

**RICHMOND LAND TRUST
SAFFORD-BROWN RIVERSHORE 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, agricultural purposes 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.

All Restrictive Covenants set forth in the Warranty Deeds and the Agreement (Appendix 1) apply to uses of this Preserve.

General Description of the Property

The Safford-Brown Rivershore Preserve in Richmond lies north of Cochran Road along the south bank of the Winooski River and includes the eastern half of Snipe Island directly offshore from the riverbank property. This holding is comprised of the original Safford rivershore parcel of 10.7 acres (Book 69, pages 298-299, Town of Richmond) and the 1996 Brown acquisition of 8.4 acres (Book 99, pages 445-447, Town of Richmond) extending east to the Huntington River and appended by boundary adjustment. It is parcel CO017A,h,1 on the Tax Map, Appendix 2.

This parcel is floodplain (Appendix 3). The western portion is vegetated mostly with sumac (Rhus typhina) and various forbs and grasses where it is evolving from pasture, and the land to the east and the island are populated with typical floodplain forest species of silver maple (Acer saccharinum), cottonwood (Populus deltoides), hackberry (Celtis occidentalis) and ostrich fern (Matteuccia Struthiopteris). There are a few sycamores found on the island, which is unusual this far north. Where the Brown acquisition meets the Safford land there is a small corner of a cornfield of approximately 0.2 acres. Since the 1960s, much of the riverbank has gradually eroded due to a shift of the main current at this point. An accumulation of gravel in the main channel may have caused this shift. A buffer natural vegetation of 150 or more feet is now maintained along the entire shoreline. RLT and the Richmond Recreation Path Committee have established a trail from Cochran Road along the Winooski River to the mouth of the Huntington River, where it ends. Access is over the western edge of George Safford's hay field with written permission of the owner. Parking is at the Land Trust canoe access, approximately 0.8 miles to the west.

Boundary Description

See attached deeds and Surveyors Maps (Appendixes 1 and 4).

Existing Conditions

* Geology and Soils:

The floodplain parcel has poorly to moderately well drained bottom land soils of the Hadley group (Hf, Hh). These soils are fine sandy loams subject to flooding and deposited as alluvium. (Soils Map, Appendix 5)

* Vegetation: See Appendixes 6,7

* Wildlife: See Appendix 8

* Uses of the Property:

The parcel currently is used for hiking, cross-country skiing, mountain biking, nature study, canoeing and fishing. In the past the western portion was cleared for agriculture, but the immediate riverbank is gradually reverting to forest. George Safford has permission to continue growing vegetables on part of this riparian land. The island is currently not used for any purpose. A past in-stream gravel mining operation may have led to a shift in the flow of the main channel of the river which is contributing to riverbank slumpage.

The Mount Mansfield River Watch is using a portion of the Safford flood plain to grow shrubs and trees for stream bank stabilization programs. Rugosa rose, elderberry, red ozer and

non-native willows are current crops. RLT has granted permission to extend the nursery onto Land Trust land in the future, requesting use of native species whenever possible.

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:

Recent surveys have established and marked the boundaries according to the Surveyors Maps (Appendix 4). Markings will be reestablished as needed during annual monitoring.

* Trails:

A trail extending from the mouth of the Huntington River to the western boundary was established by RLT in conjunction with the Richmond Recreation Path Committee (Appendix 9). This trail is part of Richmond's Rivershore Trail, and was designated as part of the Vermont Trails System in 1997. It may be extended eastward across the Huntington River in the future. Signs at the western and eastern portions of the trail indicate the westward extension and the dead end at the Huntington River. Two "Safford Preserve" signs (Appendix 10) are at strategic locations on the trail. For Photographs and Photo Location Map see Appendix 11.

* Parking:

Parking for six cars is available at the Rivershore Preserve canoe access parking area 0.85 miles to the west.

* Special Restrictions:

As indicated on signs (Appendix 10)

* Monitoring:

The river trail is maintained by the Stewardship Committee and the Richmond Recreation Path Committee. It is monitored

at least monthly by a Stewardship and/or Recreation Path Committee member in spring, summer and fall, it is cleared at least annually and it is kept free of debris throughout the year. Signs are replaced as needed. A Monitoring Report is filed yearly (Appendix 12)

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

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 RHT lands in Current use will be submitted in 1999 (see Appendix 12).

* Insurance:

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

* Boundary Marking:

Recent surveys have established and marked the boundaries according to the Surveyors Maps (Appendix 4). Markings will be reestablished as needed during annual monitoring.

* Trail:

A trail extended from the mouth of the Hunt River to the western boundary was established by RHT in conjunction with the Richmond Recreation Path Committee (Appendix 9). This trail is part of Richmond's Riverbush Trail, and was designated as part of the Vermont Trail System in 1997. It may be extended eastward across the Huntington River in the future. Signs at the western and eastern portions of the trail indicate the westward extension and the dead end at the Huntington River. Two "Halfway Preserve" signs (Appendix 10) are at strategic locations on the trail. For photographs and Photo location Map see Appendix 11.

* Parking:

Parking for six cars is available at the Riverbush Preserve canoe access parking area 0.5 miles to the west.

* Special Restrictions:

As indicated on signs (Appendix 12)

* Monitoring:

The river trail is maintained by the Stewardship Committee and the Richmond Recreation Path Committee. It is monitored

APPENDED MATERIAL

- 1 Warranty Deeds
- 2 Orthophoto/Tax Map
- 3 Contour Map
- 4 Surveyors Maps
- 5 Soils Map
- 6 Vegetation
- 7 Forest Inventory, Nongame and Natural Heritage Program
- 8 Wildlife
- 9 Trails Map
- 10 Safford Preserve Sign
- 11 Photographs and Photo Location Map
- 12 Monitoring Form

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 \pm 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 ensealing 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 20 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 20 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
Notary Public
April 20, A.D. 1990
3:30 minutes P.M.
Book 69 Page 298-299
Cand. Records.
Paula J. Guel
Town Clerk

NOTARY PUBLIC

Return to: Property Transfer Tax
V.S.A. Chap. 231

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 Paula J. Guel
Date 5-1-90

AGREEMENT

This Agreement is between George Safford, Jr. and the Richmond Land Trust ("the Land Trust").

