

I. Acknowledgement 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 North Yarmouth Knight's Pond & Blueberry subparcel acquired in 2015 ("The North Yarmouth Knight's Pond subparcel") at the time the Conservation Easement was transferred to the grantee (to the holder).

(OWNERS)

By: Rosemary E. Roy
Printed Name: ROSEMARY E. ROY
Title: TOWN MANAGER
Date: 10-19-15

(HOLDER)

By: [Signature]
Alan Stearns
Exec. Director, Royal River Conservation Trust
October 19, 2015

STATE OF MAINE
COUNTY OF CUMBERLAND

The foregoing instrument was acknowledged before me this 19 day of October, 2015, by Rosemary E. Roy, Town of North Yarmouth.

[Signature]
Notary Public

My Commission Expires:

DEBORAH A. GROVER
Notary Public - Maine
My Commission Expires
January 13, 2022

STATE OF MAINE
COUNTY OF CUMBERLAND

The foregoing instrument was acknowledged before me this 19th day of October, 2015, by Alan Stearns, Executive Director, Royal River Conservation Trust.

[Signature]
Notary Public

My Commission Expires:

DEBORAH A. GROVER
Notary Public - Maine
My Commission Expires
January 13, 2022

II. Purpose of the Conservation Easement: The purpose of this conservation easement is described in the primary document. Generally, the purpose is to preserve in perpetuity the unique and undeveloped character of the Protected Property (“The North Yarmouth Knight’s Pond subparcel”) and to protect the high quality habitat of the forest, pond and associated ecosystems, while also providing a variety of opportunities for outdoor recreation and scenic enjoyment for the general public.

III. Property Background Information:

- a) **Landowner (Grantor) contact information:** Town Manager, Town of North Yarmouth
- b) **Conservation Easement Holder contact information:** Stewardship Director, Royal River Conservation Trust, P.O. Box 90, Yarmouth, ME 04096
- c) **Legal Description:** Knight’s Pond & Blueberry Hill Conservation Easement, North Yarmouth subparcel, Recorded in the Cumberland County Registry of Deeds, Book_____, Page_____ on October _____, 2015. Acreage: 48.8 acres in North Yarmouth including several acres of submerged pond bottom. The conservation easement deed includes or references related recorded surveys and boundary line agreements. See Cumberland County Registry of Deeds Plan Book 196 Page 395.

This baseline does not cover companion properties in the Town of Cumberland acquired on the same day with a companion conservation easement held by the Chebeague & Cumberland Land Trust.

- d) **Photos and observed conditions prior to closing.** There is no indication of observed conditions at or before closing that contradict the terms of the conservation easement. A Phase I Environmental Site Assessment conducted on July 20, 2013 by Abenaki Environmental Services raised no issues regarding the North Yarmouth subparcel. Exhibit B provides photos and captions of the property at the date of closing.
- e) **Tract Location and Access.** The North Yarmouth Knight’s Pond subparcel is located off Greely Road Extension in Cumberland, ME, by crossing the Cumberland subparcels. The subparcel is also off Tree Lane (aka Tower Lane, off Henry Road) in North Yarmouth, ME, and abutting CMP powerlines in North Yarmouth. Legal access for monitoring the North Yarmouth subparcel is guaranteed across Cumberland subparcels, from Greely Road Extension. Legal access for monitoring or for the public, from North Yarmouth, is not legally guaranteed in perpetuity, but arguably exists during the duration of the FAA conservation easement discussed below, within the scope of that conservation easement’s terms.
- f) **Summary Tract Description.** The 48.8 acre North Yarmouth Knight’s Pond subparcel includes a large area consisting of forested uplands and a portion of the shoreline and a portion of the submerged bottom of a man-made 46 acre pond.

