Triangle Land Conservancy
Conservation Area Monitoring Report
Carolina North

Property Name: Crow Branch Conservation Area  Date of visit: March 31, 2016
County: Orange
Property Type: Restrictive Covenants

Local Contact:  Triangle Land Conservancy
                514 S. Duke St.
                Durham, NC 27701
                919-908-8809 (office)
                919-755-9356 (fax)

Lead conservation area monitor: Laura Stroud
Other person(s) attending inspection: TLC monitoring volunteer

The Carolina North Property is subject to a Declaration of Restrictive Covenants recorded in
Book 5541 page 360 of the Office of the Orange County Register of Deeds. A copy of the
Restrictive Covenants may be found at the Register of Deeds office or the link below.

http://facilities.unc.edu/files/2015/12/Declaration-of-Restrictive-Covenants-Carolina-
North-Conservation-Areas-.pdf

There is a LAND STEWARDSHIP POLICY on file for this property. The Land Stewardship
Policy was completed January 15, 2013 and is available at the link below.

http://facilities.unc.edu/files/2015/12/Carolina-North-Land-Stewardship-Policy-revised-
February-2-2015.pdf

**Problem areas noted from prior visits and areas to pay special attention to:**

None.
Are property boundaries clearly marked? Note any new concerns about boundaries and signs of encroachment, and if existing problems have been corrected?

Boundaries are clearly marked. Boundary between Photopoint 1 and Photopoint 2 was marked with orange tape and no diamond signs were observed.

The Restrictive Covenants list eight restricted or prohibited uses and activities. Are there any violations of the following restricted or prohibited uses and activities?

A. Construction. Construction or placement of buildings, roads, billboards or other advertising, utilities or other structures on or above the ground is prohibited in the Conservation Areas. Construction or placement of signs is prohibited in the Conservation Areas except for directional and boundary signs, interpretive signs describing the conservation values of the Conservation Areas, and signs and kiosks prescribing rules and regulations for the use of the Conservation Areas. **No new construction was observed.**

B. Dumping and Landfill Activities. Dumping or placing soil or other substances or materials as landfill, or dumping or placing trash, waste or unsightly or offensive materials is prohibited in the Conservation Areas. **No dumping or landfill activities were observed.**

C. Vegetation Destruction. Removal or destruction of healthy native trees, shrubs or other vegetation is prohibited in the Conservation Areas, unless done as a component of an established forest management plan. **No vegetation destruction was observed.**

D. Excavation or Dredging. Excavation, dredging or removal of loam, peat, gravel, soil, rock or other mineral substance in such manner as to affect the surface is prohibited in the Conservation Areas. **No excavation or dredging was observed.**

E. Detrimental Surface Use. Surface use except for forest or outdoor recreational purposes or purposes permitting the land or water area to remain predominantly in its natural condition is prohibited in the Conservation Areas. **No detrimental surface use was observed.**

F. Activities Detrimental to Drainage; Flood Control, etc. Activities detrimental to drainage, flood control, water conservation, erosion control or soil conservation are prohibited in the Conservation Areas. **No activities detrimental to drainage, flood control or other listed items were observed.**

G. Other Detrimental Acts. Other acts or uses detrimental to the retention of land or water areas are prohibited in the Conservation Areas. **Based on our observation, the University has been a good steward of the Carolina North property; no detrimental acts were observed during our visits.**
H. Construction of New Trails and Greenways. Construction of new trails (except for potential greenways and paths that are located and approved pursuant to the terms of the Development Agreement) is prohibited in the Conservation Areas. No new trails or greenways were observed.

Additional comments or observations

Construction has begun outside of the Carolina North parcel boundary to the north of the Crow Branch Conservation Area. This new development had no impact on the Conservation Area as observed on the day of the monitoring visit.

To the best of your knowledge and observation, is the land owner complying with the restrictive covenants? YES

Steward’s name:  Laura Stroud
Address:  514 S. Duke St.
           Durham, NC 27701
Signature: Laura K. Stroud
Phone: 919-908-8809

Indicate attachments to the report. Date and sign all materials. Provide descriptions of photograph and illustration locations.

☒ ground photos  ☐ aerial photos  ☒ maps  ☐ illustrations  ☐ other
Map
## Photo Documentation Table
### Crow Branch Conservation Area

<table>
<thead>
<tr>
<th>Photo Point</th>
<th>Photo Number</th>
<th>Description</th>
<th>Azimuth</th>
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<tbody>
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<td>1</td>
<td>a</td>
<td>Corner (no sign)</td>
<td>300°</td>
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<tr>
<td></td>
<td>b</td>
<td>Corner (no sign)</td>
<td>40°</td>
</tr>
<tr>
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<td>Corner</td>
<td>340°</td>
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<td>Corner</td>
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<tr>
<td></td>
<td>b</td>
<td>Corner</td>
<td>135°</td>
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</tbody>
</table>
Photopoint 1a: Corner with view northwest along conservation area boundary.

Photopoint 1b: Corner with view northeast along conservation area boundary.

Photopoint 2a: Corner with view southwest along conservation area boundary.

Photopoint 2b: Corner with view north along conservation area boundary.
Photopoint 4a: Corner with view south along conservation area boundary.

Photopoint 4b: Corner with view west along conservation area boundary.

Photopoint 5a: Corner with view east along conservation area boundary.

Photopoint 5b: Corner with view north along conservation area boundary.
Photopoint 6a: Corner with view south along conservation area boundary.

Photopoint 6b: Corner with view west along conservation area boundary.

Photopoint 7a: Corner with view east along conservation area boundary.

Photopoint 7b: Corner with view south along conservation area boundary.
Photopoint 8a: Corner with view north along conservation area boundary.

Photopoint 8b: Corner with view southeast along conservation area boundary.