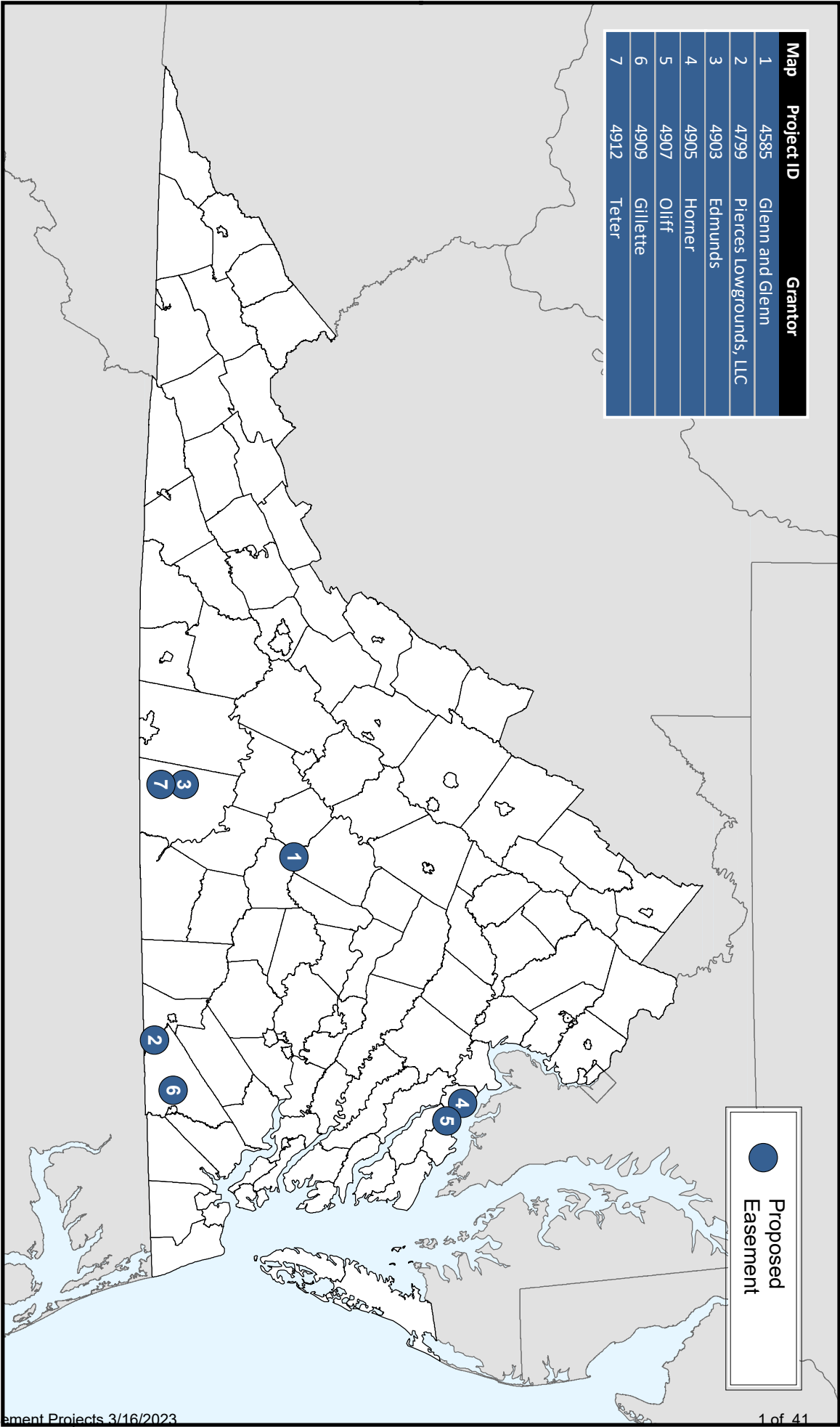


Map	Project ID	Grantor
1	4585	Glenn and Glenn
2	4799	Pierces Lowgrounds, LLC
3	4903	Edmunds
4	4905	Horner
5	4907	Oloff
6	4909	Gillette
7	4912	Teter



Proposed
Easement

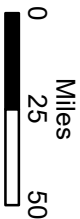


Projection: Lambert Conformal Conic
GCS North America 1983
Datum: North America 1983

Map created 2/24/2023 by VOF-mHS
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 March 16, 2023 Board of Trustees Meeting





Daniel Edward Glenn, Jr., and Daniel Edward Glenn, III

Locality: Prince Edward

Total Acres: 143

Project ID # 4585

Instrument ID # 5200

Property ID # 5241

Board Meeting Date: 3/16/2023

VOF Staff Lead: Sherry Buttrick

Project Type: Deed of gift with PTF cost only

Project Description: This property lies between two existing VOF easements and with them will form a contiguous block of open space of ~1,150 acres. The farm is in active agricultural production as part of a larger family farm operation. It lies on 4 roads, which provide scenic enjoyment to the traveling public, and on Plum Creek, a tributary to the Appomattox River in the Chesapeake Bay watershed.

Conservation Purposes/Property Features

Agricultural Use:

- Approx 62% Prime or Statewide Important soils as delineated by USDA.
- Contains areas identified by DCR's Conserve VA database as important in the Agriculture/Forestry category.

Natural Habitat and Biological Diversity:

- Most of property within Important Bird Area as delineated by the National Audubon Society
- An occurrence of the Atlantic Pigtoe two miles downstream from the property at the confluence of Plum Creek and the Appomattox River.

Scenic/Open Space:

- Fronts on both sides of Rt. 651, Chinquapin Rd for approx 3,150 ft and on Rt. 626, Peaks Rd, a well-travelled secondary road and entrance route to the VA Department of Wildlife Resource's Featherfin Wildlife Management Area within a mile of the Property, for approx 2,425 ft, and fronts on Rt. 690, Plum Creek Rd for approx 1,485 feet.

Water Resource Protection:

- The Property contains headwaters stream of Plum Creek, which flows to the Appomattox River within the Chesapeake Bay watershed, and within 2 miles of the Surface Water Assessment area of the Town of Farmville's public drinking water intake use from the Appomattox River.
- "High" Watershed Integrity as designated by DCR.

Open Space:

- Adjoins and connects two VOF easements totaling 1,000 ac+ (776 and 250 ac's) Will form a contiguous block of easements of ~ 1,150 ac.
- Within ¾ mile of VA Dept. of Wildlife Resources Featherfin Wildlife Management Area

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 of property.
2. **Impervious Coverage Limitations:** Total impervious surface coverage, including that of both existing and additional improvements, may not exceed 30,000 square feet, or just under 0.5 % of total acres.
3. **Buildings and structures.** Existing and new buildings and structures on the Property with the right to construct, use, enlarge, maintain, and replace such buildings and structures, all subject to the impervious coverage limitations, the siting restrictions, and any other restrictions set forth elsewhere in this Easement.

No more than two detached (freestanding) dwellings may be maintained or constructed on the Property. (Two such dwellings exist though one is uninhabited and potentially unrestorable.)

Any new building or structure with a ground 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: 35-foot buffers on Plum Creek as shown on SC Map and Exhibit A.

- Livestock excluded from riparian buffer and waterway: ☒ YES ☐ NO
- Length of "forested/vegetated" riparian buffers (livestock excluded): 3,570 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.*

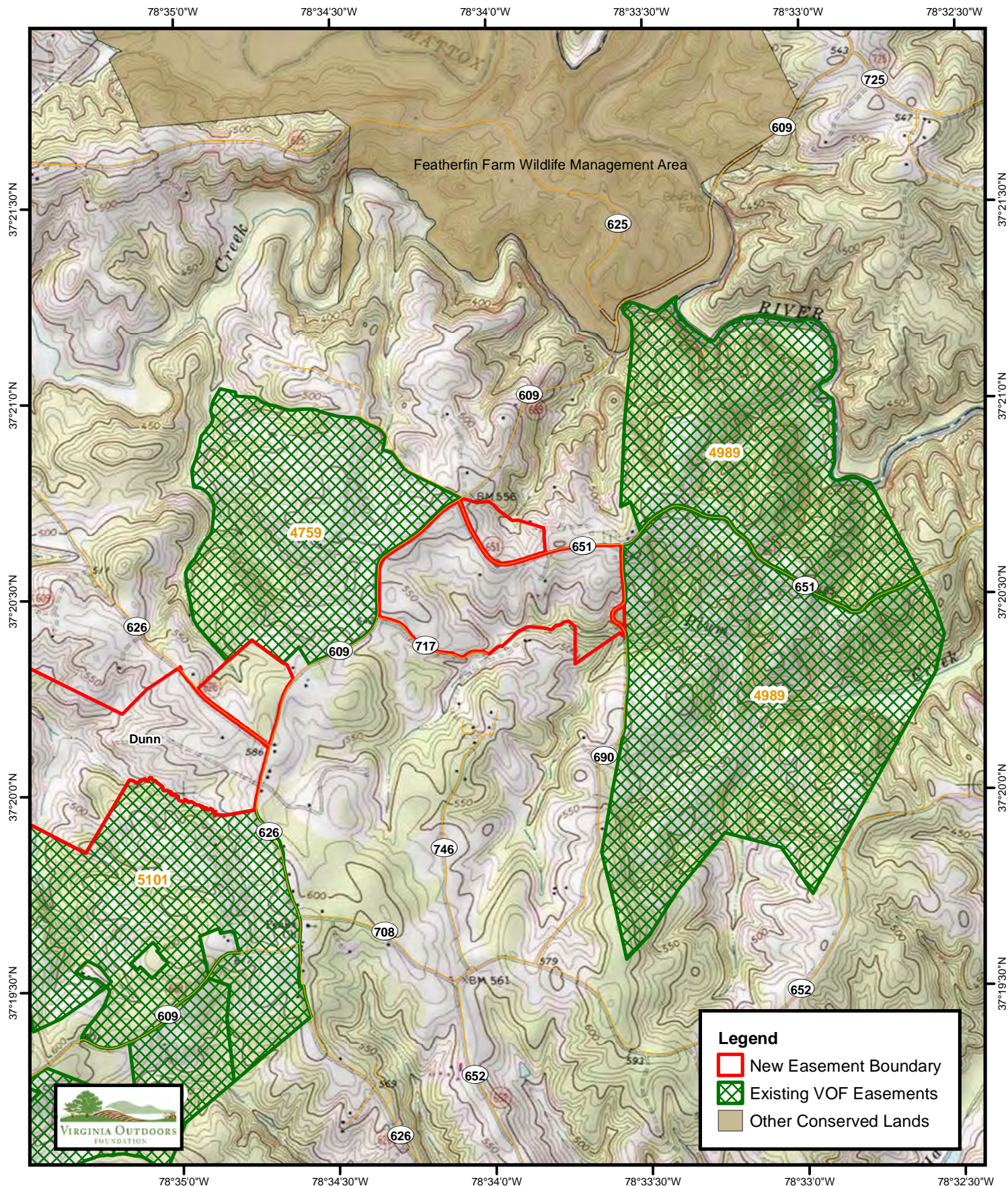
Further Discussion <i>Note to staff: Delete this section for BDR</i>
Property is owned by father and son as joint tenants with right of survivorship and the former owners, Mr. and Mrs. Brisentine have a life estate in the farm. Mr. Brisentine has died; Mrs Brisentine lives in the house. Property comprises two parcels currently and is a no-division easement. Boundary has been approved by GIS team, so no survey required for VOF.

Special Conditions Table (for VOF use)					
Waterbody	Feature Length (ft)	Buffer Width (ft)	Buffer Sides	Livestock Restriction	SC ID
Plum Creek	1,390	35	One side	Yes	6598
Plum Creek	1,090	35	Both sides	Yes	6670
Siting Condition	Description				SC ID
Building Envelopes	4 envelopes				6672

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 Robt Love, Dir Planning PED on 1/31/2023

Public Infrastructure Information	Conflicts with published plans	Yes	No
Roads: Rt. 717 has a 40' R/W. Rt. 690 has a 30' R/W. Rt. 609 and Rt. 651 appear to have 30' 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> Sent to VDOT 1/31/2023, no response yet			

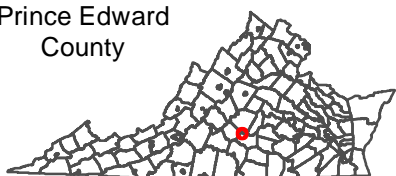
Easement Boundary Information <i>Delete this section for BDR</i>
Boundary complete – two old surveys of property and some adjoining surveys. Boundary approved by GIS Team.