- g) **Abutting conserved lands.** The Knight's Pond and Blueberry Hill 2015 acquisition project conserved 165 acres located in and owned by the Town of Cumberland (conservation easement held by the Chebeague & Cumberland Land Trust), and this 48.8 acre subparcel located in and owned by the Town of North Yarmouth (conservation easement held by Royal River Conservation Trust). The 2015 acquisitions abut combined 76 acres in two abutting parcels owned by the Federal Aviation Administration (FAA) crossing into both towns, with conservation easements on the FAA properties held by the Chebeague and Cumberland Land Trust and the Royal River Conservation Trust. In total, roughly 290 acres is contiguously conserved.
- h) **Watershed and impoundment.** Knight's Pond flows through a spillway on a dam in the Town of Cumberland to a second small impoundment and continues to flow into Mill Brook and the East Branch of the Piscataqua River, a priority subwatershed to the Presumpscot River and Casco Bay for water quality and fish habitat. Conserved parcels adjacent to the North Yarmouth subparcel form the rise of land that separates the Royal River Watershed from the Presumpscot River Watershed. The North Yarmouth Knight's Pond subparcel has no stream frontage, but includes an inlet swale that attracts beavers and makes trail crossings wet. In the late 1950's, Richard Knight built the dams to create the pond for wildlife habitat and recreational purposes. Water levels were intentionally lowered in 2015 by a few inches, prior to conservation acquisition.
- i) **Current and Past Uses of Property, trails and trail conditions.** Prior to 2015 the entire property was privately owned and undeveloped. The property has been logged periodically. Stone walls at various locations but especially along an old range road along one boundary indicate agricultural use in past centuries. At the date of acquisition in 2015, snowmobile clubs maintain a trail meandering crossing along the boundary with FAA of the North Yarmouth sub-parcel, along the center or various sides of the old range road. Some trail connectivity on the North Yarmouth sub-parcel was disrupted by CMP acquisition of a strip of land in 2010 and subsequent powerline expansion on or about 2012. All trails have been maintained informally if at all, and include wet spots, swales and pools, and erosion.
- j) **Existing Structures.** Existing structures on the property in North Yarmouth include stone walls, boundary markers, and one temporary deer stand.
- k) **Natural Features:** Aquatic and Terrestrial Resources Values

- *Inland Wading Bird and Waterfowl Habitat*

The Maine Department of Inland Fisheries and Wildlife has designated Knight's Pond as high value Inland Wading Bird Habitat. It stands out as one of the very few Wading Bird and Waterfowl Habitats in the Presumpscot River Watershed. This habitat type protects

many types of ducks, geese, herons, egrets, ibis and bitterns and also serves as an important migratory stop for many other kinds of birds and waterfowl.

- *Rare and Declining Species of Birds and Fish and other Wildlife*

U.S. Fish and Wildlife Service ranks Knight's Pond and Blueberry Hill as high value habitat (within the top 25%) for rare and declining species of birds and fish. The parcel not only provides Inland Wading Bird and Waterfowl Habitat, but also habitat for 33 U.S. F&W Service priority trust species. According to U.S. F&W Service, Knight's Pond and Blueberry Hill has particularly high value habitat in comparison to the rest of the Gulf of Maine watershed for 13 of those priority species – including American Bittern, Blue Heron, Pied-billed Grebe, Wood Ducks, Northern Goshawk, Red-Shouldered Hawk, Solitary Sandpiper, and many song birds.

- Bird List from May 17, 2015 Inventory by Carl Tubbesing and Roger Monthey:

Knights Pond vicinity

Tufted Titmouse
Yellow-rumped Warbler
Black and White Warbler
White-breasted Nuthatch
Canada Geese (in flight and on the pond)
Purple Finch
Great-crested Flycatcher
American Robin
Song Sparrow
Common Grackle
Red-winged Blackbird
Northern Cardinal

Blueberry Hill

Hermit Thrush, Wood Thrush, Black-capped Chickadee, Ovenbird, Morning Dove,
Red-eyed Vireo

Other wildlife using the pond include: beaver (there are several beaver lodges on Knight's Pond), muskrat, fisher cats, deer, turtles, frogs and fish.

- *Wetland of Special Significance*

The Maine Department of Inland Fisheries and Wildlife has designated Knight's Pond as a Wetland of Special Significance. The high ranking is due to its size, undeveloped shoreline, quality of wetlands, habitat values and uniqueness in Southern Maine. The natural area is known as Leatherleaf Bog and the soils are Sebago Mucky Peat. The floating bog and peat island not located on the North Yarmouth subparcel.

