

BEAUFORT COUNTY RURAL AND CRITICAL LANDS PRESERVATION PROGRAM

Property Purchase Cycle

Phase 1: Property purchase investigation

Property investigated by admin staff (OLT)

Conduct site visit and gather background info

If project has conservation merit, qualified appraisal is obtained and purchase price negotiated

OLT applies for outside funding if applicable

Analysis prepared and property is ranked in preparation for presentation to RCLPB

Phase 2: Review by the Rural and Critical Lands Board, NRC, and County Council.

Open Land Trust Board Approval of Conservation Easements

Property reviewed by the RCLPB

Admin staff presents project to RCLPB

If approved, project is forwarded to NRC

Property reviewed by the NRC and moves forward to approval by County Council

Conservation easements to be held by the Open Land Trust are reviewed and approved by the OLT Land Committee and Board of Trustees

Phase 3: Due Diligence.

Title Search, Title Insurance Commitment with only normal title exceptions, and boundary survey obtained

All due diligence is reviewed by the County prior to close

Baseline Documentation Reports are prepared for all conservation easements documenting the condition of the property prior to closing

CLOSE TRANSACTION