The Agreement pertains to a piece of property ("the property") described as Parcel 1 on a site plan entitled "Subdivision of Land of George Safford, Portion to be Conveyed to Richmond Land Trust, Cochran Road, Richmond, Vermont," dated March 27, 1989, by Trudell Consulting Engineers, and recorded in the land records of the Town of Richmond, Vermont. This site plan is also attached hereto as Exhibit A.


The property is to be conveyed to the land trust for purposes of conservation, passive recreation, and open space preservation. The Land Trust agrees that, at such time as the Town of Richmond has become a member municipality of the Winooski Valley Park District ("the Park District"), the Land Trust will, at the request of the Park District, convey to the Park District a perpetual easement or right of way over all or a portion of the property to be used for furthering the Park District's goals of establishing canoe and boat accesses, trails to the water's edge, picnic areas, and bird and wildlife sanctuaries in the Winooski River Valley.

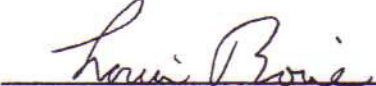
This agreement shall be binding upon the Richmond Land Trust, its successors, and assigns in interest.

Dated at Richmond, Vermont this 27th day of April, 1990.


Witness

Witness

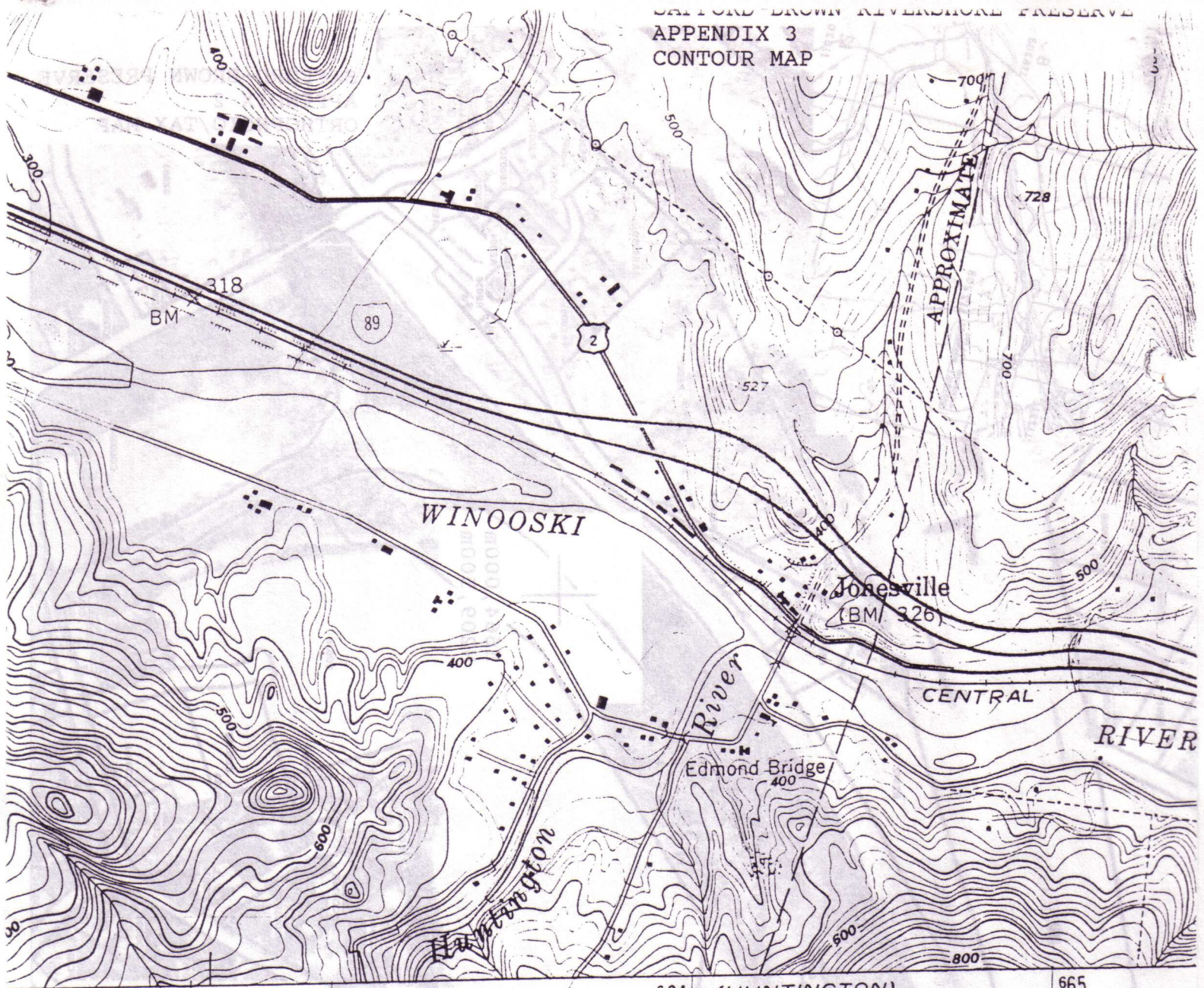

George Safford, Jr.


