parcel to the east (Figure 3). The property is moderately sloping in topographic relief. The United States Geological Survey (USGS) 7.5-minute series topographic map Van Wyck quadrangle indicates the elevation at the site ranges from approximately 600 to 450 feet above mean sea level (Figure 4).



Figure 1. Site location of 5107 Riverside Drive, Van Wyck, South Carolina.



Figure 2. Aerial photo of 5107 Riverside Drive showing diverse land types including hardwoods, reservoir and tree canopy.

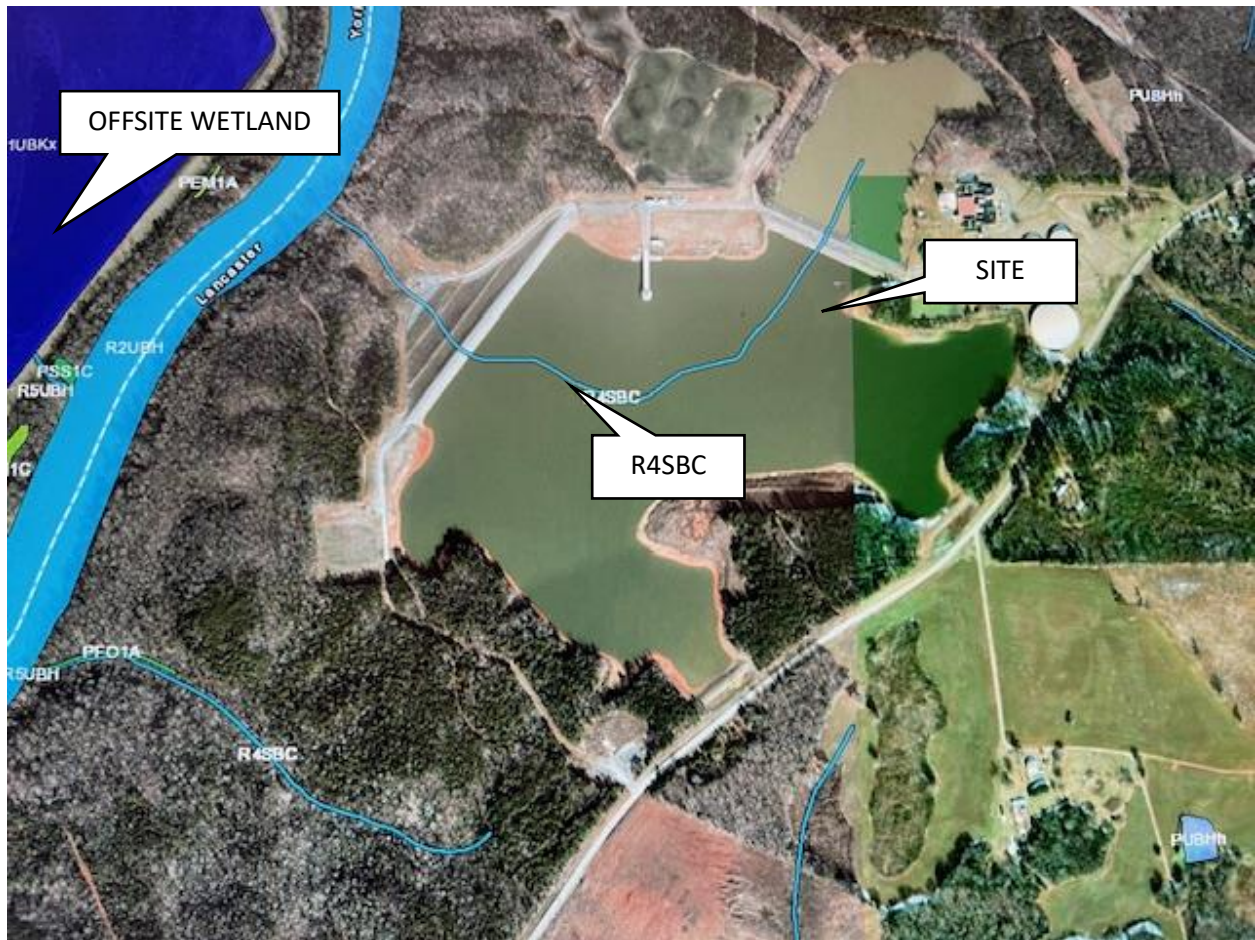


Figure 3. One stream R4SBC is present on the CE. Closest wetland is approximately 1600 FT W.