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- *Vernal Pools*

The Town of Cumberland worked with the University of Maine in 2009-2010 to map and inventory vernal pools. The Maine Natural Areas Program reviewed both North Yarmouth and Cumberland Subparcels for vernal pools. No vernal pools of notable significance have been identified on the North Yarmouth Knight's Pond subparcel, while the Cumberland subparcel has notable findings, including at least one near the North Yarmouth town line.

- *Vascular Plant Inventory*

Knight's Pond Vascular Plant Inventory

July 2, 2015

Matt Arsenault, Stantec Consulting

With assistance from Eugenie Francine

Notes:

Field survey was limited to shoreline and shallow water habitats of Knight's pond; inventory was not limited to Knight's Pond North Yarmouth subparcel

Species names follow *Flora Novae Angliae* (Haines 2011)

Species Name	Common Name
<i>Acer rubrum</i>	red maple
<i>Anthoxanthum odoratum</i>	sweet vernalgrass
<i>Bidens frondosus</i>	Devil's beggar-ticks
<i>Brasenia schreberi</i>	water-shield
<i>Calamagrostis canadensis</i>	bluejoint
<i>Carex atlantica</i>	prickly bog sedge
<i>Carex canescens</i>	hoary sedge
<i>Carex comosa</i>	bearded sedge
<i>Carex debilis</i>	white edged sedge
<i>Carex echinata</i>	star sedge
<i>Carex folliculata</i>	northern long sedge
<i>Carex gynandra</i>	nodding sedge
<i>Carex lasiocarpa</i>	woolly-fruited sedge
<i>Carex lurida</i>	Sallow sedge
<i>Carex rosea</i>	rosy sedge
<i>Carex scoparia</i>	pointed broom sedge
<i>Carex utriculata</i>	swollen-beak sedge
<i>Chamaedaphne calyculata</i>	leatherleaf
<i>Dichanthelium acuminatum</i>	hairy rosette-panicgrass
<i>Dichanthelium boreale</i>	northern rosette-panicgrass
<i>Drosera intermedia</i>	spatulate-leaved sundew
<i>Drosera rotundifolia</i>	round-leaved sundew
<i>Dulichium arundinaceum</i>	three-way sedge

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<i>Eleocharis Robbinsii</i>	Robbins' spikesedge
<i>Erigeron annuus</i>	annual fleabane
<i>Eupatorium perfoliatum</i>	boneset thoroughwort
<i>Euthamia graminifolia</i>	flat-top goldenrod
<i>Fragaria virginiana</i>	common strawberry
<i>Frangula alnus</i>	glossy buckthorn
<i>Galium tinctorium</i>	stiff three-petaled bedstraw
<i>Galium trifidum</i>	three-petaled bedstraw
<i>Gaylussacia baccata</i>	black huckleberry
<i>Glyceria canadensis</i>	rattlesnake manna grass
<i>Hieracium caespitosum</i>	yellow hawkweed
<i>Hieracium pilosella</i>	mouse-ear hawkweed
<i>Hypericum mutilum</i>	dwarf St. John's-wort
<i>Ilex mucronata</i>	mountain holly
<i>Ilex verticillata</i>	common winterberry
<i>Iris versicolor</i>	blue iris
<i>Juncus canadensis</i>	Canada rush
<i>Juncus effusus</i>	soft rush
<i>Juniperus communis</i>	common juniper
<i>Kalmia angustifolia</i>	sheep-laurel
<i>Leersia oryzoides</i>	rice cut grass
<i>Lycopus americanus</i>	American water-horehound
<i>Lycopus uniflorus</i>	northern water-horehound
<i>Lysimachia terrestris</i>	swmap yellow-loosestrife
<i>Melampyrum lineare</i>	cow-wheat
<i>Morella caroliniensis</i>	small bayberry
<i>Nymphaea odorata</i>	white water lily
<i>Onoclea sensibilis</i>	sensitive fern
<i>Osmundastrum cinnamomeum</i>	cinnamon fern
<i>Paratheylypteris noveboracensis</i>	New York fern
<i>Phalaris arundinacea</i>	reed canary grass
<i>Platanthera clavellata</i>	little club-spru bog-orchid
<i>Pogonia ophioglossoides</i>	rose pogonia
<i>Potamogeton natans</i>	floating pondweed
<i>Rhynchospora alba</i>	white beaksedge
<i>Rhynchospora capitellata</i>	brownish beaksedge
<i>Rubus alleghaniensis</i>	common blackberry
<i>Rubus hispidus</i>	bristly blackberry
<i>Sagittaria latifolia</i>	common arrowhead
<i>Sarracenia purpurea</i>	purple pitcherplant
<i>Schoenoplectus subterminalis</i>	water bulrush
<i>Scirpus atrocinctus</i>	black-girdled woolsedge