Richmond Land Trust,
by Louis Borie, Chair

SAFFORD-BROWN PRESERVE
APPENDIX 2
ORTHOPHOTO/TAX MAP

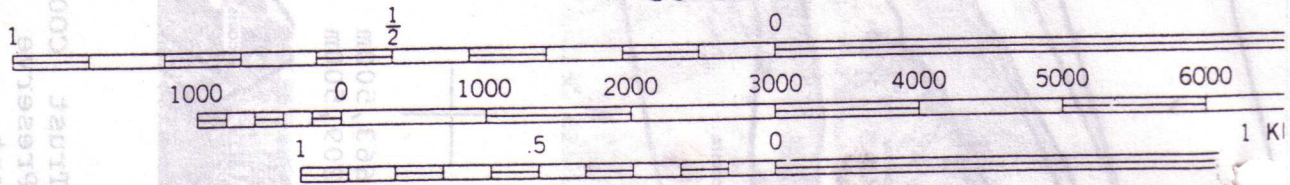


APPENDIX 3
CONTOUR MAP



57'30" 63 HUNTINGTON 4.6 MI 64 (HUNTINGTON) 6472 IV SW 65

SCALE 1:24 000



CONTOUR INTERVAL 20 FEET
NATIONAL GEODETIC VERTICAL DATUM OF 1929

ETIC NORTH
OF SHEET

led by the Geological Survey
This information not

THIS MAP COMPLIES WITH NATIONAL MAP ACCURACY STANDARDS
FOR SALE BY U. S. GEOLOGICAL SURVEY, RESTON, VIRGINIA 22092
A FOLDER DESCRIBING TOPOGRAPHIC MAPS AND SYMBOLS IS AVAILABLE ON RI

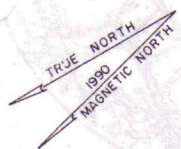
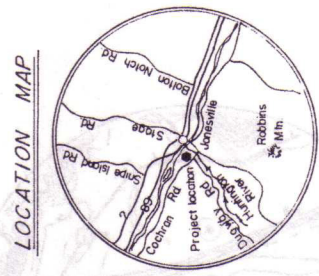
APPENDIX 4
SURVEYOR'S MAP

TITLE SOURCE

LEGEND

- Iron pipe found
- Iron rod set (1 1/2" x 4" rebar w/ plastic cap)
- Survey tie line
- Subject boundary line
- Edge of woods
- Water course

Jeffrey W Brown to Tammy L. Brown
Book 68 Page 404 Dated December 15, 1989



SCALE: 1 inch = 100 feet

MAY 1996

411-

WINOOSKI RIVER

2,250' ±
This 8 1/4 ac ± parcel is to be divided on or about August 1996 as a boundary adjustment parcel and being such is not approved as a separate lot

8 1/4 ACRES ±

This area is a corn field

JEFFREY & TAMMY BROWN
68/404

A' (IPF) to B' (IRS)
S 42° 17' 30" E 1,923.95'

SURVEY NOTES

An EDM-Theodolite survey by T Bass Land Surveys, conforming to the land records as confirmed or modified by field evidence was completed May 1996.
Bearings are referenced to a line whose bearing is magnetic as of 1990
Distances are accurate plus or minus five hundredths of a foot and are given to hundredths for mathematical purposes
Ownership between the low water line and the center line of both the Winoski River and the Huntington River is uncertain. This survey assumes ownership by The State of Vermont. There is a question of a public right between the low and high water line. The edge of water as shown hereon, of both rivers, was located on May 2, 1996. The levels of both rivers were above normal

NOT FOR RECORDING
T. Bass Land Surveys, Inc.
P.C. Box 422
Jonesville, Vermont 05466
Town Clerk

LAND TO BE CONVEYED TO

RICHMOND LAND TRU

COCHRAN ROAD

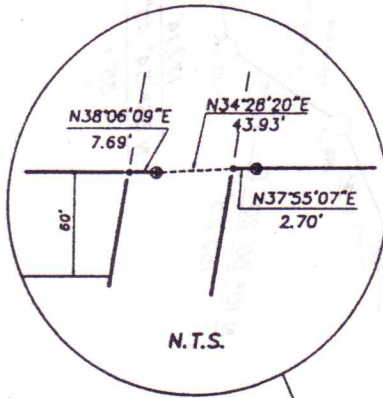
RICHMOND, VERMONT

T. Bass Land Surveys, Inc.

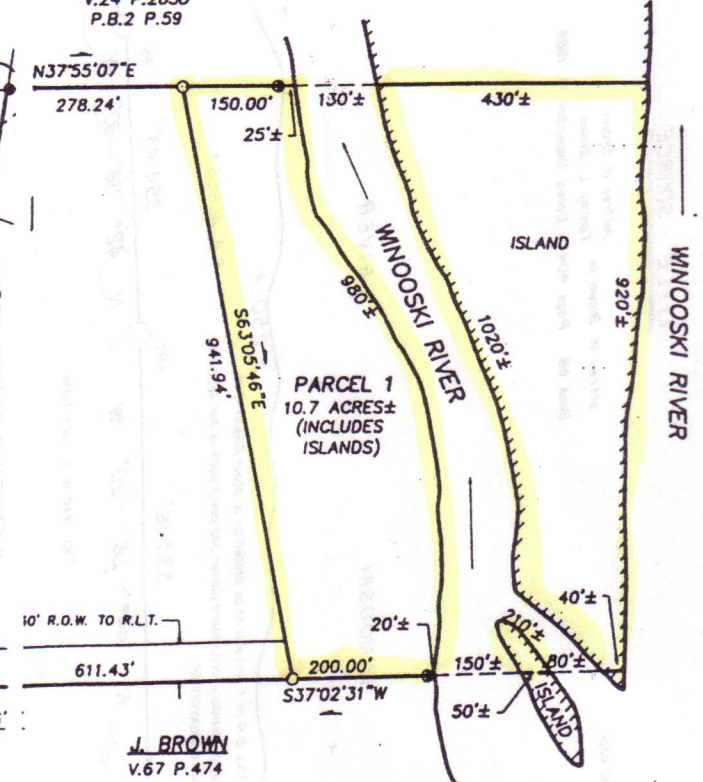
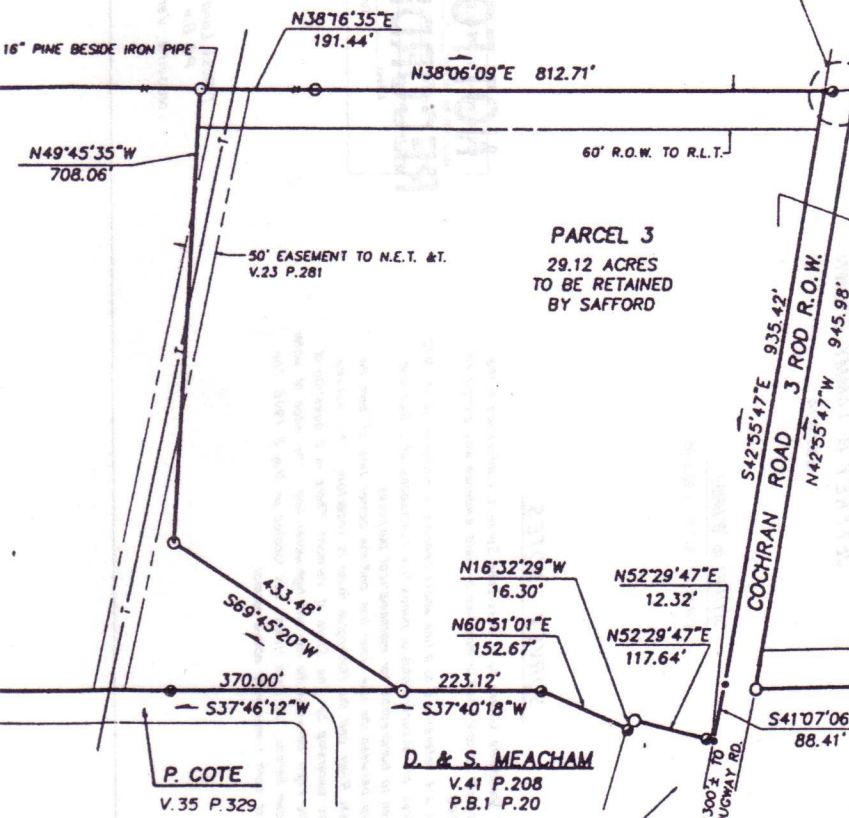
P.C. Box 422

