

BASELINE DOCUMENT REPORT

PELLONI DIAMOND HILL PROPERTY



PREPARED BY APPLIED BIO-SYSTEMS, INC.

March 18, 2013

FOR THE HOPKINTON LAND TRUST, INC.

Author's Signature:

Date:

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Baseline Documentation Report
PELLONI DIAMOND HILL PROPERTY – Hopkinton Land Trust
Diamond Hill Road, Hopkinton, Rhode Island

The Grantor and the Grantee hereby certify that this Baseline Documentation Report is an accurate representation of the property. This Baseline Documentation Report contains the following: Cover Page; Table of Contents; Acknowledgement of Condition Statement; Property Description and Conditions; Hopkinton Tax Assessor's Plat Map 4; reduced copy of Survey Plan; copy of Warranty Deed Location Map; Aerial Photo / Property Map; 1939 Aerial Historical Photo; Tomaquag Rock Shelter locations; USGS Topographic Map; Soil Survey Map; Open Space Landscape Map; Vegetative Communities Map; Wetlands Map; Wildlife List; Vegetative List; Existing Trails Map; Rare Species Habitat Map; Photo Point Map; Photo Point Description Sheet; and Digital Photographs.

The Grantor further certifies that to the best of the Grantor's knowledge, there are no structures or improvements on the Premises other than as described in this Baseline Documentation Report, and no activities are conducted on the Premises which are inconsistent with the terms contained in the Warranty Deed.

IN WITNESS WHEREOF, the parties have executed this Baseline Documentation Report

This _____ day of _____ 2013.

WITNESS:

GRANTOR:

Hopkinton Land Trust

By: _____

Its: _____

Address: _____

WITNESS:

GRANTEE:

By: _____

Its: _____

Address: _____

STATE OF RHODE ISLAND
COUNTY OF WASHINGTON

In _____, on this _____ day of _____, A.D. 2013, then personally _____ appeared _____, _____ of the HOPKINTON LAND TRUST, INC., to me known and known by me to be the party executing the foregoing instrument, and s/he acknowledged said instrument, by him /her so executed, to be his/her free act and deed in his/her said capacity and the free act and deed of said HOPKINTON LAND TRUST, INC., before me,

NOTARY PUBLIC
PRINTED NAME : _____
MYCOMMISSION EXPIRES: _____

STATE OF RHODE ISLAND
COUNTY OF WASHINGTON

In _____, on this _____ day of _____, A.D. 2013, then personally _____ appeared _____, _____ of the GRANTEE NAME, to me known and known by me to be the party executing the foregoing instrument, and s/he acknowledged said instrument, by him /her so executed, to be his/her free act and deed in his/her said capacity and the free act and deed of said GRANTEE NAME, before me,

NOTARY PUBLIC
PRINTED NAME: _____
MYCOMMISSION EXPIRES: _____

PELLONI DIAMOND HILL PROPERTY – HOPKINTON LAND TRUST

PROPERTY BASELINE DOCUMENT DRAFT

Current Landowner: HOPKINTON LAND TRUST, INC.

Property Name: “PELLONI DIAMOND HILL PROPERTY”

Street Address: Diamond Hill Road

Municipality: Hopkinton

County: Washington

State: Rhode Island

Plat / Lot Information: Plat 4, Lot 121DD (Figure 1)

PROPERTY DESCRIPTION:

The Hopkinton Land Trust (HLT) is the fee owner of the subject property Plat 4 Lot 121DD. The Hopkinton Land Trust purchased the “PELLONI DIAMOND HILL PROPERTY” on April 5, 2012 for \$100,000 from Mr. Pelloni. In addition, Mr. Pelloni has granted the Hopkinton Land Trust a trails conservation easement on a parcel (AP 4, Lot 121EE) located directly south of the subject parcel and access to this trail easement is from a gravel road that one can access from the eastern side of Diamond Hill Road. This trails easement and access road is not part of this Baseline Report which only documents existing conditions of Lot 121DD.

The property can be described as that parcel containing fifty-two (52.3) acres of land on the westerly side of Cedar Knoll Road and the easterly side of Diamond Hill Road as accessed off an existing right of way, in the Town of Hopkinton. The parcel is comprised of various habitats including deciduous hardwoods, red maple swamp, riverine habitat including a tributary to the Tomaquag Brook and several interesting ledge outcrops. The parcel has a narrow frontage on Cedar Knoll Road that contains a dirt access trail known as Settler’s Crossing. It can also be accessed from AP 4, Lot 121EE to the south of the subject parcel where the HLT holds a trails easement that has access from Diamond Hill Road.

The Warranty Deed Exhibit A provides an accurate description of the property lines and limits. The southern property line was recently amended and surveyed in 2012 by Daniel Harrington, Professional Land Surveyor. There is a reduced copy of his survey plan dated April 4, 2012 attached. During the site inspection performed on May 11, 2012 by Applied Bio-Systems, Inc. (ABS Inc.); we found several of the survey markers located along the perimeter of the southern property boundary. Additional boundaries should be marked in the field and digitally photographed and /or surveyed. (Refer to Figure 1 for copy of tax assessor’s plat map and Figure 2 for copy of reduced survey plan).

DEED RESTRICTIONS:

The grantee, its successors and assigns, shall not construct any buildings on the property for residential or commercial use. Said restriction shall run with the land and shall be valid for 99 years from the date April 5, 2012. (Refer to Figure 3 for copy of Warranty Deed)

EXISTING CONDITIONS:

TOPOGRAPHY

The property contains irregular glacial topography with large ledge outcrops and a stream valley. The elevations within the parcel range from 60 to 180 feet above sea level. See attached USGS Topographic Map Figure 8.

SOILS

The Soil Survey of Rhode Island (Rector, 1981) classifies the majority of the parcel as having Woodbridge (WoB), Ridgebury (Rf) and / or Paxton very stony fine sandy loam (PbB) soils. Refer to Figure 9.

The following text describes the three soil classification units that are documented within the parcel:

Ridgebury, Whitman, and Leicester extremely stony fine sandy loams (Rf): These soil units are nearly level, poorly drained and very poorly drained soils located along drainageways and in depressions in glacial till uplands. Stones and boulders cover 10 to 35 percent of the surface of the unit. Slopes range from 0 to 3 percent but are dominantly less than 2 percent. Areas are long and narrow and range mostly from 10 to 150 acres. The mapped acreage of this unit is about 30 percent Ridgebury soils, 30 percent Whitman soils, 20 percent Leicester soils, and 20 percent other soils. The areas of this unit consist of Ridgebury soils, Whitman soils, or Leicester soils or of all three soils. The soils were mapped together because they have no major differences in use and management.

Sutton very stony fine sandy loam, 0 to 8 percent slopes (SuB): This soil unit is a nearly level to gently sloping, moderately well drained soil located in small depressions and on lower side slopes of the uplands. Stones and boulders cover 2 to 10 percent of the surface. Areas are irregular in shape and range mostly from 3 to 150 acres.

Woodbridge very stony fine sandy loam, 0 to 8 percent slopes (WoB): this soil unit is a nearly level to gently sloping, moderately well drained soil located on side slopes and crests of upland hills and drumlins. Areas are irregular in shape and range mostly from 5 to 100 acres. Stones and boulders cover 2 to 10 percent of the surface area. Included with this soil in mapping are small areas of well drained Paxton soils, moderately well drained Sutton soils, and poorly drained Ridgebury soils.

OPEN SPACE LANDSCAPE

No agricultural land is located within the parcel or directly abutting the parcel. There is a wide wooded buffer that ranges from +/- 175 feet to 2,000 feet that surrounds the entire subject parcel except for the portion of the property that abuts Cedar Knoll Road. The rural and wooded nature of the parcel increases the open space value. The majority of residential lots that abut the streets surrounding the parcel are identified as being of medium residential density. Housing is situated off of Cedar Knoll Road to the northeast, Diamond Hill Road to the west and Collins Road to the north. The majority of surrounding open space land is identified as deciduous forest or mixed forest. Refer to Figure 10.

LAND USE HISTORY

Based on historical aerial photos dating back to 1939, the parcel has remained completely wooded and rural through the years. The only noticeable difference in land use history is the medium density residential housing along Diamond Hill Road to the west and Collins Road to the north. Also, the subdivision development of Cedar Knoll Road was not yet built. The areas of farmland within the vicinity of the parcel have remained primarily the same as in 1939 in terms of the open space. The rural character of the parcel and the surrounding land use remains today much as it did back in 1939 (Refer to Figure 6 for historical aerial photo).

According to the Rhode Island Preservation website, the Tomaquag Rock Shelters are located within the general vicinity, approximately 250 yards to the northeast. "The site is located near the junction of the Ashaway-Alton and Burdickville Road, 200 yards south of the Ashaway--Alton Road and 50 yards east of Burdickville Road, in the Diamond Hill section-of Hopkinton, -northeast of the village of Ashaway." Refer to Figure 7 from the National Register of Historic Places Inventory Nomination Form - United States Department of the Interior, National Park Service, dated August 12, 1977.

http://www.rihphc.state.ri.us/pdfs_zips_downloads/national_pdfs/hopkinton/hopk_burdickville-road_tomaquag-rock-shelters.pdf) It is highly likely that the ledge outcroppings contained within the subject parcel may also contain such important archaeological artifacts. Similar crevices in east facing ledge outcroppings in a north-south valley are within the Land Trust property.

"Little is known of Hopkinton's Indian history, but in the Tomaquag Valley a series of granite outcroppings, forming shelters and crevices, yielded artifacts indicating that the site was probably used as a temporary camp during the late Archaic period. The Tomaquag rock shelters are east-facing indentures in a granite ledge in a north-south valley in southwestern Rhode Island. Test excavation revealed two aboriginal occupations of the site: one at approximately 800 BC and the other about 800 A.D. The excellent preservation of the site promises to furnish important archeological information about extinct Native American lifestyles."

http://www.rihphc.state.ri.us/pdfs_zips_downloads/national_pdfs/hopkinton/hopk_burdickville-road_tomaquag-rock-shelters.pdf) The Tomaquag rock shelters located in the area are on the national register.

VEGETATIVE COMMUNITIES

Vegetative species present within subject property were also noted during the site inspections conducted by ABS Inc. The forested habitats are comprised predominantly of American beech (*Fagus grandifolia*), black birch (*Betula nigra*), hickory sp. (*Carya* sp.), yellow birch (*Betula alleghaniensis*), red maple (*Acer rubrum*) and white oak (*Quercus alba*). The understory throughout much of the wooded upland habitats was primarily sparse with little understory. The exception was within areas of dense mountain laurel and white oak upland forested habitat. Within the wetland areas, the woods were densely vegetated with cinnamon fern (*Osmunda cinnamomea*) and sweet pepperbush (*Clethra alnifolia*). Other vegetative habitats present within the property consist of Ledge / Bedrock outcrops, Vernal Pools / Seeps, white pine forest and riverine habitats. Refer to Figure 14 for entire observed vegetative species list.

The vegetative communities of the parcel have been classified according to the Rhode Island Ecological Communities Classification (Enser, 2011). The classification of vegetative communities is described below. There are five (5) different habitat types that were classified within the property. These include: Forested Wetland and / or Forested Swamp, white oak – mountain laurel forest, Mixed Hardwood Riverside Forest, Vernal Pools, and Ledge / Bedrock outcrops. Refer to Figure 11 Vegetative Communities Map.