Legend

- New Easement Boundary
- Existing VOF Easements
- Other Conserved Lands

Prince Edward
County



Proposed Easement Projects 3/16/2023

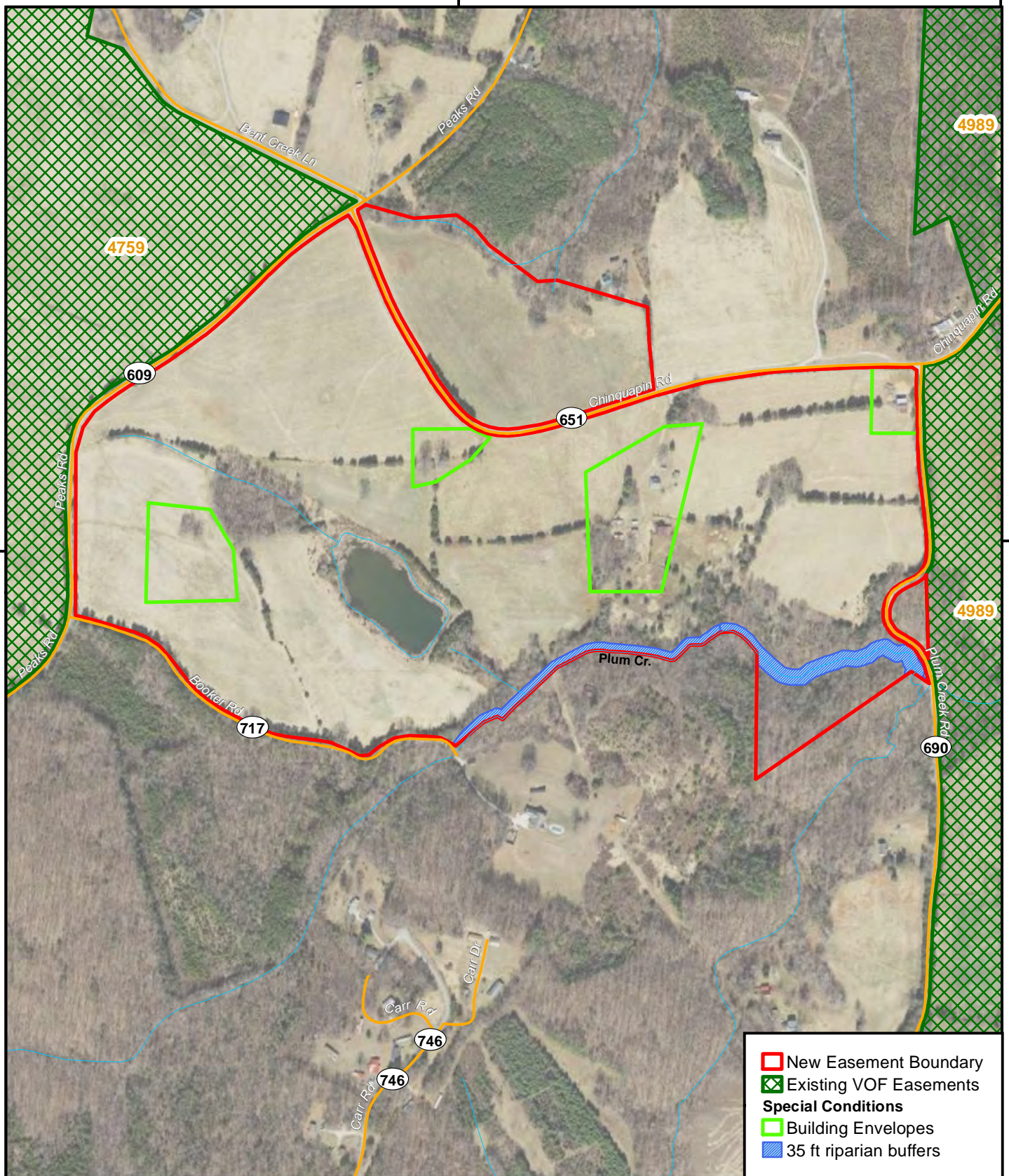
Location Map
Glenn ~ 143 acres
Board Meeting Date: 3/2023

0 1000 2000
 Feet

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

Map created 2/6/2023 by Anna Clayton Bullock, VOF.
Source data: Roads-VDOT; Other Conserved Lands-
VADCR 9/2022; Topo map - USGS/NGS- VGIN;
County Boundaries - US Census/VOF 2014;
USGS Quadrangle: Prospect

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 2/6/2022 by Anna Clayton Bullock.
Source data: Roads-VDOT; Water-VGIN 2012; All Else-VOF.
Geneq iSXBleuII GPS used to locate points.
Aerial imagery © Commonwealth of Virginia,
acquired Spring 2022.

This map is for general reference and display purposes only.
Proposed Easement Projects 3/16/2023

Special Conditions Map

Glenn ~ Plum Creek Farm

143 acres
Prince Edward County

0 Feet 300 600

1:7,200



I have had the privilege of knowing and working with Kenneth Brisentine all of my life. My father passed away when I was sixteen. Mr. Brisentine was then to help mentor and guide me. We farmed tobacco and cattle together for over thirty years. Kenneth said I was the son he never had. Kenneth and his wife Betty wanted the farm to stay a working farm. My son Edward and I keep the farm active with cattle and hay. I put Edward's name on the deed to keep him interested in the farm. I am making all the payments on the farm. Edward and I have completed three easements on other farms we own. Edward will take over my operations when the time comes. Both Edward and I want to keep the farms a working farm.

Sincerely

Danny Glenn
Edward Glenn



James E. Edmunds, II

Locality: Halifax

Total Acres: 184.78

Project ID # 4903

Instrument ID # 7151

Property ID # 4676

Board Meeting Date: 3/16/2023

VOF Staff Lead: Sherry Buttrick

Project Type: Gift of Easement

Project Description: This farm property lying on VA Byway 360 lies on the headwaters of Miry Creek consists of a mix of primarily hardwood forest and fields. It adjoins a large VA Department of Forestry easement and is listed in the American Farmland Trust's study and DCR's Conserve VA.

Conservation Purposes/Property Features

Agricultural Use:

- Soils: 55 ac of Prime Soils and 100 ac of Farmland of Statewide Importance.
- Entire property listed in American Farmland Trust's Productivity, Versatility, and Resiliency study, part of their Farms Under Threat Project.
- Portion of property in Conserve VA for Agriculture/Forest.

Natural Habitat and Biological Diversity:

- Habitat: Portion of property (~21 ac) listed in VA Natural Landscape Assessment Ecological Cores data base.

Scenic:

- Mountain Rd is designated VA Byway. 775 ft frontage and likely additional 500 ft plus of visibility. Frontage area listed in Conserve VA in the Scenic Protection category.

Open Space:

- Adjoins a DOF easement of 1,005 acres.

Water Resource Protection:

- Property contains or bounds the headwaters of Miry Creek for approx. 1,160 feet and an intermittent tributary of Miry Creek for approx. 1,810 feet and several ponds.

Historic Preservation:

- Viewshed across Rt. 360 of the Mt. Pleasant Methodist Church ca. 1902, possibly earlier.

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 of property.
- 2. Impervious Coverage Limitations:** Total impervious surface coverage, including that of both existing and additional improvements, may not exceed **30,000** square feet of ground area. Approximately 16,000 square feet of impervious surface currently exist.
- 3. Buildings and structures.** Existing and new buildings and structures on the Property with the right to construct, use, enlarge, maintain, and replace such buildings and structures, all subject to the impervious coverage limitations, the siting restrictions, and any other restrictions set forth elsewhere in this Easement.

No more than **two** detached (freestanding) dwellings may be maintained or constructed on the Property. (two freestanding dwellings 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: 35-foot buffers on Miry Creek and its tributary along western edge of property as shown on Exhibit A

- Livestock excluded from riparian buffer and waterway: ☒ YES ☐ NO
- Length of "forested/vegetated" riparian buffers (livestock excluded): 3,840 feet

- 6. Consolidation of Tax Parcels:** ☒ NO ☐ YES **Summary (if Yes):** Recommend not consolidating if we leave out the two small parcels totaling just over 1 acre.

***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.*

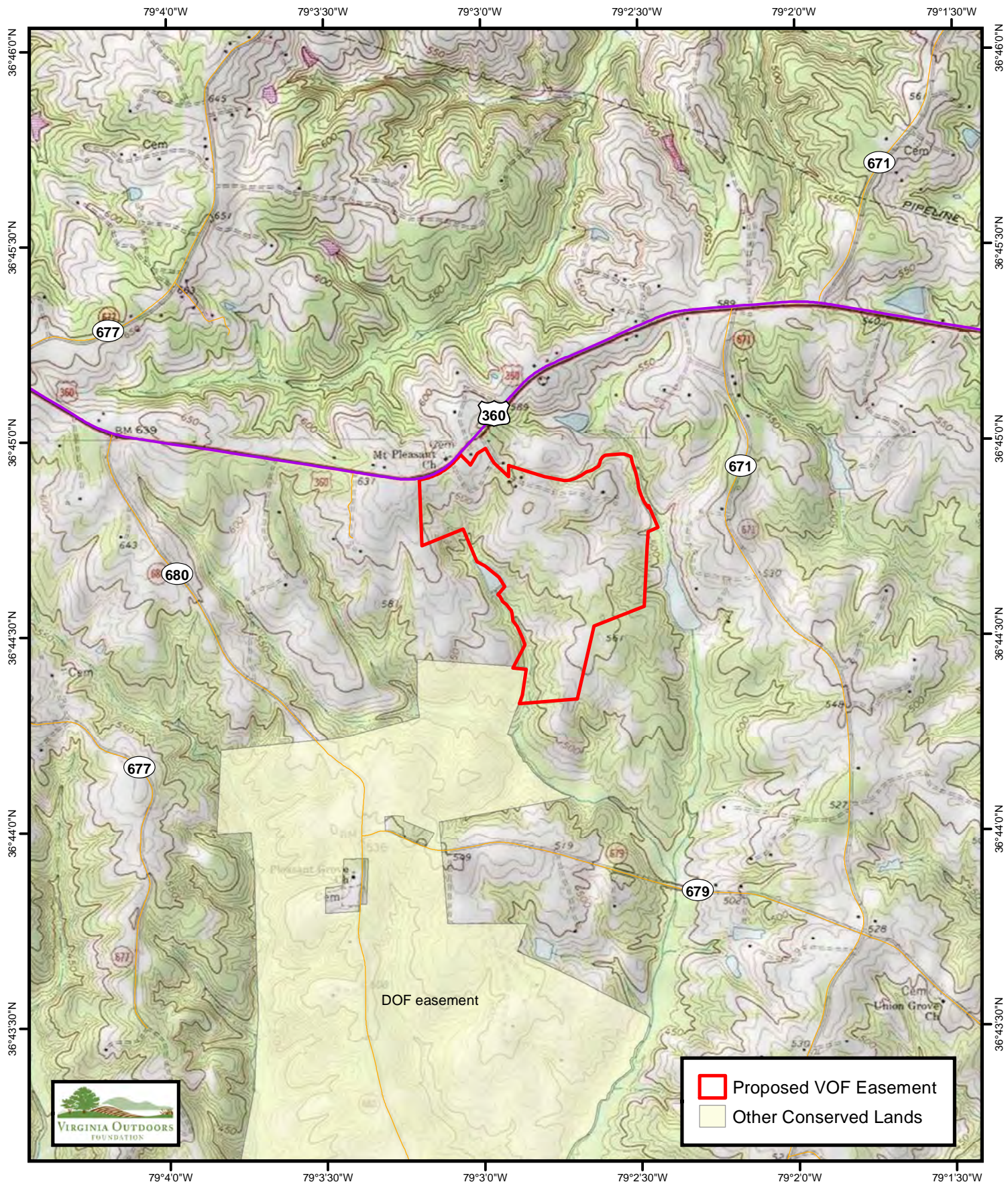
Further Discussion <i>Note to staff: Delete this section for BDR</i>
Staff recommends leaving out the 0.38 acre portion of property lying across Rt. 360 from the main block of the property. Staff recommends leaving out parcels 14276 and 14277 together totaling 0.58 acre and containing a house. These two parcels appear not to be contiguous with the main body of the property as separated by a pipestem a parcel owned now or formerly by Sally W. Crews (owner of entire farm two owners ago) of 0.36 acre. The ownership of this latter parcel is in doubt as it was intended to have been but was not conveyed to the former owner of this property. It is not included in this easement.

