

Surveyor, dated November 30, 2010 and filed on December 20, 2010 in the Dutchess County Clerk's Office as Map No. 12337.

5. Geographic Information

Property Location: The property is located on the east and west sides of Skidmore Road in the Town of LaGrange. It is located just north of Freedom Park, a recreational area owned by the Town of LaGrange.

Driving Directions: From 4289 Route 82, travel east on Route 82 to the traffic light at the intersection of Route 82 and 343 and turn right onto Route 82 South. Follow Route 82 south for approximately 6 miles and turn right onto Skidmore Road. Follow Skidmore Road for approximately 2 miles. The farm complex is on the right, at #249 Skidmore Road.

USGS Quadrangle: Pleasant Valley, NY

Access: The property is accessed from a driveway and multiple farm and woods roads off of Skidmore Road.

6. Existing man-made structures or improvements at the time of easement execution: one principal residence, six barns, one machine shed, one chicken coop and two sheds.

7. General Description: On the east side of Skidmore Road, the property is quite flat and consists of open farm fields. At the eastern edge of these fields there is a hedgerow that separates the farm fields from a scrub field buffer area on the west side of the Sprout Creek. The Sprout Creek runs along the eastern boundary of this part of the property. On the west side of Skidmore Road, the terrain is hillier. On this side of the road there are areas of wooded hillside, hilly agricultural fields and the farm complex.

The Property is adjacent to the Town of LaGrange's 130-acre Freedom Park and Dutchess County BOCES, a 50-acre preserve deeded for natural educational purposes. The Property is located within a mile of the 590-acre James Baird State Park and is 1½ miles from the 909-acre Taconic Hereford State Multiple Use Area.

8. Present Use: Agricultural and residential.

9. Water Resources: The property is in the watershed of the Sprout Creek, a tributary of the Fishkill Creek, which flows into the Hudson River. Approximately 3,400 linear feet of the Sprout Creek (H-95-10) flow along the eastern boundary of the property, and 1,500 linear feet of an unnamed tributary of the Sprout Creek (H-95-10-8) flow across the southern portion of the property. The Sprout Creek is a Class C(T) stream, classified according to its best use for fishing and fish propagation. The tributary is unclassified.

The property contains 8 acres of wetlands categorized by the U.S. Department of the Interior's National Wetland Inventory, including wetlands with persistent emergent vegetation that are temporarily, seasonally or semi-permanently flooded; a forested wetland that is seasonally flooded in the area of the Sprout Creek; scrub-shrub swamps that are seasonally flooded; and a constructed pond.

Hudsonia, Ltd., in their report *Significant Habitats in the Fishkill and Sprout Creek Corridors, Towns of Beekman, LaGrange and Fishkill, Dutchess County, New York*, by John Sullivan and Gretchen Stevens, Hudsonia Ltd., December 2005, identified several ecologically significant habitats located on the Property including kettle shrub pools, wet meadows, crest, ledge and talus habitat, upland hardwood forest and upland meadow. These habitats are important for many species of plants, birds, reptiles, amphibians, invertebrates and mammals. Of particular interest are the kettle shrub pools, which "is an essential part of the core habitat of the threatened Blanding's turtle".

10. Soils Resources: Most of the property, with the exception of the steep hillsides and the Sprout Creek corridor, consists of prime or statewide important soils. The property contains approximately 40 acres of prime soils and 80 acres of farmland soils of statewide importance.

The prime soils are located primarily in the southern and eastern parts of the property, and include areas of Dutchess Cardigan complex (DwB), Pawling silt loam (Pg) and Wappinger loam (We).

Dutchess Cardigan complex is a deep to very deep, well drained acidic soil formed in glacial till that has a moderate rate of permeability, a moderate to low available water capacity, a medium rate of surface runoff and a slight risk of erosion. DwB is well suited to both cultivated crops and pasture, with a capability subclass of IIs.

Pawling silt loam and Wappinger loam are both very deep and well to moderately well drained acidic soils that are formed in alluvium. They have a moderate rate of permeability, a high available water capacity, a slow rate of surface runoff and a slight risk of erosion. Pawling silt loam is well suited to both cultivated crops and pasture, with a capability subclass of IIw, while Wappinger loam is very well suited to both cultivated crops and pasture, with a capability subclass of I.

The statewide important farmland soils include areas of a slightly steeper Dutchess Cardigan complex (DwC), fairly level Hoosic gravelly loam (HsA), slightly steeper Hoosic gravelly loam (HsB), and Hoosic channery loam (HtA).

The DwC soil has similar properties to the DwB soil described above, but since it is steeper, it has a rapid rate of surface runoff and a moderate risk of erosion; it is moderately suited to cultivated crops and well suited to pasture, with a capability subclass of IIIe.

Hoosic gravelly loam is a very deep and somewhat excessively drained acidic soil that is formed in glacial outwash. It has a moderately rapid to rapid rate of permeability, a low available water capacity, a slow rate of surface runoff and a slight risk of erosion. Both HsA and HsB soils are moderately suited to cultivated crops and well suited to pasture, with a capability subclass of IIIs.

Hoosic channery loam is a very deep, well drained acidic soil that is formed in glacial outwash. It has a moderately rapid to rapid rate of permeability with a low available water capacity, a slow rate of surface runoff and a slight risk of erosion. It is moderately suited to cultivated crops and well suited to pasture, with a capability subclass of IIIs.

The area of the Sprout Creek corridor consists of Wayland silt loam (Wy), a very deep and poorly to very poorly drained hydric soil that has a neutral pH and is formed in recent alluvium. It has a moderate to moderately slow rate of permeability, a high available water capacity, a slow rate of surface runoff and a slight risk of erosion. Because it has a high water table and is frequently flooded, Wayland silt loam is unsuited to cultivated crops and pasture, and has a capability subclass of Vw. This soil type typically supports woodlands or water tolerant bushes and grasses, and can provide good habitat for wetland wildlife.

The steep and wooded areas of the property consist of a small area of Nassau Cardigan complex (NwC) and are predominantly Nassau rock outcrop (Nx E). These are shallow, somewhat excessively drained acidic soils that are formed in glacial till. They have a moderate rate of permeability and a very low available water capacity. The NwC soils have a medium rate of surface runoff and a moderate risk of erosion, and are unsuited to cultivated crops and poorly suited to pasture, with a capability subclass of VI. The Nx E soils are steeper and have a very rapid rate of surface runoff and a very severe risk of erosion, and are unsuited to cultivated crops or pasture, with a capability subclass of VII.

11. Forest Resources: Approximately 44 acres of the property is wooded; all woodlands are located on the western side of Skidmore Road, and consist of steep, wooded hillsides of deciduous forest. These forests are dominated by sugar maple (*Acer saccharum*), red oak (*Quercus rubra*), chestnut oak (*Quercus prinus*) and shagbark hickory (*Carya ovata*). Other species found in these wooded areas include American beech (*Fagus grandifolia*), white ash (*Fraxinus americana*), white oak (*Quercus alba*), black birch (*Betula lenta*), and pignut hickory (*Carya glabra*). Most areas of the forest have little understory vegetation, but there is some witch hazel (*Hammamelis virginiana*) found in various areas.

12. Existence of Waste Sites or Farm Dumps: At the east end of the tree-lined lane between Fields 1 and 2, to the southwest of Photopoint AA, there is a small pile of farm debris.

II. Conservation Goals

1. Goals of landowner/grantor: The Primary Purpose of this Easement is to conserve viable agricultural land and soil resources by preventing uses of the Property that will significantly impair or interfere with the Property's agricultural and forestry viability and productive capacity.

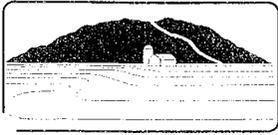
All other purposes listed below shall be secondary and none shall conflict with or significantly diminish the Primary Purpose of this Easement. The Secondary Purpose of this Easement includes the conservation and protection of the Property's scenic views and open space resources and their associated unique and special natural features to the extent that such protection does not conflict with the Primary Purpose of this Easement.

