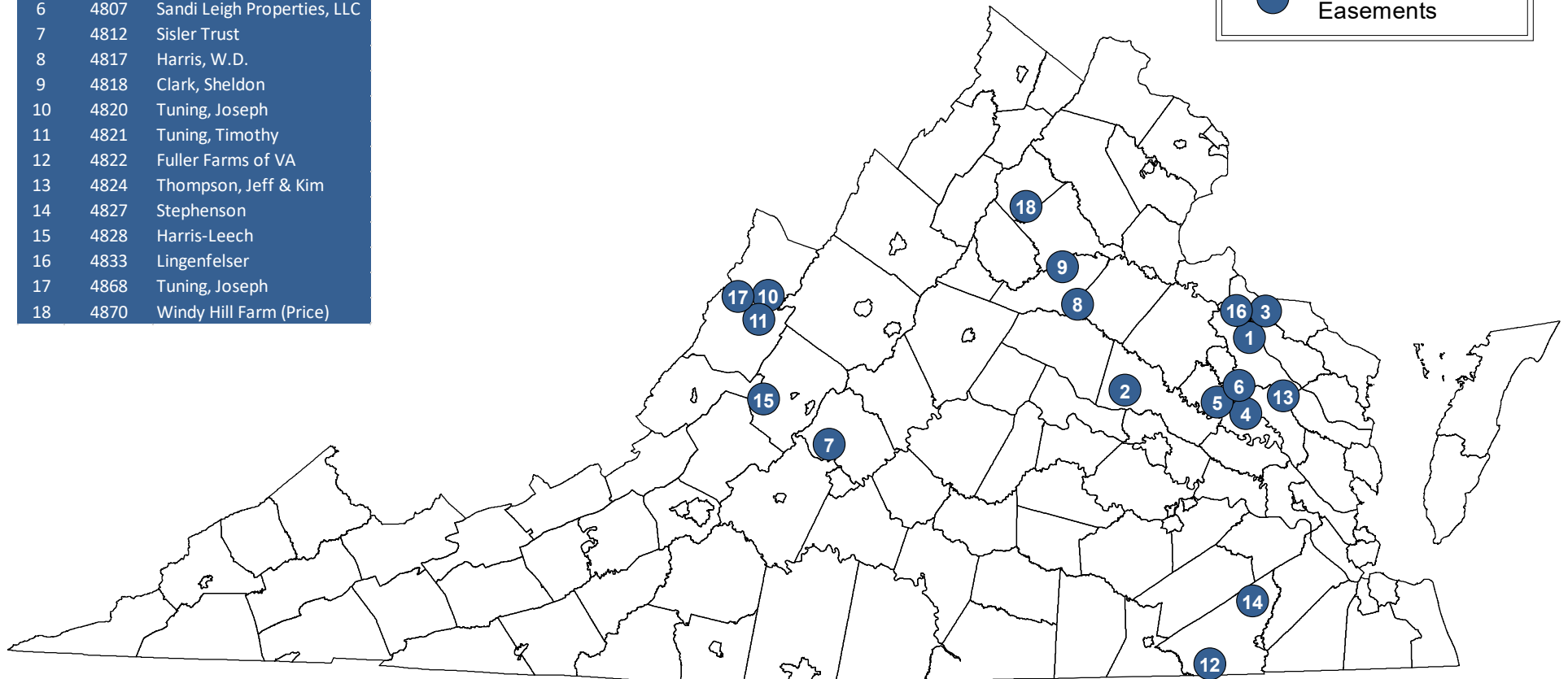


Map	Project ID	Grantor
1	4755	Wellford
2	4800	Rosmarin
3	4804	Hynson, Alan & Victoria
4	4805	Hunting Properties, LLC
5	4806	Beale Investments, LLC
6	4807	Sandi Leigh Properties, LLC
7	4812	Sisler Trust
8	4817	Harris, W.D.
9	4818	Clark, Sheldon
10	4820	Tuning, Joseph
11	4821	Tuning, Timothy
12	4822	Fuller Farms of VA
13	4824	Thompson, Jeff & Kim
14	4827	Stephenson
15	4828	Harris-Leech
16	4833	Lingenfelter
17	4868	Tuning, Joseph
18	4870	Windy Hill Farm (Price)

● Proposed Easements



Projection: Lambert Conformal Conic
GCS North America 1983
Datum: North America 1983

Map created 9/23/2022 by VOF-LV
Source data provided by County Boundaries -
US Census Bureau/VOF; all else - VOF.

This map is for general reference and display purposes only.

Proposed Easements

October 11, 2022
Board of Trustees Meeting

Miles
0 25 50
1:2,961,373





Joseph Daniel Rosmarin and Jack A. Rosmarin

Locality: Hanover

Total Acres: 173.919 +/-

Project ID # 4800

Instrument ID # 6192

Property ID # 5523

Board Meeting Date: 6/30/2022

VOF Staff Lead: Sherry Buttrick

Project Type: Gift of Easement with PTF

Project Description: Mostly open farmland with crops and small number of cattle. Long frontage and visibility from two roads including Rt. 33. Long frontage on perennial tributary to Cedar Creek leading to South Anna River within Chesapeake Bay watershed.

Conservation Purposes/Property Features

Agricultural Use:

- American Farmland Trust Productivity, Versatility and Resiliency assessment in Farms Under Threat project ranks portion of property as Significant.
- Portion of property identified in Conserve VA for agriculture.
- 138 acres of Prime or Statewide important soils.

Forestal Use: About 14 acres of High Forest Conservation Value in wooded NE portion of farm. About 80 acres of forested land on property.

Natural Habitat and Biological Diversity:

- Portions (about 52 acres) forested portion of property ranked General in Natural Landscape Assessment Ecological Core.
- About 80 acres of forested land on property. Wetlands habitat along most of creek and in forest.

Scenic Resources:

- Fronts on U.S. Route 33 for approx. 1,300 feet (interstate road running from Indiana to Richmond, VA following historic native American trail from Chesapeake Bay to Lake Michigan) and on Rt.797 for approx. 5,140 ft.
- 8,500 Annual Average Daily Traffic on Rt. 33.
- Richmond Regional PDC Trail.

Water Resource Protection:

- Frontage of approximately 3,120 feet on perennial tributary to Cedar Creek within Chesapeake Bay watershed.
- Wetlands especially in woodland. Forested and Emergent along perennial trib to Cedar Creek.
- Portions of property designated (ranked 21-40) in Conservation Vision Watershed Model.

Historic Preservation:

- Approximately half the property is designated a ranking of 2 on a scale of 0-3 in the DCR Conservation Vision Cultural Resource Preservation Index.
- Adjoins on its western border two properties eligible for register (Baker Farm and Pejchal Farm)

- Rt. 797 designated historic gravel road trace.

Open Space: Adjoins VOF Easement (Clay) of 292 acres.

Staff Recommendations/Conformance with VOF Guidelines

Note to staff: Delete this section for BDR

- ☒ Approve as presented
☐ Approve subject to suggested changes and final VOF legal review as to form
☐ Deny (not supported by staff)

Notes: *Some sections of the new model easement continue to be reviewed. Any resulting changes to the language in the deed of easement are expected and will not require additional consideration from the Board.*

Easement Terms*

- 1. Division of Land:** 1 property permitted. No division.
PIE language: permitting 60-foot from center line of Rt. 33 per County Plan.
- 2. Impervious Coverage Limitations:** Total impervious surface coverage, including that of both existing and additional improvements, may not exceed 35,000 square feet. Existing impervious surface: ~24,000 square feet.
- 3. Buildings and structures.** No more than 2 detached (freestanding) dwellings permitted, of which one currently exists. Any new building or structure exceeding 10,000 square feet in ground area, must have Grantee's prior review and written approval. No building may exceed 35 feet in height, excepting cupolas, chimneys, antennas, silos, or other structural features having the prior written approval.
- 4. Siting of Buildings and Structures:**
Summary: All buildings and structures larger than 600 square feet in ground area must be located within the Building Envelopes shown on the Special Conditions Map/ Exhibit A.
- 5. Water Quality Protection Areas:**
Summary: Stream buffers: 15 ft riparian buffer on perennial tributary to Cedar Creek (as shown on Exhibit) west of Rt. 797 and 35 ft buffer east of Rt. 797.
Wetland: RPZ as shown on Exhibit
 - Livestock excluded from riparian buffer and waterway: ☒ YES ☐ NO
 - Length of "forested/vegetated" riparian buffers (livestock excluded) : 1,700 ft on one side.
- 6. Consolidation of Tax Parcels:** ☒ NO ☐ YES **Summary (if Yes):**
- 7. Unique Deed Provisions:** In the case of U.S. Route 33, road improvements, which may include the addition of new travel lanes, may not exceed a width of 60 feet from the current center line of said road.

***The Governing Document:** *The primary terms of the easement are listed above in a condensed form. The complete terms, conditions, and restrictions are set forth in final and governing form in the recorded deed of easement.*

Further Discussion *Note to staff: Delete this section for BDR*

County's road plan calls for 60 feet RoW width from center line. Text in #7 above added to the template language for Rt. 797 in deed for road improvements.

Special Conditions Table (for VOF use)

Waterbody	Feature Length (ft)	Buffer Width (ft)	Buffer Sides	Livestock Restriction	SC ID
Tributary to Cedar Creek east of Rt. 797	1,700 ft	35 ft	One side	Yes	6207
Tributary to Cedar Creek west of Rt. 797	1,420 ft	15 ft	One side	Yes	6206
Siting Condition	Description				SC ID
5 Building Envelopes	Any building > 600 sq ft must be located within a Building Envelope				6205

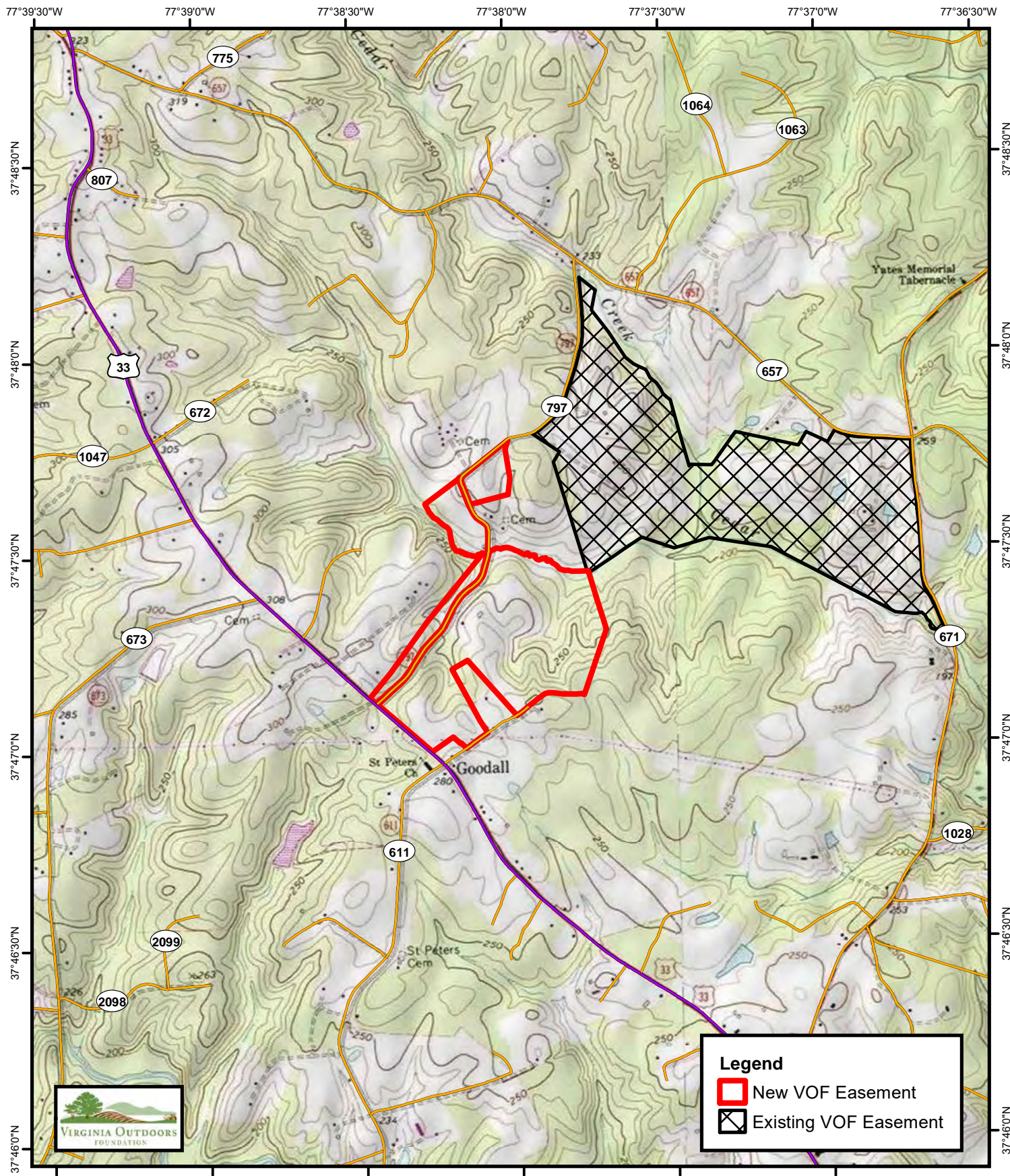
Compliance with County Comprehensive Plan

☒ YES ☐ NO

Public Infrastructure Information	Conflicts with published plans	Yes	No
Roads: Rt 33 has a variable R/W but appears to be 60 ft here. Rt. 797 has a 30 ft R/W		<input type="checkbox"/>	<input checked="" type="checkbox"/>
Rail:		<input type="checkbox"/>	<input checked="" type="checkbox"/>
Utilities: VEPCO lines run through southern portion of property. 100 ft R/W		<input type="checkbox"/>	<input checked="" type="checkbox"/>
<i>Notes:</i> PIE language: permitting 60-foot from center line of Rt. 33 per County Plan			

Easement Boundary Information *Delete this section for BDR*

Multiple surveys of portions of property and multiple adjoining surveys. Still need to verify western boundary line. PTF for survey money.



Legend

- New VOF Easement
- Existing VOF Easement

Hanover
County



VOF BOT 10/11/2022 Conservation Easement Projects

Location Map

Rosmarin — 174 Acres
Board Meeting Date: March 2022

0 1000 2000
Feet

Projection: Lambert Conformal Conic
GCS North America 1983
Datum: D North America 1983



Map created 4/13/2022 by Anna Clayton Bullock, VOF.
Source data: Roads-VDOT; Other Conserved Lands-
VADCR 9/2017; Topo map - USGS/NGS-VGIN;
County Boundaries - US Census/VOF 2014;
USGS Quadrangle: Montpelier

This map is for general reference and display purposes only.

77°38'30"W

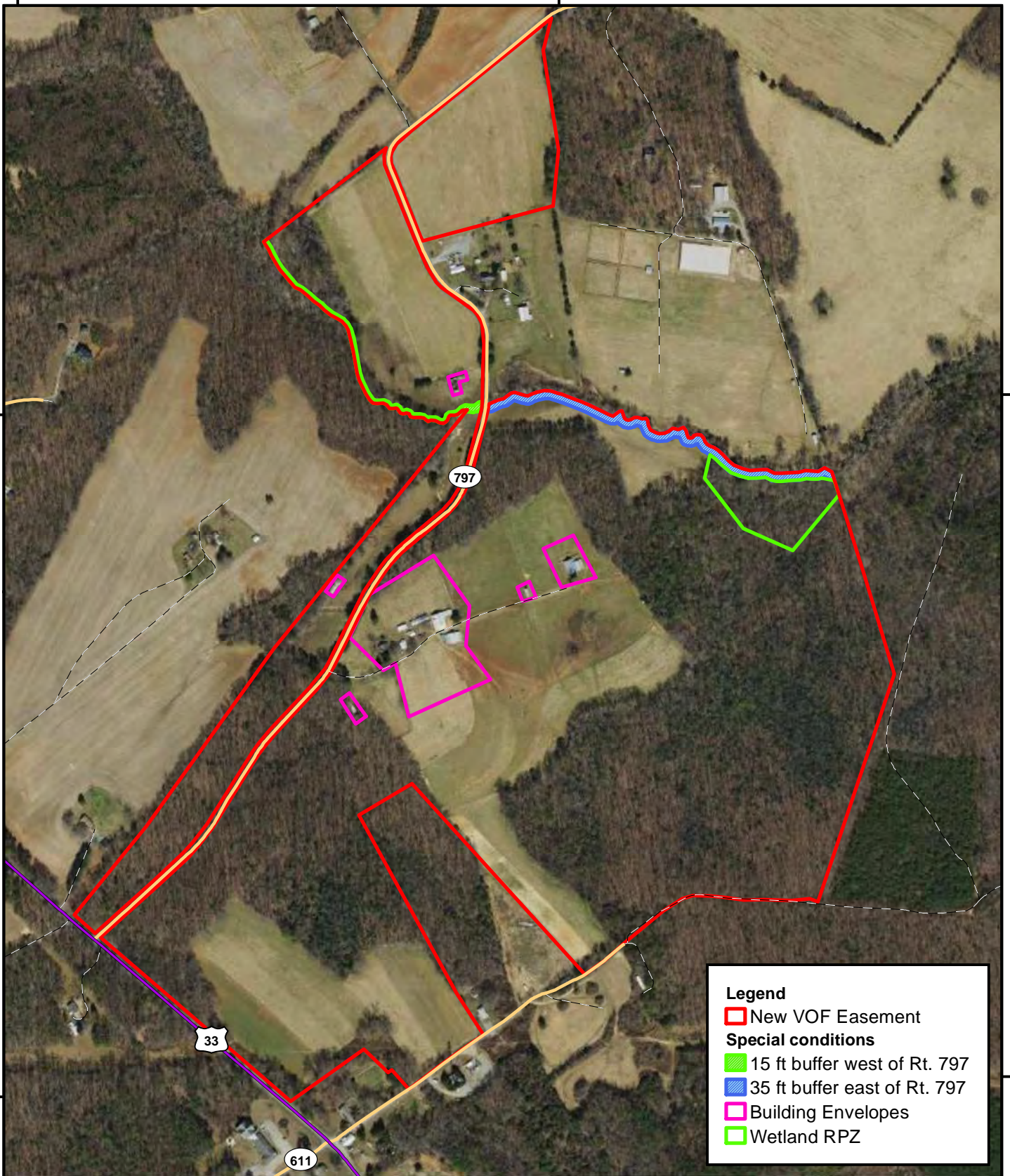
77°38'0"W

37°47'30"N

37°47'30"N

37°47'0"N

37°47'0"N



Legend

- New VOF Easement
- Special conditions**
- 15 ft buffer west of Rt. 797
- 35 ft buffer east of Rt. 797
- Building Envelopes
- Wetland RPZ

77°38'30"W

77°38'0"W

Projection: Lambert Conformal Conic
GCS North America 1983
Datum: D North America 1983



Map created 8/9/2022 by Anna Clayton Bullock.
Source data: Roads-VDOT; Water-VGIN 2012; All Else-VOF.
iPhone 11 internal GPS used to locate points.
Aerial imagery © Commonwealth of Virginia,
acquired Spring 2021

This map is for general reference and display purposes only.

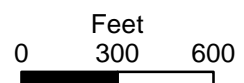
VOF BOT 10/11/2022 Conservation Easement Projects

Special Conditions Map

Rosmarin, Joe and Jack

174 acres

Hanover County



1:7,200





Hunting Properties LLC

Locality: King and Queen

Total Acres: 121

Project ID # 4805

Instrument ID # 6224

Property ID # 5533

Board Meeting Date: 10/11/2022

VOF Staff Lead: E. Thomas

Project Type: Open Space Easement with PTF cost-only grant

Project Description: Located downstream from a VOF easement in rural King and Queen County, the property contains productive land in active forest use with extensive areas of wildlife habitat along the Dickey's Swamp system.

Conservation Purposes/Property Features

Agricultural Use: Contains 85 acres of United States Department of Agriculture-designated prime farmland soil.

Natural Habitat and Biological Diversity: The Virginia Department of Conservation and Recreation's Virginia Natural Landscape Assessment project (the "VNLA") a part of the Virginia Conservations Lands Needs Assessment to identify, prioritize and link natural lands as targets for protective activities, such as the adoption of conservation easements and the restoration of habitat, has identified a portion of the Property as having an ecological core of high integrity.

Scenic/Open Space: Lies within one half mile of lands under easement to VOF.

Water Resource Protection: Contains 2,700 feet of frontage on Dickey's Swamp, a tributary of the Mattaponi River and the Chesapeake Bay

Staff Recommendations/Conformance with VOF Guidelines

- ☒ Approve as presented
- ☐ Approve subject to suggested changes and final VOF legal review as to form
- ☐ Deny (not supported by staff)

Notes: *Some sections of the new model easement continue to be reviewed. Any resulting changes to the language in the deed of easement are expected and will not require additional consideration from the Board.*

Easement Terms*

- 1. Division of Land:** One property permitted (no division)

2. Impervious Coverage Limitations: Total impervious surface coverage, including that of both existing and additional improvements, may not exceed 14,000 square feet.

3. Buildings and structures. No more than one detached (freestanding) dwelling may be maintained or constructed on the Property. Any new building or structure with a roof area and any additional impervious surface, together exceeding 10,000 square feet in ground area, must have Grantee's prior review and written approval. No building may exceed 35 feet in height, measured from the average grade of the foundation thereof, excepting cupolas, chimneys, antennas, silos, or other structural features having the prior written approval of Grantee.

4. Siting of Buildings and Structures:

Summary: All buildings and structures larger than 500 square feet in ground area must be located within the Building Envelopes shown on the Special Conditions Map and Exhibit A.

5. Water Quality Protection Areas:

Summary: RPZ on Dickey's Swamp.

-
- Livestock excluded from RPZ and waterway: ☒ YES ☐ NO
- Length of "forested/vegetated" RPZ: 2,700 feet.

6. Consolidation of Tax Parcels: ☒ NO ☐ YES **Summary (if Yes):**

***The Governing Document:** *The primary terms of the easement are listed above in a condensed form. The complete terms, conditions, and restrictions are set forth in final and governing form in the recorded deed of easement.*

Further Discussion

Special Conditions Table (for VOF use)

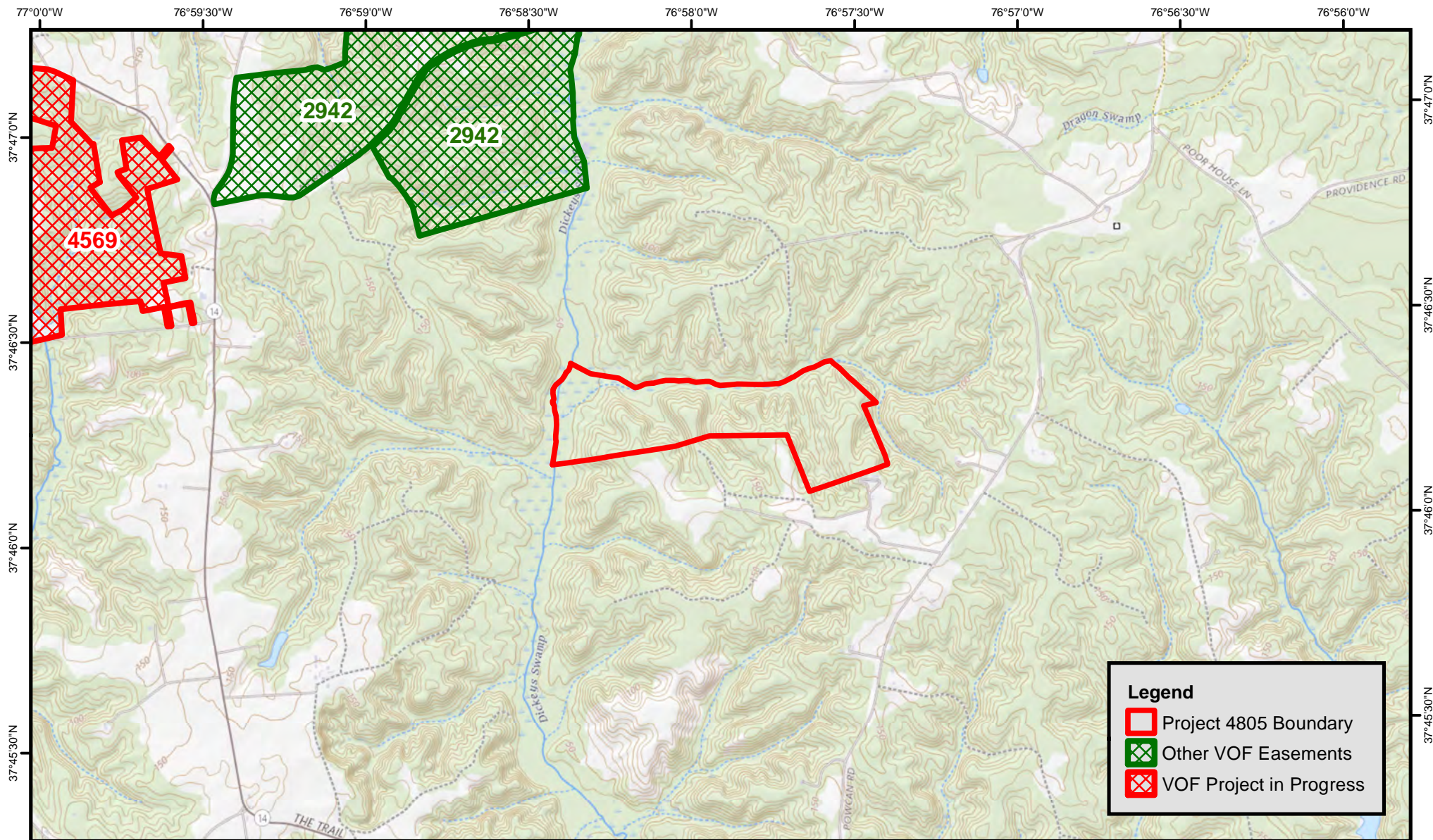
Waterbody	Feature Length (ft)	Buffer Width (ft)	Buffer Sides	Livestock Restriction	SC ID
Dickey's Swamp			Choose an item.	Choose an item.	6488
			Choose an item.	Choose an item.	
			Choose an item.	Choose an item.	

Siting Condition	Description	SC ID
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Building envelope	Most southern building envelope (near existing building complex) ~2.13ac	6489
Building envelope	Building envelope centered on logging road fork ~2.5ac	6489
Building envelope	Most northern building envelope ~2.19ac	6489
Compliance with County Comprehensive Plan		
<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO		

Public Infrastructure Information	Conflicts with published plans	Yes	No
Roads: N/A no road frontage		<input type="checkbox"/>	<input type="checkbox"/>
Rail:		<input type="checkbox"/>	<input checked="" type="checkbox"/>
Utilities:		<input type="checkbox"/>	<input checked="" type="checkbox"/>

Easement Boundary Information	
Boundary approved by mapping committee- entered from surveys.	
Source Type	Description of Use and Extent/Other Comments
Plat made by D & M Surveyors, dated August 20, 2014, entitled "Compiled subdivision plat of T.M. 25-42R-209A for conveyance to Hunting Properties LLC" recorded in the Clerk's Office of King and Queen County as Instrument 140000620.	All lines of proposed easement boundary except for the western boundary and portions of the northern boundary.
Survey made by Tomlin & Keyser, dated December 12, 1980, entitled "Boundary Survey of the Land of Bear Island Paper Co." recorded in the Clerk's Office of King and Queen County in Deed Book 89, Page 553	Adjacent property not included in proposed easement. Used for alignment of surveys to aerial imagery.
U.S. Geological Survey National Hydrography GIS dataset, 2016.	Portions of the northern boundary that follow tributary to Dickey's Swamp.
Virginia DEM VBMP orthoimagery with flight date of February 24, 2021.	Western boundary that follows Dickey's Swamp. Alignment of surveys (aligned to road along southern boundary of Tomlin & Keyser 1980 survey). Aerial resolution: 1 foot



Projection: Lambert Conformal Conic
GCS North America 1983
Datum: D North America 1983

Map created 09/01/2022 by Baron Lin.
Source data provided by topo- USGS, all else- VOF.
USGS Quadrangle: Millers Tavern.
This map is for general reference and display purposes only.

