

**CONSERVATION EASEMENT
BASELINE DOCUMENTATION REPORT
LAKEVIEW FARMS, LLC
PUTNAM & OVERTON COUNTIES, TENNESSEE
12-17-18**



Prepared by
Lead Author
Tom Howe, Biologist
Foothills Land Conservancy, Rockford, Tennessee

BASELINE DOCUMENT REPORT

LAKEVIEW FARMS, LLC

CONSERVATION EASEMENT

Baseline data for Conservation Easement granted by Lakeview Farms, LLC in Putnam and Overton Counties, Tennessee, to Foothills Land Conservancy.

Prepared by:



**Lead Author: Tom Howe, Biologist
Foothills Land Conservancy**



**Document Development: Meredith Clebsch, Land Director
Foothills Land Conservancy**

Contributing Authors

Meredith Clebsch – supervised development of document.

Matthew Moore – field data collection, photos, maps and document review

Shelby Lyn Sanders – document review

(See Preparer Qualifications below)

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PROJECT BRIEF

Size: Approximately 1,067.73 acres

Location: Putnam and Overton Counties, TN

USGS Quad: Obey City, TN

Elevation: c. 1,743' to 1,920' above mean sea level

Watershed: HUC 8: Obey River (05130105), HUC 12: Hurricane Creek (051301050102) and a small portion on the west side in Headwaters East Fork Obey River (050101050101)

Level IV Ecoregions: Cumberland Plateau #68a

The Lakeview Farms, LLC property (henceforth “the Property”) consists of approximately 1,067.73 acres of mostly cropland and pasture on its south half, and oak forest and mesic forest on its north half, located between Monterey and Clarkrange, TN, north of TN Hwy 62. Little Hurricane Creek and three of its tributaries originate within the Property flowing north and northeast out of the Property. Little Piney Creek has been dammed up to create an approximately 50 acre lake and flows easterly out of the southern portion of the Property.

The Property is being preserved for 1) its open space scenic farmland and 2) its relatively natural habitat corridor for resident wildlife, Neotropical migrants and wintering waterfowl. It is within recognized priority conservation areas including The Nature Conservancy’s (TNC) Alpine Mountain (Fig. 1).

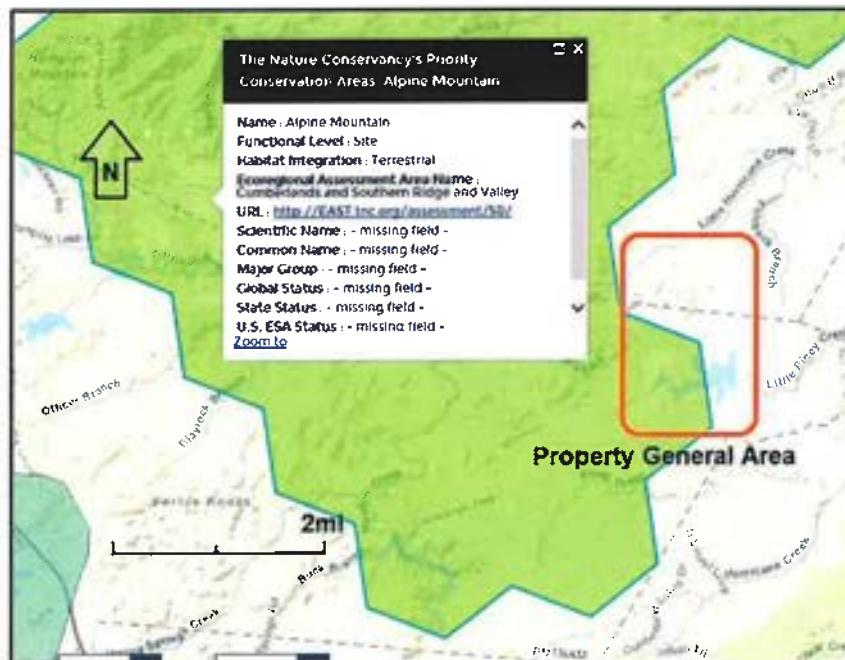


Figure 1 Alpine Mountain Conservation Area in Green (NatureServe 2018a)

BACKGROUND INFORMATION


OWNER ACKNOWLEDGEMENT OF CONDITION

This inventory is an accurate representation of the Protected Property at the time of the conveyance of the easement.

Date 12/17/2014

For the Grantor:

Lakeview Farms, LLC

By: 
Millard V. Oakley, Manager

For the Grantee:

Foothills Land Conservancy

By: 
William C. Clabough, Sr., Executive Director

OWNERSHIP INFORMATION

Lakeview Farms, LLC
1140 West Main Street
Livingston, Tennessee 38570
Attn: Millard V. Oakley

PURPOSE AND SUMMARY OF CONSERVATION EASEMENT PROVISIONS

It is the purpose of this Easement to assure that the Property will be retained forever in its current natural, scenic, forested, and/or open land condition and to prevent any use of the Property that will impair or interfere with the Conservation Values of the Property, subject only to the terms and provisions set forth herein. Grantor intends that this Easement will allow the use of the Property for such activities that are not inconsistent with the purposes of this Easement, including, without limitation, those involving agricultural and forest management, fire management and control, wildlife habitat improvement, hiking, and other private recreational uses that are not inconsistent with the purposes of this Easement.

Sections 3 and 4 of the Conservation Easement (CE) document contain the major provisions. The CE is attached herein as Exhibit A.

SIGNIFICANCE OF THE PROPERTY

The Foothills Land Conservancy Corporate Mission

The Foothills Land Conservancy is a tax-exempt, non-profit land conservation organization. Article V, Section 1 of the Foothills Land Conservancy Charter of Incorporation states that its purpose and objectives are to “work with public agencies, preservation and conservation-oriented organizations, property owners, and the interested public to encourage the preservation of natural and productive lands which contribute to the unique character and heritage of the foothills of the Great Smoky Mountains. The corporation will work to protect, preserve or enhance the land, water, geological, biological, historical, architectural, archeological, cultural or scenic resources of the foothills area and productive values of such lands in a manner consistent with its purpose and the purposes reflected in Tennessee Code Annotated, Section 64-9-301 et seq. (now 66-9-301 et seq.) and in conformance with Section 501c(3) of the Internal Revenue Code.” Section 3 further states the Conservancy is “to acquire, through gift, sale or other lawful means, interests in real property as necessary and convenient to protect such characteristics, which may include but are not limited to agricultural productivity, ecological integrity, historic characters, or managed public access.” This easement meets the purpose of the organization by conserving land, watershed, forestry, ecological and historical values.

Tennessee Agricultural, Forestry and Open Space Resource Preservation Act

Tennessee Code Annotated 67-5-1002 states, “The general assembly finds that: (1) The existence of much agricultural, open space and forest lands is threatened by pressure from urbanization, scattered residential and commercial development, and the system of property taxation (2) The preservation of open space in or near urban areas contributes to: (A) The use, enjoyment and economic value of surrounding residential, commercial, industrial or public lands; (B) The conservation of natural resources, water, air, and wildlife; (C) The planning and preservation of and open condition for the general welfare; (D) A relief from the monotony of continued urban sprawls; and (E) An opportunity for the study and enjoyment of natural areas by urban and suburban resident.” This conservation easement serves the open space, habitat protection, watershed protection, and offset of development pressure needs of the state of Tennessee.

Tennessee Conservation Easement Act of 1981

Tennessee Code Annotated 66-0-302 states, “It is the finding of the general assembly that the protection of the state’s land, water, geological, biological, historical, architectural, archaeological, cultural, and scenic resources is desirable for the purposes of maintaining and preserving the state’s natural and cultural heritage, and for assuring the maintenance of the state’s natural and social diversity and health, and for encouraging the wise management of productive farm and forest land.” This conservation easement is pursuant to that act.

**FOOTHILLS LAND CONSERVANCY BOARD OF DIRECTOR'S RESOLUTION
ACCEPTING CONSERVATION EASEMENT**

Date: 12/13/2018

The Board of Directors of the Foothills Land Conservancy, a private non-profit corporation, hereby authorizes the acceptance of a conservation easement if offered from Lakeview Farms, LLC, Putnam and Overton Counties, Tennessee.


Midge Cleveland, President


Mark Jendrek, Secretary

MINUTES OF MEETING AT WHICH THE EASEMENT WAS ACCEPTED
(excerpted)

Foothills Land Conservancy (FLC)

**Minutes of the Meeting of the Board of Directors of the Foothills Land Conservancy
December 13, 2018, at the offices of FLC, 3402 Andy Harris Road – Rockford, TN 37853**

Notice of the December 13, 2018 meeting and agenda were distributed on December 6, 2018, and the November 2018 BOD minutes were distributed on December 7, 2018. The financials ending 11-30-2018 were provided during the Board Meeting. The following members were in attendance at the December 13, 2018 meeting: Dan Barnett, Madge Cleveland, Jenny Hines, Craig Jarvis, Mark King, David Long, Billy Minser, Mike Parish, Steve Polte, John Proffitt Sara Fortune Rose, John Wilbanks and David Zandstra. Board Member, Sherry Browder, was not in attendance. Non-voting Recording Secretary, Mark Jendrek, was in attendance. The members in attendance during the meeting’s discussion and voting constituted a quorum. FLC staff members, Bill Clabough, Meredith Clebsch, Elise Eustace, Matt Moore, Shelby Lyn Sanders, and Glenna Strissel were present.

Call to Order

President, Madge Cleveland, called the meeting to order at 6:02pm

Committee as a Whole - Land Protection Committee

At 6:09pm a motion was made by Sara Rose for FLC’s Board of Directors to go into session as a Committee as a Whole for the Land Protection Committee in order to review potential conservation easement and fee simple projects. This motion was seconded by Mike Parish. The motion carried.

Meredith Clebsch, along with Matt Moore and Shelby Lyn Sanders, presented and reviewed a PowerPoint of the 11 conservation easement projects for final approval and 1 fee simple project for pre-approval and final approval, which included:

Approval	Date	Project	County	State
FINAL	12/13/2018	Lakeview Farms, LLC	Putnam/Overton	TN

Billy Minser made the motion for The Committee as a Whole to recommend to the full Board Final approval of the following 36 conservation easement projects and one fee simple project, if offered and subject to any changes being made:... Lakeview Farms, LLC... It was seconded by John Proffitt. David Long recused himself from voting. The motion passed.

The Committee as a Whole adjourned at 6:41pm and went back into the Board Meeting.

Land Protection Committee

Mike Parish led the land protection committee report. Land Protection Committee made the motion to accept for final approval the 11 conservation easement projects and 1 fee simple and the 4 pre-approval and final approval conservation easement projects, if offered and subject to any changes being made:...Lakeview Farms, LLC... Mark King seconded the motion. David Long recused himself from voting. The motion carried.

RECITALS

from the LAKEVIEW FARMS, LLC CONSERVATION EASEMENT

(from CE of 12-14-2018)

(any reference to "Exhibits" in this section refers to the CE document)

WHEREAS, Grantor is the owner in fee simple of approximately One Thousand Sixty-Seven and 73/100 (1,067.73) acres of real property, more or less, located partly in Overton County and partly in Putnam County, Tennessee, which is more particularly described on **Exhibit A-1**, and shown on **Exhibit A-2**, both of which are attached hereto and incorporated by this reference ("Property"); and

WHEREAS, Grantor certifies that the Property possesses certain ecological, natural, scenic, open space, and wildlife habitat values, more specifically set forth below (collectively, "Conservation Values"), of great importance to Grantor, the citizens and residents of, and visitors to, Overton and Putnam Counties, Tennessee, and the people of, and visitors to, the State of Tennessee, including visitors to the Alpine Mountain Wildlife Management Area, Jackson Swamp Wildlife Management Area, Standing Stone State Forest and State Park, Window Cliffs State Natural Area, Cummins Falls State Park, Burgess Falls State Park and State Natural Area, and other parks and natural areas in and around Overton and Putnam Counties, Tennessee, and which further local, state, and national goals to conserve scenery, open space, wildlife, and wildlife habitat for the enjoyment of future generations; and

WHEREAS, the Property remains substantially undeveloped, is ecologically well-balanced, and includes a variety of mature trees, creeks, and streams, all of which provide habitat for a number of species of wildlife; therefore, preservation of the Property is desirable for conservation and ecological reasons as well as for aesthetic reasons; and

WHEREAS, the Property is within The Nature Conservancy's priority conservation area called Alpine Mountain, a matrix landscape with sandstone glades and barrens. Areas of the Property's open flat sandstone rock could harbor the endangered elf orpine (*Diamorpha smallii*) and other rare barrens species; and

WHEREAS, the Property has over 1,000 acres of scenic open-space farmlands and forest abutting the well-traveled Tennessee Highway 62 as well as Muddy Pond Road, in a region that attracts much tourism for its beauty, local sorghum mills, and general stores. This easement would contribute to preserving the exceptionally rural character of the region; and

WHEREAS, four of the nineteen soil types found on the Property, totaling 40% of its area, are considered by the U.S. Department of Agriculture to be Prime Farmland. According to the USDA, the protection of designated Prime Farmland soils is of major importance in meeting the nation's needs for food and fiber. Keeping the Property under easement, and thereby limiting development, will preserve these prime farmland soils for agricultural purposes for the public's benefit. This is strongly encouraged by the U. S.

Department of Agriculture given that about 2% of Tennessee farmland is converted to developed land every decade; and

WHEREAS, the importance of the region's landscape is supported by the large number of acres of preserved land in its proximity. This includes Catoosa Wildlife Management Area, Big South Fork National River & Recreation Area, Bridgestone/Firestone Centennial Wilderness Wildlife Management Area, and Obed Wild and Scenic River totaling over 180,000 acres. Many other close-by nongovernmental easements also comprise several thousands of acres; and

WHEREAS, the Tennessee Forest Legacy Program deems the Property's forests as being among important private forest lands that are threatened by conversion to nonforest uses and are in need of protection; and

WHEREAS, the Property is within priority areas adjacent to Karst (limestone cave) habitats according to the Tennessee State Wildlife Action Plan; and

WHEREAS, the U.S. Fish and Wildlife Service's Information for Planning and Consultation cites 4 federally-listed endangered and threatened federally managed species that could be impacted by activities on the Property: one mussel, the Cumberland Bean Pearly Mussel (*Villosa trabalis*); and three bats: the Gray Bat (*Myotis grisescens*), the Indiana Bat (*Myotis sodalis*), and the Northern Long-Eared Bat (*Myotis septentrionalis*). The USFWS also cites six Neotropical migratory birds and the presence of freshwater forested/shrub and riverine wetlands; and

WHEREAS, the Property proved to be biologically diverse with 97 species of plants, three mammals and 23 birds. The latter includes 13 species of Neotropical migrants whose conservation is being supported by the Neotropical Migratory Bird Conservation Act of 2000; and

WHEREAS, the Property supports the bald eagle (*Haliaeetus leucocephalus*) which was seen hunting waterfowl over the man-made lake on Little Piney Creek. This once endangered species has responded well to conservation efforts, but is still considered a rare species in need of management by the Tennessee Department of Environment and Conservation; and

WHEREAS, the Property's habitats support wintering and resident wildlife species including white-tailed deer, wild boar, ring-necked duck, and sandhill crane the signs and presence of which were observed during our inventory of species visits; and

WHEREAS, the region surrounding the Property has experienced marked growth in development pressure. The average acreage per housing unit was >80 acres for over six miles from the property, but is currently down to 20-30 acres and is projected to decrease to 10-20 acres or less by 2030. Preservation of open space through the terms of this Easement will curb this development and preserve the regions character and biodiversity; and

WHEREAS, the specific Conservation Values of the Property are further and more completely documented in an inventory of relevant features of the Property, which is on file at the offices of Grantee (“Baseline Documentation Report”), and which consists of reports, maps, photographs, and other documentation that, Grantor certifies, provide, collectively, an accurate representation of the Property at the time of this grant, and which is intended to serve as an objective, though non-exclusive, information baseline for monitoring compliance with the terms of this grant; and

WHEREAS, Grantor intends that the Conservation Values of the Property be preserved and maintained by prohibiting those land uses on the Property that impair, interfere, or are inconsistent with those Conservation Values; and

WHEREAS, Grantor further intends, as the owner of the Property, to convey to Grantee the right to preserve and protect the Conservation Values of the Property in perpetuity; and

WHEREAS, Grantee is a publicly supported, tax-exempt nonprofit organization and is a qualified organization pursuant to Sections 501(c)(3), 170(b)(1)(A)(vi) and 170(h), respectively, of the Internal Revenue Code of 1986, as amended, and the regulations promulgated thereunder (“Internal Revenue Code”), whose primary purpose is to preserve land, water, air, wildlife, scenic qualities, and open space by implementing programs for, without limitation, protecting unique or rare natural areas, waterfront, stream corridors, and watersheds; and

WHEREAS, Grantee has a commitment to protect the Conservation Values of the Property and has the resources to enforce the restrictions set forth in this Easement; and

WHEREAS, preservation of the Property shall serve the following purposes (“Conservation Purposes”):

- (a) Preservation of open space (including farmland and forest land) for the scenic enjoyment of the general public, which will yield a significant public benefit;
- (b) Protection of a relatively natural habitat for fish, wildlife, plants, and the ecosystems in which they function; and
- (c) Preservation of open space (including farmland and forest land) pursuant to a clearly delineated government conservation policy which will yield a significant public benefit; and

WHEREAS, Grantor and Grantee desire to perpetually conserve the natural, scientific, educational, open space, and scenic resources of the Property to accomplish the Conservation Purposes; and

WHEREAS, Grantor intends to grant the conservation easement (“Conservation Easement”) and impose the restrictive covenants on the Property as set forth in this Easement to accomplish the Conservation Purposes;

LEGAL CONDITION

DEED OF CONSERVATION EASEMENT WITH PROPERTY DESCRIPTION

(See Exhibit A)

(Copies will reside in the files of the Donor, the Donee, and the Putnam and Overton Counties, Tennessee Register of Deeds)

CONSERVATION VALUES

The conservation values that make the Lakeview Farms, LLC property unique are described below and are detailed in the recitals (the “Whereas” statements) in the Conservation Easement (CE). All field data was gathered on site visits made on 10-31-2018 by Tom Howe, Biologist and Matt Moore, Conservation Assistant, with the Foothills Land Conservancy.