2. Applicable criteria of Dutchess Land Conservancy:

1. The property is visible to the public from roadways, waterways, recreational areas or other public places and/or contains an important ridgeline.
2. The development of the property would diminish scenic views to the public and/or interfere with public views across already protected open space.
3. The property is in active agricultural or forestry use.
4. The property contains high quality (prime and/or statewide important) farm soils and/or includes or buffers other important agricultural land.
5. The property contains or buffers wetlands, important wildlife habitats, known wildlife migration routes or other ecologically sensitive areas.
6. The property includes and/or borders a river, stream, pond, or other body of water and/or development of the property will affect the integrity of a significant watershed area, aquifer or floodplain.
7. The property is in a relatively natural, undisturbed condition and/or is part of an unfragmented forest and/or natural area that extends beyond the property borders.
8. The property shares a common boundary with, or is in close proximity to, a) publicly preserved land, b) other conservation easement-protected property, c) other significant open space areas, and/or d) private land which is likely to be permanently protected in the near future.
9. The property is of sufficient size that its significant features (as stated in the above criteria) are likely to remain intact in spite of adjacent development
12. The protection of the property is pursuant to a clearly delineated Federal, State, or local governmental conservation policy and will yield a significant public benefit.

IV. Attachments

- A.** Conservation Easement Acceptance Criteria
- B.** Conservation Easement Resource Assessment
- C.** Dutchess County Soils Legend
- D.** Location Map
- E.** Aerial Photograph
- F.** Resource Maps
 - F-1.** Context Resources Map
 - F-2.** Water Resources Map
 - F-3.** Agricultural Resources Map
 - F-4.** Slope Resources Map
 - F-5.** Habitat Resources Map and Relevant Hudsonia Habitat Fact Sheets
- G.** Reduced Filed Survey Map
- H.** Baseline Photopoint Maps
 - H-1.** Photopoint Map of Entire Property
 - H-2.** Photopoint Map of Farm Complex
- I.** Baseline Photopoint Descriptions and GPS Coordinates
- J.** Baseline Photographs
- K.** Copy of Recorded Conservation Easement



DUTCHESS LAND CONSERVANCY

Celebrating 25 Years of Preserving Open Land in Dutchess County!

PO Box 138, 4289 Route 82
Millbrook, New York 12545

www.dutchessland.org

(845) 677-3002

Fax 677-3008

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DLC Conservation Easement Acceptance Criteria

(Revised & Adopted July 2006)

The Board of Directors of the Dutchess Land Conservancy has adopted criteria governing the acceptance of conservation easements. The reason for this is to assure that preservation activities are directed toward properties that are truly worthy of protection. Easements must be accepted by a vote of the Conservancy's Board or Executive Committee. Each property is evaluated after careful investigation of its resources and qualities. Accepting Conservation Easements is based on DLC's discretion; meeting any and all of these criteria does not obligate DLC to accept an easement.

To accept an easement, the DLC Executive Committee must find that at least five of the criteria are met. If less than five are met, but the property has special significance in relation to any of the criteria, the full Board may accept an easement with a written explanation of its reasons for doing so.

Any development permitted under the easement shall minimize impacts on and demonstrate significant measures to protect the scenic, agricultural, ecological, watershed, recreational, or other resource values of the property. The Conservancy will request an endowment for monitoring and enforcement.

Criteria For Acceptance Of Conservation Easements.

1. The property is visible to the public from roadways, waterways, recreational areas or other public places and/or contains an important ridgeline.
2. The development of the property would diminish scenic views to the public and/or interfere with public views across already protected open space.
3. The property is in active agricultural or forestry use.
4. The property contains high quality (prime and/or statewide important) farm soils and/or includes or buffers other important agricultural land.
5. The property contains or buffers wetlands, important wildlife habitats, known wildlife migration routes or other ecologically sensitive areas.
6. The property includes and/or borders a river, stream, pond, or other body of water and/or development of the property will affect the integrity of a significant watershed area, aquifer or floodplain.
7. The property is in a relatively natural, undisturbed condition and/or is part of an unfragmented forest and/or natural area that extends beyond the property borders.
8. The property shares a common boundary with, or is in close proximity to, a) publicly preserved land, b) other conservation easement-protected property, c) other significant open space areas, and/or d) private land which is likely to be permanently protected in the near future.
9. The property is of sufficient size that its significant features (as stated in the above criteria) are likely to remain intact in spite of adjacent development
10. The easement will set an important precedent for restricting land in an area of interest to the Conservancy.
11. Public access for outdoor education or recreation will be permitted.
12. The protection of the property is pursuant to a clearly delineated Federal, State, or local governmental conservation policy and will yield a significant public benefit.
13. The protection of the property will preserve a historically important area.



**Conservation Easement Natural Resource Assessment
Pierson Farm Property**

6/10/2010

Current Owners: Neil and Elizabeth Pierson

Property Size: 167.1 Acres (acreage per survey)

Location: Skidmore Road and Mountain Road, Town of LaGrange

Existing Structures: One principal residence, six barns, one machine shed, one chicken coop and two sheds

A. The property meets these DLC Easement qualifying criteria (5 required): 1,2,3,4,5,6,7,8,9,12

B. Agricultural Resources:

- | | |
|---|-----|
| 1. Acres Prime Farmland Soil | 40 |
| 2. Acres Statewide Important Farmland Soil | 80 |
| 3. Property is actively in Agriculture | Yes |
| 4. Property is in the Agricultural District | Yes |

C. Water Resources:

- | | |
|---|---|
| 1. Acres classified as DEC Wetland | 0 |
| 2. Acres mapped as NWI Wetland | 8 |
| 3. Classification of Streams on property | Sprout Creek (H-95-10) - Class C(T)
H-95-10-8 – unclassified tributary |
| 4. Does the property contain or is it close to a significant Aquifer? | No |
| 5. Is any part of the property within the 100-year flood plain? | 61 Acres |
| 6. What watershed is the property within? | Sprout Creek/Fishkill Creek, tributary of Hudson River |

D. Habitat:

1. The property contains 44 acres of woodlands.
2. The property is comprised of mostly open farm fields, approximately 3,400 linear feet of the Sprout Creek and 1,500 linear feet of a tributary of the Sprout Creek, and Hudsonia has identified several ecologically significant habitats including kettle shrub pools, wet meadows, crest, ledge and talus habitat, upland hardwood forest and upland meadow.

E. Relation to Preserved Land:

1. Does the property abut other protected land? The Property is adjacent to the town's 130-acre Freedom Park and Dutchess County BOCES, a 50-acre preserve deeded for natural educational purposes. The Property is also located within a mile of the 590-acre James Baird State Park and a mile and half from the 909-acre Taconic Hereford State Multiple Use Area.

2. Does the property abut important public resources? Yes, in addition to the above, the farm is located within the Sprout Creek core farm area and the Sprout Creek flows through the property.