- Deciduous Woodlands and Forests – Oak Forest *White Oak – Mountain Laurel Forest*. Typically found on well-drained coarse or gravelly soils such as on moraine deposits and eskers. Shrub layer is dominated by fairly dense cover of mountain laurel (*Kalmia*) with sparse herbaceous cover. Tends to occur in small patches within mixed oak and oak-pine forests.
- Deciduous Woodlands and Forests – Northern Hardwood Forest - *Mixed Hardwood Riverside Forest*. This community is found on the upper terraces of large rivers, on well-drained soils at the upper limits of periodic flooding. Canopy trees include American beech, sugar maple, white ash, red oak, and basswood. The shrub layer is limited, but there is a lush ground layer with an abundance of ferns.
- Forested Wetland - *Seeps, Springs, Vernal Pools*. Small wetland communities generally found within upland forest communities. These wetlands are important habitats for amphibians, but are frequently too small to easily delineate using remote means.
- Forested Swamp – *Red Maple Swamp*. Red Maple – Deciduous Shrub. Understory is mixed deciduous shrubs including highbush blueberry (*Vaccinium corymbosum*), pepperbush (*Clethra alnifolia*), spicebush (*Lindera benzoin*), winterberry (*Ilex verticillata*), and swamp azalea (*Rhododendron viscosum*), Skunk cabbage (*Symplocarpus foetidus*) and cinnamon fern (*Osmunda cinnamomea*) are common ground cover plants.

WETLANDS

Much of the parcel would be considered Forested Wetland habitat or Swamp. ABS Inc. has identified 5 separate wetland areas within the parcel. These wetland areas all appear to be hydrologically connected to each other as one large wooded wetland riverine system. The Tomaquag Brook, a perennial river, is located in the very eastern corner of the parcel within the area of land that juts out to the east. A tributary to the Tomaquag Brook meanders within the eastern side of the property. Approximately 27% of the property, +/- 14 acres, is biological wetland. There is a centrally located Forested Wetland that drains into an intermittent stream channel which eventually flows into the Tomaquag Brook to the east of the property. There are other small areas of wetland located within the southeastern corner of the parcel and an area within the western portion that juts out like a finger outwards towards Diamond Hill Road. Another area of wetland is located within the northwestern area of the parcel. Refer to Figure 12 for the Wetlands and Surface Water Map.

All of these wetland areas are regulated by the RIDEM – Office of Water Resources, Freshwater Wetlands Section. Any alterations proposed within the biological wetland areas, the 50 foot Perimeter Wetland (50 foot buffer extended outward from the wetland edge) and / or the 100 foot Riverbank Wetland (100 foot buffer extended outward from the riverbank edge) will need prior approval from RIDEM.

WATER QUALITY

The parcel is entirely within the Pawcatuck River & Tributaries Subbasin RI0008039. RI0008039 is the waterbody ID for the Tomaquag Brook to its confluence with the Pawcatuck River in Hopkinton. These waters and their tributaries are classified as Class A Waters. These waters are designated as a source of public drinking water supply, for primary and secondary contact recreational activities and for fish and wildlife habitat. They shall be suitable for compatible industrial processes and cooling, hydropower, aquacultural uses, navigation, and irrigation and other agricultural uses. These waters shall have good aesthetic value (RIDEM, Water Quality Regulations, as amended).

WILDLIFE

Several site inspections were performed by Applied Bio-Systems, Inc. for evaluation during the Open Space Application process and afterwards as part of census work for this report and the management plan. ABS Inc. visited the property on 5/12/11, 5/21/11, 4/27/12, 5/11/12 and 5/29/12 to assess the habitat, catalog observed flora and fauna species and to document, where possible, the boundary locations. Wildlife species were observed by vocalizations, sight and tracks / sign. These surveys should not be regarded as a complete inventory of the property, but rather as an ongoing inventory that can be continually updated. During these surveys, many wildlife species were noted including: black and white warblers, great crested flycatcher, wood thrush, veery, ruby-throated hummingbird, yellow-throated vireo, hooded warbler, scarlet tanager, spotted salamander egg masses (*Ambystoma maculatum*), spring peeper (*Hyla c.*

crucifer), gray treefrog (*Hyla versicolor*), wood frog, garter snake, weasel species, white-tailed deer (*Odocoileus virginiana*). Additional wildlife surveys at different times of the year will be required to achieve a more representative listing of wildlife species present within the site year round. Refer to Figure 13 for complete list of wildlife species observed within property.

The property provides valuable habitat for many species of wildlife that were observed during our survey and also for those that were not observed during our inspections but are expected to utilize the habitat throughout the year. These species of wildlife include game and non-game species, which may be either obligate or facultative, and which may be permanent residents, seasonal or transient in nature. The Tomaquag Brook and its tributaries serve as valuable travel corridors for obligate wetland species traveling to connected wildlife habitats. The tributaries of the Tomaquag River within the property appear to be more intermittent in nature and therefore may not provide adequate habitat for fish species and larger aquatic mammals. However, the larger Tomaquag Brook, likely provides quality riverine habitat for many species of wildlife. These species include brook and river dragonflies, amphibians and turtles, waterfowl, river otter, beaver, mink, wading birds and other obligate wetland species. The Tomaquag Brook is also listed as a cold water fishery by RIDEM – Water Quality. That cold water fishery habitat provides for species of fish such as brook trout, rainbow trout and brown trout. The wetland and riverine habitat serves as a nesting site, feeding site, resting site, nursery and/or brood rearing site, escape cover, and seasonal breeding, migration, and overwintering habitat for many species of wildlife. The caves located within the bedrock outcrops hold potential den sites for species of large mammals such as bobcat, bear and/or various species of bats.

VEGETATION

Refer to Figure 11 for entire observed vegetative species list.

ROADS, EXISTING TRAILS AND PARKING

A well used gravel cart path exists within the center of the parcel connecting Diamond Hill Road to Cedar Knoll Road. Another walking trail splits off from this main trail to form a circular loop within the property. This trail is not well marked but was recorded by GPS during an ABS Inc. site inspection and the approximate location of the walking trail can be viewed in the Appendices as Figure 15. This foot trail crosses a tributary stream over an old stone culvert. Refer to Photo 10.

There is no parking area associated with this property and no marked trails for the public. No public roads exist within the property.

RARE, ENDANGERED, THREATENED PLANT ANIMAL SPECIES

No known rare, endangered and / or threatened plant or animal species exist within the property according to the RIDEM Environmental Resource Map. Applied Bio-Systems, Inc. did not document any rare plant or animal species within the property during the site inspections. The RIDEM Environmental Resource Map identifies several habitats within the vicinity of the parcel

as having rare species or rare species habitat. However, the closest distance to this rare species habitat is approximately 3,661 feet. Refer to Figure 13.

The rock ledges scattered throughout the property could provide potential den habitat for bobcat (*Felis rufus*), fox, black bear (*Ursus americanus*) and several species of bats (may be state species of concern). No other known rare species habitat exists within the property.

INVASIVE VEGETATIVE SPECIES

There were no areas noted that contained a dominance of invasive vegetative species. Several invasive vegetative species were noted within the parcel but they did not appear to comprise an area that was large enough to raise any management concerns at this time. The only vegetative species that was listed as invasive in *Plants to Avoid: Rhode Island Invasive Plant Species* is multiflora rose (*Rosa multiflora*), a widespread invasive plant.

STRUCTURES / HUMAN DISTURBANCE AND ALTERATIONS

There are no known structures within the property. The main human alteration within the property includes the loop of existing trails that are located within the property and appear to have been there for quite some time. An antique automobile and small pedal car is present within the center of trail system (refer to photo # 11).

The only visible signs of human disturbance within the property include an old campfire near the eastern property line (refer to photo # 7) and ATV use along the trails (refer to photo #2). The ATV use appears to be primarily a problem at the Settler's Crossing entrance adjacent to Cedar Knoll Road.

Figure 2

Survey Plan

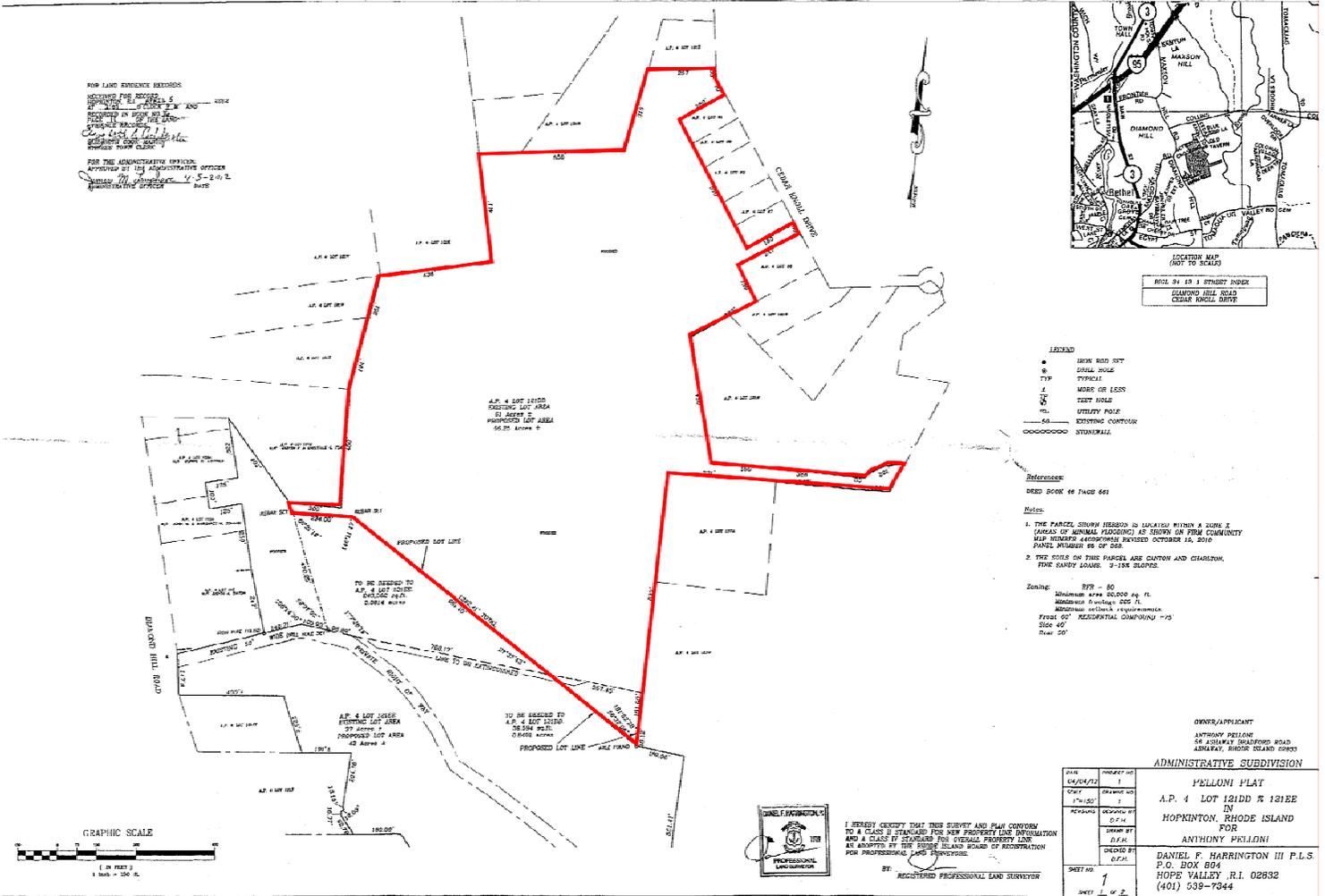


Figure 3

Copy of Warranty Deed

(next 6 pages)

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WARRANTY DEED
(Statutory Form)

KNOW ALL MEN BY THESE PRESENTS, That I, ANTHONY PELLONI, of P.O. Box 333, Ashaway, RI 02804, for the consideration of One Hundred Thousand and 00/100 Dollars (\$100,000.00) paid, grant to HOPKINTON LAND TRUST, INC., a Rhode Island municipal corporation, with a mailing address of One Town House Road, Hopkinton, RI 02833, with WARRANTY COVENANTS,

That certain tract or parcel of land located in the Town of Hopkinton, County of Washington, and State of Rhode Island, more particularly bounded and described on Exhibit A attached hereto and made a part hereof by reference. *Together with a right of Way as also described in Exhibit A. a.i.p.*
This conveyance is made with the restrictive covenant that the grantee, its successors and assigns, shall not construct any buildings on the property for residential or commercial use. Said restriction shall run with the land and shall be valid for 99 years from the date hereof.