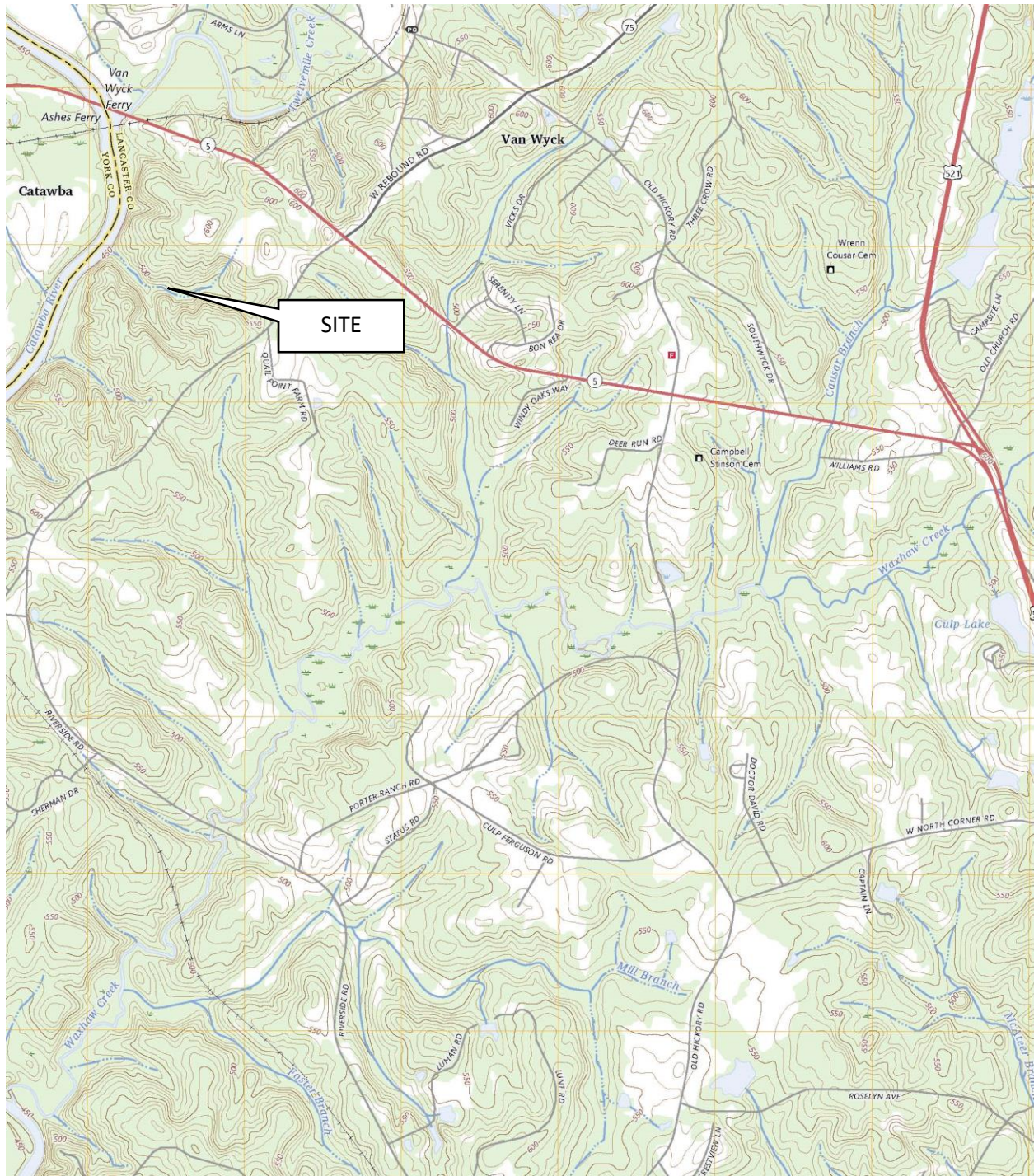


Figure 4. Topographic view of the CE.

B. Soil Types: According to the NRCS Web Soil Survey, accessed on January 7, 2025, the primary soil type is Cecil Clay Loam (100%) with variance in slope from 2-6% to 10-25%. Cecil soils are loamy in content; Cecil clay loams are not considered Prime Farmland or Farmland of State Importance (Figure 5, Table 1).



Figure 5. NRCS map of soils on the CE.

TABLE 1 Prime and other important Farmlands Lancaster County South Carolina			
County	Map Symbol	Map Unit Name	Farmland Classification
Lancaster County Area, South Carolina	CeC3 / CeE3	Cecil Clay Loam, 6 to 25 percent slopes	None

Table 1. Soil types present on the protected property.

C. Access/Frontage: The property has approximately 0 feet of road frontage on Riverside Road and can only be accessed by egress road to Catawba River Water Treatment Plant 5107, Riverside Drive.

D. Boundaries: Property boundaries and CE boundaries have been surveyed and are well defined in most areas and can be located on the ground. The survey is included in this report as Attachment 1.

E. History: This property has been utilized for farming and timber production throughout historical photograph record collection.

F. Wildlife: This property has diverse habitat ranging from mature pine/hardwood forests and riparian bottomlands border the spring portions of the parcel. These habitats provide areas for nesting, feeding and cover, as well as migration corridors for a large number of wildlife species. Although a site-specific survey has not been conducted on the property, a survey of plants and animals associated with the Lindsay Pettus Greenway in Lancaster County was conducted by Mr. Josh Arrants in 2019. A checklist was developed that identified species known to occur or were previously documented on the greenway and included fish (33), amphibians and reptiles (54), birds (129), mammals (25), butterflies (31) and plants (172) (Attachment 2). The Greenway is located on a major tributary to the Catawba River and it is likely that many of these species occur on the property.

According to the South Carolina Department of Natural Resources and the Nature Serve website they maintain for rare, threatened and endangered (RTE) species, 54 species are of State and/or Federal concern. There are three RTE species of Federal concern, 2 RTE species of state concern and 41 species that are addressed in the State Wildlife Action Plan (SWAP). A survey of the property for RTE species has not been conducted, but it is likely that some of the SWAP species use the property.

Baseline photographs of the property, including property lines, vegetation and unique features are provided in Attachment 3, and a map of approximate photo locations is provided in Figure 6.