F. Scenic:

1. Is the property visible from public roadways? Yes, Skidmore Road and Mountain Road

G. Other:

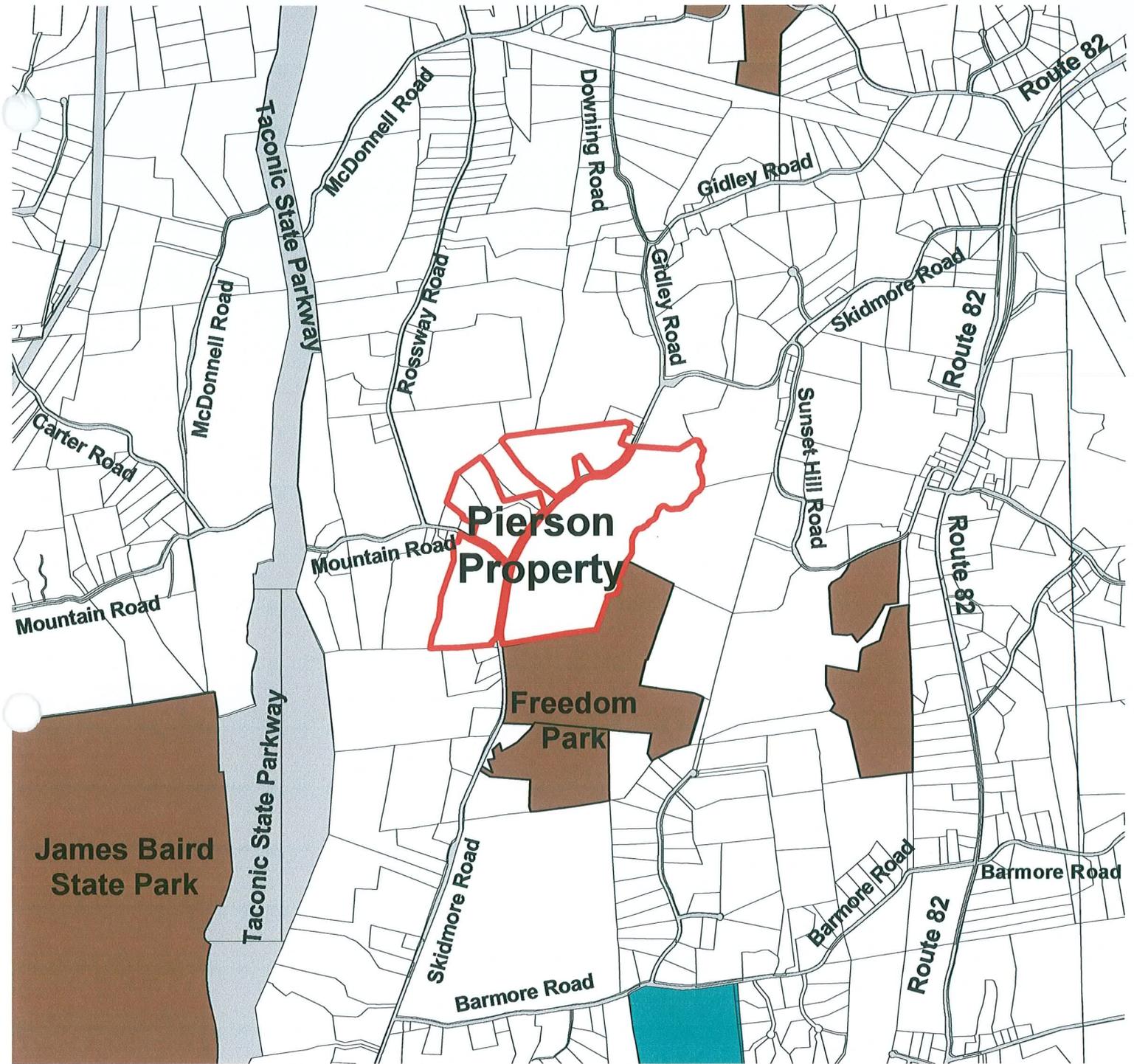
1. Is the property (part of an area) designated for protection in the NYS Open Space Plan? The 2009 New York State Open Space Conservation Plan prepared by the Department of Environmental Conservation, the Office of Parks, Recreation and Historic Preservation, and the Department of State (the "NYS Plan") lists farmland protection as a critical component of the State's overall efforts to conserve open space.

SOIL LEGEND

Map symbols consist of a combination of two or three letters. The first two letters represent the soil. The capital letter following these letters is the slope class. Symbols without a slope letter are for nearly level soils when represented by one map unit, miscellaneous areas, and soils named at categories above the series level. The legend is in alphabetical order.

Symbol	Name	Symbol	Name
BeB	Bernardston silt loam, 3 to 8 percent slopes	HsE	Hoosic gravelly loam, 25 to 45 percent slopes
BeC	Bernardston silt loam, 8 to 15 percent slopes	HtA	Hoosic channery loam, fan, 0 to 3 percent slopes
BeD	Bernardston silt loam, 15 to 25 percent slopes	HtB	Hoosic channery loam, fan, 3 to 8 percent slopes
BeE	Bernardston silt loam, 25 to 45 percent slopes	HuA	Hoosic-Urban land complex, nearly level
BgB	Bernardston-Urban land complex, 3 to 8 percent slopes	HuB	Hoosic-Urban land complex, undulating
Ca	Canandaigua silt loam, neutral substratum	HvB	Hudson and Vergennes soils, 3 to 8 percent slopes
Cc	Carlisle muck	HvC	Hudson and Vergennes soils, 8 to 15 percent slopes
ChB	Charlton loam, 3 to 8 percent slopes	HvD	Hudson and Vergennes soils, hilly
ChC	Charlton loam, 8 to 15 percent slopes	HvE	Hudson and Vergennes soils, steep
ChD	Charlton loam, 15 to 25 percent slopes	Hy	Hydraquents and Medisaprists soils, ponded
ChE	Charlton loam, 25 to 45 percent slopes	Kn	Kingsbury and Rhinebeck soils
CiC	Charlton loam, 8 to 15 percent slopes, very stony	KrA	Knickerbocker fine sandy loam, nearly level
CiD	Charlton loam, 15 to 25 percent slopes, very stony	KrB	Knickerbocker fine sandy loam, undulating
CiE	Charlton loam, 25 to 45 percent slopes, very stony	KrC	Knickerbocker fine sandy loam, rolling
CrB	Charlton-Chatfield complex, undulating, rocky	KrD	Knickerbocker fine sandy loam, hilly
CrC	Charlton-Chatfield complex, rolling, rocky	KuA	Knickerbocker-Urban land complex, nearly level
CrD	Charlton-Chatfield complex, hilly, rocky	KuB	Knickerbocker-Urban land complex, undulating
CrE	Charlton-Chatfield complex, steep, rocky	Ln	Linlithgo silt loam
CtB	Chatfield-Hollis complex, undulating, very rocky	Lv	Livingston silty clay loam
CtC	Chatfield-Hollis complex, rolling, very rocky	McC	Macomber-Taconic complex, rolling, very rocky
CtD	Chatfield-Hollis complex, hilly, very rocky	MnA	Massena silt loam, 0 to 3 percent slopes
CuA	Copake gravelly silt loam, nearly level	MnB	Massena silt loam, 3 to 8 percent slopes
CuB	Copake gravelly silt loam, undulating	NwB	Nassau-Cardigan complex, undulating, very rocky
CuC	Copake gravelly silt loam, rolling	NwC	Nassau-Cardigan complex, rolling, very rocky
CuD	Copake gravelly silt loam, hilly	NwD	Nassau-Cardigan complex, hilly, very rocky
CuE	Copake gravelly silt loam, 25 to 45 percent slopes	NxE	Nassau-Rock outcrop complex, steep
CwA	Copake channery silt loam, 0 to 3 percent slopes	NxF	Nassau-Rock outcrop complex, very steep
CwB	Copake channery silt loam, 3 to 8 percent slopes	Pc	Palms muck
CxB	Copake-Urban land complex, undulating	Pg	Pawling silt loam
DuB	Dutchess silt loam, 3 to 8 percent slopes	Ps	Pits, gravel
DuC	Dutchess silt loam, 8 to 15 percent slopes	Pu	Pits, quarry
DuD	Dutchess silt loam, 15 to 25 percent slopes	PwB	Pittstown silt loam, 3 to 8 percent slopes
DwB	Dutchess-Cardigan complex, undulating, rocky	PwC	Pittstown silt loam, 8 to 15 percent slopes
DwC	Dutchess-Cardigan complex, rolling, rocky	PzA	Punsit silt loam, 0 to 3 percent slopes
DwD	Dutchess-Cardigan complex, hilly, rocky	PzB	Punsit silt loam, 3 to 8 percent slopes
DxB	Dutchess-Cardigan-Urban land complex, undulating, rocky	Ra	Raynham silt loam
DxC	Dutchess-Cardigan-Urban land complex, rolling, rocky	Sc	Scio silt loam
FcB	Farmington-Galway complex, undulating, very rocky	SkB	Stockbridge silt loam, 3 to 8 percent slopes
FcC	Farmington-Galway complex, rolling, very rocky	SkC	Stockbridge silt loam, 8 to 15 percent slopes
FcD	Farmington-Galway complex, hilly, very rocky	SkD	Stockbridge silt loam, 15 to 25 percent slopes
FeE	Farmington-Rock outcrop complex, steep	SkE	Stockbridge silt loam, 25 to 45 percent slopes
Ff	Fluvaquents-Udifluvents complex, frequently flooded	SmB	Stockbridge-Farmington complex, undulating, rocky
Fr	Fredon silt loam	SmC	Stockbridge-Farmington complex, rolling, rocky
GfB	Galway-Farmington complex, undulating, rocky	SmD	Stockbridge-Farmington complex, hilly, rocky
GfC	Galway-Farmington complex, rolling, rocky	SrB	Stockbridge-Urban land complex, 3 to 8 percent slopes
GfD	Galway-Farmington complex, hilly	Su	Sun silt loam
GfB	Galway-Farmington-Urban land complex, undulating, rocky	TmD	Taconic-Macomber-Rock outcrop complex, hilly
GfC	Galway-Farmington-Urban land complex, rolling, rocky	TrE	Taconic-Rock outcrop complex, steep
GsA	Georgia silt loam, 0 to 3 percent slopes	TrF	Taconic-Rock outcrop complex, very steep
GsB	Georgia silt loam, 3 to 8 percent slopes	Ud	Udothents, smoothed
GsC	Georgia silt loam, 8 to 15 percent slopes	Ue	Udothents, wet substratum
Ha	Halsey mucky silt loam	UnB	Unadilla silt loam, undulating
HeA	Haven loam, nearly level	Ur	Urban land
HeB	Haven loam, undulating	We	Wappinger loam
Hf	Haven-Urban land complex	Wy	Wayland silt loam
HoC	Hollis-Chatfield-Rock outcrop complex, rolling	Wz	Water, > 40 acres
HoD	Hollis-Chatfield-Rock outcrop complex, hilly	W	Water, <40 acres
HoE	Hollis-Chatfield-Rock outcrop complex, steep		
HoF	Hollis-Chatfield-Rock outcrop complex, very steep		
HsA	Hoosic gravelly loam, nearly level		
HsB	Hoosic gravelly loam, undulating		
HsC	Hoosic gravelly loam, rolling		
HsD	Hoosic gravelly loam, hilly		