Special Conditions Table (for VOF use)					
Waterbody	Feature Length (ft)	Buffer Width (ft)	Buffer Sides	Livestock Restriction	SC ID
Miry Creek	1,160	35'	One side	Yes	6676
Tributary to Miry Creek (western edge of property.)	940	35'	One side	Yes	6677
Tributary to Miry Creek (western edge of property.)	870	35'	Both sides	Yes	6678
Siting Condition	Description				SC ID
Building Envelope	Building Envelope around existing houses and farm buildings.				6675

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 Note: Detrick Easley, Dir. Planning, confirmed in person after reviewing maps sent to him that property was consistent with CP but has not followed up in writing yet.

Public Infrastructure Information	Conflicts with published plans	Yes	No
Roads: State Route 360 (Mountain Rd.) 50 ft 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> VDOT notified 1/31/2023, no response yet.			

Easement Boundary Information <i>Delete this section for BDR</i>
Boundary complete by new 2023 survey.



- Proposed VOF Easement
- Other Conserved Lands

Halifax
County



Proposed Easement Projects 3/16/2023

Location Map
Edmunds ~ 184.78 ac
Board Meeting Date: 3/2023

0 1000 2000
 Feet

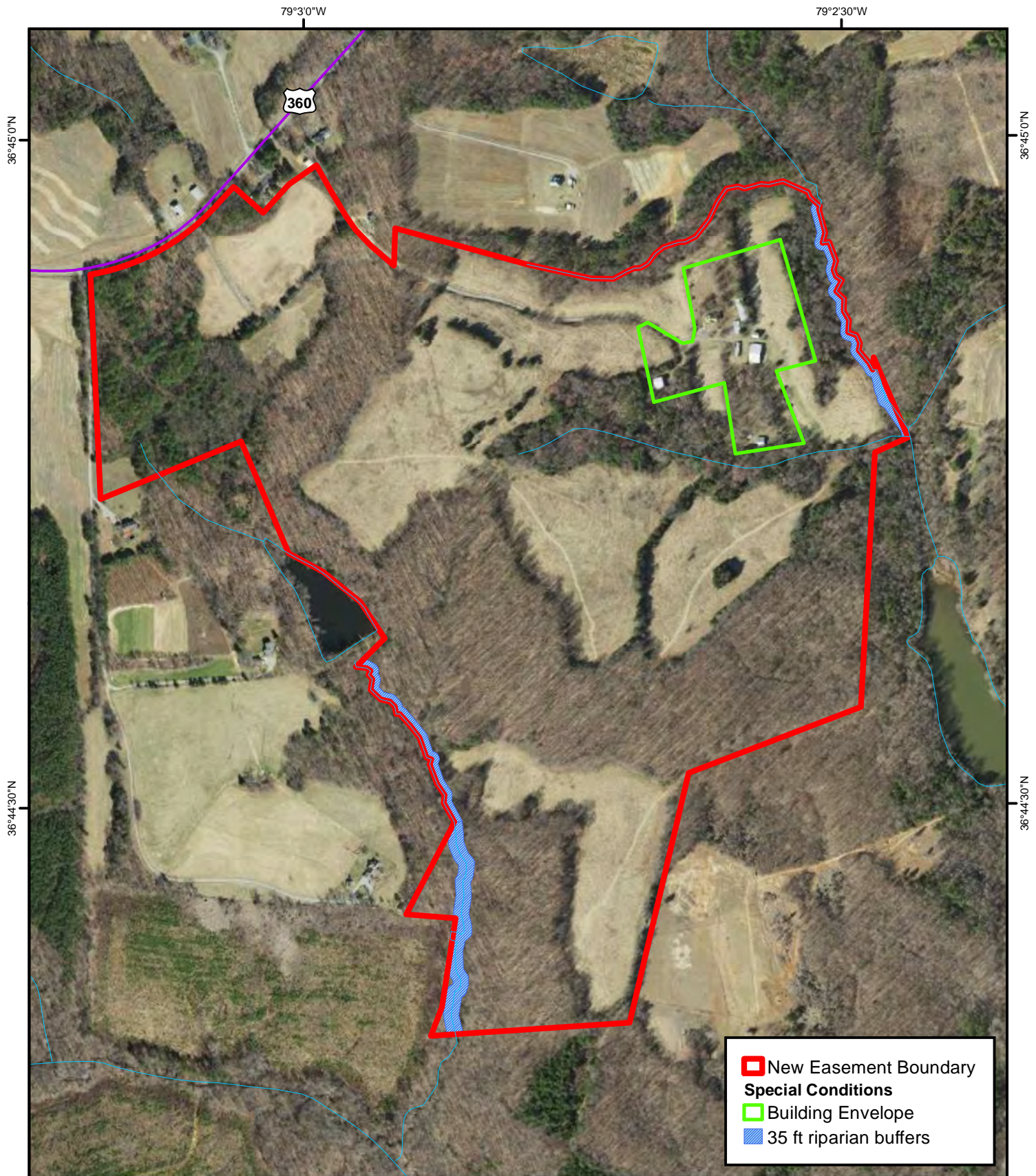
Projection: Lambert Conformal Conic
 GCS North America 1983
 Datum: D North America 1983



Map created 2/2/2023 by Anna Clayton Bullock, VOF.
 Source data: Roads-VDOT; Other Conserved Lands-
 VADCR 9/2021; Topo map - USGS/NGS- VGIN;
 USGS Quadrangle: Oak Level

This map is for general reference and display purposes only.

11 of 41



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

Map created 2/23/2023 by Anna Clayton Bullock.
Source data: Roads-VDOT; Water-VGIN 2012; All Else-VOF.
Aerial imagery c. Commonwealth of Virginia, acquired 2022.

This map is for general reference and display purposes only.
Proposed Easement Projects 3/16/2023



Special Conditions Map

Edmunds, James

184.78 acres
Halifax County

0 Feet 300 600

1:7,200



Good evening Sherry!

Please accept this letter as a request to include my farm we call the Goldberg Land into VOF's easement program. When I purchased this property from Dr and Mrs Goldberg, I made a promise to them that the farm would stay intact. While they had other buyers, they were only willing to sell to me with that promise of not splitting the farm up and they trusted my reputation for taking care of the land.

The Goldbergs would never have sold the farm if not for health issues and they even wept at closing when they handed me the keys and the "owner's manual" to the farm. They took great pride in keeping the farm open in a part of the County that lends itself to low income housing.

It is with great pride that I am seeking to protect this beautiful farm for their (and my) sake.... Please contact me with any questions.

Sincerely,

James E Edmunds, II

(transcription from i phone message)



Grantor Name: James J. Teter

Locality: Halifax

Total Acres: 174.17

Project ID # 4912

Instrument ID # 7210

Property ID # 5690

Board Meeting Date: 3/16/2023

VOF Staff Lead: Sherry Buttrick

Project Type: Gift of Easement

Project Description: This property is significant in that it lies on VA Byway River Road and forms the backdrop of the historic house Springfield, listed as potentially eligible on the National Historic Register.

Conservation Purposes/Property Features

Agricultural Use:

- Approx 42 ac in Prime Soils and 119 ac in Farmland of Statewide Importance as designated by USDA.
- American Farmland Trust includes most of farm in their survey Productivity, Versatility and Resiliency data base (majority of the property ranked 'Acceptable' with some areas of 'Significant.'

Forestal Use: Property in active forest use. Approximately half the acreage has been recently timbered and will be replanted. About 21 acres in High FCV.

Natural Habitat and Biological Diversity:

- VA Natural Landscape Assessment Ecological Core lists northern edge area of property.
- All of property within Audubon Society Important Bird Area: Piedmont Forest Block.

Scenic/Open Space:

- Road frontage/Scenic: ~975 feet of frontage on River Road, a VA Byway.
- River Road also in Conserve VA for Scenic Resources and is a Department of Wildlife Resources' Wildlife and Birding Trail.
- Fronts for approx. 3,000 feet on Rt. 683 (Oak Level Rd).

Open Space: Adjoins two VOF easements that adjoin a large block of contiguous easements totaling 4,150 acres and lies within ½ to 2/3 mile of a another VOF easement.

Water Resource Protection:

- VA Conservation Vision Watershed Model designates portions of the property in range of 20-60 (scale of 100) as important.
- Conserve VA for Floodplains and Flooding Resistance

Historic Preservation:

- Forms the backdrop of Springfield, a property potentially eligible for the Historic Register.

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. Property to remain as a whole.
- 2. Impervious Coverage Limitations:** Total impervious surface coverage, including that of both existing and additional improvements, may not exceed 25,000 square feet.
- 3. Buildings and structures.** Existing and new buildings and structures on the Property with the right to construct, use, enlarge, maintain, and replace such buildings and structures, all subject to the impervious coverage limitations, the siting restrictions, and any other restrictions set forth elsewhere in this Easement. 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/ Exhibit A.

5. Water Quality Protection Areas:

Summary: 35-foot buffer on Miry Creek south of tributary and 50 ft buffer on Miry Creek north of tributary to protect wetlands. Areas shown on the Special conditions Map and Exhibit A

- Livestock excluded from riparian buffer and waterway: ☒ YES ☐ NO
- Length of "forested/vegetated" riparian buffers (livestock excluded): 2,700 feet

Consolidation of Tax Parcels: ☒ NO ☐ YES **Summary (if Yes):** Property in 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 *Note to staff: Delete this section for BDR*

Staff recommends leaving out a sliver of land on the opposite side of Rt. 683 comprising 2.89 acres.

Special Conditions Table (for VOF use)

Waterbody	Feature Length (ft)	Buffer Width (ft)	Buffer Sides	Livestock Restriction	SC ID
Miry Creek south of tributary	2,700	35'	One side	Yes	6668
Miry Creek north of tributary		50'		Yes	6697
Siting Condition	Description				SC ID
Building Envelopes	2 Building Envelopes				6667

Compliance with County Comprehensive Plan

Note to staff: Delete this section for BDR; if applicable describe any complication with land use designations in "Further Discussion" section