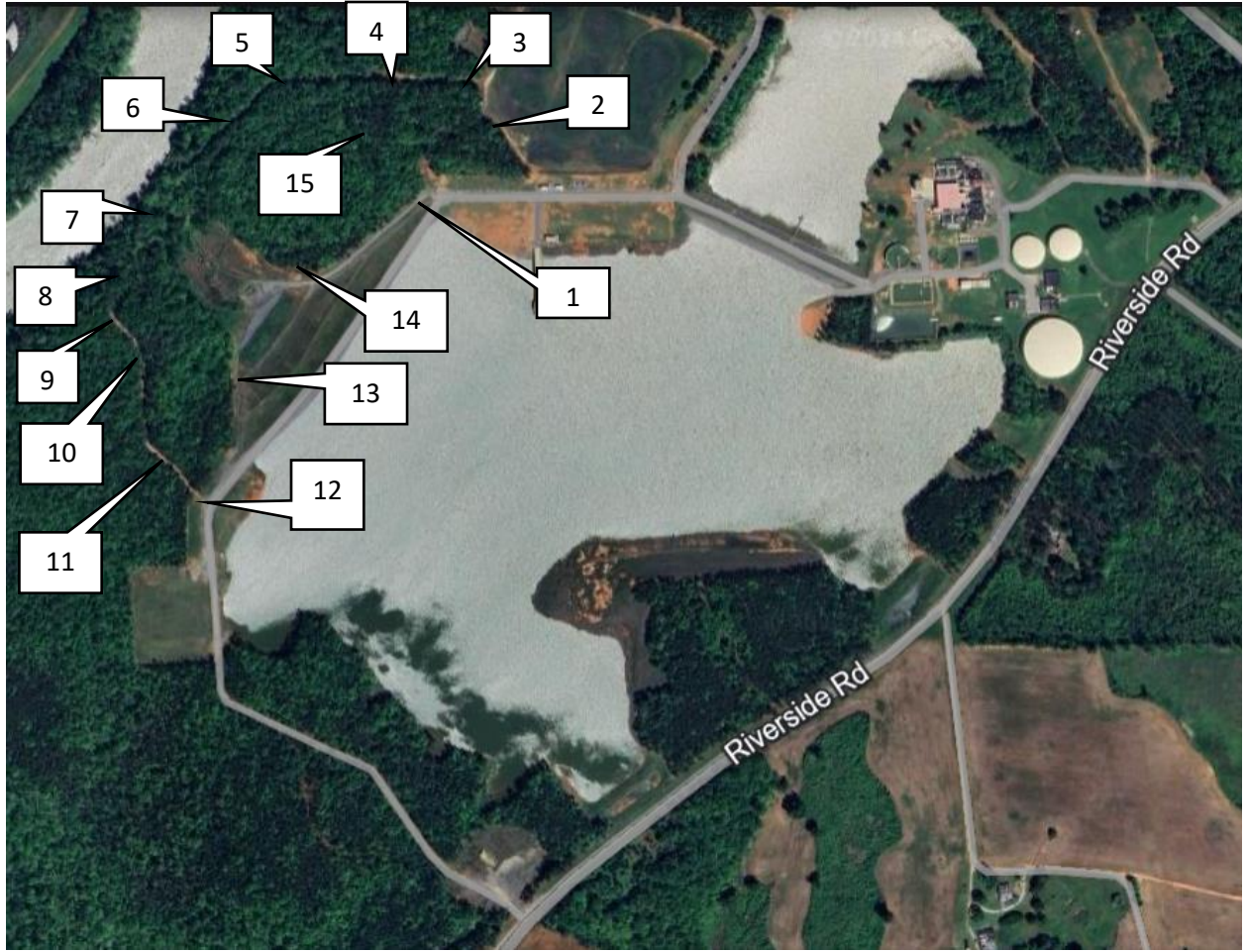


Figure 6. Aerial photograph of the CE showing the location of photographs.

G. Natural area, scenic, or historic landmark: The property is not listed as a natural area, scenic or historic landmark.

5. BUILDING INFORMATION

No buildings are included in the CE.

6. ANTICIPATED ANNUAL MONITORING COSTS

The cost to KVLTL to monitor this easement and prepare monitoring reports is estimated to be between \$150-250 per year.

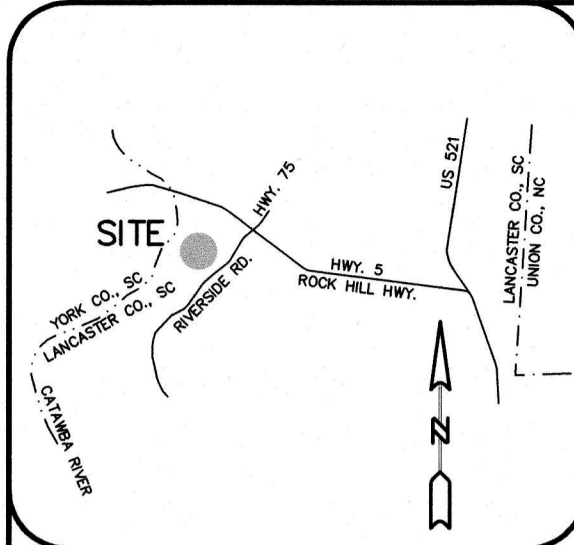
7. EDUCATION AND PUBLIC USE

Public access is allowed only with coordination and permission from the landowner.

8. ADDITIONAL INFORMATION

The Baseline Documentation Report and photographs will be maintained on file with the Grantee and may contain additional information about the Protected Property and its conservation values.

ATTACHMENT #1
PLAT



REFERENCES:

1. ALL DEEDS AND PLATS SHOWN HEREON.
2. VRS GNSS REPORT FOR CATAWBA RIVER WATER TREATMENT PLANT RAW WATER RESERVOIR EXPANSION BY CESI; DATED SEPTEMBER 2016; PROJECT NO.: 160369.000.
3. MAP TITLED "PLAT OF PROPERTY OF LANCASTER COUNTY WATER AND SEWER DISTRICT & UNION COUNTY"; PLAT 9872.
4. MAP TITLED "PLAT OF BOUNDARY SURVEY SURVEYED FOR LANCASTER COUNTY WATER & SEWER DISTRICT & UNION COUNTY, NORTH CAROLINA" BY PRECISION SURVEYING, INC., DATED OCTOBER 5, 2000; PLAT 2000-747.
5. MAP TITLED "PLAT OF BOUNDARY SURVEY SURVEYED FOR LANCASTER COUNTY WATER & SEWER DISTRICT" BY PRECISION SURVEYING, INC.; DATED JULY 18, 2002; PLAT 2002-563.
6. MAP TITLED "PLAT OF PROPERTY OF LANCASTER COUNTY WATER & SEWER DISTRICT & UNION COUNTY, NORTH CAROLINA" BY J. C. CRUMPLER; DATED 02-07-2017 AND 01-26-2017; PLAT 2017-271 THROUGH PLAT 2017-276. PLAN AND PROFILE OF PROPOSED STATE HIGHWAY; ROUTE NO. RD. 145; DOCKET NO. 29.295; APPROVED 11-05-1952.