Capability Classes	Capability Subclasses
I Soils have slight limitations that restrict their use	e Main hazard is the risk of erosion
II Soils have moderate limitations that restrict the choice of plants or require moderate conservation practices	s Soil is limited because it is shallow, droughty or stony
III Soils have severe limitations that restrict the choice of plants or require special conservation practices, or both	w Water in or on the soil interferes with plant growth or cultivation (in some soils the wetness can be partly corrected by artificial drainage)
IV Soils have very severe limitations that restrict the choice of plants or require very careful management, or both	
V Soils are subject to little or no erosion but have other limitations, impractical to remove, that restrict their use mainly to pasture, range land, forest land, or wildlife habitat	
VI Soils have severe limitations that make them generally unsuitable for cultivation and that restrict their use mainly to pasture, range land, forest land, or wildlife habitat	
VII Soils have very severe limitations that make them unsuitable for cultivation and that restrict their use mainly to pasture, range land, forest land, or wildlife habitat	
VIII Soils and miscellaneous areas have limitations that preclude commercial plant production and that restrict their use to recreational purposes, wildlife habitat, watershed or esthetic purposes	



Baseline Documentation
Attachment D: Location Map

Pierson 167.1 Acre Property

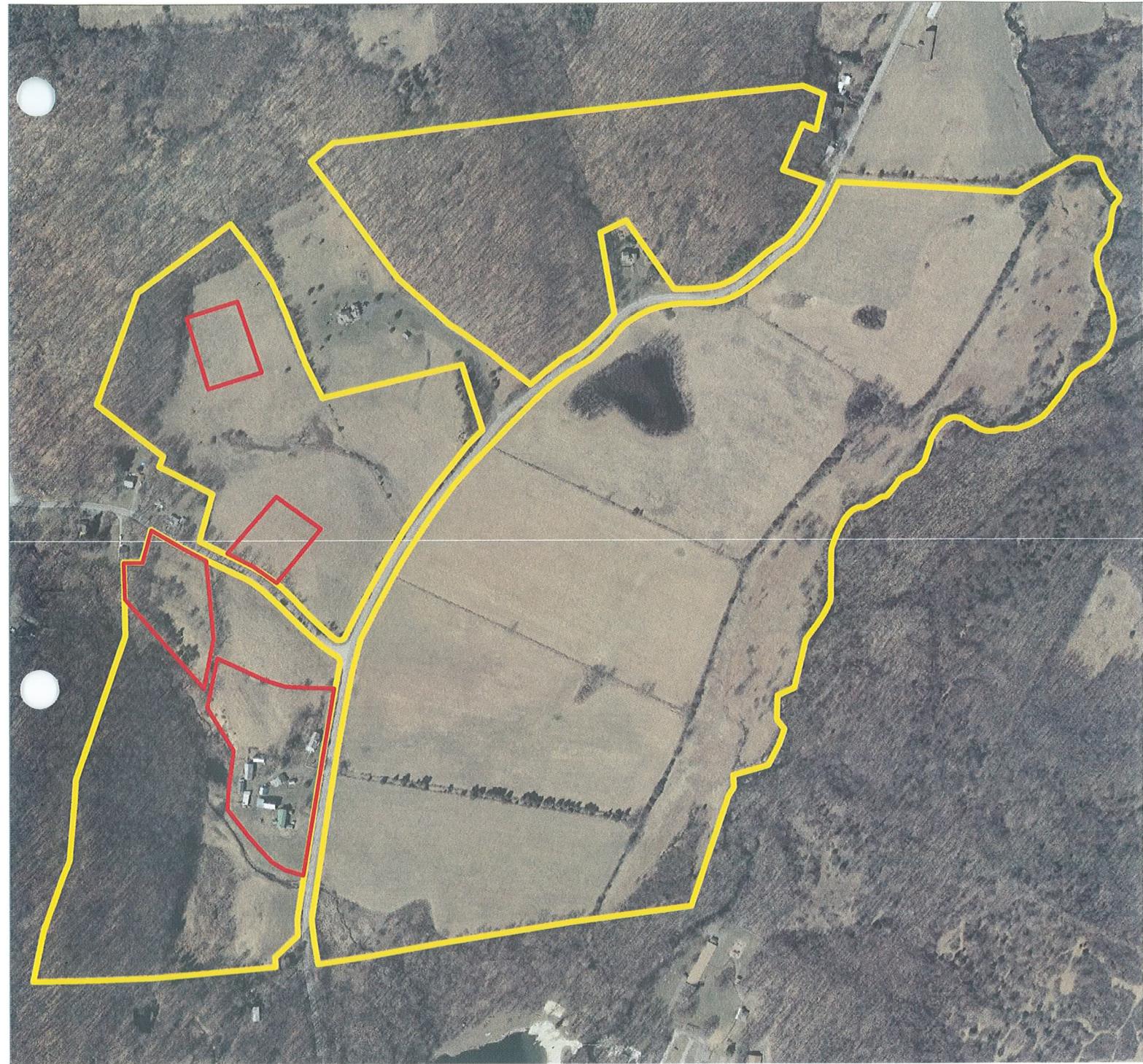
Skidmore and Mountain Roads
Town of LaGrange, Dutchess County, NY
September 15, 2010
167.1 Acres +/- (Acreage per survey)

1000 0 1000 2000 Feet



Legend

-  Property Boundary
-  Roads
-  Government Land
-  Tax Parcels
-  DLC Easements



Baseline Documentation

Attachment E: Aerial Photograph

Pierson 167.1 Acre Property

Skidmore and Mountain Roads
Town of LaGrange, Dutchess County, NY
September 15, 2010
167.1 acres +/- (acreage per survey)