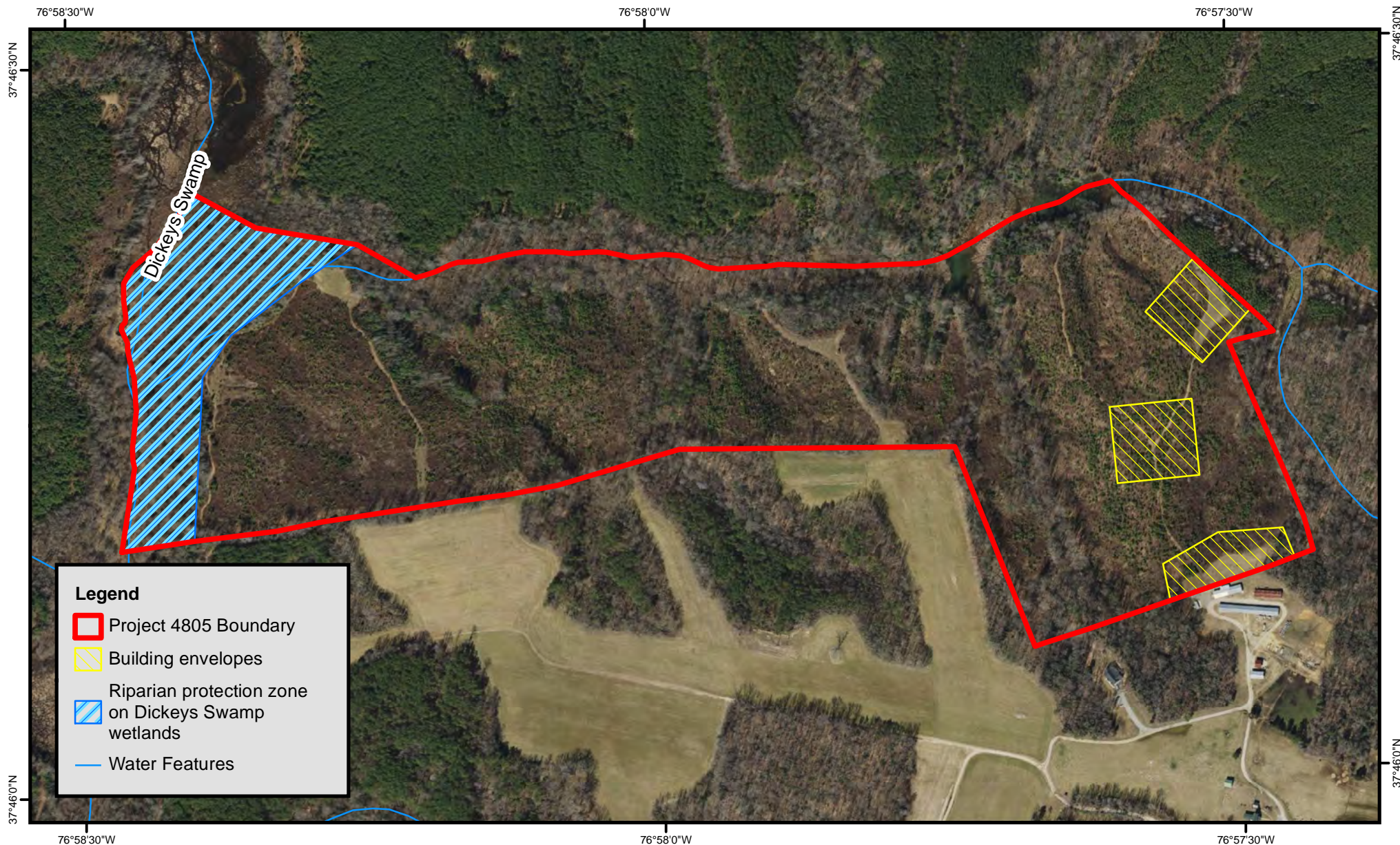
Topographic Map

Project 4805: Hunting Properties LLC
King and Queen County
~121 Acres

0 Feet 2000
1000

1:24,000





Projection: Lambert Conformal Conic
GCS North America 1983
Datum: D North America 1983

Map created 09/15/2022 by Baron Lin.
Source data provided by aerial imagery- VDEM/VBMP,
water features- USGS, all else- VOF.
Aerial imagery acquired 02/24/2021.
Aerial imagery © Commonwealth of Virginia.
This map is for general reference and display purposes only.

VOE BOT 10/11/2022 Conservation Easement Projects

10 of 96

June 10-2022

Shenny Buttrick

The Rosmanin Family Came To America in 1911 with 3 other Families From Europe. They bought adjoining Farms in Virginia.

Dad LEFT home when he was 16 doing The great depression in search of work. He rode freight Trains, and found work on ranches and Farms in The west and The north.

He stayed away For 7 years, until he decided it would be better to own Land and make your own living. So he came home and started buying this farm.

He got married and raised 3 kids (2 sons and 1 daughter). He worked hard to keep the Farm going and The family together and taught us to love our home.

Jack and I added to the Farm and we still love having a home. We have also worked hard and want our Land to remain a Farm forever.

This is why we got interested in the easement to protect the land from becoming a housing development.

Joseph D. Rosmanin
Jack A. Rosmanin



Beale Investments, LLC

Locality: King and Queen

Acres: 87.17

Project ID # 4806

Instrument ID # 6225

Property ID # 5534

Board Meeting Date: 10/11/2022

VOF Staff Lead: E. Thomas

Project Type: Easement Donation with PTF cost-only grant

Project Description: Located just downstream from a 365-acre easement held by VOF, the property contains forest land and agricultural land within the Mattaponi River watershed.

Conservation Purposes/Property Features

- **Forestal Use:** Identified by the Virginia Department of Forestry as having a high ranking in "Forest Conservation Value," (FCV3 and FCV 5).
- **Agricultural Use:** Contains 30 acres of Prime Farmland soils and 5 acres of Farmland of Statewide Importance.
- **Habitat:** Located in an area designated by the Virginia Department of Conservation and Recreation – Division of Natural Heritage as being part of a "natural land network" and a ecological core with a ranking of "High." Cores provide habitat for a wide range of species, from interior-dependent forest species to habitat generalists.
- **Scenic Open Space:** Located ½ mile from other lands protected by VOF easements.

Staff Recommendations/Conformance with VOF Guidelines

- ☒ Approve as presented
- ☐ Approve subject to suggested changes
- ☐ Deny (not supported by staff)

Notes:

Easement Terms*

***The Governing Document:** The primary terms of the easement are listed below in a condensed form. The complete terms, conditions, and restrictions are set forth in final and governing form in the recorded deed of easement.

1. **Division of Land:** One property permitted (no division)

2. Impervious Coverage Limitation: Total impervious coverage, including that of both existing and additional improvements, may not exceed 12,000 square feet.

3. Buildings and structures. Not more than one freestanding dwelling permitted.

Any new building or structure with a roof area and any additional impervious surface, together exceeding 10,000 square feet in ground area, must have Grantee's prior review and written approval. No building may exceed 35 feet in height, measured from the average grade of the foundation thereof, excepting cupolas, chimneys, antennas, silos, or other structural features having the prior written approval of Grantee.

4. Water Quality Protection Areas: N/A

5. Siting of Buildings and Structures

Summary: All buildings and structures larger than 500 square feet in ground area must be located within the Building Envelopes shown on the Special Conditions Maps and Exhibit A

6. Variations from Template: None.

For VOF Use:

Waterbody	Feature Length (ft)	Buffer Width (ft)	Buffer Sides	Livestock Restriction	VOF ID
N/A					

Siting Condition	Description	VOF ID
Building envelope	Building envelope encompassing most southern old logging deck ~3.04ac	6490
Building envelope	Building envelope encompassing most northern old logging deck ~1.82ac	6490

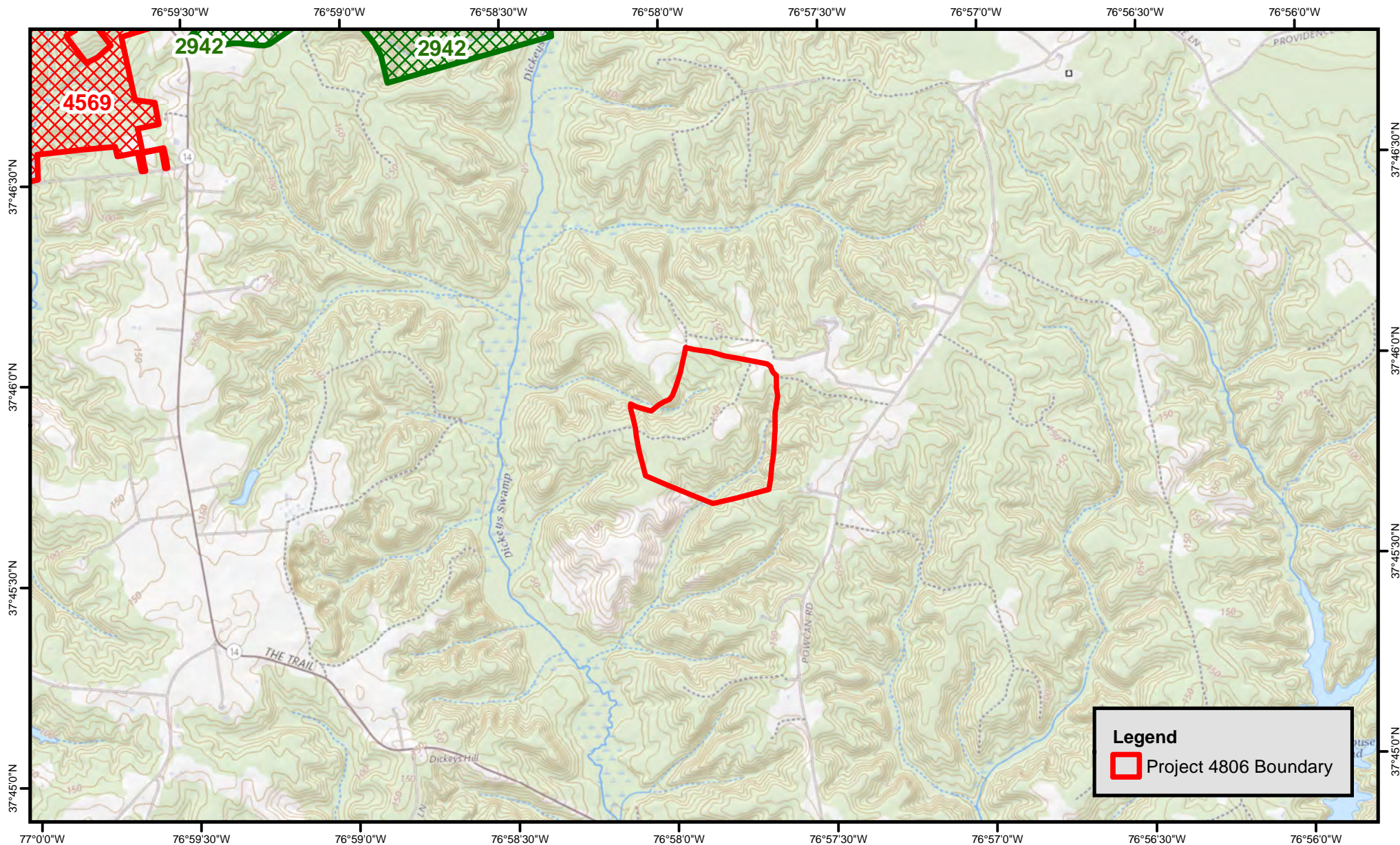
Further Discussion

Compliance with County Comprehensive Plan

☒ YES ☐ NO

Public Infrastructure Information	Conflicts with published plans	Yes	No
Roads: No road frontage.		<input type="checkbox"/>	<input checked="" type="checkbox"/>
Rail:		<input type="checkbox"/>	<input checked="" type="checkbox"/>
Utilities:		<input type="checkbox"/>	<input checked="" type="checkbox"/>
<i>Notes:</i>			

Easement Boundary Information	
Source Type	Description of Use and Extent/Other Comments
Survey made by Michael A. Wind, dated May 26, 1998, entitled "Survey for John E. Smith and Stacy S. Smith" recorded in the Clerk's Office of King and Queen County in Deed Book 89, Page 553	All lines of proposed easement boundary.
Virginia DEM VBMP orthoimagery with flight date of February 24, 2021	Alignment of survey (aligned to road along northern boundary). Aerial resolution: 1 foot



Projection: Lambert Conformal Conic
GCS North America 1983
Datum: D North America 1983

Map created 09/02/2022 by Baron Lin.
Source data provided by topo- USGS, all else- VOF.
USGS Quadrangle: Millers Tavern
This map is for general reference and display purposes only.

Location Map

Project 4806: Beale Investments
King and Queen County
~87 Acres

0 Feet
1000 2000

1:24,000





Projection: Lambert Conformal Conic
 GCS North America 1983
 Datum: D North America 1983

Map created 09/09/2022 by Baron Lin.
 Source data provided by aerial imagery- VDEM/VBMP,
 all else- VOF.

Aerial imagery acquired 02/24/2021.
 Aerial imagery © Commonwealth of Virginia.
 This map is for general reference and display purposes only.

Special Conditions Map

Project 4806: Beale Investments

King and Queen County

~87 Acres

0 Feet 450
 225
 1:5,400





Sandi Leigh Properties, LLC

Locality: King and Queen

Total Acres: 120+/-

Project ID #4807

Instrument ID #6226

Property ID # 5535

Board Meeting Date: 10/11/2022

VOF Staff Lead: E. Thomas

Project Type: Open Space Easement with PTF cost only

Project Description: Located downstream from a VOF easement in rural King and Queen County, the property contains land in active forest use with extensive areas of wildlife habitat along the Dickey's Swamp system.

Conservation Purposes/Property Features

- **Agricultural Use:** Contains 36 acres of United States Department of Agriculture-designated prime farmland soils.
- **Forestal Use:** Contains working forest areas and has been identified by the Virginia Department of Forestry as having a high ranking in "Forest Conservation Value," (FCV3 and FCV 5).
- **Natural Habitat and Biological Diversity:** Portion of the Property is located in an area designated by the Virginia Department of Conservation and Recreation – Division of Natural Heritage as being part of a "natural land network" and an ecological core with a ranking of "High
- **Water Resource Protection:** Property contains frontage and wetlands on tributaries of Dickey's Swamp, a tributary of the Mattaponi River and the Chesapeake Bay.
- **Scenic Open Space:** Lies within one-half mile of land under open-space easement deeded to VOF.

Staff Recommendations/Conformance with VOF Guidelines

- ☒ Approve as presented
☐ Approve subject to suggested changes and final VOF legal review as to form
☐ Deny (not supported by staff)

Notes: *Some sections of the new model easement continue to be reviewed. Any resulting changes to the language in the deed of easement are expected and will not require additional consideration from the Board.*

Easement Terms*

1. **Division of Land:** one property permitted (no division)

2. **Impervious Coverage Limitations:** Total impervious surface coverage, including that of both existing and additional improvements, may not exceed 16,000 square feet.

3. **Buildings and structures.** No more than two detached (freestanding) dwellings may be maintained or constructed on the Property. Any new building or structure with a roof area and any additional impervious surface, together exceeding 10,000 square feet in ground area, must have Grantee's prior review and written approval. No building may exceed 35 feet in height, measured from the average grade of the foundation thereof, excepting cupolas, chimneys, antennas, silos, or other structural features having the prior written approval of Grantee.

4. **Siting of Buildings and Structures:**
Summary: All buildings and structures larger than 500 square feet in ground area must be located within the Building Envelopes shown on the Special Conditions Map and Exhibit A.

5. **Water Quality Protection Areas:**
Summary: RPZ on dickeys swamp with livestock exclusion.
 - Livestock excluded from waterway only: ☐ YES ☐ NO
 - Livestock excluded from RPZ and waterway: ☒ YES ☐ NO

6. **Unique deed provisions:** N/A

7. **Consolidation of Tax Parcels:** ☒ NO ☐ YES **Summary (if Yes):**

***The Governing Document:** *The primary terms of the easement are listed above in a condensed form. The complete terms, conditions, and restrictions are set forth in final and governing form in the recorded deed of easement.*

Further Discussion

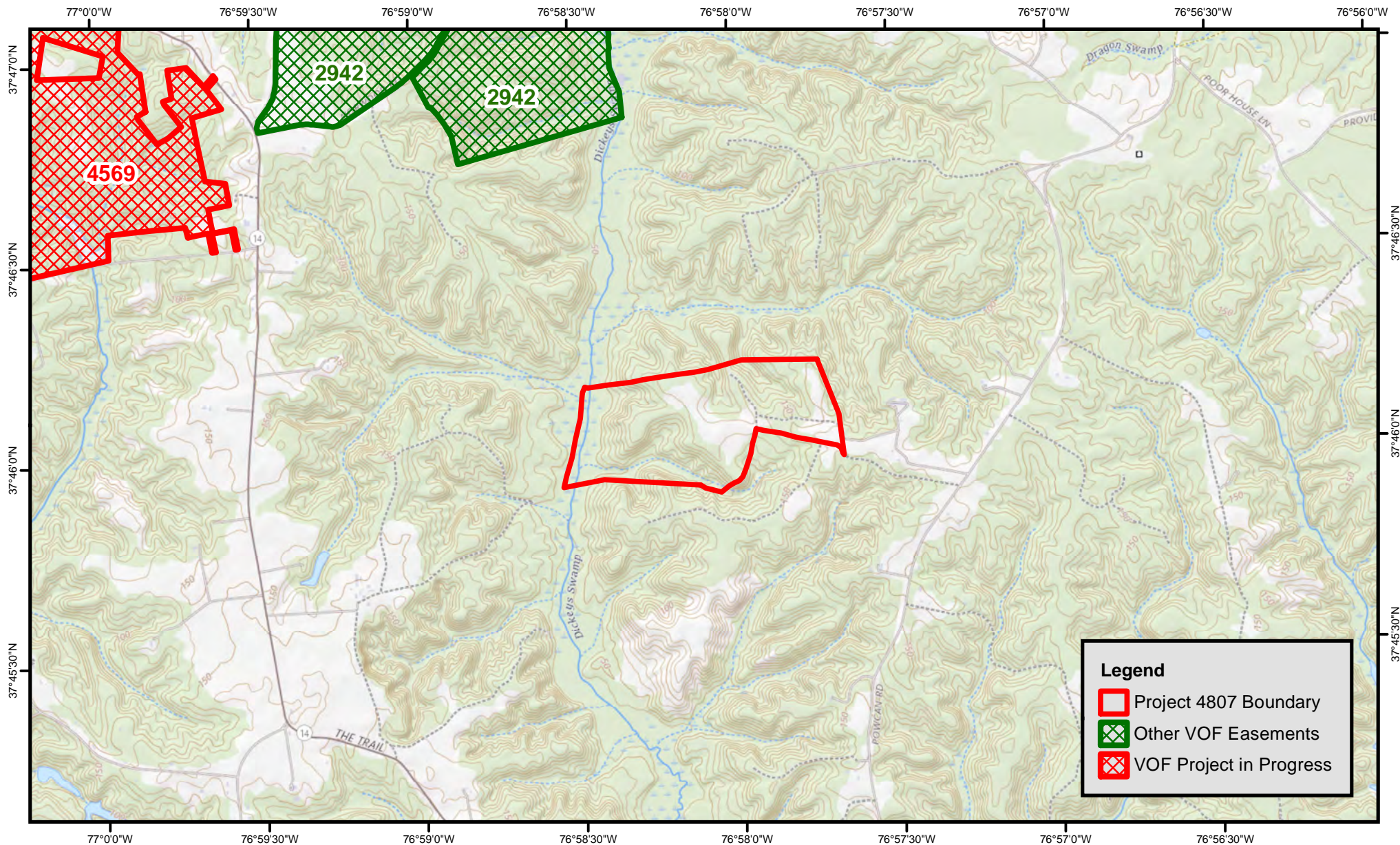
Special Conditions Table (for VOF use)

Waterbody	Feature Length (ft)	Buffer Width (ft)	Buffer Sides	Livestock Restriction	SC ID
Dickeys Swamp			Choose an item.	Yes	6491
			Choose an item.	Choose an item.	
			Choose an item.	Choose an item.	




Siting Condition	Description	SC ID
Building envelope	Most western building envelope ~3.08ac	6492
Building envelope	Most eastern building envelope (near southeastern edge of easement boundary) ~3.75ac	6492
Compliance with County Comprehensive Plan		
<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO		

Public Infrastructure Information	Conflicts with published plans	Yes	No
Roads: N/A		<input type="checkbox"/>	<input checked="" type="checkbox"/>
Rail:		<input type="checkbox"/>	<input checked="" type="checkbox"/>
Utilities:		<input type="checkbox"/>	<input checked="" type="checkbox"/>

Easement Boundary Information
Eastern tax map parcel 42R-209 mapped using survey and aligned with southern farm road on aerial imagery. Western parcel was mapped using tax parcel maps. Future survey to clarify southwest boundary lines of tax map parcel 42R-213A.



Legend

-  Project 4807 Boundary
-  Other VOF Easements
-  VOF Project in Progress

Projection: Lambert Conformal Conic
GCS North America 1983
Datum: D North America 1983

Map created 09/02/2022 by Baron Lin.
Source data provided by topo- USGS, all else- VOF.
USGS Quadrangle: Millers Tavern
This map is for general reference and display purposes only.

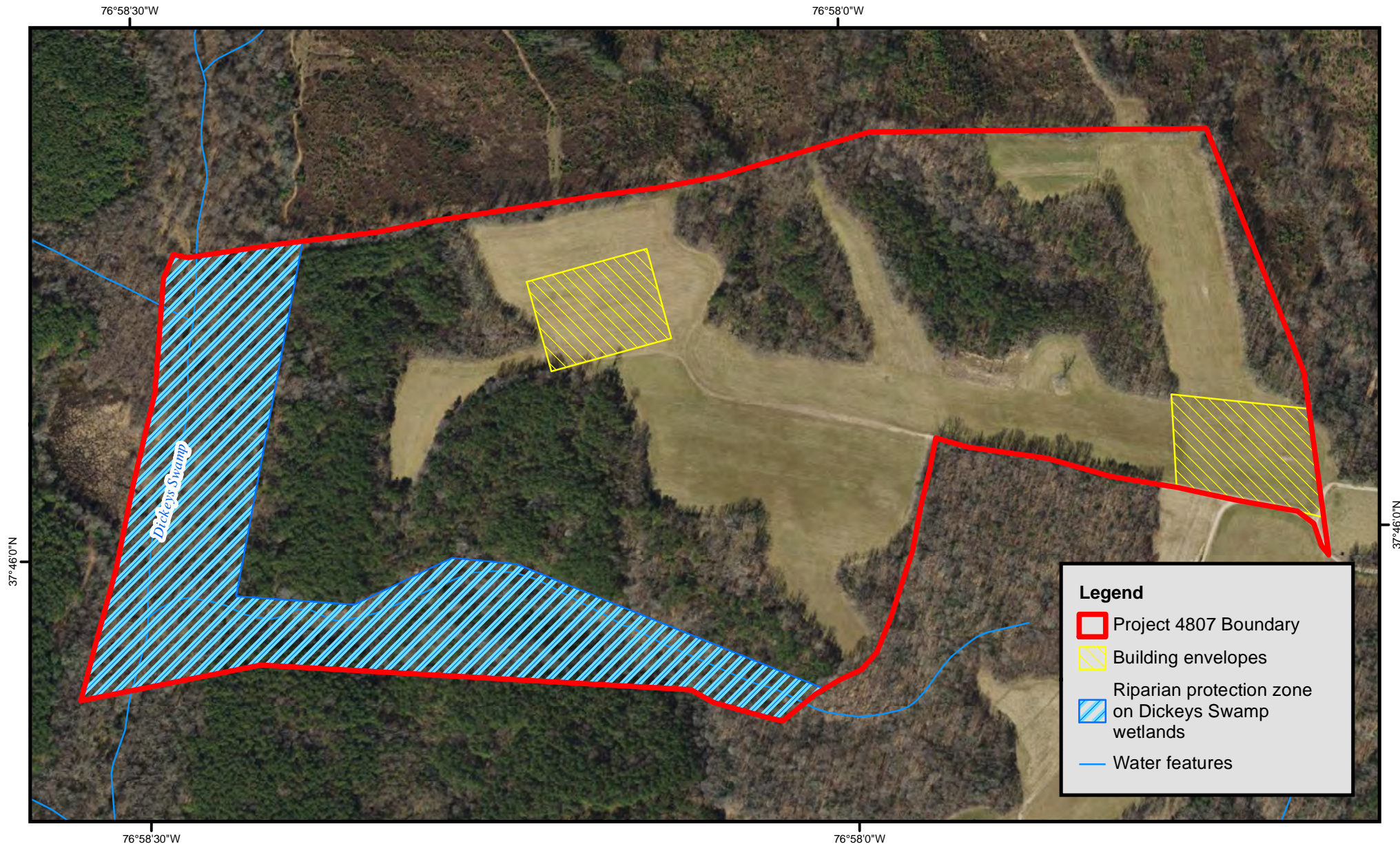
Location Map

Project 4807: Sandi Leigh
King and Queen County
~131 Acres

Feet
0 1000 2000

1:24,000





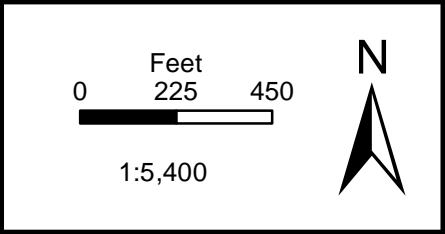
Projection: Lambert Conformal Conic
 GCS North America 1983
 Datum: D North America 1983

Map created 09/15/2022 by Baron Lin.
 Source data provided by aerial imagery- VDEM/VBMP,
 water features- USGS, all else- VOF.
 VBMP aerial imagery acquired 02/24/2021.
 Aerial imagery © Commonwealth of Virginia.
 This map is for general reference and display purposes only.

VOF BOT 10/11/2022 Conservation Easement Projects

Special Conditions Map

Project 4807: Sandi Leigh King and Queen County ~131 Acres





**Steven L. Sisler and Mary Jo Sisler, Trustees of the
Steven L. Sisler and Mary Jo Sisler Revocable Living Trust**

Locality: Amherst

Total Acres: 274.998

Project ID # 4812

Instrument ID # 6284

Property ID #5543

Board Meeting Date: 10/11/2022

VOF Staff Lead: Sherry Buttrick

Project Type: Deed of Gift of Easement with Cost-only Preservation Trust Fund grant

Project Description: This farm on the Pedlar River is in the Pedlar Mills Rural Historic District and contains long road frontage. Located within the Chesapeake Bay watershed, the property contains Conserve VA areas of importance in three different categories. The farm produces forest products and is an owner-operated cattle farm almost exclusively in the upland areas of the property.

Conservation Purposes/Property Features
<ul style="list-style-type: none">• Agricultural Use: Approx 146 ac in Prime or Statewide Important farmland.• Forestal Use: Approx 100 ac in FCV 3-4 categories.• Natural Habitat and Biological Diversity: Area ~41 acres in "Moderate" designation in the Va. Natural Landscape Assessment Pedlar listed in TNC Aquatic Portfolio. Pedlar River-- Pedlar Mills-- Browns Creek SCU as designated by VA Div of Natural Heritage (DCR)• Scenic/Open Space: Approx 5,800 feet frontage on Rt. 643 and approx 4,780 feet on Rt. 635. Adjoins VOF easement 4168 (1,631 ac) for ~3,600 feet on river and within 1300 feet of VOF easement 732 (302 acres). Adjoins Pedlar River, qualified Scenic River (not designated) Entrance to Pedlar Mills RHD road.• Water Resource Protection: 41-60 in VA Conservation Vision Watershed Model predominates; a strip of 61-80 near Pedlar River. Frontage on Pedlar River of ~5,800 feet in Chesapeake Bay watershed.• Historic Preservation: Entire property and area is in Va Conservation Vision Cultural Resource Index #2 rank. All of property but northerly TMP are in the Pedlars Mills Rural Historic District• Open Space as Designated by a Gov't or Conservation Org: Three categories of Conserve VA: Flood plains and Flooding Resiliance, Natural Habitat and Ecosystem Diversity, and Water Quality Improvement. CB watershed.

Staff Recommendations/Conformance with VOF Guidelines

Note to staff: Delete this section for BDR

- ☒ Approve as presented
☐ Approve subject to suggested changes and final VOF legal review as to form
☐ Deny (not supported by staff)

Notes: *Some sections of the new model easement continue to be reviewed. Any resulting changes to the language in the deed of easement are expected and will not require additional consideration from the Board.*

Easement Terms*

- 1. Division of Land:** 2 properties permitted (1 division)
- 2. Impervious Coverage Limitations:** Total impervious surface coverage, including that of both existing and additional improvements, may not exceed 40,000 square feet.
- 3. Buildings and structures.** No more than 2 detached (freestanding) dwellings may be maintained or constructed on the Property.

Any new building or structure with a roof area and any additional impervious surface, together exceeding 10,000 square feet in ground area, must have Grantee's prior review and written approval. No building may exceed 35 feet in height, measured from the average grade of the foundation thereof, excepting cupolas, chimneys, antennas, silos, or other structural features having the prior written approval of Grantee.

4. Siting of Buildings and Structures:

Summary: All buildings and structures larger than 500 square feet in ground area must be located within the Building Envelopes shown on the Special Conditions Map/ Exhibit A.

5. Water Quality Protection Areas:

Summary: A 50-foot buffer on Pedlar River between the road and the river except where the roadbed is closer than 50 feet; in those spots the buffer is between the bank and the near edge of the road only.

- Livestock excluded from waterway only: ☒ YES ☐ NO
- Length of "no-plow" riparian buffers (no livestock exclusion): 5,820

6. Unique deed provisions: none.

- 7. Consolidation of Tax Parcels:** ☐ NO ☒ YES **Summary (if Yes):** Consolidating 1-ac parcel #7 into large tract. 40-ac tract to remain a separate tract.

***The Governing Document:** *The primary terms of the easement are listed above in a condensed form. The complete terms, conditions, and restrictions are set forth in final and governing form in the recorded deed of easement.*

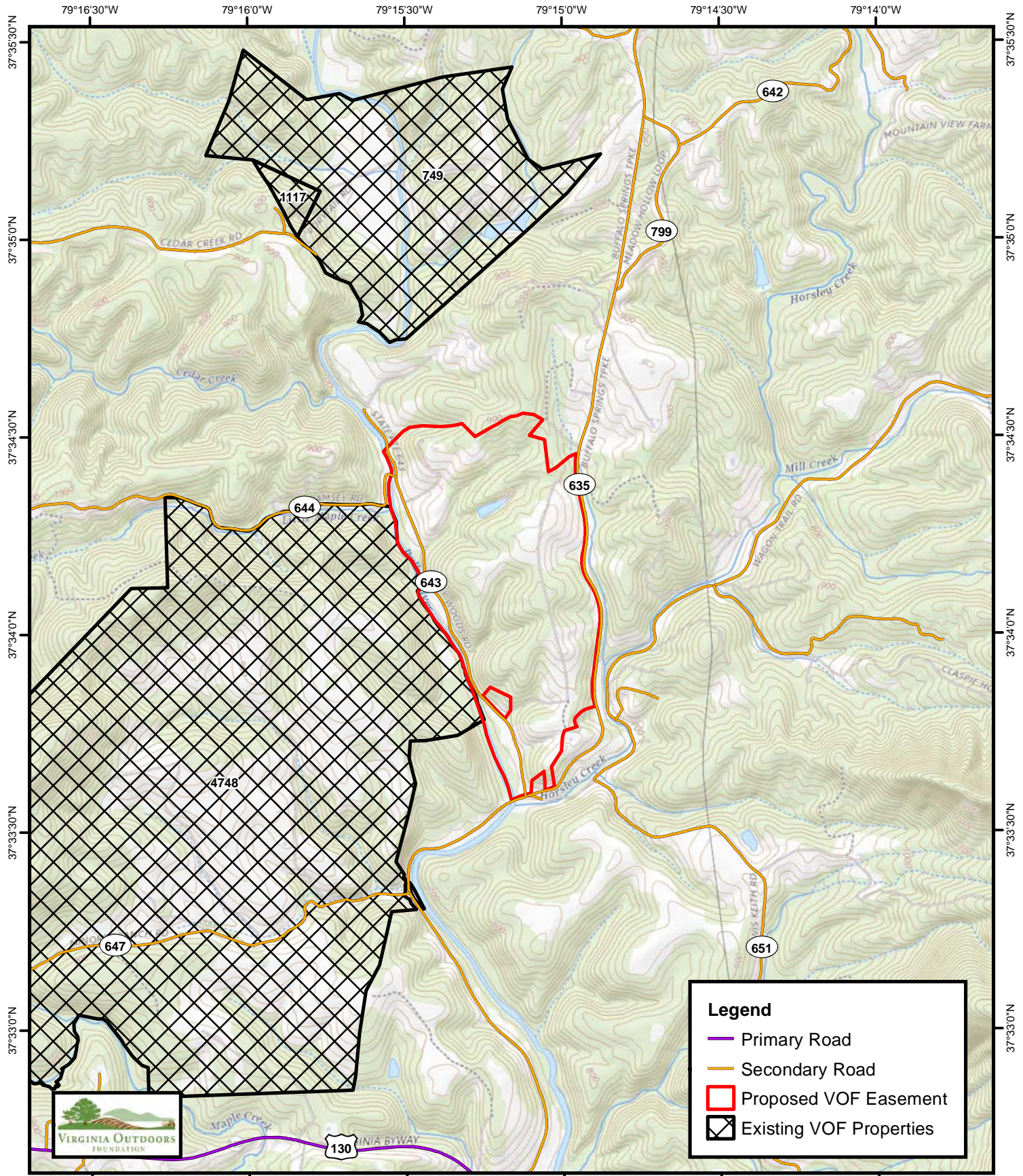
Further Discussion <i>Note to staff: Delete this section for BDR</i>
A one-acre parcel with an abandoned house is not included in the easement. This eliminates the need for a survey.

Special Conditions Table (for VOF use)					
Waterbody	Feature Length (ft)	Buffer Width (ft)	Buffer Sides	Livestock Restriction	SC ID
Pedlar River	5,820 ft	50 ft	One side	No	6426
Siting Condition	Description				SC ID
Building Envelopes	5 Building Envelopes located around existing buildings and in places where the topography allows.				6472

Compliance with County Comprehensive Plan
<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO

Public Infrastructure Information	Conflicts with published plans	Yes	No
Roads: Rt. 635 has 40' R/W. Rt. 643 is gravel road w/ a variable R/W		<input type="checkbox"/>	<input checked="" type="checkbox"/>
Rail:		<input type="checkbox"/>	<input checked="" type="checkbox"/>
Utilities:		<input type="checkbox"/>	<input checked="" type="checkbox"/>
<i>Notes:</i> No response from VDOT			

Easement Boundary Information <i>Delete this section for BDR</i>
Mapping complete by surveys. Leaving out parcel #5 to obviate need for a survey of that line.



Legend

- Primary Road
- Secondary Road
- Proposed VOF Easement
- Existing VOF Properties

Amherst
County



VOF BOT 10/11/2022 Conservation Easement Projects

Location Map

Sisler ~ 275 +/- acres
Board Meeting Date: 10/2022

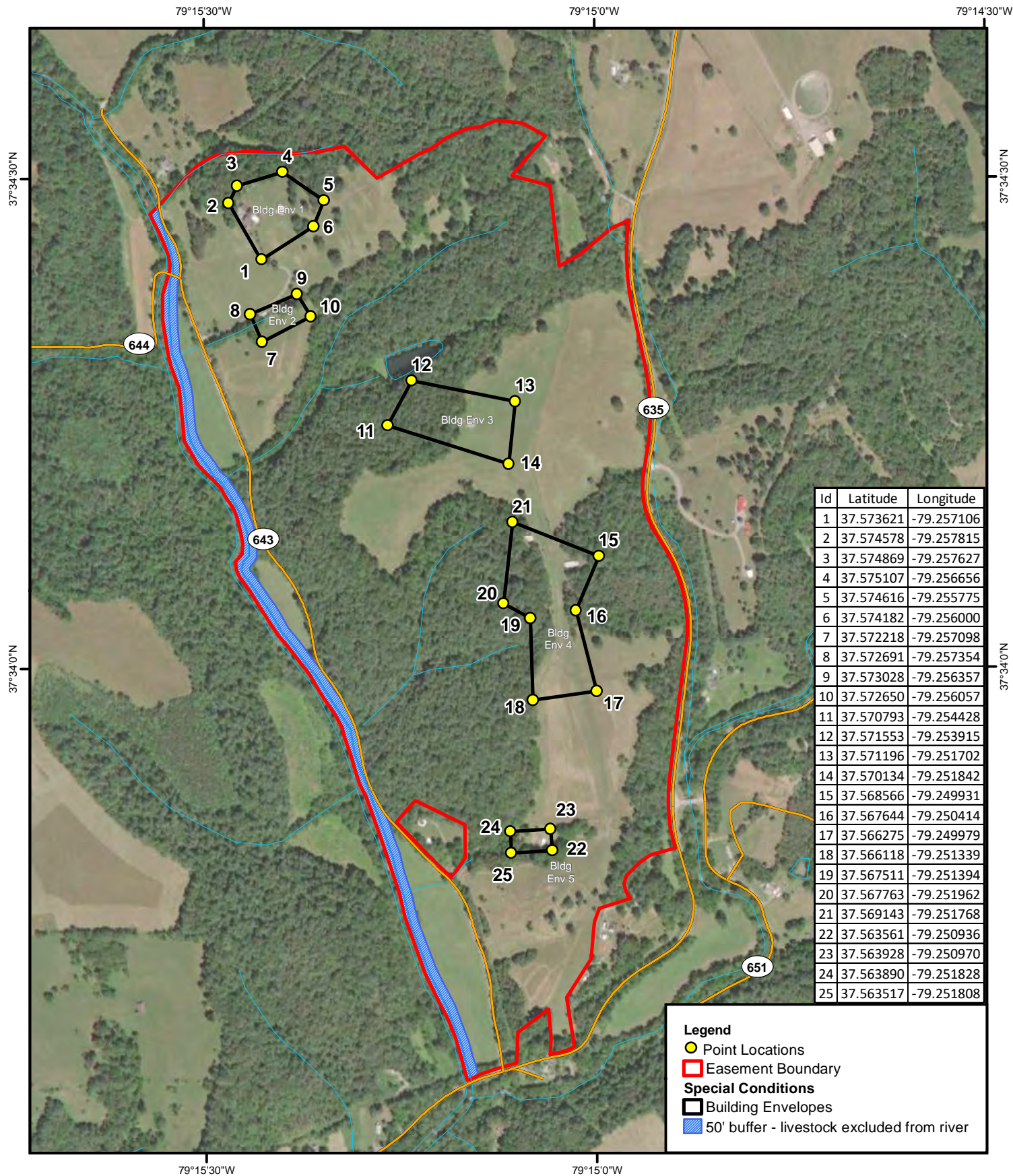
0 1000 2000 Feet

Projection: Lambert Conformal Conic
GCS North America 1983
Datum: D North America 1983



Map created 9/14/2022 by Anna Clayton Bullock, VOF.
Source data: Roads-VDOT; Topo map - USGS/NGS- VGIN;
USGS Quadrangle: Rustburg

This map is for general reference and display purposes only.



Id	Latitude	Longitude
1	37.573621	-79.257106
2	37.574578	-79.257815
3	37.574869	-79.257627
4	37.575107	-79.256656
5	37.574616	-79.255775
6	37.574182	-79.256000
7	37.572218	-79.257098
8	37.572691	-79.257354
9	37.573028	-79.256357
10	37.572650	-79.256057
11	37.570793	-79.254428
12	37.571553	-79.253915
13	37.571196	-79.251702
14	37.570134	-79.251842
15	37.568566	-79.249931
16	37.567644	-79.250414
17	37.566275	-79.249979
18	37.566118	-79.251339
19	37.567511	-79.251394
20	37.567763	-79.251962
21	37.569143	-79.251768
22	37.563561	-79.250936
23	37.563928	-79.250970
24	37.563890	-79.251828
25	37.563517	-79.251808

Legend

- Point Locations
- Easement Boundary
- Building Envelopes
- 50' buffer - livestock excluded from river

Projection: Lambert Conformal Conic
GCS North America 1983
Datum: D North America 1983



Map created 9/1/2022 by Anna Clayton Bullock.
Source data: Roads-VDOT; Water-VGIN 2012; All Else-VOF.
Site Visit Date: 8/16/2022. Points located using
iPhone 11 internal GPS.
Aerial imagery - ESRI World Imagery, acquired 6/21/2021.

This map is for general reference and display purposes only.

Special Conditions Map

Sisler Trust
275 +/- acres
Amherst County

0 Feet 400 800
1:9,600



To let you know why my wife and I wanted to put our farm in a conservation easement- here are a few things that immediately came to mind.

First of all, the previous owner's (Bill Woods) desire was to keep it a farm and put it in an easement of some type. There is his family history here in farming and working it back to the old mill/store his father ran across the river, farmed tobacco and corn. I have heard the stories of how he grew up here and some of his adventures on it and the river. We appreciate the history of this community as well, (researching at the Amherst co historical museum and listening to older neighbors that are no longer with us) dating back to the civil war and even beyond to Col. Ellis of the revolutionary war and Red Hill just across the river. I got a good education from the senior Mr. Lewis and a tour of his place before he passed years ago.

I care about the river quality and have played a small part in a citizen group that addressed a pipeline robbing the Pedlar river of water from Little Irish Creek and the city of Lynchburg diverting it into their reservoir. It will soon be disconnected allowing roughly 250,000 gallons a day to flow directly back into the Lower Pedlar (below the dam) as it naturally would have before the pipeline and hopefully improve water quality and health of the river. We played a small part in that! We would love for them to still allow water from the dam to flow continually. Right now there are many days that there is no flow. I say all this to let you know that I put action to my sentiments in caring for the river.

I cherish the time we are able to spend working the farm and the cattle operation we have here and have since I began as a "newbie" in the cattle raising and farming a little more than 25 years ago when we moved here. My pleasure is to be out working it and I do for most days of the year. Whether it is cutting up a fallen tree, fixing a fence, bush hogging a field, making hay, working with cattle, checking on them, etc, it doesn't matter so much as long as I can be out on the farm. My wife, Mary Jo, can tell you that I would rather go out and work on the farm than about any other task around the house or in town. I would like to keep it intact for some other families to enjoy that way. It is very satisfying to me!

I can enjoy a walk around the pond or farm almost anywhere near the woods and see the abundant wildlife and enjoy being out to hunt deer in the Fall. I manage the farm for cattle, but always keep an eye and strong participation to improve it for wildlife whenever possible. I have a strong interest in planting trees and have purchased seedlings, tubes, mats, and stakes from the Va Dept of Forestry (and vendors) to create wildlife buffers (along with NCRS programs). I wanted to be a forester growing up and though I never became one, I still have a strong passion and interest in all types of forest trees and fauna. As much as possible I want to keep it or improve it in whatever way I can. I know a good deal about the forest trees and fauna and am always looking to learn more. There always seems to be so much more to learn.

This part of the county is for the most part very rural. I want to do my part to keep it this way for the enjoyment of future generations to see the beauty of the forest, fields, mountains, creeks, and rivers that make this place so special. We can't do much of anything to improve what God has created except to be a good steward and manage it well. I don't want to see it split up into many parcels and multiple houses.

I am usually itching to go out on the farm most days, to work it and enjoy it. There are often days that I wonder why I work so hard to keep weeds down, eliminate invasive plants, and a never-ending battle- it seems- to keep it looking good and productive, because so few people actually get to see it outside friends and family, But I know that I want to keep the farm this way!

Steve Sisler 8-24-22



Grantor Names: W.D. and Sandra A. HARRIS

Locality: Spotsylvania

Total Acres: 327

Project ID # 4817

Instrument ID # 6302

Property IDs # 5549 (227.15ac) and 5631 (100.12 ac)

Board Meeting Date: October 11, 2022

Staff Lead: Sherry Buttrick

Project Type: Easement with Cost-only PTF grant; also a pending VLCF grant application

Project Description: This large productive farm property adjoins a farm under VOF easement and is actively farmed as part of a larger family farm operation. It lies at the head of Lake Anna, a public lake.

Conservation Purposes/Property Features

Agricultural Use:

- 114 ac Prime Farmland; 158 ac in Farmland of Statewide Importance.
- American Farmland Trust Productivity, Versatility, and Resiliency ranking of “Acceptable.”
- Property in active agricultural use.
- In Agricultural/ Forest District
- In Dept of Conservation and Recreation’s Conserve VA database for being significant in category of Agriculture

Open Space: Adjoins Belmont Farm, a 275-ac VOF easement

Water Resource Protection: Beverly Run bounds the property for 3,950 feet and flows directly into Lake Anna. Small block of wetlands adjoining Beverly Run

Public Recreation: Property provides a buffer for Lake Anna, which just below the property and is open to the public and experiences significant boating use.

Staff Recommendations/Conformance with VOF Guidelines

Note to staff: Delete this section for BDR

- ☒ Approve as presented
- ☐ Approve subject to suggested changes and final VOF legal review as to form
- ☐ Deny (not supported by staff)

Notes: *Some sections of the new model easement continue to be reviewed. Any resulting changes to the language in the deed of easement are expected and will not require additional consideration from the Board.*

Easement Terms*

- 1. Division of Land:** One division into two properties permitted. Division already exercised as two existing ownerships.

2. Impervious Coverage Limitations: Total impervious surface coverage, including that of both existing and additional improvements, may not exceed 40,000 square feet.

3. Buildings and structures. No more than **four** detached (freestanding) dwellings may be maintained or constructed on the Property. Any new building or structure with a roof area and any additional impervious surface, together exceeding 10,000 square feet in ground area, must have Grantee's prior review and written approval. No building may exceed 35 feet in height, measured from the average grade of the foundation thereof, excepting cupolas, chimneys, antennas, silos, or other structural features having the prior written approval of Grantee.

4. Siting of Buildings and Structures:

Summary: All buildings and structures larger than 500 square feet in ground area must be located within the Building Envelopes shown on the Special Conditions Map/ Exhibit A.

5. Water Quality Protection Areas:

Summary: 50' buffer on Beverly Run. Wetland area also buffered (no upland buffer around it).

- Livestock excluded from riparian buffer and waterway: ☒ YES ☐ NO
- Length of "forested/vegetated" riparian buffers (livestock excluded): 3,950

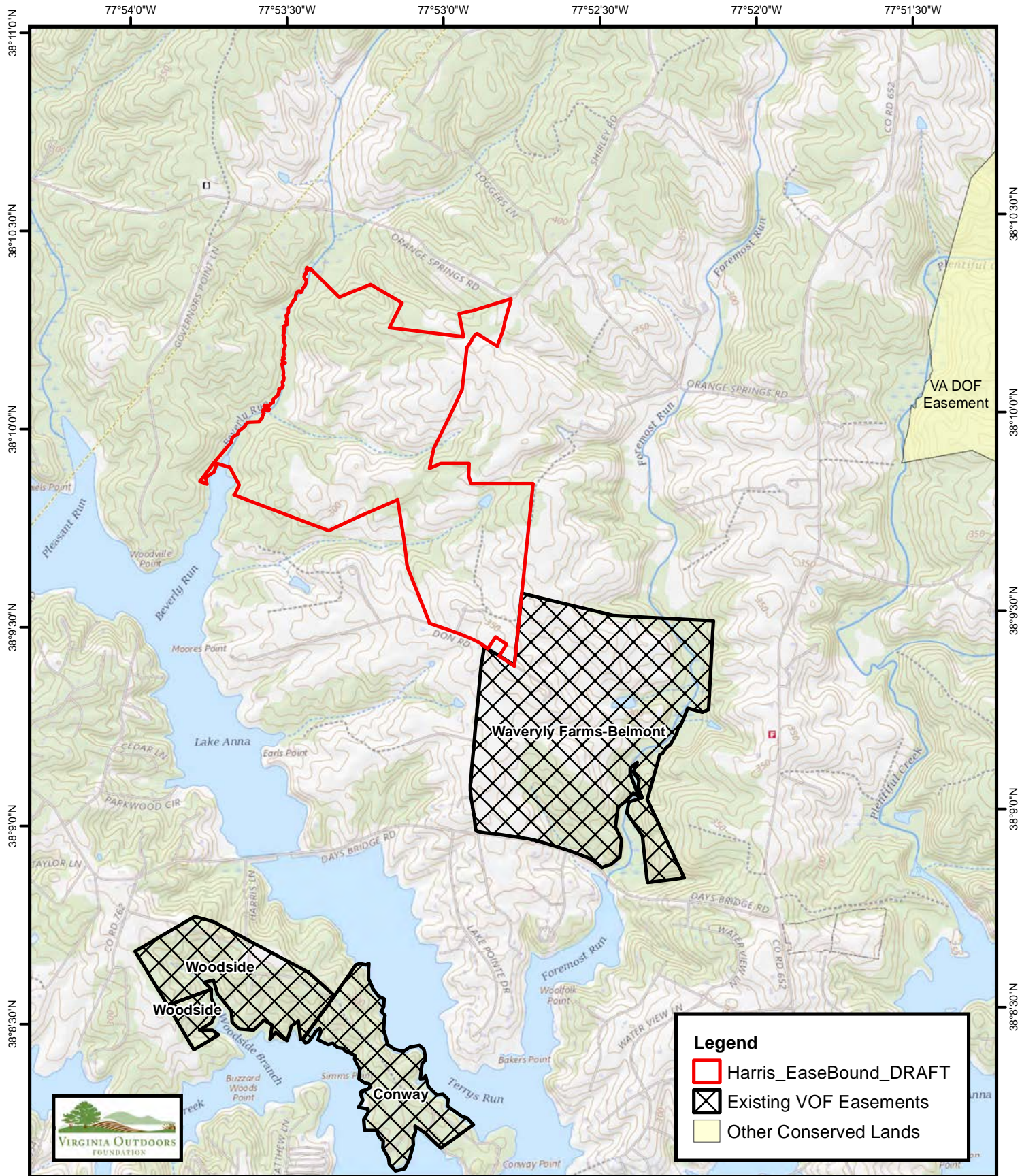
6. Unique deed provisions: GENERAL. Grantor covenants that no acts or uses which are (i) inconsistent with the conservation purposes of this donation or (ii) consistent with the conservation purposes of this donation but are destructive of other significant conservation instruments unless such acts or use are necessary for the protection of the conservation value which are the subject of this donation shall be conducted on the Property. This paragraph shall not be construed to prevent any matter permitted under the restrictions set forth in Paragraphs 1 through 7 above as the Grantee has determined that such restrictions will limit the use of the Property to those uses consistent with and supporting the conservation values of the Property and the conservation values furthered by this Easement. (*N.B. this attorney always uses this provision and VOF has accepted it many times.*)

7. Consolidation of Tax Parcels: ☒ NO ☐ YES

***The Governing Document:** *The primary terms of the easement are listed above in a condensed form. The complete terms, conditions, and restrictions are set forth in final and governing form in the recorded deed of easement.*

Further Discussion *Note to staff: Delete this section for BDR*

Two ownerships: one tract of 100.12 acres owned by Mr. and Mrs. Harris; other three tracts owned by Mr. Harris only.



Spotsylvania
County



VOF BOT 10/11/2022 Conservation Easement Projects

Location Map

Harris, WD ~ 327 +/- acres
Board Meeting Date: xx/xx/xx

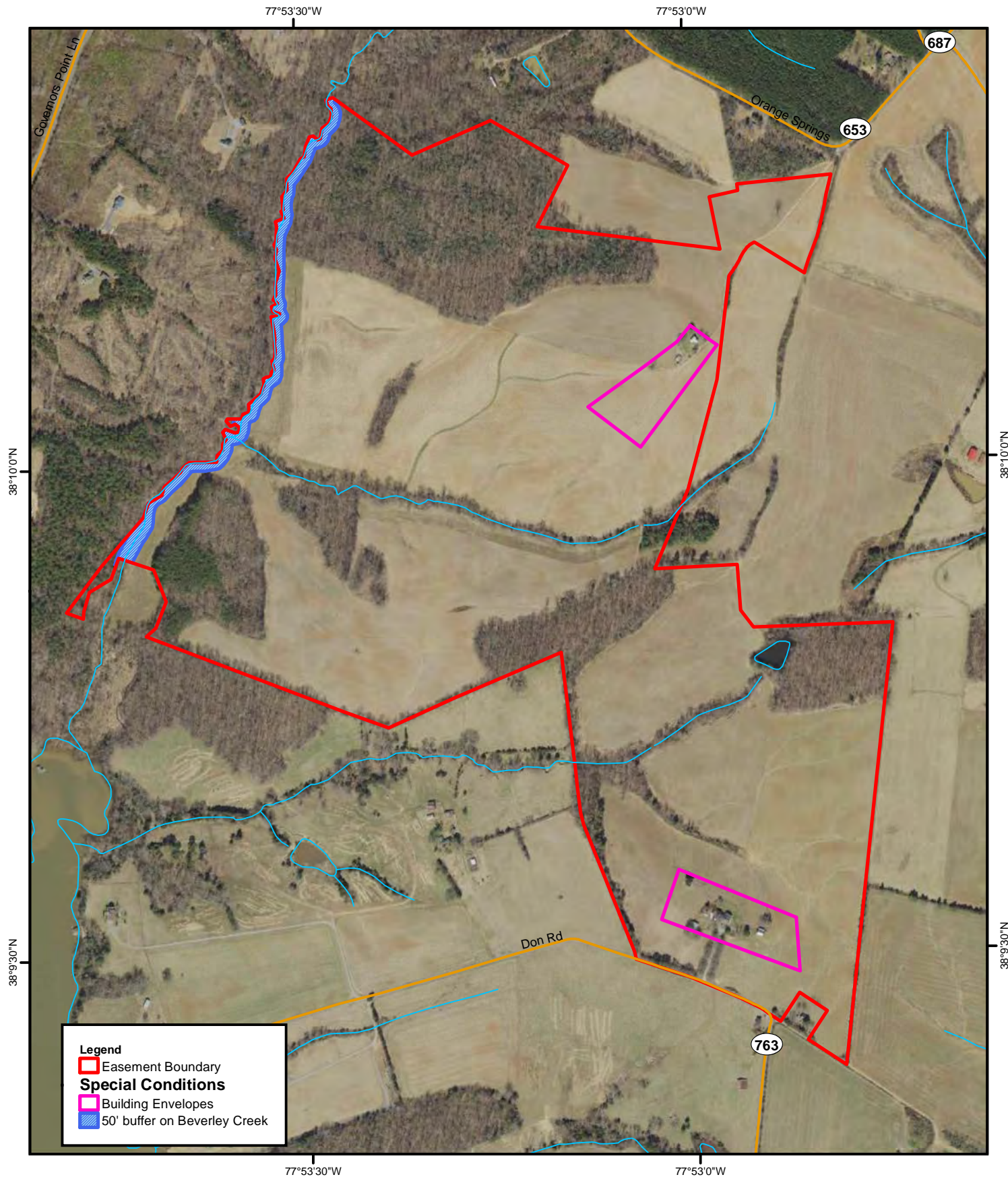
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Feet

Projection: Lambert Conformal Conic
GCS North America 1983
Datum: D North America 1983



Map created 2/1/2018 by Anna Clayton Bullock, VOF.
Source data: Roads-VDOT; Other Conserved Lands-
VADCR 9/2017; Topo map - USGS/NGS- VGIN;
County Boundaries - US Census/VOF 2014;
USGS Quadrangle:

This map is for general reference and display purposes only.



Projection: Lambert Conformal Conic
GCS North America 1983
Datum: D North America 1983



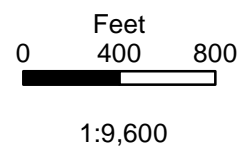
Map created 9/23/2022 by Anna Clayton Bullock.
Source data: Roads-VDOT; Water-VGIN 2012; All Else-VOF.
iPhone 11 internal GPS used to locate points.
Aerial imagery © Commonwealth of Virginia,
acquired 2021

This map is for general reference and display purposes only.

Special Conditions Map

Harris, W.D.

327.27 acres
Spotsylvania County



Dear Sirs:

I am a 74 yr. old corn & soybean farmer. I feel very close to the land since I've farmed all my life, therefore I want to keep it as farm and open space. Our area is losing a lot of farms around Lake Anna. I want to take out ^{give} a ~~Easement~~ with VOF to protect the land for the future. I would like for Sherry of the VOF to try for a VLCE grant.

Thank you
W.H. Harris
Sandy Harris

Joseph F. Tuning

Locality: Bath & Highland

Total Acres: 370 +/-

Project ID # 4820

Instrument ID # 6308

Property ID # 5552

Board Meeting Date: 10/11/2022

VOF Staff Lead: Laura Thurman

Project Type: Open-space Easement PTF cost-only

Project Description: This project is a gift of open space easement on forested mountain land adjacent to a Wildlife Management Area and VOF easements. The property contains several sinkholes and a named tributary of the Bullpasture River (White Oak Draft), which flows underground. This stream and the property drain to the Bullpasture in an area that is habitat for threatened and endangered species. Property lies within a Conservation Site for caves, is within an Important Bird Area and contains habitat for endangered bat species.

Conservation Purposes/Property Features

- **Forestal Use:** Entire property is forested and nearly all of that area is designated as having Very High Forest Conservation Value by the Virginia Department of Forestry.
- **Natural Habitat and Biological Diversity:** Property contains multiple sinkholes, lies within the Burnsville Cove Conservation Site as identified by VA Department of Conservation and Recreation, and contains habitat for the Burnsville Cove Cave Isopod – a species listed as Imperiled globally and Critically imperiled by the state. The property falls within the Alleghany Highlands Important Bird Area, designated by the National Audubon Society. The property is listed as having an ecological core of high integrity and is habitat for several endangered bat species. The property drains to the Bullpasture River in an area that is habitat for the James River Spiney mussel and native trout.
- **Scenic Open Space:** Property shares approximately one mile of boundary with the Highland Wildlife Management Area and another mile with two properties protected by VOF easements.
- **Water Resource Protection:** The sinkholes on the property are numerous and some are quite large. Preventing excessive surface disturbance helps to protect the underground aquifer associated with karst topography and the species that depend on those environments.
- **Open Space as Designated by a Government or Conservation Organization:** Burnsville Cove has been recognized by the Virginia Cave Board and the Virginia Department of Conservation and Recreation, on the recommendation of the Virginia Speleological Survey, as one of the seven most significant karst areas in Virginia. The entire Burnsville Cove has been listed as a Conservation Site by the Virginia Department of Conservation and Recreation, Natural Heritage Program (Orndorff, 2016a).

Staff Recommendations/Conformance with VOF Guidelines

- ☒ Approve as presented
☐ Approve subject to suggested changes and final VOF legal review as to form
☐ Deny (not supported by staff)

Notes: *Some sections of the new model easement continue to be reviewed. Any resulting changes to the language in the deed of easement are expected and will not require additional consideration from the Board.*

Easement Terms*

Division of Land: One property permitted (No division)

Impervious Coverage Limitations: Total impervious surface coverage, including that of both existing and additional improvements, may not exceed 45,000 square feet.

Buildings and structures. No more than Two detached (freestanding) dwellings may be maintained or constructed on the Property.

Any new building or structure with a roof area and any additional impervious surface, together exceeding 10,000 square feet in ground area, must have Grantee's prior review and written approval. No building may exceed 35 feet in height, measured from the average grade of the foundation thereof, excepting cupolas, chimneys, antennas, silos, or other structural features having the prior written approval of Grantee.

Siting of Buildings and Structures:

All buildings and structures larger than 500 square feet in ground area must be located within the Building Envelopes shown on the Special Conditions Map in the Baseline Documentation Report and on Exhibit A, attached to the deed.

Karst Protection. To protect groundwater resources and habitat for threatened and endangered species the dumping, disposing, outdoor storage or outdoor accumulation of any hazardous or toxic materials is prohibited within the 35 feet of the Karst features on the Property as shown on an Exhibit attached to the deed and in the Baseline Documentation Report. Hazardous or toxic materials include, but are not limited to, petroleum products, solvents, pesticides, herbicides, fertilizers, antifreeze, hydraulic fluids, any hazardous substance identified by applicable federal or state environmental law, and any other materials, matter, or substances, including animal carcasses, that have the potential to contaminate groundwater resources and habitat for threatened and endangered species.

Consolidation of Tax Parcels: ☒ NO ☐ YES The tax parcels are in different counties.

