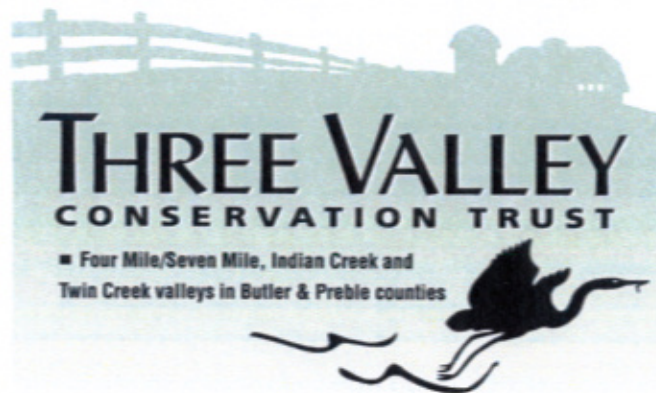


## Annual Monitoring Report



PO Box 234, 5920 Morning Sun Rd.  
Oxford, OH 45056  
Phone: 513.524.2150  
Fax: 513.524.0162  
[www.3vct.org](http://www.3vct.org)

**Carl & Margie Hesselbrock 31-acre Easement  
6020 Cincinnati-Brookville Road  
Okeana, OH 45043  
Butler County**

**June 21, 2011**



# CONSERVATION EASEMENT MONITORING REPORT

1. Date of inspection (month/day/year; time): 6/21/2011; 12:00 – 1:00 p.m.
2. Name of Property: Carl & Margie Hesselbrock Size in acres: 31
3. Location: (street address, city, county): 6020 Cincinnati-Brookville Rd., Okeana Butler Co.
4. Names of members on inspection team: Eric Hollins & Mark Boardman
5. Did the owner of the land accompany you on the inspection? If not, give the name and address of his/her authorized representative or identify the type of permission given (whether by letter, telephone or personally).
- Yes Spoke with Margie Hesselbrock at other easement
- No Authorized Representative: \_\_\_\_\_
- Permission given via:  Telephone  In Person  Email  Letter  Other \_\_\_\_\_

***PLEASE REMEMBER TO DOCUMENT THE PROPERTY'S CONDITION BY TAKING A PHOTO AT EACH OF THE PHOTO-POINTS ON THE AERIAL MAP***

Some properties will have fewer photo-points than others. All will have at least 3 photo-points.

6. Photo-point checklist:  
**See attached Photo Coordinates sheet**
7. If property is currently being used for any of the following purposes, please describe.

ECOSYSTEM/SPECIES PRESERVATION: (nesting site protection, etc.) Yes No N/A  
Description:

SCIENTIFIC/EDUCATIONAL: (research, nature study, etc.) Yes No N/A  
Description:

WILDLIFE HABITAT MANAGEMENT: (planting, selective cutting, etc.) Yes No N/A  
Description:

RECREATIONAL: (hiking, hunting, camping, etc.) Yes No N/A  
Description:

FORESTRY: (harvesting, reforestation, nursery, etc.) Yes No N/A  
Description: 21-acre parcel is primarily a woodlot

AGRICULTURAL: (orchard, vineyard, horse pasture, etc.) **Yes** **No** **N/A**  
Description: Row crops grown on the 2- and 7-acre parcels.

RESIDENTIAL: (permanent residences, guest houses, mobile homes, etc.) **Yes** **No** **N/A**  
Description:

COMMERCIAL: (sales to the public, concessions, etc.) **Yes** **No** **N/A**  
Description:

INDUSTRIAL: (mining, etc.) **Yes** **No** **N/A**  
Description:

8. If human alterations of the property have taken place, please note location, extent, purpose, and individual or groups responsible. *Document with photographs attached to report.*

CONSTRUCTION: **Yes** **No** **N/A**

FILLING: **Yes** **No** **N/A**

EXCAVATION: **Yes** **No** **N/A**

OTHER: No evidence of new dumping at 21-acre site **Yes** **No** **N/A**

9. If the property has been altered by natural causes, please note location and nature of changes. *Document with photographs attached to report.*

FIRE: **Yes** **No** **N/A**

FLOODING: **Yes** **No** **N/A**

LANDSLIDE: **Yes** **No** **N/A**

EROSION: **Yes** **No** **N/A**

OTHER: **Yes** **No** **N/A**

10. If any new documentation (other than at the photo-points) was made, indicate below. Each new photo should be marked with a map ID letter (starting with "A") on the aerial property map that is taken to the site.

