

**RICHMOND LAND TRUST
SAFFORD PRESERVE**

STEWARDSHIP PLAN 1998-2008

Purpose and Policy for Land Trust Natural Areas

The Richmond Land Trust (RLT) owns and maintains its properties for the purpose of preserving open space and representative forest communities in the Town of Richmond. Preservation means that no alteration of existing conditions is permitted with the exception of boundary marking, trail development and maintenance, limited posting of preserve designation, regulations and interpretative signs, and establishment of parking areas. Natural succession will proceed unhindered, except in areas designated for growth of native shrubs or trees for conservation purposes, or for agricultural purposes. Lands preserved by RLT provide outdoor laboratories for the study of natural forest succession and river and floodplain dynamics.

Preserved lands owned by RLT are open for hiking, cross-country skiing, photography, picnicking, horseback riding, educational field trips, nature study, and scientific research. Mountain bicycles must be ridden only on designated trails. Motorized vehicles of any kind are prohibited except for maintenance or emergency use.

Preserves are open to public use daily from dawn until dusk. The following activities are not permitted: overnight camping, fires, or trapping. Deer hunting and fishing are permitted in accordance with Vermont statutes, but otherwise no killing, injuring, harassing or collecting of animals or fish is permitted. No cutting, uprooting, collecting or injuring of vegetation is permitted except for designated trail clearing and maintenance, seasonal, non-commercial harvesting of wild edibles, selective logging according to a forest management plan and nursery and agricultural purposes cited above.

All Restrictive Covenants set forth in relative Warranty Deeds (Appendix 1) apply to uses of lands conserved by RLT.

General Description of the Property

The upland Safford Preserve in Richmond lies south of Cochran Road approximately 0.5 miles west of Jonesville and is parcel C0017B in Richmond Tax Maps (Appendix 2). The Grand List indicates 42.42 acres of land, Miscellaneous, Town. It is owned and maintained by the Richmond Land Trust which acquired it as a gift from George Safford of Richmond on April 30, 1990 (Book 69, pages 298-299, Town of Richmond).

The parcel has generally steep slopes (Appendix 3) and is forested with northern hardwoods and hemlock. The land was previously used for logging and farming as evidenced by old logging roads through the forests extending off the property to the west and five acres of abandoned pasture on the northerly slope, which is becoming overgrown with scrub red pine. No specific archeological or historical features and no endangered species have been identified. There are no physical or environmental hazards, and there are no structures existing on the site. Access is from the east via Orchard Lane.

Boundary Description

See attached deed and map (Appendixes 1, 4).

Existing Conditions

* Geology and Soils:

Elevation varies from approximately 400 feet to 660 feet at the highest point. Bedrock of this region is primarily Cambrian in age, being part of the Green Mountain massif. The rocks have been subject to the folding and metamorphic action which formed the Green Mountains. Composition of the rocks is complex, made up primarily of schistose graywacke and some phyllite. This complex graywacke consists of numerous minerals, including quartz, biotite, magnetite, muscovite and others. Soils are thin and well-drained of the Lyman-Marlow group, generally rocky loams.

* Vegetation: See Appendix 5.

* Wildlife: See Appendix 6.

* Uses of the Property:

This upland parcel shows evidence of past logging activity, and portions are recovering from grazing pressure. Three logging roads access the parcel. Currently, hiking, bird watching, nature study and hunting are the main uses.

Conservation Management Plan

Stewardship Activities:

* Taxes:

Richmond property taxes are paid annually by the Treasurer. Mr. George Safford has established a fund for defraying the tax burden. Applications for enrollment of RLT lands in Current Use will be submitted in 1998 (32 V.S.A #3755).

* Insurance:

RLT carries a General Liability Policy in the amount of \$1,000,000 with Ford Insurance Company, Woodstock, Vermont.

