

Baseline Data for Conservation Easement
to be evaluated by the
Lower Arkansas Valley Water Conservancy District on

Name of property, name of owner, address of owner,
Colorado County

Date

Prepared by

Name, Title

Under contract with LAVWCD

(Include a copy of the author's credentials)

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BACKGROUND INFORMATION

- Ownership Information
 - Name_____
 - Address_____
 - Phone Number_____

- Historical information on the donation/acquisition (brief chronological description of events leading to the protection of the property).

- Summary of easement provisions based on easement document language
 - Specific Prohibitions_____
 - Restrictions_____
 - Retained Rights_____

- Purpose of Easement

- Evidence of the significance of the protected property
 - Established by government policy or by long-term protection strategy

 - Land Trust Resolution accepting gift

LEGAL CONDITION (usually as attachments)

- Copy of the signed, recorded easement document
- Assessor's parcel map
- Directions/map to property from closest highway
- Clear title statement or preliminary title report
 - Note any liens against property that could compromise its natural qualities or invalidate the easement
- Copies of any other relevant easements
- Complete list of water rights associated with the easement property
- Proximity to other conserved properties

ECOLOGICAL FEATURES

Include only those ecological features that the easement seeks to protect.

- Inventory of rare, endangered and/or threatened species
- Reports from wildlife biologists or other specialists that document the status of significant natural elements
- A very general description of plant cover, soils, etc

AGRICULTURAL FEATURES

- Identify intensity of grazing (animal units per acre)
- Identify each Crop(s) / Irrigated acres (include consumptive use)
- Historical Use
- Number of Total Acres _____
 - % Farmland _____
 - % Buildings & Grounds _____
 - % Forestland _____
 - % Wetland _____
 - % Other _____
- Level of pesticide use
- Soil quality
 - Soil conservation plan prepared by Soil Conservation Service serves as acceptable erodible land benchmark
 - Describe condition, health and management status of land
 - Farm, wetlands, waterways, unusual features, rare species, erosion, gravel pits or pollution

SCENIC FEATURES

- Official policies citing property's scenic value
- Number of people who frequent nearby public places from which they can view property

MAN-MADE FEATURES

- Improvements (Describe in detail the size, type and assessed condition of all structures, power lines, pipelines, irrigation systems, etc.)
 - House(s)
 - Shed(s)
 - Towers
 - Barn(s)
 - Trails
 - Fences
 - Well(s)
 - Headgates
 - Ditches
 - Laterals
 - Pumps
 - Sprinklers
 - Others

- Recreation/tourism attractions

- Trespass damage and disturbed land (stray animals, introduced species, evidence of vehicular trespass, etc.)

PHOTOGRAPHS

- Aerial photos (enlarged to correspond to the scale of the maps included in the baseline data)
- On-site photos
 - Record key photo points on a map
 - Record distance and azimuth from structures or other fixed points
 - Sign and date all photos

SURVEYS

- Generally not required, but may be helpful

MAPS

- Location, scale and north arrow identified on all maps
- State map showing easement location
- 8 ½ “ x 11” section of a local road map showing easement location
- USGS topographical map available (1:24,000 or 7 ½ minute scale) showing easement boundaries
- Mark all key ecological, scenic, archeological, historic, and listed man-made features on the “base” topographical map
 - Include designation for each water right material to the easement
 - Show decreed and actual place of diversion
 - Current and recent place(s)/acreage
 - Type(s) of use
 - Acre-foot delivered
 - Consumptive use at each place of use

LOCAL GOVERNMENTAL POLICIES

- The easement as furtherance of local governmental land use policies

In compliance with Section 1.170A-14 (g) (5) (i) of the federal tax regulations this natural resources inventory is an accurate representation of the property at the time of the conservation easement donation.

Signature/date Donor

Signature/date Donee

Notarized by _____

Date Notarized: _____

Attachments: Maps
Photographs
Water Share Certificates
Etc.