

Stewardship Plan of the Samuel Place Preserve

Prepared For:

The Warren Land Conservation Trust, Inc.
P.O. Box 565
Warren, RI 02885

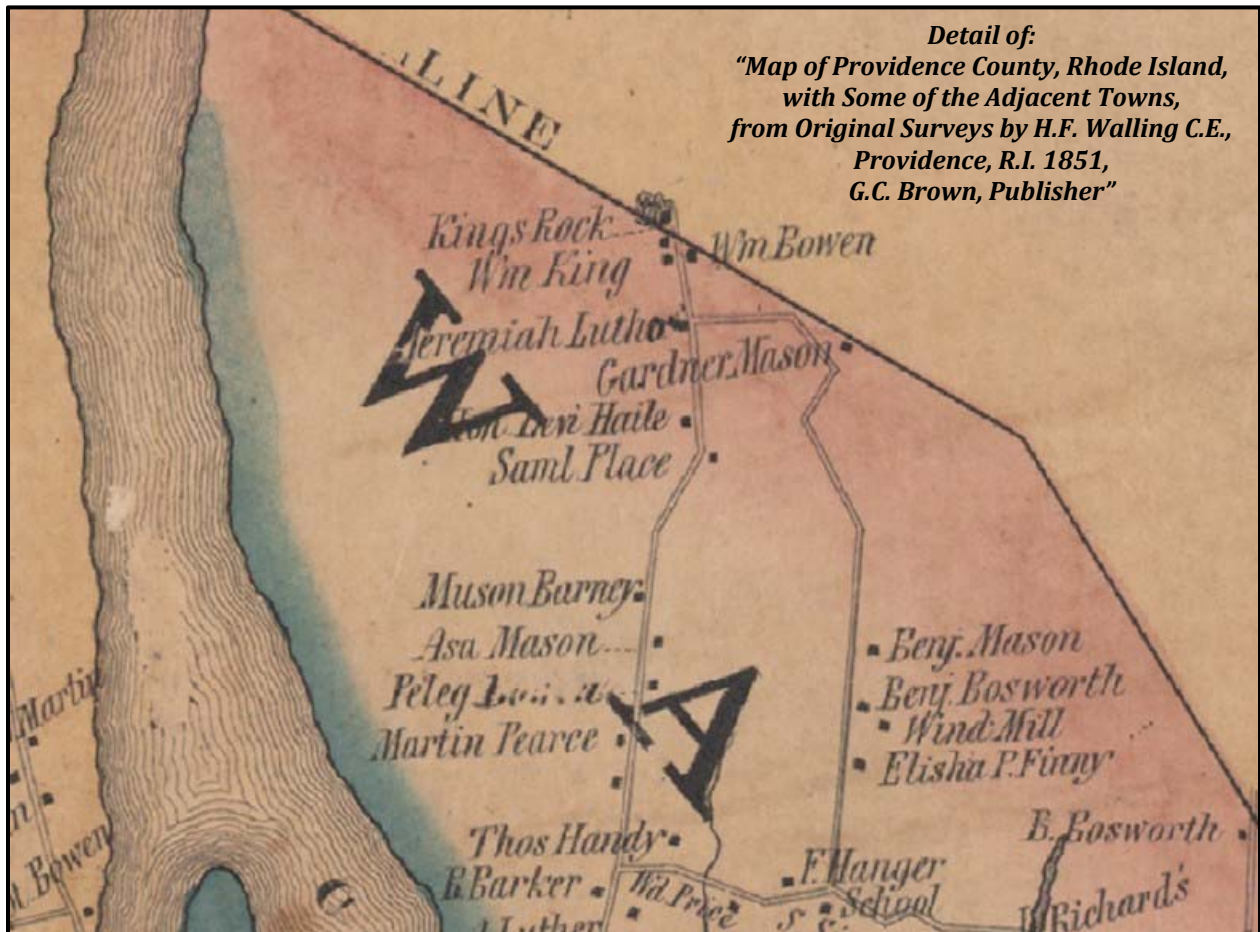
And

The Town of Warren
514 Main Street
Warren, Rhode Island

Prepared By:

E. Jenny K. Flanagan

July 12, 2018



Description of the Property

The Samuel Place Preserve property is two (2) parcels of totaling 26.19 acres of land located to the easterly of Market Street, in the Town of Warren, Bristol County, State of Rhode Island, more particularly identified as Lots 23 and 146 on Assessor's Map 22, and as described in Exhibit "A" attached hereto and made a part hereof (hereinafter referred to as the "Premises").