* Boundary Marking:

Boundaries are posted with "Safford Preserve" signs (Appendix 7) at key access points. The Stewardship Committee attends to sign inspection and maintenance at least annually. At the request of John Rosenfeld, adjoining landowner, "No Trespassing" signs are posted along our common boundary (approximately 1200 feet along the SSW property line). Signs are inspected yearly and replaced as needed (done 4/1998),

* Trails:

A loop trail follows existing logging roads beginning and ending at the main northeastern access point, marked with a prominent Safford Preserve sign. An extension of this trail leads west to the Bowen property. This trail is maintained to the common property line for possible future extension along the ridge line to Richmond Village. Water bars have been installed to prevent erosion. These are maintained and trails are cleared at least annually. See Appendixes 8 and 9.

* Parking:

Access is on the east side via Orchard Lane, owned by Phillippe Cote and maintained by homeowners on the road. A pull-off on the east side of the road opposite the Preserve access is used for parking. Permission to continue this arrangement has been requested (1/18/98) from Mr. Cote. RLT will seek a long term arrangement with Mr. Cote and Orchard Lane residents.

* Special Restrictions:

Educational field trips and scientific research on the Preserve are encouraged. Field trip leaders should notify the Chair of the Stewardship Committee before the event. Research proposals should be approved by the committee.

* Monitoring:

The Safford Preserve is monitored at least once annually by one or more members of the RLT Stewardship Committee, and a standard RLT monitoring form (Appendix 10) is completed. Irregularities are noted, and appropriate corrective measures are implemented.

Compiled by Stewardship Committee members Chris Fictel, Wildlife Biologist (1990) and Walter Poleman, Field Naturalist and Warren Beeken (1998).

APPENDED MATERIAL

* Insurance:

1 Warranty Deed RIT carries a General Liability Policy with \$1,000,000 with Ford Insurance Company, Woodstock, Vermont.

2 Orthophoto/Tax Map

* Boundary Marking:

3 Contour Map

Boundaries are posted with "Stafford Preserve" signs (Appendix 7) at key access points. The Stewardship Committee requests of John Rosenfeld, adjoining landowner, that "no trespassing" signs are posted along our common boundary (approximately 1300 feet along the SW property line) are inspected yearly and replaced as needed (done 4/1998).

4 Surveyors Map

5 Vegetation

6 Wildlife

7 Boundary Sign

* Trails:

8 Trail Map

A loop trail follows existing logging roads beginning and ending at the main northeast corner of the preserve. An extension of this trail leads west to the Bowen property. This extension along the common property line for possible future extension along the ridge line to Richmond Village. Water bars have been installed to prevent erosion. These are maintained and trails are cleared at least annually. See Appendixes 8 and 9.

9 Photographs and Location Map

10 Monitoring Report

* Parking:

Access is on the east side via Orchard Lane, owned by Phillip Cole and maintained by homeowners on the road. A pull-off on the east side of the road opposite the Preserve access is used for parking. Permission to continue this arrangement has been requested (1/18/98) from Mr. Cole. RIT will seek a long term arrangement with Mr. Cole and Orchard Lane residents.

* Special Restrictions:

Recreational field trips and scientific research on the Preserve are encouraged. Field trip leaders should notify the Chair of the Stewardship Committee before the event. Research proposals should be approved by the committee.

* Monitoring:

The Stafford Preserve is monitored at least once annually by one or more members of the RIT Stewardship Committee, and a standard RIT monitoring form (Appendix 10) is completed. Irregularities are noted, and appropriate corrective measures are implemented.

Compiled by Stewardship Committee members Chris Fitchel, Wildlife Biologist (1995) and Walter Polman, Field Naturalist and Warren Beeken (1998).

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS that I, GEORGE SAFFORD, JR., of Richmond, in the County of Chittenden, and State of Vermont, ("Grantor"), in consideration of Ten Dollars and other valuable consideration, paid to my full satisfaction by Richmond Land Trust, INC., a non-profit corporation organized under the laws of the State of Vermont ("Grantee"), by these presents do freely GIVE, GRANT, SELL, CONVEY and CONFIRM unto the said Grantee, RICHMOND LAND TRUST, INC., and its successors and assigns forever, a certain piece of land in the Town of Richmond, County of Chittenden, State of Vermont, described as follows, viz:

Being a part of the same land and premises conveyed to George Safford, Jr. by Warranty Deed of Rollin and Maywood Bushey, dated 2 May 1960, and recorded at Book 24, Page 409-A of the Richmond Town Land Records.