(Property address: Easterly side of Diamond Hill Road, Hopkinton, RI Portion of Assessor's Plat 4, Lot 121DD)

The within Grantor hereby covenants that he is a resident of Rhode Island in compliance with R.I.G.L. §44-30-71.3 as evidenced by affidavit.

WITNESS my hand and seal this 5 day of April, 2012.

TAX L. 400-08
DATE 4-5-2012
REORDER [Signature]
TOWN OF HOPKINTON

004161
RHODE ISLAND
REAL ESTATE CONVEYANCE

[Signature]
Anthony Pelloni

State of Rhode Island
County of WASHINGTON

In Hopkinton on the 5 day of April, 2012, before me personally appeared ANTHONY PELLONI to me known and known by me to be the party executing the foregoing instrument, and he acknowledged said instrument, by him executed, to be his free act and deed.

[Signature]
John J. Gentile, Jr., Notary Public
My commission expires: 07/08/2013

Latest address of the Grantee:
1 Townhouse Road
Hopkinton RI 02833

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EXHIBIT A

THAT CERTAIN LOT OR PARCEL OF LAND WITH ALL THE BUILDINGS AND IMPROVEMENTS THEREON SITUATED IN THE TOWN OF HOPKINTON, STATE OF RHODE ISLAND, BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE WESTERLY LINE OF CEDAR KNOLL DRIVE, SAID POINT BEING THE SOUTHEASTERLY CORNER OF LANDS NOW OR FORMERLY OF DURVAL C. AND MARIA BELA DECASTRO, THENCE RUNNING SOUTHERLY ALONG THE WESTERLY LINE OF CEDAR KNOLL DRIVE A DISTANCE OF 34.70' FEET TO AN ANGLE IN THE ROAD;

THENCE TURNING AN INTERIOR ANGLE OF 207°-15'-00" AND RUNNING SOUTHEASTERLY BY AND WITH THE WESTERLY LINE OF CEDAR KNOLL DRIVE A DISTANCE OF 70.30 FEET TO THE NORTHEASTERLY CORNER OF LAND NOW OR FORMERLY OF RICHARD E. AND CARLA M. COLE;

THENCE TURNING AN INTERIOR ANGLE OF 90°-00'-00" AND RUNNING WESTERLY BOUNDED SOUTHERLY BY SAID COLE LAND A DISTANCE OF 200.00' FEET TO THE NORTHWESTERLY CORNER OF SAID COLE LAND;

THENCE TURNING AN INTERIOR ANGLE OF 270°-00'-00" AND RUNNING SOUTHEASTERLY A DISTANCE OF 550.00' FEET TO THE SOUTHWESTERLY CORNER OF LAND NOW OR FORMERLY OF GILBERT G. STARKEY, JR. AND GERALDINE STARKEY;

THENCE TURNING AN INTERIOR ANGLE OF 270°-00'-00" AND RUNNING NORTHEASTERLY ALONG THE NORTHERLY LINE OF SETTLER'S CROSSING A DISTANCE OF 180.00' FEET TO A POINT OF CURVATURE;

THENCE FOLLOWING THE ARC OF A CIRCLE FROM EASTERLY TO NORTHERLY WITH A RADIUS OF 20.00' FEET AND A CENTRAL ANGLE OF 90°-00'-00" A DISTANCE OF 31.42' FEET TO THE WESTERLY LINE OF CEDAR KNOLL DRIVE;

THENCE RUNNING SOUTHEASTERLY BY AND WITH THE WESTERLY LINE OF CEDAR KNOLL DRIVE A DISTANCE OF 80.00' FEET TO A POINT OF CURVATURE;

THENCE FOLLOWING THE ARC OF A CIRCLE FROM NORTHERLY TO WESTERLY WITH A RADIUS OF 20.00' FEET AND A CENTRAL ANGLE OF 90°-00'-00" A DISTANCE OF 31.42' FEET TO THE SOUTHERLY LINE OF SETTLER'S CROSSING;

A.P.

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THENCE RUNNING SOUTHWESTERLY BY AND WITH THE SOUTHERLY LINE OF SETTLER'S CROSSING A DISTANCE OF 247.00' FEET TO THE NORTHWESTERLY CORNER OF LAND NOW OR FORMERLY OF RONALD AND JEANETTE KENNEDY;

THENCE TURNING AN INTERIOR ANGLE OF 270°-00'-00" AND RUNNING SOUTHEASTERLY BOUNDED EASTERLY BY SAID KENNEDY LAND A DISTANCE OF 150.00' FEET TO THE SOUTHWESTERLY CORNER OF SAID KENNEDY LAND;

THENCE TURNING AN INTERIOR ANGLE OF 90°-00'-00" AND RUNNING SOUTHWESTERLY BOUNDED SOUTHERLY PARTLY BY LAND NOW OR FORMERLY OF CARLTON P. AND FLORENCE M. SMITH AND PARTLY BY LAND NOW OR FORMERLY OF SAMUEL C. PIERSON A DISTANCE OF 280.00' FEET TO THE NORTHWESTERLY CORNER OF SAID PIERSON LAND;

THENCE TURNING AN INTERIOR ANGLE OF 250°-20'-32" AND RUNNING SOUTHERLY BOUNDED EASTERLY BY SAID PIERSON LAND A DISTANCE OF 490.10' FEET TO THE SOUTHWESTERLY CORNER OF SAID PIERSON LAND;

THENCE TURNING AN INTERIOR ANGLE OF 257°-00'-09" AND RUNNING EASTERLY A DISTANCE OF 166.38' FEET TO AN ANGLE POINT;

THENCE TURNING AN INTERIOR ANGLE OF 178°-49'-51" AND RUNNING EASTERLY A DISTANCE OF 385.69' FEET TO AN ANGLE POINT;

THENCE TURNING AN INTERIOR ANGLE OF 182°-10'-05" AND RUNNING EASTERLY A DISTANCE OF 23.00' FEET MORE OR LESS TO TOMAQUAG BROOK, THESE LAST THREE COURSES BEING BOUNDED NORTHERLY BY SAID PIERSON LAND;

THENCE RUNNING SOUTHWESTERLY FOLLOWING THE LINE OF TOMAQUAG BROOK A DISTANCE OF 63.00' FEET MORE OR LESS TO THE NORTHERLY LINE OF LAND NOW OR FORMERLY OF HAROLD L. COLLINGS;

THENCE RUNNING WESTERLY BOUNDED SOUTHERLY BY SAID COLLINGS LAND AND LAND NOW OR FORMERLY OF DONALD LEWIS ALONG AN OLD FENCE A DISTANCE OF 371.00' FEET MORE OR LESS TO A DRILL HOLE AT THE END OF A STONEWALL;

THENCE TURNING AN INTERIOR ANGLE OF 181°-10'-09" AND RUNNING WESTERLY ALONG THE WALL BOUNDED SOUTHERLY BY SAID LEWIS LAND A DISTANCE OF 330.97' FEET TO A DRILL HOLE AT A WALL INTERSECTION AT THE NORTHWESTERLY CORNER OF SAID LEWIS LAND;

THENCE TURNING AN INTERIOR ANGLE OF 267°-11'-46" AND RUNNING

a.t.p.

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SOUTHERLY ALONG THE WALL BOUNDED EASTERLY PARTLY BY LAND OF SAID LEWIS AND PARTLY BY LAND NOW OR FORMERLY OF HAROLD L. COLLINGS A DISTANCE OF 836.80' FEET TO A POINT;

THENCE TURNING AND RUNNING SOUTHERLY A DISTANCE OF 181' FEET MORE OR LESS TO A POINT;

THENCE TURNING AND CONTINUING IN A GENERALLY SOUTHERLY DIRECTION 18' FEET MORE OR LESS TO A STEEL AXLE FOR A CORNER;

THENCE TURNING AND RUNNING GENERALLY NORTHWESTERLY 1392' FEET MORE OR LESS TO A CORNER;

THENCE TURNING AND RUNNING GENERALLY WESTERLY A DISTANCE OF 234' FEET MORE OR LESS TO A CORNER;

THENCE TURNING AND RUNNING GENERALLY NORTHWESTERLY A DISTANCE OF 32' FEET MORE OR LESS TO A CORNER, THE LAST THREE LINES BOUNDED SOUTHERLY AND WESTERLY BY OTHER LAND OF SAID GRANTOR;

THENCE TURNING AND RUNNING GENERALLY EASTERLY A DISTANCE OF 200' FEET;

THENCE TURNING AND RUNNING IN A NORTHERLY DIRECTION 450.00' FEET MORE OR LESS TO A CORNER;

THENCE TURNING AN INTERIOR ANGLE OF 160°-36'-54" AND RUNNING NORTHEASTERLY BOUNDED WESTERLY PARTLY BY LAND NOW OR FORMERLY OF JOHN P. FRANCIOSI AND PARTLY BY LAND NOW OR FORMERLY OF FLORENCE M. SMITH A DISTANCE OF 444.40' FEET TO THE NORTHEASTERLY CORNER OF SAID SMITH LAND;

THENCE TURNING AN INTERIOR ANGLE OF 112°-02'-14" AND RUNNING NORTHEASTERLY BOUNDED NORTHERLY BY LAND NOW OR FORMERLY OF MARTIN SHELDON A DISTANCE OF 435.50' FEET TO THE SOUTHEASTERLY CORNER OF SAID SHELDON LAND;

THENCE TURNING AN INTERIOR ANGLE OF 270°-00'-00" AND RUNNING NORTHWESTERLY BOUNDED WESTERLY BY SAID SHELDON LAND A DISTANCE OF 411.10' FEET TO THE SOUTHWESTERLY CORNER OF LAND NOW OR FORMERLY OF JEFFREY P. BUTLER;

THENCE TURNING AN INTERIOR ANGLE OF 84°-19'-39" AND RUNNING EASTERLY BOUNDED NORTHERLY BY SAID BUTLER LAND A DISTANCE OF 557.66' FEET TO THE SOUTHEASTERLY CORNER OF SAID BUTLER LAND;

Q.T.P.