NATURAL HABITAT

Landscape and Conservation Context

The Lakeview Farms, LLC property is a unique rural farmland and woodland landscape, ecologically important for its sandstone outcrops, wetlands, wildlife it supports and its proximity to karst habitats. It lies within the Cumberland Plateau #68a level IV ecoregion described by

“The plateau surface is less dissected with lower relief compared to the Cumberland Mountains (69d) or the Plateau Escarpment (68c). Elevations are generally 1200-2000 feet, with the Crab Orchard Mountains reaching over 3000 feet. Pennsylvanian age conglomerate, sandstone, siltstone, and shale is covered by mostly well-drained, acid soils of low fertility. The region is forested, with some agriculture and coal mining activities” (Griffith et al, 1998).

The general forest type for the region is Mixed Mesophytic, considered by a number of conservation organizations such as The Nature Conservancy (TNC) and the World Wildlife Fund (WWF) to be “one of the most biologically rich regions on Earth, rivaling the biodiversity of tropical rainforests”. It has come under great development pressure with resultant forest fragmentation. The distinctiveness of this forest type is classified as Globally Outstanding, and the conservation status is classified as Critically Endangered (WWF 2018).

The Tennessee Forest Legacy Program (Tennessee Department of Agriculture 2018)

deems the Property’s forests as being among important private forestlands that are threatened by conversion to non-forest uses and in need of protection (Fig. 2).

Much of the Property is rated by the Tennessee State Wildlife Action Plan (SWAP) as a priority habitat adjacent to karst, albeit very low (Fig. 3). The International Union for Conservation of Nature (IUCN) stresses, however, the importance of these geologically and biologically unique karst habitats and their surrounds, especially as relating to water quality. They are considered particularly sensitive environments in need of large buffers: “it [a karst system] is often significantly shaped by neighbouring natural systems and is impacted, often negatively, by human actions both on the karst and in that

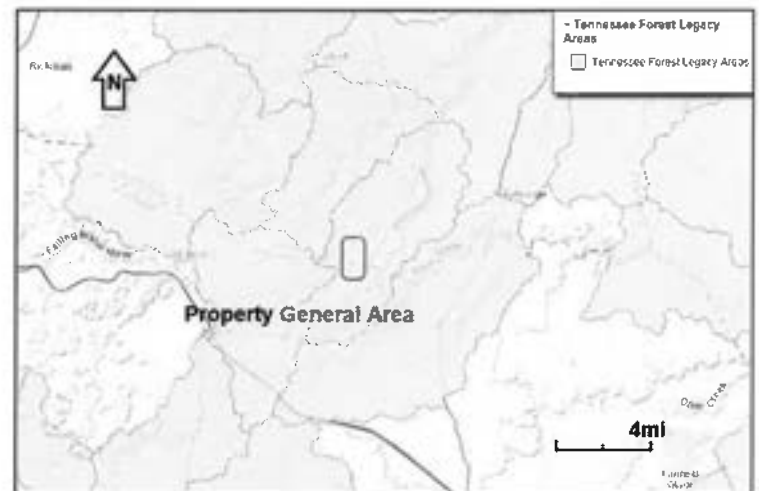


Figure 2. TN Legacy Forests (CBI 2018a)

neighbouring region. This concept challenges us to recognise and manage the total system because perturbation of any one element is likely to change other elements” (IUCN 2018). Maintaining ecological integrity in surrounding areas is thus critical to their continued health and productivity.

Habitats & Biodiversity

The inclusion of the Property in The Nature Conservancy’s priority conservation area called Alpine Mountain (mapped in the Project Brief above) is due to its underlying sandstone. Where its soil is very shallow and topography open and relatively flat, small barrens microhabitats form that can support two rare species in Tennessee. These are the elf orpine (*Diamorpha smallii*) and Appalachian sandwort (*Minuartia glabra*). The former is endangered in Tennessee. Such sun-exposed outcrops were noted scattered among the Property’s pastures which may harbor these species not evident in December during our visit.

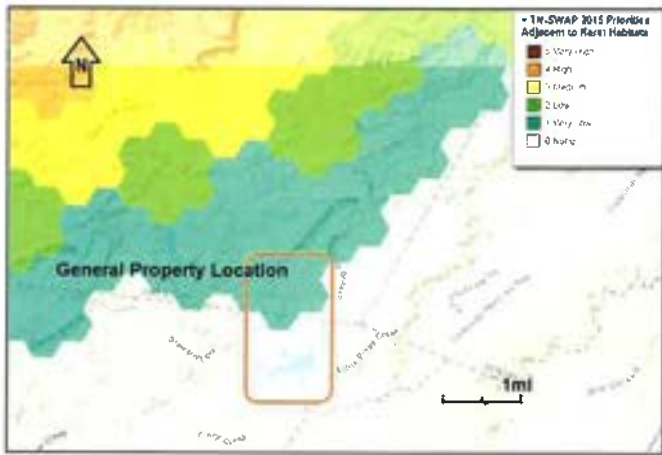


Figure 3. Priorities Adjacent to Karst Habitats (CBI 2018b)

The National Land Cover Gap Analysis Land Cover Viewer maps five forest types on the Property, not counting grasslands and disturbed areas, which agree with our findings on the ground. They are considered low to medium priority terrestrial habitat by the TN SWAP (TWRA 2015a): the Allegheny-Cumberland Dry Oak Forest and Woodland (NatureServe identifier CES202.359), the South-Central Interior Mesophytic Forest (CES202.887), South-Central Interior Small Stream and Riparian (CES202.706), Appalachian Hemlock-Hardwood Forest (CES202.593), and the Southern Appalachian Low Mountain Pine Forest (CES202.332). The mesic forest is found in the drainages in the north half of the Property. The oak forest is scattered in patches among the pastures plus on the high ground in the northern portions. The riparian and pine forests are in very small patches scattered throughout and the hemlock forest is also in small areas, predominantly in the lowest parts of the drainage in the northeast corner. In addition to these, we found some patches (too small to be mapped by the Land Cover Viewer) of Cumberland Sandstone Glade and Barrens (CES202.337).

The TN SWAP’s purpose is to “focus on practical, proactive measures to conserve and restore important lands and waters, curb establishment of invasive species and address other pressing conservation needs” in an effort to maintain and enhance the rich biodiversity of the area (NatureServe 2018b). Intact natural ecosystems are considered important and valuable resources that the SWAP and also this conservation easement seeks to protect.

The Allegheny-Cumberland Dry Oak Forest and Woodland is described by NatureServe (2018c) as “dry hardwood forests mainly on acidic soils in the Allegheny and Cumberland Plateaus”. The canopy is dominated by chestnut oak (*Quercus montana*), white oak (*Quercus alba*), black oak (*Quercus velutina*), pignut hickory (*Carya glabra*) and black gum (*Nyssa sylvatica*). These mast producers, combined with the other prevalent soft mast from blueberries, greenbriers, blackberries and serviceberries, to name a few, provide ample food resources for wildlife using this woodland corridor. The mix of species

includes some more mesic elements such as tulip poplar (*Liriodendron tulipifera*) as it intergrades with the mesophytic forest near the drainages.

The South-Central Interior Mesophytic Forest is described by NatureServe (2018d) as a “high-diversity, predominately deciduous forest on deep and enriched soils...usually in somewhat protected landscape positions such as coves or lower slopes.” This forest on the Property is dominated by white oak (*Quercus alba*), red maple (*Acer rubrum*), tulip poplar (*Liriodendron tulipifera*) and American beech (*Fagus grandifolia*).

A list of all species identified during our site visit is tabulated below in the Flora and Fauna Reports.

The Property proved to be biologically diverse with 97 species of plants, 3 mammals and 23 birds found during our visit in December. Thirteen species of Neotropical migrants were among them and many others would likely be found in these habitats earlier in the season. Their general populations are known to be in steep decline (Hall 1984) (North American Bird Conservation Initiative, 2016) and much effort is underway to help preserve these species and their habitats with funding provided through the Neotropical Migratory Bird Conservation Act (USFWS 2018a). These birds are indicated by orange in the Observed Species List below in the Flora and Fauna Reports section.

The Property’s habitats supports wintering and resident wildlife species including white-tailed deer, wild boar, ring-necked duck and sandhill crane whose sign or presence were observed during our inventory of species.

Putnam and Overton Counties are the home of 12 endangered and threatened plant and animal species, plus 9 more of special concern or in need of management that could be benefited by the preservation of the Property’s natural habitats. This includes 4 endangered and 3 threatened species ranked at the federal level (TDEC 2018).



Figure 4. Bald Eagle Seen on Property

The Property supports the bald eagle (*Haliaeetus leucocephalus*) which was seen hunting waterfowl over the man-made lake on Little Piney Creek (Fig. 4). The manager of the farm says it is seen almost daily and occasionally with its mate. This once endangered species has responded well to conservation efforts, but is still considered a rare species in need of management by the Tennessee Department of Environment and Conservation (TDEC).

TDEC reports that 7 rare, threatened and endangered species of plants and animals have been found within one mile of the property (tabulated separately below). Invasive plants were infrequent and restricted to disturbed areas. These species are indicated in red in the Observed Species List.

The Appalachian Mountains Joint Venture (2018), which coordinates and implements all-bird conservation plans within the Appalachian Mountains Bird Conservation Region, recognizes one species we observed on the Property as species of conservation concern –the Sandhill Crane, ranked in the “moderate” category (Fig. 5).

The U.S. Fish and Wildlife Service’s Information for Planning and Consultation cites 4 federally-listed endangered and threatened federally managed species that could be impacted by activities on the Property: one mussel *Villosa trabalis* and 3 bats *Myotis grisescens*, *Myotis sodalis*, and *Myotis septentrionalis*. It also cites 6 Neotropical migratory birds and the presence of freshwater forested/shrub and riverine wetlands. Preserving this land as open space with a conservation easement, and thus reducing any impacts on its habitats, should reduce potential impacts on any imperiled species present.



Figure 5. Sandhill Cranes Seen on Property

The potential value of the Property’s forests is supported by the TN SWAP’s ranking of preferred, suitable, and marginal preferences that Greatest Conservation Need (GCN) species have for each forest type (TWRA 2015b). The mesophytic forest is considered preferred habitat for 1 bat, 2 birds, 4 mammals and 6 plant species. It is suitable for an additional 96 GCN species. The oak forests are preferred habitat of 2 bats, 2 amphibians, 8 birds, 2 mammals, 2 reptiles and 1 plant, plus it is considered suitable for an additional 67 GCN species. Included in the lists are species of bats the U.S. Fish and Wildlife Service (USFWS) declares are in dire need of protection as they are susceptible to the white-nose syndrome which is decimating bat populations (USFWS 2018b). This brings the total known GCN potential for the Property to well over 100 species. Protection of these habitats will help any of these species present to remain, support terrestrial and aquatic resources within the region, and will further uphold the goals of the SWAP and TNC’s Ecoregion Plan (TNC 2003).

A potential benefit of this and other conservation easements is the protection of habitat that may help preserve and recover species threatened with extinction, which is the principle goal of the Endangered Species Act of 1973 (NatureServe 2017e).

Conservation Management Areas

For the best protection of these resources, two Conservation Management Areas have been designated within the Property (see maps section). Across all management areas, the restrictions set out in the Conservation Easement apply in order to maintain conservation values. Also, the right to improve conservation value, if approved by the land trust, is also provided. Conservation Management Area A covers the majority of the site. It is composed primarily of young and mature forests and pastures.

Conservation Management Area B delineates areas with more stringent protection. All creeks, wetlands and water sources will have a 100’ buffer from their edges. This latter area may extend farther up steep slopes to protect the extent of the Mesophytic Forest in which surrounds some of these features. Maintaining natural shade with native vegetation near aquatic habitats is important for maintaining cool

temperatures for sensitive aquatic fauna. Sedimentation destroys delicate streambed habitats; therefore, preventing sedimentation in waterways through effective erosion control measures is also critical. Waterways are important conduits for movement of both plant and animal species across the landscape, thus preserving their health is necessary for the maintenance of landscape continuity and biodiversity.

Prohibited Uses and Reserved Rights are described in the CE. However, any use of the Property that is actually taking place within a Management Area B as of the date of this easement may be permitted to continue—consult the CE for details.

OPEN SPACE

The Property is over 1,000 acres of scenic open space farmlands and forest abutting the well-travelled TN Hwy 62 and Muddy Pond Road. This Muddy Pond community area is a region that attracts much tourism for its beauty, farm products, local sorghum mills and general stores. This easement would contribute to preserving the exceptionally rural character of the region much to the public's benefit (Fig. 6).

The Property will be appreciated by many since it is so centrally located, only 30 miles from Cookeville, TN, and c. 100 miles from Nashville, Chattanooga and Knoxville. The preservation of the scenic attributes of the undeveloped Lakeview Farms, LLC property will add significantly to the enjoyment of travelers to these areas and merits preservation through a conservation easement as it supports continued tourism in the region.



Figure 6. Google Maps Street View of the Scenic Lakeview Farms along TN-62

One of the major concerns of the Tennessee Wildlife Resources Agency's Strategic Plan for 2006-2012 is the threat of increasing urbanization of the Cumberland Plateau (TWRA, 2006). NatureServe has mapped housing density (Fig. 7) based on acreage per housing unit, i.e., the lower the number, the greater the density. The region surrounding the Property has experienced marked growth in development pressure. The average acreage per housing unit was >80 acres for over six miles around the property in 1970, but is currently down to 20-30 acres and is projected to decrease to 10-20 acres or less by 2030. Preservation of open space through easements will curb this development and preserve the regions character and biodiversity. Protection of the Property will add to the landscape context of contiguous forestland and preserved lands in the region.