More particularly being described as Parcel 1 and Parcel 2 as referred to in a plat of survey entitled "Subdivision of George Safford to be conveyed to Richmond Land Trust, Cochran Road, Richmond, Vermont, dated March 27, 1990, Trudell Consulting Engineers, Inc." which is of record in the Richmond Town Land Records. Reference is hereby made to said survey for purposes of incorporation herein.

Parcel 1 consists of land comprising 10.7 acres ± and includes the islands; Parcel 2 consists of land comprising 42.42 acres.

Also included in this conveyance is a 60' right-of-way located along the westerly side of that portion of Parcel 3 lying south of Cochran Road; and a 60' right-of-way located along the easterly side of that portion of Parcel 3 lying north of Cochran Road. Both rights-of-way are demarcated upon the above referenced plat of survey. These two rights-of-way may only be used for pedestrian ingress and egress. These rights-of-way shall be extinguished in the event that Grantee, its successors or assigns, obtain legal and permanent access to Parcels 1 and 2 from other property.

Reference is hereby made to the above Deed and its record and to all prior Deeds and records thereof for further description of the parcel being conveyed.

Reserved from this conveyance is the right to establish, maintain and use a certain spring of water located in the southeasterly portion of Parcel 2, as referenced on said plat of survey, for purposes of supplying water to a single family residence now owned by Lawrence and Agnes Mitchell, including the right to convey this spring right to any third party. This right does not include the right to change or relocate said spring beyond a 50' radius from the site of the present spring.

The property is conveyed subject to the following **RESTRICTIVE COVENANTS**:

1. The property shall be used for agricultural, forestry, educational, non-commercial recreation, and open space purposes only. Only selective logging in conformity with the guidelines set forth by an independent professional forester shall be allowed; no clear cutting shall be allowed except as may be required for the establishment and maintenance of trails and open areas; and, where possible, all skidding shall be done by horses. No residential, commercial, industrial, or mining activities shall be permitted. No building or other structures shall be constructed, created, erected or moved onto the property.

2. The use of motorized vehicles shall be limited to brush cutting, service and maintenance work, and for the assistance of handicapped individuals. All motorized recreational vehicles are discouraged.
3. No rights-of-way, easements of ingress or egress, driveways, roads, or utility lines shall be constructed, developed or maintained into, on, over, under, or across the property, except those presently existing. Walking paths and maintenance roadways shall be permitted. No leach fields or other types of waste disposal systems shall be allowed on the property.

Invalidation of any provision hereof shall not affect any other provision of this Deed.

TO HAVE AND TO HOLD said granted premises, with all the privileges and appurtenances thereof, to the said Grantee, RICHMOND LAND TRUST, INC., also to its successors and assigns, to their own use and behoof forever.

And I, the said Grantor, GEORGE SAFFORD, JR., do for myself, my heirs, executors and administrators, covenant with the said Grantee, RICHMOND LAND TRUST, INC., and its successors and assigns, that until the ensembling of these presents, I am the sole owner of the premises, and have good right and title to convey the same in manner aforesaid, that they are **FREE FROM EVERY ENCUMBRANCE**, except highway and utility easements of record; and I hereby engage to **WARRANT AND DEFEND** the same against all lawful claims whatever.

IN WITNESS WHEREOF, I hereunto set my hand and seal this 27th day of April, 1990.

IN PRESENCE OF

Matthew J. Buckley
Witness

George Safford, Jr.
GEORGE SAFFORD, JR.

Joan M. Keeler
Witness

STATE OF VERMONT
COUNTY OF CHITTENDEN, SS.

At Richmond this 27th day of April
A.D., 1990, George Safford, Jr. personally appeared, and he acknowledged this instrument by him sealed and subscribed to be his free act and deed.