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THENCE TURNING AN INTERIOR ANGLE OF 251°-55'-00" AND RUNNING NORTHEASTERLY BOUNDED WESTERLY BY SAID BUTLER LAND A DISTANCE OF 315.91' FEET TO THE SOUTHWESTERLY CORNER OF LAND NOW OR FORMERLY OF DURVALO AND MARIA BELA DECASTRO;

THENCE TURNING AN INTERIOR ANGLE OF 108°-05'-00" AND TURNING EASTERLY BOUNDED NORTHERLY BY SAID DECASTRO LAND A DISTANCE OF 257.14' FEET TO THE POINT AND PLACE OF BEGINNING, THIS LAST COURSE FORMING AN INTERIOR ANGLE OF 90°-00'-00";

SAID PARCEL CONTAINS 52.3 ACRES MORE OR LESS.

SAID PARCEL IS CONVEYED TOGETHER WITH RIGHT OF WAY, AS DESCRIBED BELOW:

THAT CERTAIN PARCEL OR TRACT OF LAND SITUATED ON THE EASTERLY SIDE OF DIAMOND HILL ROAD IN THE TOWN OF HOPKINTON, COUNTY OF WASHINGTON, STATE OF RHODE ISLAND, AND MORE PARTICULARLY BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWESTERLY CORNER OF SAID PARCEL AT THE NORTHWESTERLY CORNER OF LAND NOW OR FORMERLY OF CRAIG BRESSETTE THENCE RUNNING SOUTH 84°- 06'- 50" EAST A DISTANCE OF 1063.60' FEET TO A CORNER;

THENCE TURNING AND RUNNING NORTH 17°-14'-10" EAST A DISTANCE OF 297.19' FEET TO A CORNER;

THENCE TURNING AND RUNNING NORTH 17°-29'-04" EAST A DISTANCE OF 315.79' FEET TO A CORNER;

THENCE TURNING AND RUNNING NORTH 17°-37'-29" EAST A DISTANCE OF 405.12' FEET TO A CORNER;

THENCE TURNING AND RUNNING NORTH 18°-51'-20" EAST A DISTANCE OF 126.57' TO A CORNER;

THENCE TURNING AND RUNNING NORTH 17°-19'-46" EAST A DISTANCE OF 342.68' FEET TO A CORNER, THE LAST SIX COURSES BOUNDED SOUTHERLY & EASTERLY ON BRESSETTE LAND;

THENCE TURNING AND RUNNING NORTH 40°-24'-32" EAST A DISTANCE OF 451.36' FEET TO A CORNER;

BOOK 503 PAGE 627

THENCE TURNING AND RUNNING NORTH 36°-49'-54" WEST A DISTANCE OF 20.51' FEET TO A CORNER;

THENCE TURNING AND RUNNING SOUTH 40°-24'-32" WEST A DISTANCE OF 459.97' FEET TO A CORNER;

THENCE TURNING AND RUNNING SOUTH 17°-19'-46" WEST A DISTANCE OF 346.50' FEET TO A CORNER;

THENCE TURNING AND RUNNING SOUTH 18°-51'-20" WEST A DISTANCE OF 126.52' TO A CORNER;

THENCE TURNING AND RUNNING SOUTH 17°-37'-29" WEST A DISTANCE OF 405.36' FEET TO A CORNER;

THENCE TURNING AND RUNNING SOUTH 17°-29'-04" WEST A DISTANCE OF 315.86' FEET TO A CORNER;

THENCE TURNING AND RUNNING SOUTH 17°-14'-10" WEST A DISTANCE OF 280.85' FEET TO A DRILLHOLE SET FOR A CORNER;

THENCE TURNING AND RUNNING NORTH 84°-06'-50" WEST A DISTANCE OF 1045.12' FEET TO A CORNER;

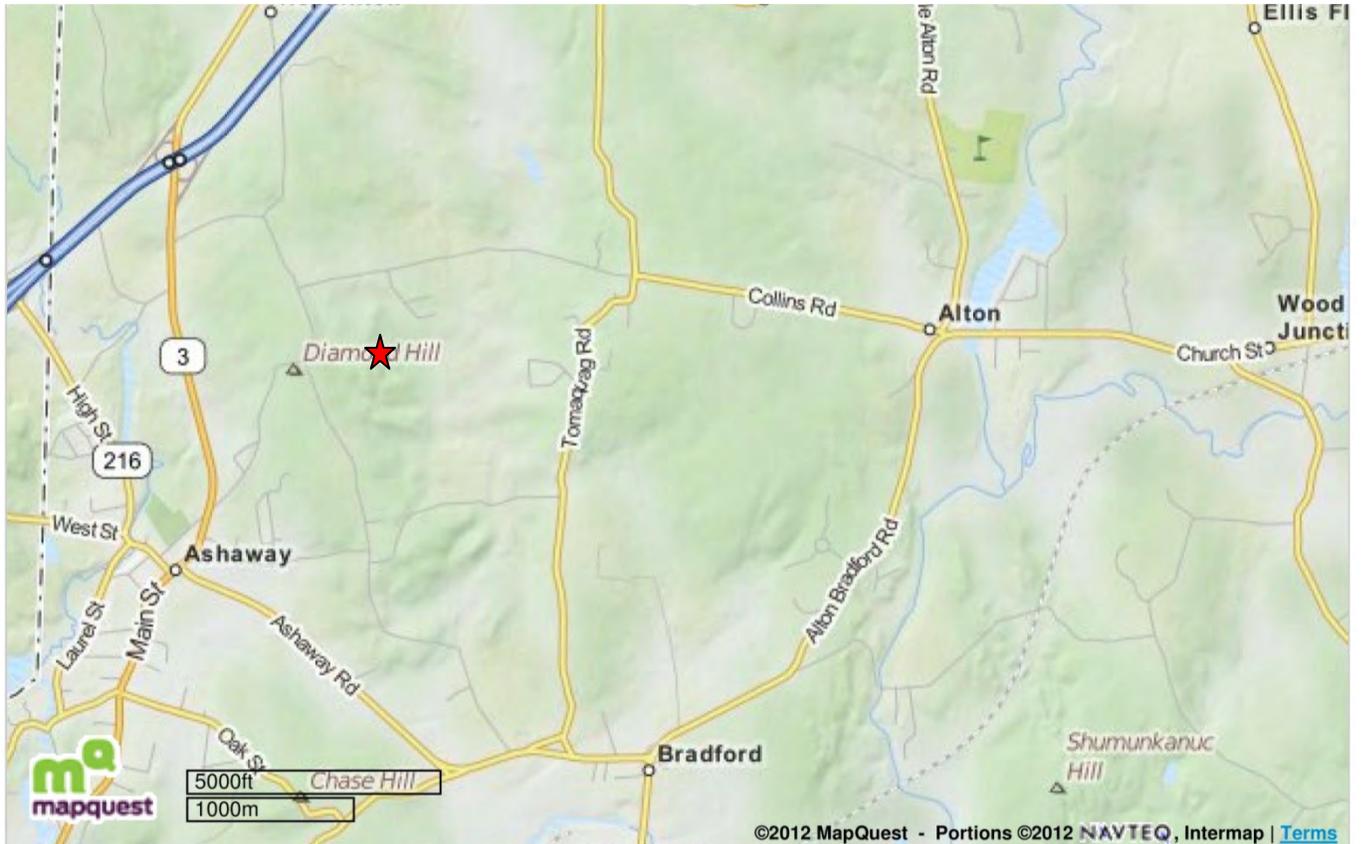
THENCE TURNING AND RUNNING SOUTH 11°-51'-13" WEST A DISTANCE OF 20.11' FEET ALONG THE EASTERLY STREET SIDE OF DIAMOND HILL ROAD TO THE POINT AND PLACE OF BEGINNING.

C.T.P.

Received for Record, Hopkinton, RI 4-5-2017
at 2:11 o'clock PM. Recorded in Book 503 page 622
of the Land Evidence Records
Elizabeth J. Cook-Hart - Witness Town Clerk

Figure 4

Location Map



Map Source: <http://www.mapquest.com>

Figure 5

Aerial Photo with Property Outline



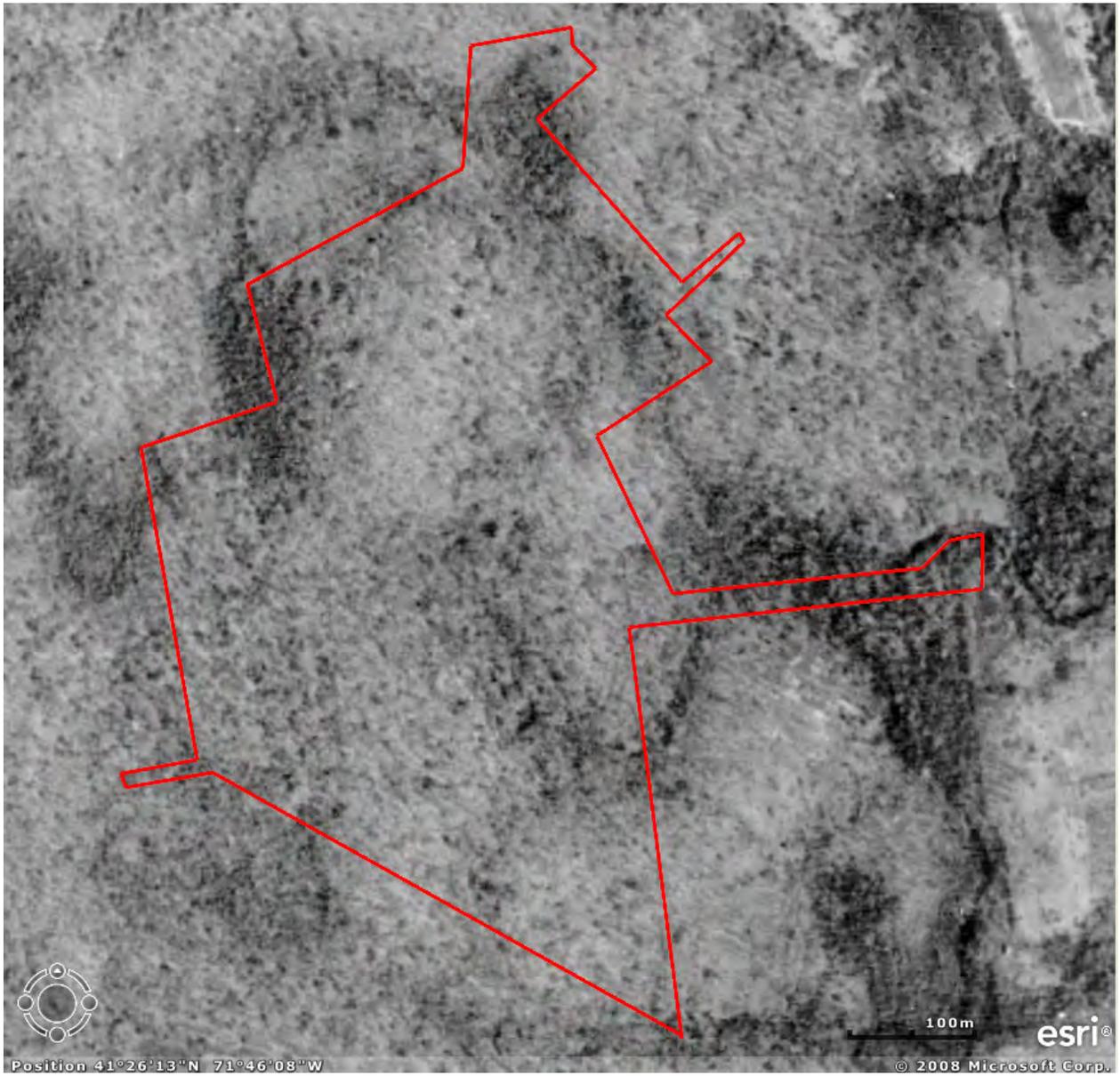
Atlas_imageryBaseMapsEarthCover/2008_RIE911

http://maps.edc.uri.edu/ArcGIS/services/Atlas_imageryBaseMapsEarthCover/2008_RIE911