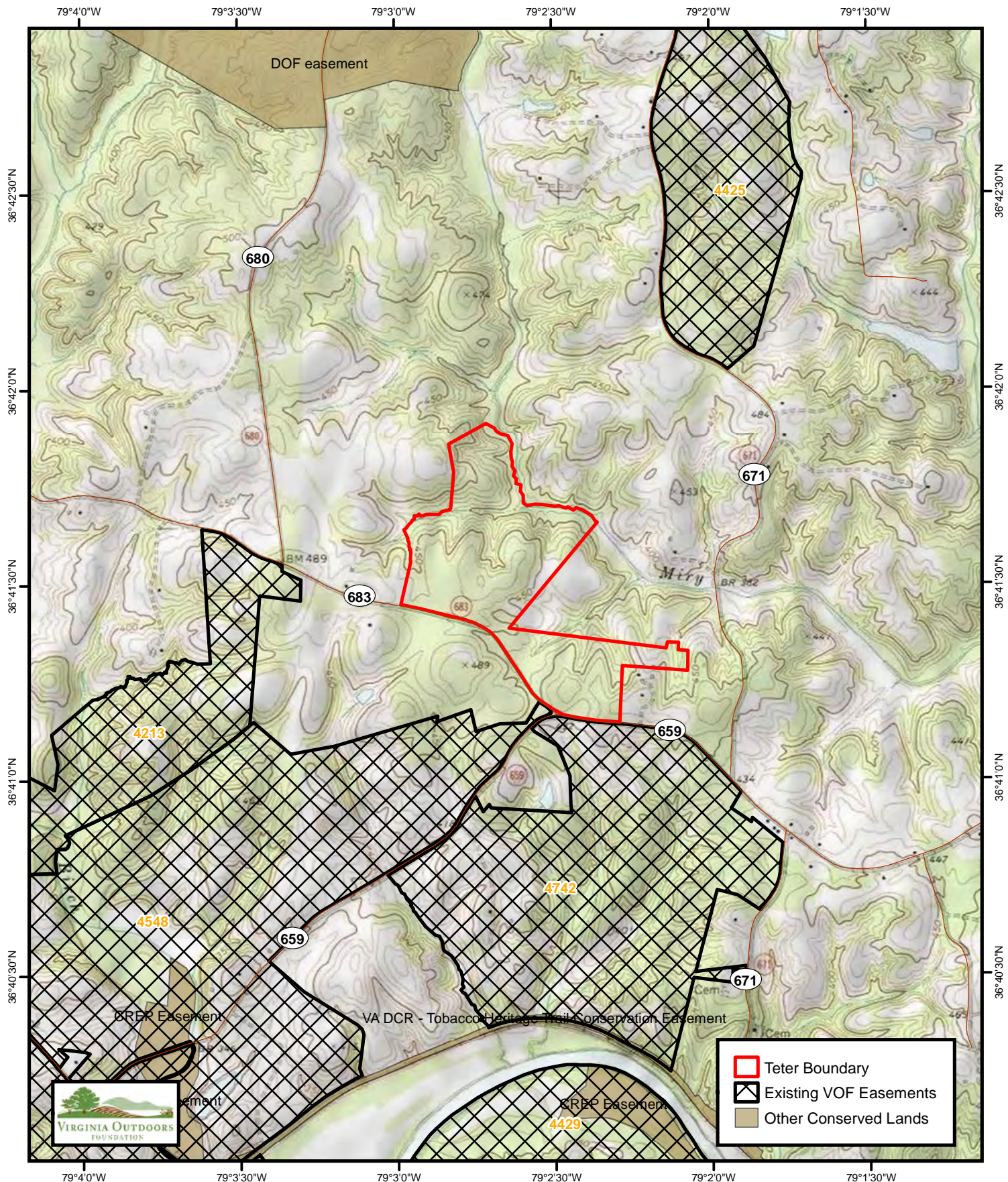
☒ YES ☐ NO Detrick Easley, Dir Planning

Public Infrastructure Information	Conflicts with published plans	Yes	No
Roads: Route 659 and Rt. 683 both have a 30 ft R/W		<input type="checkbox"/>	<input type="checkbox"/>
Rail:		<input type="checkbox"/>	<input checked="" type="checkbox"/>
Utilities:		<input type="checkbox"/>	<input checked="" type="checkbox"/>

Notes: VDOT notified 1/31/2023, no response yet.

Easement Boundary Information *Delete this section for BDR*

Boundary complete by 2021 survey. Leaving off sliver across road of 2.89 acres.



Halifax
County



Proposed Easement Projects 3/16/2023

Location Map
Teter ~ 174.17 ac
Board Meeting Date: March 2023

0 1000 2000 Feet

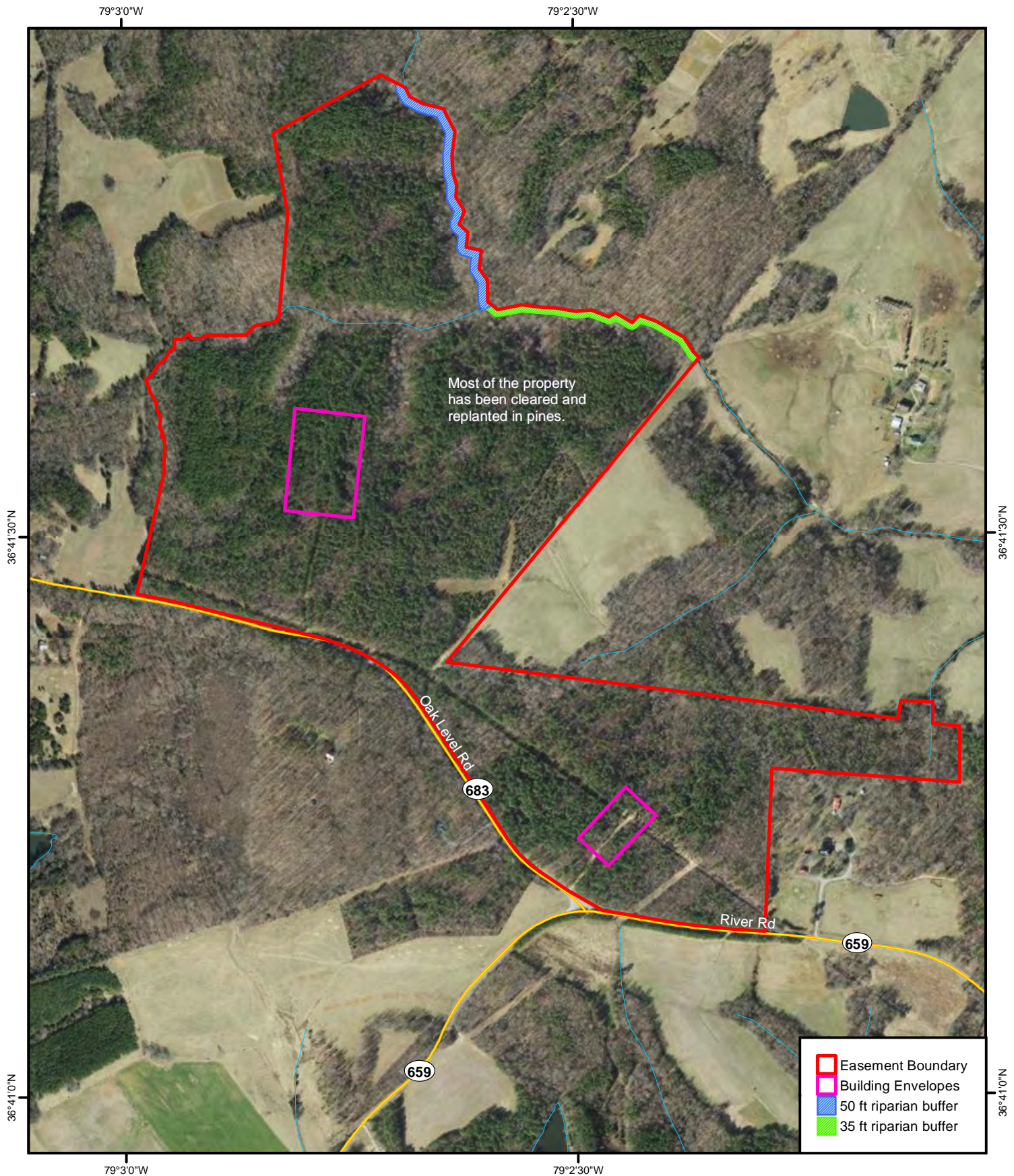
Projection: Lambert Conformal Conic
GCS North America 1983
Datum: D North America 1983



Map created 1/12/2023 by Anna Clayton Bullock, VOF.
Source data: Roads-VDOT; Other Conserved Lands-
VADCR 9/2021; Topo map - USGS/NGS- VGIN;
USGS Quadrangle: Oak Level

This map is for general reference and display purposes only.

17 of 41



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



Map created 2/14/2023 by Anna Clayton Bullock.
Source data: Roads-VDOT; Water-VGIN 2012; All Else-VOF.
Aerial imagery © Commonwealth of Virginia,
acquired Spring 2022.

This map is for general reference and display purposes only.
Proposed Easement Projects 3/16/2023

Special Conditions Map

Teter, James J.
174.17 acres
Halifax County

Feet
0 350 700

1:8,400



James J. Teter
109 Baymeadow Ln
Vinton, VA 24179
540-435-4415

Sherry Buttrick
Asst Director, Easement Division
Virginia Outdoors Foundation

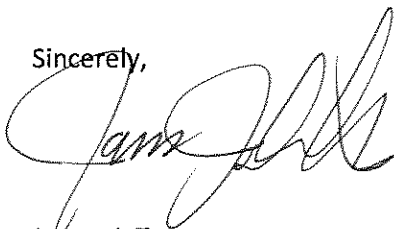
Dear Sherry,

Good afternoon! I hope that this letter finds you well. I am writing to you about my property on River Road in Halifax, VA. As you are aware I am wanting to have my property put into a Conservation Easement to protect its beauty for generations to come.

My love for the outdoors started when I was at a very young age growing up on our family farm in West Virginia. The natural beauty and many opportunities for hiking, hunting, or just relaxing in its beauty made a lasting impression on me and fueled my desire to own my own one day. My dream came true when I was able to purchase my now property on River road in Halifax, VA. My love for the outdoors and desire to preserve the natural beauty for future generations of my family has always been on my mind. When I heard of your program to be able to preserve my land and keep its natural beauty; I immediately fell in love with your program.

Your program is what will preserve my dream that I had as a child and keep it beautiful for my family for generations to come.

Sincerely,

A handwritten signature in black ink, appearing to read 'James J. Teter', written in a cursive style.

James J. Teter



Grantor: Pierces Lowgrounds LLC

Locality: Greenville

Acres: TBD approximately 2,000 (survey currently underway)

Project ID #4799

Instrument ID #6178

Board Meeting Date: March 30, 2023

VOF Staff Lead: E. Thomas

Project Type: Partial Purchase- VLCF Grants (warded (2021 and 2022 grant rounds)

North American Wetlands Conservation Award (NAWCA) grant.

Project Description: Large family property in rural Greenville County contains a mix of farmland and forest in active production, with streams and frontage on the Meherrin River with bald cypress and hardwood swamp areas.

Conservation Purposes/Property Features

Property contains 972 acres of United States Department of Agriculture-designated prime farmland soils and preservation of the property will provide farmland for future use.

Property has been identified by the Virginia Department of Forestry as having a high-ranking (FCV4 and 5) in “Forest Conservation Value,” and protection of the property in perpetuity helps ensure that the forested areas remain available for wood products, watershed protection, and wildlife habitat.

Property contains streams and 3,900 feet of frontage on the Merherrin River, a tributary of the Chowan River, which drains to the Albemarle-Pamlico Sound Estuary, and protection of the property helps to protect water quality in the Nottoway and Chowan Rivers and the Albemarle-Pamlico Sound Estuary.

Property lies in the Virginia Piedmont Forest Block complex (Important Bird Area) and contains habitat for threatened Rafinesque’s Eastern Big Eared Bat, Eastern Mudsake and Green Floater, and limiting development of the property helps to protect these natural lands for habitat support.

Property lies within the Claresville Bottomlands DCR Natural Heritage Screening Conservation Site and has occurrence of the Slender Marsh Pink , a vascular plant of concern as identified by the Virginia Department of Conservation and Recreation and protection of the property helps to protect the natural resources and habitat in this region.

Property lies adjacent to a conservation easement held by VOF and easements held by DCR and NRCS and the protection of this property contributes to the open-space values of all such other lands and the continuity of wildlife habitat on all these protected properties.

Easement Terms*

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

2. Impervious Coverage Limitations: Total impervious coverage, including that of both existing and additional improvements, may not exceed 300,000 square feet.

3. Buildings and structures. No more than eight 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: No cut RPZ on swamp areas on Meherrin River, 35-foot buffer on both sides of perennial stream.