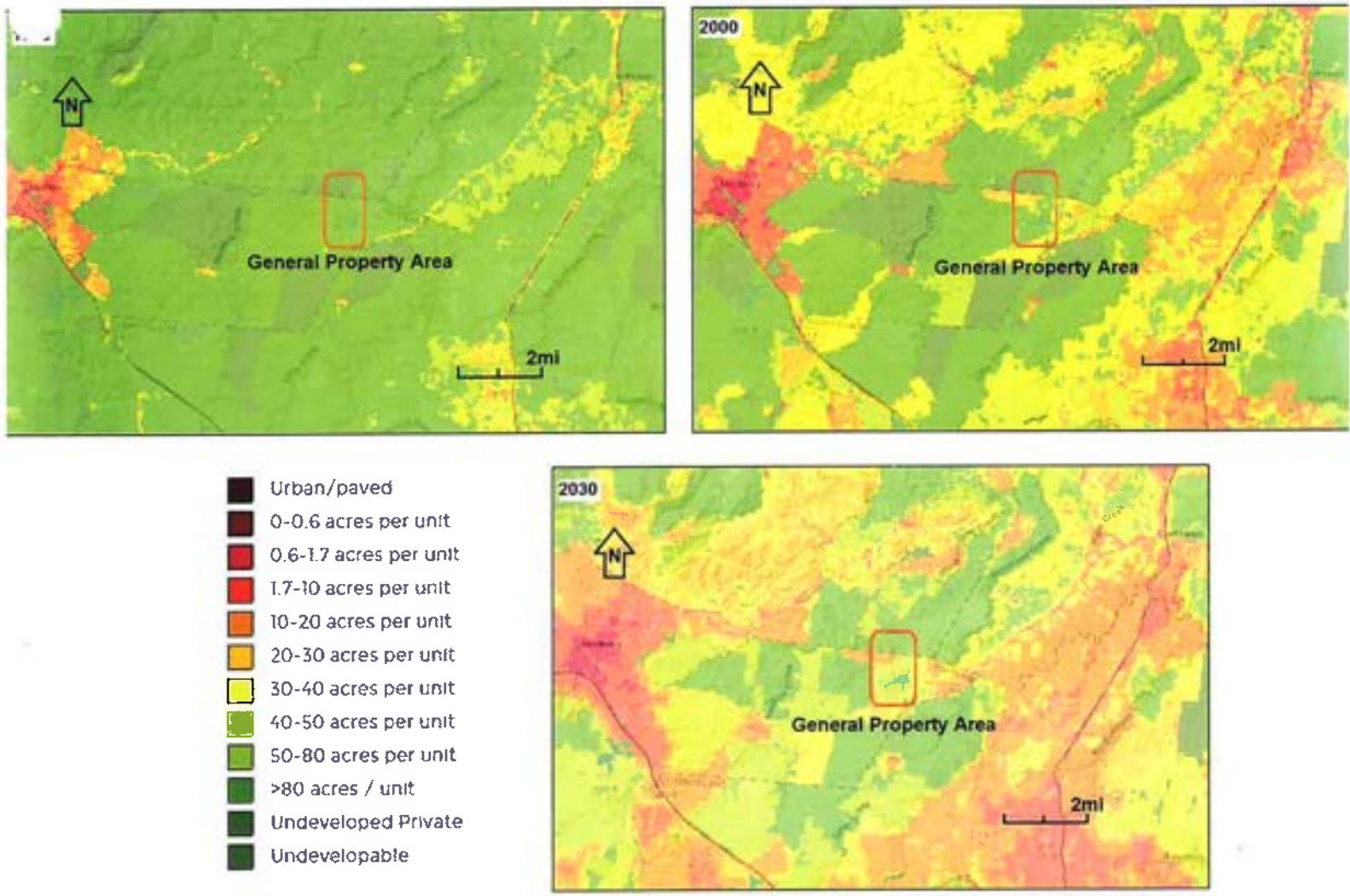


Figure 7. Housing Development 1970-2030 (NatureServe 2018f)

The importance of the region’s landscape is supported by the large number of acres of preserved land in the Property’s proximity (Fig. 8). This includes Catoosa Wildlife Management Area, Big South Fork National River & Recreation Area, Bridgestone/Firestone Centennial Wilderness WMA, and Obed Wild and Scenic River totaling over 180,000 acres. Many other close-by non-governmental easements also comprise several thousands of acres.

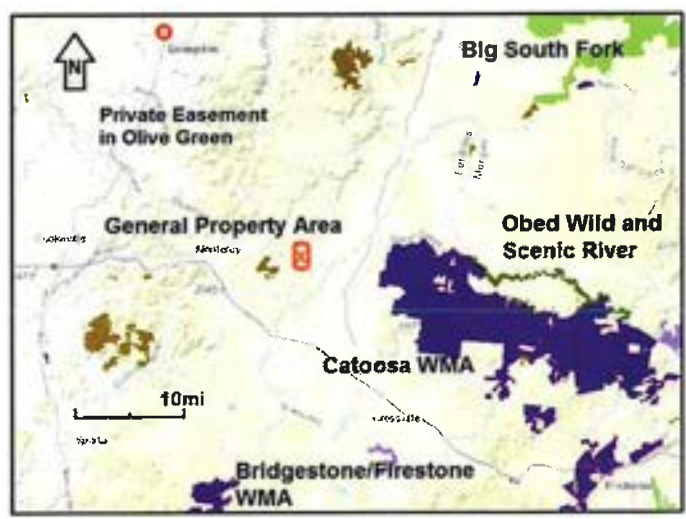


Figure 8. Nearby Protected Areas (USDI 2018)

In summary, as an integral component of the remaining undeveloped regions of the Cumberland Escarpment and Plateau, adding permanent protections to the Lakeview Farms, LLC property will support the international conservation goals that include minimizing habitat fragmentation of wildlife corridors, and help maintain healthy and diverse wildlife populations for the future. The Property also serves as a significant contributor to the ecological viability of the important and unique habitats of the region, which may play an important role as a refuge for flora and fauna in the event of climate change. Including this large block of open space in a conservation easement will also offer an important buffer for healthy natural waterways, an increasingly limiting resource in the region, while providing critical opportunities for supporting, in perpetuity, the goal of increased biodiversity in the area. Protecting these conservation values and the scenic vistas of the Property will thus provide valuable services to the general public, both ecologically and economically.

GEOLOGY

The Property's geology is mapped in the maps section below. It is primarily underlain with Pennsylvanian shale, sandstone and conglomerates of the Crab Orchard Mountains Group (map symbol **Pco**) in the north half of the Property, and sandstone and conglomeritic sandstone of the Rockcastle Group (**Pr**) in the southern half. The latter is what has some narrow layers of coal embedded within it.

SOILS

The Property's soils are a complex array of 19 types of loam with some rock outcrops. These are well mapped in the map section below. Over 450 acres of these soils are prime farmland soils. According to the U. S. Department of Agriculture's Natural Resource Conservation Service (NRCS), "Prime Farmland is of major importance in meeting the Nation's short- and long-range needs for food and fiber. Because the supply of high-quality farmland is limited, the U.S. Department of Agriculture recognizes that responsible levels of government, as well as individuals, should encourage and facilitate the wise use of our Nation's prime farmland" (NRCS 2018). Keeping the Property under easement, and thereby limiting development will preserve its prime farmland soils for agricultural purposes would thus greatly benefit the public. This is strongly encouraged by the USDA since about 2% of Tennessee farmland is converted to developed land every decade (Farmland Information Center 2018).

LAND USE INFORMATION

Forestry and agriculture are the classic historical uses of the Property. There is no record of mining on the Property, although some coal is present well beneath the surface (pers. comm. Trevor Martin, AML Program Manager, TDEC, see letter below). Access to the Property is permitted only by permission of the land owner at this time.

ANTHROPOGENIC FEATURES

The Property has well maintained dirt roads plus a few ATV trails. Four entrances are gated. The dimensions of the homes and agricultural structures are cited in the tax parcel section below. Gates, fencing, roads, the dam and all structures are mapped in the Map section. Utilities appeared to be underground; none were seen above ground within the Property.

MINING REPORT

Tom Howe

From: Matt Moore
Sent: Monday, December 10, 2018 3:39 PM
To: Tom Howe
Subject: FW: Mining Report #2 (Lakeview Farms)

From: Trevor Martin [<mailto:Trevor.Martin@tn.gov>]
Sent: Monday, December 10, 2018 1:33 PM
To: Matt Moore
Subject: RE: Mining Report #2

Hello, Matt --

A search of the available TDEC resources found no record of mining activity on Overton County Parcel 134 039.00 & Putnam County Parcel 074 001.02 located on the Obey City USGS Quad (108NW). The Wilder coal seam does lie beneath the tract at a depth of 100 (north end) to 200 feet (south end), but again, we can find no indication that it was mined at this site.

Thank you for your interest in the Tennessee Abandoned Mine Land Program. I hope this information is helpful. Please let me know if you have questions or need additional information.



Trevor Martin | AML Program Manager
Division of Water Resources
Land Reclamation Section
3711 Middlebrook Pike, Knoxville, TN 37921
p. 865-594-5603 c. 865-207-8995
trevor.martin@tn.gov
tn.gov/environment

We value your feedback! Please complete our [customer satisfaction survey](#).

From: Matt Moore [<mailto:mattmoore@foothisland.org>]
Sent: Monday, December 03, 2018 10:21 AM
To: Trevor Martin
Subject: RE: Mining Report #2

Good morning, Trevor,

Thanks for getting back to me. That should be just fine whenever you can get me that information. Have a good week and thanks for your help.

Matt

FLORA AND FAUNA REPORTS

TN NATURAL HERITAGE DATABASE REPORT ON LISTED SPECIES

(found within c. 1 mile of Property, habitats found on Property indicated by *)

Tom Howe

From: Matt Moore
Sent: Tuesday, December 04, 2018 8:51 AM
To: Tom Howe
Subject: FW: Environmental Review Submitted For Lakeview Farms

Lakeview RTE

From: Environmental Review [<mailto:Environmental.Review@tn.gov>]
Sent: Tuesday, November 27, 2018 4:43 PM
To: Matt Moore
Subject: RE: Environmental Review Submitted For Lakeview Farms

Hi Matt-

We have reviewed the state's natural heritage database with regard to the project boundaries, and we find that the following rare species have been observed previously within one mile of the parcel:

Type	Scientific Name	Common Name	Global Rank	St. Rank	Fed. Prot.	St. Prot.	Habitat
Vascular Plant	<i>Ageratina luciae-browniae</i>	Lucy Braun's White Snakeroot	G3	S3	—	T	Rockhouses
Invertebrate Animal	<i>Cambarus obeyesensis</i>	Obey Crayfish	G1	S2	—	T	Under cover in small-medium sized streams; headwaters of East Fork Obey River; northern Cumberland; tertiary burrower. *
International Terrestrial Ecological System Classification	Cumberland Sandstone Glade and Barrens	Cumberland Sandstone Glade and Barrens	GNR	S2S3	—	Rare, Not State Listed	<Null>
Vascular Plant	<i>Diamorpha smithii</i>	Small's Stonecrop	G4	S1S2	—	E	Sandstone Outcrops *
Vascular Plant	<i>Rhynchospora perplexa</i>	Obscure Beak-rush	G5	S2	—	T	Marshes, Wet Barrens *

Within four miles of the parcel the following additional rare species have been reported:

Type	Scientific Name	Common Name	Global Rank	St. Rank	Fed. Prot.	St. Prot.	Habitat
Vascular Plant	<i>Hypericum nudiflorum</i>	Early St. Johnswort	G5	S2	—	S	Acidic Wet And/Or Open Areas*
Vascular Plant	<i>Spiraea alba</i>	Narrow-leaved Meadow-sweet	G5	S1	—	E	Bogs

Vertebrate Animal	Vermivora chrysoptera	Golden- winged Warbler	G4	S3B	--	D	Early successional habitats in foothill regions of Appalachians.
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Kind regards-
Stephanie



Stephanie Williams | Data Manager
Division of Natural Areas – Natural Heritage Program
Tennessee Tower, 2nd Floor
312 Rosa L. Parks Avenue, Nashville, TN 37243 [MAP](#)
p. 615-532-4799 c. 256-337-3858

stephanie_williams@tn.gov

TN.Gov/environment/natural-areas

[Natural Areas Facebook](#)

We value your feedback! Please complete our [customer satisfaction survey](#).

-----Original Message-----

From: Environmental Review
Sent: Monday, November 26, 2018 9:56 AM
To: mmoore@foothillsland.org
Subject: Environmental Review Submitted For Lakeview Farms
Importance: Low

Hi Matthew Moore:

Thank you for your environmental review submission. We will email you our comments within 15 business days. If you have any questions about your review please email: environmental_review@tn.gov.

Kind regards-
Environmental Review Coordinator
Division of Natural Areas
TN Natural Heritage Program
Williams R. Snodgrass TN Tower
312 Rosa L. Parks Ave. 2nd Floor
Nashville, TN 37243

OBSERVED SPECIES LISTS during site visit 8-30-2018 (plants after Weakley, A.S., 2015)
(invasive species in **RED**; Seepage Forest indicator species with a ‡)

Plants

Genus	Species	Common Name
<i>Acer</i>	<i>rubrum var. rubrum</i>	Red Maple
<i>Ailanthus</i>	<i>altissima</i>	Tree-of-Heaven
<i>Alnus</i>	<i>serrulata</i>	Smooth Alder
<i>Amaranthus</i>	<i>hybridus</i>	Smooth Amaranth
<i>Andropogon</i>	<i>virginicus</i>	Broomsedge Bluestem
<i>Arctium</i>	<i>minus</i>	Common burdock
<i>Brasenia</i>	<i>schreberi</i>	Water-shield
<i>Carex</i>	<i>sp.</i>	Sedge
<i>Carpinus</i>	<i>caroliniana</i>	Ironwood (American Hornbeam)
<i>Carya</i>	<i>tomentosa</i>	Mockernut Hickory
<i>Chasmanthium</i>	<i>laxum</i>	Slender Spikegrass
<i>Cinna</i>	<i>arundinacea</i>	Common Woodreed
<i>Conyza</i>	<i>canadensis</i>	Common Horseweed
<i>Coreopsis</i>	<i>major</i>	Whorled Coreopsis
<i>Cornus</i>	<i>florida</i>	Flowering Dogwood
<i>Cunila</i>	<i>origanoides</i>	Wild Oregano
<i>Cyperus</i>	<i>sp.</i>	Nutsedge
<i>Daucus</i>	<i>carota</i>	Queen Ann's Lace
<i>Dendrolycopodium</i>	<i>obscurum</i>	Common Ground Pine
<i>Dichantherium</i>	<i>laxiflorum</i>	Openflower Rosette Grass
<i>Diphasiastrum</i>	<i>digitatum</i>	Common Running-cedar
<i>Eupatorium</i>	<i>perfoliatum</i>	Boneset
<i>Eupatorium</i>	<i>serotinum</i>	Lateflowering Thoroughwort
<i>Fagus</i>	<i>grandifolia</i>	American Beech
<i>Galium</i>	<i>sp.</i>	Bedstraw
<i>Glechoma</i>	<i>hederacea</i>	Gill-over-the-ground
<i>Hypericum</i>	<i>punctatum</i>	Spotted St. Johnswort
<i>Hypericum</i>	<i>stragulum</i>	Reclining St. Andrew's Cross
<i>Ilex</i>	<i>opaca var. opaca</i>	American Holly
<i>Juncus</i>	<i>acuminatus</i>	Sharp-fruited Rush
<i>Juncus</i>	<i>effusus</i>	Soft Rush
<i>Juncus</i>	<i>sp.</i>	Rush
<i>Juniperus</i>	<i>virginiana</i>	Red Cedar
<i>Kalmia</i>	<i>latifolia</i>	Mountain Laurel
<i>Ligustrum</i>	<i>sinense</i>	Chinese Privet
<i>Liriodendron</i>	<i>tulipifera</i>	Tulip Poplar
<i>Lonicera</i>	<i>japonica</i>	Japanese Honeysuckle

<i>Lonicera</i>	<i>maackii</i>	Amur Honeysuckle
<i>Ludwigia</i>	<i>alternifolia</i>	Alternate-leaf Seedbox
<i>Lygodium</i>	<i>palmatum</i>	Climbing Fern
<i>Lysimachia</i>	<i>nummularia</i>	Creeping Jenny
<i>Monarda</i>	<i>fistulosa</i>	Wild Bergamot
<i>Muhlenbergia</i>	<i>sp.</i>	Muhly Grass
<i>Nymphaea</i>	<i>odorata spp. odorata</i>	White Water-lily
<i>Nyssa</i>	<i>sylvatica</i>	Black Gum
<i>Oenothera</i>	<i>biennis</i>	Evening Primrose
<i>Oxydendrum</i>	<i>arboreum</i>	Sourwood
<i>Packera</i>	<i>anonyma</i>	Small's Ragwort
<i>Packera</i>	<i>aurea</i>	Golden Ragwort
<i>Phoradendron</i>	<i>leucarpum</i>	Mistletoe
<i>Phytolacca</i>	<i>americana</i>	Common Pokeweed
<i>Pinus</i>	<i>echinata</i>	Short-leaf Pine
<i>Pinus</i>	<i>virginiana</i>	Virginia Pine
<i>Plantago</i>	<i>lanceolata</i>	English Plantain
<i>Plantago</i>	<i>rugelii</i>	Blackseed Plantain
<i>Polystichum</i>	<i>acrostichoides</i>	Christmas Fern
<i>Polytrichum</i>	<i>commune</i>	Haircap Moss
<i>Potentilla</i>	<i>simplex var. simplex</i>	Common Cinquefoil
<i>Prunus</i>	<i>serotina</i>	Black Cherry
<i>Pseudognaphalium</i>	<i>obtusifolium</i>	Fragrant Rabbit Tobacco
<i>Pyrus</i>	<i>calleryana</i>	Bradford Pear
<i>Quercus</i>	<i>alba</i>	White Oak
<i>Quercus</i>	<i>coccinea</i>	Scarlet Oak
<i>Quercus</i>	<i>falcata</i>	Southern Red Oak
<i>Quercus</i>	<i>montana</i>	Chestnut Oak
<i>Quercus</i>	<i>rubra</i>	Northern Red Oak
<i>Quercus</i>	<i>stellata</i>	Post Oak
<i>Quercus</i>	<i>velutina</i>	Black Oak
<i>Ranunculus</i>	<i>bulbosus</i>	Bulbous Buttercup
<i>Rhus</i>	<i>copallinum var. copallinum</i>	Winged Sumac
<i>Rosa</i>	<i>multiflora</i>	Multiflora Rose
<i>Rubus</i>	<i>flagellaris</i>	Common Dewberry
<i>Rubus</i>	<i>pensilvanicus</i>	Southern Blackberry
<i>Rumex</i>	<i>crispus</i>	Curly Dock
<i>Salix</i>	<i>nigra</i>	Black Willow
<i>Sambucus</i>	<i>canadensis</i>	Common Elderberry
<i>Sassafras</i>	<i>albidum</i>	Sassafras
<i>Setaria</i>	<i>pumila ssp. pumila</i>	Yellow Foxtail Grass
<i>Smilax</i>	<i>glauca</i>	Glaucous Greenbrier
<i>Smilax</i>	<i>rotundifolia</i>	Common Greenbrier