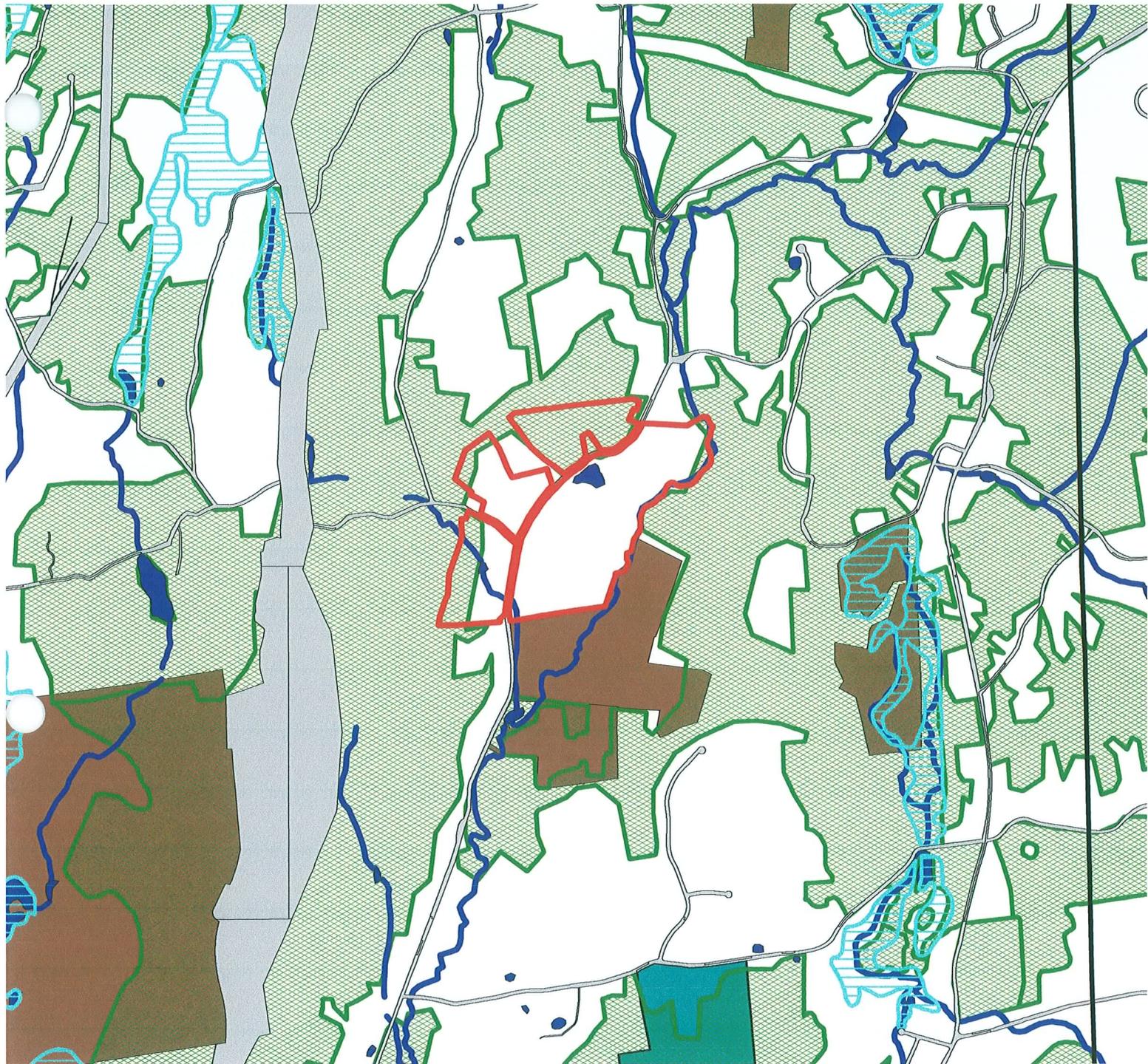
2009 Digital Ortho Imagery, created by the NYS Office of Cyber Security and Critical Infrastructure Coordination. Image type is 4-band, RGB & NIR. Image horizontal accuracy is within 2' at the 95% confidence level (NSSDA). Image pixel size is 0.5' GSD.

Legend

-  Building Envelopes
-  Property Boundary

250 125 0 250 500
Feet

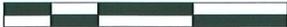




Baseline Documentation
 Attachment F-1: Context Resources
Pierson 167.1 Acre Property

Skidmore and Mountain Roads
 Town of LaGrange, Dutchess County, NY
 September 15, 2010
 167.1 Acres +/- (Acreage per survey)

1000 0 1000 2000 Feet



Legend

-  Property Boundary
-  Town Boundary
-  Roads
-  DEC Wetlands
-  Ponds
-  Streams
-  Woods
-  DLC Easements
-  Government Land



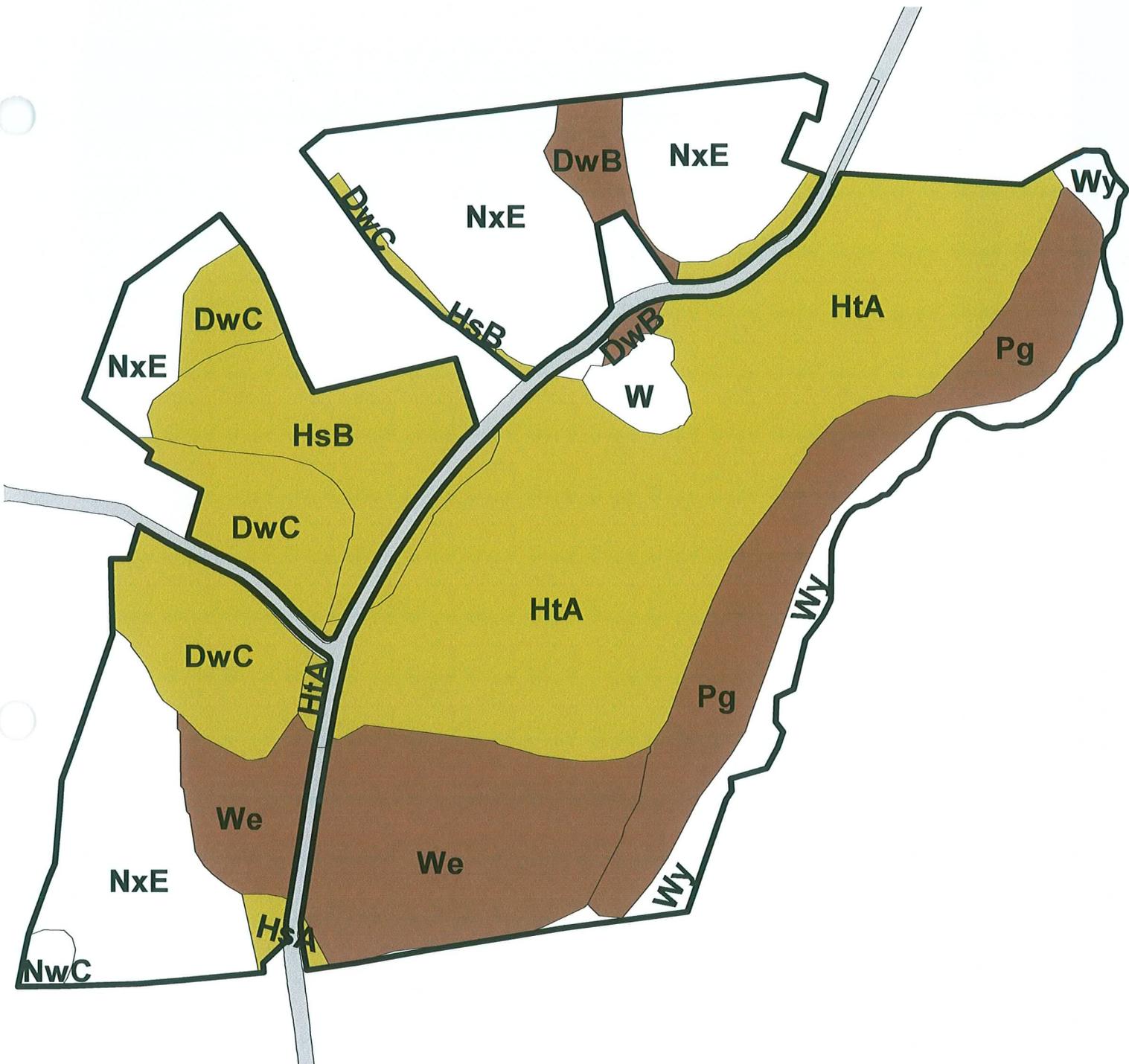
Baseline Documentation
 Attachment F-2: Water Resources
Pierson 167.1 Acre Property