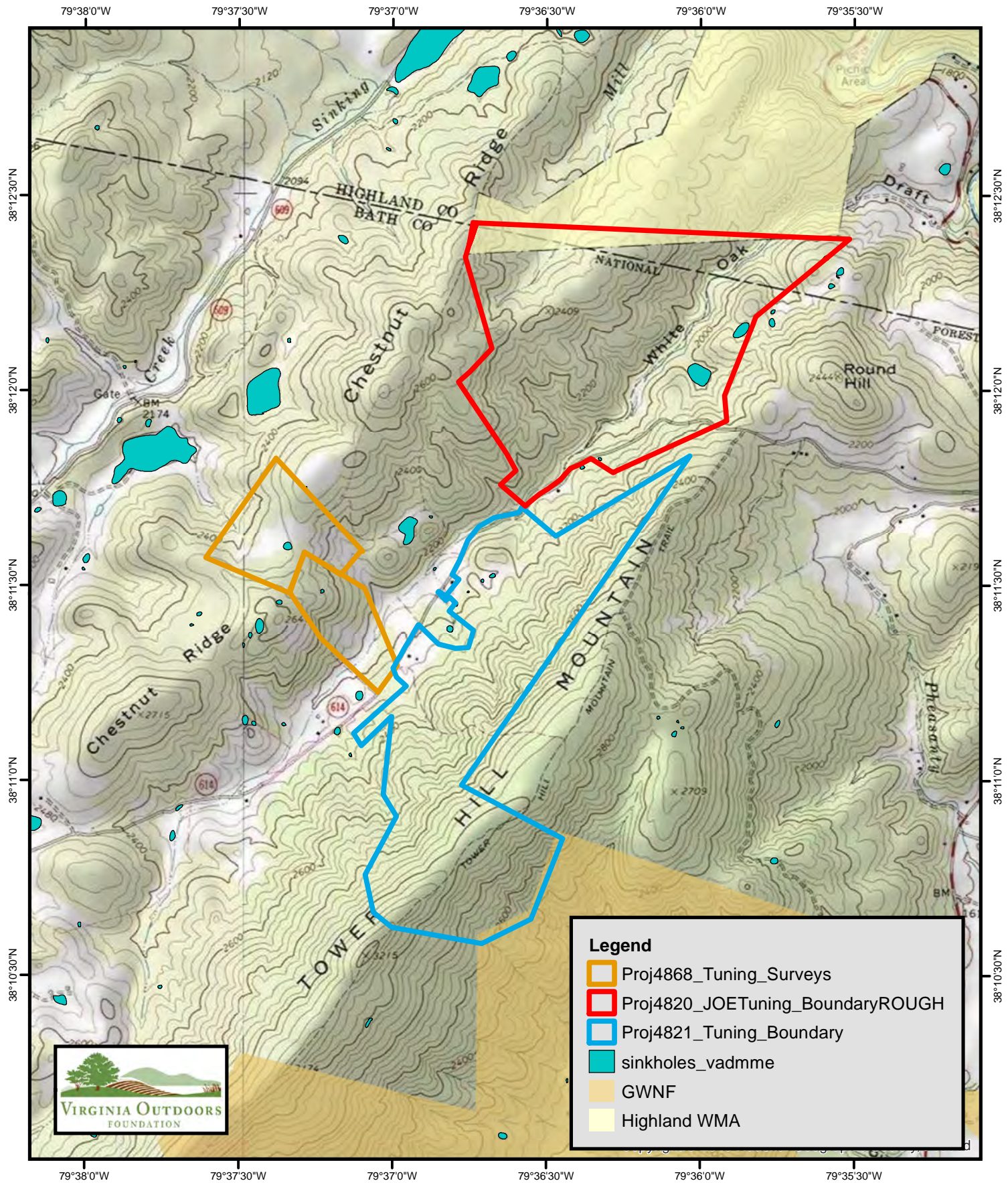
***The Governing Document:** *The primary terms of the easement are listed above in a condensed form. The complete terms, conditions, and restrictions are set forth in final and governing form in the recorded deed of easement.*

Special Conditions Table (for VOF use)					
Waterbody	Feature Length (ft)	Buffer Width (ft)	Buffer Sides	Livestock Restriction	SC ID
Karst Protection Buffers	N/A	35	Both sides	Yes	6462
			Choose an item.	Choose an item.	
			Choose an item.	Choose an item.	

Siting Condition	Description	SC ID
Building Envelopes	All buildings with a footprint larger than 500 square feet are to be located within one of the building envelopes.	6461
Compliance with County Comprehensive Plan		
<i>Inquiries sent to both Bath and Highland Counties. Highland did not respond. Bath approves.</i> <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO		

Public Infrastructure Information	Conflicts with published plans	Yes	No
Roads: State Route 614 – existing 50' ROW per VDOT		<input type="checkbox"/>	<input checked="" type="checkbox"/>
Rail:		<input type="checkbox"/>	<input checked="" type="checkbox"/>
Utilities:		<input type="checkbox"/>	<input checked="" type="checkbox"/>
<i>Notes: Staff to enter additional details here</i>			

Easement Boundary Information
<i>For the Property: DB 83 pg 310 Tract 1 containing 321.97 acres (portion in Highland 190.45)</i> <i>This deed has multiple parcel metes and bounds included in it, including some of the less and excepts.</i> <i>Also used the boundary of the Wildlife Management Area and neighboring plats.</i> Ground survey of one line has been requested.



Projection: Lambert Conformal Conic
GCS North America 1983
Datum: D North America 1983

Map created 09/2022 by Laura Thurman.
Source data provided by WMA-DCR, GWNF-USDA
All else-VOF.
USGS Quadrangle: Burnsville
This map is for general reference and display
purposes only.

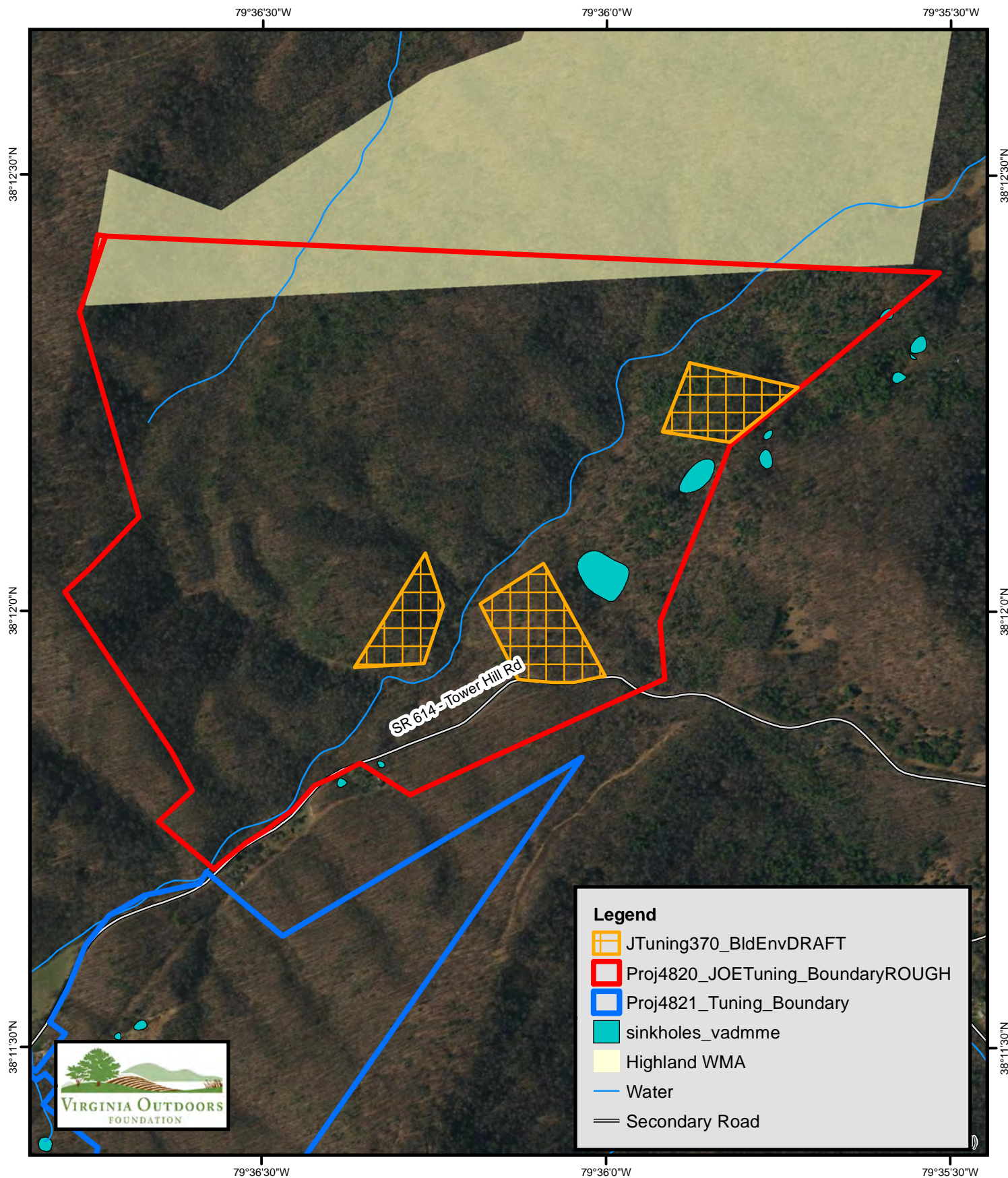
VOF BOT 10/11/2022 Conservation Easement Projects

Location Map
Tuning, Joseph ~ 370 Acres
Bath County
Site Visit Date:

0 1000 2000
Feet
1:24,000



36 of 96



Legend

- JTuning370_BldEnvDRAFT
- Proj4820_JOETuning_BoundaryROUGH
- Proj4821_Tuning_Boundary
- sinkholes_vadmme
- Highland WMA
- Water
- Secondary Road

Projection: Lambert Conformal Conic
 GCS North America 1983
 Datum: D North America 1983

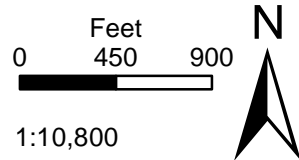
Map created 09/12/2022 by Laura Thurman.
 Source data provided by roads-VDOT,
 water-NHD, WMA-VWR, all else-VOF.
 Aerial imagery acquired 04/12/2018
 Aerial imagery © 2018 Commonwealth of Virginia.
 This map is for general reference and display purposes only.

Special Conditions Map

Tuning, Joseph

370 +/- Acres

Bath County



Timothy R. Tuning

Locality: Bath

Total Acres: 335 +/- owner surveying off about four acres

Project ID # 4821

Instrument ID # 6309

Property ID # 5553

Board Meeting Date: 10/11/2022

VOF Staff Lead: Laura Thurman

Project Type: Open Space Easement with PTF Cost-only grant

Project Description: This project is an open space easement on forested mountain land adjacent to the George Washington National Forest and including a portion of the ridgetop of Tower Hill Mountain. In the immediate vicinity of the Highland Wildlife Management Area and VOF easements. Property drains to the Bullpasture River, which is habitat for threatened and endangered species. Property is adjacent to a named cave, may contain some small sinkholes, lies within a conservation site for caves containing habitat for critically endangered species, is within an Important Bird Area and contains habitat for endangered bat species.

Conservation Purposes/Property Features

- **Forestal Use:** Nearly the entire property is forested and nearly all of that area is considered to have Outstanding Forest Conservation Value by the Virginia Department of Forestry.
- **Natural Habitat and Biological Diversity:** Property contains sinkholes, lies within the Burnsville Cove Conservation Site and contains habitat for the Burnsville Cove Cave Isopod – a species listed as Imperiled globally and Critically Imperiled by the state. The property falls within the Alleghany Highlands Important Bird Area, designated by the National Audubon Society. The property is listed as having an ecological core of outstanding integrity and is habitat for several endangered bat species. The property drains to the Bullpasture River in an area that is habitat for the James River Spiney mussel and native trout.
- **Scenic Open Space:** The portion of the property on the east slope of Tower Hill Mountain is visible from the Coursey Springs Hatchery on State Route 678, which is part of the Headwaters of the James loop of the Department of Wildlife Resources Birding and Wildlife trail system. It is also part of the view from the Cowpasture River as it runs along the GWNF east of Coursey Springs. Within the GWNF is a campground, canoe/kayak put in and public hiking trails in an area called the Wallace Tract. The ridge of Tower Hill Mountain is visible from all of those public recreation areas.
- **Open Space as Designated by a Government or Conservation Organization:** Burnsville Cove has been recognized by the Virginia Cave Board and the Virginia Department of Conservation and Recreation, on the recommendation of the Virginia Speleological Survey, as one of the seven most significant karst areas in Virginia. The entire Burnsville Cove has been listed as a Conservation Site by the Virginia Department of Conservation and Recreation, Natural Heritage Program (Orndorff, 2016a). There is a cave opening on a small parcel adjacent to this property.

Staff Recommendations/Conformance with VOF Guidelines

Note to staff: Delete this section for BDR

☒ Approve as presented

☐ Approve subject to suggested changes and final VOF legal review as to form

☐ Deny (not supported by staff)

Notes: *Some sections of the new model easement continue to be reviewed. Any resulting changes to the language in the deed of easement are expected and will not require additional consideration from the Board.*

Easement Terms*

- 1. Division of Land:** One property permitted (No division)
- 2. Impervious Coverage Limitations:** Total impervious surface coverage, including that of both existing and additional improvements, may not exceed 40,000 square feet.
- 3. Buildings and structures.** No more than Two detached (freestanding) dwellings may be maintained or constructed on the Property. Any new building or structure with a roof area and any additional impervious surface, together exceeding 10,000 square feet in ground area, must have Grantee's prior review and written approval. No building may exceed 35 feet in height, measured from the average grade of the foundation thereof, excepting cupolas, chimneys, antennas, silos, or other structural features having the prior written approval of Grantee.
- 4. Siting of Buildings and Structures:**
All buildings and structures larger than 500 square feet in ground area must be located within the Building Envelopes shown on the Special Conditions Map in the Baseline Documentation Report and on Exhibit A, attached to the deed.
- 5. Karst Protection.** To protect groundwater resources and habitat for threatened and endangered species the dumping, disposing, outdoor storage or outdoor accumulation of any hazardous or toxic materials is prohibited within the 35 feet of the Karst features on the Property as shown on an Exhibit attached to the deed and in the Baseline Documentation Report. Hazardous or toxic materials include, but are not limited to, petroleum products, solvents, pesticides, herbicides, fertilizers, antifreeze, hydraulic fluids, any hazardous substance identified by applicable federal or state environmental law, and any other materials, matter, or substances, including animal carcasses, that have the potential to contaminate groundwater resources and habitat for threatened and endangered species.
- 6. Consolidation of Tax Parcels:** ☐ NO ☒ YES **Summary (if Yes):** The county will require one tax parcel per dwelling. Right now this property is made up of three tax parcels. The plan is to consolidate to two.

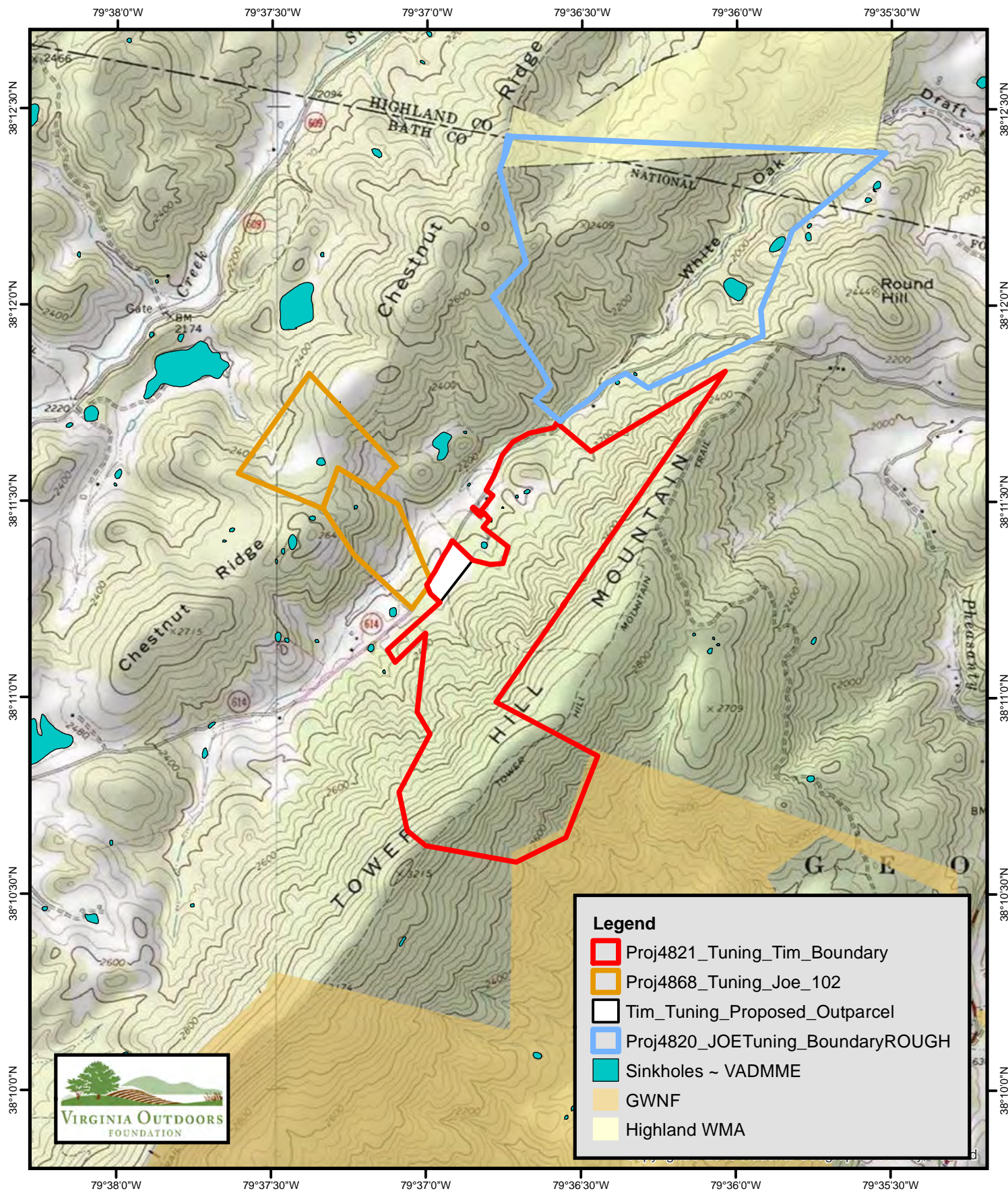
***The Governing Document:** *The primary terms of the easement are listed above in a condensed form. The complete terms, conditions, and restrictions are set forth in final and governing form in the recorded deed of easement.*

Special Conditions Table (for VOF use)					
Waterbody	Feature Length (ft)	Buffer Width (ft)	Buffer Sides	Livestock Restriction	SC ID
Karst Protection Buffers	N/A	35	Both sides	Yes	6464
			Choose an item.	Choose an item.	
			Choose an item.	Choose an item.	

Siting Condition	Description	SC ID
Building Envelopes	All buildings with a footprint larger than 500 square feet are to be located within one of the building envelopes.	6463
Compliance with County Comprehensive Plan		
<i>Note to staff: Delete this section for BDR; if applicable describe any complication with land use designations in "Further Discussion" section</i> <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO		

Public Infrastructure Information	Conflicts with published plans	Yes	No
Roads: State Route 614 – existing 50' ROW per VDOT		<input type="checkbox"/>	<input checked="" type="checkbox"/>
Rail:		<input type="checkbox"/>	<input checked="" type="checkbox"/>
Utilities:		<input type="checkbox"/>	<input checked="" type="checkbox"/>
<i>Notes: Staff to enter additional details here</i>			

Easement Boundary Information
<i>DB 83 pg 214 Tract 1 Metes and Bounds for 161.22 acres (TM#15-37). Less outparcel described in deed 12-513 of 9.4732 acres Less 4.5 acres described in DB 64 page 320</i> <i>DB 94 Page 203 98.64 acres (TM# 15-31)</i> <i>DB 83 pg 214 Tract 2 96.66 acres (TM# 15-36)</i> <i>New outparcel will come from TM # 15-36 – survey in progress GIS total is within 1.936 acres of the deed total before the new survey.</i>



Projection: Lambert Conformal Conic
GCS North America 1983
Datum: D North America 1983

Map created 09/2022 by Laura Thurman.
Source data provided by WMA-DCR, GWNF-USDA
All else-VOF.
USGS Quadrangle: Burnsville
This map is for general reference and display
purposes only.

VOF BOT 10/11/2022 Conservation Easement Projects

Location Map

Tuning, Timothy ~ 335 +/- Acres

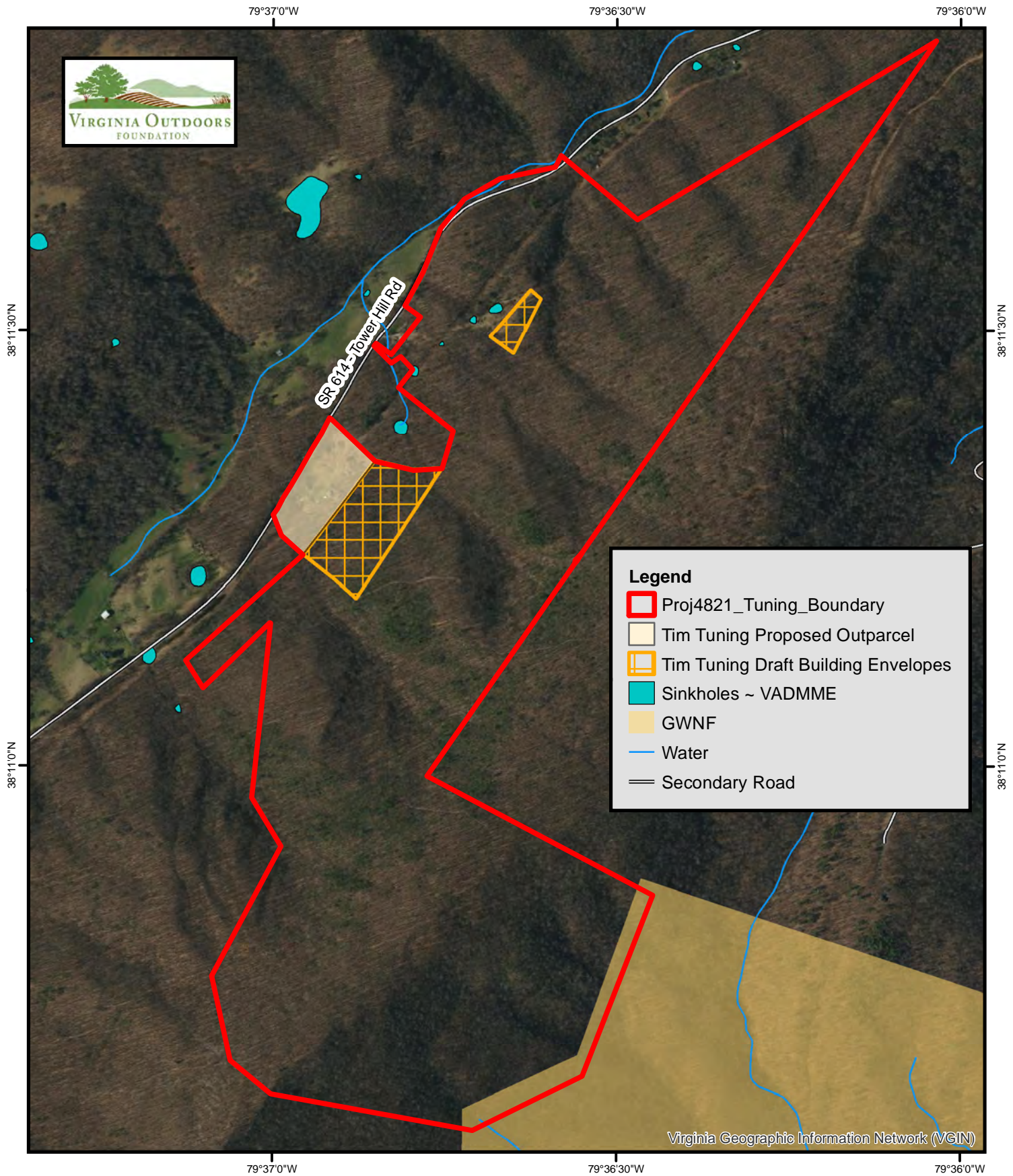
Bath County

Site Visit Date:

0 1000 2000
Feet

1:24,000





Projection: Lambert Conformal Conic
GCS North America 1983
Datum: D North America 1983

Map created 09/12/2022 by Laura Thurman.
Source data provided by roads-VDOT,
water-NHD, all else-VOF.
Aerial imagery acquired 04/12/2018
Aerial imagery © 2018 Commonwealth of Virginia.
This map is for general reference and display purposes only.

Special Conditions Tuning, Timothy 335 +/- Acres Bath County

0 Feet 450 900
1:10,800



NICOLE L. HARRIS-LEECH

Locality: Rockbridge

Total Acres: 108.561

Project ID # 4828

Instrument ID # 6533

Property ID # 5577

Board Meeting Date: 10/11/2022

VOF Staff Lead: Laura Thurman

Project Type: open-space easement with PTF cost-only grant

Project Description: Property is almost entirely forested. The Virginia Department of Forestry designates the property as having Outstanding Forest Conservation Value. Virginia's Department of Conservation and Recreation shows that the property lies in an area of "Outstanding Ecological Integrity" in the Virginia Natural Landscape Assessment. It lies in an area of karst topography and contains at least two significant sinkholes. The karst in this region is known habitat for the Madison Cave Isopod, a threatened species. It contains a tributary of Bull Run, which flows to Buffalo Creek, which is native trout habitat.

Conservation Purposes/Property Features

- **Forestal Use:** Almost the entire property is designated as having Outstanding Forest Conservation Value by the Virginia Department of Forestry.
- **Natural Habitat and Biological Diversity:** Property lies within an area with "Outstanding Ecological Integrity" as measured by the Virginia Natural Landscape Assessment tool by the Virginia Department of Conservation and Recreation. Contains two significant sinkholes and lies in an area of karst topography that is known habitat for the Madison Cave Isopod, which the U.S. Fish and Wildlife Service lists as a threatened species.
- **Water Resource Protection:** Contains a seasonal tributary of Bull Run, which flows to North Buffalo Creek, which is native trout habitat according to the Virginia Department of Wildlife Resources.
- **Scenic Open Space:** Shares a boundary (and one of the sinkholes) with property protected by a VOF easement.

Staff Recommendations/Conformance with VOF Guidelines

- ☒ Approve as presented
☐ Approve subject to suggested changes and final VOF legal review as to form
☐ Deny (not supported by staff)

Notes: Some sections of the new model easement continue to be reviewed. Any resulting changes to the language in the deed of easement are expected and will not require additional consideration from the Board.

Easement Terms*

1. Division of Land: One property permitted (No division)

2. Impervious Coverage Limitations: Total impervious surface coverage, including that of both existing and additional improvements, may not exceed 12,000 square feet.

3. Buildings and structures. No more than three detached (freestanding) dwellings may be maintained or constructed on the Property.

Any new building or structure with a roof area and any additional impervious surface, together exceeding 10,000 square feet in ground area, must have Grantee's prior review and written approval. No building may exceed 35 feet in height, measured from the average grade of the foundation thereof, excepting cupolas, chimneys, antennas, silos, or other structural features having the prior written approval of Grantee.

4. Siting of Buildings and Structures:

All buildings and structures larger than 500 square feet in ground area must be located within the Building Envelopes shown on the Special Conditions Map/ Exhibit A.

5. Water Quality Protection Areas:

35' buffers on the banks of the tributary.

Livestock excluded from riparian buffer and waterway: ☒ YES ☐ NO

Length of "forested/vegetated" riparian buffers (livestock excluded): 1,900

6. Karst Protection Zones as shown on an Exhibit attached to the deed and in the Baseline Documentation Report.

7. Consolidation of Tax Parcels: ☐ NO ☒ YES **Summary (if Yes):** See further discussion - below

***The Governing Document:** *The primary terms of the easement are listed above in a condensed form. The complete terms, conditions, and restrictions are set forth in final and governing form in the recorded deed of easement.*

Further Discussion

This property has four tax parcels and the county will require that each of the allowed dwellings have its own tax parcel, which means the landowner will be asked to consolidate two of the parcels – there will be three left.

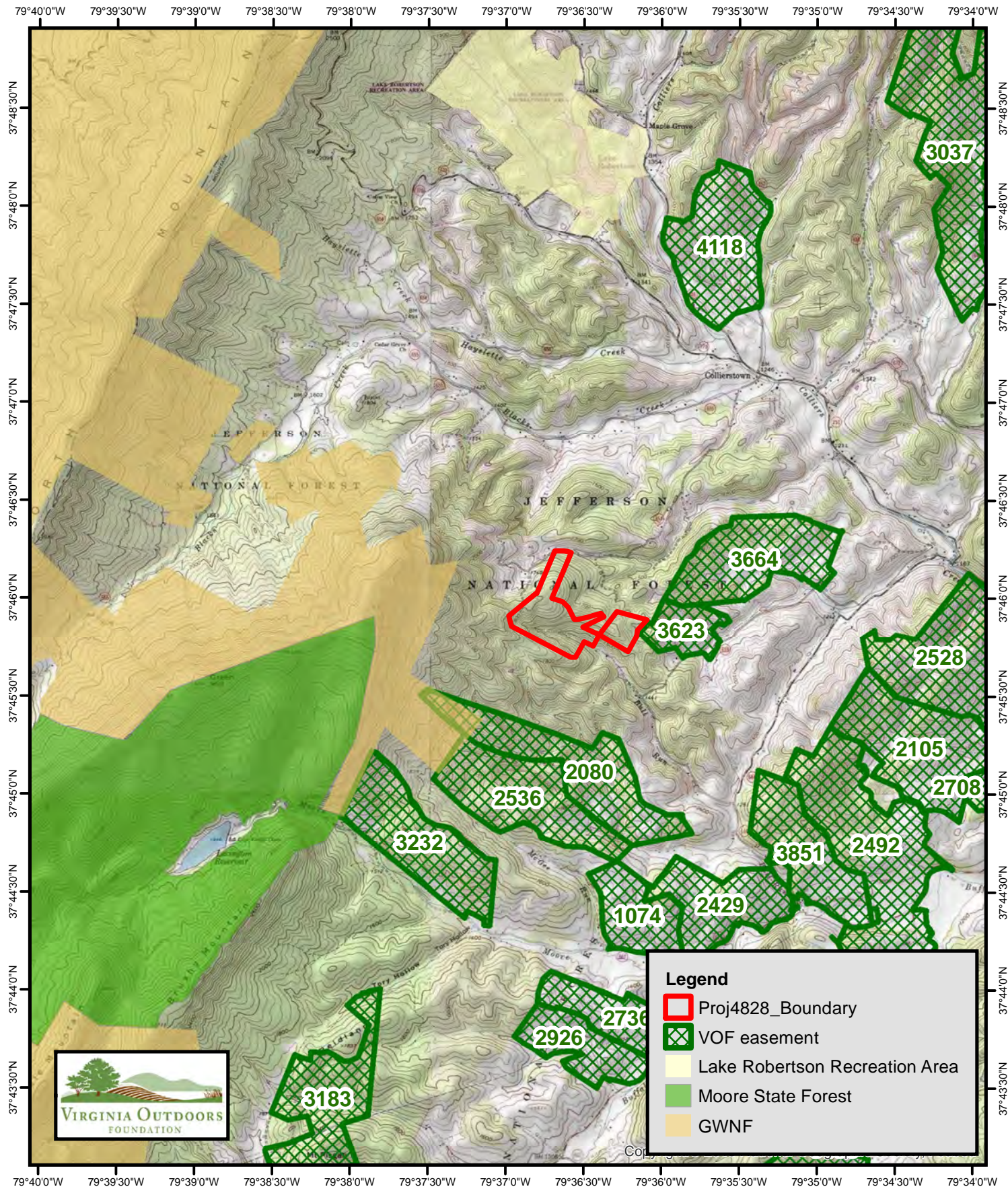
Special Conditions Table (for VOF use)

Waterbody	Feature Length (ft)	Buffer Width (ft)	Buffer Sides	Livestock Restriction	SC ID
Unnamed tributary of Bull Run	1,900	35	Both sides	Yes	
Karst Protection Zones	N/A	Varies	Choose an item.	Yes	

Siting Condition	Description	SC ID
Building Envelope	All buildings and structures larger than 500 square feet in ground area must be located within the Building Envelopes shown on the Special Conditions Map/ Exhibit A.	
Compliance with County Comprehensive Plan		
<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO		

Public Infrastructure Information	Conflicts with published plans	Yes	No
Roads: <i>SR 657 Green Hill Road – VDOT says 10 cars a day use this road, which dead ends about ½ mile from this property.</i>		<input type="checkbox"/>	<input checked="" type="checkbox"/>
Rail:		<input type="checkbox"/>	<input checked="" type="checkbox"/>
Utilities:		<input type="checkbox"/>	<input checked="" type="checkbox"/>
<i>Notes: Staff to enter additional details here</i>			

Easement Boundary Information
<i>Multiple surveys entered for boundary.</i>

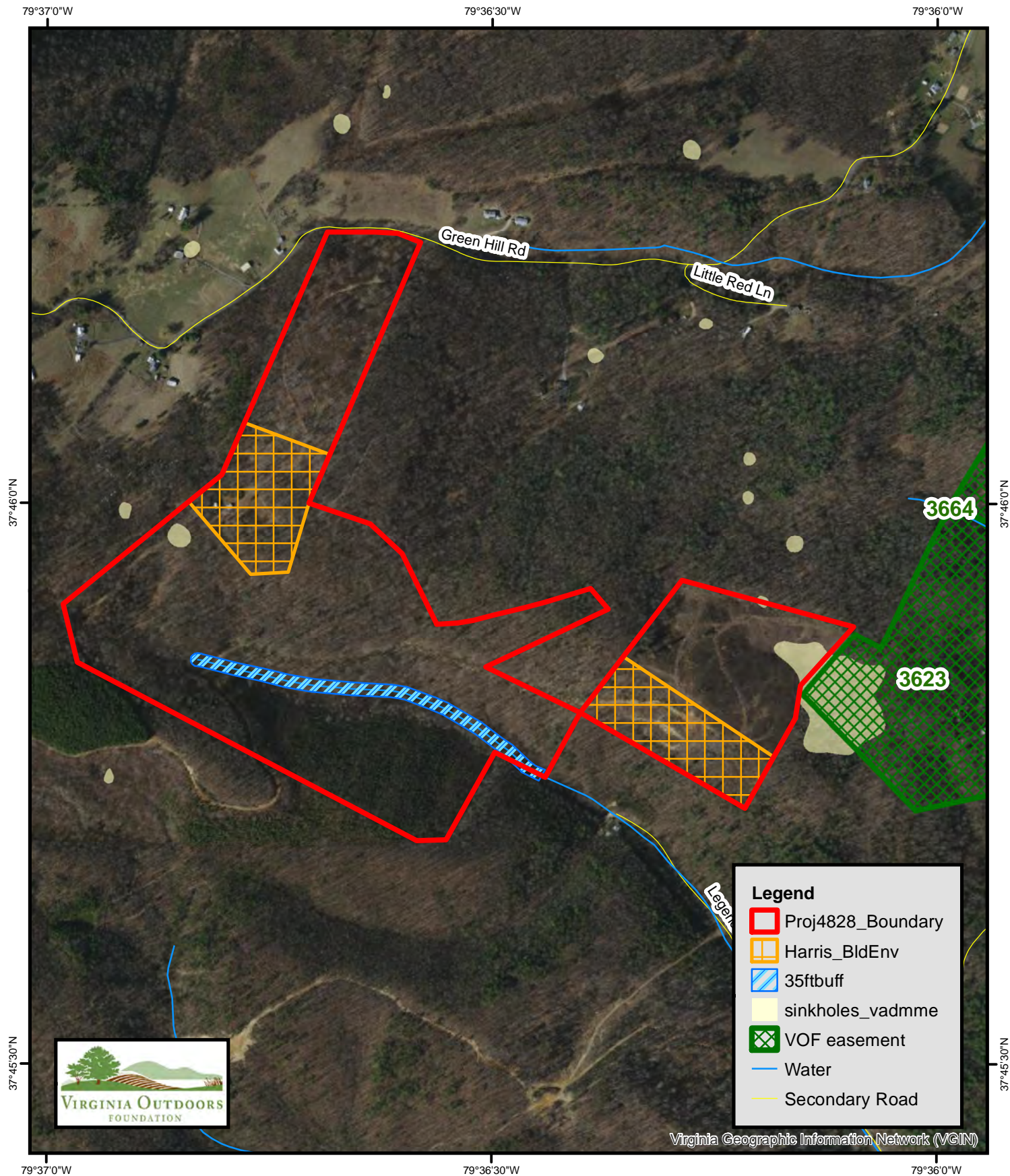


Projection: Lambert Conformal Conic
 GCS North America 1983
 Datum: D North America 1983
 Map created 03/30/2022 by Laura Thurman.
 Source data provided by Easements-VOF, GWNF-
 USDA, State Forest-DOF
 USGS Quadrangle: Natural Bridge, Longdale Furnace
 Sugarloaf Mountain, Collierstown
 This map is for general reference and display
 purposes only.

Location Map
Harris ~ 108.561 Acres
Rockbridge County
Site Visit Date:

Feet
 0 2000 4000
 1:48,000





Projection: Lambert Conformal Conic
GCS North America 1983
Datum: D North America 1983

Map created 09/12/2022 by Laura Thurman.
Source data provided by Roads-VDOT, water-NHD
Sinkholes-VDMME, All else-VOF.
Aerial imagery acquired 03/16/2018
Aerial imagery © 2018 Commonwealth of Virginia.
This map is for general reference and display purposes only.

Special Conditions
Harris ~ 108.561 Acres
Rockbridge County
Site Visit Date:

Feet
0 350 700
1:8,400



Joseph F. Tuning

Locality: Bath & Highland

Total Acres: 102.18* (*From tax records)

Project ID # 4868

Instrument ID # 6678

Property ID # 5622

Board Meeting Date: 10/11/2022

VOF Staff Lead: Laura Thurman

Project Type: Open-space Easement with PTF cost-only grant

Project Description: This project is an open space easement on forested mountain land in the immediate vicinity of VOF easements. Property contains several sinkholes and a named tributary of the Bullpasture River (White Oak Draft), which flows underground. This stream and the property drain to the Bullpasture in an area that is habitat for threatened and endangered species. Property lies within a conservation site for caves, is within an Important Bird Area and contains habitat for endangered bat species.

Conservation Purposes/Property Features

- **Forestal Use:** Nearly the entire property is forested and nearly all of that area is considered to have Very High Forest Conservation Value by the Virginia Department of Forestry.
- **Natural Habitat and Biological Diversity:** Property contains multiple sinkholes, lies within the Burnsville Cove Conservation Site and contains habitat for the Burnsville Cove Cave Isopod – a species listed as Imperiled globally and Critically imperiled by the state. The property falls within the Alleghany Highlands Important Bird Area, designated by the National Audubon Society. The property is listed as having an ecological core of high integrity and is habitat for several endangered bat species. The property drains to the Bullpasture River in an segment that is habitat for the James River Spiney mussel and native trout.
- **Scenic Open Space:** Property is within the immediate vicinity (across the road) from land being protected by VOF easements. It is less than one mile from the boundary of the Highland Wildlife Management Area.
- **Water Resource Protection:** The sinkholes on the property are numerous and some may actually be cave openings, which are common in this valley in Bath. Preventing excessive surface disturbance helps to protect the underground aquifer associated with karst topography and the species that depend on those environments.
- **Open Space as Designated by a Government or Conservation Organization:** Burnsville Cove has been recognized by the Virginia Cave Board and the Virginia Department of Conservation and Recreation, on the recommendation of the Virginia Speleological Survey, as one of the seven most significant karst areas in Virginia. The entire Burnsville Cove has been listed as a Conservation Site by the Virginia Department of Conservation and Recreation, Natural Heritage Program (Orndorff, 2016a).

Staff Recommendations/Conformance with VOF Guidelines

- ☒ Approve as presented
☐ Approve subject to suggested changes and final VOF legal review as to form
☐ Deny (not supported by staff)

Notes: *Some sections of the new model easement continue to be reviewed. Any resulting changes to the language in the deed of easement are expected and will not require additional consideration from the Board.*

Easement Terms*

- 1. Division of Land:** One property permitted (No division)
- 2. Impervious Coverage Limitations:** Total impervious surface coverage, including that of both existing and additional improvements, may not exceed 20,000 square feet.
- 3. Buildings and structures.** No more than Two detached (freestanding) dwellings may be maintained or constructed on the Property. Any new building or structure with a roof area and any additional impervious surface, together exceeding 10,000 square feet in ground area, must have Grantee's prior review and written approval. No building may exceed 35 feet in height, measured from the average grade of the foundation thereof, excepting cupolas, chimneys, antennas, silos, or other structural features having the prior written approval of Grantee.
- 4. Siting of Buildings and Structures:**
All buildings and structures larger than 500 square feet in ground area must be located within the Building Envelopes shown on the Special Conditions Map in the Baseline Documentation Report and on Exhibit A, attached to the deed.
- 5. Karst Protection.** To protect groundwater resources and habitat for threatened and endangered species the dumping, disposing, outdoor storage or outdoor accumulation of any hazardous or toxic materials is prohibited within the 35 feet of the Karst features on the Property as shown on an Exhibit attached to the deed and in the Baseline Documentation Report. Hazardous or toxic materials include, but are not limited to, petroleum products, solvents, pesticides, herbicides, fertilizers, antifreeze, hydraulic fluids, any hazardous substance identified by applicable federal or state environmental law, and any other materials, matter, or substances, including animal carcasses, that have the potential to contaminate groundwater resources and habitat for threatened and endangered species.
- 6. Consolidation of Tax Parcels:** ☐ NO ☒ YES **Summary (if Yes):** Will consolidate the two into one once the deed of easement records.

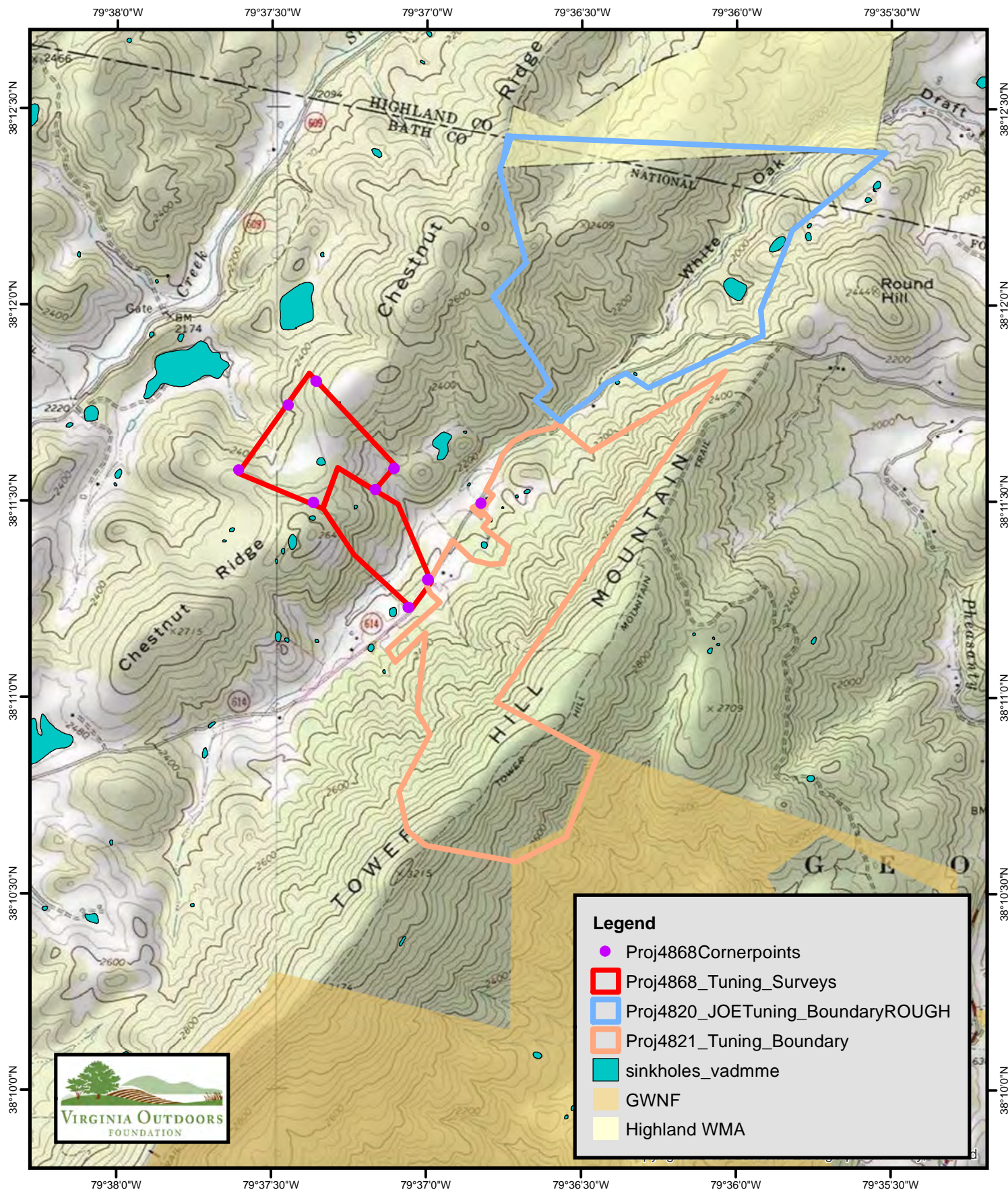
***The Governing Document:** *The primary terms of the easement are listed above in a condensed form. The complete terms, conditions, and restrictions are set forth in final and governing form in the recorded deed of easement.*

Special Conditions Table (for VOF use)					
Waterbody	Feature Length (ft)	Buffer Width (ft)	Buffer Sides	Livestock Restriction	SC ID
Karst Protection Buffers	N/A	35	Both sides	Yes	6466

Siting Condition	Description	SC ID
Building Envelopes	All buildings with a footprint larger than 500 square feet are to be located within one of the building envelopes.	6465
Compliance with County Comprehensive Plan		
<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO		

Public Infrastructure Information	Conflicts with published plans	Yes	No
Roads: <i>State Route 614 – existing 50' ROW per VDOT</i>		<input type="checkbox"/>	<input checked="" type="checkbox"/>
Rail:		<input type="checkbox"/>	<input checked="" type="checkbox"/>
Utilities:		<input type="checkbox"/>	<input checked="" type="checkbox"/>
<i>Notes: Staff to enter additional details here</i>			

Easement Boundary Information
<p><i>For the Property: DB 83 pg 213 Tract 3 containing 57 acres (Tax Map # 15-29)</i> <i>DB 108 Page 659 metes and bounds for 39 acres (Tax Map # 15-28)</i> <i>Metes and bounds totals 96 acres.</i> <i>These metes and bounds were entered and GPS points were taken in the field at the property corners.</i> <i>The GIS boundary totals 95.35 acres</i></p> <p>Surveyor has been asked for a composite of this property using the two existing metes and bounds descriptions to try and understand the discrepancy with the tax map totals.</p>



Projection: Lambert Conformal Conic
GCS North America 1983
Datum: D North America 1983

Map created 09/2022 by Laura Thurman.
Source data provided by WMA-DCR, GWNF-USDA
All else-VOF.
USGS Quadrangle: Burnsville
This map is for general reference and display
purposes only.

VOF BOT 10/11/2022 Conservation Easement Projects

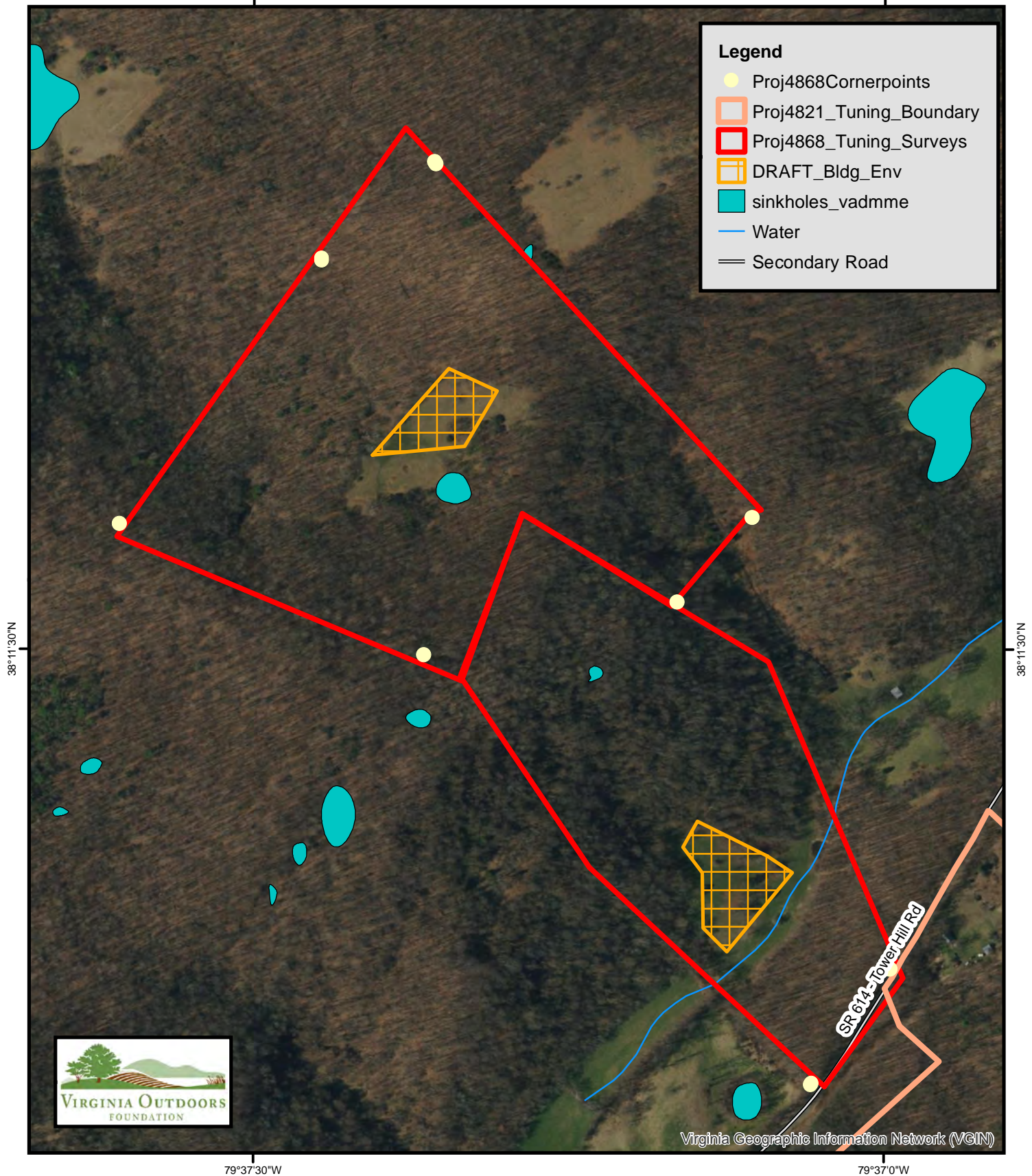
Location Map Tuning, Joseph ~ 102.18 Acres Bath County Site Visit Date:

0 1000 2000
Feet
1:24,000



79°37'30"W

79°37'0"W



Projection: Lambert Conformal Conic
GCS North America 1983
Datum: D North America 1983

Map created 09/12/2022 by Laura Thurman.
Source data provided by roads-VDOT,
water-NHD, WMA-VWR, all else-VOF.
Aerial imagery acquired 04/12/2018
Aerial imagery © 2018 Commonwealth of Virginia.
This map is for general reference and display purposes only.

VOE BOT 10/11/2022 Conservation Easement Projects

Special Conditions

Tuning, Joseph

102.18 Acres
Bath County

0 Feet 250 500

1:6,000



52 of 96

Wilhelmina R. Price, Trust

Locality: Rappahannock

Total Acres: 104.795

Project ID # 4870

Instrument ID # 6736

Property ID # 5625

Board Meeting Date: 10/11/2022

VOF Staff Lead: Laura Thurman

Project Type: 1 Open-space Easement with PTF cost-only grant

Project Description: This is a primarily forested property with some fields. Contains an unnamed tributary of Blackwater Creek, a tributary of the Hazel River. Fronts a Scenic Byway and is visible from Woodville - eligible for listing by the Virginia Department of Historic Resources as a Rural Historic District. Adjacent to and lies within the historic boundaries of Belle Ridge Farm, also eligible for listing by the VDHR. Borders two existing easement properties.

Conservation Purposes/Property Features

- **Forestal Use:** Approximately 70 acres of the property contains forest land designated by the Virginia Department of Forestry as having high, very high or outstanding forest conservation value.
- **Scenic Open Space:** The property fronts on a state scenic byway (U.S. 522 North) and is visible from both the byway and from the village of Woodville, listed as eligible for designation as a Rural Historic District by the Virginia Department of Historic Resources. It lies within the historic boundaries of Belle Ridge Farm, also eligible for listing by the VDHR. It borders two VOF easements and helps protect the viewshed from Woodville and 522 of the slopes of Bessie Bell Mountain. The property is in two Conserve Virginia categories – scenic and cultural/historic.
- **Water Resource Protection:** The property contains an unnamed tributary of Blackwater Creek and numerous springs that feed that waterway. Blackwater Creek is a tributary of the Hazel River, part of the Chesapeake Bay watershed.

Staff Recommendations/Conformance with VOF Guidelines

- ☒ Approve as presented
☐ Approve subject to suggested changes and final VOF legal review as to form
☐ Deny (not supported by staff)

Notes: *Some sections of the new model easement continue to be reviewed. Any resulting changes to the language in the deed of easement are expected and will not require additional consideration from the Board.*

Easement Terms*

1. **Division of Land:** One property permitted (No division)

- 2. Impervious Coverage Limitations:** Total impervious surface coverage, including that of both existing and additional improvements, may not exceed 20,000 square feet.
- 3. Buildings and structures.** No more than Three detached (freestanding) dwellings may be maintained or constructed on the Property. (two currently exist). Any new building or structure with a roof area and any additional impervious surface, together exceeding 10,000 square feet in ground area, must have Grantee's prior review and written approval. No building may exceed 35 feet in height, measured from the average grade of the foundation thereof, excepting cupolas, chimneys, antennas, silos, or other structural features having the prior written approval of Grantee.
- 4. Siting of Buildings and Structures:**
Summary: All buildings and structures larger than 500 square feet in ground area must be located within the Building Envelopes shown on the Special Conditions Map/ Exhibit A.
- 5. Water Quality Protection Areas:**
Summary: 100 ft buffers on the unnamed tributary of Blackwater Creek on the Property – not including the ponds.
- Livestock excluded from riparian buffer and waterway: ☒ YES ☐ NO
 - Length of "forested/vegetated" riparian buffers (livestock excluded): 690
- 6. Unique Deed provisions:** Landowner's representative asks to remove the following paragraph and VOF legal team has approved its deletion:

RECODIFICATION AND AMENDMENT OF STATUTES AND REGULATIONS

This Easement cites various federal and state statutes and regulations applicable to open-space easements. In the event that such statutes or regulations are re-codified or amended, this Easement will be interpreted and enforced according to the re-codified or amended statutes and regulations most closely corresponding to those cited herein and carrying out the purposes recited herein.

7. Consolidation of Tax Parcels: N/A

**The Governing Document: The primary terms of the easement are listed above in a condensed form. The complete terms, conditions, and restrictions are set forth in final and governing form in the recorded deed of easement.*

Further Discussion

The Recodification paragraph removal was approved by the VOF legal team.

The unrecorded survey used to create the boundary may record with the deed of easement depending on what the title work shows.

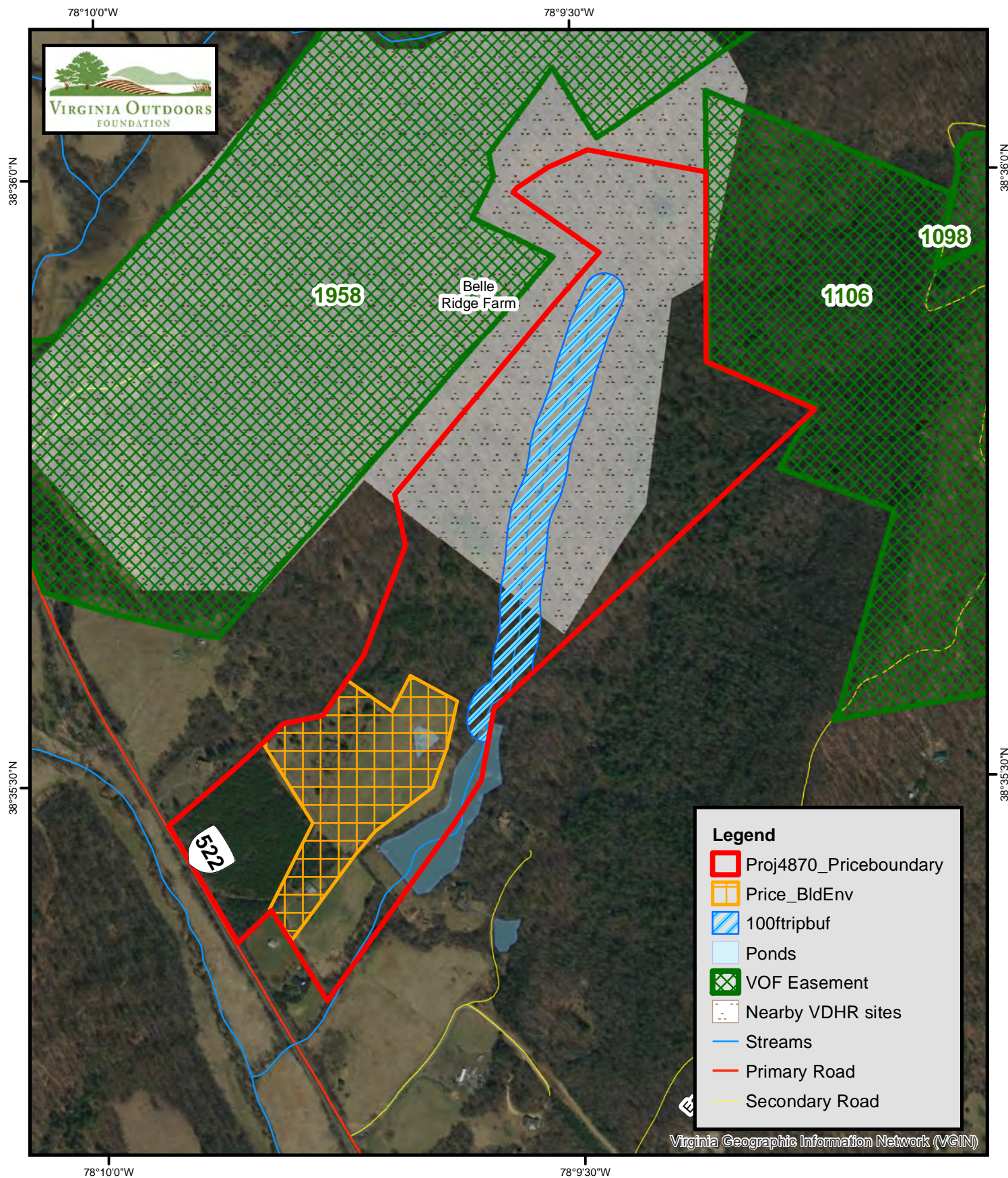
The property is composed of only one tax parcel.

Special Conditions Table (for VOF use)					
Waterbody	Feature Length (ft)	Buffer Width (ft)	Buffer Sides	Livestock Restriction	SC ID
Unnamed tributary of Blackwater Creek	690	100	Both sides	Yes	6459
			Choose an item.	Choose an item.	
			Choose an item.	Choose an item.	

Siting Condition	Description	SC ID
Building Envelopes	All buildings and structures larger than 500 square feet in ground area must be located within the Building Envelopes shown on the Special Conditions Map/ Exhibit A.	6460
Compliance with County Comprehensive Plan		
<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO		

Public Infrastructure Information	Conflicts with published plans	Yes	No
Roads: U.S. Hwy 522 According to 2006 plat – ROW varies – VDOT has been contacted		<input type="checkbox"/>	<input type="checkbox"/>
Rail:		<input type="checkbox"/>	<input checked="" type="checkbox"/>
Utilities:		<input type="checkbox"/>	<input checked="" type="checkbox"/>

Easement Boundary Information
<i>Unrecorded 1994 Benchmark plat for 90.256 acres, Recorded 1996 Benchmark plat for 25 acres and a 1990 Gimbel plat of three acres. All surveys entered. GIS acreage: 101.3432 Staff will GPS property corners to georeferenced Adjacent easement property boundary appears to be incorrect, staff is working to correcting this.</i>



Projection: Lambert Conformal Conic
GCS North America 1983
Datum: D North America 1983

Map created 09/12/2022 by Laura Thurman.
Source data provided by roads-VDOT, water-NHD
VDHR sites - DHR, All else-VOF.
Aerial imagery acquired 03/31/2018
Aerial imagery © 2018 Commonwealth of Virginia.
This map is for general reference and display purposes only.

Special Conditions Map

Price ~ 104.795 Acres

Rappahannock County

Site Visit Date:

Feet
0 300 600
1:7,766





Grantor Names: Hill Wellford, Alice Wellford, Harrison Wellford, Susanne Wellford

Locality: Essex County

Total Acres: 591.80

Project ID #4755

Instrument ID #

Property ID #

Board Meeting Date: 10/11/2022

VOF Staff Lead: E. Thomas

Project Type: Open Space Easement

Project Description: Located among approximately 1,500 acres of land protected by VOF held easements, the property contains agricultural and forest land with extensive shoreline and wildlife habitat areas Including one of the most important habitat areas for Bald Eagles in North America.

Conservation Purposes/Property Features

- **Agricultural Use:** Contains 248 acres of United States Department of Agriculture-designated prime farmland soils and 73 acres of Farmland of Statewide Importance
- **Natural Habitat and Biological Diversity:** Located within the boundaries of the Rappahannock River Valley National Wildlife Refuge and within the Bald Eagle Concentration Area identified by the Virginia Center for Conservation Biology as one of the most important habitats for Bald Eagles in North America.
- **Scenic/Open Space:** This stretch of the Rappahannock River has been designated a state scenic river.
- **Water Resource Protection:** Contains approximately 20,500 feet of frontage on Occupacia Creek and 4,500 feet of frontage on Handpole Creek, both tributaries of the Rappahannock River and the Chesapeake Bay.
- **Historic Preservation:** Located in Occupacia -Rappahannock Rural Historic District.

Staff Recommendations/Conformance with VOF Guidelines

- ☐ Approve as presented
- ☒ Approve subject to suggested changes and final VOF legal review as to form- return to template on the following sections . Inspection, Enforcement, Documentation, Duration, and Notice.
- ☐ Deny (not supported by staff)

Notes: *Some sections of the new model easement continue to be reviewed. Any resulting changes to the language in the deed of easement are expected and will not require additional consideration from the Board.*

Easement Terms*

1. Division of Land: Four properties permitted (three divisions)

2. Impervious Coverage Limitations: Total impervious surface coverage, including that of both existing and additional improvements, may not exceed 129,000 square feet.

3. Buildings and structures. No more than six detached (freestanding) dwellings may be maintained or constructed on the Property. Any new building or structure with a roof area and any additional impervious surface, together exceeding 10,000 square feet in ground area, must have Grantee's prior review and written approval. No building may exceed 35 feet in height, measured from the average grade of the foundation thereof, excepting cupolas, chimneys, antennas, silos, or other structural features having the prior written approval of Grantee.

4. Siting of Buildings and Structures:

Summary: All buildings and structures larger than 500 square feet in ground area must be located within the Building Envelopes shown on the Special Conditions Map and Exhibit A.

5. Water Quality Protection Areas:

Summary: 100-foot buffers on Occupacia Creek and Handpole Creek

- Livestock excluded from riparian buffer and waterway: ☒ YES ☐ NO
- Length of buffers: 17,799 feet.

Unique deed provisions: Includes BLA language, restrictions on size of division parcels- the minimum size of a subdivided parcel shall be no less than fifty (50) acres. Grantor may designate only two subdivided parcels on which dwellings may be constructed and maintained. Dwellings may not be constructed on any other subdivided parcel of the Property.

6. Consolidation of Tax Parcels: ☒ NO ☐ YES **Summary (if Yes):**

***The Governing Document:** *The primary terms of the easement are listed above in a condensed form. The complete terms, conditions, and restrictions are set forth in final and governing form in the recorded deed of easement.*

Further Discussion

Special Conditions Table (for VOF use)

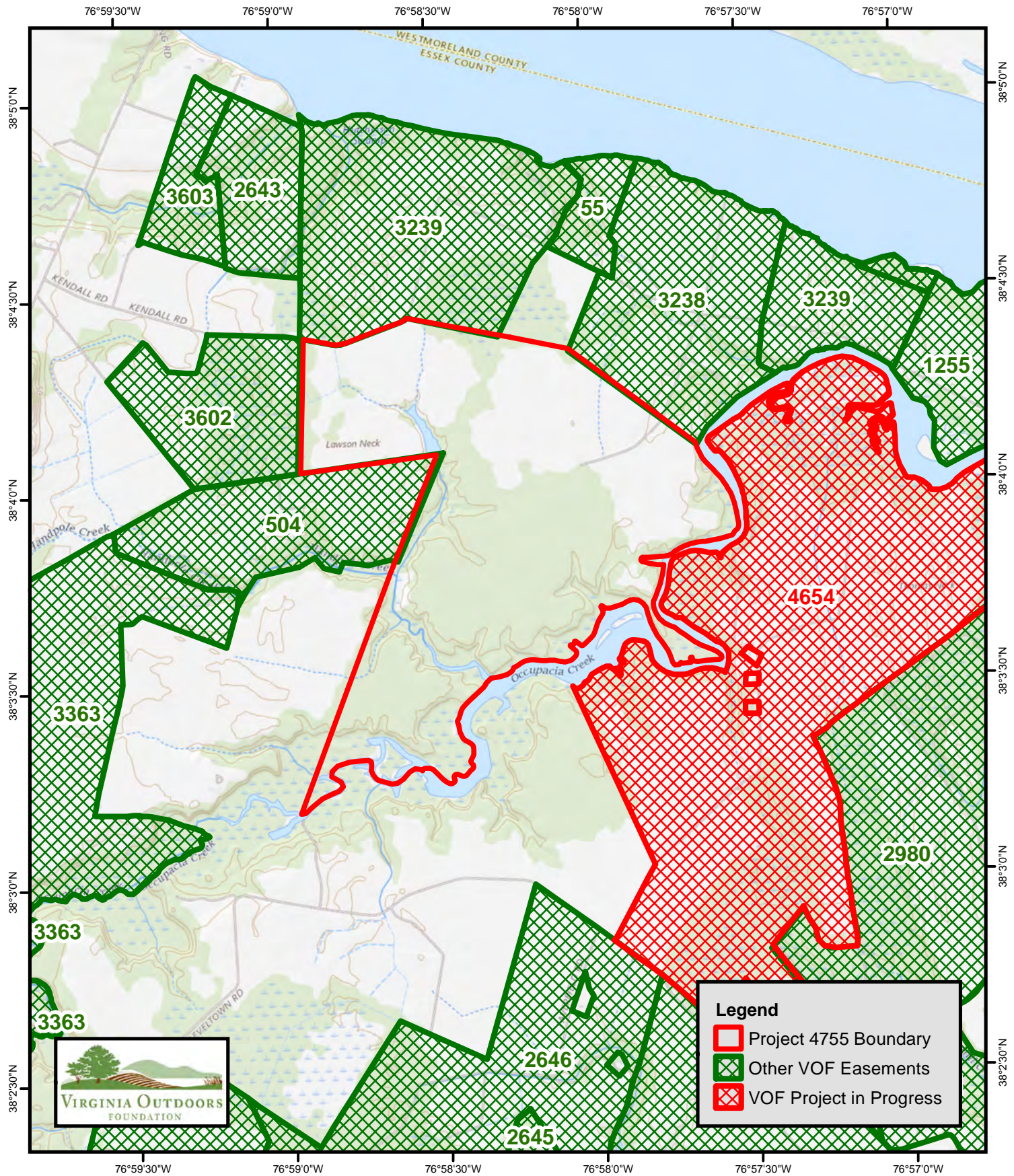
Waterbody	Feature Length (ft)	Buffer Width (ft)	Buffer Sides	Livestock Restriction	SC ID
-----------	---------------------	-------------------	--------------	-----------------------	-------

Occupacia Creek	14,795	100 foot	One side	Yes	6486
Handpole Creek	3,004	100 foot	Both sides	Yes	6487
			Choose an item.	Choose an item.	

Siting Condition	Description	SC ID
Building envelope	Most northern building envelope ~3.03ac	6485
Building envelope	Building envelope west of access road ~2.73ac	6485
Building envelope	Building envelope east of access road ~2.73ac	6485
Building envelope	Most southern building envelope ~2.73ac	6485
Compliance with County Comprehensive Plan		
<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO		

Public Infrastructure Information	Conflicts with published plans	Yes	No
Roads: <i>N/A no public road frontage</i>		<input type="checkbox"/>	<input checked="" type="checkbox"/>
Rail:		<input type="checkbox"/>	<input checked="" type="checkbox"/>
Utilities:		<input type="checkbox"/>	<input checked="" type="checkbox"/>

Easement Boundary Information
Survey work currently underway boundary will be updated when survey work is complete.
Current easement boundary delineated using tax parcel maps and aligned using aerial imagery.



Projection: Lambert Conformal Conic
GCS North America 1983
Datum: D North America 1983

Map created 09/09/2022 by Baron Lin.
Source data provided by topo- USGS, all else- VOF.
USGS Quadrangle: Champlain
This map is for general reference and display purposes only.

Location Map

Project 4755: Wellford

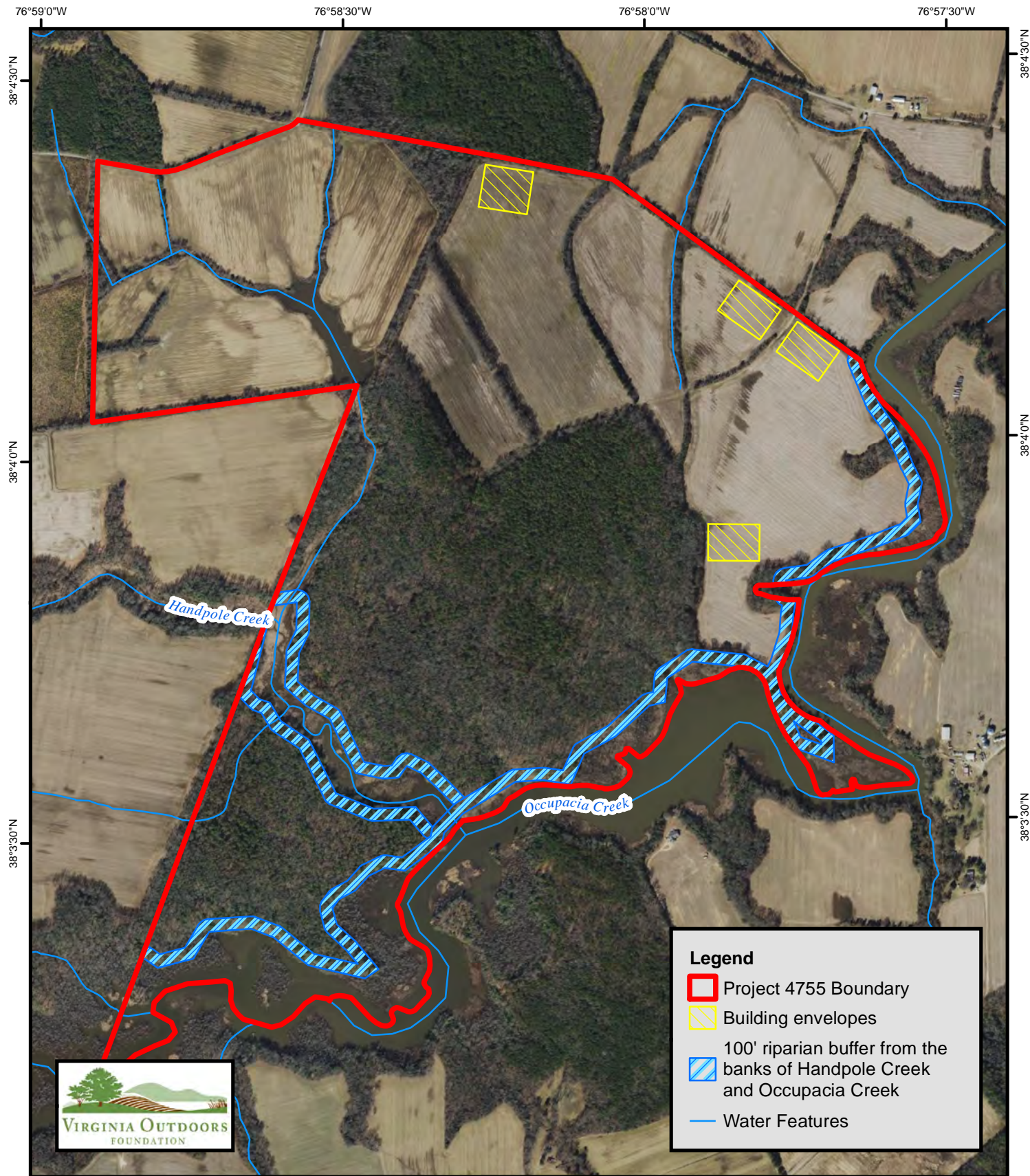
Essex County

~631 Acres

Feet
0 1000 2000

1:24,000





Legend

- Project 4755 Boundary
- Building envelopes
- 100' riparian buffer from the banks of Handpole Creek and Occupacia Creek
- Water Features



Projection: Lambert Conformal Conic
GCS North America 1983
Datum: D North America 1983

Map created 09/15/2022 by Baron Lin.
Source data provided by aerial imagery- VDEM/VBMP,
water features- USGS, all else- VOF.
Aerial imagery acquired 02/24/2021.
Aerial imagery © Commonwealth of Virginia.
This map is for general reference and display purposes only.

Special Conditions Map

Project 4755: Wellford Essex County ~631 Acres

0 Feet 1050
525
1:12,600





Allan and Victoria Hynson

Locality: Richmond County

Total Acres: 348.2452 (subject to change: full survey underway)

Project ID #4804

Instrument ID # 6222

Property ID # 5532

Board Meeting Date: 10/11/2022

VOF Staff Lead: E. Thomas

Project Type: Open Space Easement

Project Description: Located along the Richmond/Westmoreland County line on Mitchell's Run, the property is a mix of farmland with productive soils and forest and supports a wide variety of wildlife resources.

Conservation Purposes/Property Features

- **Agricultural Use:** Contains 147 acres of United States Department of Agriculture-designated prime farmland soils.
- **Forestral Use:** Identified by the Virginia Department of Forestry as having a high ranking (FCV 3) in "Forest Conservation Value,".
- **Natural Habitat and Biological Diversity:** Property has been identified by the Virginia Department of Conservation and Recreation as being within an ecological core of very high value.
- **Water Resource Protection:** Contains approximately 6,000 feet of frontage on Mitchell Run which drains to Cat Point Creek, a tributary of the Rappahannock River and the Chesapeake Bay.

Staff Recommendations/Conformance with VOF Guidelines

- ☒ Approve as presented
☐ Approve subject to suggested changes and final VOF legal review as to form
☐ Deny (not supported by staff)

Notes: *Some sections of the new model easement continue to be reviewed. Any resulting changes to the language in the deed of easement are expected and will not require additional consideration from the Board.*

Easement Terms*

1. **Division of Land:** One property permitted (no division)

- 2. Impervious Coverage Limitations:** Total impervious surface coverage, including that of both existing and additional improvements, may not exceed 38,000 square feet.
- 3. Buildings and structures.** No more than two detached (freestanding) dwellings may be maintained or constructed on the Property. Any new building or structure with a roof area and any additional impervious surface, together exceeding 10,000 square feet in ground area, must have Grantee's prior review and written approval. No building may exceed 35 feet in height, measured from the average grade of the foundation thereof, excepting cupolas, chimneys, antennas, silos, or other structural features having the prior written approval of Grantee.
- 4. Siting of Buildings and Structures:**
Summary: All buildings and structures larger than 500 square feet in ground area must be located within the Building Envelopes shown on the Special Conditions Map and Exhibit A.
- 5. Water Quality Protection Areas:**
Summary: RPZ on Mitchell Run and its tributary.
- Livestock excluded from waterway only: ☐ YES ☐ NO
 - Livestock excluded from riparian buffer and waterway: ☒ YES ☐ NO
 - Length of "forested/vegetated" riparian buffers (livestock excluded):
- 6. Unique deed provisions:** N/A.
- 7. Consolidation of Tax Parcels:** ☐ NO ☒ YES **Summary (if Yes):** vacate the interior boundary lines of Tax Parcels 2-50B, 2-53B, 2-52, and 2-47

***The Governing Document:** *The primary terms of the easement are listed above in a condensed form. The complete terms, conditions, and restrictions are set forth in final and governing form in the recorded deed of easement.*

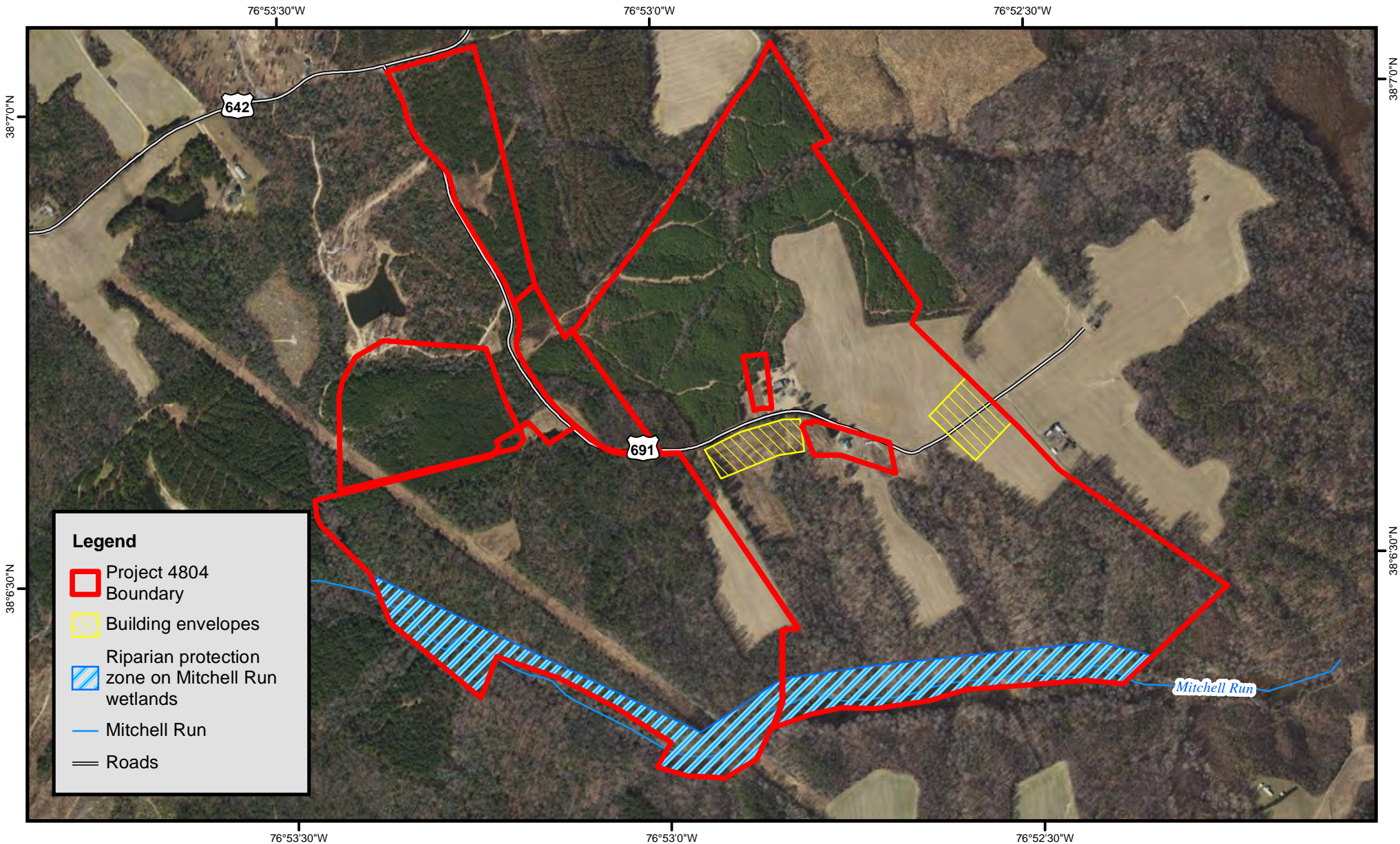
Further Discussion *Full survey underway- current acreage number subject to change.*

Special Conditions Table (for VOF use)					
Waterbody	Feature Length (ft)	Buffer Width (ft)	Buffer Sides	Livestock Restriction	SC ID
Mitchell Run			One side	Yes	6484
			Choose an item.	Choose an item.	
			Choose an item.	Choose an item.	

Siting Condition	Description	SC ID
Building envelope	Building envelope #1 (south of Rt. 691) ~3.06ac	6842
Building envelope	Building envelope #2 (eastern boundary of property, covers Rt. 691) ~3.19ac	6842
Compliance with County Comprehensive Plan		
<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO		

Public Infrastructure Information	Conflicts with published plans	Yes	No
Roads: Routes 691 and 642 are 30-foot RoWs.		<input type="checkbox"/>	<input checked="" type="checkbox"/>
Rail:		<input type="checkbox"/>	<input checked="" type="checkbox"/>
Utilities:		<input type="checkbox"/>	<input checked="" type="checkbox"/>
<i>Notes:</i>			

Easement Boundary Information
Current boundary is from tax map parcels, full survey underway.



Projection: Lambert Conformal Conic
GCS North America 1983
Datum: D North America 1983

Map created 09/09/2022 by Baron Lin.
Source data provided by aerial imagery- VDEM/VBMP,
Mitchell Run- USGS, roads- VOT, all else- VOF.
Aerial imagery acquired 03/10/2021 & 03/11/2021.
Aerial imagery © Commonwealth of Virginia.
This map is for general reference and display purposes only.

Special Conditions Map

Project 4804: Hynson, Alan
& Victoria
Richmond County
~348 Acres

Feet
0 425 850
1:10,200





Grantor Names: J. Sheldon CLARK and Marguerite Jenkins Clark, additional Grantor

Locality: Orange

Total Acres: 89.745

Project ID # 4818

Instrument ID # 6306

Property ID # 5550

Board Meeting Date: 10/11/2022

VOF Staff Lead: Sherry Buttrick

Project Type: Gift of Easement

Project Description: This mostly wooded property on Highway 522 is located in an eligible historic district and adjoins a large block of VOF easements within the Chesapeake Bay watershed. Raccoon Branch crosses the property.

Conservation Purposes/Property Features

Agricultural Use:

- Approximately 70 acres designated by the VA Department of Forestry in their Statewide Assessment of Forest Resources to contain “high” Forest Conservation Value;
- Approximately 27 acres of either Prime Soils or Farmland of Statewide Importance
- Portion of property designated by DCR’s Conserve VA as significant in the Agriculture/Forestry category.

Natural Habitat and Biological Diversity: western portion of property is within the Culpeper Basin Important Bird Area as designated by National Audubon Society

Open Space: Adjoins a large block of VOF easement land (13,400 acres)

Water Resource Protection:

- ~ 1,650 feet on intermittent Raccoon Branch. Freshwater Forested/Shrub Wetland in Raccoon Branch channel
- Chesapeake Bay watershed and in Conserve VA database for water quality improvement priority.

Historic Preservation:

- entire property designated in DCR’s Conservation Vision Cultural Resource Model as ranking of 2 (3 being highest);
- In Rapidan River and Clark Mountain RHD (eligible for historic register)

Open Space as Designated by a Gov’t or Conservation Org: Designated in DCR’s Conserve VA database as significant in the Cultural and Historic resource category

Staff Recommendations/Conformance with VOF Guidelines

Note to staff: Delete this section for BDR

- ☒ Approve as presented
☐ Approve subject to suggested changes and final VOF legal review as to form
☐ Deny (not supported by staff)

Notes: *Some sections of the new model easement continue to be reviewed. Any resulting changes to the language in the deed of easement are expected and will not require additional consideration from the Board.*

Easement Terms*

- 1. Division of Land:** No division. One property permitted (0 division)
- 2. Impervious Coverage Limitations:** Total impervious surface coverage, including that of both existing and additional improvements, may not exceed 10,000 square feet.
- 3. Buildings and structures.** No more than **one** detached (freestanding) dwellings may be maintained or constructed on the Property.

Any new building or structure with a roof area and any additional impervious surface, together exceeding 10,000 square feet in ground area, must have Grantee's prior review and written approval. No building may exceed 35 feet in height, measured from the average grade of the foundation thereof, excepting cupolas, chimneys, antennas, silos, or other structural features having the prior written approval of Grantee.

4. Siting of Buildings and Structures:

Summary: All buildings and structures larger than 500 square feet in ground area to be located within the Building Envelopes shown on the Special Conditions Map/ Exhibit A.

5. Water Quality Protection Areas:

Summary: 35-foot buffer on Raccoon Branch segments

- Livestock excluded from riparian buffer and waterway: ☒ YES ☐ NO
- Length of "forested/vegetated" riparian buffers (livestock excluded): 3,300

- 6. Unique Deed Provisions: GENERAL.** Grantor covenants that no acts or uses which are (i) inconsistent with the conservation purposes of this donation or (ii) consistent with the conservation purposes of this donation but are destructive of other significant conservation instruments unless such acts or use are necessary for the protection of the conservation value which are the subject of this donation shall be conducted on the Property. This paragraph shall not be construed to prevent any matter permitted under the restrictions set forth in Paragraphs 1 through 7 above as the Grantee has determined that such restrictions will limit the use of the Property to those uses consistent with and supporting the conservation values of the Property and the conservation values furthered by this Easement. *(N.B.: this attorney always uses this provision and VOF has accepted it many times.)*

7. Consolidation of Tax Parcels: ☐ NO ☒ YES **Summary (if Yes):** two surveyed parcels to be consolidated by deed into one parcel. Approved as to consolidation method by Orange County attorney.

***The Governing Document:** *The primary terms of the easement are listed above in a condensed form. The complete terms, conditions, and restrictions are set forth in final and governing form in the recorded deed of easement.*

Further Discussion *Note to staff: Delete this section for BDR*

Donor has given a number of easements in the same area. An area with many easements.

Special Conditions Table (for VOF use)

Waterbody	Feature Length (ft)	Buffer Width (ft)	Buffer Sides	Livestock Restriction	SC ID
Raccoon Branch	1650	35	Both sides	Yes	6479
Siting Condition	Description				SC ID
2 Bldg Env	One in SE corner of property and one across creek in flat area in woods.				6478

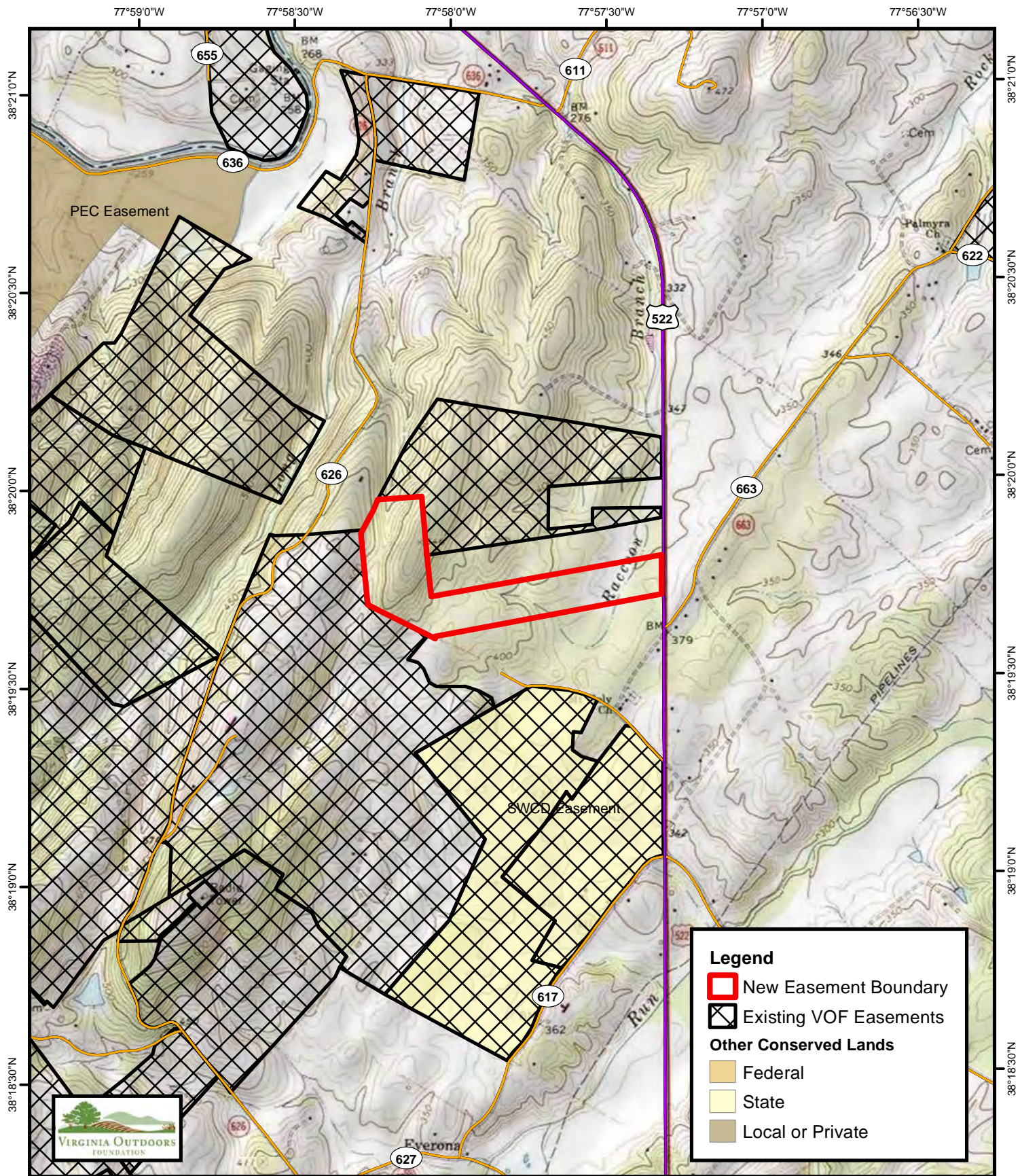
Compliance with County Comprehensive Plan

☒ YES ☐ NO

Public Infrastructure Information	Conflicts with published plans	Yes	No
Roads: State Route 522 has a 60ft R/W		<input type="checkbox"/>	<input checked="" type="checkbox"/>
Rail:		<input type="checkbox"/>	<input checked="" type="checkbox"/>
Utilities:		<input type="checkbox"/>	<input checked="" type="checkbox"/>
<i>Notes:</i>			

Easement Boundary Information *Delete this section for BDR*

Easement boundary complete by survey.