Figure 6

1939 Historical Photo



Atlas_imageryBaseMapsEarthCover/1939_RISPP

http://maps.edc.uri.edu/ArcGIS/services/Atlas_imageryBaseMapsEarthCover/1939_RISPP

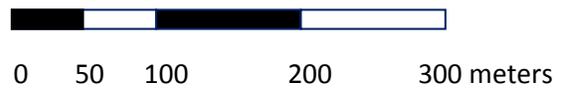
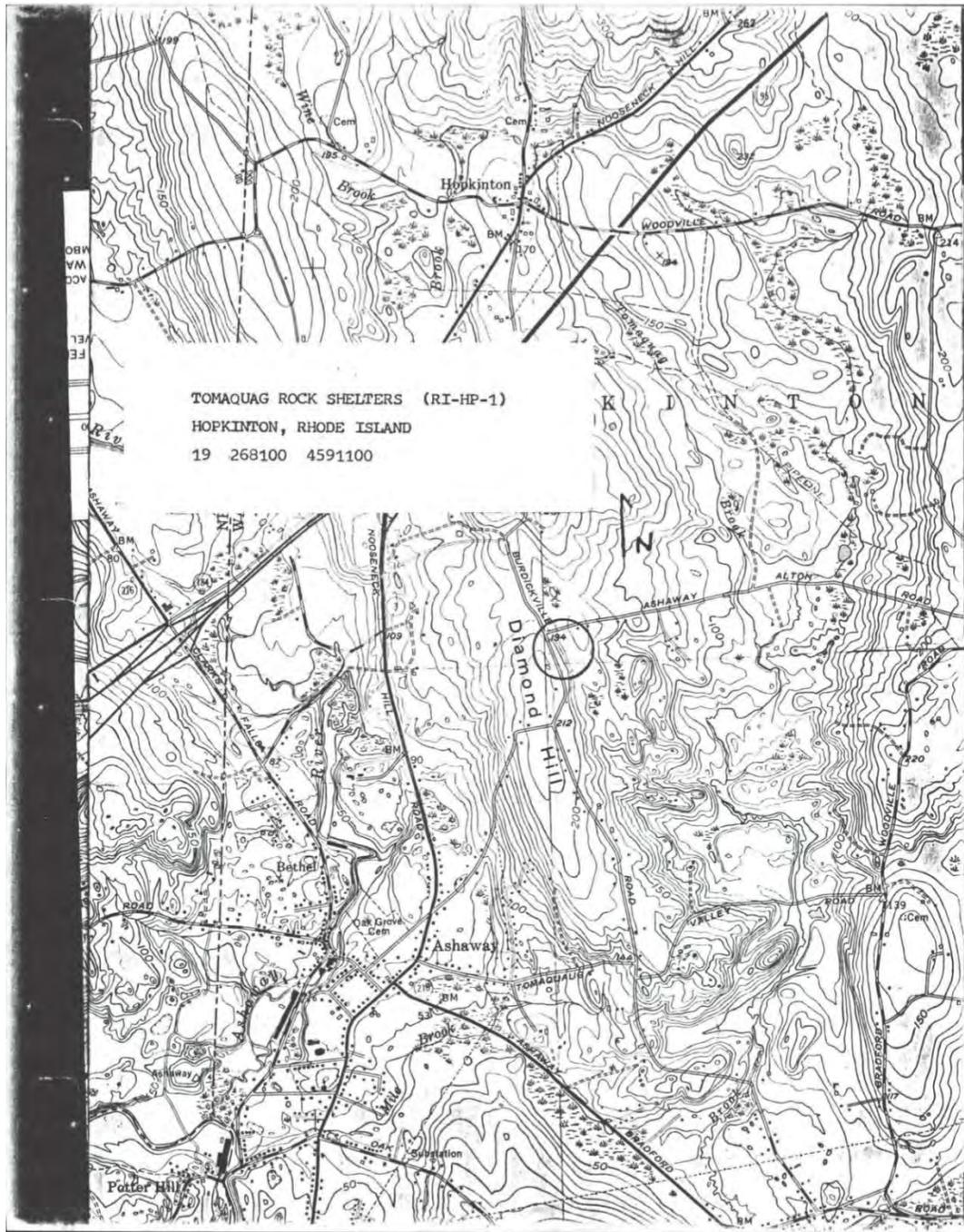


Figure 7

Tomaquag Rock Shelters Locations

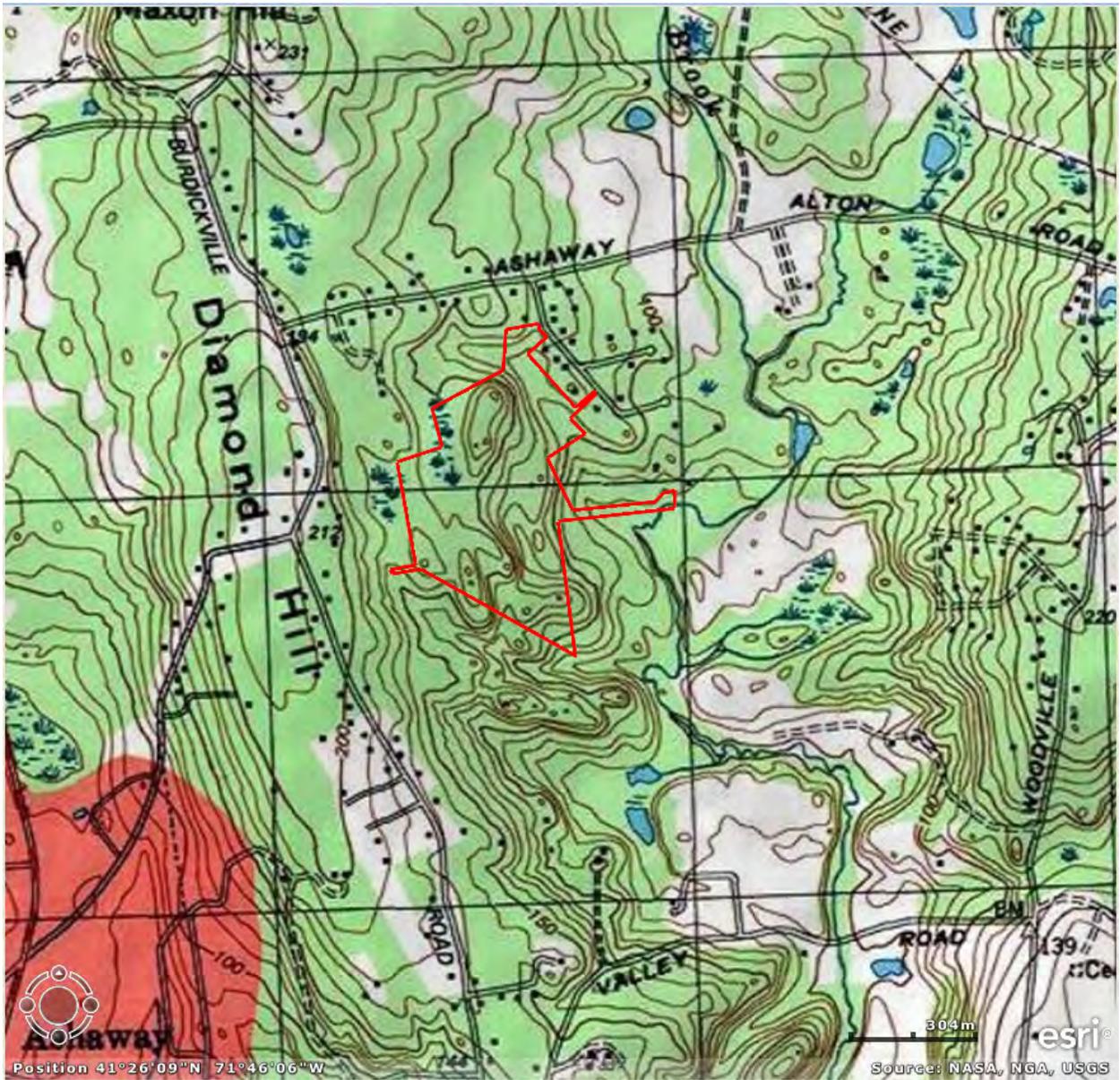


Nation Historic Register Form

http://www.rihphc.state.ri.us/pdfs_zips_downloads/national_pdfs/hopkinton/hopk_burdickville-road_tomaquag-rock-shelters.pdf

