

## **Conservation Easement Management Plan**

### **WLP Development LLC**

This Management Plan shall govern activities authorized to occur within lands owned in fee simple by WLP Development, LLC, (Grantor) and encumbered with a conservation easement granted to the State of Minnesota, Department of Natural Resources (Grantee) and duly recorded at the Ottertail County Recorder's Office.

**History:** This Management Plan replaces all previous versions, the most recent being acknowledged and accepted by the Grantor and Grantee on (no previous plan).

**In accordance with the restrictions contained within the Conservation Easement, the following activities shall be allowed:**

**Trail Development/Management:** One loop trail including interspersed benches and wetland viewing area is allowed within the conservation easement property. The location of the trail will be defined through mutual agreement between representatives of the Grantor and Grantee within one (1) year of the date of this Management Plan, but will generally follow the shoreline. A map of the approved trail corridor will be incorporated into this Management Plan by Attachment A. Within the approved trail corridor, the actual trail shall not exceed 10-feet in width. Sections of the trail may be closed or realigned in response to unusual and unanticipated circumstances including but not limited to tread erosion, wildlife nesting or similar habitat, or hazards. Trail development shall follow best management practices to minimize erosion and avoid unsuitable areas including wetlands and other ecologically significant features.

Brushing, thinning, pruning, and tree removal are allowed within the approved trail corridor to maintain the maximum 10-foot trail width. Chain saws and other power tools may be used for the purposes of maintaining the approved trail corridor. Trees, deadfalls, dense growths of trees or shrubs, and snags outside of the approved trail corridor may be removed by Grantor to prevent personal injury or property damage and improve sight lines as allowed in the Conservation Easement. Motorized ski trail grooming equipment shall be allowed within the trail corridor during the snow season providing such equipment is not operated in such a manner as to destabilize the underlying trail tread, vegetation, or shoreline. Motorized vehicles will be prohibited except for management and maintenance use. Bicycle use will be permitted. The Grantor and Grantee, at the Grantor's discretion, may cooperatively develop a boardwalk over existing wetlands to improve access. All necessary permits will be secured by the Grantor prior to commencing activities affecting wetlands and public waters.

**Forest Management/Timber Harvesting:** The parties generally affirm the goals of Woodland Stewardship, some of which are illustrated here:

- To protect and improve the woodland by salvage of damaged trees.
- To practice sound management activities based on age and condition of forest types.
- To protect water quality in Walker Lake and other wetlands.

The timber stand recognized on the conservation easement parcel generally goal is to passively manage these stands. The Grantor retains the option to manage habitat for the health of the forest and benefit of wildlife and provide limited views through the forest to the lake. Trees and brush will be kept largely in place,

Large trees, over 4” in diameter, will only be removed if they interfere with the trail, are dead or diseased or are too tightly spaced. Large trees will be only pruned to remain healthy and provide limited views through the woods. Smaller brush may occasionally be removed to permit better viewing. Trees will not be harvested commercially.

**Animals:** In general, dogs under the direct control of owners are allowed within the conservation easement property. Owners are responsible for pet waste.

**Lakeshore:** No Docking or beaching of boats will be permitted in the Protected Area. No removal of submerged or emergent vegetation is permitted in the Protected Area. However, a small viewing platform may be built that connects the walking trail to the lake.

**Pesticides and Herbicides**

There will be no use of fertilizer in the protected area. Broadcast Herbicides will not be used. Herbicides may be applied to selectively eliminate noxious weeds and shrubs such as thistles or prickly ash. A total vegetation killer (i.e., Round-up) may be applied to the trail surface if necessary to reduce weed growth. Pesticides may be applied to manage noxious insects such as Army Worms. A limited amount of insect fogging may be performed in the immediate trail area to reduce flying insect nuisances from mosquitoes, gnats and flies.

**Periodic Review:** Both parties recommend that this plan be reviewed by the Grantor and Grantee every ten (10) years (earlier as needs arise). This plan shall remain valid until superceded by a revised plan submitted in compliance with the terms of the Conservation Easement.

**Acceptance**

The terms of this management plan are acceptable to both parties and, according to the terms of the conservation easement, can be revised or modified only by written agreement of the Grantor and Grantee.

The foregoing Management Plan is hereby duly accepted by WLP Development LLC, on this 26th day of February, 2010.

WLP Development LLC

By \_\_\_\_\_

Date \_\_\_\_\_

By \_\_\_\_\_

Date \_\_\_\_\_

The foregoing Management Plan is hereby duly accepted by State of Minnesota,  
Department of Natural Resources on this 26th day of February, 2010.

STATE OF MINNESOTA, DEPARTMENT OF NATURAL RESOURCES

By \_\_\_\_\_

Date \_\_\_\_\_

# ATTACHMENT A