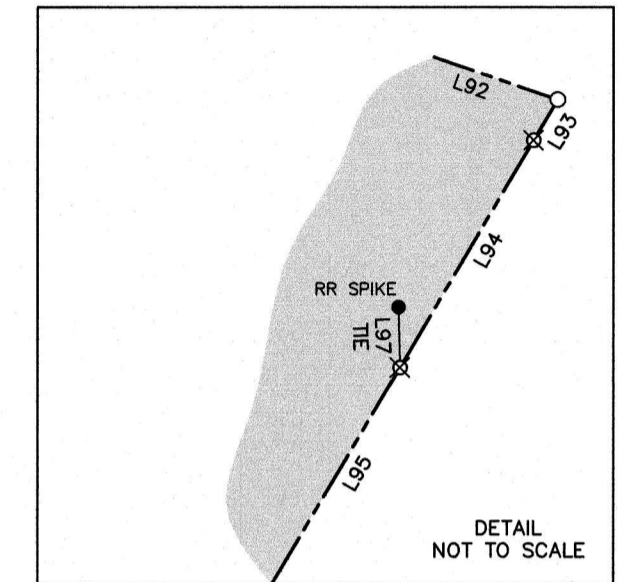
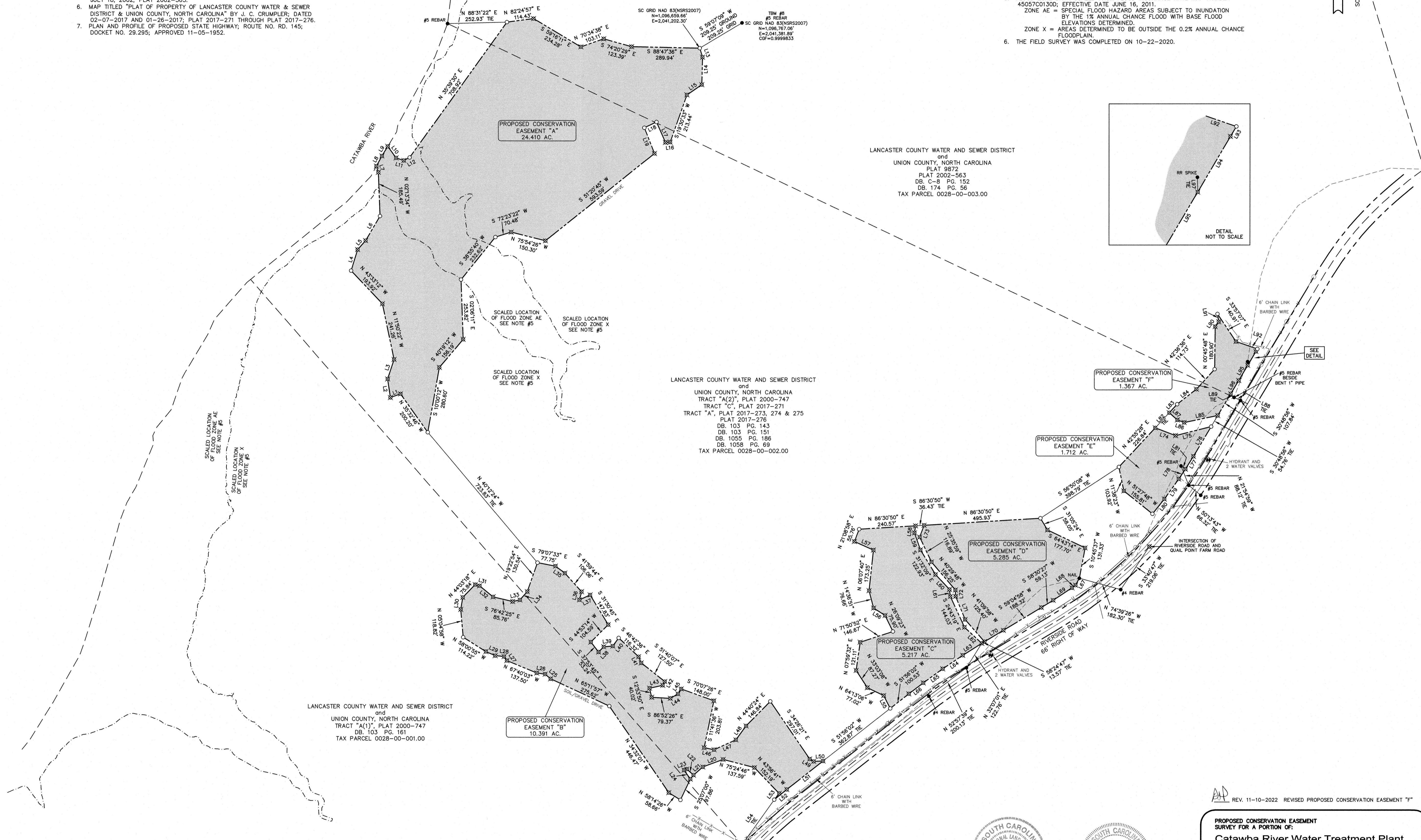
NOTES:

1. ALL DISTANCES ARE HORIZONTAL GROUND DISTANCES UNLESS OTHERWISE NOTED.
2. AREAS DETERMINED BY COORDINATE COMPUTATIONS.
3. NO UNDERGROUND UTILITIES WERE LOCATED WITH THIS SURVEY. BEFORE DOING ANY DIGGING CALL TO HAVE THE UNDERGROUND UTILITIES MARKED.
4. BASIS OF BEARING DERIVED FROM SOGS NETWORK RTK BETWEEN 02-10-2020 AND 05-06-2020 USING GEOID MODEL GEOID18. A COORDINATE TRANSFORMATION WAS PERFORMED TO ESTABLISH THE SC GRID NAD 83(NSRS2007) BASIS OF BEARING. PROJECT LOCALIZED HOLDING TBM #8 (#5 REBAR) (N=1,096,767.06', E=2,041,381.89') AND USING A COMBINED GRID FACTOR OF 0.9999833. UNITS ARE INTERNATIONAL FEET.
5. FLOOD ZONE DATA SCALED FROM FLOOD INSURANCE RATE MAP NUMBER 45057C01300; EFFECTIVE DATE JUNE 16, 2011.
 ZONE AE = SPECIAL FLOOD HAZARD AREAS SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD WITH BASE FLOOD ELEVATIONS DETERMINED.
 ZONE X = AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.
6. THE FIELD SURVEY WAS COMPLETED ON 10-22-2020.

LINE	LENGTH	BEARING
L1	45.65'	S 70°03'18" W
L2	80.16'	N 08°19'39" W
L3	87.13'	N 17°50'09" E
L4	93.75'	N 17°22'33" E
L5	51.39'	N 41°25'25" E
L6	120.96'	N 30°27'02" E
L7	27.78'	N 17°27'29" W
L8	48.07'	N 28°22'00" E
L9	47.60'	N 31°19'54" E
L10	60.31'	S 35°53'18" E
L11	34.72'	S 71°35'06" E
L12	27.97'	N 63°02'33" E
L13	40.14'	S 17°11'20" E
L14	116.69'	S 01°31'33" W
L15	76.74'	S 55°27'47" W
L16	20.02'	S 86°30'00" W
L17	95.09'	N 23°38'40" W
L18	57.23'	S 64°30'21" W
L19	117.67'	S 21°29'13" E
L20	92.20'	S 89°32'23" W
L21	52.63'	S 49°15'18" W
L22	38.10'	N 48°38'06" W
L23	12.14'	S 70°27'40" W
L24	46.40'	S 34°50'49" E
L25	30.35'	N 49°48'30" W
L26	35.97'	N 81°52'47" W
L27	20.91'	N 35°30'03" W
L28	37.86'	N 63°47'11" W
L29	42.91'	N 66°27'46" W
L30	51.71'	N 09°34'03" E
L31	19.53'	S 75°14'11" E
L32	74.28'	S 50°40'15" E
L33	31.67'	N 77°19'52" E
L34	47.15'	N 41°29'50" E
L35	50.01'	S 53°35'33" E
L36	35.92'	S 14°45'35" W
L37	49.98'	N 65°17'34" E
L38	31.42'	N 45°00'16" E
L39	38.87'	N 85°20'28" E
L40	42.39'	N 35°52'00" E
L41	28.56'	S 23°10'12" E
L42	18.11'	S 27°58'45" W
L43	57.37'	S 77°48'33" W
L44	38.06'	N 59°43'00" E
L45	25.06'	N 32°45'10" E
L46	43.19'	S 78°34'02" E
L47	101.73'	N 65°33'35" E
L48	73.33'	N 36°07'37" E
L49	19.78'	S 59°19'38" E
L50	39.78'	N 87°52'24" E
L51	195.69'	S 51°56'22" W
L52	68.81'	S 50°34'19" W
L53	33.69'	N 38°28'29" E
L54 TIE	233.82'	N 35°38'49" E
L55	61.28'	N 27°21'24" W
L56	57.88'	N 57°10'12" W
L57	88.81'	N 65°48'46" W
L58	30.16'	S 08°29'43" W
L59	78.25'	S 19°23'38" E
L60	86.81'	S 43°09'01" E
L61	30.01'	S 06°54'20" E
L62	100.68'	S 47°04'40" E
L63	95.68'	S 57°50'13" W
L64	102.64'	S 55°54'29" W
L65	102.14'	S 54°11'23" W
L66	77.05'	S 52°37'18" W
L67	33.64'	S 28°52'35" W
L68	18.74'	S 53°13'13" W
L69	96.17'	S 56°34'41" W
L70	93.91'	S 58°56'45" W
L71	108.45'	N 22°27'21" W
L72	27.01'	N 01°54'58" W
L73	53.54'	N 20°33'25" E
L74	92.77'	S 69°13'52" E
L75	156.05'	N 75°53'18" E
L76	147.00'	S 30°48'56" W
L77	64.37'	S 32°05'39" W
L78	50.71'	S 34°04'27" W
L79	104.50'	S 35°50'46" W
L80	80.50'	S 38°56'33" W
L81 TIE	23.06'	S 54°28'55" E
L82 TIE	87.56'	S 42°55'28" W
L83	49.41'	N 42°55'28" E
L84	103.90'	N 51°50'39" E
L85	146.02'	S 78°21'09" W
L86	31.17'	N 69°29'51" W
L87	45.90'	N 48°21'56" W
L88 TIE	29.97'	N 64°39'36" W
L89 TIE	21.04'	N 42°33'04" W
L90	25.29'	N 36°04'51" E
L91	33.70'	N 08°51'54" W
L92	96.18'	S 71°02'22" E
L93	12.29'	S 30°37'34" W
L94	68.58'	S 30°37'27" W
L95	74.89'	S 30°40'45" W
L96	65.84'	S 30°48'55" W
L97 TIE	15.66'	S 01°26'33" E

LEGEND

- EXISTING CORNER AS DESCRIBED
- SET #5 REBAR
- ⊗ NO POINT SET
- ⊕ UTILITY POLE
- PROPOSED EASEMENT
- TIE LINE
- BOUNDARY BY DEED OR PLAT
- BOUNDARY BY DEED OR PLAT - INTERIOR PARCEL LINE
- RIGHT OF WAY
- SCALED FLOOD ZONE (SEE NOTE #5)
- OVERHEAD UTILITY LINE
- FENCE



I, R. ANDREW PLETCHER, HEREBY STATE THAT TO THE BEST OF MY PROFESSIONAL KNOWLEDGE, INFORMATION, AND BELIEF, THE SURVEY SHOWN HEREON WAS MADE IN ACCORDANCE WITH THE REQUIREMENTS OF THE STANDARDS OF PRACTICE MANUAL FOR SURVEYING IN SOUTH CAROLINA, AND MEETS OR EXCEEDS THE REQUIREMENTS FOR A CLASS A SURVEY AS SPECIFIED THEREIN.