Jonesville, Vermont 05466

SAFFORD-BROWN RIVERSHORE PRESERVE
APPENDIX 4
SURVEYOR'S MAP



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



VEGETATION OF THE SAFFORD-BROWN RIVERSHORE PRESERVE

Silver Maple	<i>Acer saccharinum</i>
Boxelder	<i>Acer negundo</i>
Cottonwood	<i>Populus deltoides</i>
Sycamore	<i>Plantanus occidentalis</i>
Black Willow	<i>Salix nigra</i>
Green Ash	<i>Fraxinus pennsylvanica</i>
Hackberry	<i>Celtis occidentalis</i>
American Elm	<i>Ulmus americana</i>
Staghorn Sumac	<i>Rhus typhina</i>
Yellow Birch	<i>Betula alleghaniensis</i>
American Basswood	<i>Tilia americana</i>
Wild Grape	<i>Vitis</i> spp.
Ostrich Fern	<i>Matteuccia struthiopteris</i>
Sensitive Fern	<i>Onoclea sensibilis</i>
Goutweed	<i>Aegopodium podagraria</i>
Moneywort	<i>Lysimachia nummularia</i>
Groundnut	<i>Apios americana</i>
Jewelweed	<i>Impatiens capensis</i>
Wood Nettle	<i>Laportea canadensis</i>
Dame's Rocket	<i>Hesperis matronalis</i>
Goldenrod	<i>Solidago</i> spp.
Raspberries	<i>Rubus</i> spp.
Common Mullein	<i>Verbascum thapsus</i>

**Significant Floodplain Forests of Vermont
Vermont Nongame and Natural Heritage Program, 1998**

SITE NAME: Richmond Riparian Corridor

TOWN: Richmond

MAPS: Richmond, VT and Essex Junction, VT, 7.5' USGS quadrangles

LOCATION: Along the Winooski River from Jonesville west to the Interstate-89 bridge in Richmond

SOURCE OF INFORMATION: 1997 field visit (M. Lapin); VNNHP files

OWNERSHIP: Private; no access to private lands without owner's permission

SIGNIFICANCE:

1. The largest, most natural remnant of floodplain forest on the upper Winooski River, and representative of the highest quality floodplain forest remaining in Vermont (B-ranked) (silver maple-ostrich fern type)
2. Uncommon meadow horsetail (*Equisetum pratense*) grows in the forest.

DESCRIPTION OF SITE:

Richmond Riparian Corridor is a 4 mile (7km) stretch of floodplain that represents the most extensive remaining floodplain forest on the Winooski River (exclusive of the delta floodplain complex). Several of the largest pieces of floodplain forest at the site are 13, 16, 32 and 33 acres. Among these pieces are several types of floodplain forest, including levee forest, first terrace and second terrace, and associated backwater marshes and pools. The levee is a discontinuous feature that is not always topographically distinct. The lower and higher floodplain terraces do show some differences in vegetation. The banks of the Winooski rise 13' (4m) from the late-summer water level to the floodplain; every spring, the big river rises and inundates the riparian corridor.

The higher terrace forest is the rarer and less extensive type of the floodplain forest communities at the site. Hackberry (*Celtis occidentalis*), more than any other species, characterizes the higher forest. Hackberry either dominates the tree canopy or, more often, is co-dominant with butternut (*Juglans cinerea*), basswood (*Tilia americana*), silver maple (*Acer saccharinum*), box-elder (*Acer negundo*) and slippery elm (*Ulmus rubra*). Usually there are distinct large tree and small tree layers, although the same tree species form each. Chokecherry (*Prunus virginiana*) is a common tall shrub, and riverbank grape twines among the treetops. Ostrich fern (*Matteuccia struthiopteris*), wood-nettle (*Laportea canadensis*) and the horticultural escapee, dame's rocket (*Hesperis matronalis*) dominate the dense, tall herb growth. Yellow touch-me-not (*Impatiens pallida*) and sedge (*Carex deweyana*) are common herbs, and scattered in patches are an uncommon grass whose habitat appears to be restricted to river floodplains, Wiegand's wild-rye (*Elymus wiegandii*), and meadow horsetail (*Equisetum pratense*), a horsetail that seems to prefer river floodplains. The forest soil is silt loam and very fine sandy loam that remained moist into late summer and shows early soil profile development.

In the lower floodplain forest, hackberry is either lacking or grows sporadically. Silver maple dominates or co-dominates with eastern cottonwood (*Populus deltoides*); willow (*Salix* sp.) is an occasional tree. Box-elder grows as a dense understory tree. The herb layer is dominated by ostrich fern and wood-nettle;

the exotic floodplain nuisance species, goutweed (*Aegopodium podagraria*) is the next most abundant herb.

