

# The PATH to LAND PROTECTION

For Fort Thomas Landowners

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## INITIAL SITE VISIT

This is an opportunity for The Conservancy's Land Protection & Stewardship Committee (LPSC) representatives to meet the Landowner(s) and to learn about the history and features of the land under consideration. The Site Visit is also an opportunity for the Landowner(s) to meet Conservancy representatives and to learn about land protection opportunities in Fort Thomas.

- Landowner(s) will receive a Land Protection Packet.
- Parties will agree upon a preferred method of contact and time interval for follow-up.

## LAND EVALUATION

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At the invitation of the Landowner(s), LPSC representatives return to the property to complete a comprehensive Land Evaluation.

- Landowner(s) may wish to consult with a tax and/or estate planning professional
- Landowner(s) and LPSC to discuss suitable land protection options
- Parties reach a verbal agreement regarding a particular land protection option

## SUPPORTING ACTIVITIES & DOCUMENTATION

- Title Search (required; paid for by FTFC)
- Appraisal (required if landowner(s) will be seeking a tax benefit; paid for by landowner)
- Survey with marked boundaries (optional)
- Environmental Audit (if warranted)

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## CONSERVANCY REVIEW

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- LPSC presents the results of its Land Evaluation to the Fort Thomas Forest Conservancy (FTFC) Board of Directors
- The Board of Directors vote on the recommendation made by LPSC

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## CONSERVANCY BOARD APPROVAL

- Results of the Land Evaluation and all supporting activities and documentation are presented to the FTFC Board of Directors
- The Board of Directors vote on the recommendation made by LPSC

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## LAND PROTECTION

- LPSC presents a proposed Deed and Land Management Plan to the landowner(s)
- Both parties conduct an independent review of the Deed and Land Management Plan
- The Deed is signed

***The land is now preserved,  
in perpetuity.***

\* OPTIONAL \*

The landowner(s)  
may choose to apply  
for tax benefits.

beech tree