Figure 8

USGS Topographic Map



USA_Topo_Maps
http://services.arcgisonline.com/ArcGIS/services/USA_Topo_Maps

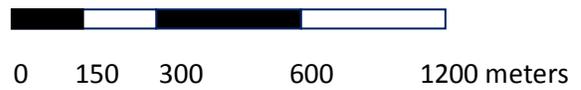
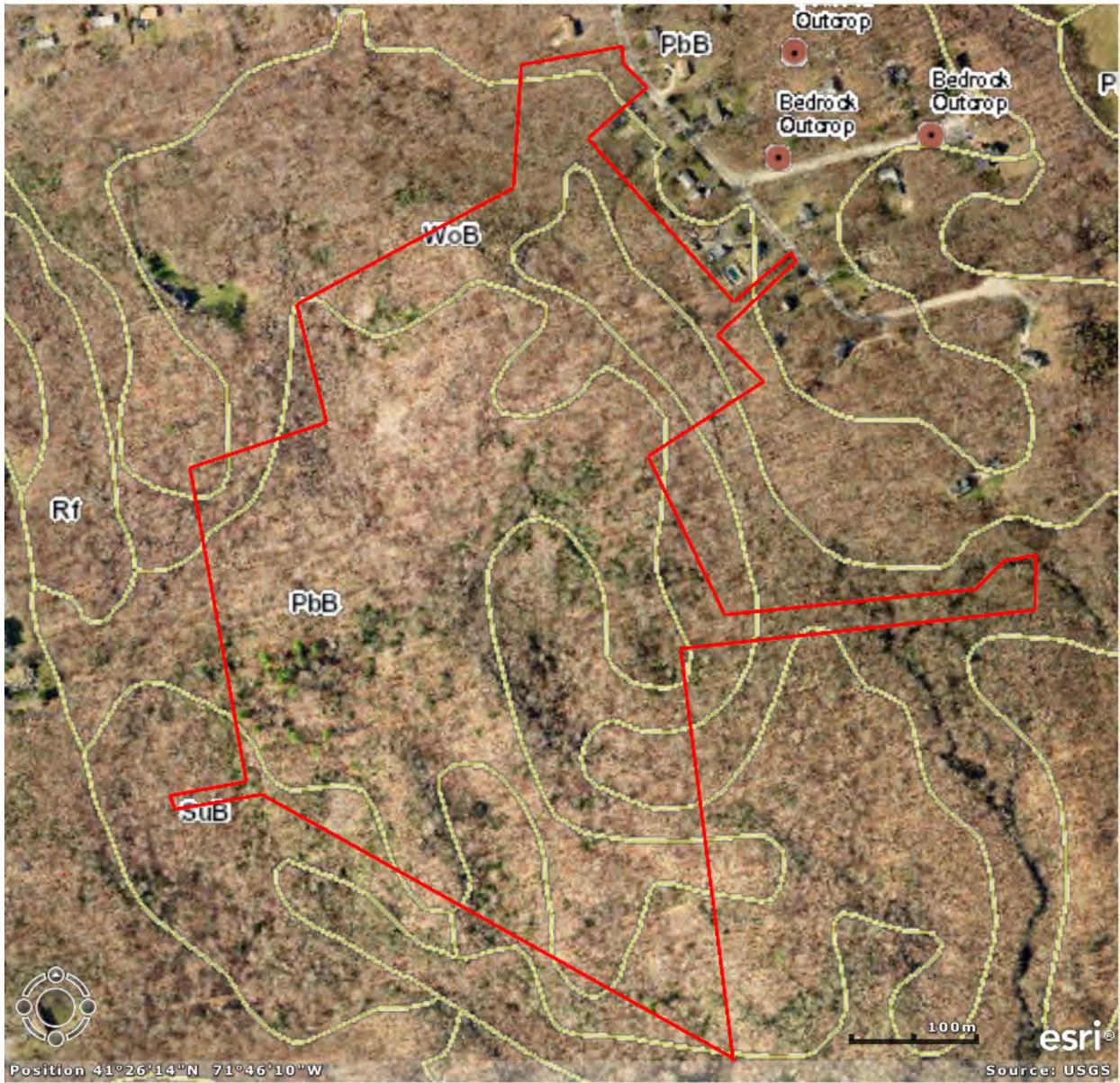


Figure 9

Soil Survey Classification



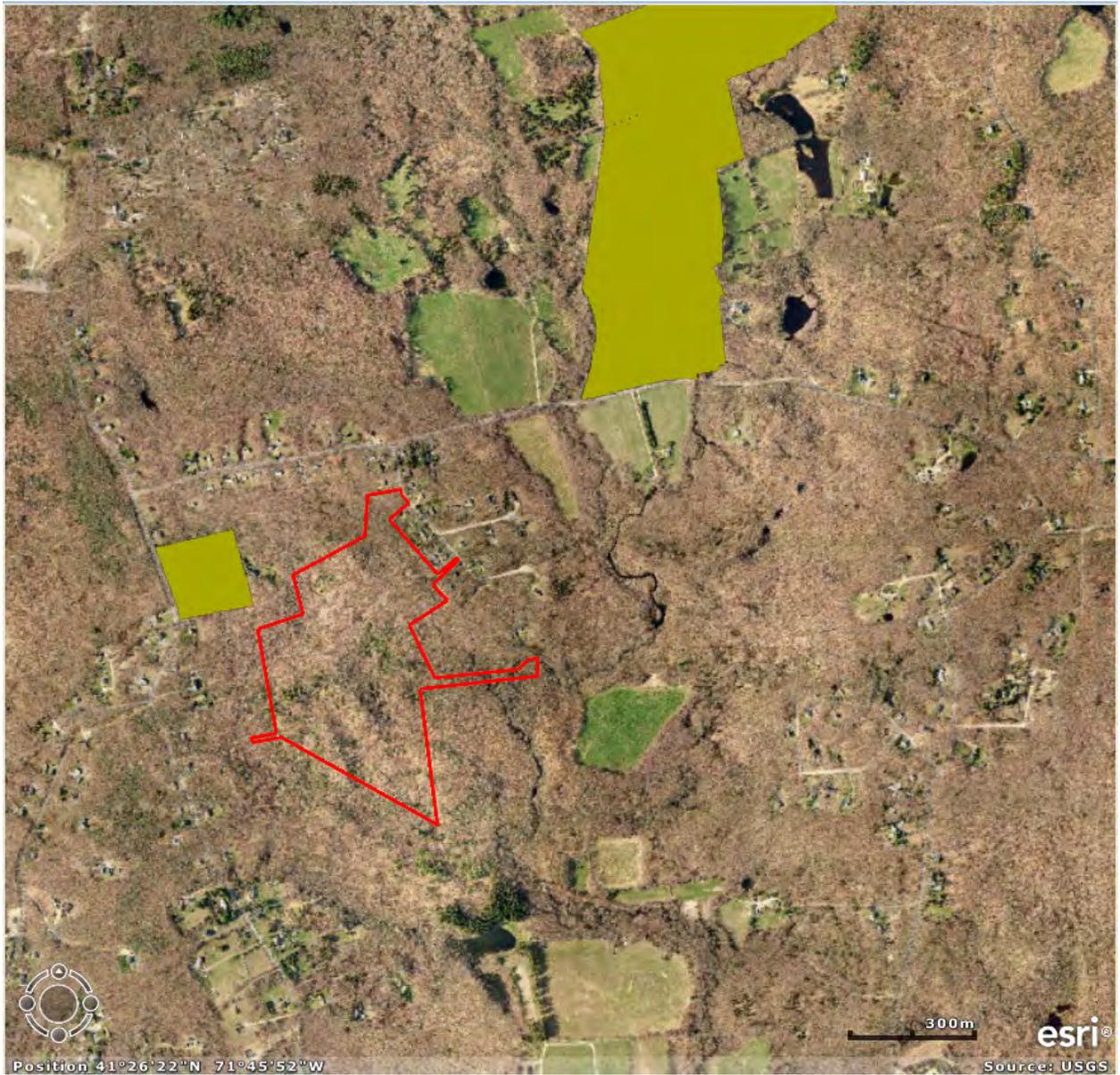
Atlas_geoscientificInformation/Soils

http://maps.edc.uri.edu/ArcGIS/services/Atlas_geoscientificInformation/Soils



Figure 10

Open Space / Conservation Landscape



Atlas_environment/Conservation_Lands

http://maps.edc.uri.edu/ArcGIS/services/Atlas_environment/Conservation_Lands

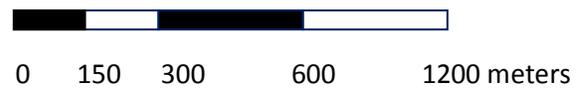
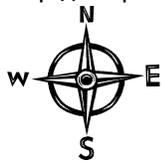
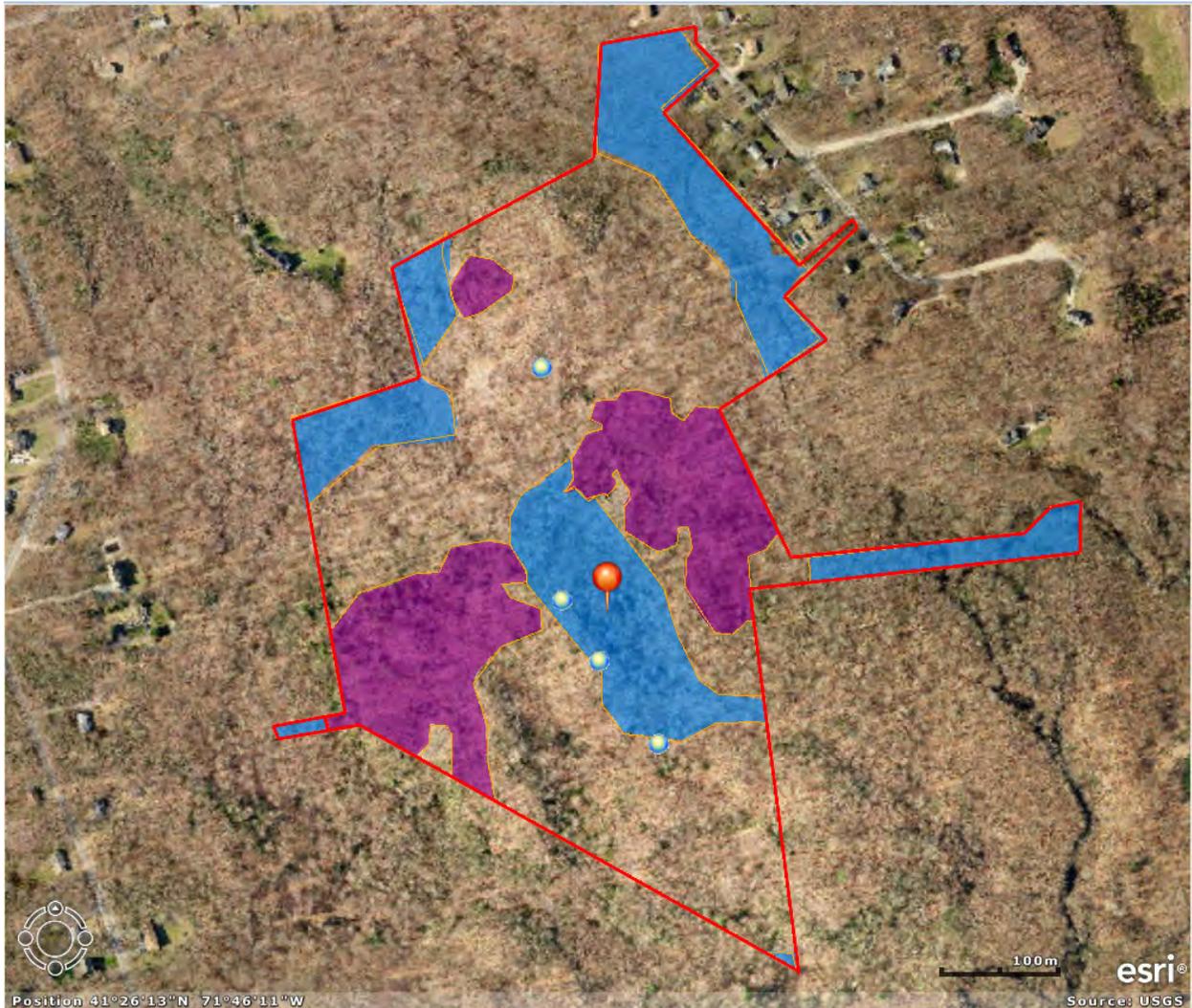


Figure 11

Vegetative Communities



Atlas_imageryBaseMapsEarthCover/2008_RIE911

http://maps.edc.uri.edu/ArcGIS/services/Atlas_imageryBaseMapsEarthCover/2008_RIE911