<i>Solanum</i>	<i>carolinense var. carolinense</i>	Horse-nettle
<i>Solidago</i>	<i>altissima</i>	Tall Goldenrod
<i>Solidago</i>	<i>erecta</i>	Erect Goldenrod
<i>Solidago</i>	<i>gigantea</i>	Giant Goldenrod
<i>Solidago</i>	<i>nemoralis</i>	Gray-stem Goldenrod
<i>Sphagnum</i>	<i>sp.</i>	Peat Moss
<i>Symphotrichum</i>	<i>pilosum</i>	White Oldfield Aster
<i>Taraxacum</i>	<i>officinale</i>	Common Dandelion
<i>Thelypteris</i>	<i>noveboracensis</i>	New York Fern
<i>Tipularia</i>	<i>discolor</i>	Crane-fly Orchid
<i>Tsuga</i>	<i>canadensis</i>	Eastern Hemlock
<i>Typha</i>	<i>latifolia</i>	Common Cattail
<i>Ulmus</i>	<i>rubra</i>	Red Elm
<i>Vaccinium</i>	<i>corymbosum</i>	Highbush Blueberry
<i>Vaccinium</i>	<i>sp.</i>	Blueberry

Birds (Neotropical Migrants in Orange)

Canada Goose	<i>Branta canadensis</i>
Mallard	<i>Anas platyrhynchos</i>
Ring-necked Duck	<i>Aythya collaris</i>
Turkey Vulture	<i>Cathartes aura</i>
Bald Eagle	<i>Haliaeetus leucocephalus</i>
Red-tailed Hawk	<i>Buteo jamaicensis</i>
American Kestrel	<i>Falco sparverius</i>
Sandhill Crane	<i>Grus canadensis</i>
Mourning Dove	<i>Zenaida macroura</i>
Red-bellied Woodpecker	<i>Melanerpes carolinus</i>
Hairy Woodpecker	<i>Picoides villosus</i>
Pileated Woodpecker	<i>Dryocopus pileatus</i>
Blue Jay	<i>Cyanocitta cristata</i>
American Crow	<i>Corvus brachyrhynchos</i>
Carolina Chickadee	<i>Poecile carolinensis</i>
Tufted Titmouse	<i>Baeolophus bicolor</i>
White-breasted Nuthatch	<i>Sitta carolinensis</i>
Carolina Wren	<i>Thryothorus ludovicianus</i>
Eastern Bluebird	<i>Sialia sialis</i>
Hermit Thrush	<i>Catharus guttatus</i>
American Robin	<i>Turdus migratorius</i>
Song Sparrow	<i>Melospiza melodia</i>
American Goldfinch	<i>Carduelis tristis</i>

Other

White-tailed Deer	<i>Odocoileus virginianus</i>
Wild Boar	<i>Sus scrofa</i>
Eastern Gray Squirrel	<i>Sciurus carolinensis</i>

ARCHAEOLOGICAL REPORT

TN DIVISION of ARCHAEOLOGY LETTER on ARCHAEOLOGY DATABASE

Tom Howe

From: Matt Moore
Sent: Tuesday, December 04, 2018 8:54 AM
To: Tom Howe
Subject: FW: Archaeology Report

Archaeology Report for Lakeview

From: TDOA SiteFile [<mailto:TDOA.SiteFile@tn.gov>]
Sent: Monday, November 26, 2018 11:49 AM
To: Matt Moore
Subject: RE: Archaeology Report

There are no recorded archaeological sites within the property boundaries in Overton and Putnam Counties, shown on the map provided. There are no recorded archaeological sites within approximately one mile of the property. It is important to note that this area has not been comprehensively surveyed to determine the presence or absence of archaeological sites.

If you are planning a project with ground disturbing activities, we recommend you contact the state programs archaeologist (contact information below) for a technical review.

Daniel Brock
State Programs Archaeologist
Daniel.Brock@tn.gov

Kind regards,

Satin

The information provided in this map check does not fulfill compliance requirements under federal regulations such as NEPA or Section 106 of the National Historic Preservation Act nor can it be taken as a recommendation for or against further archaeological investigation. Detailed archaeological background information for project locations can be obtained by contracting with a qualified professional archaeological consultant.



Satin B. Platt | Site File Curator
Tennessee Division of Archaeology
1216 Foster Avenue
Cole Building #3
Nashville, TN 37243
p. 615-681-4771
satin.platt@tn.gov
<http://www.tn.gov/environment/conservation/archaeology.html>

From: Matt Moore [<mailto:mmoore@foothillsland.com>]
Sent: Monday, November 26, 2018 9:57 AM
To: TDOA SiteFile
Subject: Archaeology Report

PHOTOGRAPHS OF CURRENT SITE CONDITIONS

PHOTO POINT MAP



PHOTOGRAPHS

**Lakeview Farm, LLC
01**

**IMG_4498.JPG
Southeast Corner**

THowe



**W 85° 07' 43.84"
N 36° 07' 56.38"**

**1874 ft
340° NNW**

**12/6/2018
2:14:55 PM**

**Lakeview Farm, LLC
02**

**IMG_4488.JPG
Road From Main Entrance to Barns**

THowe



**W 85° 07' 53.51"
N 36° 08' 00.89"**

**1874 ft
118° ESE**

**12/6/2018
1:54:57 PM**

Lakeview Farm, LLC
03

IMG_4487.JPG
Trailer

THowe



W 85° 07' 51.92"
N 36° 08' 02.59"

1867 ft
113° ESE

12/6/2018
1:54:15 PM

Lakeview Farm, LLC
04

IMG_4425.JPG
Barn

THowe



W 85° 07' 49.20"
N 36° 08' 06.04"

1882 ft
233° SW

12/6/2018
8:23:03 AM

Lakeview Farm, LLC
05

IMG_4424.JPG
Barn

THowe



W 85° 07' 49.56"
N 36° 08' 06.12"

1885 ft
43° NE

12/6/2018
8:22:24 AM

Lakeview Farm, LLC
06

IMG_4426.JPG
Pond and Shed, East Side

THowe



W 85° 07' 47.85"
N 36° 08' 05.71"

1863 ft
84° E

12/6/2018
8:30:08 AM

Lakeview Farm, LLC IMG_4428.JPG
07 Dam & Culverts on Main Road

THowe



W 85° 07' 47.00"
N 36° 08' 11.91"

1867 ft
318° NW

12/6/2018
8:39:18 AM

Lakeview Farm, LLC 20181206_094052.jpg
08 Little Piney Creek

MMoore



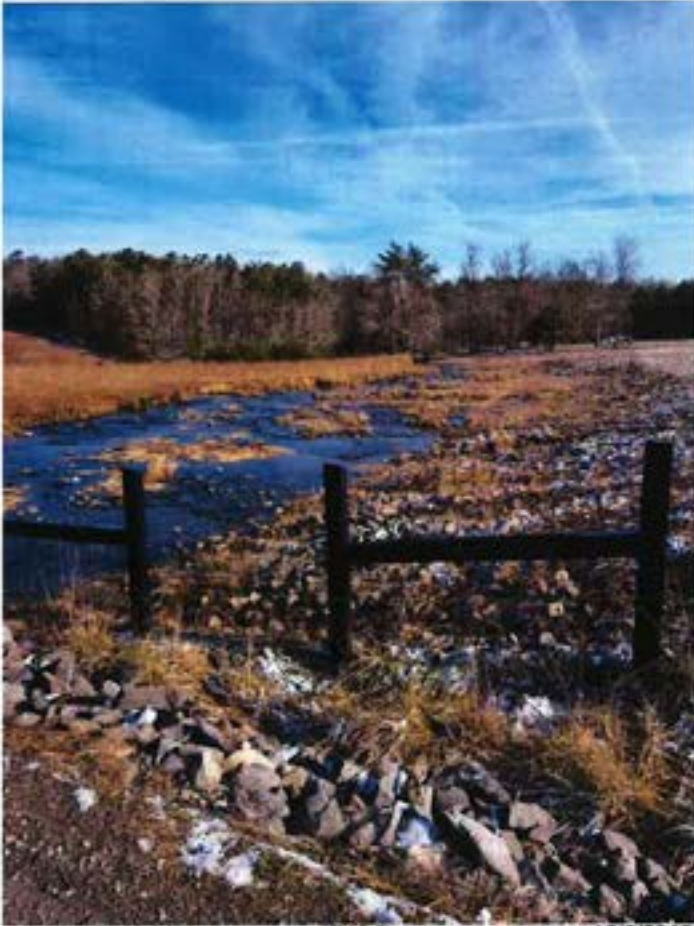
W 85° 07' 47.82"
N 36° 08' 12.61"

1772 ft

12/6/2018
8:40:52 AM

Lakeview Farm, LLC 20181206_094002.jpg
09 Little Piney Creek Below Dam

MMoore



W 85° 07' 46.96" 1748 ft 12/6/2018
N 36° 08' 11.95" 8:40:02 AM

Lakeview Farm, LLC
10

IMG_4432.JPG
Marshy Spillway

THowe



W 85° 07' 47.28" 1853 ft 12/6/2018
N 36° 08' 11.54" 210° SSW 8:44:19 AM

Lakeview Farm, LLC IMG_4431.JPG
11 Little Piney Creek North of Dam

THowe



W 85° 07' 47.83" 1861 ft 12/6/2018
N 36° 08' 13.15" 356° N 8:41:01 AM

Lakeview Farm, LLC IMG_4474.JPG
12 Waterfall Below Dam

THowe

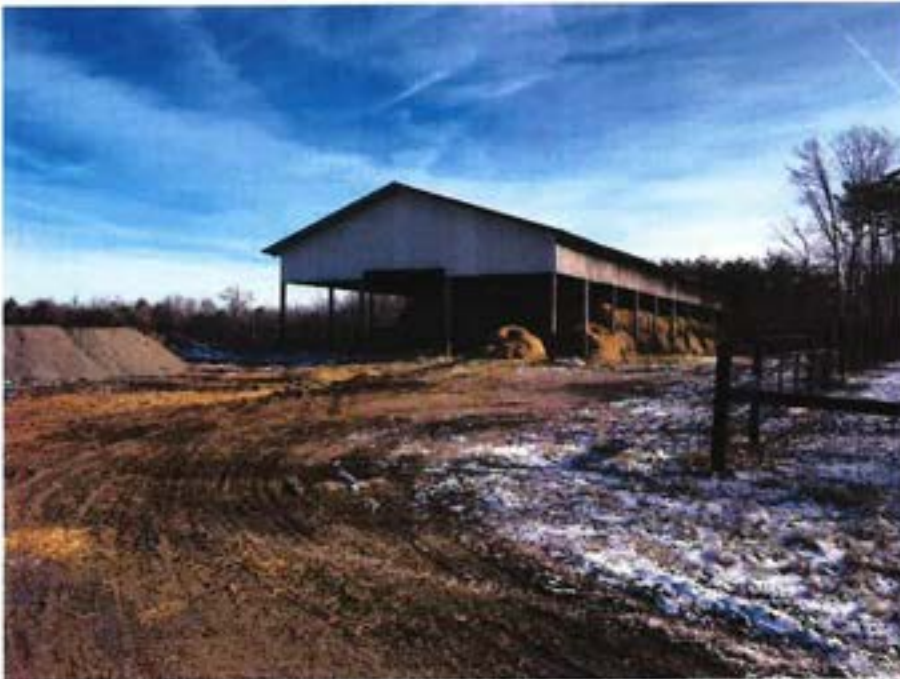


W 85° 07' 47.39" 1844 ft 12/6/2018
N 36° 08' 15.57" 89° E 12:51:02 PM

Lakeview Farm, LLC
13

IMG_4434.JPG
Hay Barn

THowe



W 85° 07' 44.97"
N 36° 08' 23.81"

1871 ft
60° ENE

12/6/2018
8:55:16 AM

Lakeview Farm, LLC
14

IMG_4435.JPG
Eastern Boundary Looking South

THowe



W 85° 07' 40.57"
N 36° 08' 24.35"

1865 ft
171° S

12/6/2018
9:01:01 AM

Lakeview Farm, LLC IMG_4436.JPG
15 Eastern Boundary Looking North

THowe



W 85° 07' 40.82" 1871 ft 12/6/2018
N 36° 08' 24.86" 5° N 9:01:24 AM

Lakeview Farm, LLC IMG_4437.JPG
16 Small Marsh

THowe



W 85° 07' 42.06" 1858 ft 12/6/2018
N 36° 08' 27.23" 360° N 9:03:16 AM

Lakeview Farm, LLC IMG_4472.JPG
17 Woodlot Among Fields

THowe



W 85° 07' 50.41" 1865 ft 12/6/2018
N 36° 08' 29.12" 318° NW 12:41:03 PM

Lakeview Farm, LLC IMG_4473.JPG
18 Swampy Area on Little Piney Creek

THowe



W 85° 07' 51.59" 1851 ft 12/6/2018
N 36° 08' 27.94" 137° SE 12:42:31 PM

Lakeview Farm, LLC
19

IMG_4438.JPG
Approach to Black Barn

THowe



W 85° 07' 50.65"
N 36° 08' 40.64"

1868 ft
327° NNW

12/6/2018
9:10:30 AM

Lakeview Farm, LLC
20

IMG_4439.JPG
Interior Road Across Field

THowe



W 85° 07' 50.93"
N 36° 08' 40.52"

1873 ft
242° WSW

12/6/2018
9:10:49 AM

Lakeview Farm, LLC IMG_4447.JPG
21 Pasture on North Side

THowe



W 85° 07' 56.94" 1840 ft 12/6/2018
N 36° 08' 42.06" 249° WSW 10:25:19 AM

Lakeview Farm, LLC IMG_4446.JPG
22 Seepy Area in Field

THowe



W 85° 07' 56.75" 1858 ft 12/6/2018
N 36° 08' 42.98" 357° N 10:23:49 AM

Lakeview Farm, LLC
23

IMG_4440.JPG
Black Barn

THowe



W 85° 07' 53.73"
N 36° 08' 49.13"

1886 ft
232° SW

12/6/2018
9:14:10 AM

Lakeview Farm, LLC
24

IMG_4441.JPG
Road Beginning to Northeast Corner

THowe



W 85° 07' 53.43"
N 36° 08' 50.52"

1883 ft
28° NNE

12/6/2018
9:16:58 AM

Lakeview Farm, LLC IMG_4442.JPG
25 Riparian Area on Northeast Corner Road

THowe



W 85° 07' 45.57"
N 36° 08' 58.77"

1866 ft
246° WSW

12/6/2018
9:32:11 AM

Lakeview Farm, LLC IMG_4443.JPG
26 Woodland Road to Northeast Corner

THowe



W 85° 07' 40.77"
N 36° 09' 21.28"

1848 ft
329° NNW

12/6/2018
9:56:35 AM

Lakeview Farm, LLC IMG_4444.JPG
27 Cut at North Boundary, East Side

THowe



W 85° 07' 40.68" 1846 ft 12/6/2018
N 36° 09' 25.21" 276° W 10:02:06 AM

Lakeview Farm, LLC IMG_4445.JPG
28 Pond on Road through Woodland

THowe



W 85° 08' 00.79" 1850 ft 12/6/2018
N 36° 08' 46.03" 61° ENE 10:17:01 AM

Lakeview Farm, LLC IMG_4448.JPG
29 East-West Road on North Side

THowe



W 85° 08' 11.94" 1856 ft 12/6/2018
N 36° 08' 40.12" 243° WSW 10:33:34 AM

Lakeview Farm, LLC IMG_4449.JPG
30 Small Wetland Depression

THowe



W 85° 08' 16.09" 1863 ft 12/6/2018
N 36° 08' 36.87" 98° E 10:35:04 AM

Lakeview Farm, LLC
31

IMG_4450.JPG
Hay Barn

THowe



W 85° 08' 17.49"
N 36° 08' 36.18"