Orange
County



VOF BOT 10/11/2022 Conservation Easement Projects

Location Map

Clark ~ 89.745 acres
Board Meeting Date: 6/30/2022

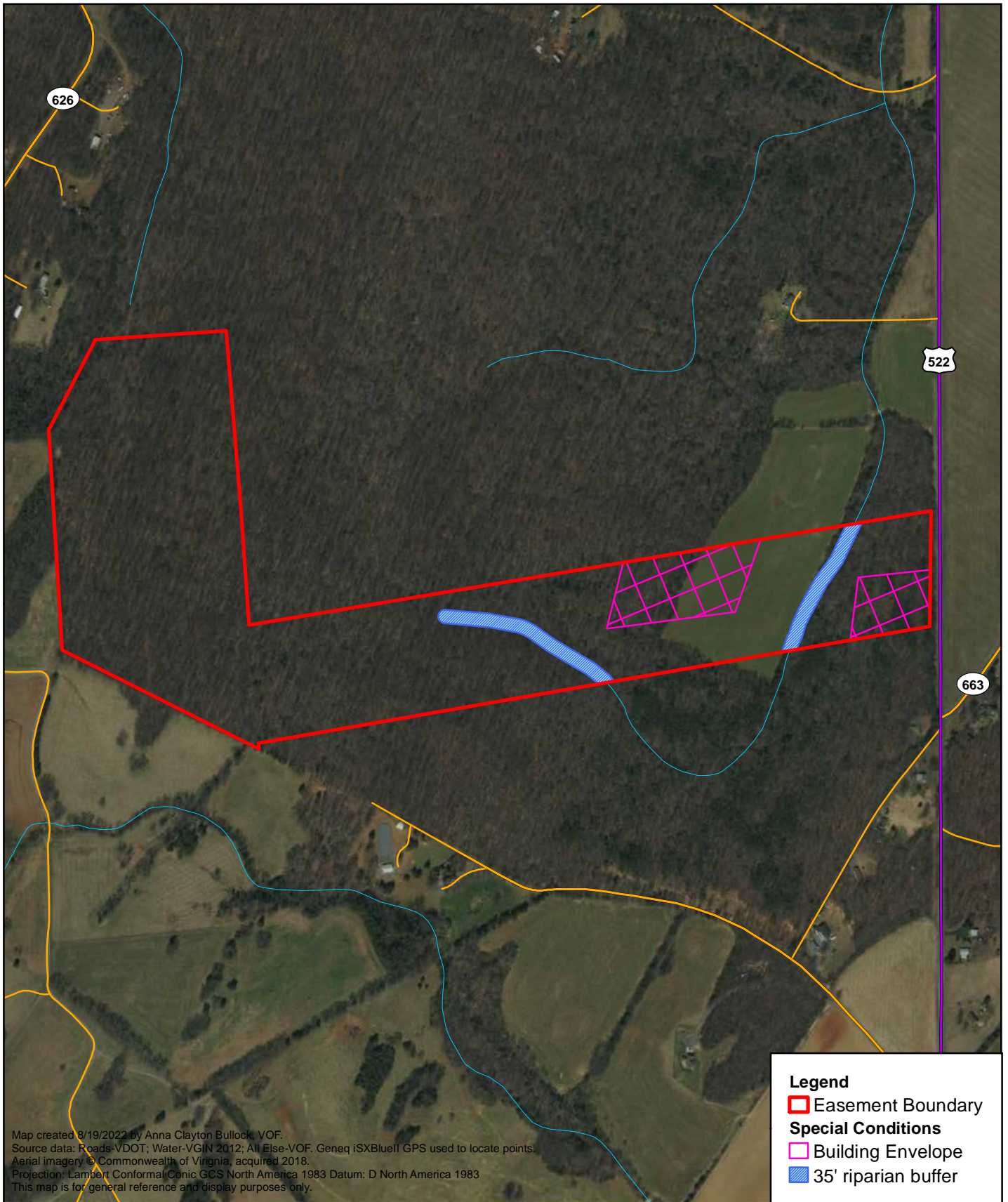
0 1000 2000
Feet

Projection: Lambert Conformal Conic
GCS North America 1983
Datum: D North America 1983



Map created 4/28/2022 by Anna Clayton Bullock, VOF.
Source data: Roads-VDOT; Other Conserved Lands-
VADCR 9/2021; Topo map - USGS/NGS- VGIN;
County Boundaries - US Census/VOF 2014;
USGS Quadrangle:

This map is for general reference and display purposes only.



VIRGINIA OUTDOORS
 FOUNDATION

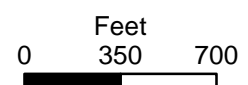
VOF BOT 10/11/2022 Conservation Easement Projects

Special Conditions Map

Clark, Sheldon

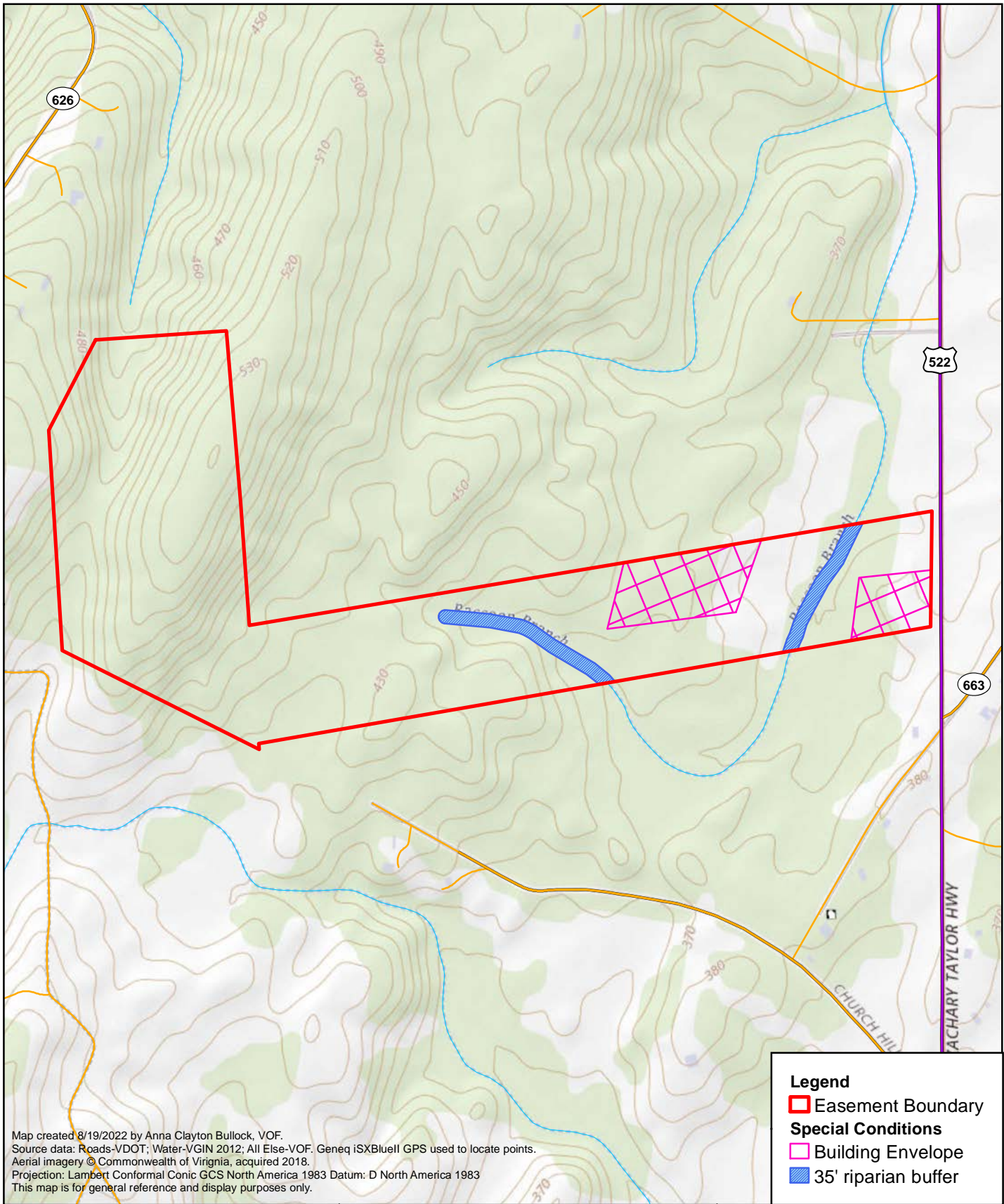
89.745 acres

Orange County



1:8,400





VIRGINIA OUTDOORS
 FOUNDATION

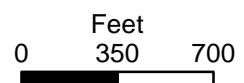
VOF BOT 10/11/2022 Conservation Easement Projects

Special Conditions Map

Clark, Sheldon

89.745 acres

Orange County



1:8,400



Virginia Outdoors Foundation

April 27 2021

Dear Sherry

I have long been interested in conservation for the betterment of the environment, the preservation of wildlife, and the scenic beauty. For the last twenty years I have put many properties in your easement programs to achieve these goals. I have found that this program has been increasingly important with rapid expansion of cities such as Washington DC.

Thank you

Jon Sheldon Clark

Anna Clayton L. Bullock

From: John Clark <jsheldonclark@yahoo.com>
Sent: Wednesday, April 27, 2022 3:44 PM
To: Sherry Buttrick
Cc: Anna Clayton L. Bullock
Subject: lots for easement

Alert: This email originated from outside VOF

Dear Sherry

I have two adjoining lots to Mountain Level Farm that I want to put in easement. The lots are 18-6A 40.49 acres and 18-6J 49.25 acres in Orange.

Thank you
Sheldon Clark



Fuller Farms of Virginia, Inc.

Locality: Southampton

Total Acres: 388.62 +/-

Project ID #4822

Instrument ID # 6335

Property ID # 5556

Board Meeting Date: 10/11/2022

VOF Staff Lead: E. Thomas

Project Type: Open-space Easement

Project Description: Located just outside of Boykins , this family owned and managed farm contains prime agricultural soils and lies in the Chowan River basin, one of the major tributaries to the Albemarle Sound.

Conservation Purposes/Property Features

- **Agricultural Use:** Contains 198 acres of Prime Farmland soils as designated by USDA.
- **Natural Habitat and Biological Diversity:** Located in Albemarle-Pamlico watershed which supports a wide variety of habitat resources. Lies in the Chowan River Basin, one of the major tributaries to the Albemarle Sound.
- **Water Resource Protection:** Contains frontage on Tarrara Creek, a tributary of the Chowan River.

Staff Recommendations/Conformance with VOF Guidelines

- ☒ Approve as presented
☐ Approve subject to suggested changes and final VOF legal review as to form
☐ Deny (not supported by staff)

Notes: *Some sections of the new model easement continue to be reviewed. Any resulting changes to the language in the deed of easement are expected and will not require additional consideration from the Board.*

Easement Terms*

1. **Division of Land:** Two properties permitted (one division)
2. **Impervious Coverage Limitations:** Total impervious surface coverage, including that of both existing and additional improvements, may not exceed 45,000 square feet.
3. **Buildings and structures.** No more than two detached (freestanding) dwellings may be maintained or constructed on the Property. Any new building or structure with a roof area and any additional impervious surface, together exceeding 10,000 square feet in ground area, must

have Grantee's prior review and written approval. No building may exceed 35 feet in height, measured from the average grade of the foundation thereof, excepting cupolas, chimneys, antennas, silos, or other structural features having the prior written approval of Grantee.

4. Siting of Buildings and Structures:

Summary: All buildings and structures larger than 500 square feet in ground area must be located within the Building Envelopes shown on the Special Conditions Map and Exhibit A.

5. Water Quality Protection Areas:

Summary: RPZ on Tarrara Creek and wetland areas.

- Livestock excluded from RPZ and waterway: ☒ YES ☐ NO

6. Unique deed provisions: N/A

- 7. Consolidation of Tax Parcels:** ☐ NO ☒ YES **Summary (if Yes):** Will seek to consolidate 99-20,100-20, 111-22A and 100-21 into one parcel leaving out 99-20B and leaving 100-15 as one parcel.

***The Governing Document:** *The primary terms of the easement are listed above in a condensed form. The complete terms, conditions, and restrictions are set forth in final and governing form in the recorded deed of easement.*

Further Discussion

Landowner owns TMP 99-20B located adjacent to property – leaving this parcel out of easement.

Special Conditions Table (for VOF use)

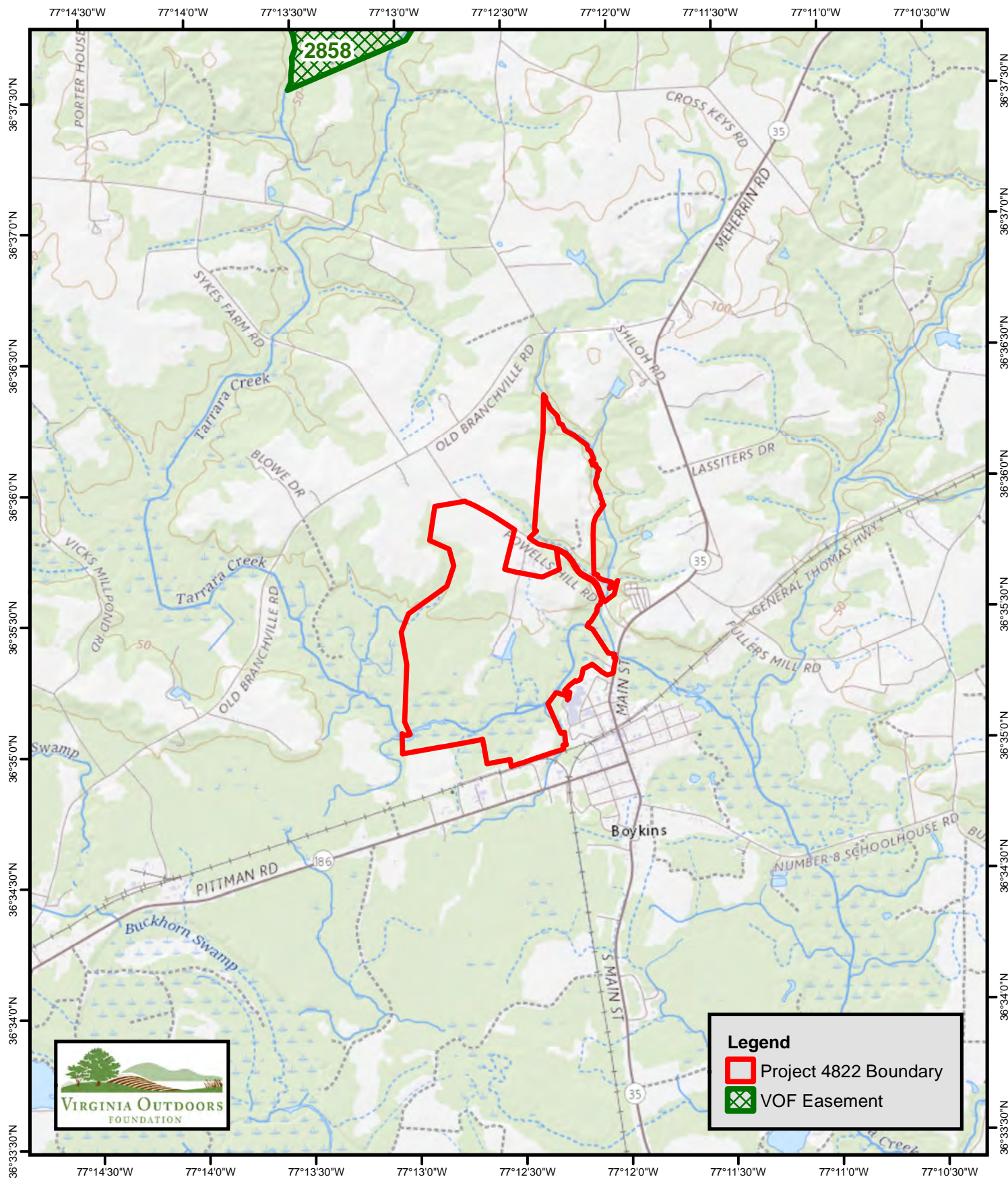
Waterbody	Feature Length (ft)	Buffer Width (ft)	Buffer Sides	Livestock Restriction	SC ID
Tarrara Creek			Both sides	Yes	6493
			Choose an item.	Choose an item.	
			Choose an item.	Choose an item.	

Siting Condition	Description	SC ID
Building envelope	Most northern building envelope ~2.73ac	6494
Building envelope	Building envelope that extends the existing farm building complex ~11.78ac	6494

Building envelope	Most southern building envelope ~2.23ac	6494
Compliance with County Comprehensive Plan		
<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO		

Public Infrastructure Information	Conflicts with published plans	Yes	No
Roads: Rt. 667 (30-foot RoW) and Rt 35 (50-foot variable)		<input type="checkbox"/>	<input checked="" type="checkbox"/>
Rail: N/A		<input type="checkbox"/>	<input checked="" type="checkbox"/>
Utilities:		<input type="checkbox"/>	<input checked="" type="checkbox"/>

Easement Boundary Information
Current boundary based on tax maps, survey work being compiled, will be entered when complete.



Projection: Lambert Conformal Conic
GCS North America 1983
Datum: D North America 1983

Map created 09/15/2022 by Baron Lin.
Source data provided by topo- USGS, all else- VOF.
USGS Quadrangle: Boykins
This map is for general reference and display purposes only.

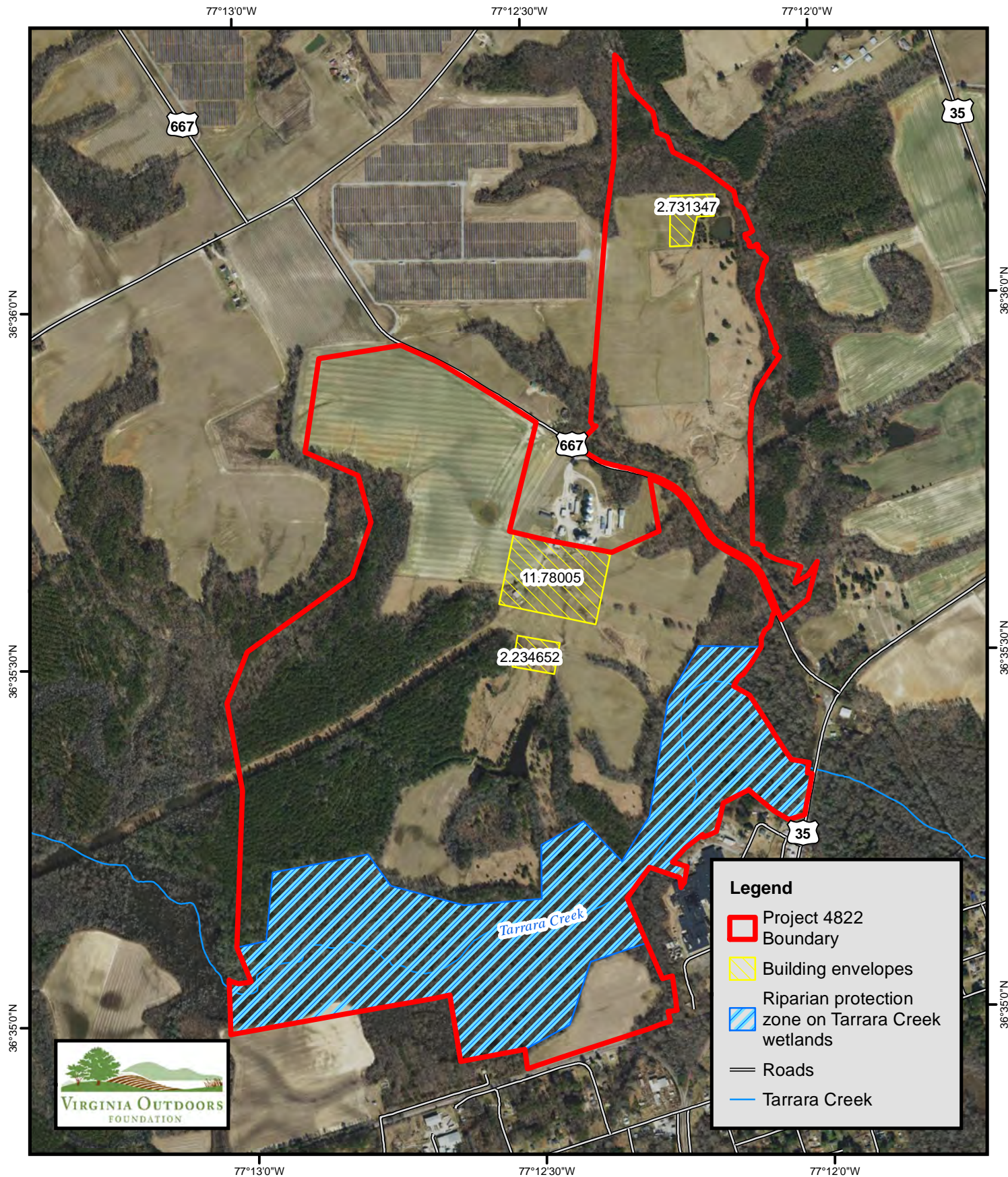
Location Map

Project 4822: Fuller Farms of VA
Southampton County
~540 Acres

Feet
0 1500 3000

1:36,000





Projection: Lambert Conformal Conic
GCS North America 1983
Datum: D North America 1983

Map created 09/15/2022 by Baron Lin.
Source data provided by aerial imagery- VDEM/VBMP,
roads- VDOT, Tarrara Creek- USGS, all else- VOF.
Aerial imagery acquired 02/21/2021.
Aerial imagery © Commonwealth of Virginia.
This map is for general reference and display purposes only.

Special Conditions Map

Project 4822: Fuller Farms of VA
Southampton County
~540 Acres

Feet
0 550 1100
1:13,200





Jeff and Kim Thompson

Locality: King and Queen

Total Acres: 266.25

Project ID #4824

Instrument ID # 6357

Property ID # 5560

Board Meeting Date: 10/11/2022

VOF Staff Lead: E. Thomas

Project Type: Open-space Easement

Project Description: Located on the scenic Dragon Run Swamp, this property with prime soils contains working forest land in a mix of managed pine and hardwoods and has been identified as having high ecological integrity.

Conservation Purposes/Property Features

- **Agricultural Use:** Contains 120 acres of United States Department of Agriculture-designated prime farmland soil and 38 acres of soils of statewide importance.
- **Forestral Use:** Contains a high ranking in “Forest Conservation Value,” and contains 230 acres of “Outstanding” forestal resources (FCV3-5).
- **Natural Habitat and Biological Diversity:** Identified by the Virginia Department of Conservation and Recreation as being within an ecological core of very high value and within the Natural Land Network, which includes lands of high ecological integrity and identifies lands that represent important natural connections to facilitate protection of biodiversity and resilience as the landscape changes.
- **Scenic/Open Space:** Located on designated Virginia Scenic River- The Dragon Run.
- **Water Resource Protection:** Contains 2,300 feet of frontage on the Dragon Run Swamp and 2,200 feet of frontage on an unnamed tributary, both of which are tributaries of the York River and the Chesapeake Bay.

Staff Recommendations/Conformance with VOF Guidelines

- ☒ Approve as presented
- ☐ Approve subject to suggested changes and final VOF legal review as to form
- ☐ Deny (not supported by staff)

Notes: *Some sections of the new model easement continue to be reviewed. Any resulting changes to the language in the deed of easement are expected and will not require additional consideration from the Board.*

Easement Terms*

- 1. Division of Land:** Two properties permitted (one division)
- 2. Impervious Coverage Limitations:** Total impervious surface coverage, including that of both existing and additional improvements, may not exceed 30,000 square feet.
- 3. Buildings and structures.** No more than two detached (freestanding) dwellings may be maintained or constructed on the Property. Any new building or structure with a roof area and any additional impervious surface, together exceeding 10,000 square feet in ground area, must have Grantee's prior review and written approval. No building may exceed 35 feet in height, measured from the average grade of the foundation thereof, excepting cupolas, chimneys, antennas, silos, or other structural features having the prior written approval of Grantee.
- 4. Siting of Buildings and Structures:**
Summary: All buildings and structures larger than 500 square feet in ground area must be located within the Building Envelopes shown on the Special Conditions Map and Exhibit A.
- 5. Water Quality Protection Areas:**
Summary: RPZ on Dragon Run and tributaries.
 - Livestock excluded from RPZ and waterway: ☒ YES ☐ NO
- 6. Unique deed provisions:** N/A
- 7. Consolidation of Tax Parcels:** ☒ NO ☐ YES **Summary (if Yes):**

***The Governing Document:** *The primary terms of the easement are listed above in a condensed form. The complete terms, conditions, and restrictions are set forth in final and governing form in the recorded deed of easement.*

Further Discussion

Special Conditions Table (for VOF use)

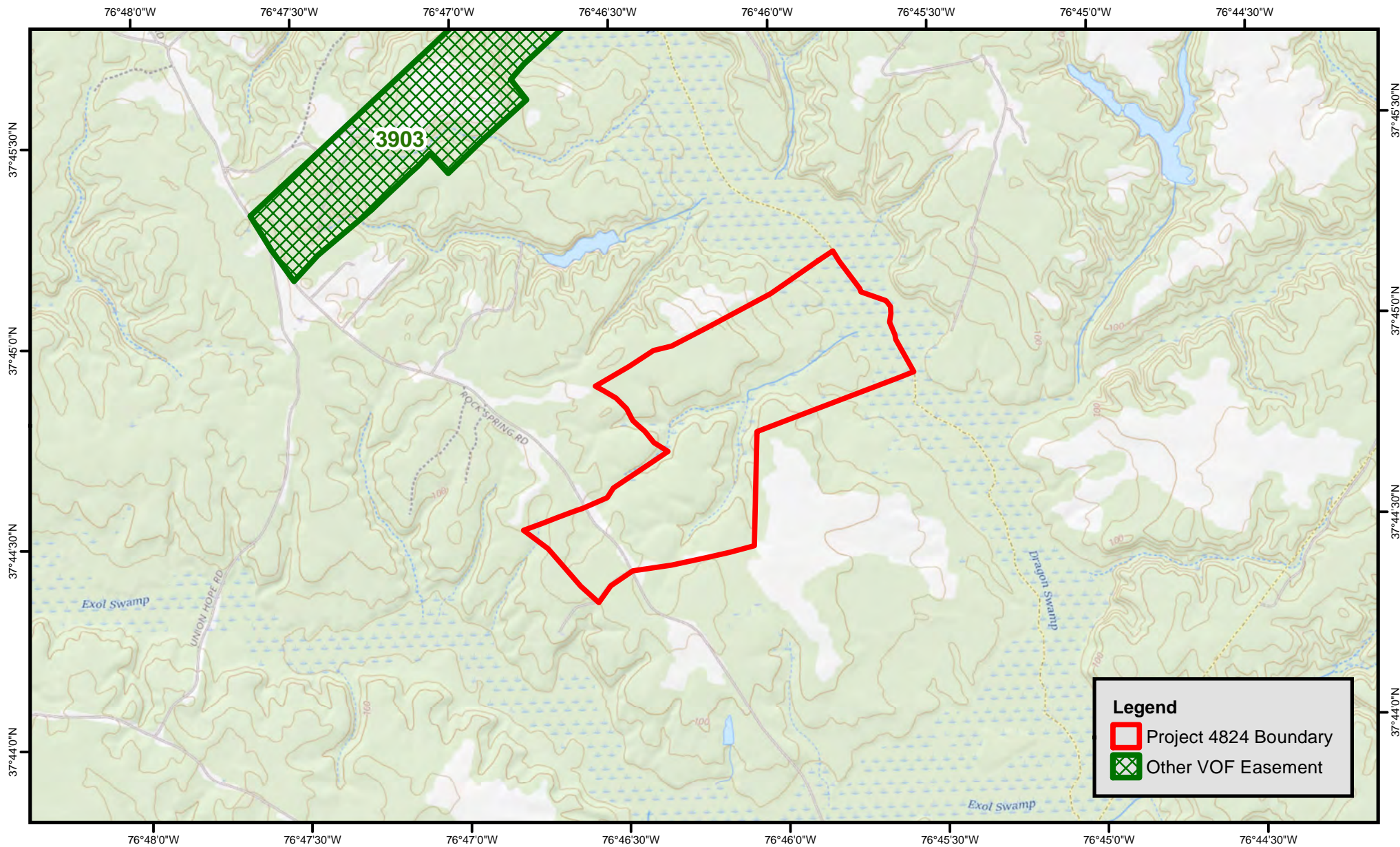
Waterbody	Feature Length (ft)	Buffer Width (ft)	Buffer Sides	Livestock Restriction	SC ID
Dragon Run and tributaries			One side	Yes	6495
			Choose an item.	Choose an item.	
			Choose an item.	Choose an item.	

Siting Condition	Description	SC ID
Building envelope	Building envelope west of Rt. 614/Rock Spring Rd ~3.26ac	6496
Building envelope	Building envelope east of Rt. 614/Rock Spring Rd ~3.11ac	6496
Compliance with County Comprehensive Plan		
<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO		

Public Infrastructure Information	Conflicts with published plans	Yes	No
Roads: Route 613 is a 30-foot RoW.		<input type="checkbox"/>	<input checked="" type="checkbox"/>
Rail:		<input type="checkbox"/>	<input checked="" type="checkbox"/>
Utilities:		<input type="checkbox"/>	<input checked="" type="checkbox"/>

Easement Boundary Information	
Source Type	Description of Use and Extent/Other Comments
Survey made by Charles J. Kerns, dated September 27, 1991, entitled "The Chesapeake Corporation of Virginia, Tract Name Thurston and Dulce Domum" recorded in the Clerk's Office of King & Queen County in Deed Book 125, Page 448	All lines of proposed easement boundary except for the eastern line along Dragon Run.
U.S Census Bureau TIGER/Line County Data	Eastern edge of proposed easement boundary aligned to County boundary along Dragon Run.
VBMP ortho imagery with flight date of February 24, 2021	Alignment of survey. Aerial resolution: 1 foot

<p>Future site visit to delineate 3 corners along existing farm road using Geneq iSX Blue II GPS device</p>	
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Projection: Lambert Conformal Conic
GCS North America 1983
Datum: D North America 1983

Map created 08/31/2022 by Baron Lin.
Source data provided by topo- USGS, all else- VOF.
USGS Quadrangle: Truhart.
This map is for general reference and display purposes only.