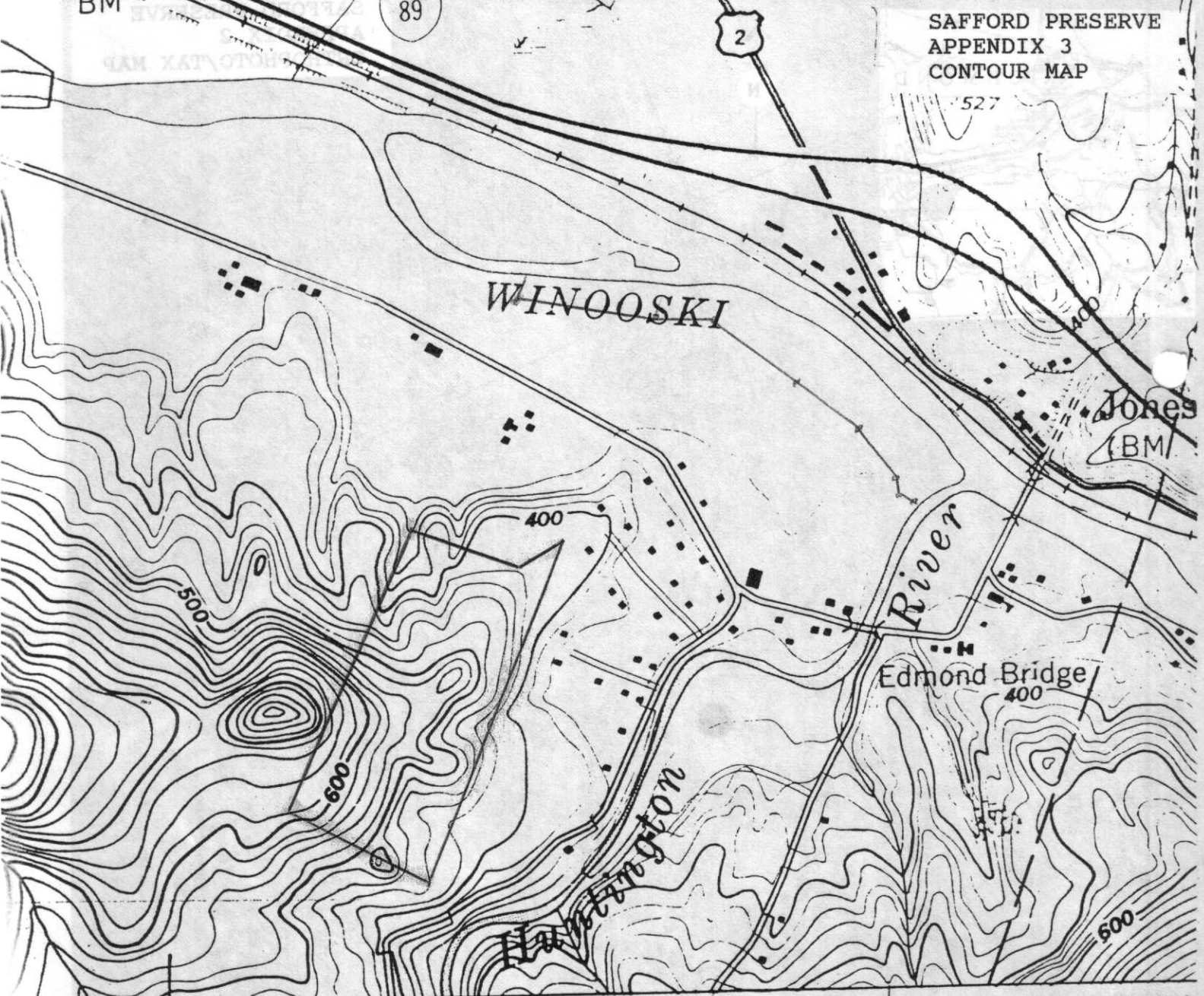
Before me Matthew J. Buckley
3 30 minutes P M
69 Page 298-299
Carol Records.
Faustina J. Gault
Town Clerk

NOTARY PUBLIC

ACKNOWLEDGMENT
Return Rec'd. Tax Paid-Board of Health Cert. Rec'd.-
Vt. Land Use & Development Plans Act Cert. Rec'd.
Return No. 5-90
Signed Faustina J. Gault
Date 5-1-90

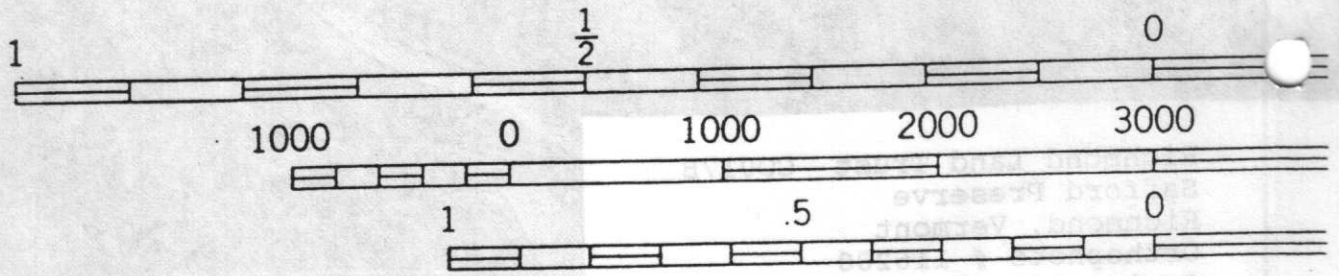
SAFFORD PRESERVE
APPENDIX 3
CONTOUR MAP

527



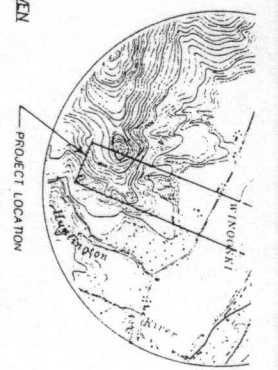
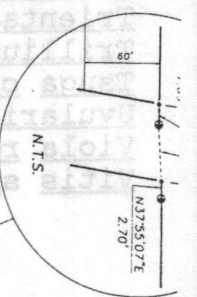
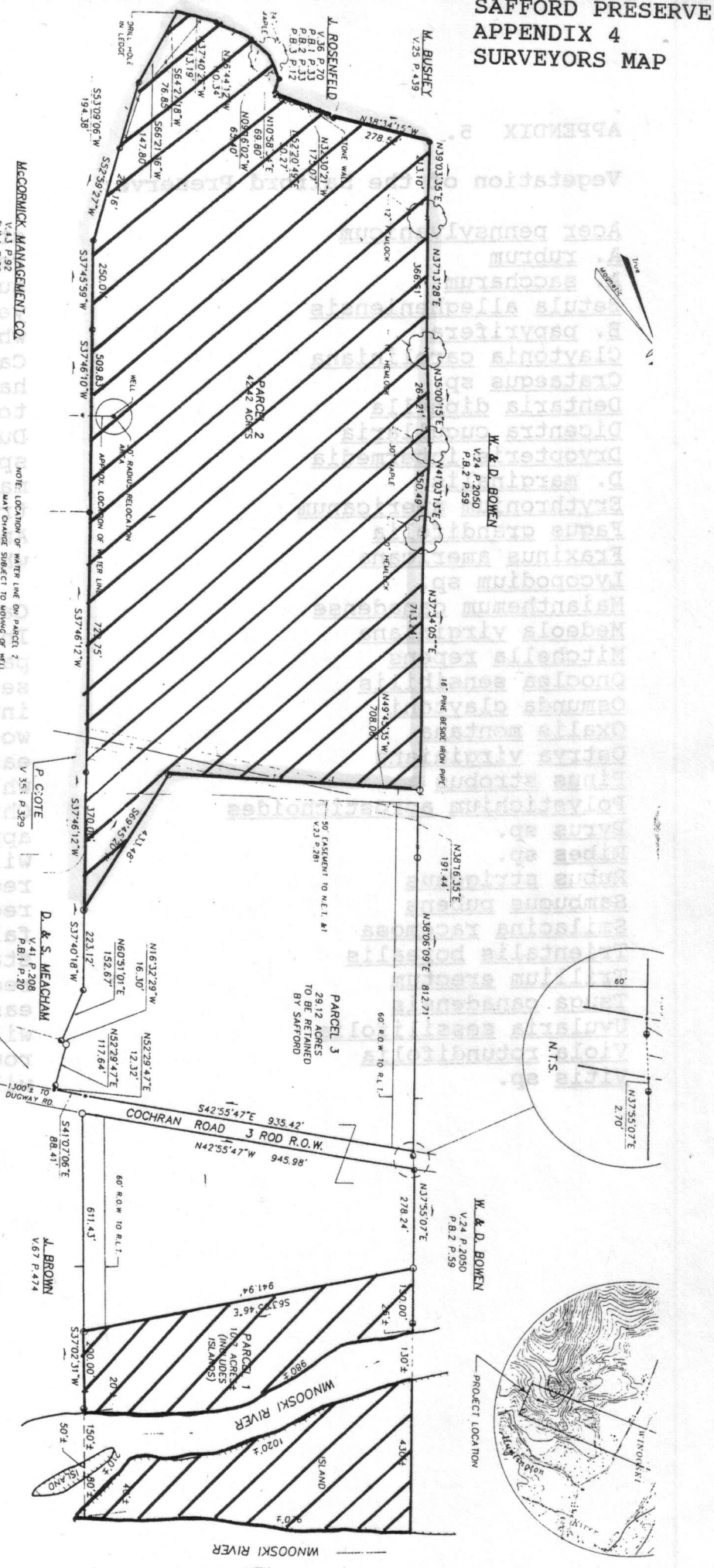
57'30" 63 HUNTINGTON 4.6 MI 64 (HUNTINGTON) 6472 IV SW