Levee forest typically is slightly elevated above the general floodplain forest and has a sandier soil. Along the Richmond Riparian Corridor are discontinuous pieces of elevated levee, on which the soil is medium sand. In places behind the levee, areas of silty soil occur, but these are underlain at 1.5' (0.5m) or so by medium sand. In the post-glacial history of the Winooski River, levees have been built and covered over, and channels have meandered and cut off oxbows. Every little piece of floodplain has a unique history of construction, destruction and deposition.

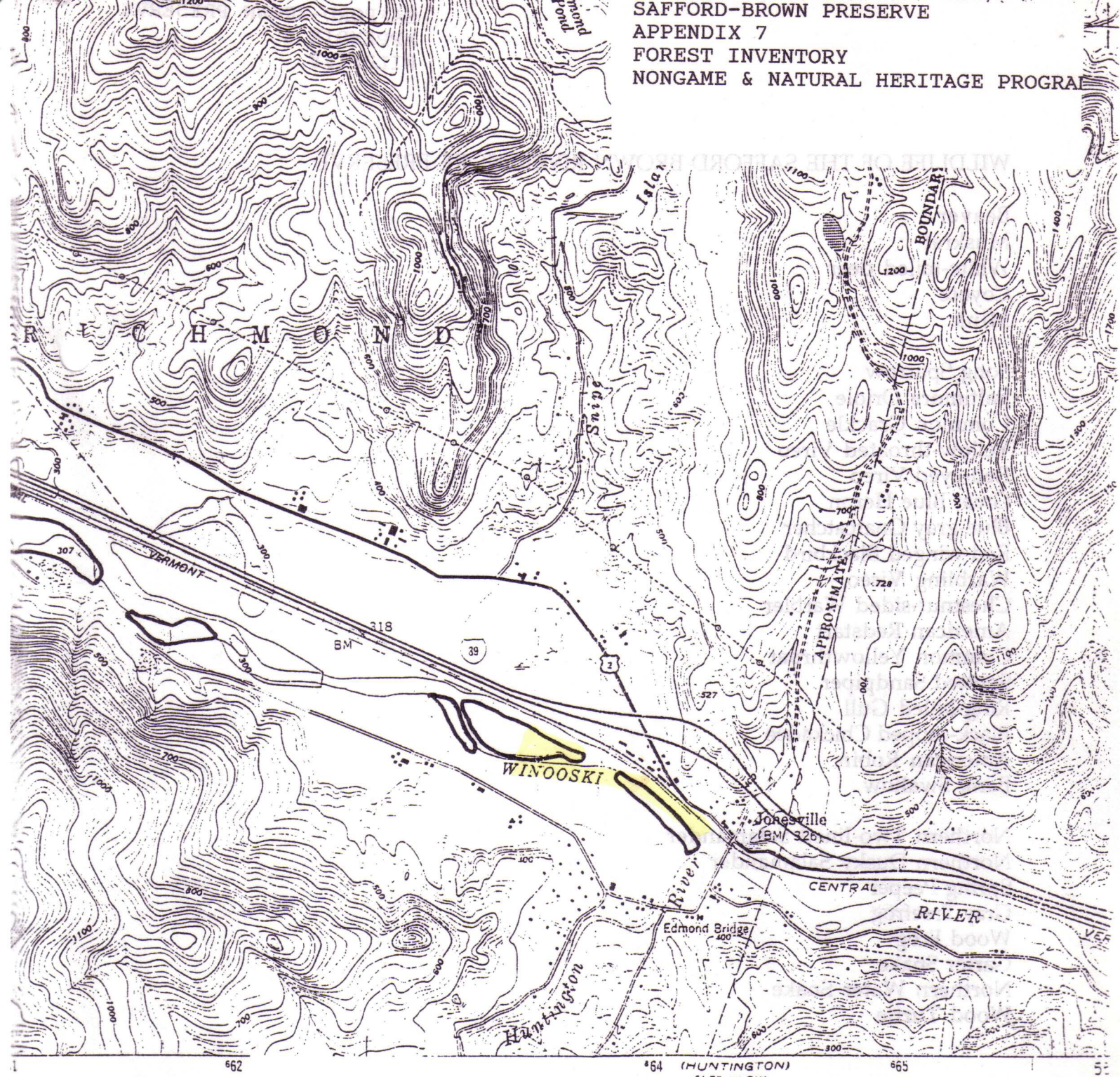
On the levee, sugar maple (*Acer saccharum*) is a common tree with box-elder, cottonwood and silver maple. Ostrich fern is the dominant herb, but an array of other herbs, some weedy and some native floodplain species, gives these better drained levees a more diverse herb flora. Of the native species, jerusalem-artichoke (*Helianthus tuberosus*) and broad-glumed brome grass (*Bromus latiglumis*) are common; the exotic Japanese knotweed (*Polygonum cuspidatum*) is occasional, not nearly as much of a plague here as in other floodplain sites.

COMMENTS AND MANAGEMENT GUIDELINES:

Tree cores indicate that forest age is approximately 50 years. Previous disturbance was likely selective logging of valued hardwood species, especially butternut, and firewood cutting. Few signs of such management remain, but one does find trails and paths used by anglers and hikers that likely follow old skid trails.

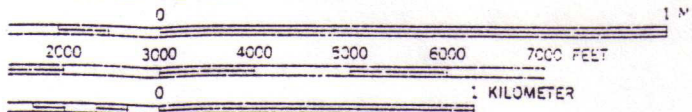
Fragments of the Richmond Riparian Corridor have been protected by the Richmond Land Trust. Numerous landowners have negotiated trail and conservation easements with the land trust. The riparian recreation trail permits people to enjoy the stately floodplain forest and its productive bird- and aquatic-life. Trail construction and maintenance should be undertaken so as to minimize tree-cutting and follow existing paths when possible. Floodplain forests are especially susceptible to invasions of exotic nuisance plants. Forest clearing, which creates the open, sunny conditions that permit establishment of exotics, is strongly discouraged. Richmond Riparian Corridor is a tiny remnant of the native natural communities that once grew along the entire length of the broad floodplain ecosystem of one of Vermont's major rivers. Its ecological importance should not be underestimated. The Richmond Land Trust is encouraged to continue the work of conserving the riparian ecosystem and managing it in a manner conducive to maintaining its natural integrity.