- Livestock excluded from RPZ, waterway and buffer: ☒ YES ☐ NO
- Length of "forested/vegetated" riparian buffers (livestock excluded): 3,900

6. Unique deed provisions: Includes language for Soil Conservation plan per VLCF grant requirements.

***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.*

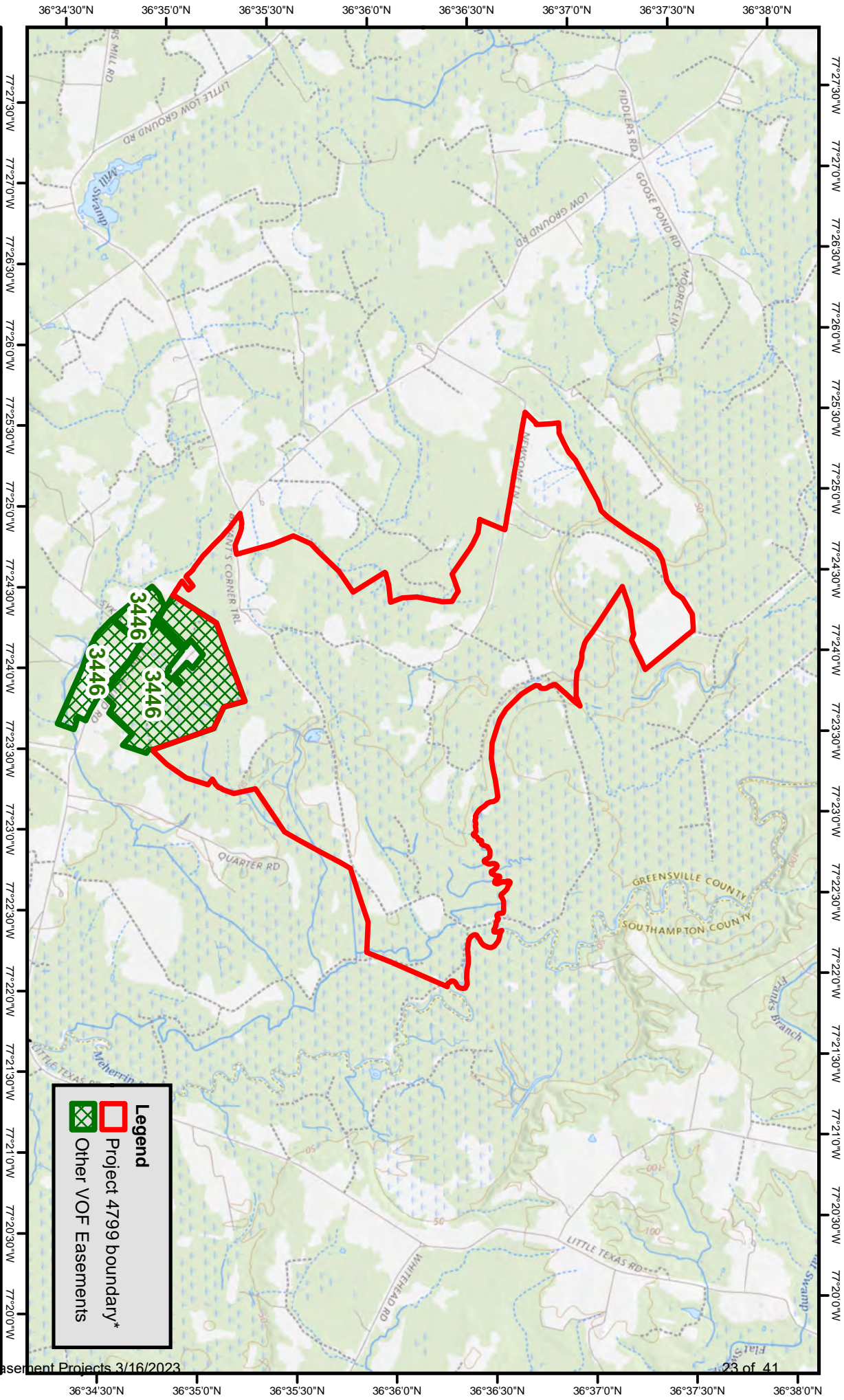
For VOF Use:

Waterbody	Feature Length	Buffer Width	Buffer Sides	Livestock Restriction	VOF ID
No cut RPZ area on Meherrin River				yes	
Buffer on stream		35 foot	2	yes	

Siting Condition	Description	VOF ID

Public Infrastructure Information	Conflicts with published plans	Yes	No
Roads: Route 730- Low Ground Road		<input type="checkbox"/>	<input checked="" type="checkbox"/>
Rail:		<input type="checkbox"/>	<input checked="" type="checkbox"/>
Utilities:		<input type="checkbox"/>	<input checked="" type="checkbox"/>
Electric lines to service property.			

Easement Boundary Information -Survey currently underway.
--

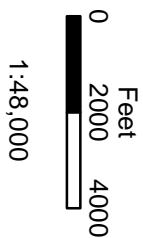


Projection: Lambert Conformal Conic
GCS North America 1983
Datum: D North America 1983

Map created 02/22/2023 by Baron Lin
Source data provided by: topography- USGS, all else- VOF-
USGS Quads/angle- Claresville
This map is for general reference and display purposes only.
*Current easement boundary is based off county tax map parcels.
Easement boundary will be updated pending survey.

Location Map

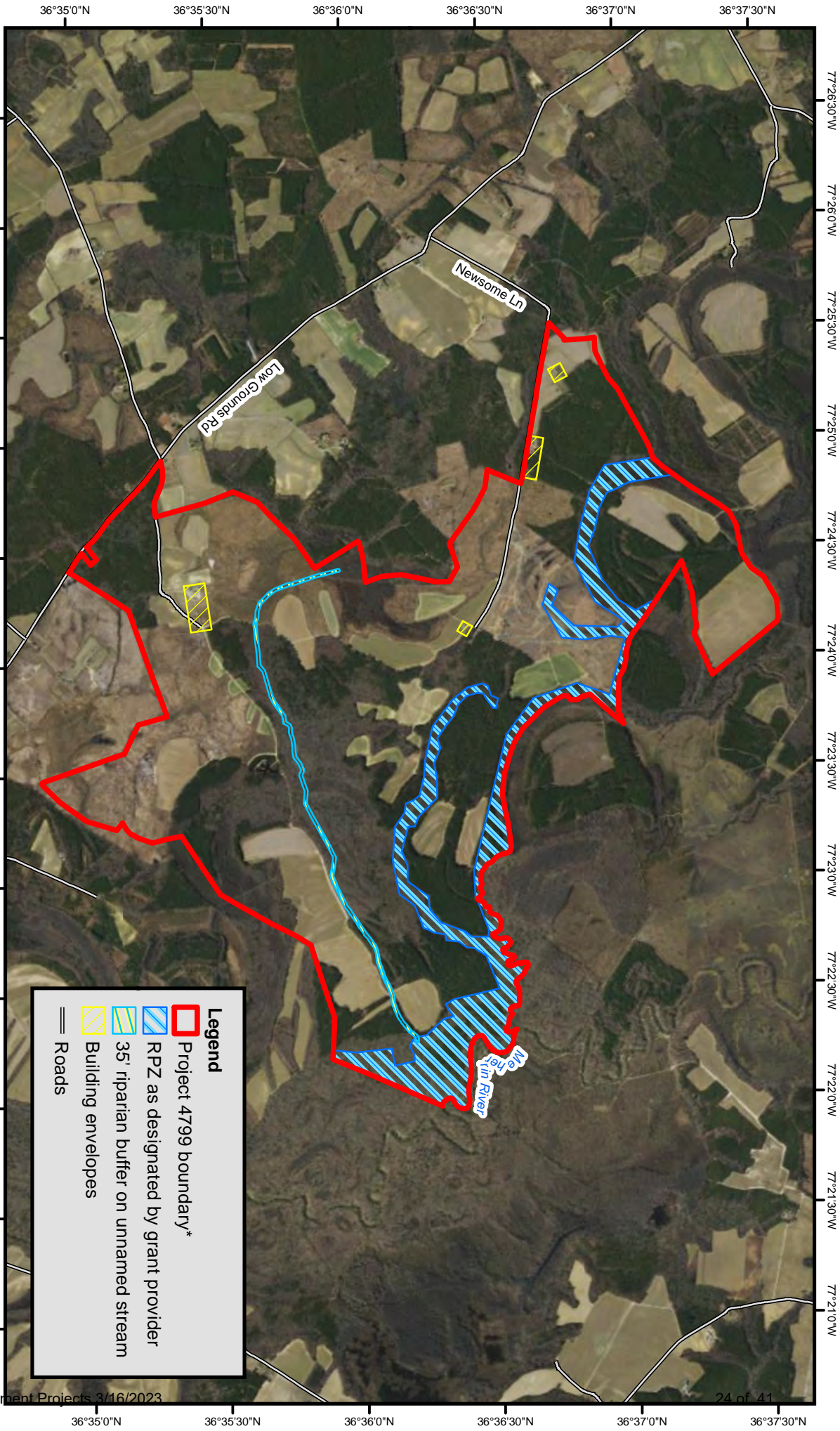
Pierces Low Grounds
Greenville County
~2640 Acres



Other VOF Easements

Project 4799 boundary*





77°26'30"W 77°26'0"W 77°25'30"W 77°25'0"W 77°24'30"W 77°24'0"W 77°23'30"W 77°23'0"W 77°22'30"W 77°22'0"W 77°21'30"W 77°21'0"W

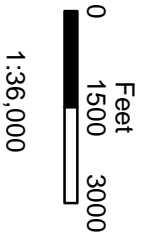
77°26'30"W 77°26'0"W 77°25'30"W 77°25'0"W 77°24'30"W 77°24'0"W 77°23'30"W 77°23'0"W 77°22'30"W 77°22'0"W 77°21'30"W 77°21'0"W

36°35'0"N 36°35'30"N 36°36'0"N 36°36'30"N 36°37'0"N 36°37'30"N

Projection: Lambert Conformal Conic
GCS North America 1983
Datum: D North America 1983
Map created 02/22/2023 by Baron Lin.
Source data provided by: aerial imagery- VDEM/VBMP,
roads - VDOT, all else- VOF.
Aerial imagery acquired 03/07/2021.
Aerial imagery © Commonwealth of Virginia.
This map is for general reference and display purposes only.
*Current easement boundary is based off county tax map parcels.
Easement boundary and existing special conditions will be updated pending
survey.

Special Conditions Map

Pierces Low Grounds
Greensville County
~2640 Acres



Legend

Project 4799 boundary*

RPZ as designated by grant provider

35' riparian buffer on unnamed stream

Building envelopes

Roads





Grantor: Garnett C. Horner, Jr. and Betty S. Horner, Trustees of the Garnett C. Horner, Jr. and Betty S. Horner Revocable Declaration of Trust, and KMHA LLC

Locality: Westmoreland

Acres: 443.264

Project ID #4905

Instrument ID #7172

Property ID # 5679

Board Meeting Date: 3/16/2023

VOF Staff Lead: E. Thomas

Project Type: NAVY REPI Partial Purchase

Project Description: Property is adjacent to Westmoreland State Park and contains timberland and agricultural land with frontage on the Potomac River, a tributary of the Chesapeake Bay.

Conservation Purposes/Property Features

Property contains approximately 157.299 acres of United States Department of Agriculture-designated prime farmland soils and approximately 25.58 acres of farmland of statewide importance.

Property has been identified by the Virginia Department of Forestry as having a high-ranking in-Forest Conservation Value (FCV).

Property has been identified in the VA Natural Landscape Assessment Ecological Cores as being C-3, high ecological integrity due to the various species found on the Property and is situated in the Natural Heritage Screening area known as Westmoreland Slopes.

Property lies adjacent to 662.473 acres protected by VOF easements.

Property lies adjacent to and shares a border with Westmoreland State Park, which is listed on the National Register of Historic Places.

Easement Terms*

1. Division of Land: Two properties permitted (one division)

2. Impervious Coverage Limitations: Total impervious 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.

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 buffer on Potomac River, 35 foot buffer on pond, RPZ on wetland areas.

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

Unique deed provisions: NAVY REPI language required by US Navy:

ACCUMULATION OF TRASH AND HAZARDOUS MATERIALS.

Accumulation or dumping of trash, refuse, dredge spoil, junk or toxic materials is not permitted on the Property. This restriction shall not prevent generally accepted agricultural or wildlife management practices, such as creation of brush piles, composting, or the storage of farm machinery, organic matter, agricultural products, or agricultural byproducts on the Property. This Easement does not permit or require Grantees to become operators or to control any use of the Property that may result in the treatment, storage, disposal, or release of hazardous materials within the meaning of the Comprehensive Environmental Response, Compensation, and Liability Act of 1980, as amended.

SIGNS. No billboards or other signs may be displayed on the Property, except for signs that relate to the Property or to permitted activities (including commercial activities) thereon. Temporary political signs are allowed. No sign visible from outside the Property shall exceed thirty-two square feet in size.

HEIGHT RESTRICTIONS. The erection, construction, installation, or alteration, whether public or private, of any structure, building, antenna, tower, wire, or other obstruction, whatever its nature, extending more than 120 feet above ground level is prohibited without the express written consent of the Navy.

VISUAL HAZARDS. No operations of any type are permitted that produce smoke, glare, or other visual hazards that may pose a danger to aircraft operation from the Installation. Notwithstanding the above, (i) controlled burns for agricultural purposes, habitat improvement and/or mitigation of fire hazards are permitted with Grantor's notification of Grantees no less than forty-eight (48) hours prior to commencement of such activities, and (ii) the burning of reasonable amounts of yard debris is permitted without prior notification.