SCALE 1:24 000



CONTOUR INTERVAL 2
NATIONAL GEODETIC VERTICAL

SAFFORD PRESERVE
APPENDIX 4
SURVEYORS MAP



Approved by resolution of the Planning Commission of the Town of Richmond, Vermont, on the _____ day of _____, 19____, subject to all requirements and conditions of the resolution.

McCORMICK MANAGEMENT CO.
V.43 P.92
P.B.1 P.20

NOTE: LOCATION OF WATER LINE FOR PARCEL 2 MAY CHANGE SUBJECT TO LOCATION OF WELL WITHIN THE 50' RADIUS

THIS PLAN IS BASED ON A 100M. STATION CONTROL TRAVERSE EVIDENCE FOUND IN THE FIELD AND RECORDS. BEARINGS ARE BASED ON MAGNETIC NORTH. COCHRAN ROAD RIGHT-OF-WAY IS ASSUMED OVERLIES THE LAND.

D. & S. MEACHAM
V.41 P.208
P.B.1 P.20

R. & H. COMBLES
V.43 P.107
V.27 P.380

A. BROWN
V.67 P.474

W. & D. BOWEN
V.24 P.2050
P.B.2 P.59

W. & D. BOWEN
V.24 P.2050
P.B.2 P.59

LEGEND

- IRON PIPE FOUND
- IRON PIPE SET
- REBAR FOUND
- CALCULATED POINT

APPENDIX 5.

Vegetation of the Safford Preserve:

<u>Acer pennsylvanicum</u>	striped maple
<u>A. rubrum</u>	red maple
<u>A. saccharum</u>	sugar maple
<u>Betula allegheniensis</u>	yellow birch
<u>B. papyrifera</u>	white birch
<u>Claytonia caroliniana</u>	Carolina spring-beauty
<u>Crataegus sp.</u>	hawthorn
<u>Dentaria diphylla</u>	toothwort
<u>Dicentra cucullaria</u>	Dutchman's breeches
<u>Dryopteris intermedia</u>	spinulose woodfern
<u>D. marginalis</u>	marginal woodfern
<u>Erythronium americanum</u>	trout lily
<u>Fagus grandifolia</u>	American beech
<u>Fraxinus americana</u>	white ash
<u>Lycopodium sp.</u>	
<u>Maianthemum canadense</u>	Canada mayflower
<u>Medeola virginiana</u>	Indian cucumber
<u>Mitchella repens</u>	partridgeberry
<u>Onoclea sensibilis</u>	sensitive fern
<u>Osmunda claytoni</u>	interrupted fern
<u>Oxalis montana</u>	wood sorrel
<u>Ostrya virginiana</u>	eastern hophornbeam
<u>Pinus strobus</u>	white pine
<u>Polystichium acrostichoides</u>	Christmas fern
<u>Pyrus sp.</u>	apple
<u>Ribes sp.</u>	wild currant
<u>Rubus strigosus</u>	red raspberry
<u>Sambucus pubens</u>	red elder
<u>Smilacina racemosa</u>	false solomon's seal
<u>Trientalis borealis</u>	starflower
<u>Trillium erectum</u>	red trillium
<u>Tsuga canadensis</u>	eastern hemlock
<u>Uvularia sessilifolia</u>	wild oats
<u>Viola rotundifolia</u>	round-leaved violet
<u>Vitis sp.</u>	wild grape

APPENDIX 6.

Animals of the Safford Preserve:

Birds

Wilsonia canadensis
Mniotilta varia
Parus atricapillus
Dendroica caerulescens

Canada warbler
Black and white warbler
Black-capped chickadee
Black-throated blue
warbler
Black-throated green
warbler
Hairy woodpecker
Ovenbird
Northern parula
Red-eyed vireo
Winter wren

Dendroica virens

Picoides villosus
Seiurus aurocapillus
Parula americana
Vireo olivaceus
Troglodytes troglodytes

Mammals

Tamiasciurus hudsonicus
Erethizon dorsatum

Red squirrel
Porcupine

Reptiles and Amphibians

Plethodon cinereus

Red-backed salamander

MOTORIZED VEHICLES ARE NOT PERMITTED

DEER HUNTING IN SEASON BY BOW, RIFLE, OR MUZZLE
LOADER IS THE ONLY FORM OF HUNTING PERMITTED

RICHMOND LAND TRUST
P.O. BOX 602
RICHMOND, VERMONT 05477



CONSERVATION LAND

SAFFORD PRESERVE

WELCOME

This property is owned by the Richmond Land Trust, a non-profit organization dedicated to protecting significant ecological areas and agricultural and forest lands in Richmond, Vermont. The preserve was a generous gift from George Safford Jr., and it is managed by the Land Trust's Stewardship Committee.

The Land Trust welcomes you to respectfully enjoy the property. Hiking, cross-country skiing, picnicking, horseback riding, nature study, and scientific research are encouraged. Activities not permitted on this property include cutting or removing of vegetation, harassing or collecting wildlife, use of motorized vehicles, dumping, target shooting, fires, or camping.

**DEER HUNTING IN SEASON BY BOW, RIFLE, OR MUZZLE
LOADER IS THE ONLY FORM OF HUNTING PERMITTED**

MOTORIZED VEHICLES ARE NOT PERMITTED



RICHMOND LAND TRUST
P.O. BOX 605
RICHMOND, VERMONT 05477

RICHMOND LAND TRUST TRAILS AND PRESERVES

1997

Cochran
Ski
Area

Winooski River

Cochran Road

Jonesville

Dugway Road

Huntington River

Wes White Hill Road



RIVERSHORE PRESERVE



SAFFORD PRESERVE



LOWER GORGE PRESERVE



HIKING TRAIL



PARKING

scale

1 inch = 1500 feet

Richmond Land Trust
Safford Preserve
Lower Gorge Preserve
Rivershore Preserve
Hiking Trails
Parking

SAFFORD PRESERVE
APPENDIX 8
TRAIL MAP

SAFFORD PRESERVE
APPENDIX 9
PHOTO LOCATION MAP



Richmond Land Trust
Safford Preserve
Richmond, Vermont
Scale: 1 inch = 350 feet
Contour Interval: 20 feet
Letters: Photo Locations