SAFFORD-BROWN PRESERVE
APPENDIX 7
FOREST INVENTORY
NONGAME & NATURAL HERITAGE PROGRAM



Richmond Riparian Corridor
Richmond
Scale 1:24,000
Richmond, VT & Essex
Junction, VT 7.5'
USGS quadrangles
(1980/1987)

SCALE 1:24,000



CONTOUR INTERVAL 20 FEET

NATIONAL GEODETIC VERTICAL DATUM OF 1929



UTM GRID AND 1980 MAGNETIC NORTH
DECLINATION AT CENTER OF SHEET

Revisions shown in purple compiled by the Geological Survey
from photographs taken 1978. This information not
field checked. Map edited 1980

THIS MAP COMPLIES WITH NATIONAL MAP ACCURACY STANDARDS
FOR SALE BY U. S. GEOLOGICAL SURVEY, RESTON, VIRGINIA 22092
A FOLDER DESCRIBING TOPOGRAPHIC MAPS AND SYMBOLS IS AVAILABLE ON REQUEST

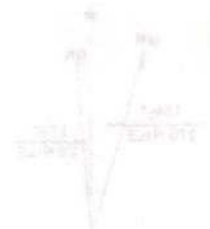
WILDLIFE OF THE SAFFORD-BROWN RIVERSHORE PRESERVE

Beaver
Muskrat
White-tailed deer
Coyote
Mink

Song Sparrow
Baltimore Oriole
Common Grackle
Yellow-throated Vireo
Red-eyed Vireo
Great Blue Heron
Blue-gray Gnatcatcher
Red-winged Blackbird
Warbling Vireo
Chestnut-sided Warbler
American Redstart
Common Yellowthroat
Spotted Sandpiper
Ring-billed Gull
Black-capped Chickadee
American Robin
Bank Swallow

Northern Two-lined Salamander
Northern Dusky Salamander
Spring Peeper
Gray Treefrog
Wood Frog
Garter Snake
Northern Water Snake
Wood Turtle

Richmond Lighter Station
Richmond
Scale 1:12,000
Richmond, VT & East
Junction VT 5.7
USGS quadrangle
(1980/80)



