

THIS IS NOT A LEGAL DOCUMENT – CONSULT YOUR ATTORNEY BEFORE PURCHASING A PROPERTY WITH A CONSERVATION EASEMENT

Bingaman Easement Brief Summary, June 2024

This property is home to a wide variety of native wildflowers and migratory and nesting birds which depend on habitat such as is provided on this property. See the Current Conditions Report for more information regarding the conservation value of this Property.

The property is composed of two parcels of about seven acres each separated by Ranck Rd. The northern parcel, which has a residence and two outbuildings near Ranck Rd, has the remnants of an old dirt road that runs its eastern length until it reaches Penns Creek at the northern boundary of the parcel. The southern parcel is about two thirds open field and one third woodland. There is an old shale pit in the wooded portion of this parcel.

The purpose of this Easement is to assure that the property will be retained forever in its natural, scenic, forested and/or open space condition and to prevent any use of the property that will impair or interfere with the conservation values of the Property. The Grantors intend that this Easement will confine the use of the Property to such activities, which can include farming on the non-woodland portion of the southern parcel.

The Merrill W. Linn Land & Waterways Conservancy (Grantee) is to preserve and protect the conservation values of the Property, and to prevent any activity on or use of the Property that is inconsistent with the purpose of this Easement. The Grantee may enter upon the Property at reasonable times in order to monitor compliance with and otherwise enforce the terms of this Easement. Grantee shall not unreasonably interfere with Grantors' use and quiet enjoyment of the Property.

Prohibited Uses:

- a. No mobile homes on the Property, camping vehicle to 22' allowed for parking purposes only.
- b. No additions to the present building nor new structures.
- c. No fencing, penning or corralling of animals on the Property.
- d. No use of any structure on the property for commercial purposes (home office OK).
- e. No new dumping at any place on the property.
- f. No damming or man-made alteration of streams or the creation of ponds on the Property.
- g. No quarrying.
- h. No removal of trees except salvaging those damaged by natural occurrence.
- i. No cutting of trees except with the Grantee's permission and for the purpose of disease control.
- j. No additional roadways or paving allowed.

Reserved Rights: Grantors reserve to themselves (and their successors) all uses of the property that are not expressly prohibited or inconsistent with the purpose of this Easement. The following rights are expressly reserved:

- a. A replacement garage or pole barn, in approximately the same location, on the northern parcel.
- b. In the event of loss, the existing home on the northern parcel may be replaced at the same location and cover no more than 1,600 sq ft of land.
- c. A deck with a gazebo no more than 400 sq ft. may be attached to the east side of the house.
- d. A swimming pool may be built above or below ground on the northern parcel. The total area of the pool, apron, and fencing may not exceed 2,500 sq feet.

Please see the complete easement document for details of the Easement terms.