- Blue – Forested Wetland and / or Forested Swamp
- Purple - *White Oak – Mountain Laurel Forest*
- Blue dots - Ledge / Bedrock outcrops
- Orange dot - Vernal Pool Locations
- Remaining - *Mixed Hardwood Riverside Forest*



0 50 100 200 300 meters

Figure 12

Wetlands / Surface Water

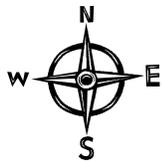


Atlas_inlandWaters/Surface_Water

http://maps.edc.uri.edu/ArcGIS/services/Atlas_inlandWaters/Surface_Water

Atlas_biota/Wetlands

http://maps.edc.uri.edu/ArcGIS/services/Atlas_biota/Wetlands



Blue dots - Ledge / Bedrock



Figure 13
Wildlife Surveys

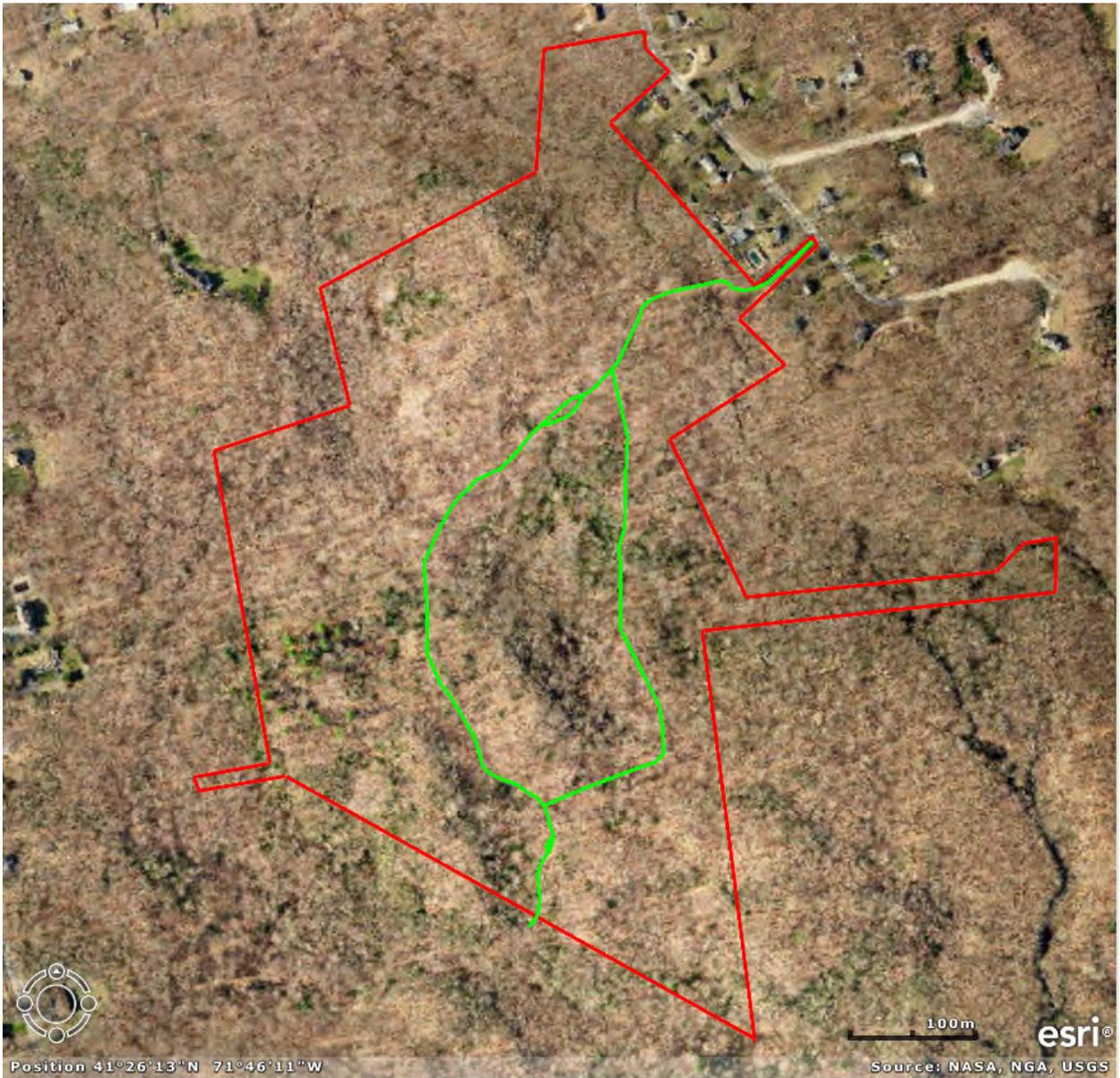
HOPKINTON LAND TRUST									
Cedar Knoll Road, Hopkinton (AP 4, Lot 121DD)									
prepared by Applied Bio-Systems, Inc.									
wildlife observations based on vocalizations, sight and / or tracks within parcel AP 4 Lot 121DD and / or surrounding vicinity									
OBSERVED WILDLIFE SPECIES									
	5/12/2011	5/21/2011	4/27/2012	5/11/2012	5/29/2012	woods	wetland	ledge	trail
Birds									
American redstart (<i>Setophaga ruticilla</i>)					X	X			
American robin (<i>Turdus migratorius</i>)	X		X	X	X	X			X
black and white warbler (<i>Mniotilta varia</i>)	X	X			X	X			
black-capped chickadee (<i>Poecile atricapillus</i>)	X			X		X			
blue-gray gnatcatcher (<i>Poliopitila caerulea</i>)			X	X			X		
broad-winged hawk (<i>Buteo platypterus</i>)		X				X			
brown-headed cowbird (<i>Molothrus ater</i>)	X		X			X			X
cedar waxwing (<i>Bombycilla cedrorum</i>)					X	X			
common grackle (<i>Quiscalus quiscula</i>)									
downy woodpecker (<i>Picoides pubescens</i>)			X			X			
eastern phoebe (<i>Sayornis phoebe</i>)	X			X	X	X			X
eastern wood pewee (<i>Contopus virens</i>)		X				X			
gray catbird (<i>Dumetella carolinensis</i>)	X			X	X		X		X
great crested flycatcher (<i>Myiarchus crinitus</i>)	X	X		X	X	X	X	X	X
hooded warbler (<i>Wilsonia citrina</i>)	X					X			
mourning dove (<i>Zenaidura macroura</i>)	X								X
northern cardinal (<i>Cardinalis cardinalis</i>)	X		X	X	X	X	X		X
northern flicker (<i>Colaptes auratus</i>)					X				X
northern oriole (<i>Icterus galbula</i>)		X				X			
ovenbird (<i>Seiurus aurocapillus</i>)				X		X			
palm warbler (<i>Dendroica palmarum</i>)		X				X			X
red-bellied woodpecker (<i>Melanerpes carolinus</i>)	X			X	X	X			X
red-eyed vireo (<i>Vireo olivaceus</i>)	X	X			X**	X			X
red shouldered hawk (<i>Buteo lineatus</i>)					X	X	X		
red-tailed hawk (<i>Buteo jamaicensis</i>)***	X					X			
ruby-throated hummingbird (<i>Archilochus colubris</i>)	X			X	X	X			X
rufous-sided towhee (<i>Pipilo maculatus/erythr.</i>)	X			X	X	X	X	X	X
scarlet tanager (<i>Piranga olivacea</i>)				X	X	X			
tufted titmouse (<i>Baeolophus bicolor</i>)	X			X	X	X			X
turkey vulture (<i>Cathartes aura</i>)		X	X			X		X	
veery (<i>Catharus fuscescens</i>)	X	X		X	X	X	X		
white-breasted nuthatch (<i>Sitta carolinensis</i>)	X		X	X		X			X
wood thrush (<i>Hylocichla mustelina</i>)	X				X	X			X
worm eating warbler (<i>Helminthos vermivorus</i>)**		X				X			X
yellow warbler (<i>Setophaga petechia</i>)					X	X			
yellow-rumped warbler (<i>Setophaga coronata</i>)				X		X			
yellow throated vireo (<i>Vireo flavifrons</i>)				X	X				X
Mammals									
eastern chipmunk (<i>Tamias striatus</i>)	X					X			X
white-tailed deer (<i>Odocoileus virginiana</i>)	X		X			X			X
longtail weasel (<i>Mustela frenata</i>) **			X			X			
gray squirrel nest (<i>Sciurus carolinensis</i>)			X			X			
Amphibians / Reptiles									
american toad (<i>Bufo americanus</i>)		X				X			X
garter snake (<i>Thamnophis sirtalis</i>)		X							X
gray tree frog (<i>Hyla versicolor</i>)				X			X		
green frog (<i>Rana clamitans</i>)					X				X
spotted salamander (egg masses)			X				X		
spring peeper (<i>Pseudacris crucifer</i>)			X				X		
wood frog tadpoles (<i>Rana sylvatica</i>)			X				X		
wood frog (<i>Rana sylvatica</i>)					X		X		X
Invertebrates									
cabbage white (<i>Pieris rapae</i>)			X						X
<i>Celastrina</i> sp. butterfly			X						X
ebony jewelwing (<i>Calopteryx maculata</i>)					X	X	X		X
Horace's duskywing (<i>Erynnis horatius</i>)			X						X
millipede (<i>Narceus americanus</i>)		X				X			
red admiral (<i>Vanessa atalanta</i>)				X					X
six-spotted Green Tiger Beetle - (<i>Cicindela sexguttata</i>)		X	X			X			X
** identificatio not confirmed									
*** flying overhead									

Figure 14
Vegetative Surveys

HOPKINTON LAND TRUST					
Cedar Knoll Road					
Vegetation Baseline					
by Applied Bio-Systems, Inc.					
VEGETATION					
		woods	wetland	ledge	trail
Trees/shrubs					
American beech (<i>Fagus grandifolia</i>)		X			
american witchhazel (<i>Hamamelis virginiana</i> L.)				X	
black birch (<i>Betula nigra</i>)			X		
hickory species (<i>Carya</i> sp.)				X	
late low blueberry (<i>Vaccinium angustifolium</i>)		X			
mountain laurel (<i>Kalmia latifolia</i>)		X	X	X	X
multiflora rose (<i>Rosa multiflora</i>)					X
northern spicebush (<i>Lindera benzoin</i>)			X		
red maple (<i>Acer rubrum</i>)			X		
sweet pepperbush (<i>Clethra alnifolia</i>)		X	X		
white oak (<i>Quercus alba</i>)		X		X	
yellow birch (<i>Betula alleghaniensis</i>)		X		X	
Herbaceous / woody vines					
bristly sarsaparilla (<i>Aralia hispida</i>)		X			
canada mayflower (<i>Maianthemum canadense</i>)		X			
christmas tree fern (<i>Polystichum acrostichoides</i>)		X			
cinnamon fern (<i>Osmunda cinnamomea</i>)			X		
cinquefoil species (<i>Cinquefoil</i> sp.)					X
Cow-wheat (<i>Melampyrum lineare</i>)		X			
dwarf ginseng (<i>Panax trifolium</i>)-		X			
false hellebore (<i>Veratrum viride</i>)			X		
hayscented fern (<i>Dennstaedtia</i> Bernh.)				X	
Indian cucumber root (<i>Medeola virginiana</i>)		X			
jack-in-the-pulpit (<i>Arisaema atrorubens</i>)			X		
maple leaved viburnum (<i>Viburnum acerifolium</i>)		X			
new england aster (<i>Aster novae-angliae</i>)					X
orchard grass (<i>Dactylis glomerata</i>)					X
partidgeberry (<i>Mitchella repens</i> L.)				X	
pink lady slipper (<i>Cypripedium acaule</i>)		X			
rattlesnake orchid (<i>Goodyera pubescens</i>)		X			
rock polypody (<i>Polypodium</i> sp.)				X	
sensitive fern (<i>Onoclea sensibilis</i>)			X		
sessile-leaf Bellwort (<i>Uvularia sessilifolia</i>)					X
shining clubmoss (<i>Lycopodium lucidulum</i>)		X			
skunk cabbage (<i>Symplocarpus foetidus</i>)			X		
sphagnum moss (<i>Sphagnum</i> sp.)			X		
spotted jewelweed (<i>Impatiens capensis</i>)			X		
star flower (<i>Trientalis borealis</i>)				X	
striped wintergreen (<i>Chimaphila maculata</i>)		X			
whorled loosestrife (<i>Lysimachia quadrifolia</i>)					X
wood sorrel (<i>Oxalis</i> sp.)					X
yellow star grass (<i>Hypoxis hirsuta</i>)					X
unknown fern species		X		X	