Skidmore and Mountain Roads
 Town of LaGrange, Dutchess County, NY
 September 15, 2010
 167.1 Acres +/- (Acreage per survey)



Legend

- Property Boundary
- Ponds
- Streams
- DEC Wetlands
- NWI Wetlands (Federal)
- Zone I Aquifer
- Zone II Aquifer
- Zone III Aquifer
- 100 Year Flood Plain



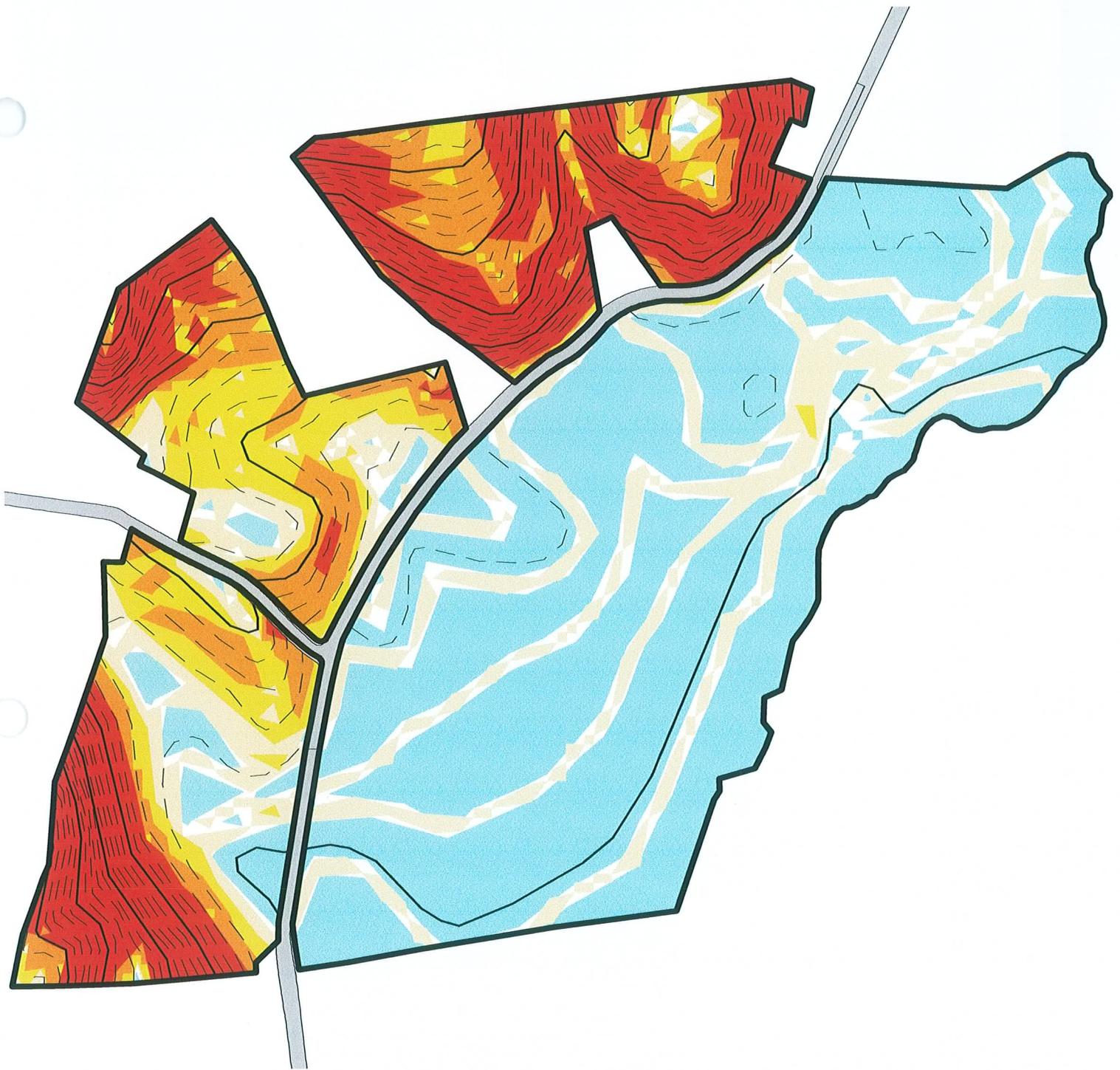
Baseline Documentation
 Attachment F-3: Agricultural Resources
Pierson 167.1 Acre Property

Skidmore and Mountain Roads
 Town of LaGrange, Dutchess County, NY
 September 15, 2010
 167.1 Acres +/- (Acreage per survey)



Legend

-  Parcel Boundary
-  Prime Farmland Soils
-  Statewide Important Farmland Soils



Baseline Documentation
 Attachment F-4: Slope Resources
Pierson 167.1 Acre Property

Skidmore and Mountain Roads
 Town of LaGrange, Dutchess County, NY
 September 15, 2010
 167.1 Acres +/- (Acreage per survey)

250 0 250 500 Feet



Legend

- Property Boundary
- 50 Foot Contours
- 10 Foot Contours
- > 25 Percent Slopes
- > 15 Percent Slopes
- > 8 Percent Slopes
- > 4 Percent Slopes
- < 2 Percent Slopes



Baseline Documentation
Attachment F-5: Habitat Resources
Pierson 167.1 Acre Property

Skidmore and Mountain Roads
 Town of LaGrange, Dutchess County, NY
 167.1 Acres +/- (Acreage per survey)



Legend

- Property Boundary
- Crest-Ledge-Talus
- Streams
- constructed pond
- cultural
- marsh
- hardwood & shrub swamp
- upland conifer forest
- upland hardwood forest
- upland meadow
- upland mixed forest
- upland shrubland
- wet meadow
- kettle shrub pool
- developed

SURVEY MAP
 SHARRED LINES OF
NEIL & ELIZABETH R. PIERSON



THIS SURVEY HAS BEEN MADE IN ACCORDANCE WITH THE PROVISIONS OF THE SURVEY ACT, R.S. 48:151, AND THE REGULATIONS THEREUNDER, AND THE SURVEYOR HAS BEEN DULY QUALIFIED BY THE BOARD OF SURVEYORS OF THE STATE OF LOUISIANA.