R. Andrew Pletcher
 PROFESSIONAL LAND SURVEYOR LICENSE NO. 22760



PROPOSED CONSERVATION EASEMENT SURVEY FOR A PORTION OF:
Catawba River Water Treatment Plant
 LANCASTER COUNTY, SOUTH CAROLINA

FOR:
 BLACK & VEATCH
 19025 DAVID TAYLOR DRIVE SUITE 280
 CHARLOTTE, NC 28282

DATE: 10-26-2020
 REV: 11-10-2022
 SCALE: 1" = 200'
 JOB NO.: 200234.000

COMPUTED BY: RAP
 DRAWN BY: RAP
 CHECKED BY: RAP
 ACAD FILE: 200234-000 rev.dwg

SCALE IN FEET
 0 200 400 600

CESI Civil - Geotechnical - Surveying
 45 SPRING STREET SW CONCORD (704) 786-5404
 CONCORD, NC 28025 FAX (704) 786-7454
 S.C. CERTIFICATE OF AUTHORIZATION NO. 000591
 © CESI 2022

ATTACHMENT #2
WILDLIFE

Attachment 2 – Wildlife resources associated with the property

The following species lists were compiled by Mr. Josh Arrants during surveys conducted seasonally in 2019 on the Lindsay Pettus Greenway in Lancaster, South Carolina. The list includes species he observed or that have been previously documented in the area.

Common Name

Birds

Acadian Flycatcher

American Crow

American Goldfinch

American Redstart

American Robin

Bald Eagle

Baltimore Oriole

Barn Swallow

Barred Owl

Belted Kingfisher

Black Vulture

Black-and-white Warbler

Black-throated Blue Warbler

Black-throated Green Warbler

Blackburnian Warbler

Blackpoll Warbler

Blue Grosbeak

Blue Jay

Blue-gray Gnatcatcher

Broad-winged Hawk

Brown-headed Cowbird

Brown-headed Nuthatch

Cape May Warbler

Carolina Chickadee

Eastern Kingbird

Eastern Meadowlark

Eastern Phoebe

Eastern Screech Owl

Eastern Towhee

Eastern Tufted Titmouse

Eastern Whip-poor-will

Eastern Wood-Pewee

European Starling

Field Sparrow

Fish Crow

Fox Sparrow

Golden-crowned Kinglet

Grasshopper Sparrow

Gray Catbird

Great Blue Heron

Great Crested Flycatcher

Great Egret

Great Horned Owl

Green Heron

Hairy Woodpecker

Henslow's Sparrow

Hermit Thrush

Hooded Merganser

Birds - cont.

Carolina Wren	Hooded Warbler
Cedar Waxwing	House Finch
Chimney Swift	Indigo Bunting
Chipping Sparrow	Kentucky Warbler
Cliff Swallow	Killdeer
Common Grackle	Lincoln's Sparrow
Common Nighthawk	Loggerhead Shrike
Common Yellowthroat	Louisiana Waterthrush
Cooper's Hawk	Magnolia Warbler
Dark-eyed Junco	Mallard
Double-crested Cormorant	Merlin
Downy Woodpecker	Mourning Dove
Eastern Bluebird	Northern Cardinal
Northern Flicker	Rose-breasted Grosbeak
Northern Harrier	Ruby-throated Hummingbird
Northern Parula	Ruffed Grouse
Northern Rough-winged Swallow	Rusty Blackbird
Northern Waterthrush	Savannah Sparrow
Orange-crowned Warbler	Scarlet Tanager
Orchard Oriole	Sharp-shinned Hawk
Osprey	Song Sparrow
Ovenbird	Spotted Sandpiper
Palm Warbler	Summer Tanager
Pied-billed Grebe	Swainon's Thrush
Pileated Woodpecker	Swainson's Warbler
Pine Warbler	Swamp Sparrow
Prairie Warbler	Tree Swallow
Prothonotary Warbler	Turkey Vulture
Purple Finch	Vesper Sparrow
Purple Martin	White-breasted Nuthatch

Birds -cont.

Red-bellied Woodpecker
Red-breasted Nuthatch
Red-headed Woodpecker
Red-eyed Vireo
Red-breasted Nuthatch
Red-headed Woodpecker
Red-eyed Vireo
Red-shouldered Hawk
Red-tailed Hawk
Ring-billed Gull
Rock Pigeon

White-eyed Vireo
White-throated Sparrow
Wild Turkey
Winter Wren
Wood Duck
Wood Thrush
Yellow Warbler
Yellow-bellied Sapsucker
Yellow-billed Cuckoo
Yellow-breasted Chat
Yellow-rumped Warbler

Mammals

Southern Short-tailed Shrew
Coyote
Beaver
Least Shrew
Opossum
River Otter
Bobcat
Striped Skunk
Mink
Southeastern Myotis
Little Brown Bat
Eastern Woodrat
Golden Mouse

White-tailed Deer
Muskrat
Tricolored Bat
Cotton Mouse
White-footed Mouse
Raccoon
Eastern Harvest Mouse
Eastern Gray Squirrel
Eurasian Wild Boar/Feral Hog
Eastern Cottontail
Gray Fox
Red Fox

