

# Conservator

THE NEWSLETTER OF THE LAND CONSERVANCY OF HAMILTON COUNTY, OHIO / JUNE 2010

## Preserved forever in Colerain Township

A family that cares deeply about their land has taken the steps necessary to legally preserve it for all time.

Landowners Stan and Karen Lockwood of Colerain Township worked with The Land Conservancy to create a Conservation Easement (CE) that spells out their wishes for their land's future uses.

Their 22.5-acre forested property consists of five contiguous parcels, including the Lockwood homestead on Thompson Rd. The land is located east of the Great Miami River in an area known for winding roads and hilltop views of farm fields and deep valleys.

### Planning future homesites

With thoughtful planning for conservation, the Lockwoods also planned homesites for future generations. The CE permits limited future development of one home (if heirs choose to build it) on each of the other four parcels. A building envelope is described for each lot.

The site's contiguous forested area, approximately 15 acres, is preserved as "Forever Wild," meaning the land will remain undisturbed.

### A lasting legacy

In more than 40 years of caring stewardship, the Lockwoods' philosophy has been to leave nature as it is. Native wildflowers flourish on the site — as many as 176 species have



*The Lockwoods' distinctive home of wood, glass and stone is tucked under a canopy of trees within the Preserve*

been identified by Stan, a wildflower expert and photographer.

### Natural features preserved

The preserved land lies on a broad hillside containing an old growth forest and maturing woodlands visible from Thompson and Althaus roads, and also from Interstate 275.

The site hosts a diversity of native trees, shrubs and wildflowers that provide abundant wildlife habitat. Two headwater streams traverse the property, flowing to a pond that is home to numerous native aquatic species.

### CE protects conservation values

The CE is a permanent deed restriction, permitted by Ohio law, that runs with the title to the land and binds future owners to its terms. It protects Lockwood Preserve's "natural habitat" and "scenic and open space" conserva-

tion values that provide a significant public benefit. The CE was donated in December 2009 to The Land Conservancy, which will monitor and enforce the CE in perpetuity.

### Living with nature

The Lockwoods will continue to own and care for their land and live there. The family's distinctive home of

wood, glass and stone is tucked under a canopy of trees, and positioned to provide a view of the stream valley.

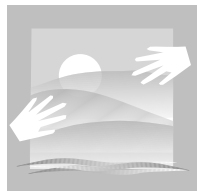
The home was designed by Stan and built by him in 1967 on hillside land adjacent to his own childhood home.

Its unique design creates a sense of place that invites the outside into the living areas. The Lockwoods' three children were raised there, and — continuing a family tradition — two sons built homes on adjoining properties.

### Inspiring others

Because of their foresight, the Lockwoods are assured that the natural features of their land will stay that way. The Preserve is a lasting legacy for their family and the entire Colerain Township community.

"It has always been our goal to protect our land, which will be passed on to our children," Karen said. "Hopefully, it will inspire others to do the same."



THE LAND CONSERVANCY  
OF HAMILTON COUNTY, OHIO

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