Purpose of the Samuel Place Preserve Stewardship Plan

The WARREN LAND CONSERVATION TRUST, INC. of P.O. Box 565, Warren, Rhode Island (hereinafter referred to as the "Land Trust"), received the Premises from the TOWN of WARREN, Rhode Island, a Rhode Island municipal corporation with offices at 514 Main Street, Warren, Rhode Island (hereinafter collectively referred to as the "Town"). It is the purpose of this Stewardship Plan to assure that 26.19 acres of land be retained forever in its open, natural, scenic, ecological, or educational condition and to prevent any use of the Premises that will significantly impair or interfere with the conservation values of the Premises. The use of the Premises shall be confined to such uses as are consistent with the purpose of the Stewardship Plan, developed by the Land Trust, which sets forth specific procedures by which the Premises shall be maintained, including, but not limited to, the adequate maintenance of the Premises to preserve the natural values, and other matters as may be required for the preservation of the Premises. The Land Trust shall have the right from time to time to amend this Stewardship Plan.

1. Description of the Premises

The Premises are identified by the Warren Tax Assessor as Lots 23 and 146 on Map 22. It has an assessed address of Market Street. It consists of 26.19± acres of vacant land. The property has 482 feet of frontage on and access from Market Street (RI Route 136), a paved, two-lane, state-maintained roadway. Full legal description is attached to this Stewardship Plan as Exhibit "A". (GIS: 41.746844, -71.272570.)

The Premises are located in the northerly part of Warren, Rhode Island, roughly 0.6 mile south of the town line with Swansea, Massachusetts. It is bounded as follows:

- to the west by Market Street,
- to the north by manufacturing/light industrial properties,
- to the east and southeast by residential properties located on the west side of Birch Swamp Road,
- to the south by residential properties along Market Street.

The Premises are entirely wooded, predominantly with a mix of red maple and other deciduous hardwoods. The topography is nearly level, with the highest elevation on the site along its eastern lot line, at around 27 feet above sea level, and its lowest elevation centrally along its southern lot line, at around 19 feet above sea level. The elevation along Market Street is around 26 feet. Wetlands affect much of the site, with wetland vegetation

observed within 40 to 60 feet of the road frontage. A drainage ditch or perennial stream runs near and along the southern lot boundary, with additional streams and ditching observed throughout the site.

No easements or rights of way were noted in the public record, and no trails were observable on the site at the time of the writing of this Stewardship Plan. The boundaries of the Premises do not appear to be marked.

Existing conditions are noted in Exhibit "B" attached to this Stewardship Plan

2. Uses and Management of the Premises

The objective for the Premises is to maintain its habitat to protect the conservation values. Freshwater wetlands affect most of the Premises. The following uses are permitted:

- A. *Archeological Investigations.* Archaeological activities are permissible, including without limitation survey, excavation and artifact retrieval, following submission of an archaeological field investigation plan and its approval in writing by The Town and the State Archaeologist of the Rhode Island Preservation and Historical Commission (or appropriate successor official).
- B. *Vegetation Management.* Vegetation management is permitted in accordance with generally accepted management practices, including: removing of brush, selective *de minimis* pruning and cutting to prevent, control or remove hazards, disease, insect or fire damage, ditching for the eradication of invasive species, or to preserve the present condition of the Premises, including fence lines and trails, the removal of non-native or invasive species, the inter-planting of native species, and the control of species in a manner that minimizes damage to surrounding, non-target species and preserves water quality.
- C. *Water Resource Management.* The manipulation or alteration of natural ponds, water courses, wetlands or other surface water bodies is permitted for the sole and express purposes of eradication of invasive species, of mosquito control, or to respond to rising sea levels.
- D. *Habitat.* It is unknown if there are rare or endangered species on the Premises. Nonetheless, the entire area of the Premises is mapped as part of a Natural Heritage Area, as nesting area for the northern diamond-backed terrapin turtle, a state-listed endangered species. Additionally, if any rare or endangered species are found by the Town in the future, more specific management activities may be necessary. Measures designed to restore native biotic communities, or to maintain, enhance or restore wildlife, wildlife habitat, or rare or endangered species including selective planting of native trees, shrubs and herbaceous plant species are permissible.
- E. *Motorized Vehicles.* Use of motorized vehicles only as necessary to carry out permitted activities described in A through D above, and provided that such use is not detrimental to water quality, wetland integrity, fragile habitat, soil, wildlife, and plant conservation.