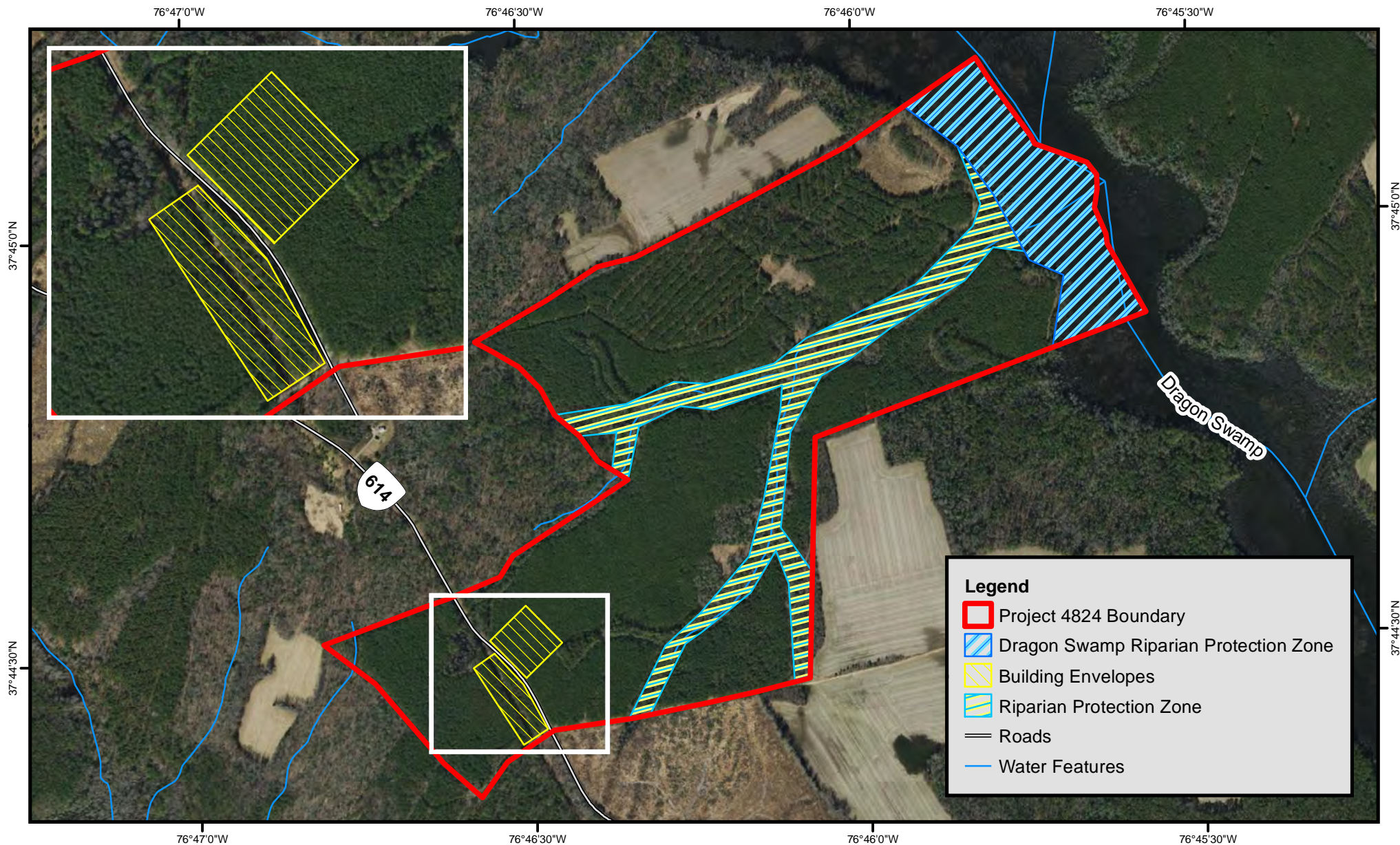
Location Map

Project 4824: Thompson, Jeff & Kim
King and Queen County
266.25 Acres

Feet
0 1000 2000

1:24,000





Projection: Lambert Conformal Conic
 GCS North America 1983
 Datum: D North America 1983

Map created 08/31/2022 by Baron Lin.
 Source data provided by roads- VDOT, water features- USGS,
 all else- VOF.
 VBMP aerial imagery acquired 02/24/2021.
 Aerial imagery © Commonwealth of Virginia.
 This map is for general reference and display purposes only.

Special Conditions Map

Project 4824: Thompson, Jeff & Kim
 King and Queen County
 266.25 Acres

0 Feet 950
 1:11,400





Thomas Stephenson, Ann Pietrantonì, James Pietrantonì

Locality: Southampton

Total Acres: 260

Project ID #4827

Instrument ID #6410

Property ID # 5567

Board Meeting Date: 10/11/2022

VOF Staff Lead: E. Thomas

Project Type: Open-space Easement

Project Description: Located in the Chowan River basin with a mile of frontage on Round Hill Swamp, this property contains wetlands, woodlands, and agricultural land in the Albemarle-Pamlico Sound Estuary, an estuary of national significance.

Conservation Purposes/Property Features

- **Agricultural Use:** Contains 82 acres of United States Department of Agriculture-designated prime farmland soils.
- **Forestal Use:** Contains 60 acres of forestal resources (FCV3).
- **Natural Habitat and Biological Diversity:** Identified in the VA Natural Landscape Assessment Ecological Cores as a C3 due to the various fish species found in Round Hill Swamp
- **Water Resource Protection:** Contains approximately 5880 feet of frontage on the Round Hill Swamp, a tributary of the Blackwater and Chowan River, which drains to the Albemarle-Pamlico Sound Estuary.

Staff Recommendations/Conformance with VOF Guidelines

- ☒ Approve as presented
☐ Approve subject to suggested changes and final VOF legal review as to form
☐ Deny (not supported by staff)

Notes: *Some sections of the new model easement continue to be reviewed. Any resulting changes to the language in the deed of easement are expected and will not require additional consideration from the Board.*

Easement Terms*

1. **Division of Land:** One property permitted (no division)
2. **Impervious Coverage Limitations:** Total impervious surface coverage, including that of both existing and additional improvements, may not exceed 30,000 square feet.

3. Buildings and structures. No more than two detached (freestanding) dwellings may be maintained or constructed on the Property. Any new building or structure with a roof area and any additional impervious surface, together exceeding 10,000 square feet in ground area, must have Grantee's prior review and written approval. No building may exceed 35 feet in height, measured from the average grade of the foundation thereof, excepting cupolas, chimneys, antennas, silos, or other structural features having the prior written approval of Grantee.

4. Siting of Buildings and Structures:

Summary: All buildings and structures larger than 500 square feet in ground area must be located within the Building Envelopes shown on the Special Conditions Map and Exhibit A.

5. Water Quality Protection Areas:

Summary: RPZ on Round Hill Swamp and selected tributaries (as shown on Special Conditions Map).

- Livestock excluded from RPZ and waterway: ☒ YES ☐ NO

6. Unique deed provisions: N/A

7. Consolidation of Tax Parcels: ☒ NO ☐ YES **Summary (if Yes):**

***The Governing Document:** *The primary terms of the easement are listed above in a condensed form. The complete terms, conditions, and restrictions are set forth in final and governing form in the recorded deed of easement.*

Further Discussion

Special Conditions Table (for VOF use)

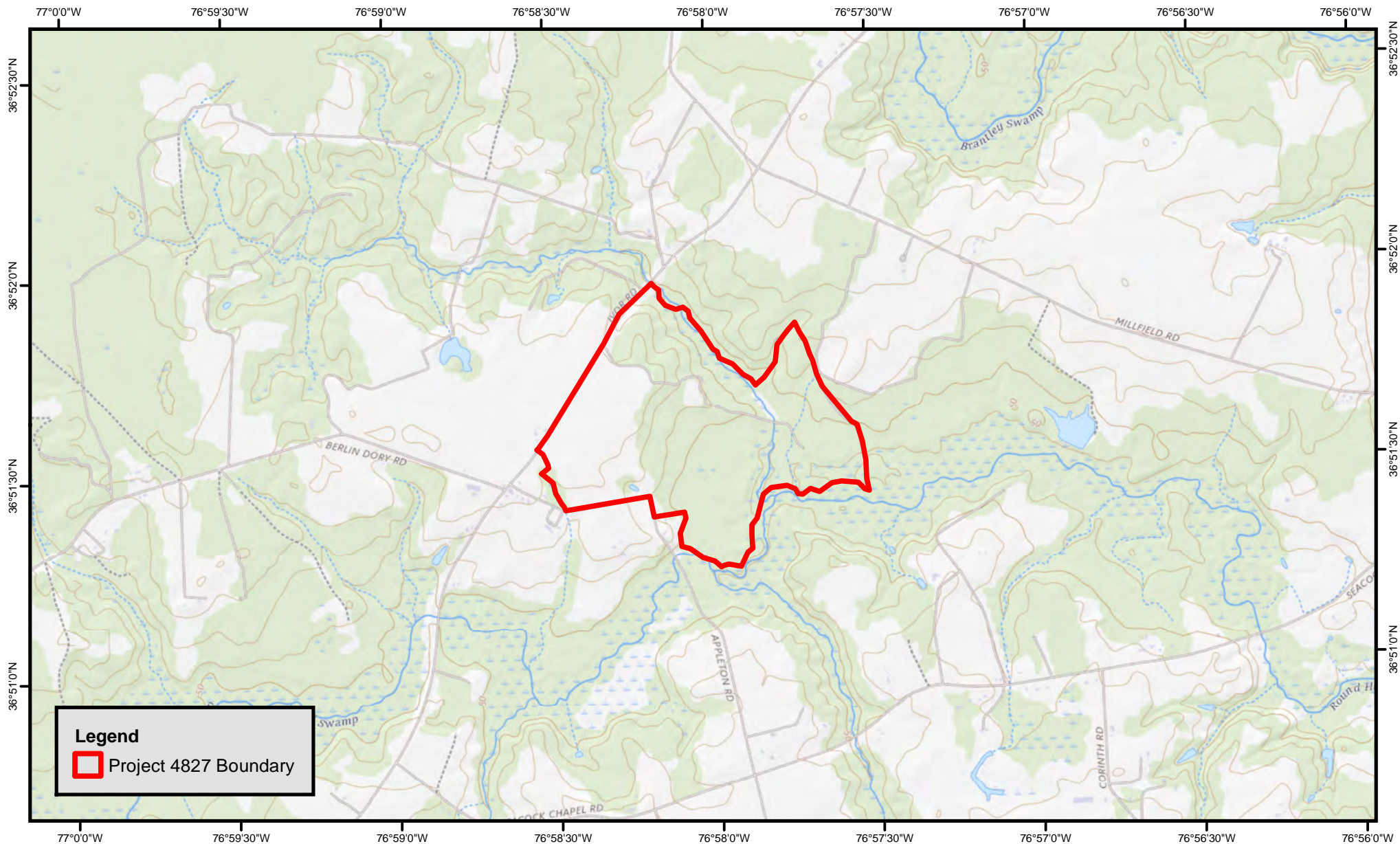
Waterbody	Feature Length (ft)	Buffer Width (ft)	Buffer Sides	Livestock Restriction	SC ID
Round Hill Swamp and selected tributaries (as shown on Special Conditions Map)			Both sides	Yes	6497
			Choose an item.	Choose an item.	
			Choose an item.	Choose an item.	

Siting Condition	Description	SC ID
Building envelope	Most southern building envelope ~1.25ac	6498
Building envelope	Most northern building envelope ~1.21ac	6498

Compliance with County Comprehensive Plan		
<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO		

Public Infrastructure Information	Conflicts with published plans	Yes	No
Roads: Route 616 (Ivor Road) and Route 626 (Appleton Road) 30 foot RoW		<input type="checkbox"/>	<input checked="" type="checkbox"/>
Rail:		<input type="checkbox"/>	<input checked="" type="checkbox"/>
Utilities:		<input type="checkbox"/>	<input checked="" type="checkbox"/>

Easement Boundary Information
Easement boundary created using 1959 survey. Outparcels excluded using 1994 and 1996 surveys. Aligned using aerial imagery.



Projection: Lambert Conformal Conic
GCS North America 1983
Datum: D North America 1983

Map created 08/31/2022 by Baron Lin.
Source data provided by topo- USGS, all else- VOF.
USGS Quadrangle: Sedley.
Aerial imagery © Commonwealth of Virginia.
This map is for general reference and display purposes only.

Location Map

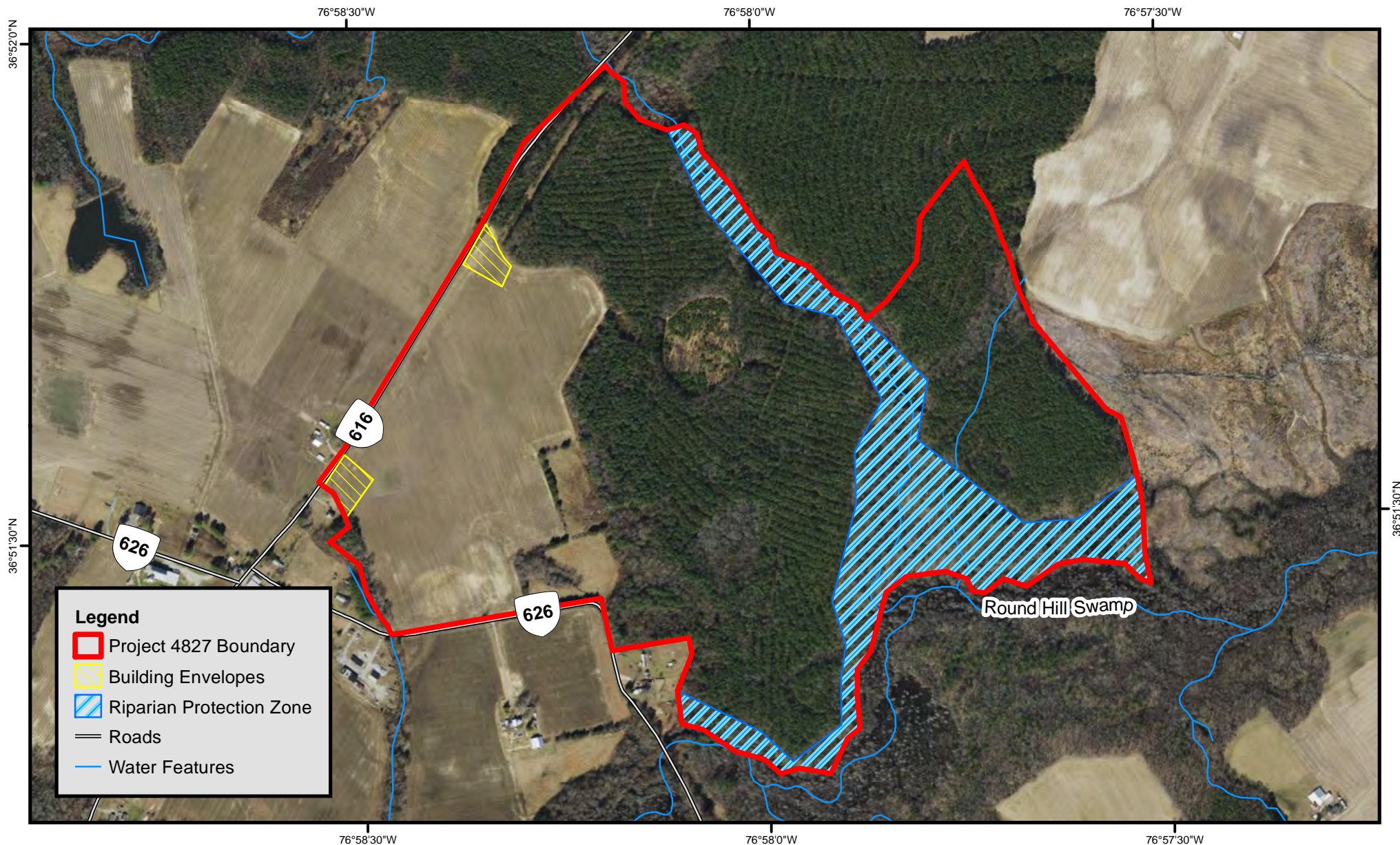
Project 4827: Stephenson
Southampton County
~260 Acres

0 Feet 1000 2000

1:24,000



VIRGINIA OUTDOORS
FOUNDATION



Projection: Lambert Conformal Conic
GCS North America 1983
Datum: D North America 1983

Map created 08/31/2022 by Baron Lin.
Source data provided by roads- VDOT, water features- USGS,
all else- VOF.
VBMP aerial imagery acquired 02/24/2021.
Aerial imagery © Commonwealth of Virginia.
This map is for general reference and display purposes only.

VOF BOT 10/11/2022 Conservation Easement Projects

Special Conditions Map

Project 4827: Stephenson
Southampton County
~260 Acres

0 Feet 800
1:9,600





John and Susan Lingenfelser

Locality: Essex

Total Acres: 207 +/- survey underway to leave out 5 acres, total amount will be 200 +

Project ID #4833

Instrument ID #6568

Property ID # 5582

Board Meeting Date: 10/11/2022

VOF Staff Lead: E. Thomas

Project Type: Open-space Easement

Project Description: Located on Colemans Creek this property contains working agricultural land in an area that contains a large amount of land protected by open space easements and supports an important Bald Eagle wintering roost area.

Conservation Purposes/Property Features

- **Agricultural Use:** Contains 127 acres of United States Department of Agriculture-designated prime farmland soil.
- **Forestal Use:** Contains a high ranking in “Forest Conservation Value,” and contains 230 acres of “Outstanding” forestal resources (FCV4-5).
- **Natural Habitat and Biological Diversity:** Identified by the Virginia Department of Conservation and Recreation as being within an ecological core of very high value and within the Natural Land Network, which includes lands of high ecological integrity and identifies lands that represent important natural connections to facilitate protection of biodiversity and resilience.
- **Historic Resources:** Located in Occupacia -Rappahannock Rural Historic District.
- **Water Resource Protection:** Contains frontage on Colemans Creek, a tributary of the Rappahannock River the Chesapeake Bay. .

Staff Recommendations/Conformance with VOF Guidelines

- ☒ Approve as presented
- ☐ Approve subject to suggested changes and final VOF legal review as to form
- ☐ Deny (not supported by staff)

Notes: *Some sections of the new model easement continue to be reviewed. Any resulting changes to the language in the deed of easement are expected and will not require additional consideration from the Board.*

Easement Terms*

1. **Division of Land:** No division.
2. **Impervious Coverage Limitations:** Total impervious surface coverage, including that of both existing and additional improvements, may not exceed 23,000 square feet.
3. **Buildings and structures.** No more than one detached (freestanding) dwelling may be maintained or constructed on the Property. Any new building or structure with a roof area and any additional impervious surface, together exceeding 10,000 square feet in ground area, must have Grantee's prior review and written approval. No building may exceed 35 feet in height, measured from the average grade of the foundation thereof, excepting cupolas, chimneys, antennas, silos, or other structural features having the prior written approval of Grantee.
4. **Siting of Buildings and Structures:**
Summary: All buildings and structures larger than 500 square feet in ground area must be located within the Building Envelopes shown on the Special Conditions Map and Exhibit A.
5. **Water Quality Protection Areas:**
Summary: RPZ on Colemans Creek, wetlands and forested wetlands.
 - Livestock excluded from RPZ and waterway: ☒ YES ☐ NO
6. **Unique deed provisions:** N/A
7. **Consolidation of Tax Parcels:** ☐ NO ☒ YES **Summary:** will work with Essex County merge 7A-1B-1a into 7-2.

***The Governing Document:** *The primary terms of the easement are listed above in a condensed form. The complete terms, conditions, and restrictions are set forth in final and governing form in the recorded deed of easement.*

Further Discussion

Landowner is currently surveying out approximately 5 acres to gift to a family member- acreage will be 200 to 202 for the final easement amount.

Special Conditions Table (for VOF use)

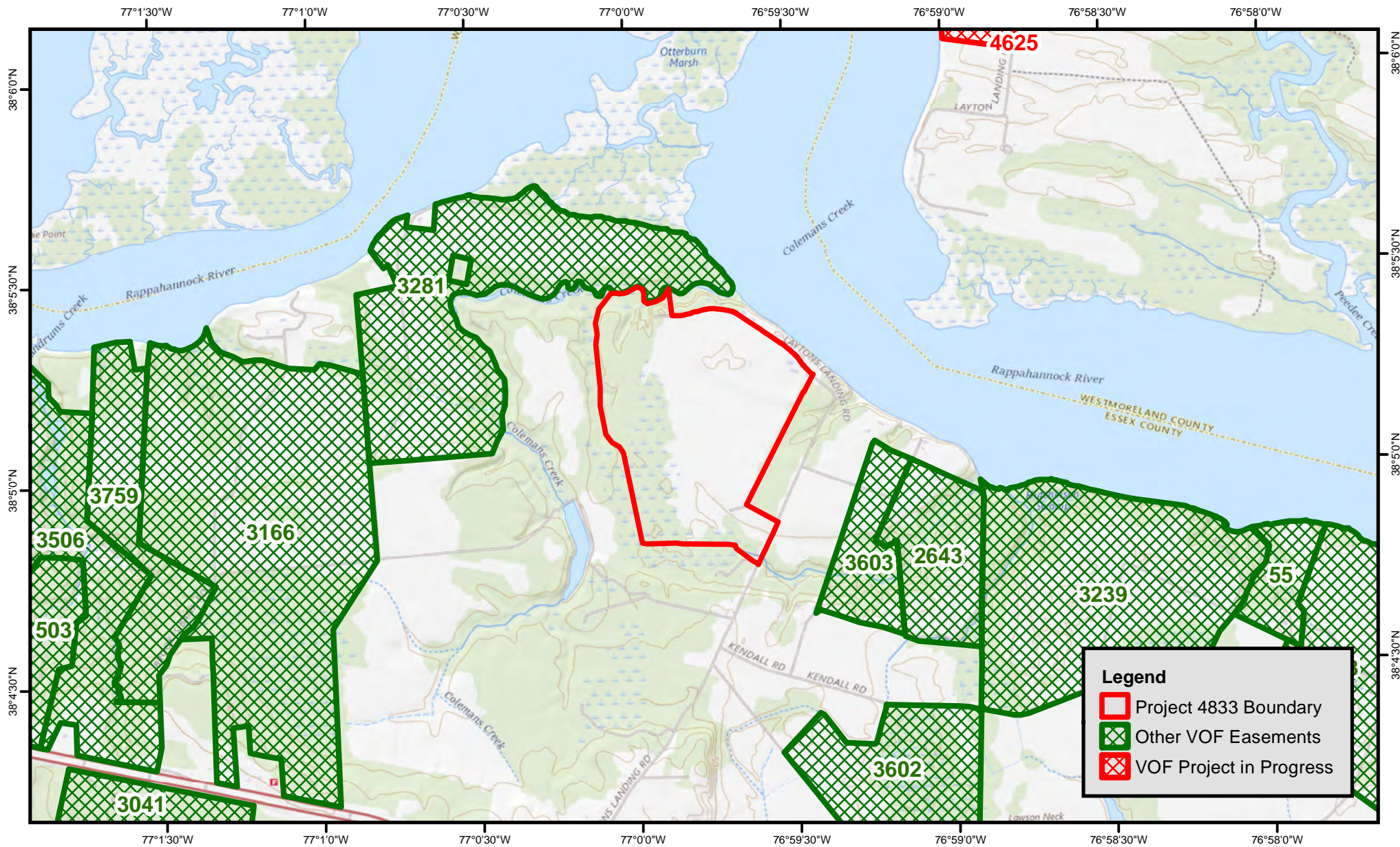
Waterbody	Feature Length (ft)	Buffer Width (ft)	Buffer Sides	Livestock Restriction	SC ID
Colemans Creek and forested wetlands			One side	Yes	6499
			Choose an item.	Choose an item.	

			Choose an item.	Choose an item.	
--	--	--	-----------------	-----------------	--

Siting Condition	Description	SC ID
Building envelope	Most southern building envelope ~3.99ac	6500
Building envelope	Most northeastern building envelope (encompasses existing buildings) ~4.1ac	6500
Building envelope	Most northwestern building envelope (at end of Laytons Landing) ~3.2ac	6500
Compliance with County Comprehensive Plan		
<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO		

Public Infrastructure Information	Conflicts with published plans	Yes	No
Roads: Laytons Landing Road is a 30-foot RoW and a dead end.		<input type="checkbox"/>	<input checked="" type="checkbox"/>
Rail:		<input type="checkbox"/>	<input checked="" type="checkbox"/>
Utilities:		<input type="checkbox"/>	<input checked="" type="checkbox"/>

Easement Boundary Information
Most of the easement boundary was created using a boundary line adjustment survey from 02/15/2015. Much of the western boundary that borders Beaver Dam Swamp was delineated using aerial imagery. Northern border delineated using Colemans Creek and tax parcel maps. Western and northern boundaries to be clarified via existing plats.



Projection: Lambert Conformal Conic
GCS North America 1983
Datum: D North America 1983

Map created 09/06/2022 by Baron Lin.
Source data provided by topo- USGS, all else- VOF.
USGS Quadrangle: Loretto & Champlain
This map is for general reference and display purposes only.

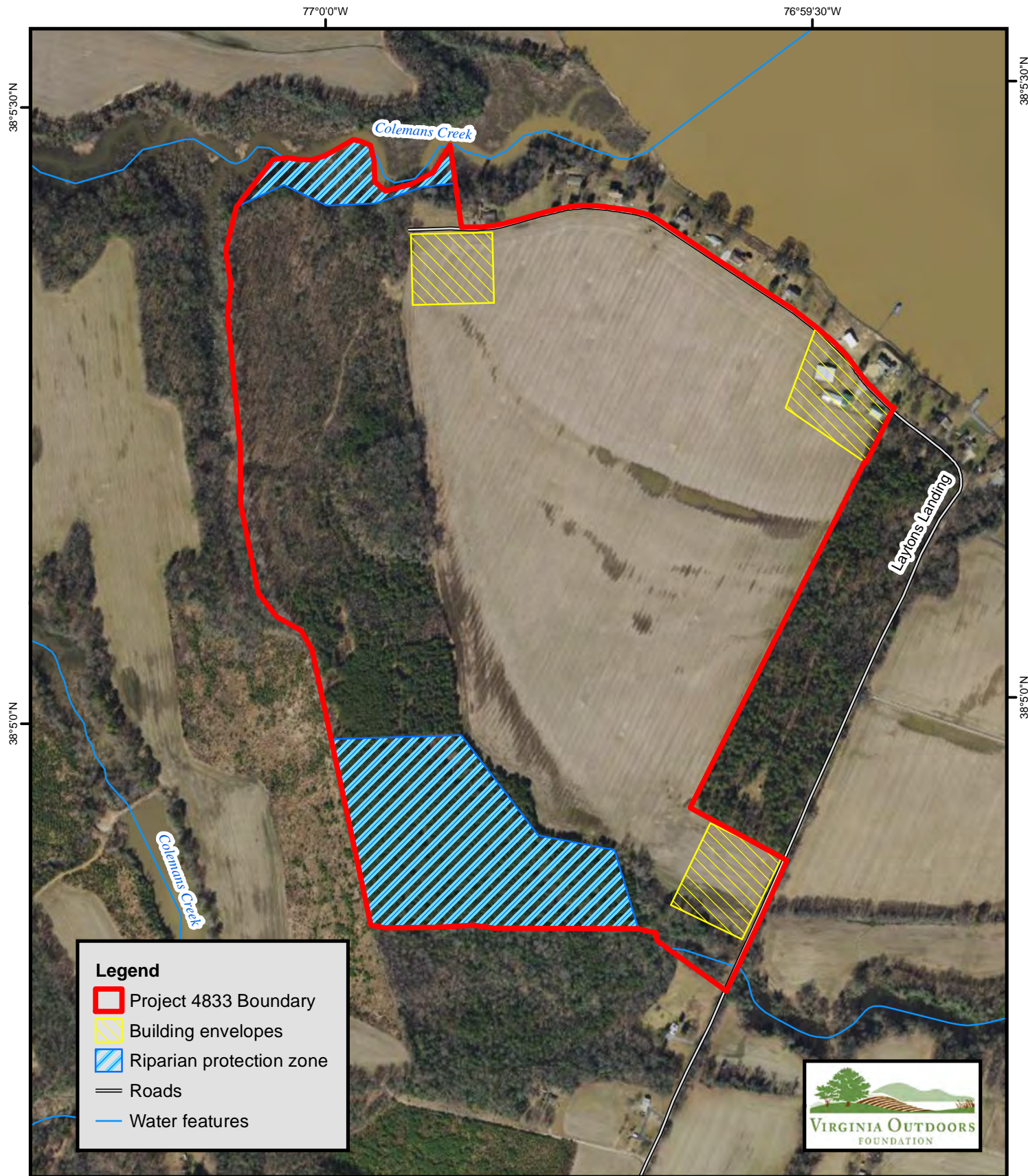
Location Map

Project 4833: Lingenfelser
Essex County
~207 Acres

0 1000 2000
Feet

1:24,000





Projection: Lambert Conformal Conic
GCS North America 1983
Datum: D North America 1983

Map created 09/15/2022 by Baron Lin.
Source data provided by aerial imagery- VDEM/VBMP, roads- VDOT, water features- USGS, all else- VOF.
VBMP aerial imagery acquired 02/24/2021.
Aerial imagery © Commonwealth of Virginia.
This map is for general reference and display purposes only.

Special Conditions Map Project 4833: Lingenfelser Essex County ~207 Acres

0 325 650
Feet
1:7,800