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<i>Scirpus cyperinus</i>	woolgrass
<i>Scirpus microcarpus</i>	barber-pole bulrush
<i>Solidago canadensis</i>	Canada goldenrod
<i>Solidago rugosa</i>	common wrinkle-leaved goldenrod
<i>Sparganium emersum</i>	Simple-stemmed bur-reed
<i>Spiraea alba</i>	white meadowsweet
<i>Spiraea tomentosa</i>	steeplebush
<i>Symphotrichum lateriflorum</i>	calico American-aster
<i>Tussilago farfara</i>	coltsfoot
<i>Typha latifolia</i>	broad-leaved cat-tail
<i>Utricularia intermedia</i>	flat-leaved bladderwort
<i>Utricularia cornuta</i>	horned bladderwort
<i>Utricularia geminiscapa</i>	mixed bladderwort
<i>Utricularia vulgaris</i>	common bladderwort
<i>Vaccinium corybosum</i>	highbush blueberry
<i>Vaccinium macrocarpon</i>	large cranberry
<i>Vallisneria americana</i>	tape-grass
<i>Viola lanceolata</i>	lance-leaved violet
<i>Viola pallens</i>	smooth white violet
<i>Xyris</i> sp.	yellow-eyed-grass

- *Beginning with Habitat – Large Forest Block*

The State of Maine Beginning with Habitat Program has mapped Knight's Pond and Blueberry Hill as part of a larger 1600-acre block of forest habitat. Large blocks of forest provide core habitat blocks and habitat connections that facilitate species movements between blocks. Habitat connections provide necessary opportunities for wildlife travel in search of food, water and mates. The large forest block also provides rich species diversity.

- *Forest Type – Hemlock-Beech-Oak Pine Forest*

The North Yarmouth sub-parcel includes forested upland of Red Oak-Northern Hardwoods-White Pine Forest. This is a very common, broadly defined community. According to the Maine Natural Areas Program report, Hemlock and White Pine are co-dominant along with a mix of hardwoods such as Red Oak, Red Maple and White Oak. Beech is also found. The understory consists of wintergreen, Indian cucumber root, sessile-leaved bellwort, wild sarsaparilla and witch hazel.

- *Rare Community Type – Oak-Hickory (S1):* The Maine Natural Areas Program (MNAP) walked the subparcel on June 20, 2013, and again in 2014 to specifically review the North Yarmouth subparcel's Oak-Hickory Forest. The 2014 Site Visit Summary excerpts: "There (is a larger example) of Oak-Hickory forest within the (North Yarmouth subparcel).

Oak-Hickory forest is a rare natural community type in Maine (S1) that is restricted to the southern part of the state and is characterized by a strong component of shagbark hickory mixed with oak. Only five examples of this community type have been documented in the state. While other examples occur on land managed by water districts or owned by land trusts, it is likely that much of the natural extent of this forest type has been converted to other land uses such as development or agriculture due to the small patch size, dry soils, and geographic distribution within areas that are subject to greater land use pressures...Other species typical of this community type found here include high bush blueberry, white ash, striped maple, hop-hornbeam, lowbush blueberry, bracken fern, woodland sedge, cow-wheat, and other species typical of well-drained soils...The larger occurrence of Oak-Hickory forest in the North Yarmouth portion of the project area is more mature, diverse, and approximately 10 acres in size. It is part of a hardwood forest on southeast facing slopes dominated by red oak, with a strong (though variable) component of shagbark hickory ranging from 10-30% cover, as well as sugar maple. Hemlock is sparse in the canopy. The understory is fairly dense with striped maple, hop-hornbeam, beech, and witch hazel, as well as seedling and sapling oak, hickory, and white ash – all typical of this natural community type. This example is one of the northern-most examples that have been documented in Maine, which is significant due to the southern affinity of shagbark hickory. Although it is likely that this example has regenerated post-agriculture (as many of them have), the tree cover contains mature trees, lack of invasive plant species, and otherwise does not have indicators of recent human disturbance. The condition, size, and landscape context of this Oak-Hickory forest meet the criteria for a good-fair (BC-ranked) example.”