1876 ft
279° W

12/6/2018
10:36:11 AM

Lakeview Farm, LLC
32

IMG_4453.JPG
Pond Along North Road

THowe



W 85° 08' 21.83"
N 36° 08' 36.89"

1867 ft
309° NW

12/6/2018
10:37:07 AM

Lakeview Farm, LLC IMG_4454.JPG
33 Gate to North-Leading Road

THowe



W 85° 08' 39.41" 1895 ft 12/6/2018
N 36° 08' 40.93" 112° ESE 10:44:27 AM

Lakeview Farm, LLC IMG_4455.JPG
34 Hog Wallow in Small Drainage

THowe



W 85° 08' 38.36" 1895 ft 12/6/2018
N 36° 08' 48.17" 53° NE 10:47:44 AM

Lakeview Farm, LLC
35

IMG_4459.JPG
Hog Trail

THowe



W 85° 08' 41.77" 1753 ft 12/6/2018
N 36° 09' 00.64" 65° ENE 11:08:25 AM

Lakeview Farm, LLC

IMG_4460.JPG

THowe

36

Tributary of Little Hurricane Creek



W 85° 08' 41.63" 1765 ft 12/6/2018
N 36° 09' 00.61" 227° SW 11:10:47 AM

Lakeview Farm, LLC 20181206_121726.jpg
37 Large Hemlocks Near North Boundary

MMoore



W 85° 08' 40.31" 1685 ft 12/6/2018
N 36° 09' 04.30" 11:17:22 AM

Lakeview Farm, LLC
38

IMG_4462.JPG
Mesic Forest

THowe



W 85° 08' 39.65" 1743 ft 12/6/2018
N 36° 09' 09.66" 345° NNW 11:23:32 AM

Lakeview Farm, LLC
39

IMG_4463.JPG
South End of Old Beaver Pond

THowe



W 85° 08' 39.74"
N 36° 09' 10.36"

1766 ft
339° NNW

12/6/2018
11:24:46 AM

Lakeview Farm, LLC
40

IMG_4464.JPG
Drained Beaver Pond—Little Hurricane Creek

THowe



W 85° 08' 39.43"
N 36° 09' 11.40"

1688 ft
14° NNE

12/6/2018
11:27:58 AM

Lakeview Farm, LLC
41

IMG_4466.JPG
Beaver Sign

THowe



W 85° 08' 37.81"
N 36° 09' 11.47"

1745 ft
29° NNE

12/6/2018
11:36:09 AM

Lakeview Farm, LLC
42

IMG_4465.JPG
Beaver-Killed Trees Harvested

THowe



W 85° 08' 36.80"
N 36° 09' 13.66"

1737 ft
265° W

12/6/2018
11:33:26 AM

Lakeview Farm, LLC 20181206_130237.jpg
43 West Boundary--Muddy Pond Road

MMoore



W 85° 08' 47.40"
N 36° 08' 37.23"

1828 ft

12/6/2018
12:02:25 PM

Lakeview Farm, LLC IMG_4467.JPG
44 Field on Western Boundary

THowe



W 85° 08' 48.33"
N 36° 08' 37.81"

1896 ft
279° W

12/6/2018
12:03:14 PM

Lakeview Farm, LLC 20181206_150345.jpg
45 Dumping Area

MMoore



W 85° 09' 16.88"
N 36° 09' 00.67"

1847 ft

12/6/2018
2:03:42 PM

Lakeview Farm, LLC 20181206_150449.jpg
46 Northwest Boundary Line Leaving Road

MMoore



W 85° 09' 10.23"
N 36° 09' 05.47"

1969 ft

12/6/2018
2:04:32 PM

Lakeview Farm, LLC
47

IMG_4471.JPG
Expansive Pastures

THowe



W 85° 08' 39.98"
N 36° 08' 29.75"

1888 ft
88° E

12/6/2018
12:19:30 PM

Lakeview Farm, LLC
48

IMG_4469.JPG
Cattle Pond

THowe



W 85° 08' 39.90"
N 36° 08' 30.23"

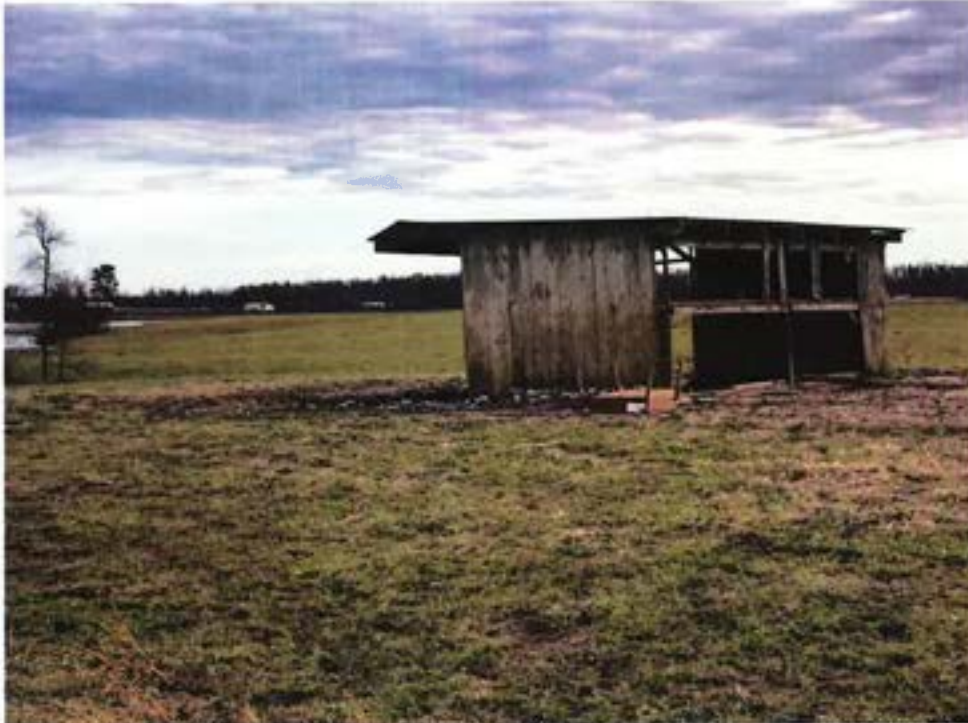
1904 ft
7° N

12/6/2018
12:07:51 PM

Lakeview Farm, LLC
49

IMG_4477.JPG
Shed

THowe



W 85° 08' 23.09"
N 36° 08' 25.96"

1870 ft
143° SE

12/6/2018
1:08:09 PM

Lakeview Farm, LLC
50

IMG_4476.JPG
Large Backwater Pond

THowe



W 85° 08' 12.11"
N 36° 08' 26.26"

1845 ft
167° SSE

12/6/2018
1:06:41 PM

Lakeview Farm, LLC
51

IMG_4475.JPG
Gates Between Fields

THowe



W 85° 08' 11.06"
N 36° 08' 26.63"

1795 ft
106° ESE

12/6/2018
1:06:17 PM

Lakeview Farm, LLC
52

IMG_4479.JPG
North-South Road North of Houses

THowe



W 85° 08' 27.35"
N 36° 08' 20.88"

1883 ft
269° W

12/6/2018
1:16:47 PM

Lakeview Farm, LLC
53

IMG_4486.JPG
Dog Pens

THowe



W 85° 08' 31.52"
N 36° 08' 08.25"

1880 ft
154° SSE

12/6/2018
1:23:54 PM

Lakeview Farm, LLC
54

IMG_4483.JPG
Pond That Held Many Ring-necked Ducks

THowe



W 85° 08' 33.86"
N 36° 08' 06.21"

1888 ft
351° N

12/6/2018
1:20:26 PM

Lakeview Farm, LLC
55

IMG_4480.JPG
House

THowe



W 85° 08' 33.78"
N 36° 08' 05.99"

1889 ft
102° ESE

12/6/2018
1:19:33 PM

Lakeview Farm, LLC
56

IMG_4484.JPG
Shed

THowe



W 85° 08' 31.94"
N 36° 08' 03.93"

1897 ft
68° ENE

12/6/2018
1:21:17 PM

Lakeview Farm, LLC IMG_4485.JPG
57 House by West Side Entrancy

THowe



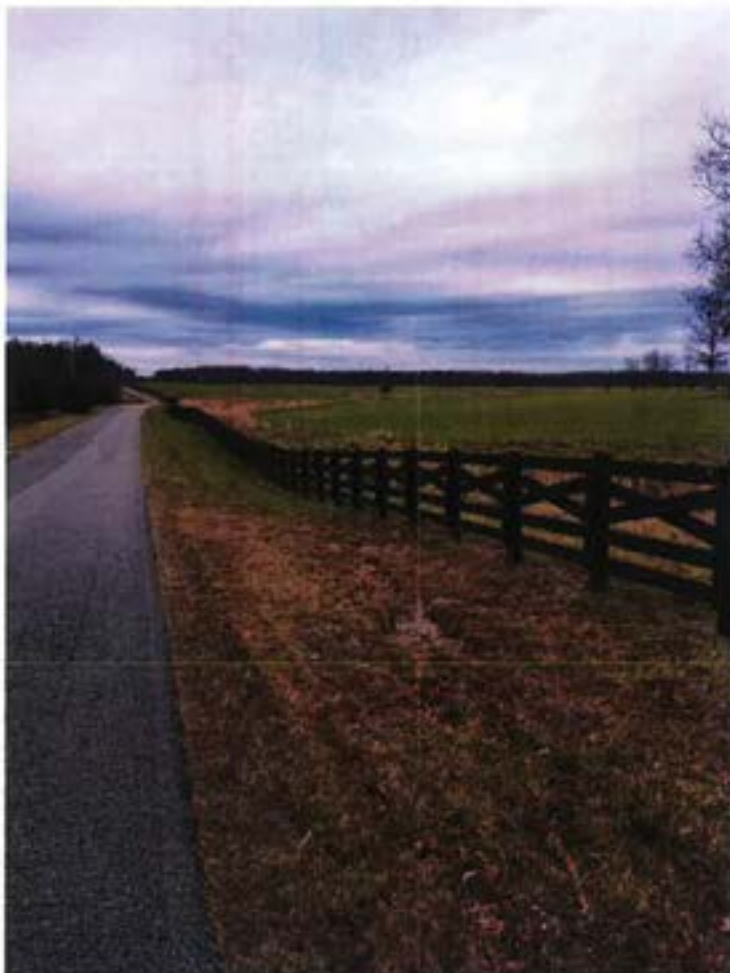
W 85° 08' 34.35"
N 36° 08' 01.38"

1902 ft
243° WSW

12/6/2018
1:22:13 PM

Lakeview Farm, LLC 20181206_145937.jpg
58 Muddy Pond Road from SW Corner

MMoore



60

W 85° 08' 40.31"
N 36° 07' 57.17"

1831 ft

12/6/2018
1:59:26 PM

Lakeview Farm, LLC 20181206_145910.jpg
59 Gate to Houses

MMoore



W 85° 08' 39.66"
N 36° 07' 54.77"

0 ft

12/6/2018
1:59:04 PM

Lakeview Farm, LLC
60

IMG_4493.JPG
Southwest Corner

THowe



W 85° 08' 37.65"
N 36° 07' 44.53"

1916 ft
57° ENE

12/6/2018
1:57:53 PM

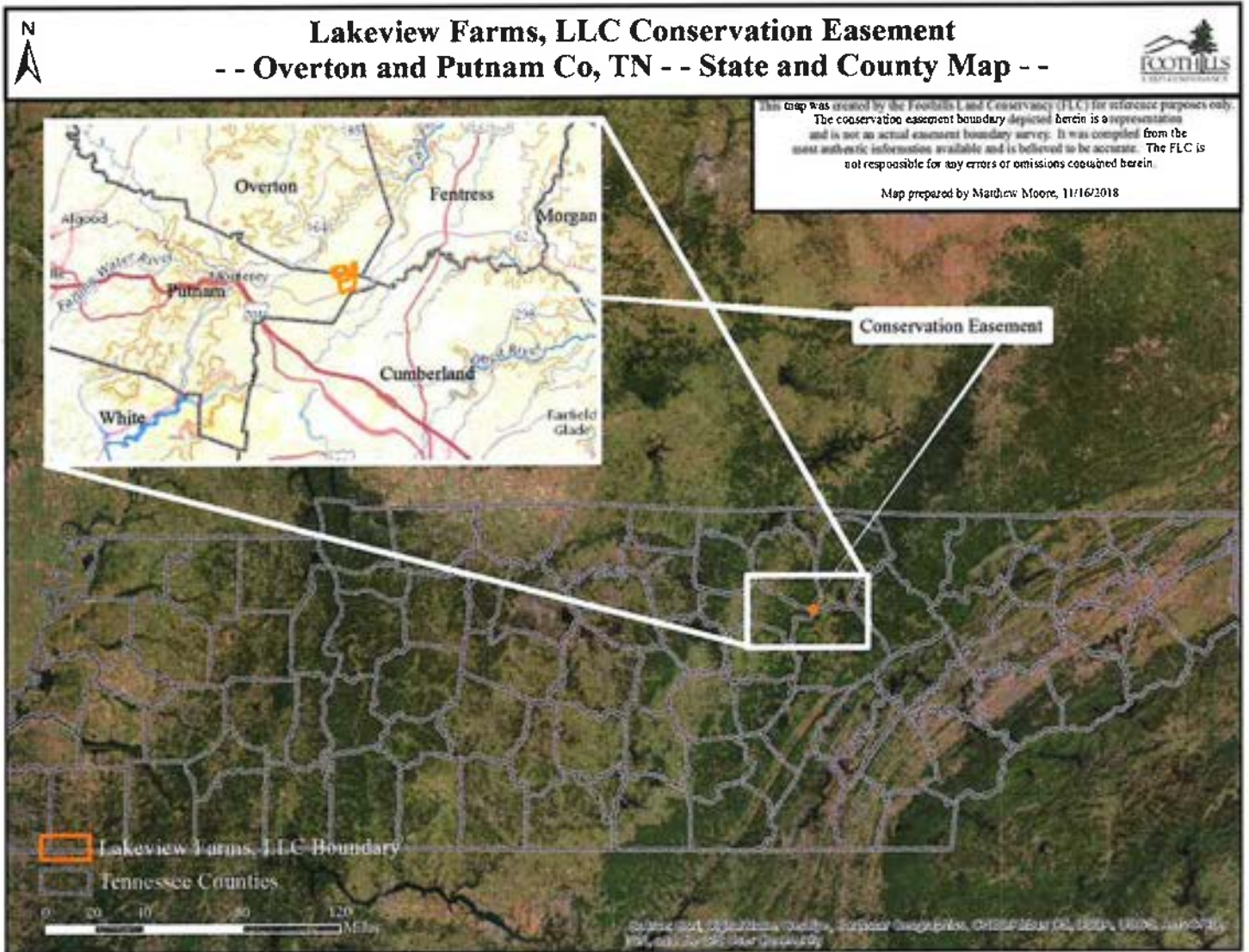
MAPS

- Aerial Photograph with Boundaries
- State and County Map
- USGS Quadrangle Map
- Watershed Map
- Wetlands Map
- Flood Map
- Soils Map with Descriptions
- Prime Agricultural Soils
- Sub-surface Geology Map and Legend
- Land Use Map
- Conservation Management Areas Map
- Anthropogenic Features Map