Herps

Northern Cricket Frog

Copperhead

Spotted Salamander

Marbled Salamander

Green Anole

Southern Toad

Fowler's Toad

Six-lined Racerunner

Worm Snake

Scarlet Snake

Common Snapping Turtle

Timber/Canebrake Rattlesnake

Black Racer

Northern Dusky Salamander

Ring-necked Snake

Corn/Red Snake

Black Rat Snake

Five-lined Skink

Southeastern Five-lined Skink

Broad-headed skink

Southern Two-lined Salamander

Three-lined Salamander

Eastern Narrowmouth Toad

Eastern Hognose Snake

Cope's Gray Treefrog

Eastern Mud Turtle

Eastern King Snake

Scarlet King Snake

Bullfrog

Green Frog

Southern Leopard Frog

Carpenter Frog

Eastern Coachwhip

Dwarf Waterdog

Red-bellied Water Snake

Northern Water Snake

Red-spotted Newt

Rough Green Snake

Slender Glass Lizard

Spring Peeper

Upland Chorus Frog

Slider

Red Salamander

Queen Snake

Eastern Spadefoot Toad

Eastern Fence Lizard

Ground skink

Brown Snake/DeKay's Brown Snake

Southeastern Crowned Snake

Eastern Box turtle

Eastern Garter Snake

Slider Turtle

Smooth Earth Snake

Fish

Pirate Perch
Creek Chubsucker
Notchlip Redhorse
Striped Jumprock
Brassy Jumprock
Redbreast Sunfish
Green Sunfish
Pumpkinseed
Warmouth
Bluegill
Dollar Sunfish
Redear Sunfish
Largemouth Bass
White Crappie
Rosyside Dace
Greenfin Shiner
Whitefin Shiner
Highback Chub
Bluehead Chub
Golden Shiner

Highfin Shiner
Dusky Shiner
Spottail Shiner
Coastal Shiner
Swallowtail Shiner
Sandbar Shiner
Creek Chub
Redfin Pickerel
Snail Bullhead
White Catfish
Yellow Bullhead
Brown Bullhead
Flat Bullhead
Margined Madtom
Carolina Darter
Tessellated Darter
Seagreen Darter
Piedmont Darter
Eastern Mosquitofish

Butterflies and moths

Hoary Edge

Gulf Fritillary

Falcate Orange Tip

Hackberry Emperor

Great Purple Hairstreak

Pipevine Swallowtail

Spring Azure

Southern Dogface

Eastern Tailed-Blue

Creole Pearly Eye

Pearly Eye

Silver-spotted Skipper

Horace's Dusky Wing

Juvenal's Dusky Wing

Variegated Fritillary

Sleepy Orange

Carolina Satyr

Buckeye

Clouded Skipper

American Snout

Red-spotted Purple

Little Wood-Satyr

Spicebush Swallowtail

Eastern Tiger Swallowtail

Cloudless Sulphur

Zabulon Skipper

Whirlabout

Common Checkered Skipper

Gray Hairstreak

Southern Cloudy Wing

American Lady

Trees, shrubs and wildflowers

Slender Threeseed Mercury
Red Maple
Common Yarrow
Red Buckeye
Purple False Foxglove
Winter Bentgrass
Tree of Heaven
Mimosa
Meadow Garlic
Hazel Alder
Annual Ragweed
Downy Serviceberry
Virginia Snakeroot
Butterfly Milkweed
Ebony Spleenwort
Eastern Silver Aster
Late Purple Aster
Rice Button Aster
Wavy-leaf Aster
Eastern Baccharis
River Birch
Crossvine
American Beautyberry
Piedmont Roseling
Trumpet Creeper
American Hornbeam
Mockernut Hickory
Pignut Hickory
Pecan
Catalpa Tree
Sugarberry

Common Hackberry
Eastern Redbud
Partridge Pea
Bull Thistle
Virginia Springbeauty
Flowering Dogwood
Bermudagrass
Swamp Titi
Jimsonweed
Climbing Hydrangea
Smooth Crabgrass
Rough Buttonweed
Virginia Buttonweed
Wild Yam
Common Persimmon
Shortpod Draba
Indian Strawberry
Trailing Arbutus
American Burnweed
Centipede Grass
Daisy Fleabane
Trout Lily
Hearts-a-bursting
Dogfennel
blue mistflower
yankeeweed
hyssop-leaf thoroughwort
mohr's thoroughwort
common boneset
rough boneset
sweet-scented joe-pye-weed

Trees, shrubs and wildflowers (Cont.)

round-leaf thoroughwort
common eupatorium
flowering spurge
curtis' spurge
american-ipecac
argentine finger grass
slender goldentop
Green Ash
Purple Cudweed
Carolina Jessamine
Honey Locust
Rabbit Tobacco/Sweet Everlasting
Yellow Sneezeweed
Little Brown Jug
Deciduous Holly/Possumhaw
American Holly
Jewelweed
Wild Potato Vine
Virginia Iris/Southern Blue Flag
Black Walnut
Eastern Redcedar
Mountain Laurel
Weedy Dwarf Dandelion
Virginia Dwarf Dandelion
narrow-leaf bush-clover
chinese bush-clover
hairy bush-clover
creeping bush-clover
Scaly Blazing Star
Glossy Privet ***Highly Invasive***
Chinese Privet ***Highly Invasive***

Sweet Gum
Tulip Poplar
Japanese Honeysuckle
Southern Magnolia
Slender Bunchflower
ChinaberryTree
Pinesap/Dutchman's Pipe
Red Mulberry
Cinnamon Fern
Pink Sorrel
Sourwood
Virginia Creeper
Bahia Grass
Purple Passionflower
Green Arrow Arum
Trailing Phlox
oak Mistletoe
Shortleaf Pine
Loblolly Pine
Virginia Pine
American Sycamore
Resurrection Fern
Christmas Fern
American Plum
Carolina Laurelcherry
Black Cherry
Common Brackenfern
White Oak
Scarlet Oak
Southern Red Oak

Trees, shrubs and wildflowers (Cont.)