- *Endangered Plants.* None observed or noted.
- *Archeological and Historical Features.* None observed or noted.

IV. Land Use Restrictions, Required Reporting, and Reserved Rights: The Conservation Easement deed provides reference to a funder's grant agreement with the United States Fish & Wildlife Service (USFWS), as well as a possible grant agreement with the Land for Maine's Future (LMF) program, pending availability of funds. The USFWS agreement is passive (no required reporting, unless sale or change of use. The LMF agreement (if LMF funds arrive) would be active, requiring both a management plan submission in Year One and also annual reporting to LMF by the landowner (The Town of North Yarmouth.) A summary of all possible annual reports thus might include (or might be consolidated by expected new agreements or multi-town joint coordination):

- i. Knight's: Town of North Yarmouth management plan submission to LMF (Year one)
- ii. Knight's: Town of Cumberland management plan submission to LMF (Year one)

- iii. Knight's: Town of North Yarmouth annual LMF monitoring report.
- iv. Knight's: Town of Cumberland annual LMF monitoring report.
- v. Knight's: RRCT annual conservation easement monitoring registration-report (State of Maine Conservation Easement Registry)
- vi. Knight's: CCLT annual conservation easement monitoring registration-report (State of Maine Conservation Easement Registry)

V. Public Access, Monitoring Access, Adjoining Landowners, with notes:

See Cumberland County Registry of Deeds Plan Book 196 Page 395. See also **Exhibit B**, for illustration:

- a. **Town of Cumberland:** At the same time that the Town of North Yarmouth acquired the North Yarmouth Knight's Pond sub-parcel in 2015, the Town of Cumberland acquired abutting land (two boundary segments abutting North Yarmouth's subparcel), subject to a conservation easement held by the Chebeague and Cumberland Land Trust (CCLT). The CCLT Knight's Pond conservation easement addresses public access and monitoring access across the Cumberland parcel to the North Yarmouth parcel, and other issues. The Cumberland abutting parcels host the dams; all issues of water levels and dams relate to Town of Cumberland ownership, not to Town of North Yarmouth ownership.
- b. **Michael and Barbara Frost (Cumberland),** P.O. Box 207, Cumberland, ME 04021, Cumberland Map R06 Lot 36. The town line forms the boundary between Frost and the Knight's Pond North Yarmouth subparcel.
- c. **Federal Aviation Administration (FAA) (North Yarmouth Map 10 Lot 103 + Cumberland Map R08 Lot 19):** The 76 acres of abutting FAA land crossing the town lines is burdened by a conservation easement held jointly by the two land trusts: Chebeague & Cumberland Land Trust (CCLT), and the Royal River Conservation Trust (RRCT). Cumberland County registry, Book 12041, Page 179 et seq. The North Yarmouth Knight's Pond subparcel shares a boundary with both FAA subparcels (both FAA lots one in each municipality); Note that the "Cumberland" FAA subparcel apparently includes a strip of land within the Town of North Yarmouth comprised of the strip of range road centerline reversion. The FAA abuts the North Yarmouth Knight's Pond subparcel in both towns; the FAA owns to the centerline of the Old Range Road also known as the Snowmobile Trail. The FAA conservation easement gives important recreational value and access to the new Knight's Pond parcels, but importantly the FAA conservation easement is not permanent, and may be revoked by FAA per its express terms. FAA access rights and deed provisions arising from residential subdivision also require analysis, and appurtenance analysis, even though the conservation easement provides for public access on FAA property and does not

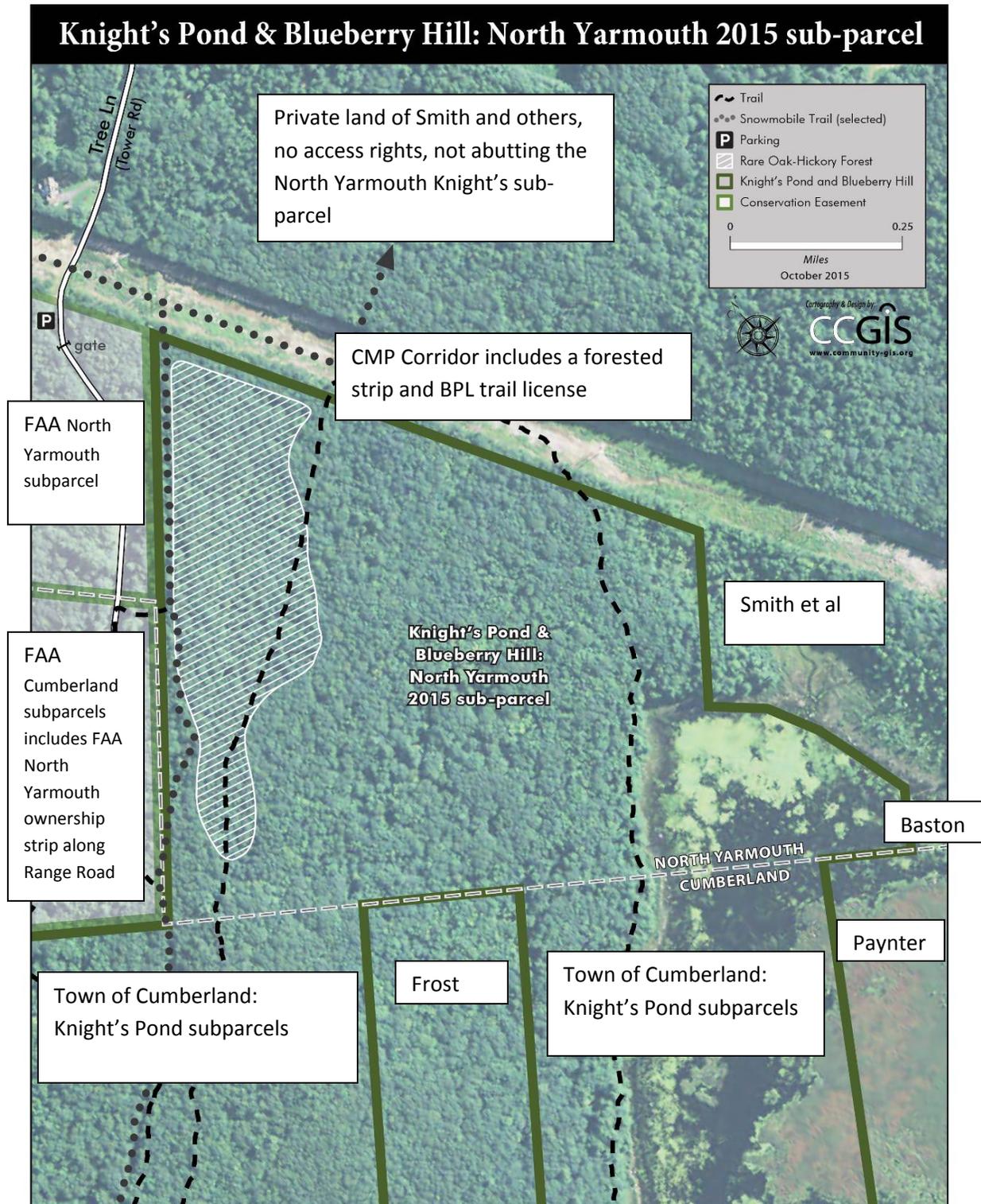
restrict parking on or vehicular access to the FAA property. The FAA conservation easement expressly prohibits parking on the access road (FAA's road access easement now known as Tree Lane) east of CMP, but not west of CMP. The FAA easement gives RRCT and CCLT the right of trail construction and public rulemaking on the FAA parcels. The FAA easement expressly prohibits hunting with firearms on FAA land.

- d. Central Maine Power (CMP) corridor (North Yarmouth).** Since 1997, CMP has provided an automatically renewing year-to-year snowmobile trail license on the powerline corridor held by the Maine Bureau of Parks & Lands, Off-Road Vehicle (ORV) division, Maine Department of Agriculture, Conservation & Forestry. ORV works with the co-licensee: the Royal River Snowmobile Club. The license only authorizes motorized recreation (snowmobiles); other similar CMP licenses (but not this one in 2015) expressly allow non-motorized recreation. CMP requires that ORV and others maintain good relations with neighbors and connecting trails, with limitations or termination by CMP if there are problematic relationships. ORV contacts (Augusta) in 2015 include Lana.LaPlant-Ellis@maine.gov and Joe.Higgins@maine.gov. Contacts for the Royal River Snowmobile Club are typically published on websites of the Maine Snowmobile Association www.mesnow.com
- e. Smith et al (North Yarmouth Map 7 Lot 34):** The boundary between Smith and the North Yarmouth subparcel benefits from a recent recorded boundary line agreement, referenced in all recent deeds. This boundary agreement resolves boundary or flowage issues from past history, relating to the dams. See Cumberland County Book 32211, Page 144.
- f. Richard M. Baston (North Yarmouth Map 7 Lot 1) and John Paynter (Cumberland Map R06 Lot 27):** The submerged portion of the subparcel abuts lands of Baston and Paynter.

