

Culbertson Field Notes

Submitted By: john.studer_Metro

Submitted Time: April 21, 2026 11:14 AM

Creation Time: April 23, 2026 2:46 PM

Name of conservation easement

Culbertson

Date and time of visit?

April 21, 2026 9:00 AM

Address of property visited

8401 Dawson Hill Rd. Louisville, KY 40299

Who attended the visit

John Studer, Kurt Mason, Bob Schindler, Deb White

Did landowner or representative join the monitoring team for some or all of the visit?

No

Equipment used

Survey 123, iPhone 13

Weather conditions

Warm and sunny

Any renovations or significant changes to existing structures?

A new elevated platform building in the NW corner of Tract 2 has been constructed. (photo points #5, 6, and 7)

Any new structures?

New shed placed at entrance to SE meadow (photo point #11)

Any changes in land use or land management?

No change

Any changes instreams, water bodies, or water quality?

No change

Any soil erosion, changes in grade that might indicate filling or excavation of soil?

Excavated soil around water spigot at end of gravel drive, noted in 2025. (photo point # 9)

Any substantial clearing of woodlands? Or other vegetation alteration including invasive plant management?

No change

Encroachment from neighboring properties? Adjacent land use changes such as clearing?

No concerns observed

Any dumping of debris? Vandalism?

More miscellaneous equipment and debris on Tract 2, but does not appear to be trash/dumping.

Other issues of concern? (e.g., storm damage, flooding, fire, invasive species)

No concerns observed

Wildlife or plants of interest?

Whitetail deer, green milkweed, a lot of hemp dogbane in meadows

Note areas of property that may need further evaluation, areas not observed on this visit, other notes for future monitoring visits

Continue to monitor accumulation of debris on and around Tract 2.

SUMMARY OF MONITORING VISIT OBSERVATIONS:

On the visit, the monitoring team noted a few points of concern.

- There was evidence of livestock on the easement (point #4), although it was not clear what specific activities took place. Sections 3(o) and 4(e) of the Deed of Conservation Easement outline the restrictions associated with livestock; pasturing or grazing of any livestock is expressly prohibited.
- The monitoring team noted excavated soil around a water spigot (point #9). This was also noted on the 2025 monitoring visit. Section 3(e) of the Deed of Conservation Easement states that alteration of the surface of the land without approval of the Grantee is prohibited. The Reserved Rights in sections 4(i) and 4(j) regarding surface alteration and construction of drainage facilities may apply.
- A shed was placed at the entrance to the SW meadow. Section 3(d) of the Deed of Conservation Easement prohibits the placement of structures above or below the ground, except as permitted in the Reserved Rights. Section 4(g) reserves the right to construct agricultural-related buildings, however it was unclear of the purpose of the shed.
- More debris and equipment has accumulated on and around Tract 2. This should be monitored in subsequent visits.

The Board should review these findings and the Deed of Conservation Easement to determine whether any violations have occurred.

Signatures of attendees:

