

# OHIO STREAM PRESERVATION

## CONSERVATION EASEMENT BASELINE DOCUMENTATION

Baseline Documentation Report for the

TAYLOR WELLS PRESERVE  
Claridon Twp., Ohio



Date: February 24, 2009

**PROPERTY LOCATION**

Permanent Parcel #: 12-018500, 13-009300  
Address: Mayfield Road  
County: Geauga  
Acres Preserved: 12 Acres

**CHECKLIST OF DOCUMENTS INCLUDED WITH THIS REPORT**

- Conservation Easement
- Maps -- general
  - Location
  - Aerial View
  - Topography and Water
  - Soils
  - NWI
  - USGS
- Photographs
- Species List
- Form 8283
- Appraisal
- Title Documents
- Survey

## **CONSERVATION EASEMENT DETAILS**

### **Purpose:**

Preserving, protecting, and maintaining as a scenic natural habitat for plants, animals, wildlife, and together with the right of visual access to and view of the Protected Property in its scenic, natural, and open condition.

### **Specific Restrictions:**

(For a complete list of specific restrictions, refer to the Conservation Easement)

### **Specific Reserved Rights:**

(For a complete list of specific reserved rights, refer to the Conservation Easement)

## **BASELINE INVENTORY**

### **List and describe existing structures:**

There were no existing structures on the protected property.

### **Describe land cover (approximate percent forest, field, yard, etc.):**

The protected property contains approximately 8 acres of high quality Ohio EPA Category 3 wetland. The land cover is as follows: approximately 70% emergent wetlands, 20% scrub shrub wetlands, 10% upland forest, and 05% old field.

### **Condition of watercourses or water bodies:**

The Cuyahoga River and one stream were observed within the conservation easement. Fieldwork was conducted during winter with both streams frozen over. Since fieldwork was conducted during the winter, both the Cuyahoga and the one stream channel were frozen and overall characteristics could not be observed. However, both appear to be in good condition.

### **Power lines present? If so describe location and condition of Right-of-way:**

There are no power lines within the conservation easement.

### **Describe existing trails or access roads and note condition:**

There appears to be no trails or access roads within the easement.

### **Existing dumps/disturbances?**

There were no dumps or disturbances on the protected property.

### **Industrial or Commercial Activity?**

There was no industrial or commercial activities found on or around the protected property.

### **Encroachment from adjacent property?**

There appears to be no encroachment from the adjacent properties.

### **Note presence or absence of tree stumps, other signs of recent cutting:**

There were no signs of recent cutting on the protected property.

## **NARRATIVE DESCRIPTION OF CONSERVATION VALUE OF THE PROTECTED PROPERTY**

On February 24, 2009, Chagrin Valley Engineering Staff, Consultants for Ohio Stream Preservation, visited the Taylor Wells easement for the purpose of establishing a documentation of said conservation easement. Specific criteria was examined to include vegetation, hydrology, presence or absence of disturbances, existing structures, and any other significant features of the property that enhance or degrade the ecological value of the property.

### ***Site Location***

The Taylor Wells easement is located in Claridon Township with Mayfield Road located to the south and Taylor Wells Road to the east. The easement is generally surrounded by agricultural fields and upland woods. Residential properties are located to the east, but are not directly adjacent to conservation easement.

### ***Site Description***

Over half of the protected property is riverine wetland habitat. Emergent and scrub/shrub vegetation such as Fowl manna grass (*Glyceria striata*) and Silky dogwood (*Cornus amomum*) dominate most of the wetland. The western most portion of the easement has a narrow strip of upland woods. At the western edge of the conservation easement where the upland woods meet the wetland, multiple downed trees with various stage of decay exist. To the east, the wetland slowly transitions into old field vegetation. The old field contains scattered shrubs and saplings, however, plant species were not able to be identified within the field area due to the amount of snow present.

### ***Habitat Assessment***

Wildlife was abundant on the protected property. Dead snags were found with woodpecker holes. Deer tracks and runs were found throughout the easement area. The forested part of the protected property has good vertical structure while the old field and forests create an edge for which is a highway for wildlife to travel.

### ***Ecological Value***

The protected property contains multiple habitats including a scrub/shrub emergent wetland, and the Cuyahoga River. In addition, small narrow portions of old field and upland forest are found on the edges of the conservation easement. Along with these habitats the easement is topographically diverse. These features make this property well worth protecting.