	<b>ID letter</b>	<b>Description of Photo</b>	<b>Drawings</b>
BUILDINGS:			
STRUCTURES:			
ROADS & TRAILS:			
FILLING:	NONE		
EXCAVATION:			
OTHER:			

11. Are special restrictions in the conservation easement, if any, being complied with?    **Yes**    **No**
12. Describe acts or uses permitted by the terms of the restriction that have taken place since the last inspection.  
No changes noted on either parcel.
13. Describe current land use and condition of surrounding properties and note any significant changes since last monitoring report. No changes noted.
14. Is there a plaque on the property acknowledging Land Trust involvement?    **Yes**    **No**
15. Remarks (particularly as to present condition of property): Dumping problem seems solved.
16. Time spent on the property: 1 hr.                      in travel: 1 hr.                      in report/map preparation: 1 hr,
17. Monitoring team leader's name: Eric Hollins

Signature Signatures on field copies in office files

18. One member of inspection team should also sign here \_\_\_\_\_

I certify that the above report is in accordance with the annual monitoring requirement.

\_\_\_\_\_  
Signature

Executive Director  
Title

## Annual Monitoring Photograph Coordinates

Property Hesselbrock 31 ac. Date 6/21/2011

County Butler Agric /**Conservation** Easement

Photo Point Number	(NAD 83) LAT (N) (DD°MM'SS.00")	(NAD 83) LONG (W) (DD°MM'SS.00")	Compass Direction (16 pt-Ex: N,NNE,NE)	Brief description of location (Key features in photo)
	21-acre parcel			
1	39 20' 37"	84 45' 57.3"	S	Looking S at NW corner along W edge
1	Ditto	Ditto	E	Looking E at NW corner along N edge
2	Not taken this yr.			
3	Deleted			
4	39 20' 23"	84 44' 51"	N	Looking N at SE corner on St. Rt. 126 along E edge
5	39 20' 25"	84 44' 57"	N	Looking N at SW corner on St. Rt. 126 along W edge
5	Ditto	Ditto	E	Looking E at SW corner along S edge & Rt. 126
	2-acre parcel			
	Not taken this yr.			
	6-acre parcel	monitored with	102-acre	easement as Pts. 10 & 11

**Carl & Margie Hesselbrock 31-acre  
Easement Annual Monitoring Photos –  
June 13, 2011**



Photo Pt. 1, looking S at NW corner along  
W edge



Photo Pt. 1, looking E at NW corner along N  
edge



Photo Pt. 4, looking N at SE corner on St.  
Rt. 126 along E edge



Photo Pt. 5, looking N at SW corner on St.  
Rt. 126 along W edge



Photo Pt. 5, looking E at SW corner along S  
edge & Rt. 126

# Carl & Margie Hesselbrock Easement

6020 Cincinnati-Brookville Rd  
 Okeana, OH 45053  
 Butler County  
 21 - Acre Parcel



## Legend

-  21 Acres
-  6 - Acres
-  2 - Acre Parcel
-  Roads



# Carl & Margie Hesselbrock Easement

6020 Cincinnati-Brookville Rd


Okeana, OH

Butler County

2 - Acre Parcel



## Legend

 2 - Acre Parcel

 Roads



Three Valley Conservation Trust (TVCT)  
5920 Morning Sun Rd, Oxford, OH 45056  
(513) 524-2150 www.tvct.org

Map by John Cocanougher Jan. 23, 2008  
Edited: Nick Hofbauer March, 3, 2010  
Rachel Love-Adrick August 31, 2011

File: hesselbrock\_31ac\_2.mxd

**ACKNOWLEDGMENT OF PROPERTY CONDITION** In compliance with Section 1:170A-14(g)(5) of the federal tax regulations, the undersigned accept and acknowledge that this Baseline Documentation Report is an accurate representation of the property at the time the conservation easement was transferred to the grantee. Landowner (s):

\_\_\_\_\_ Date: \_\_\_\_\_

\_\_\_\_\_ Date: \_\_\_\_\_

Easement Grantee:

By: \_\_\_\_\_ Date: \_\_\_\_\_

Title: \_\_\_\_\_

**ACKNOWLEDGMENT OF PROPERTY CONDITION** In compliance with Section 1:170A-14(g)(5) of the federal tax regulations, the undersigned accept and acknowledge that this Baseline Documentation Report is an accurate representation of the property at the time the conservation easement was transferred to the grantee. Landowner (s):

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By: \_\_\_\_\_ Date: \_\_\_\_\_

Title: \_\_\_\_\_