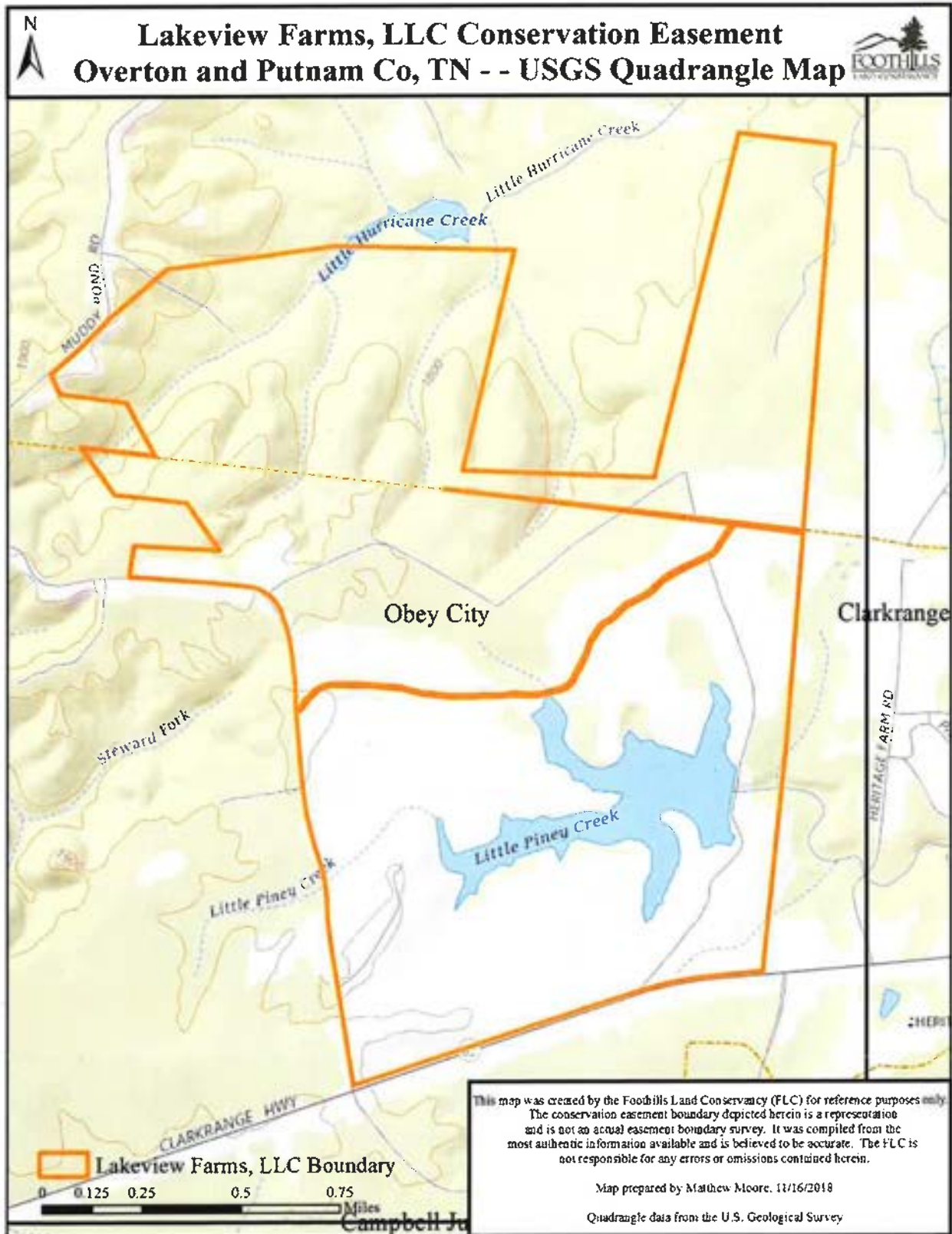
AERIAL PHOTOGRAPH WITH BOUNDARIES



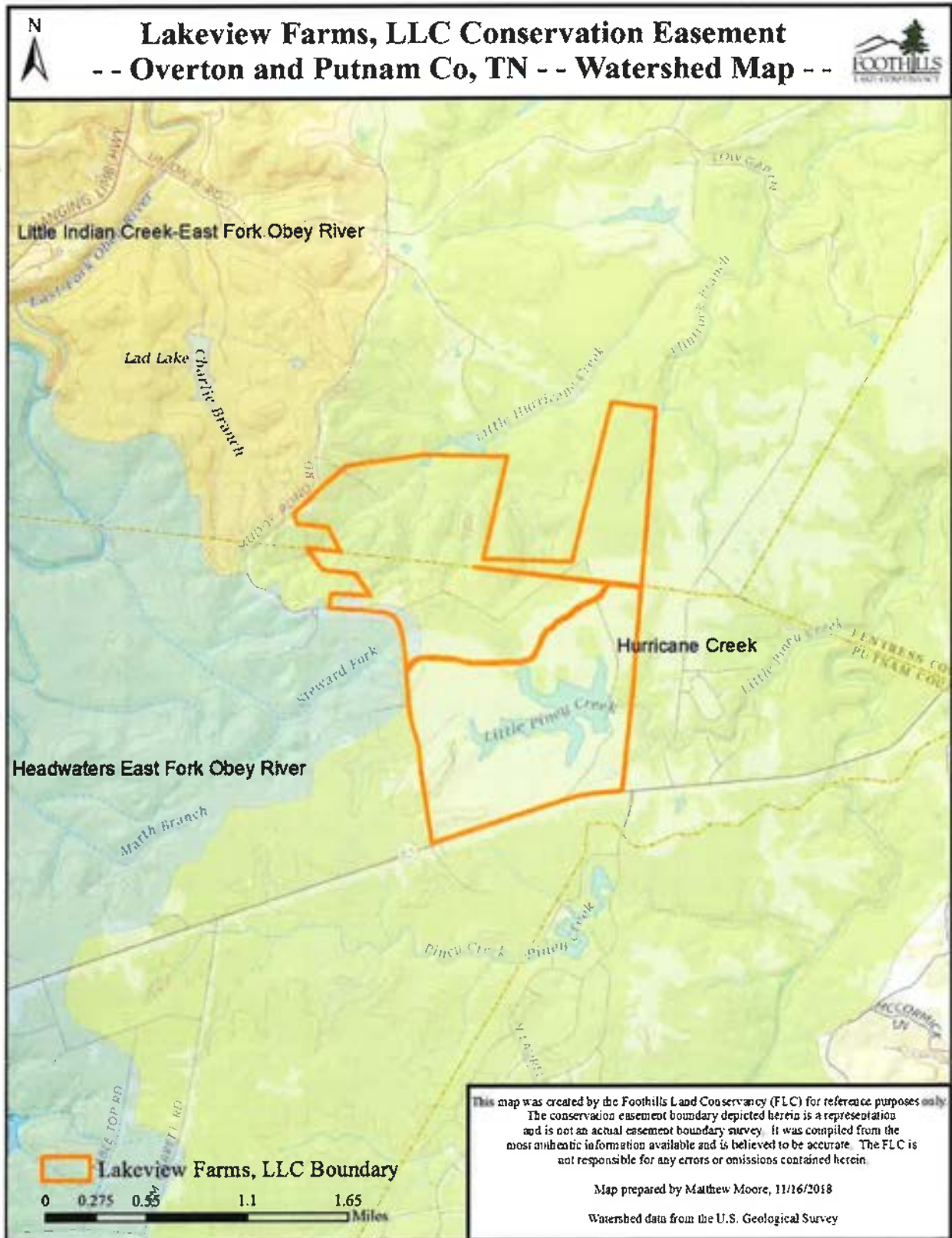
STATE AND COUNTY MAP



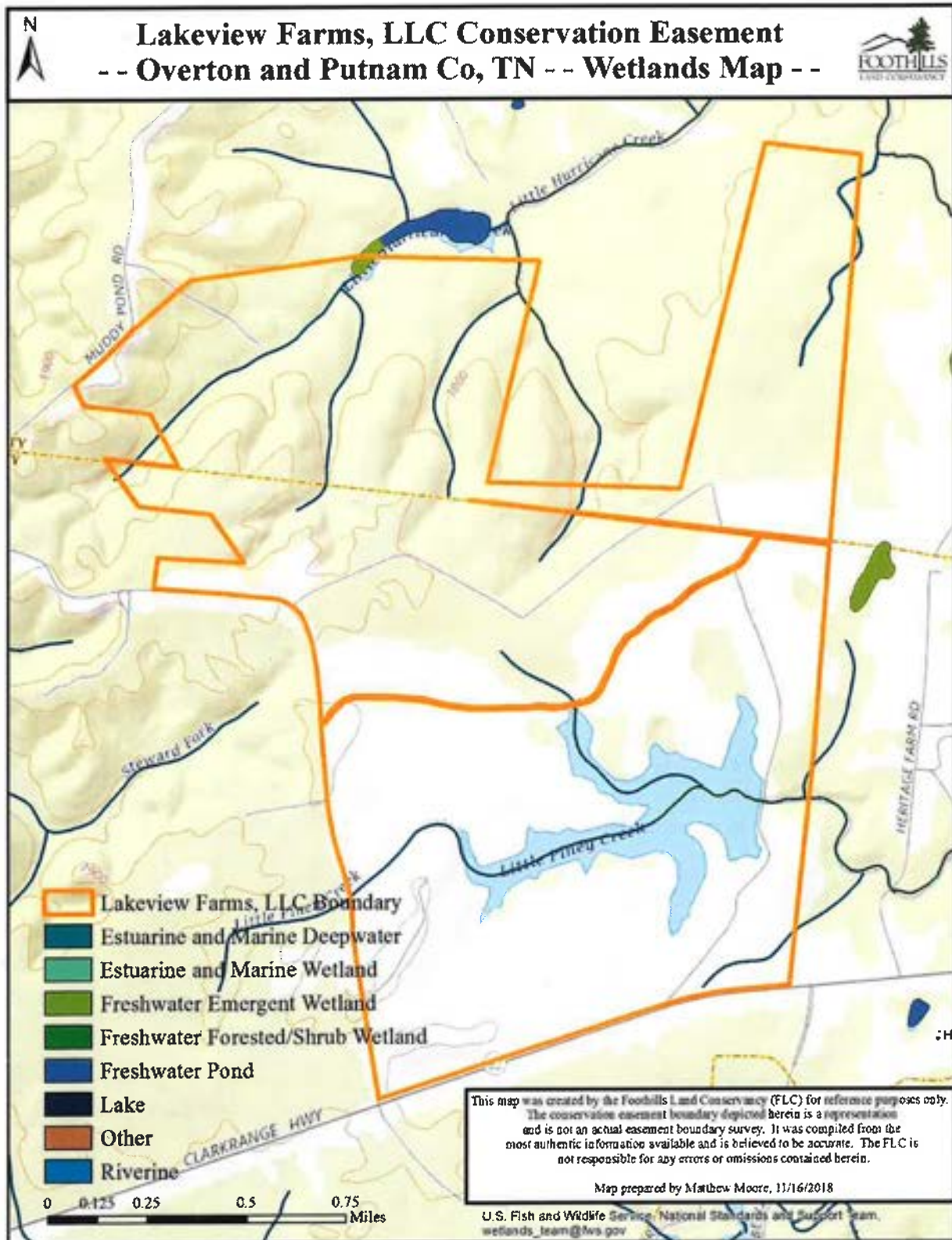
USGS QUADRANGLE MAP



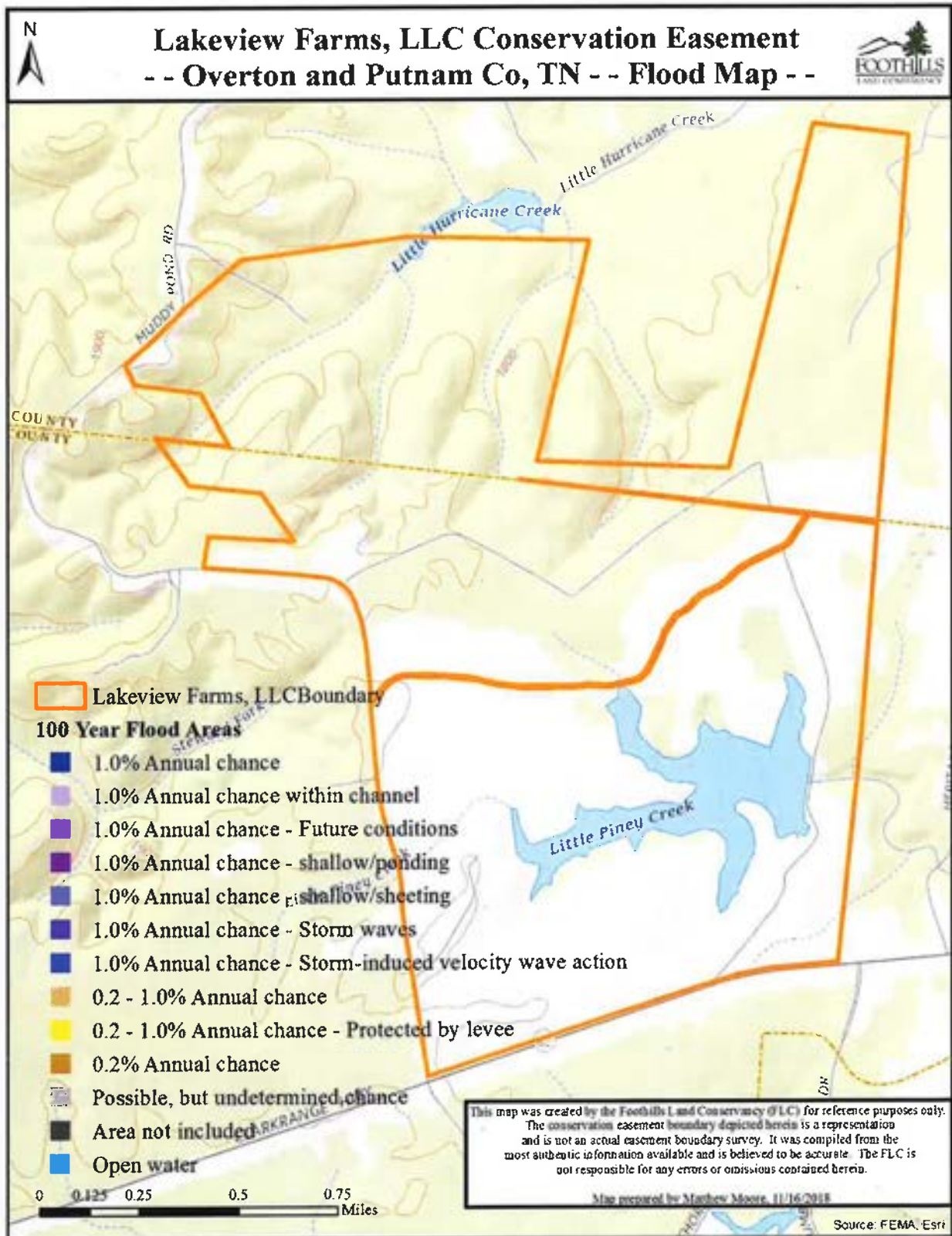
WATERSHED MAP



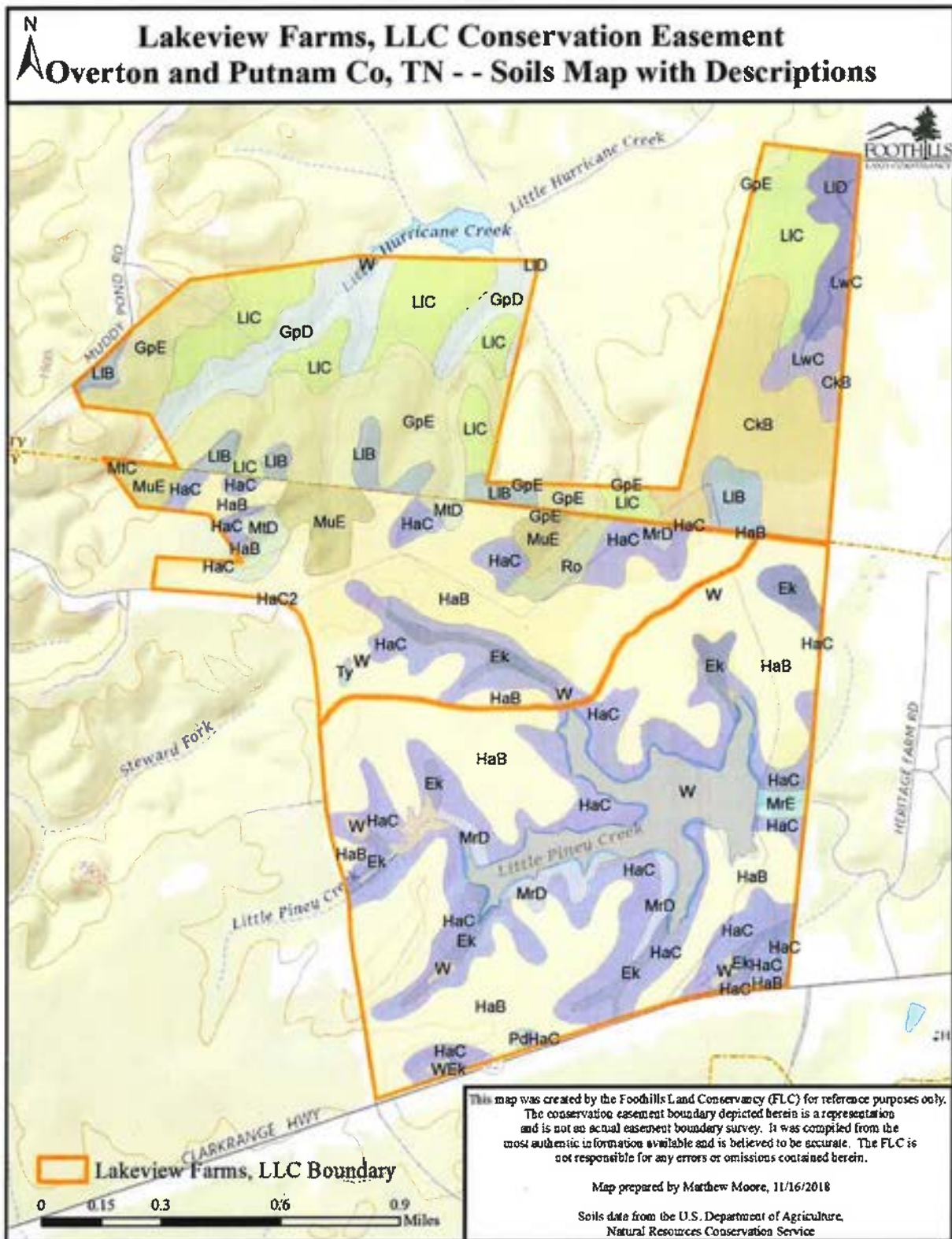
WETLANDS MAP



FLOOD MAP



SOILS MAP WITH DESCRIPTIONS

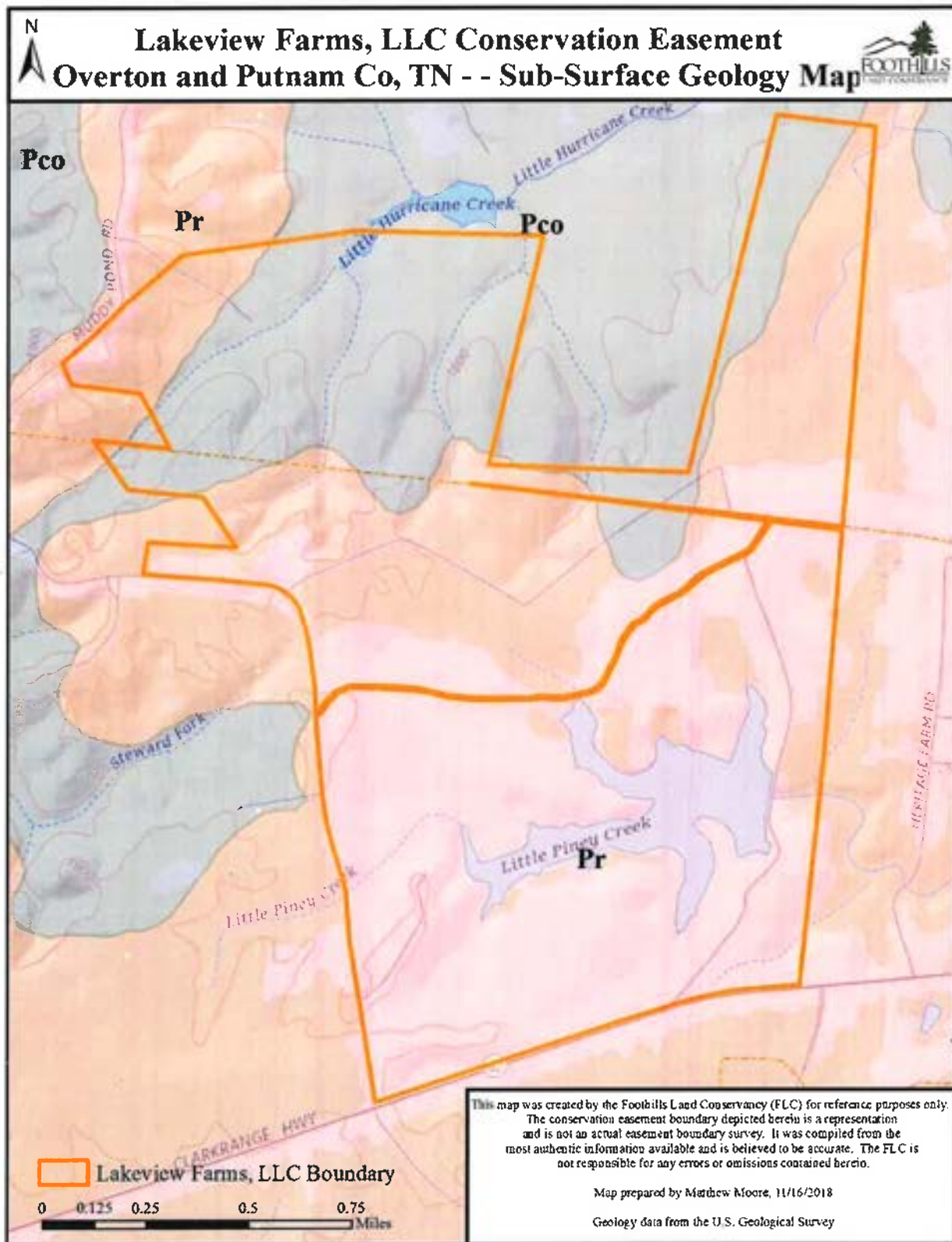


Soil Symbol	Soil Characteristics
CkB	Clarkrange loam, 2 to 5 percent slopes
Ek	Elkins silt loam
GpD	Gilpin loam, 12 to 20 percent slopes
GpE	Gilpin loam, 20 to 40 percent slopes
HaB	Hartsells loam, 2 to 5 percent slopes
HaC	Hartsells loam, 5 to 12 percent slopes
HaC2	Hartsells loam, 5 to 12 percent slopes, eroded
LiB	Lily loam, 2 to 6 percent slopes
LiC	Lily loam, 6 to 12 percent slopes
LiD	Lily loam, 12 to 20 percent slopes
LwC	Lonewood loam, 5 to 12 percent slopes
MrD	Muskingum very rocky sandy loam, 12 to 20 percent slope
MrE	Muskingum very rocky sandy loam, 20 to 30 percent slope
MtC	Muskingum sandy loam, 5 to 12 percent slopes
MtD	Muskingum sandy loam, 12 to 20 percent slopes
MuE	Muskingum silt loam, 20 to 30 percent slopes
Pd	Purdy silt loam
Ro	Rock land, sandstone
Ty	Tyler silt loam
W	Water

PRIME AGRICULTURAL SOILS

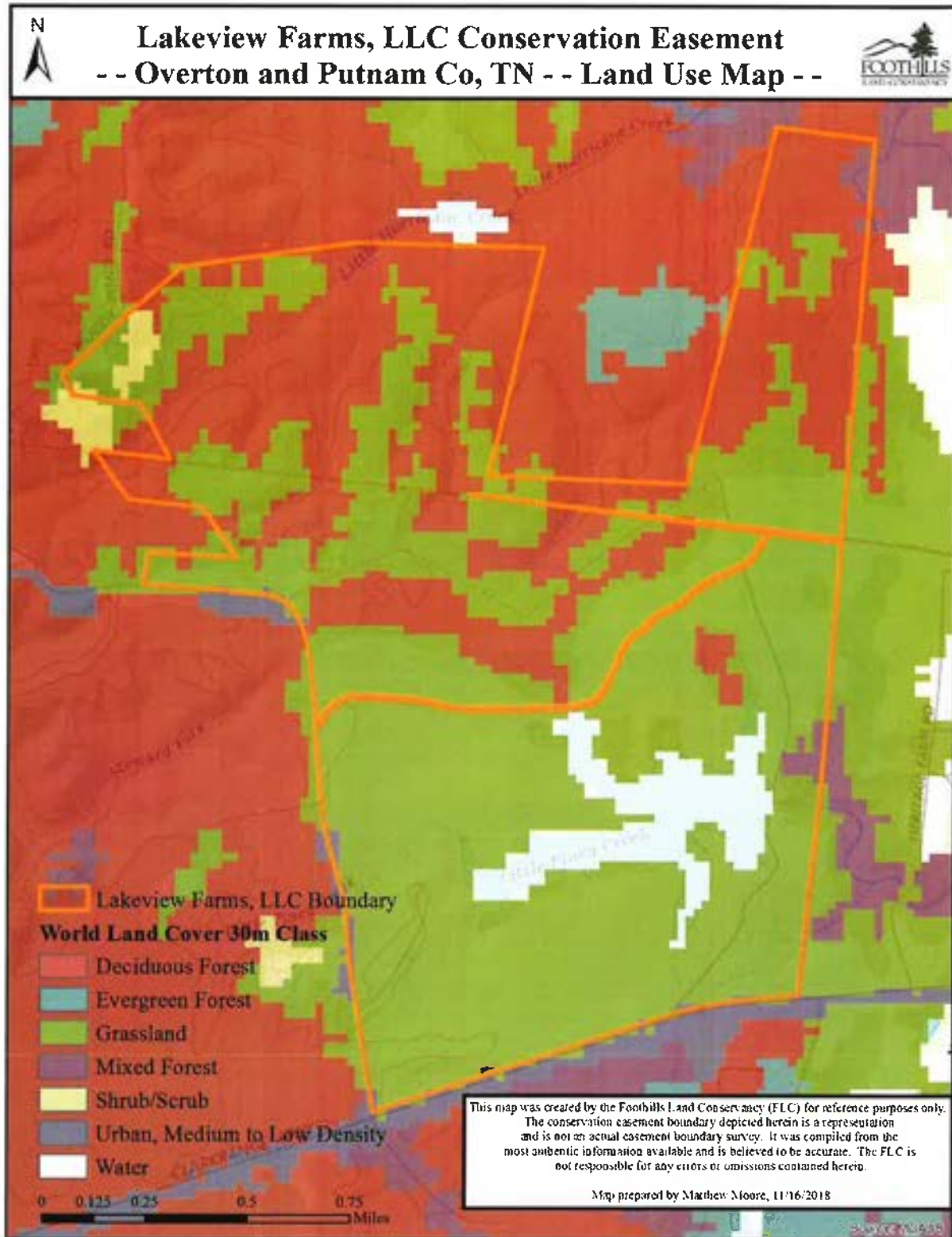


SUB-SURFACE GEOLOGY MAP AND LEGEND



Geologic Symbol	Geologic Characteristics	
