**[LAND TRUST]**

**CONSERVATION EASEMENT**

**PROPERTY INFORMATION AND SITE VISIT REPORT**

**Project Name:**

**Landowner Name: Telephone #:**

**Address:**

**E-mail address:**

**Property Address:**

**County:**

**Tax or parcel #:**

**Total acreage: Acreage to be conserved:**

(Attach topographic or other maps showing location of property and parcel to be conserved)

**Directions to property:**

**I. Questions for the Landowner**

**Form completed by: Date:**

1. Who has ownership rights in the property? (E.g., landowner, spouse, other family members, easement holders, partners in a partnership or limited liability company, mineral-rights holders, etc.)
2. What are the past and current uses of the land?
3. What and where are the important conservation resources on the property?
4. List all improvements on the land.
5. If a conservation easement is contemplated, how does the landowner wish to use the land in the future? (What reserved rights might the landowner require?)
6. Is the property enrolled in any local or state programs that may affect specific uses on the land (such as a state forestry or current use program)?
7. Have mining or other extractive activities ever taken place on the property? If yes, describe.
8. Has the property been subject to a clean-up order for hazardous waste by the state or federal government? If yes, describe.
9. Has the landowner ever buried waste on the property, installed underground storage tanks, or otherwise stored chemicals or petroleum products on the land? If yes, describe.
10. Are there any land management problems, such as trespass, vandalism or invasive species?
11. Has the landowner granted any rights to someone else with respect to the property that would not show up in the public records, such as grazing or hunting leases, the right to remove trees that block a neighbor’s views, or the right to recreate on the property?
12. Are there any surrounding land use issues the land trust should be aware of, such as oil and gas development, mines, wildfire mitigation efforts, proposed reservoirs, etc.?
13. Additional landowner comments, observations?

**II. Conservation Easement Site Inspection Report**

**A. Property and Landowner Information**

1. Additional information about land ownership *(Is the land owned by an entity such as a partnership? If so, describe. Is the land owned by more than one person? If so, list names and relationships, etc.):*
2. Land use issues (i.e. local zoning, minimum lot size, development restrictions, state & local land use plans, floodplain restrictions, etc.):
3. Do any surveys exist for the property? Date(s):

**B. Property Access and Boundaries**

1. What is the legal access to the property?
2. Describe any difficulties with respect to access:
3. Are boundaries marked? If so, how:
4. Is the land adjacent to other protected areas? If so, describe:

**C. General Description of Property**

1. General description of topography and natural features:
2. Historic land uses:
3. Current land uses and their intensity:
4. Surrounding land uses and their intensity:
5. Existing improvements and their condition:
6. Proposed improvements:
7. Existing easements or encumbrances:
8. Resource management (note any of the following resources that apply to the property, how the landowner wishes to address them, and if a management plan is necessary).
9. Agriculture:
10. Timber harvest:
11. Mining, oil or gas development:
12. Recreation, both private (hunting, fishing, etc.) and public (trail, park, etc.):
13. Water features including water rights:

**D. Conservation Values**

1. Does land contain relatively natural habitat? **□**Yes **□**No

If yes, describe for what plants and/or animals:

1. Is or will land be available for public recreation or education? **□**Yes **□**No

18. Does land represent scenic open space, farm or forest land?  **□**Yes **□**No

If yes, from where can public view land?

19. Is land identified for conservation by a federal, state or local governmental policy? **□**Yes **□**No

If yes, which policy applies?

20. Is the land part of an historically important land area or does it contain a certified

historic structure? **□**Yes **□**No

If yes, describe:

21. Other conservation values (describe):

**E. Land Trust Criteria**

22. Which of the following land protection criteria does this property meet?

**□** Proximity to other conserved properties

**□** [INSERT CRITERION]

**□** [INSERT CRITERION]

**□** [INSERT CRITERION]

**□** [INSERT CRITERION]

**□** [INSERT CRITERION]

**□** [INSERT CRITERION]

**□** [INSERT CRITERION]

**□** [INSERT CRITERION]

**□** [INSERT CRITERION]

**□** [INSERT CRITERION]

**□** [INSERT CRITERION]

**F. Hazards, Public Use Issues**

23. Safety hazards: **□**Yes **□**No If yes, describe:

24. Public use problems: **□**Yes **□**No If yes, describe:

25. Invasive species: **□**Yes **□**No If yes, describe:

26. Dumping? **□**Yes **□**No If yes, describe:

27. Trespass? **□**Yes **□**No If yes, describe:

28. Vandalism? **□**Yes **□**No If yes, describe:

29. Off-highway vehicle use? **□**Yes **□**No If yes, describe:

P U T

E X E R C I S E

30. Evidence of potential hazardous waste issues: **□**Yes **□**No If yes, describe:

31. Fumes or unusual odors? **□**Yes **□**No If yes, describe:

32. Evidence of underground tanks (piping, vents, depressions or mounds)? **□**Yes **□**No If yes, describe:

33. Dumps? **□**Yes **□**No If yes, describe:

34. Areas lacking vegetation or where vegetation is dead or dying? **□**Yes **□**No

If yes, describe:

35. Disturbed soil? **□**Yes **□**No If yes, describe::

36. Drains? **□**Yes **□**No If yes, describe:

37. Unusual color in water or sheen on water? **□**Yes **□**No If yes, describe::

38. Empty drums? **□**Yes **□**No If yes, describe:

**STEWARDSHIP**

39. Are there any circumstances or conditions that could make it difficult to effectively steward this property? **□**Yes **□**No

If yes, describe:

Site Inspection Performed by: Date of Inspection:

Signature:

*This form adapted from* Evaluating and Selecting Conservation Projects *by Jane Ann Hamilton and Jonathan Moore. Washington, DC: Land Trust Alliance. 2007.*