LIGHTING EQUIPMENT. Lighting equipment, including floodlights and searchlights, and all protective lighting, such as streetlights, shall have positive optical control so that no direct light is emitted above the horizontal plane of the light fixture and located so that lighting does not interfere with military training activities.

DCR large credit language for agricultural conservation plan.

***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
Partial purchase project with funding from US NAVY REPI. This program is designed to protect important military flyways and test ranges for the US Navy base operations at Dalghren and the Patuxent River air base.

For VOF Use:					
Waterbody	Feature Length	Buffer Width	Buffer Sides	Livestock Restriction	VOF ID
Potomac River		100 feet	One side	yes	
Pond		35 feet	One side	yes	

Siting Condition	Description	VOF ID

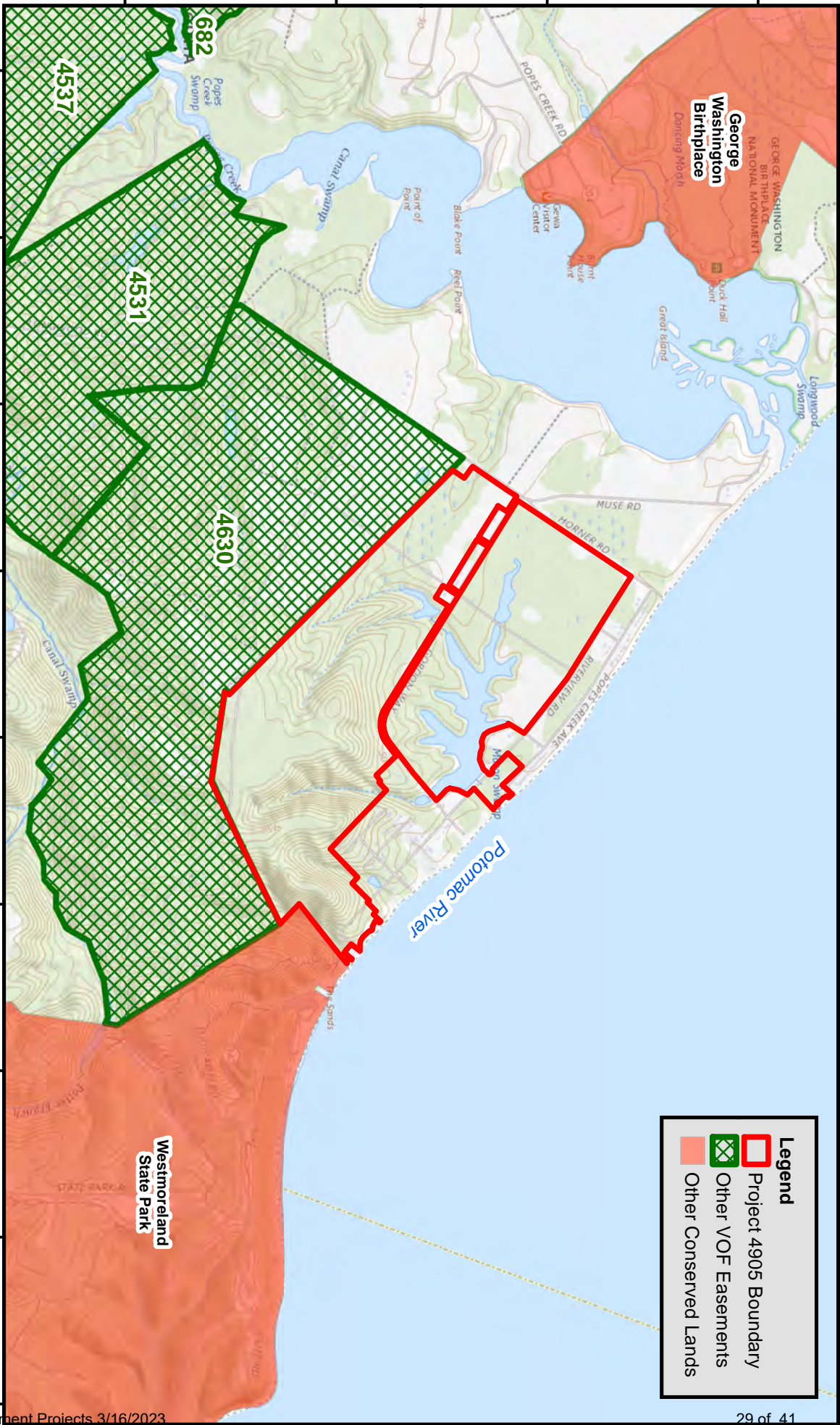
Public Infrastructure Information	Conflicts with published plans	Yes	No
Roads: Longwood and Horner Roads (State Route 624), Popes Creek Avenue (State Route 1423) Riverview Road (State Route 1425) and Gordon Way (State Route 1421) -all 30-foot RoWs- dead end roads.		<input type="checkbox"/>	<input checked="" type="checkbox"/>
Rail:		<input type="checkbox"/>	<input checked="" type="checkbox"/>
Utilities:		<input type="checkbox"/>	<input checked="" type="checkbox"/>
Electric lines to serve property run along road frontage.			
Easement Boundary Information			
2023 survey - entered and approved by GIS team.			

Existing Buildings and Structures						
Buildings and Structures	Built Env. Map ID	Photo #	Imperv Surface (sq. ft.)	Primary Source	In County Record	VOF ID


N/A					<input type="checkbox"/>	
					<input type="checkbox"/>	
Notes:						


Impervious Coverage Limitations		
Total Impervious Surface Permitted	Impervious Surface of Existing Buildings and Structures	Impervious Surface Square Footage Available
40,000 sq. ft.	0 sq. ft.	40,000 sq. ft.


Locality Support
County Notified: <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO Contact: Planning Director



Legend

 Project 4905 Boundary

 Other VOF Easements

 Other Conserved Lands

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

Map created 02/22/2023 by Baron Lin,
Source data provided by: topography- USGS,
other conserved lands- DCR, all else- VOF,
USGS Quadrangle: Colonial Beach South
This map is for general reference and display purposes only.

Location Map

Horners Beach


Westmoreland County


443.264 Acres

0 1000 2000

Feet

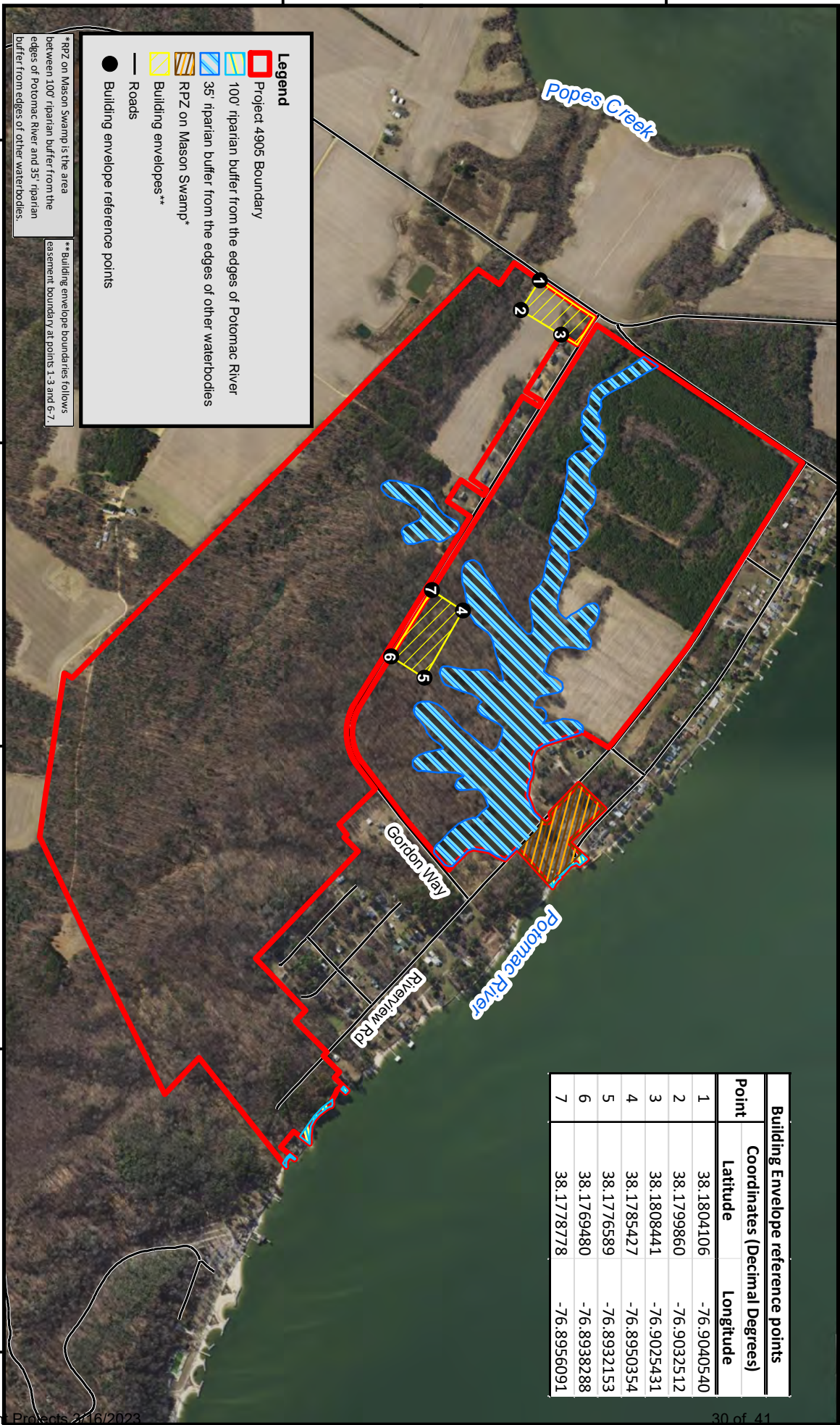
1:24,000





29 of 41

Proposed Easement Projects 3/16/2023



Building Envelope reference points		
Point	Coordinates (Decimal Degrees)	
	Latitude	Longitude
1	38.1804106	-76.9040540
2	38.1799860	-76.9032512
3	38.1808441	-76.9025431
4	38.1785427	-76.8950354
5	38.1776589	-76.8932153
6	38.1769480	-76.8938288
7	38.1778778	-76.8956091

Legend

- Project 4905 Boundary
- 100' riparian buffer from the edges of Potomac River
- 35' riparian buffer from the edges of other waterbodies
- RPZ on Mason Swamp*
- Building envelopes**
- Roads
- Building envelope reference points

*RPZ on Mason Swamp is the area between 100' riparian buffer from the edges of Potomac River and 35' riparian buffer from edges of other waterbodies.

**Building envelope boundaries follows easement boundary at points 1-3 and 6-7.

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

Map created 02/22/2023 by Baron Lin,
Source data provided by: aerial imagery- VDEMWBMP,
roads- VDOT, water features- USGS, all else- VOF.
Reference points collected in ArcMap.
Aerial imagery acquired 03/10 & 03/11/2021.
Aerial imagery © Commonwealth of Virginia.
This map is for general reference and display purposes only.

Special Conditions Map

Horners Beach

Westmoreland County

443.264 Acres

0 550 1100 Feet

1:13,200

N





Grantor Name: Oliff, Bryan and Kari

Locality: Westmoreland

Total Acres: 313 TBD by survey

Project ID #4907

Instrument ID # 7178

Property ID # 5682

Board Meeting Date: 3/16/2023

VOF Staff Lead: E. Thomas

Project Type: NAVY REPI partial purchase

Project Description: Property contains timberland and agricultural land with frontage on Black Swamp, a tributary of Cat Point Creek and the Rappahannock River.

Conservation Purposes/Property Features

Property contains 3,300 feet of frontage on Black Swamp, a tributary of Cat Point Creek and the Chesapeake Bay.

Property lies in VOF's Cat Point Creek Special Project Area.

Property contains approximately 81 acres of United States Department of Agriculture-designated prime farmland soils and approximately 29 acres of farmland of statewide importance.