Pr	Rockcastle Conglomerate - Conglomeratic sandstone and sandstone, gray to brown, fine- to coarse-grained. Thin coal-bearing shale locally present near middle. Thickness 150 to 220 feet.	Pennsylvanian
Pco	Crab Orchard Mountains Group - Only the lowest formation of the group, the Sewanee Conglomerate, is preserved in the area of this sheet. Sewanee is gray to brown, medium- to coarse-grained conglomeratic sandstone, with a thin zone of ferruginous quartz- and shale-pebble conglomerate at base. Maximum preserved thickness 35 feet.	Pennsylvanian

LAND USE MAP



CONSERVATION MANAGEMENT AREAS MAP



ANTHROPOGENIC FEATURES MAP

(Major roads indicated; other minor ATV trails exist.)

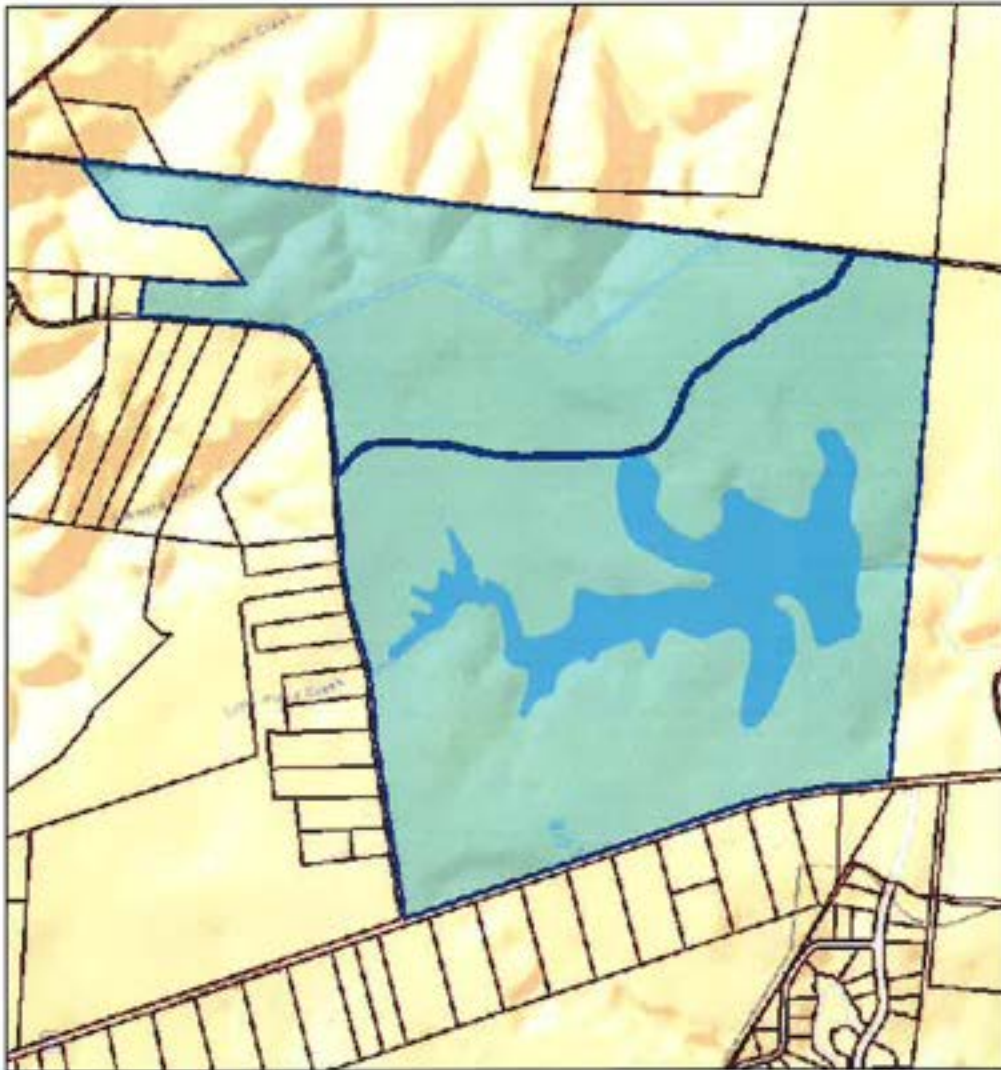


PROPERTY DESCRIPTION

Parcel Maps and Property Data (See Exhibit A)

(Note: Neither Tax Map nor Data Report as yet reflect the boundaries of the proposed easement.)

Putnam County - Parcel: 074 001.02



Date: December 11, 2018
County: Putnam
Owner: LAKEVIEW FARMS LLC
Address: MUDDY POND RD 455
Parcel Number: 074 001.02
Deeded Acreage: 0
Calculated Acreage: 0
Date of Imagery: 2014

The Compiler - GIS
State of Tennessee, Compiler of the Treasury Office of Land Assessment
(TOLA)
Sources: Esri, HERE, Garmin, USGS, Intermap, INCREMENT P, NRCan,
Esri Japan, METI, Esri China (Hong Kong), Swire, Esri (Thailand),

The property lines are compiled from information maintained by your local county Assessor's
office and are not conclusive evidence of property ownership in any court of law.