Swamp Laurel Oak
Swamp Chestnut Oak
Willow Oak
Northern Red Oak
Live Oak
Small-flowered Buttercup
Mountain Azalea
Shining Sumac
Smooth Sumac
Black Locust
Sawtooth Blackberry
Southern Dewberry
Black-eyed Susan
Carolina Ruellia
Sassafras
Lanceleaf Greenbrier
Roundleaf Greenbrier
American Black Nightshade
Carolina Horsenettle
Eastern Black Nightshade
Field Goldenrod
Spring Ladies' Tresses
Atlantic Poison Oak
Poison Ivy

Bluejacket
Virginia Spiderwort
Rabbitfoot Clover
Hop Trefoil
Lesser Hop Trefoil
Crimson Clover
White Clover
Winged Elm
American Elm
Northern Highbush Blueberry
Beaked Cornsalad
Brazilian Vervain
Yellow Crownbeard
Stemless Ironweed
Corn Speedwell
Possumhaw
Common Vetch
Hairy Vetch
Fox Grape
Muscadine
American Wisteria
Chinese Wisteria
Netted Chain Fern
Virginia Chain Fern

ATTACHMENT #3
PHOTOGRAPHS





Photo 1. Field map number 1 facing North towards conservation easement "A".



Photo 2. Field map number 1 facing South towards the access road.



Photo 3. 2116 Field map number 1 facing East down the access road.



Photo 4. Field map number 1 facing West down a secondary lower access road.



Photo 5. Field map number 2 facing North down the edge of conservation easement "A".



Photo 6. Field map number 2 facing South towards conservation easement "A".



Photo 7. Field map number 2 facing East towards the CRWTP.



Photo 8. Field map number 2 facing West towards Conservation easement "A".



Photo 9. Field map number 3 facing North, the northeast point of conservation easement "A".



Photo 10. Field map number 3 facing South towards the conservation easement and abutting Sewer and water parcel.



Photo 11. Field map number 3 facing East showing Sewer and water Parcel.



Photo 12. Field map number 3 facing West, Beginning the trail that splits conservation easement "A" and the CRWTP parcel.



Photo 13. Field map number 4 facing North facing the CRWTP parcel.



Photo 14. Field map number 4 facing South towards conservation Easement "A".



Photo 15. Field map number 4 facing East. The trail splits conservation easement "A" (right) and CRWTP parcel (left).



Photo 16. Field map number 4 facing West. The trail splits the conservation easement "A" (left) and CRWTP parcel (right).



Photo 17. Field map number 5 facing North towards the CRWTP parcel.



Photo 18. Field map number 5 facing South towards the conservation easement "A".



Photo 19. Field map number 5 facing East. The trail splits conservation easement "A" (right) and CRWTP parcel (left).



Photo 20. Field map number 5 facing West. The trail splits conservation easement "A" (left) and CRWTP parcel (right).



Photo 21. Field map number 6 facing North towards the CRWTP parcel.



Photo 22. Field map number 6 facing South towards conservation easement "A".



Photo 23. Field map number 6 facing East.



Photo 24. Field map number 6 facing West towards the Catawba River.



Photo 25. Field map number 7 facing North towards the Catawba river.



Photo 26. Field map number 7 facing South. The tree line back is part of conservation easement "A" and the clearing in the front is part of the CRWTP parcel.



Photo 27. Field map number 7 facing East.



Photo 28. Field map number 7 facing West towards the Catawba river.



Photo 29. Field map number 8 facing North. The right of the fence is conservation easement "A" and the abutting parcel to the left is the CRWTP parcel.



Photo 30. Field map number 8 facing South inside of conservation easement "A".



Photo 31. Field map number 8 facing East towards conservation easement "A".



Photo 32. Field map number 8 facing West towards the CRWTP parcel.



Photo 33. Field map number 9 facing North.



Photo 34. Field map number 9 facing South. The other side of the fence is part of the CRWTP parcel.



Photo 35. Field map number 9 facing East into conservation easement "A".



Photo 36. Field map number 9 facing West towards the abutting CRWTP parcel.



Photo 37. Field map number 10 facing North. The fence separates conservation easement “A” (right) and the CRWTP parcel (left).



Photo 38. Field map number 10 facing South. The fence separates conservation easement “A” (left) and the CRWTP parcel (right).



Photo 39. Field map number 10 facing East towards conservation easement "A".



Photo 40. Field map number 10 facing West towards the CRWTP parcel.



Photo 41. Field map number 11 facing North into conservation easement "A".



Photo 42. Field map number 11 facing the CRWTP parcel.



Photo 43. Field map number 11 facing East.



Photo 44. Field map number 11 facing west.



Photo 45. Field map number 12 facing North from the north corner of Easement "A."



Photo 46. Field map number 12 facing South. The access road connects Easement "A" to Easement "B".



Photo 47. Field map number 12 facing East.



Photo 48. Field map number 12 facing East towards the abutting parcel.



Photo 49. Field map number 13 facing North. There is a drainage ditch and a lower access road on the CRWTP parcel to the right.



Photo 50. Field map number 13 facing South with the drainage ditch.



Photo 51. Field map number 13 facing East towards the CRWTP parcel. The rocks make up a drainage ditch.



Photo 52. Field map number 13 facing West towards conservation easement "A".



Photo 53. Field map number 14 facing North on the lower access road.



Photo 54. Field map number 14 facing South towards the reservoir on the CRWTP parcel.



Photo 55. Field map number 14 facing East up the lower access road.



Photo 56. Field map number 14 facing West down the lower access road.



Photo 57. Field map number 15 facing North inside conservation easement "A".



Photo 58. Field map number 15 facing South inside conservation easement "A".



Photo 59. Field map number 15 facing East inside conservation easement "A".



Photo 60. Field map number 15 facing West inside conservation easement "A".