Exhibit A: Map

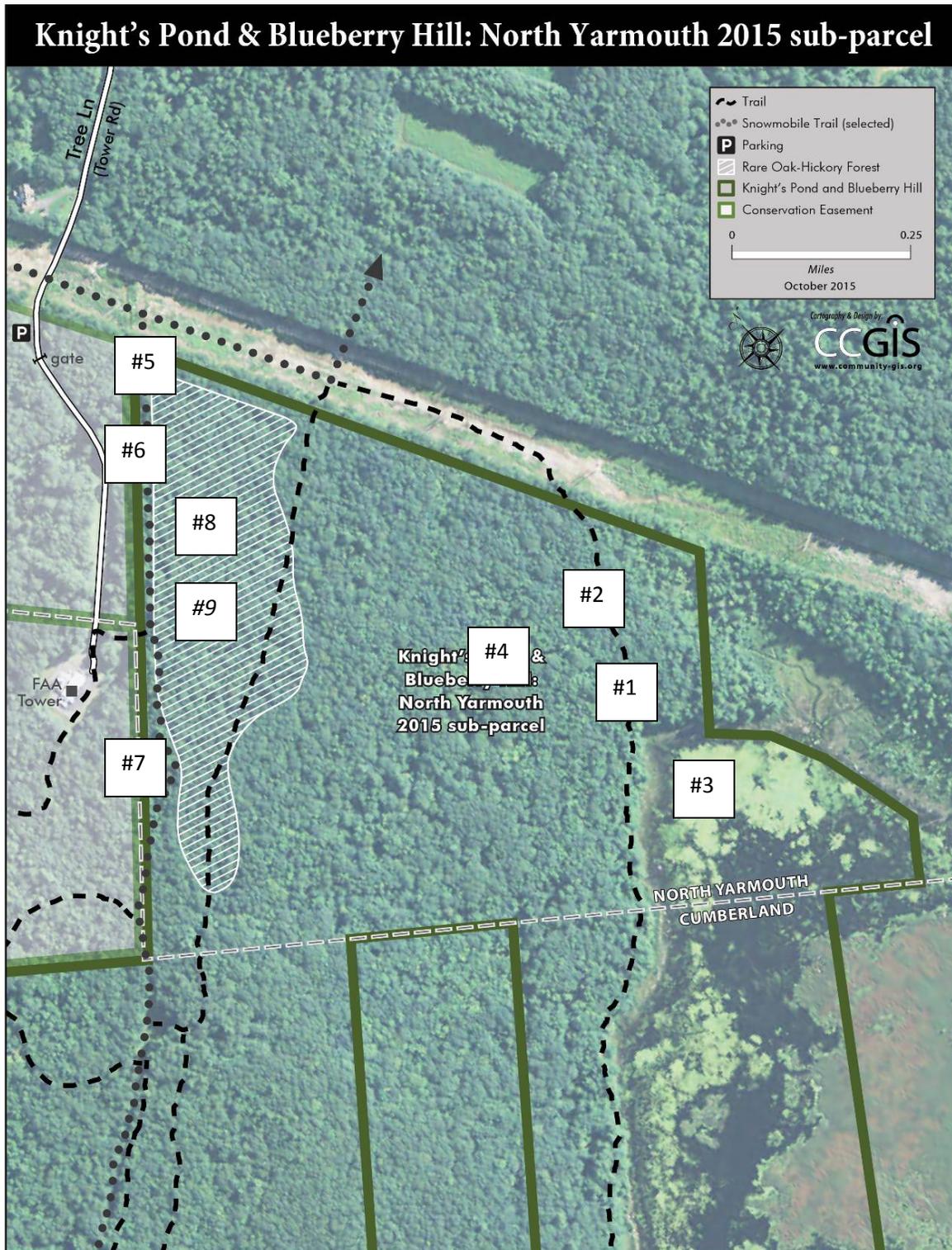


Exhibit B: Map showing abutters (described above p 9 and 10) of North Yarmouth subparcel



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Exhibit C: Locations of photos shown and narrated in Exhibit D



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Exhibit D (Several pages): Nine photos and captions of the North Yarmouth Knight's Pond subparcel at or before October 2015 closing.



Photo #1: The northern-most location near the Pond of the hiking trail along the pond must cross a swale which sometimes attracts beavers. This photo illustrates the wettest part of the swale, which can be avoided by staying to the upland side.



Photo #2: The trail between the northern edge of the pond and the powerline is eroded and wet.

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Exhibit B (Page 2 of 2): Photos and captions of the North Yarmouth Knight's Pond subparcel at or before October 2015 closing.



Photo #3: The shoreline of the pond (foreground) on the subject parcel, and submerged portions of the subject parcel. The far shoreline view is not on the subject parcel.

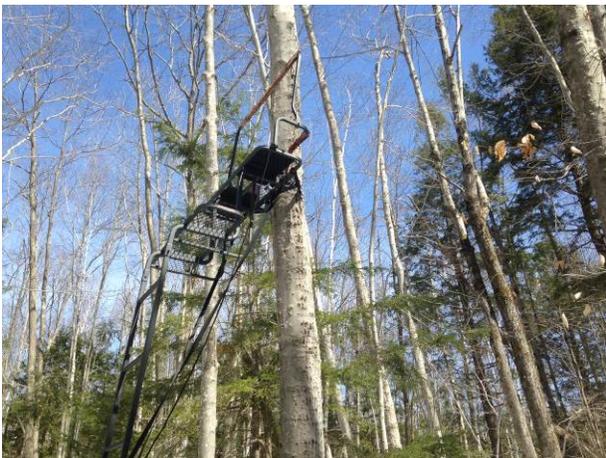


Photo #4: A temporary deer stand located in the center of the North Yarmouth subparcel



Photo: #5: The red-capped rebar pin in this photo is the center of the Range Road (snowmobile trail) and marks the corner between the North Yarmouth subparcel (left of photo), and the FAA (right of photo), and the CMP corridor (behind the photographer.) This is the smaller of two standing pools on the trail along the North Yarmouth section of the range road; walking paths navigate around the pools .

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Photo #6: Most of the Range Road snowmobile trail is dry. Here note the stone wall showing that the trail here hugs the Range Road boundary thus trail here all on Knight's Pond North Yarmouth subparcel ownership.



Photo #7: This largest standing pool on the Range Road is on both FAA and Knight's property. Hikers have created a trail around this pool on Knight's property.

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Photo #8: Stone walls line both sides of the Range Road, portions of some town line locations, and other locations.



Photo #9: Shagbark hickory on the subject parcel.