- F. *Access.* The Town or its representatives may conduct annual site visits to ensure the conservation values are being protected, with two weeks prior written notice to the Land Trust.
- G. *Recreation.* Due to predominance of wetlands on the Premises, public access is not anticipated as of the writing of this Stewardship Plan. Future public access to the Premises will be limited to passive recreation along marked trails to be determined at a later date, and will be limited to walking, hiking, snowshoeing, cross-country skiing, bird watching, nature study or research, other like non-motorized activities (provided that reasonable access for persons with disabilities using motorized wheelchairs or other power-driven mobility devices shall be allowed), and hunting, as allowed by law and in compliance with all federal, state and local laws banning the use lead shot for hunting waterfowl. Passive recreational use shall exclude any other use not specifically listed above, including but not limited to: paintball; geocaching; horseback riding; the use of duck blinds or deer stands; and open fires or the use of fireworks of any kind. Any recreational use cannot impair the conservation values, materially alter the landscape, degrade environmental quality, or involve commercial recreational activities.
- H. *Signs.* The erection, maintenance and replacement of signs with respect to hunting, trespass, access, identity and address of the Land Trust, and the protected conservation values are allowed. Such signs shall not exceed 6 square feet in area and shall be located along Market Street.
- I. *Boundary management.* The placement of boundary markers is allowed, upon prior notification to the abutting property owner with regard to the nature and location of such encroaching use.

3. Amendment Procedure

To allow flexibility for unforeseen circumstances or needs, the Stewardship Plan may be amended as follows: Other non-prohibited activities may be requested by the Land Trust and must be expressly approved in writing by the Town, in its sole and exclusive discretion, which permission may only be given if the Town expressly finds that the activity is consistent with, and does not materially impair, the purposes or conservation values of the Premises.

Executed this ___ day of _____, 2018

Michael Gerhardt, President
The Warren Land Conservation Trust, Inc.

Exhibit "A" – Legal Description of the Premises

PLAT 22, LOTS 23 AND 146

That certain tract or parcel of land situated on the easterly side of Market Street in the Town of Warren, County of Bristol and State of Rhode Island and is bounded and described as follows:

Beginning at the northwesterly corner of the parcel herein described, said point being the southwestery corner of property now or formerly belonging to Richard B. Colby;

thence running easterly bounding northerly by said Colby property for a distance of 450.95 feet to a corner;

thence turning an interior angle of $255^{\circ}-00'-30''$ and running northeasterly bounding northwesterly by said Colby property for a distance of 200.00 feet to a corner and property now or formerly of Rhode Island Industrial Facilities Corporation;

thence turning on an interior angel of $104^{\circ}-59'-30''$ and running easterly bounding northerly by said Rhode Island Industrial Facilities Corporation property for a distance of 752.45 feet to a corner and property now or formerly belonging to Charles E. & Hary J. Lambert;

thence turning an interior angle of $93^{\circ}-12'-10''$ and running southerly bounded easterly partly by said Lambert property and partly by property now or formerly belonging to Doris Chase for a distance of 508.88 feet to an angle; said course follows the centerline of a stone wall along said Chase property;

thence turning an interior angle of $182^{\circ}-35'-20''$ and running southerly along the centerline of a stone wall bounding easterly by said Chase property for a distance of 128.02 feet to an angle;

thence turning an interior angle of $175^{\circ}-31'-50''$ and running southerly along the centerline of said stone wall bounding easterly by said Chase property for a distance of 225.71 feet to an angle;

thence turning an interior angle of $190^{\circ}-29'-45''$ and running southerly along the centerline of a stone wall bounding easterly by said Chase property for a distance of 94.15 feet to an angle;

thence turning an interior angle of $169^{\circ}-28'-21''$ and running southerly along the centerline of a stone wall bounding easterly by said Chase property for a distance of 17.31 feet to a corner;

thence turning an interior angel of $95^{\circ}-28'34''$ and running westerly bounding southerly by said Chase property for a distance of 66.53 feet to an angle;

thence turning an interior angle of $179^{\circ}-09'20''$ and running westerly bounding southerly by said Chase property for a distance of 250.97 feet to a corner and property now or formerly of Donald W. and Rita E. Remington;

thence turning an interior angle of $79^{\circ}-51'10''$ and running northerly bounding westerly by said Remington property for a distance of 26.48 feet to an angle;