State of Tennessee  Comptroller of the Treasury
Real Estate Assessment Data

County Number: 071

County Name: PUTNAM

Tax Year: 2019

Property Owner and Mailing Address

Jan 1 Owner:
 LAKEVIEW FARMS, LLC
 PO BOX 520
 LIVINGSTON, TN 38570

Current Owner:

Property Location

Address: MUDDY POND RD 455

Map: 074 **Grp:** **Ctrl Map:** 074 **Parcel:** 001.02 **Pl:** **S/I:** 000

Value Information

Reappraisal Year: 2016

Land Mkt Value:	\$1,886,700	Land Use Value:	\$705,300
Improvement Value:	\$508,200	Improvement Value:	\$508,200
Total Market Appraisal:	\$2,394,900	Total Use Appraisal:	\$1,213,500
		Assessment %:	25
		Assessment:	\$303,375

General Information

Class:	11 - AGRICULTURAL		
City #:	000	City:	
SSD1:	000	SSD2:	000
District:	14	Mkt Area:	M02
# Bldgs:	3	# Mobile Homes:	0
Utilities - Water / Sewer:	03 - PUBLIC / INDIVIDUAL	Utilities - Electricity:	01 - PUBLIC
Utilities - Gas / Gas	00 - NONE	Zoning:	

Type:

Subdivision Data

Subdivision:

Plat Bk: Plat Pg: Block: Lot:

Additional Description

Building Information

Building # 1

Improvement Type:

01 - SINGLE FAMILY
Stories : 2

Living/Business Sq. Ft.:

2,918

Foundation:

02 - CONTINUOUS FOOTING
Floor System: 04 - WOOD W/ SUB FLOOR

Exterior Wall:

18 - STONE/WOOD
Structural Frame: 00 - NONE

Roof Framing:

02 - GABLE/HIP
Roof Cover/Deck: 06 - ASBEST OS/WD SHINGLE

Cabinet/Millwork:

04 - ABOVE AVERAGE
Floor Finish: 12 - CARPET

Interior Finish:

10 - PANEL-PLAST-DRYWALL
Paint/Decor: 04 - ABOVE AVERAGE

Heat and A/C:

02 - WALL/FLOOR FURNACE
Plumbing Fixtures: 12

Bath Tile:

00 -
Electrical: 04 -

	NONE	ABOVE AVERAGE
Shape:	03 - U-SHAPE D	Quality : 02 - ABOVE AVERAGE
Act Yr Built:	1984	Condition: A - AVERAGE

Building Areas:

Area:	BMF	Sq Ft: 2,243
Area:	BAS	Sq Ft: 2,243
Area:	USH	Sq Ft: 1,125
Area:	GRF	Sq Ft: 575
Area:	UTF	Sq Ft: 184

Building # 2

Improvement Type:	01 - SINGLE FAMILY	Stories :	1
Living/Business Sq. Ft.:	1,584		
Foundation:	02 - CONTINUOUS FOOTING	Floor System:	04 - WOOD W/ SUB FLOOR
Exterior Wall:	04 - SIDING AVERAGE	Structural Frame:	00 - NONE
Roof Framing:	02 - GABLE/HIP	Roof Cover/Deck:	13 - PREFIN METAL CRIMPED
Cabinet/Millwork:	03 - AVERAGE	Floor Finish:	11 - CARPET COMBINATION
Interior Finish:	07 - DRYWALL	Paint/Decor:	03 - AVERAGE

Heat and A/C:	08 - HEAT & COOLING PKG	Plumbing Fixtures:	3
Bath Tile:	00 - NONE	Electrical:	03 - AVERAGE
Shape:	01 - RECTANGULAR DESIGN	Quality:	01 - AVERAGE
Act Yr Built:	1994	Condition:	A - AVERAGE

Building Areas:

Area:	BAS	Sq Ft: 1,008
Area:	BSF	Sq Ft: 576
Area:	OPF	Sq Ft: 120

Building # 3

Improvement Type:	01 - SINGLE FAMILY	Stories:	1
Living/Business Sq. Ft.:	1,508		
Foundation:	02 - CONTINUOUS FOOTING	Floor System:	04 - WOOD W/ SUB FLOOR
Exterior Wall:	11 - COMMON BRICK	Structural Frame:	00 - NONE
Roof Framing:	02 - GABLE/HIP	Roof Cover/Deck:	13 - PREFIN METAL CRIMPED
Cabinet/Milwork:	03 - AVERAGE	Floor Finish:	11 - CARPET COMBINATION

Interior Finish:	07 - DRYWALL	Paint/Decor:	03 - AVERAGE
Heat and A/C:	08 - HEAT & COOLING PKG	Plumbing Fixtures:	6
Bath Tile:	00 - NONE	Electrical:	03 - AVERAGE
Shape:	01 - RECTANGULAR DESIGN	Quality:	01 - AVERAGE
Act Yr Built:	1995	Condition:	A - AVERAGE

Building Areas:

Area:	BAS	Sq Ft: 1,508
Area:	GRF	Sq Ft: 667
Area:	OPF	Sq Ft: 174

Extra Features

Bldg/Card#	Type	Description	Units
1	WOOD DECK		577
1	PATIO	70X28	1,960
2	POLE BARN	50X60	3,000
2	OPEN SHED	45X60	2,700
2	WOOD DECK	12X12	144
2	POLE BARN	45X60	4,000
3	WOOD DECK	10X23	230

Sale Information

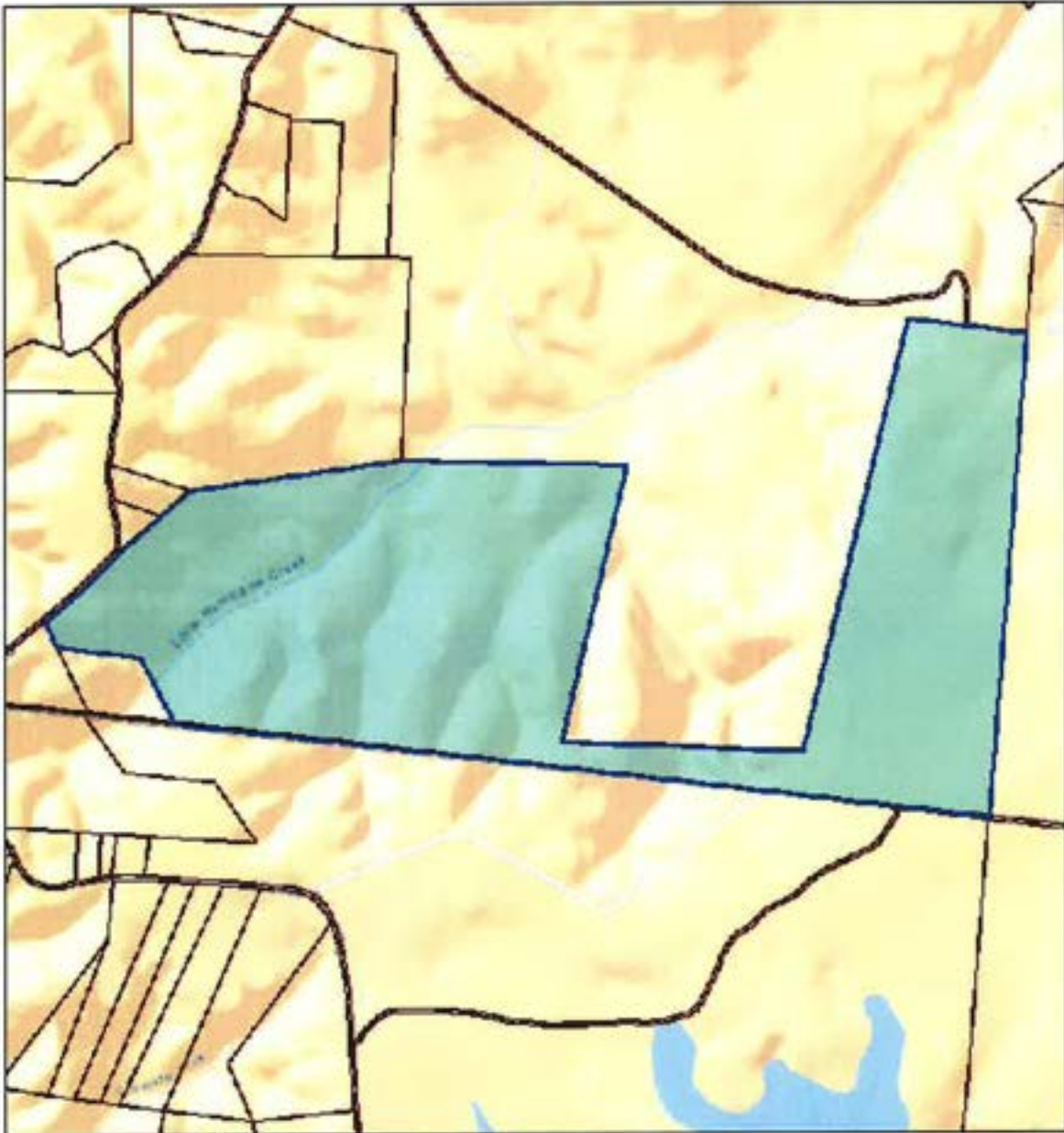
Sale Date	Price	Book	Page	Vac/Imp	Type Instrument	Qualification
01/05/2017		RB1085	311		QC	
10/24/2016		RB966	182		QC	
06/08/2015	\$2,500,000	RB877	436	IMPROVED	WD	N
09/01/2014	\$6,800,000	RB834	42	IMPROVED	WD	M
09/21/2008	\$0	RB488	252			
09/20/2008	\$0	RB488	249			

09/19/2008	\$0	RB488	246			
09/18/2008	\$0	RB488	243			
09/17/2008	\$0	RB488	240			
10/04/2005	\$0	RB272	556			
05/19/1997	\$1,350,000	382	687	IMPROVED	WD	M
04/01/1994	\$800,000	346	431	IMPROVED	WD	P
07/05/1983	\$0	249	373			

Land Information

				704.00		
			Land Type:	46 - ROTATION	Soil Class:	G Units: 190.00
			Land Type:	54 - PASTURE	Soil Class:	G Units: 166.00
			Land Type:	54 - PASTURE	Soil Class:	A Units: 13.00
			Land Type:	54 - PASTURE	Soil Class:	P Units: 3.00
Deed Acres:	0.00	Calc Acres:	0.00	Total Land Units:		
			Land Type:	62 - WOODLAND 2	Soil Class:	G Units: 210.00
			Land Type:	62 - WOODLAND 2	Soil Class:	A Units: 76.00
			Land Type:	62 - WOODLAND 2	Soil Class:	P Units: 43.00
			Land Type:	04 - IMP SITE	Soil Class:	Units: 3.00

Overton County - Parcel: 134 039.00



Date: December 11, 2018
County: Overton
Owner: LAKEVIEW FARMS LLC
Address: MUDDY POND RD 2300
Parcel Number: 134 039.00
Deeded Acreage: 0
Calculated Acreage: 0
Date of Imagery: 2014

TN Comptroller - OLD
State of Tennessee, Comptroller of the Treasury, Office of Local Government
E/LG
Sources: Esri, HERE, Garmin, USGS, Intermap, INCREMENT P, NRCan,
Esri Japan, METI, Esri China (Hong Kong), Esri Korea, Esri (Thailand),

The property lines are compiled from information maintained by your local county Assessor's
office but are not conclusive evidence of property ownership in any court of law.

State of Tennessee  Comptroller of the Treasury
Real Estate Assessment Data

County Number: 067

County Name: OVERTON

Tax Year: 2019

Property Owner and Mailing Address

Jan 1 Owner:
 LAKEVIEW FARMS, LLC
 PO BOX 520
 LIVINGSTON, TN 38570

Current Owner:

Property Location

Address: MUDDY POND RD 2366

Map: 134 **Grp:** **Ctrl Map:** 134 **Parcel:** 039.00 **PI:** **S/I:** 000

Value Information

Reappraisal Year: 2015

Land Mkt Value:	\$385,500	Land Use Value:	\$204,500
Improvement Value:	\$0	Improvement Value:	\$0
Total Market Appraisal:	\$385,500	Total Use Appraisal:	\$204,500
		Assessment %:	25
		Assessment:	\$51,125

General Information

Class:	11 - AGRICULTURAL		
City #:	000	City:	
SSD1:	000	SSD2:	000
District:	09	Mkt Area:	Q01
# Bldgs:	0	# Mobile Homes:	0
Utilities - Water / Sewer:	03 - PUBLIC / INDIVIDUAL	Utilities - Electricity:	01 - PUBLIC

Utilities - Gas / Gas
Type:

00 - NONE

Zoning:

Subdivision Data

Subdivision: PART IN PUTNAM CO

Plat Bk: Plat Pg: Block: Lot:

Additional Description

Building Information

Extra Features

Sale Information

Sale Date	Price	Book	Page	Vac/Imp	Type Instrument	Qualification
01/05/2017		197	973		QC	
10/24/2016		169	510		QC	
06/08/2015	\$2,500,000	149	53	IMPROVED	WD	M
09/01/2014		138	822		QC	
09/17/2008	\$0	56	964			
09/17/2008	\$0	56	961			
09/17/2008	\$0	56	958			
09/17/2008	\$0	56	955			
09/17/2008	\$0	56	952			
09/17/2008	\$0	56	952			
10/04/2005	\$900,000	8	290	IMPROVED	WD	E
05/19/1997	\$1,350,000	277	479	VACANT	WD	P
04/01/1994	\$800,000	262	550	VACANT	WD	P
05/06/1983	\$0	211	134			

Land Information

Deed Acres: 0.00	Calc Acres: 0.00	Total Land Units: 353.00	Land Type: 62 - WOODLAND 2	Soil Class: A	Units: 106.00
			Land Type: 62 - WOODLAND 2	Soil Class: P	Units: 152.00
			Land Type: 62 - WOODLAND	Soil Class: G	Units: 79.00

2

Land 54 - **Soil**
Type: PASTURE **Class:** A **Units:** 16.00

DIRECTIONS TO PROPERTY WITH MAPS

Entry Coordinates: 36.131790, -85.133228

3402 Andy Harris Rd

Rockford, TN 37853

Get on I-140 W in Alcoa from Martin Mill Pike

- 9 min (5.2 mi)
1. Head north on Andy Harris Rd toward Martin Mill Pike
 2. Turn left onto Martin Mill Pike
 3. Turn right onto TN-33 N
 4. Turn left onto Williams Mill Rd
 5. Turn right onto S Singleton Station Rd
 6. Turn left onto Cusick Rd
 7. Turn right to merge onto I-140 W

Follow I-140 W and I-40 W to US-127 N in Crossville. Take exit 317 from I-40 W

- 1 h 3 min (70.6 mi)
8. Merge onto I-140 W
 9. Continue onto TN-162 N
 10. Take exit 1D for I-40 W/I-75 S toward Nashville/Chattanooga
 11. Keep left at the fork and merge onto I-40 W/I-75 S
 12. Keep right at the fork to continue on I-40 W, follow signs for Nashville
 13. Take exit 317 for US-127 toward Crossville/Jamestown

Continue on US-127 N. Take Clear Creek Rd to TN-62 W in Putnam County

- 19 min (13.4 mi)
14. Turn right onto US-127 N (signs for Jamestown)
 15. Turn left onto Clear Creek Rd
 16. Continue onto Elmore Rd
 17. Turn left onto TN-62 W
- Destination will be on the left

22101-22545 TN-62

Monterey, TN 38574



REFERENCES

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CBI, 2018b. TN-SWAP 2015 Priorities Adjacent to Karst Habitats.

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PREPARERS' QUALIFICATIONS AND CONTRIBUTIONS

Tom Howe

Tom Howe is a lifelong naturalist especially experienced in the study of vascular plants and birds. He received a B.S. in Biology from Cornell University in 1974 and has worked for the Park Service, et al, as a biological technician and consultant. He resides in east Tennessee where he is the president of the Knoxville Chapter of the TN Ornithological Society and works as a volunteer for the Great Smoky Mountains National Park doing biological inventories. Tom joined Foothills Land Conservancy as a consultant in 2015 and on staff in 2016 preparing baseline document reports and monitoring easement properties.

Meredith Clebsch

Contribution: oversaw development of the document

Meredith's formal education includes a BS degree in Animal Science from Clemson University with minors in Horticulture and Wildlife Biology. She also completed a number of graduate and undergraduate level courses at the University of TN in botany, ecology, horticulture and wildlife biology. For 25 years she owned and operated a successful native plant nursery, which included consultation and design services involving considerable field work in plant identification and landscapes interpretation. She has attended many field botany and ecology study classes and assisted in gathering and interpreting data for a number of projects associated with plant ecology.

Much of Meredith's recreational time is spent in outdoor recreation and pursuing nature study. She has worked for Foothills Land Conservancy since 2007, and has been Land Director since 2010, preparing and overseeing development of baseline documentation reports, drafting conservation easements, and monitoring easement properties. At present this includes approximately 200 properties in 7 states totaling nearly 100,000 acres. She has attended the Land Trust Alliance national meeting and training sessions in 2007, 2008, 2013, 2014 and also annual regional land trust meetings.

Matthew Moore

Contribution: field data collection, photos, maps and document review

Matthew studied at Berry College, receiving a B.S. in Biology with a minor in Chemistry in 2006. In 2013 he graduated from the University of Tennessee with a Master of Forestry and a minor in Statistics. Matthew worked for Vermont Youth Conservation Corps leading trail crews, for The Nature Conservancy restoring Mexican spotted owl habitat, and worked three years for the Park Service treating hemlocks, controlling exotic, invasive plants, and managing their GIS data. His free time is spent with his wife and daughter camping, gardening, and identifying plants. Matthew joined Foothills Land Conservancy as a Conservation Assistant in 2017.

Shelby Lyn Sanders

Contribution: document review

Shelby Lyn Sanders joined the Foothills Land Conservancy staff in 2017, assisting both the Executive Director and in the preparation of baseline documentation reports. Shelby graduated from the University of Tennessee—Knoxville in 2015, receiving a B.S. in Wildlife & Fisheries Science with a focus on management. Her background includes work in both Tennessee and Kansas studying the ecology of grassland birds for UT's Center for Native Grassland Management, and she also spent a year working for the Southern Research Station of the USDA Forest Service in conjunction with UT, where she assisted with data collection for various projects assessing growth and competitiveness of upland hardwoods in the Southern Appalachian region.

EXHIBITS

(Electronic versions saved as independent files)

A. Conservation Easement

BDR EXHIBIT A
CONSERVATION EASEMENT