RICHMOND LAND TRUST TRAILS AND PRESERVES

1997



Cochran
Ski
Area

Winooski River

Cochran Road

Jonesville

Wes White Hill Road

Huntington River

Dugway Road

RIVERSHORE PRESERVE

SAFFORD PRESERVE

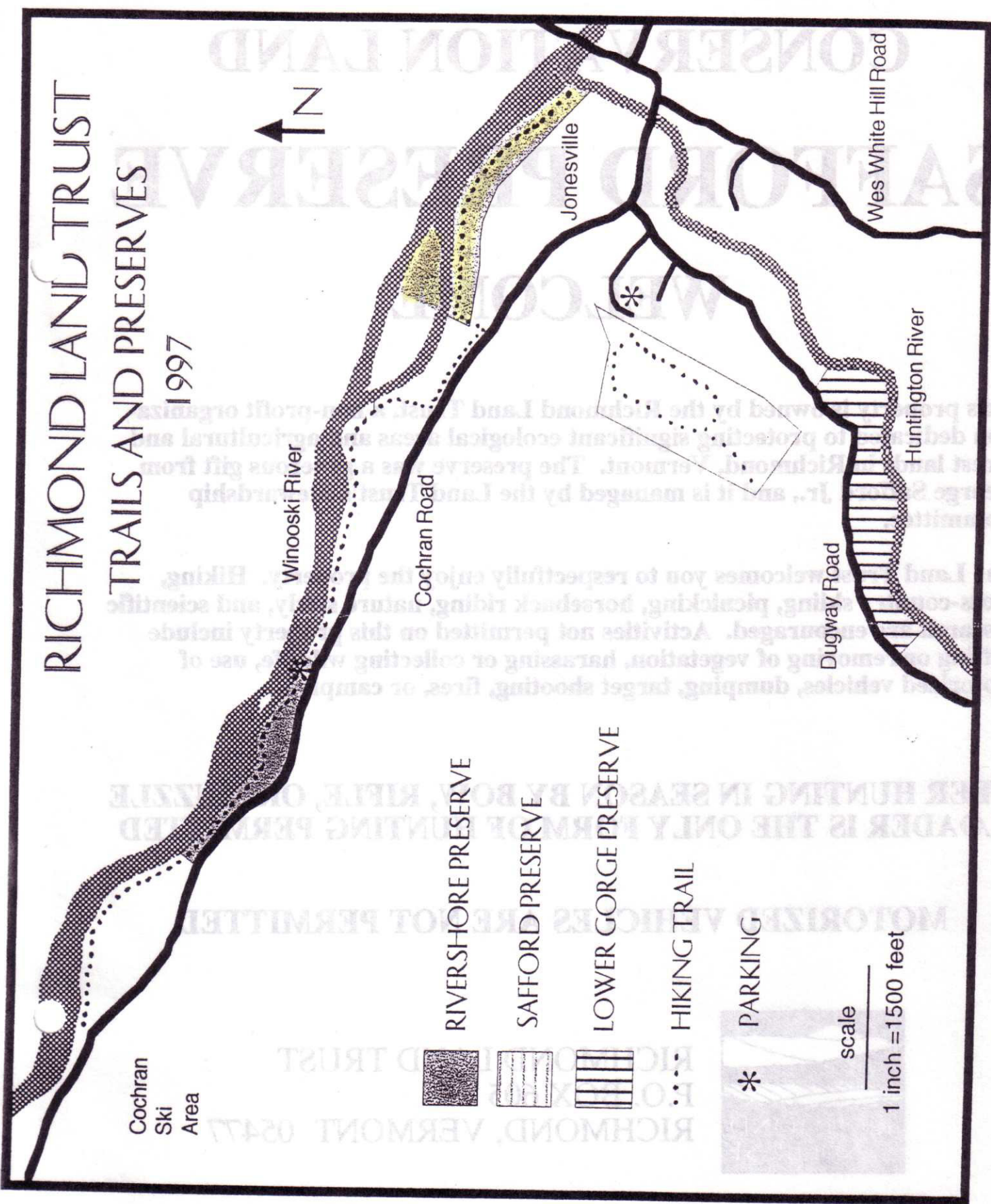
LOWER GORGE PRESERVE

HIKING TRAIL

* PARKING

scale

1 inch = 1500 feet



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**



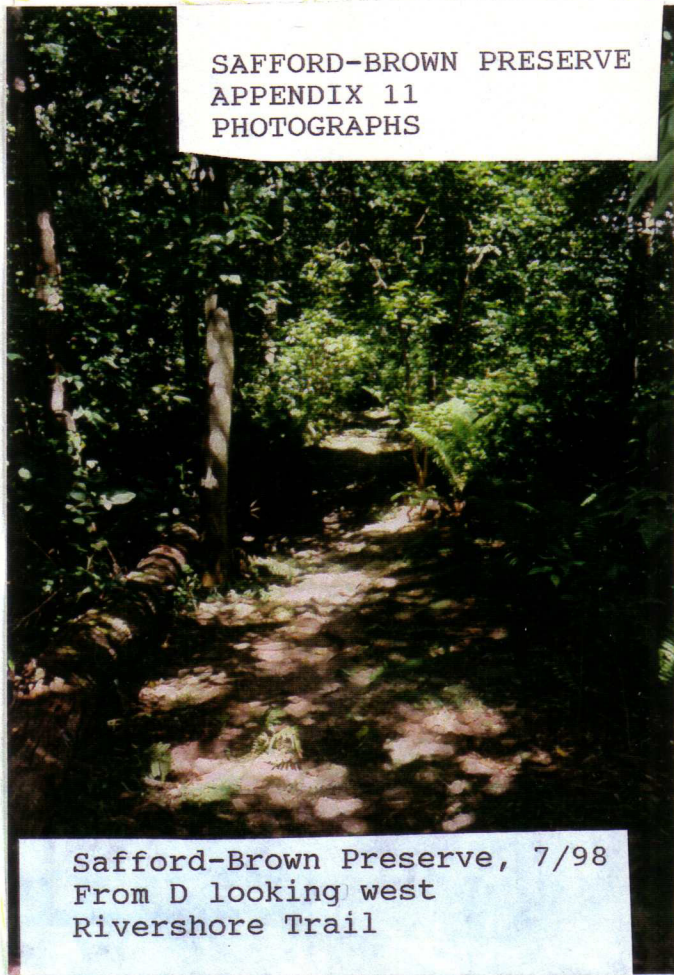
Safford-Brown Preserve, 7/98
From B looking east
Buffer of young vegetation between
cornfield and Winooski River



Safford-Brown Preserve
From A looking east
Southwestern corner, 7/98



Safford-Brown Preserve, 7/98
From C looking northeast
Rivershore Trail at midpoint
of Preserve