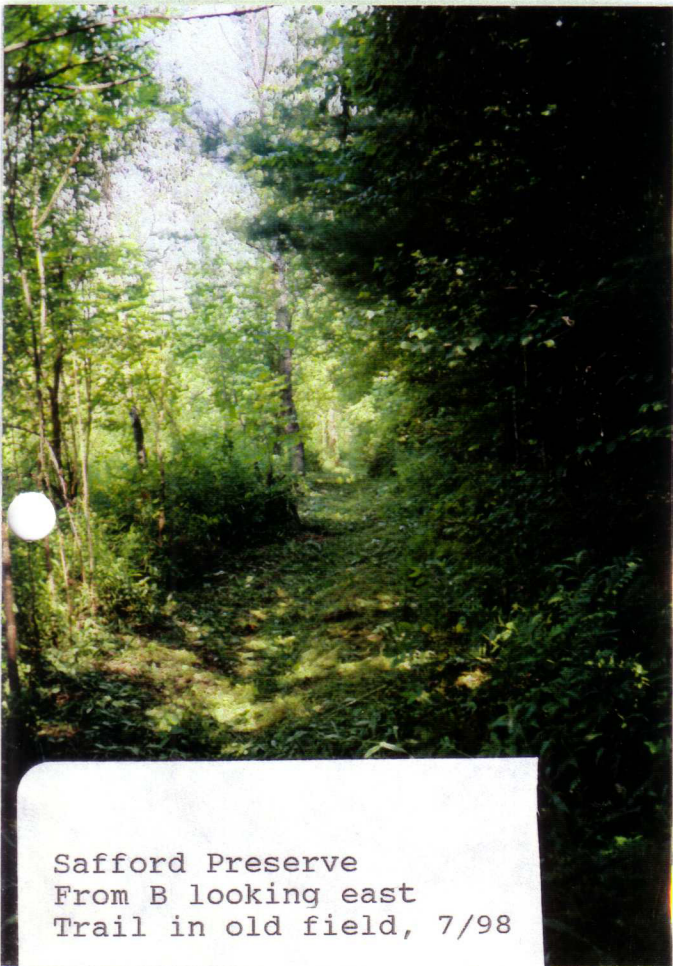
SAFFORD PRESERVE
APPENDIX 9
PHOTOGRAPHS



Safford Preserve
From A looking west
Preserve entrance, 7/98



Safford Preserve
From D looking north
Wooded loop trail, 7/98



Safford Preserve
From B looking east
Trail in old field, 7/98



Safford Preserve
From C looking north
South property line, 7/98



Stewardship Monitoring Report

Property Information

(1) Name of Property: _____

(2) Property Ownership: RLT Private

If privately owned, record name and address of current owner:

Name(s): _____

Address: _____

Contact Name and Phone Number: _____

(3) Has there been a change in ownership since last report? Yes No

If Yes, include recording information below:

Deed From: _____ to _____

Town: _____ Book: _____ Page: _____ Date: _____

Visit Report

(4) Date and Time of Inspection: _____

(5) If privately owned, was owner contacted prior to visit? Yes No

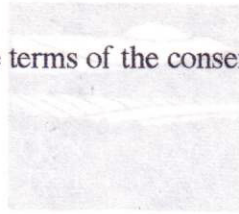
If Yes, how? (letter, phone, fax, email, etc) _____

(6) Did owner (or representative) accompany the monitor? Yes No

If Yes, who accompanied? _____

(7) Describe how the land is currently being used (in restricted area only). Give specific detail about **agricultural** and **forest** uses if applicable:

(8) Monitor's best assessment of whether the terms of the conservation restrictions are being observed:
(if **No**, explain below or on attachment) **Yes** **No**



Stewardship Monitoring Report

(9) Did you note any possible violations for the terms of the conservation restrictions:
(if **Yes**, explain below or on attachment) **Yes** **No**

(10) General Remarks:

Please describe anything that might require action on the part of RLT
(erosion, dumping, vandalism, trail repair, etc.):

General Observations (plant life, animal life, general conditions, ideas):

(11) Attachments (Note how many of each - leave blank if none):

___ Photos ___ Maps ___ Drawings

___ Other (describe) _____

(12) Name of Monitor: _____

Signature: _____ Date: _____

Others present at visit: _____