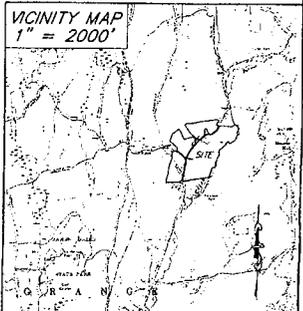
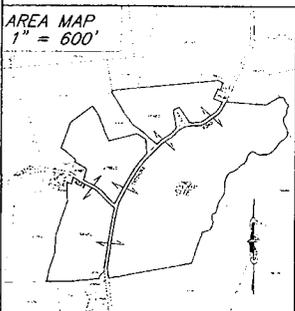
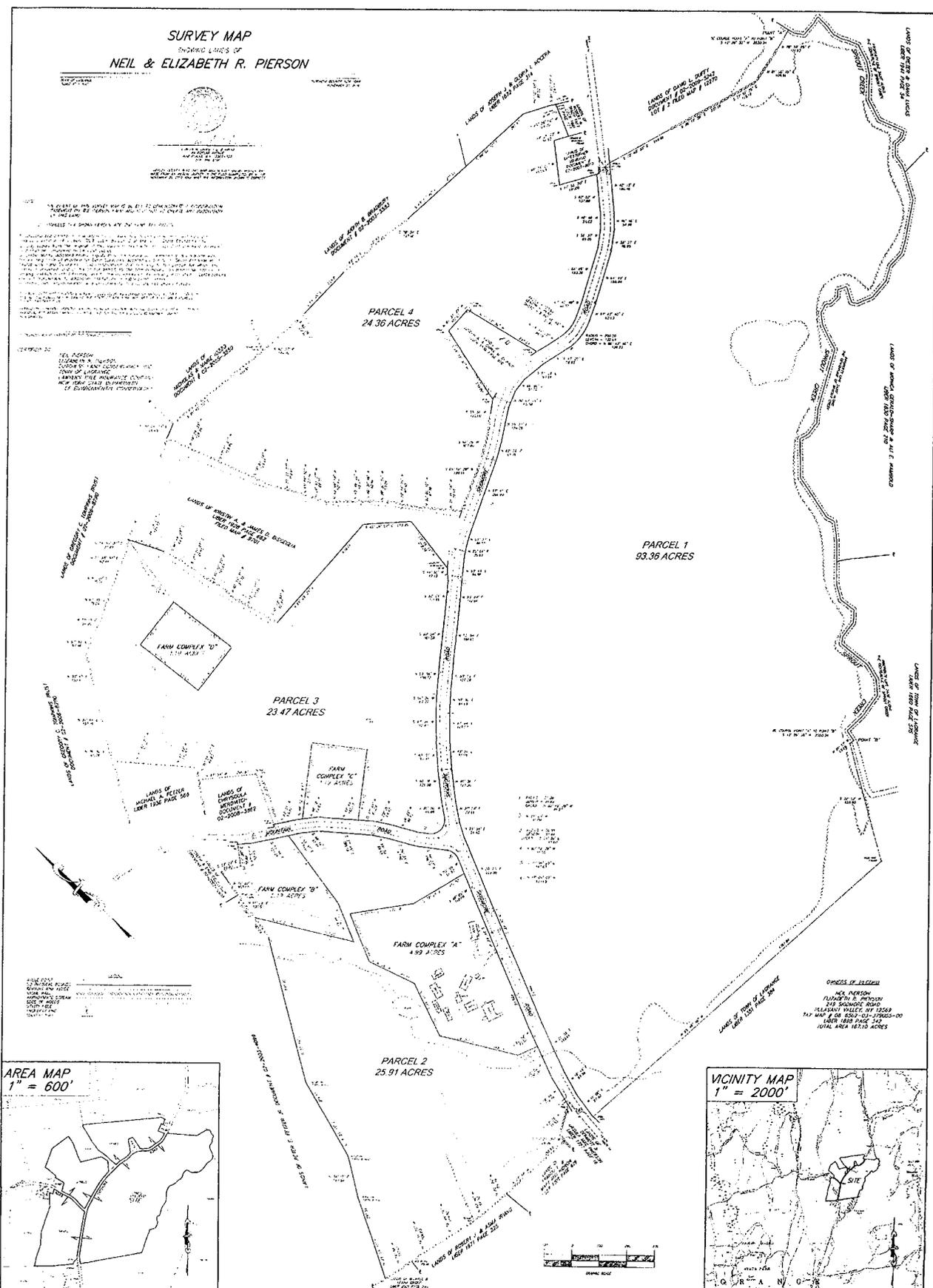
THESE LINES WERE RUN BY THE SURVEYOR IN THE PRESENCE OF THE NEIL & ELIZABETH R. PIERSON, THE OWNERS OF THE LANDS SURVEYED, AND THE SURVEY WAS MADE IN ACCORDANCE WITH THE PROVISIONS OF THE SURVEY ACT, R.S. 48:151, AND THE REGULATIONS THEREUNDER.

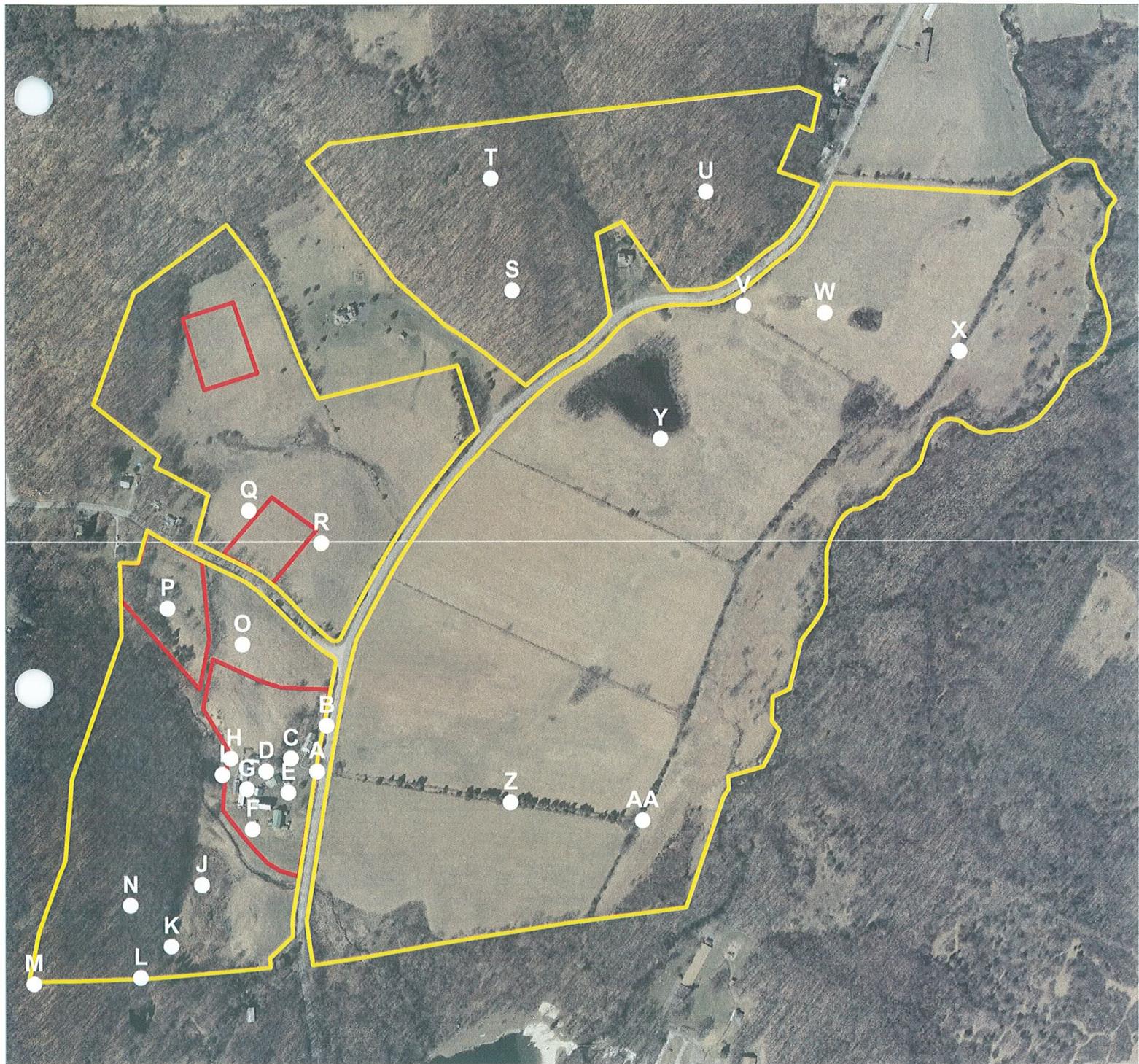
THE SURVEY WAS MADE ON THE 15th DAY OF APRIL, 1968, AT THE PLACE WHERE THE LINES WERE RUN.