Property has been identified by the Virginia Department of Forestry as having a high-ranking in-Forest Conservation Value (FCV), containing 230 acres of "Very High" forest conservation value.

Property lies within five miles of 2,344 acres protected by VOF easements.

Property has been identified in the VA Natural Landscape Assessment Ecological Cores as being C-3, high ecological integrity.

Property contains approximately 500 feet of frontage on Panorama Road (Route 622), a designated scenic road.

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 50,000 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:

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 buffer on Black Swamp, 35-foot buffer on Nanny Sanford Swamp and unnamed tributary.

- Livestock excluded from buffer/ RPZ : ☒ YES ☐ NO

6. Unique deed provisions: NAVY REPI program required language:

ACCUMULATION OF TRASH AND HAZARDOUS MATERIALS. Accumulation or dumping of trash, refuse, dredge spoil, junk or toxic materials is not permitted on the Property. This restriction shall not prevent generally accepted agricultural or wildlife management practices, such as creation of brush piles, composting, or the storage of farm machinery, organic matter, agricultural products, or agricultural byproducts on the Property. This Easement does not permit or require Grantees to become operators or to control any use of the Property that may result in the treatment, storage, disposal, or release of hazardous materials within the meaning of the Comprehensive Environmental Response, Compensation, and Liability Act of 1980, as amended.

9. SIGNS. No billboards or other signs may be displayed on the Property, except for signs that relate to the Property or to permitted activities (including commercial activities) thereon. Temporary political signs are allowed. No sign visible from outside the Property shall exceed thirty-two square feet in size.

10. HEIGHT RESTRICTIONS. The erection, construction, installation, or alteration, whether public or private, of any structure, building, antenna, tower, wire, or other obstruction, whatever its nature, extending more than 120 feet above ground level is prohibited without the express written consent of the Navy.

11. VISUAL HAZARDS. No operations of any type are permitted that produce smoke, glare, or other visual hazards that may pose a danger to aircraft operation from the Installation. Notwithstanding the above, (i) controlled burns for agricultural purposes, habitat improvement and/or mitigation of fire hazards are permitted with Grantor's notification of Grantees no less

than forty-eight (48) hours prior to commencement of such activities, and (ii) the burning of reasonable amounts of yard debris is permitted without prior notification.

- 12. LIGHTING EQUIPMENT.** Lighting equipment, including floodlights and searchlights, and all protective lighting, such as streetlights, shall have positive optical control so that no direct light is emitted above the horizontal plane of the light fixture and located so that lighting does not interfere with military training activities.

- 7. Consolidation of Tax Parcels:** ☐ NO ☒ YES Once final survey is complete will work with locality to consolidate.

***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

Partial purchase project with funding from US NAVY REPI. This program is designed to protect important military flyways and test ranges for the US Navy base operations at Dahlgren and the Patuxent River air base.

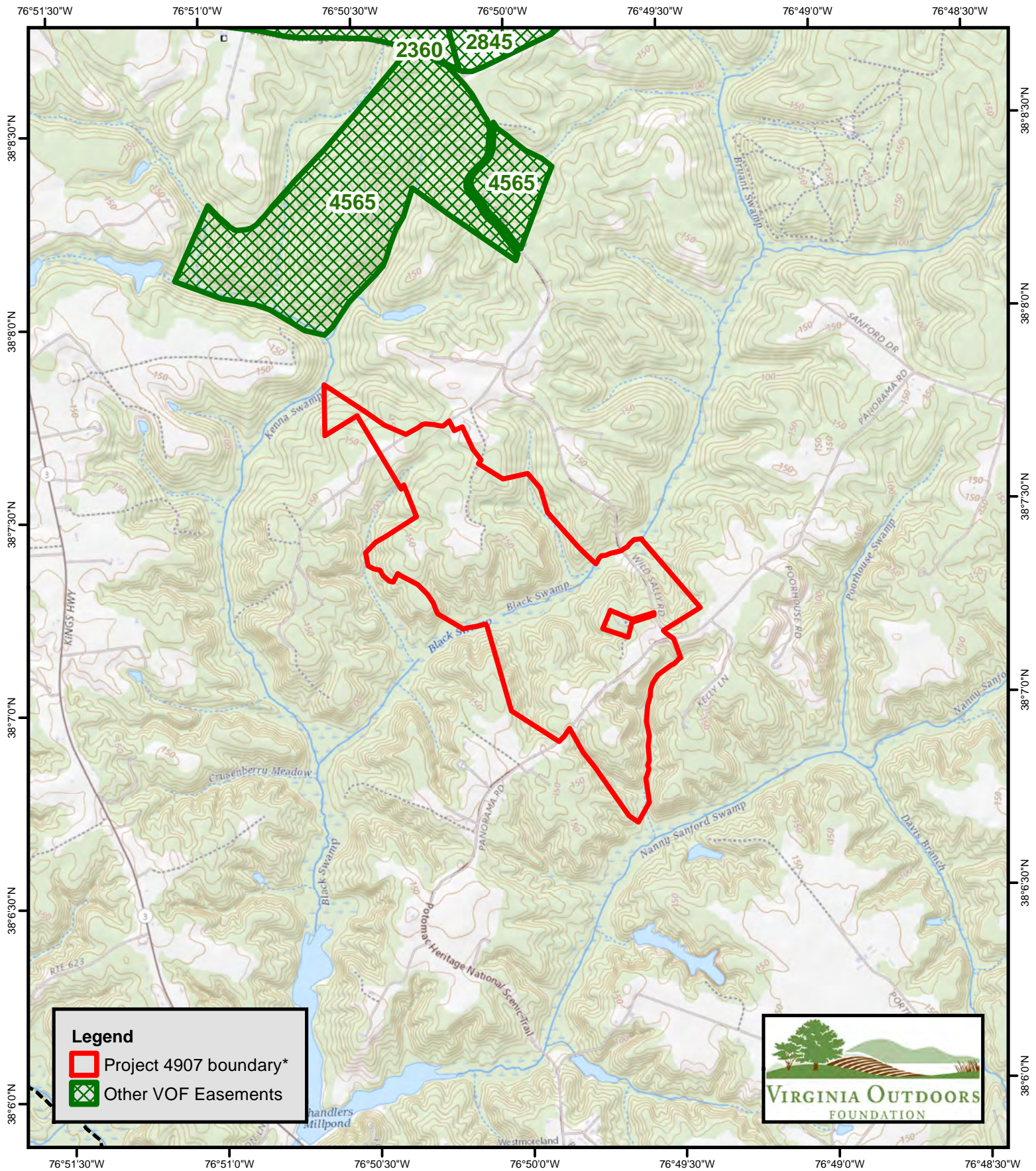
Special Conditions Table (for VOF use)

Waterbody	Feature Length (ft)	Buffer Width (ft)	Buffer Sides	Livestock Restriction	SC ID
RPZ on Black Swamp			Choose an item.	Yes	
			Choose an item.	Choose an item.	
			Choose an item.	Choose an item.	

Siting Condition	Description	SC ID
Compliance with County Comprehensive Plan		
<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO		

Public Infrastructure Information	Conflicts with published plans	Yes	No
Roads: Panorama Road and Wild Sally Road are 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
Current boundary from tax map parcels, final boundary will be entered from new survey when complete.



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

Map created 02/07/2023 by Baron Lin.
Source data provided by: topography- USGS, all else- VOF.
USGS Quadrangle: Montross
This map is for general reference and display purposes only.

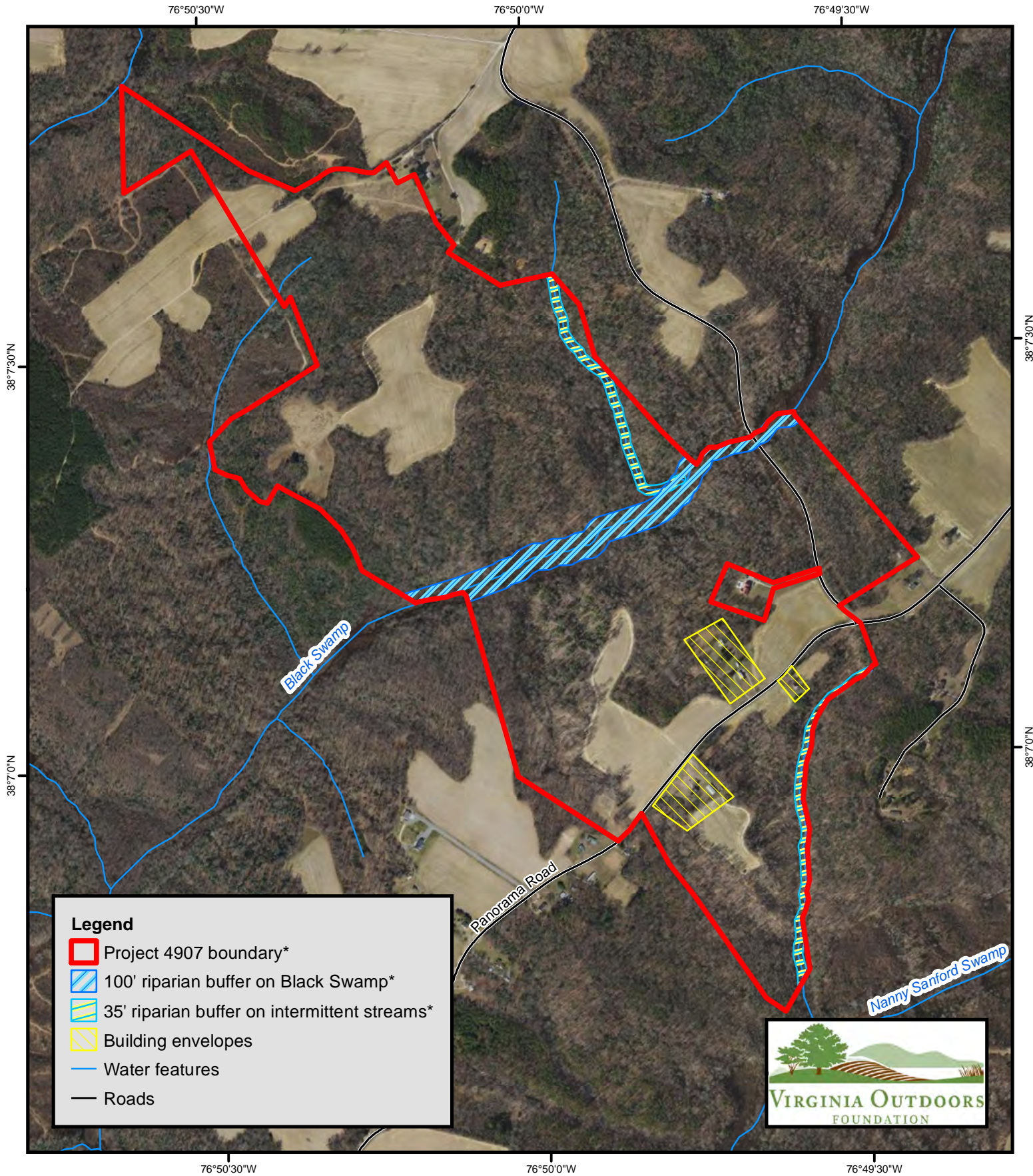
*Displayed easement boundary and acreage is based on county tax map parcels and will be corrected with pending survey.

Location Map Oliff Westmoreland County ~327 Acres

0 1000 2000

1:24,000





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

Map created 02/22/2023 by Baron Lin.
Source data provided by: aerial imagery- VDEM/VBMP,
water features- USGS, roads- VDOT, 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.

*Displayed easement boundary, acreage, and special conditions
are based on county tax map parcels and will be corrected with
pending survey.

Special Conditions Map

Oliff

Westmoreland County

~327 Acres

0 Feet 475 950

1:11,400





Grantors: James R. Gillette, Lynn G. Gillette, John H. Drewry, IV, Evelyn D. Bailey

Locality: Southampton

Total Acres: 68.71

Project ID #4909

Instrument ID #7186

Board Meeting Date: 3/16/2023

VOF Staff Lead: E. Thomas

Project Type: Partial Purchase Easement Grant Project

Project Description: Situated on a bend in the Nottoway River, the property contains extensive bald cypress and tupelo swamps that support several important wildlife species and habitat types.