thence turning an interior angle of $185^{\circ}-55'-50''$ and running northerly bounding westerly by said Remington property for a distance of 131.54 feet to an angle;

thence turning an interior angle of $176^{\circ}-10'-30''$ and running northerly bounding westerly by said Remington property for a distance of 49.22 feet to a corner;

thence turning an interior angle of $275^{\circ}-58'-00''$ and running westerly bounding southerly by said Remington property for a distance of 289.53 feet to an angle;

thence turning an interior angle of $180^{\circ}-15'-00''$ and running westerly bounding southerly by said Remington property for a distance of 180.66 feet to an angle;

thence turning an interior angle of 179°-00'-00" and running westerly bounding southerly by said Remington property for a distance of 90.05 feet to the easterly Highway Line of Market Street;

thence running northerly along the easterly Highway Line of Market Street curving to the right along an arc of a curve having a radius of 1675.39 feet, a central angle of 12°-28'-59" for an arc distance of 365.02 feet to a tangent point;

thence continuing northerly along the easterly line of Market Street for a distance of 353.14 feet to the point and place of beginning;

the last described course forming an interior angle of 104°-59'-30" with the first described course.

Said parcel contains 28.12 Acres.

Reference is herein made to an unrecorded plan entitled, "Plan of property in Warren, R.I. for Joseph F. and Josephine M. Navach by Stanley Engineering, Inc. Scale 1"=60' June 1982".

Being the same premises conveyed to Richard Alegria by deed of Joseph F. Navach and Josephine M. Navach, dated February 5, 1988 and recorded with Land Evidence Records, Warren, Rhode Island, Book 144, page 1050.

EXCEPTING therefrom that certain tract or parcel of land situated on the easterly side of Market Street in the Town of Warren, County of Bristol and State of Rhode Island and is bounded and described as follows:

Beginning at the northwesterly corner of the parcel herein described, said point being the southwest corner of land now or formerly of Richard B. Colby;

thence running easterly bounding northerly on said Colby land a distance of four hundred fifty and 95/100 (450.95) feet to a point for a corner;

thence turning an interior angle of 255°-00'-30" and running northeasterly bounding northwesterly on said Colby land a distance of two hundred (200) feet to a point for a corner and land now or formerly of Rhode Island Industrial Facilities Corporation;

thence turning an interior angle of 104°-59'-30" and running easterly bounding northerly on land last named land a distance of one hundred fifty-four and 45/100 (154.45) feet, more or less, to other land now or formerly Richard Alegria;

thence turning and running southerly bounding easterly on said other land or Richard Alegria a distance of one hundred ninety-eight (198) feet, more or less, to a point for a corner;

thence turning and running southwestly bounding southeasterly on still other land now or formerly of Richard Alegria a distance of one hundred forty-four (144) feet, more or less, to a point for a corner;

thence turning and running westerly bounding southerly on said last named land a distance of six hundred nineteen (619) feet, more or less, to the easterly line of Market Street;

thence turning and running northerly bounding easterly on said Market Street a distance of one hundred twenty-nine (129) feet, more or less, to the point and place of beginning.

The last line forming an interior angle of 104°-59'-30" with the first herein described line.

Said premises may further be described as Lot 22 of Assessor's Plat 22 as said plat appeared in the Office of the Tax Assessor for the Town of Warren in December 31, 2005.

Meaning the parcel conveyed in the Quit Claim Deed to Richard B. Colby by deed of Town of Warren, a Rhode Island municipality, dated June 8, 2007 and recorded in Land Evidence Records, Warren, Rhode Island, Book 673, page 254.

Samuel Place Preserve

Market Street, Warren, Rhode Island
Existing conditions sketch plan

Lot boundaries based on deed description, with 2-foot contours provided by RIGIS, and wetlands demarcation based on satellite imagery, overlaid on Google Earth's February 2018 satellite imagery.

Prepared 11-Jul-2018 by E. Jenny K. Flanagan for the Warren Land Conservation Trust.

Legend

- Boundary of Premises
- Satellite identified wetlands (14.3 ac)

This plan is for general information purposes only. The Warren Land Conservation Trust makes no warranty, representation or guaranty as to the content, accuracy or completeness of any of the information provided herein. The Warren Land Conservation Trust explicitly disclaims any representations and warranties, including, without limitation, the implied warranties of fitness for a particular use.

Exhibit "B"