THE SURVEY WAS MADE BY THE SURVEYOR IN THE PRESENCE OF THE NEIL & ELIZABETH R. PIERSON, THE OWNERS OF THE LANDS SURVEYED, AND THE SURVEY WAS MADE IN ACCORDANCE WITH THE PROVISIONS OF THE SURVEY ACT, R.S. 48:151, AND THE REGULATIONS THEREUNDER.

CERTIFICATE

NEIL ALDEN
 ELIZABETH R. PIERSON
 COUNTY OF LAZARDE, STATE OF LOUISIANA
 COUNTY AND PARISH ENGINEERS





Baseline Documentation
Attachment H-1: Photopoint Map
of Entire Property
Pierson 167.1 Acre Property

2009 Digital Ortho Imagery, created by the NYS Office of Cyber Security and Critical Infrastructure Coordination. Image type is 4-band, RGB & NIR. Image horizontal accuracy is within 2' at the 95% confidence level (NSSDA). Image pixel size is 0.5' GSD.

Skidmore and Mountain Roads
 Town of LaGrange, Dutchess County, NY
 September 15, 2010
 167.1 acres +/- (acreage per survey)



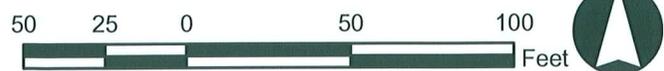
Legend

- Photopoints
- Property Boundary
- Building Envelopes



Baseline Documentation
Attachment H-2: Photopoint Map
of Farm Complex
Pierson 167.1 Acre Property

Skidmore and Mountain Roads
 Town of LaGrange, Dutchess County, NY
 September 15, 2010
 167.1 acres +/- (acreage per survey)



2009 Digital Ortho Imagery, created by the NYS Office of Cyber Security and Critical Infrastructure Coordination. Image type is 4-band, RGB & NIR. Image horizontal accuracy is within 2' at the 95% confidence level (NSSDA). Image pixel size is 0.5' GSD.

Legend

-  Photopoints
-  Property Boundary
-  Building Envelope

ATTACHMENT I

Dutchess Land Conservancy **BASELINE PHOTOPOINT DESCRIPTIONS**

Pierson 167.1 Acre Property **Skidmore and Mountain Roads,** **Town of LaGrange, Dutchess County**

Date of Photographs: September 15, 2010

Photographers: Kristen Anderson and Julie Hart

Photopoint location descriptions are approximate.

- A. On the western side of Skidmore Road, at the end of the driveway leading to the principal residence and farm complex.
- B. On the western side of Skidmore Road, approximately 160 feet north of the driveway.
- C. On the lawn to the southwest of the principal residence, approximately 50 feet southwest of the southwest corner of the principal residence.
- D. In the farm complex, approximately 180 feet west of Photopoint A.
- E. On the lawn to the east of the barn complex, approximately 130 feet southwest of Photopoint A.
- F. On the mowed area to the south of the farm complex, approximately 200 feet west of Skidmore Road and 70 feet west-southwest of the southwest corner of the dairy barn (the large barn closest to Skidmore Road).
- G. In the farm complex, approximately 30 feet west of the chicken coop and 15 feet northeast of the northeast corner of the machine shed.
- H. On the mowed hillside to the northwest of the farm complex, approximately 50 feet east of the northern edge of the small pond and 60 feet west of the west side of the northernmost barn.
- I. At the eastern edge of the small pond to the west of the barn complex.
- J. On the scrubby hillside to the southwest of the farm complex, approximately 350 feet west of Skidmore Road and 320 feet north of the southern property boundary.
- K. Near the southwest corner of the scrubby hillside to the southwest of the farm complex, approximately 450 feet west of Skidmore Road and 110 feet north of the southern property boundary.
- L. At the southern property boundary, at the foot of the steep and wooded hillside, approximately 25 feet north of the stone wall and 400 feet east of the southwest property corner.
- M. At the southwest property corner.
- N. In the woods in the southwestern corner of the property, approximately 270 feet north of the southern property boundary and 300 feet east of the western property boundary.

- O.** In the field to the north of the farm complex and south of Mountain Road, approximately 350 feet west of the intersection of Skidmore and Mountain Roads.
- P.** In the field to the northwest of the farm complex and south of Mountain Road, approximately 240 feet south of Mountain Road and 145 feet west of the hedgerow separating this field from the field where Photopoint O is located.
- Q.** In the field to the north of Mountain Road, approximately 225 feet north of Mountain Road and 220 feet northeast of the hedgerow corner at the westernmost point of the property boundary on the north side of Mountain Road.
- R.** In the field to the north of Mountain Road, approximately 400 feet north-northwest of the intersection of Skidmore and Mountain Roads.
- S.** On the wooded hillside in the northernmost part of the property, to the west of the streambed running between the two hills approximately 325 feet north of Skidmore Road.
- T.** On the wooded hillside in the northernmost part of the property, where the woods road crosses a stone wall, and approximately 320 feet west of the streambed running between the two hills and 730 feet north of Skidmore Road.
- U.** On the easternmost wooded hillside, approximately halfway between Skidmore Road and the northern property boundary.
- V.** Approximately 75 feet south of Skidmore Road, at the hedgerow dividing Field 4 from Field 5.
- W.** In Field 5, between the small kettle shrub pool and the wetland area that lies between the kettle shrub pool and Skidmore Road.
- X.** To the east of the hedgerow on the eastern side of Field 5, approximately 300 feet east-southeast of the small kettle shrub pool in Field 5.
- Y.** On the southern side of the large kettle shrub pool in Field 4.
- Z.** On the tree-lined lane between Field 1 and Field 2, approximately 660 feet east-southeast of Skidmore Road.
- AA.** At the eastern end of the tree-lined land between Fields 1 and 2.

ATTACHMENT I

Dutchess Land Conservancy **BASELINE PHOTOPOINT GPS COORDINATES**

Pierson 167.1 Acre Property **Skidmore and Mountain Roads,** **Town of LaGrange, Dutchess County**

Data collected using a Trimble GeoXT handheld GPS unit running ArcPad 6.0.

Datum: NAD 1983

Projection: State Plane New York East FIPS 3101

Data collected as a point layer in shapefile format

Photopoint	Latitude	Longitude
A	41° 42' 00.992"	73° 46' 19.437"
B	41° 42' 02.592"	73° 46' 18.894"
C	41° 42' 01.463"	73° 46' 20.620"
D	41° 42' 01.020"	73° 46' 21.758"
E	41° 42' 00.241"	73° 46' 20.736"
F	41° 41' 58.961"	73° 46' 22.451"
G	41° 42' 00.379"	73° 46' 22.735"
H	41° 42' 01.430"	73° 46' 23.447"
I	41° 42' 00.880"	73° 46' 23.902"
J	41° 41' 56.977"	73° 46' 24.872"
K	41° 41' 54.841"	73° 46' 26.387"
L	41° 41' 53.682"	73° 46' 27.946"
M	41° 41' 53.623"	73° 46' 32.939"
N	41° 41' 56.302"	73° 46' 28.269"
O	41° 42' 05.523"	73° 46' 22.840"
P	41° 42' 06.789"	73° 46' 26.353"
Q	41° 42' 10.261"	73° 46' 22.481"
R	41° 42' 09.064"	73° 46' 19.122"
S	41° 42' 18.004"	73° 46' 09.946"

T	41° 42' 21.961"	73° 46' 10.911"
U	41° 42' 21.533"	73° 46' 00.814"
V	41° 42' 17.379"	73° 45' 58.960"
W	41° 42' 17.076"	73° 45' 55.055"
X	41° 42' 15.690"	73° 45' 48.727"
Y	41° 42' 12.734"	73° 46' 02.966"
Z	41° 41' 59.831"	73° 46' 10.209"
AA	41° 41' 59.158"	73° 46' 03.963"