Conservation Purposes/Property Features

Natural Habitat and Biological Diversity: Contains multiple natural heritage resources as identified by the Virginia Department of Conservation and Recreation Division of Natural Heritage Resources. The element occurrences include Bald Cypress Water Tupelo Brown Water Swamp, Coastal Plain Bottomland Forest (Brownwater Low Terrace Type, Shade Mudflower, Crowfoot Sedge, and Pineland Tick Trefoil. Property lies along the Nottoway River which is designated “Threatened and Endangered Waters by the Virginia Department of Wildlife Resources due to the presence of the Roanoke Logperch (*Percina rex*) and the Dwarf wedge mussel (*Alasmodonta heterodon*).

Scenic/Open Space: This section of the Nottoway River has been designated as a state Scenic River and Blueway Trail and lies adjacent to the Cypress Bridge State Natural Area Preserve and directly upstream from a conservation easement held by the Virginia Department of Forestry and adjacent to a conservation easement held by VOF.

Water Resource Protection: Contains 2,100 feet of frontage on the Nottoway River, a tributary of the 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:** No division.
2. **Buildings and structures.** Two wildlife blinds or wildlife observation decks not to exceed 300 square feet in size.
3. **Unique deed provisions:** No timbering shall be permitted on the Property, except for the cutting and removal of trees:
 - (i) cutting of trees for maintenance of existing cleared areas used for roads, utilities, or structures allowed above;
 - (ii) cutting of trees for creation and maintenance of trails;
 - (i) cutting of trees, with prior written approval of Grantee for wildlife habitat management, for the protection or enhancement of the natural heritage resources, which approval or disapproval shall take into consideration the ecological importance of tree cover and avoidance of forest fragmentation;
 - (ii) removal of trees posing an imminent hazard to the health or safety of persons or to property;
 - (iii) removal of invasive trees or other invasive species or
 - (iv) removal of trees that are diseased or storm-damaged.

In general, the forest shall be maintained in its natural state. Forest management practices conducted shall comply with an approved forest stewardship plan with the intent of restoring the ecological health and function of the forest and such practices may not be employed primarily for commercial purposes.

Best Management Practices (BMPs), as defined by the Virginia Department of Forestry, shall be used to control erosion and protect water quality when any material timber harvest is undertaken, such as may be required for (iii), (v), or (vi) above. A pre-harvest plan shall be submitted for approval no later than fourteen days before the proposed date of a material timber harvest, and such plan must be consistent with the terms of the easement on the property. The pre-harvest plan shall describe the BMPs to be used in sufficient detail to ensure that water quality will be protected.

4. **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.*

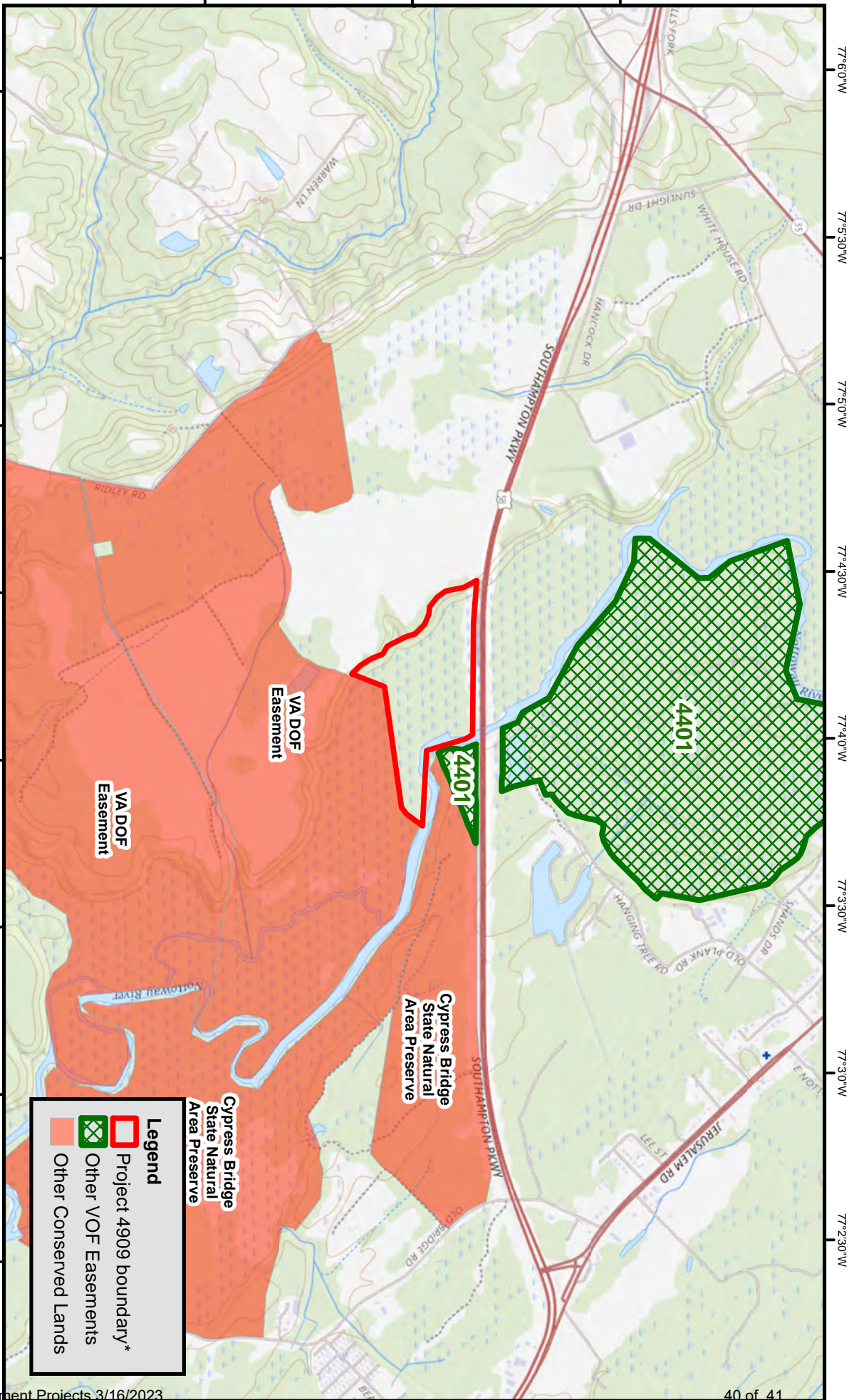
Further Discussion
Partial purchase project with grant funding from North American Wetlands Conservation Award (NAWCA) this program is designed to protect wetland and waterfowl habitat, grant project is managed by US Fish and Wildlife Service.

Special Conditions Table (for VOF use)					
Waterbody	Feature Length (ft)	Buffer Width (ft)	Buffer Sides	Livestock Restriction	SC ID
N/A			Choose an item.	Choose an item.	
			Choose an item.	Choose an item.	
			Choose an item.	Choose an item.	

Siting Condition	Description	SC ID
	N/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: Route 58 (Southampton Parkway) is a divided two-lane highway.		<input type="checkbox"/>	<input checked="" type="checkbox"/>
Rail:		<input type="checkbox"/>	<input checked="" type="checkbox"/>
Utilities: A section of the Columbia gas pipeline runs underground through the property.		<input type="checkbox"/>	<input checked="" type="checkbox"/>

Easement Boundary Information
2023 survey by Mo Canada- entered and approved by GIS team.



Legend

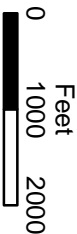
- Project 4909 boundary*
- Other VOF Easements
- Other Conserved Lands

Location Map

Gillette

Southampton County

68.71 Acres



1:24,000



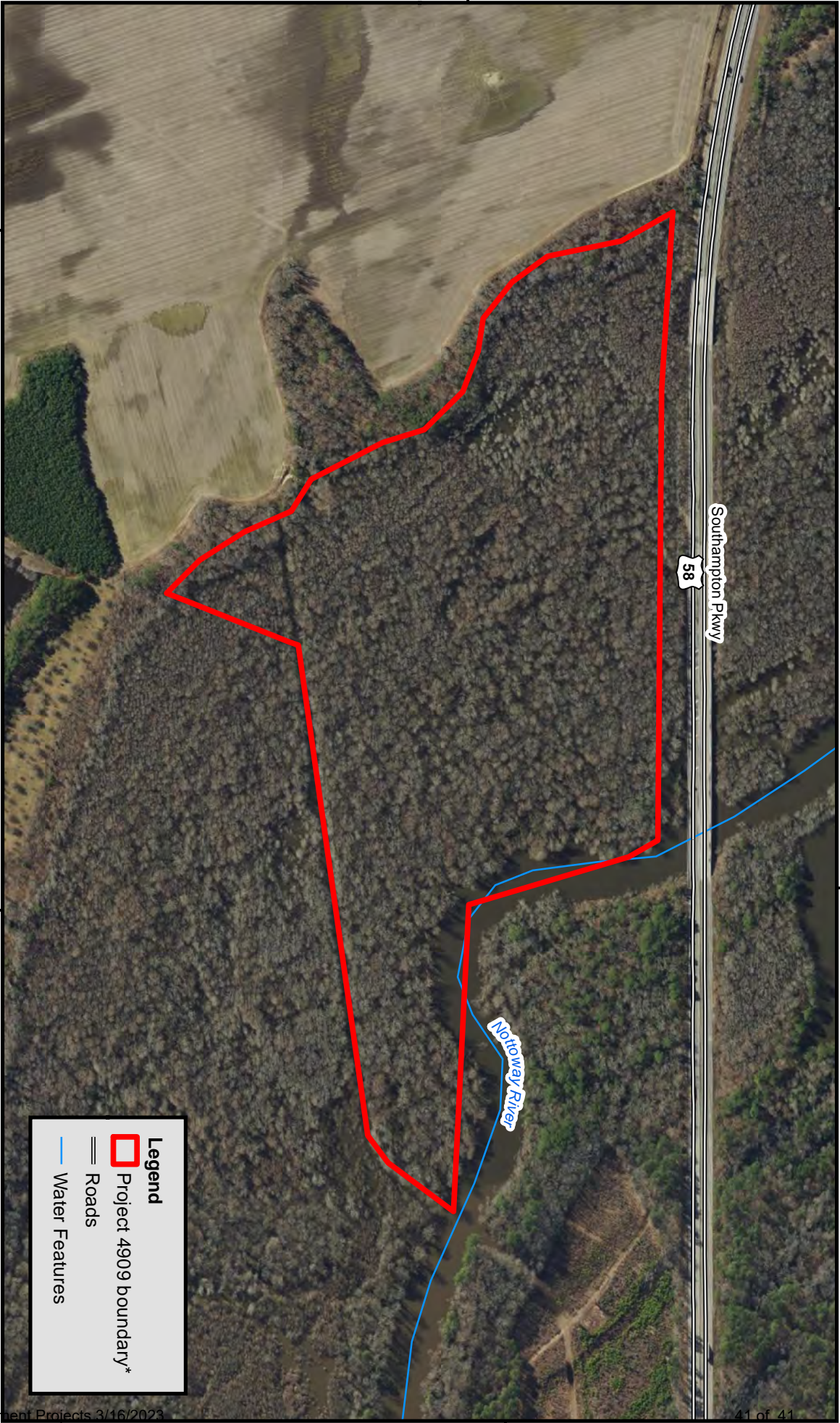
Projection: Lambert Conformal Conic
GCS: North America 1983
Datum: D North America 1983
Map created 02/22/2023 by Baron Lin,
Source data provided by: topography- USGS, other conserved
lands- DCR, all else- VOF.
USGS Quadrangle: Countland
This map is for general reference and display purposes only.
*Current easement boundary is based on plat from 02/01/2023
and its status is pending final legal description.

77°43'0"W

77°40'0"W

36°41'30"N

36°41'30"N



77°43'0"W

77°40'0"W

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

Map created 02/22/2023 by Bacon Lin.
Source data provided by: aerial imagery- VDEM/VBMP,
water features- USGS, roads- VDOT, all else- VOF.
Aerial imagery acquired 02/24/2021.
Aerial imagery © Commonwealth of Virginia.
This map is for general reference and display purposes only.
*Current easement boundary is based on plat from 02/01/2023
and its status is pending final legal description.

Aerial Map

Gillette

Southampton County

68.71 Acres



1:6,000



Legend

Project 4909 boundary*

Roads

Water Features