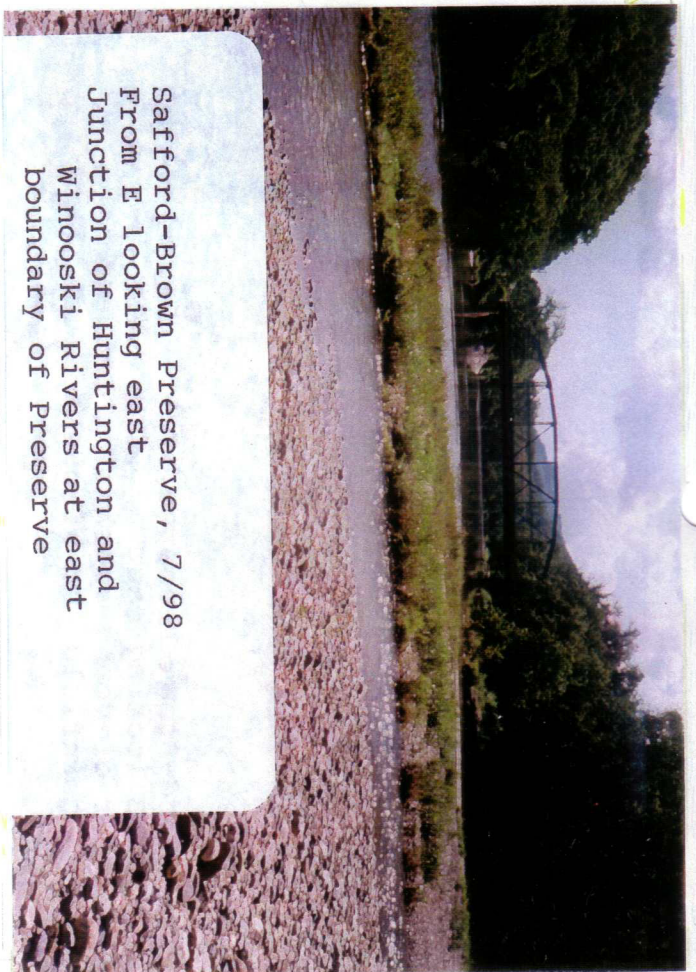


SAFFORD-BROWN PRESERVE
APPENDIX 11
PHOTOGRAPHS

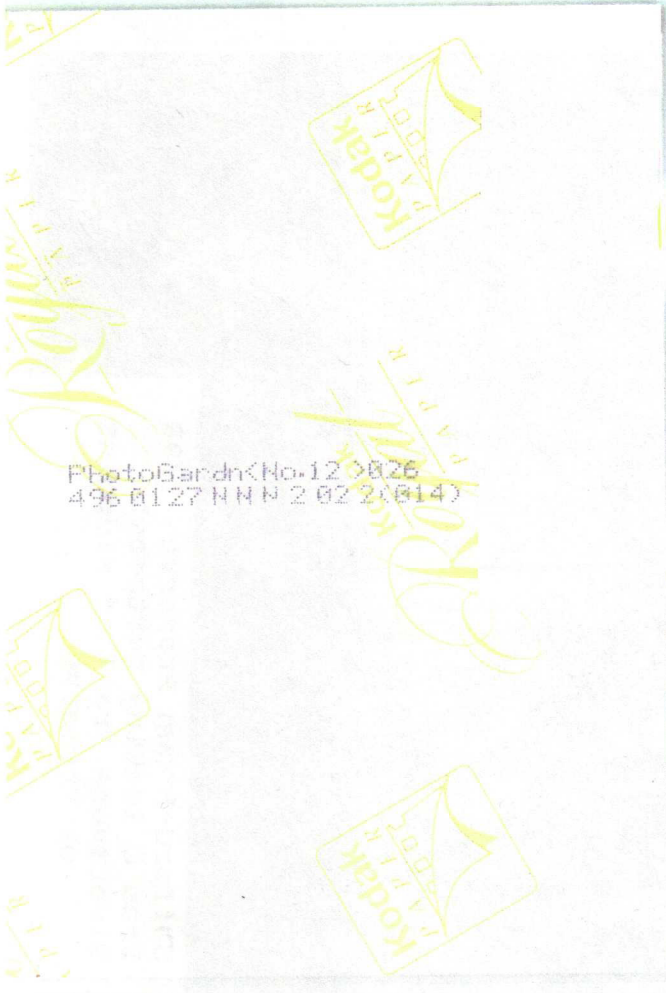
Safford-Brown Preserve, 7/98
From D looking west
Rivershore Trail



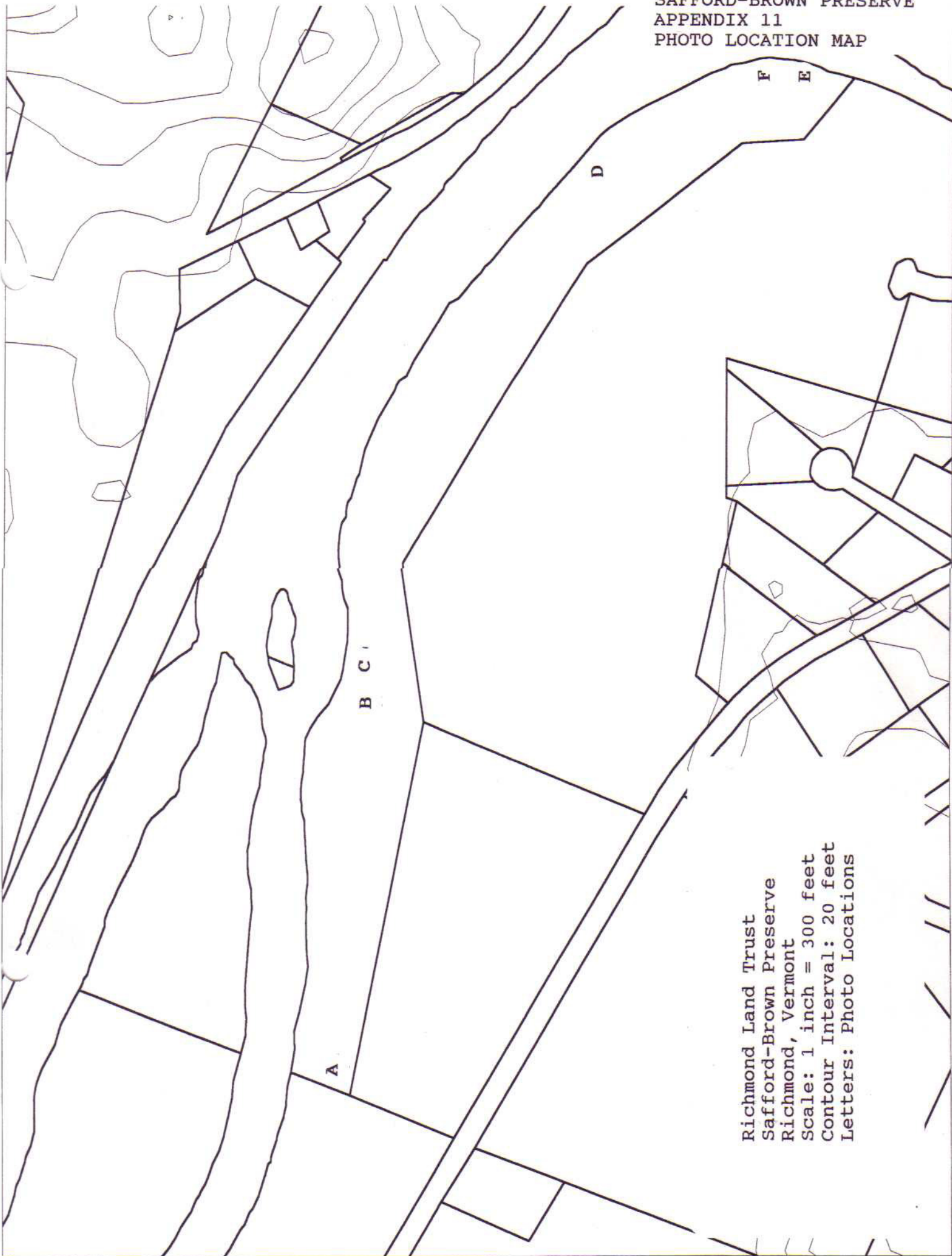
Safford-Brown Preserve, 7/98
From F looking west
Winooski River shoreline



Safford-Brown Preserve, 7/98
From E looking east
Junction of Huntington and
Winooski Rivers at east
boundary of Preserve



SAFFORD-BROWN PRESERVE
APPENDIX 11
PHOTO LOCATION MAP



Richmond Land Trust
Safford-Brown Preserve
Richmond, Vermont
Scale: 1 inch = 300 feet
Contour Interval: 20 feet
Letters: Photo Locations



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

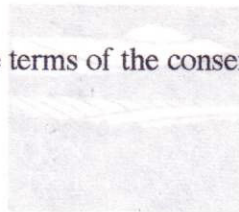
If Yes, how? (letter, phone, fax, email, etc) _____

(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**



- (9) Did you note any possible violations to 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: _____