Figure 15

Existing Trails Map



Atlas_imageryBaseMapsEarthCover/2008_RIE911

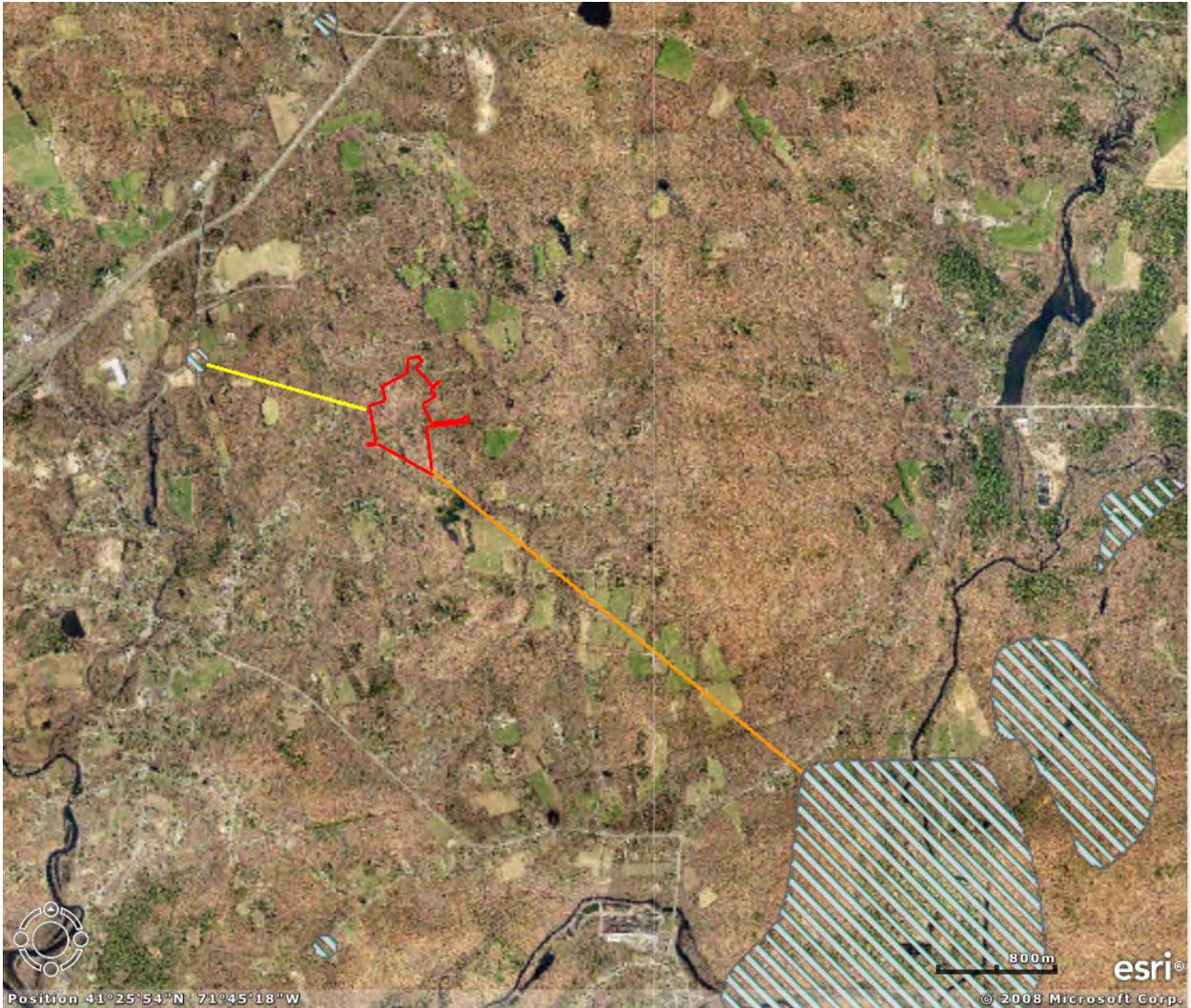
http://maps.edc.uri.edu/ArcGIS/services/Atlas_imageryBaseMapsEarthCover/2008_RIE911

Trail located by GPS and aerial photo review

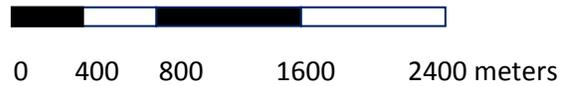


Figure 16

Rare Species Habitat



Atlas_imageryBaseMapsEarthCover/2008_RIE911
http://maps.edc.uri.edu/ArcGIS/services/Atlas_biota/Natural_Heritage_Areas



Orange line: 10, 527.83 foot distance to property from rare species habitat
Yellow line: 3, 661 foot distance to property from rare species habitat

Figure 17

Photo Points Locations



Atlas_imageryBaseMapsEarthCover/2008_RIE911
http://maps.edc.uri.edu/ArcGIS/services/Atlas_imageryBaseMapsEarthCover/2008_RIE911



Figure 18

Photo Points Descriptions

Point #	Description / Location
1	Entrance at settler's crossing
2	View looking west at atv disturbance on trail
3	View looking south where trail meets stream
4A	View looking east at oak / hickory forested habitat
4B	View looking south from trail
5	View looking west at rhododendron
6A	View looking west at vernal pool / swamp habitat
6B	Spotted salamander egg masses
6C	Spotted salamander egg masses
7	View looking north at remains of camp fire
8	View looking north at property corner at stone wall intersect
9	View looking east at wetland swamp and stream
10	View looking east at trail crossing over stream and historic?? stone culvert
11	View looking north at old car in woods
12	View looking northeast at southeastern property corner
13	View looking northwest at southern property line
14	View looking northwest at southern property line
15	View looking southeast at southern property line
16	View looking northwest at southern property line
17	View looking northwest at southern property line
18	View of drill hole and flag at property corner just north of existing gravel drive
19	View looking northeast at stream
20	View looking north at property corner stake
21	View looking north at property corner stake
22	View looking east at entrance to easement trail from Diamond Hill Rd.
23	View looking northeast from existing trail

FIGURE 19

IMAGES



Point 1 - Picture taken 5/11/2012



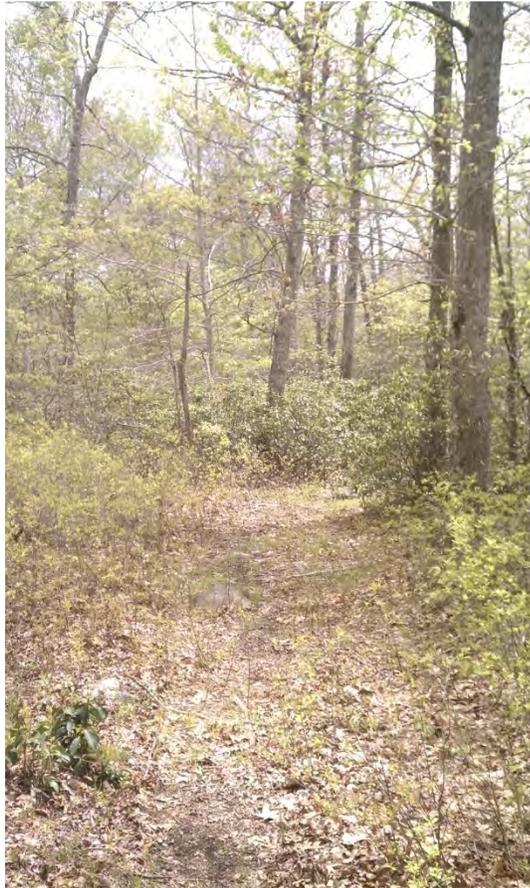
Point 2 - Picture taken 5/11/2012



Point 3 - Picture taken 5/11/2012



Point 4A - Picture taken 5/11/2012



Point 4B - Picture taken 5/11/2012



Point 5 - Picture taken 5/11/2012



Point 6A - Picture taken 4/27/2012



Point 6B - Picture taken 4/27/2012



Point 6C - Picture taken 4/27/2012



Point 7 - Picture taken 5/11/2012



Point 8 - Picture taken 5/11/2012



Point 9 - Picture taken 5/11/2012



Point 10 - Picture taken 5/11/2012



Point 11- Picture taken 5/11/2012



Point 12 - Picture taken 5/11/2012



Point 13 - Picture taken 5/11/2012



Point 14 - Picture taken 5/11/2012



Point 15 - Picture taken 5/11/2012



Point 16 - Picture taken 5/29/2012



Point 17 - Picture taken 5/29/2012



Point 18 - Picture taken 5/29/2012



Point 19 - Picture taken 5/29/2012



Point 20 - Picture taken 5/29/2012



Point 21 - Picture taken 5/29/2012



Point 22 - Picture taken 5/29/2012



Point 23 - Picture taken 5/29/2012

References

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- Rhode Island Department of Environmental Management-Division of Water Resources, Rules and Regulations Governing the Administration and Enforcement of the Fresh Water Wetlands Act, as amended.
- Rhode Island Department of Environmental Management-Division of Water Resources, Water Quality Regulations, as amended.
- Soil Survey Staff, Natural Resources Conservation Service, United States Department of Agriculture. Soil Survey Geographic (SSURGO) Database for State of Rhode Island: Bristol, Kent, Newport, Providence, and Washington Counties, 2012

Plants to Avoid: Rhode Island Invasive Plant Species

From: the Rhode Island Natural History Survey's Invasive Species Portal

Online Resources

http://www.rihphc.state.ri.us/pdfs_zips_downloads/national_pdfs/hopkinton/hopk_burdickville-road_tomaquag-rock-shelters.pdf National Register of Historic Places Inventory Nomination Form - United States Department of the Interior, National Park Service, dated August 12, 1977)