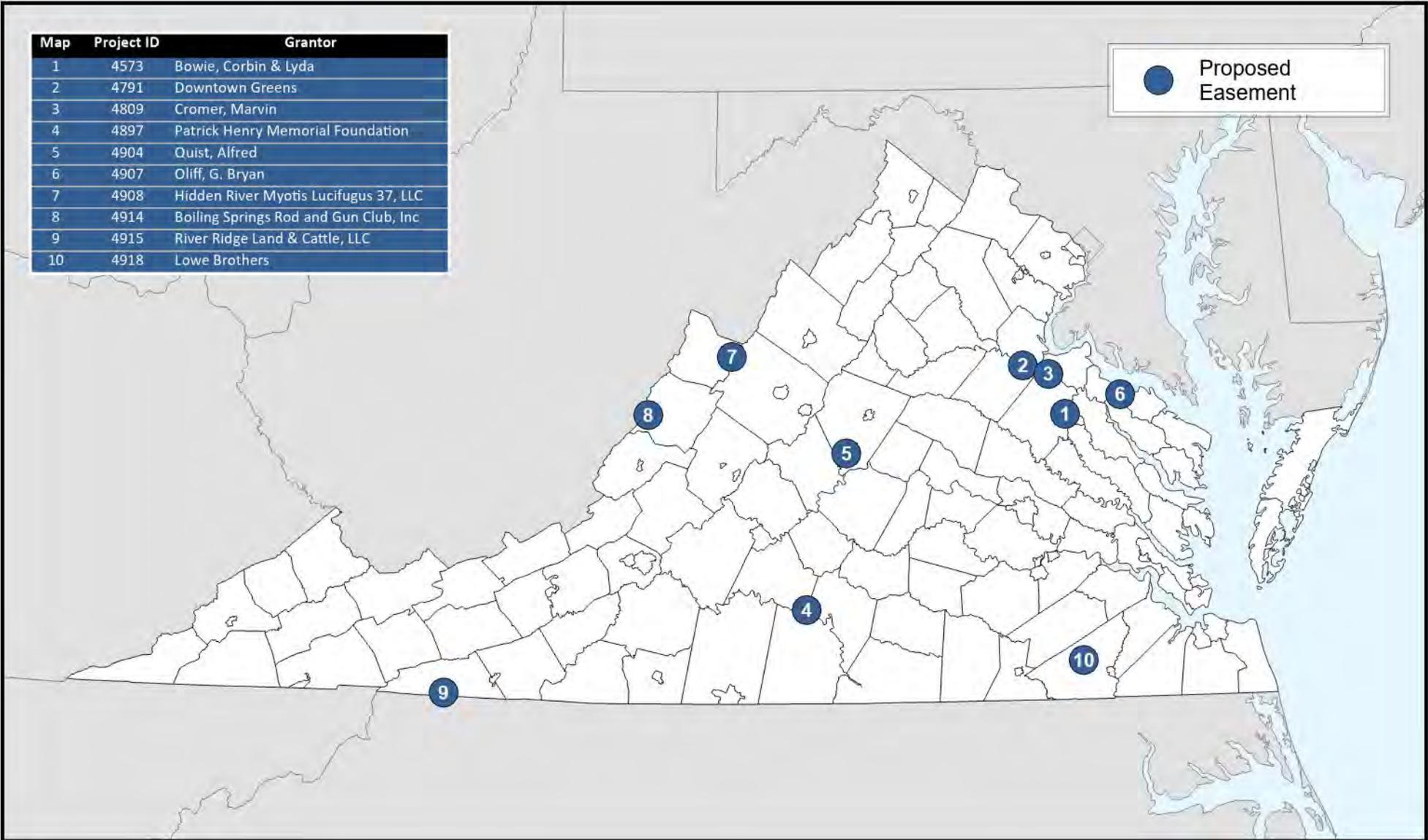


Map	Project ID	Grantor
1	4573	Bowie, Corbin & Lyda
2	4791	Downtown Greens
3	4809	Cromer, Marvin
4	4897	Patrick Henry Memorial Foundation
5	4904	Quist, Alfred
6	4907	Oliff, G. Bryan
7	4908	Hidden River Myotis Lucifugus 37, LLC
8	4914	Boiling Springs Rod and Gun Club, Inc
9	4915	River Ridge Land & Cattle, LLC
10	4918	Lowe Brothers



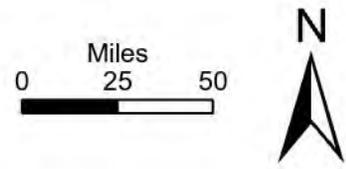
Projection: Lambert Conformal Conic  
 GCS North America 1983  
 Datum: North America 1983

Map created 5/1/2023 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

June 1, 2023  
 Board of Trustees Meeting



**Grantor: Bowie, Lyda and Corbin**

**Locality:** Caroline

**Total Acres:** 316.56

Project ID #4573

Instrument ID #5162

Property ID # 5228

**Board Meeting Date:** 6/1/2023

**VOF Staff Lead:** ET

**Project Type:** Open Space Easement

**Project Description:** Located in Caroline County, this property is a family-owned and managed working farm in small grain production with a active forest operation use and is adjacent to 252 acres under easement to VOF.

Conservation Purposes/Property Features
<p>The Property contains 95 acres of United States Department of Agriculture-designated prime farmland soils and 165 acres of soils of statewide importance. Prime farmland is of major importance in meeting the nation’s short- and long-range needs for food and fiber; the Department of Agriculture recognizes that responsible levels of government, as well as individuals, should encourage and facilitate the wise use of our nation’s prime farmland, and preservation of the Property hereunder will provide farmland for future use.</p> <p>Property has been identified by the Virginia Department of Forestry as having a high ranking in “Forest Conservation Value,”.</p> <p>Property contains 3,300 feet of frontage on unnamed streams, all tributaries of the Mattaponi River and the Chesapeake Bay. Protection of the Property from unrestrained residential development hereunder will help preserve the water quality of the Chesapeake Bay by reducing non-point source pollution.</p> <p>Property lies adjacent to 252 acres of land under open-space easement deeded to VOF.</p>

Staff Recommendations/Conformance with VOF Guidelines
<p><input checked="" type="checkbox"/> Approve as presented.</p> <p><input type="checkbox"/> Approve subject to suggested changes and final VOF legal review as to form.</p> <p><input type="checkbox"/> Deny (not supported by staff)</p> <p><b>Notes:</b> <i>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.</i></p>

## Easement Terms\*

**\*The Governing Document:** *The primary terms of the easement are listed below in 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:** Two properties permitted (one division)
2. **Impervious Coverage Limitations:** Total impervious surface coverage, including that of both existing and future improvements, may not exceed 40,000 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 two detached (freestanding) dwellings may be maintained or constructed on the Property. 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.
4. **Siting of Buildings and Structures:**  
**Summary:** All new 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. Any detached (freestanding) dwelling must be located in a Building Envelope.
5. **Water Quality Protection Areas:**  
**Summary:** 100-foot buffers on streams.
  - Livestock excluded from riparian buffer and waterway:  YES  NO
  - Length of "forested/vegetated" riparian buffers (livestock excluded): 3,300.
6. **Unique deed provisions:** N/A
7. **Consolidation of Tax Parcels:**  NO  YES

## Further Discussion

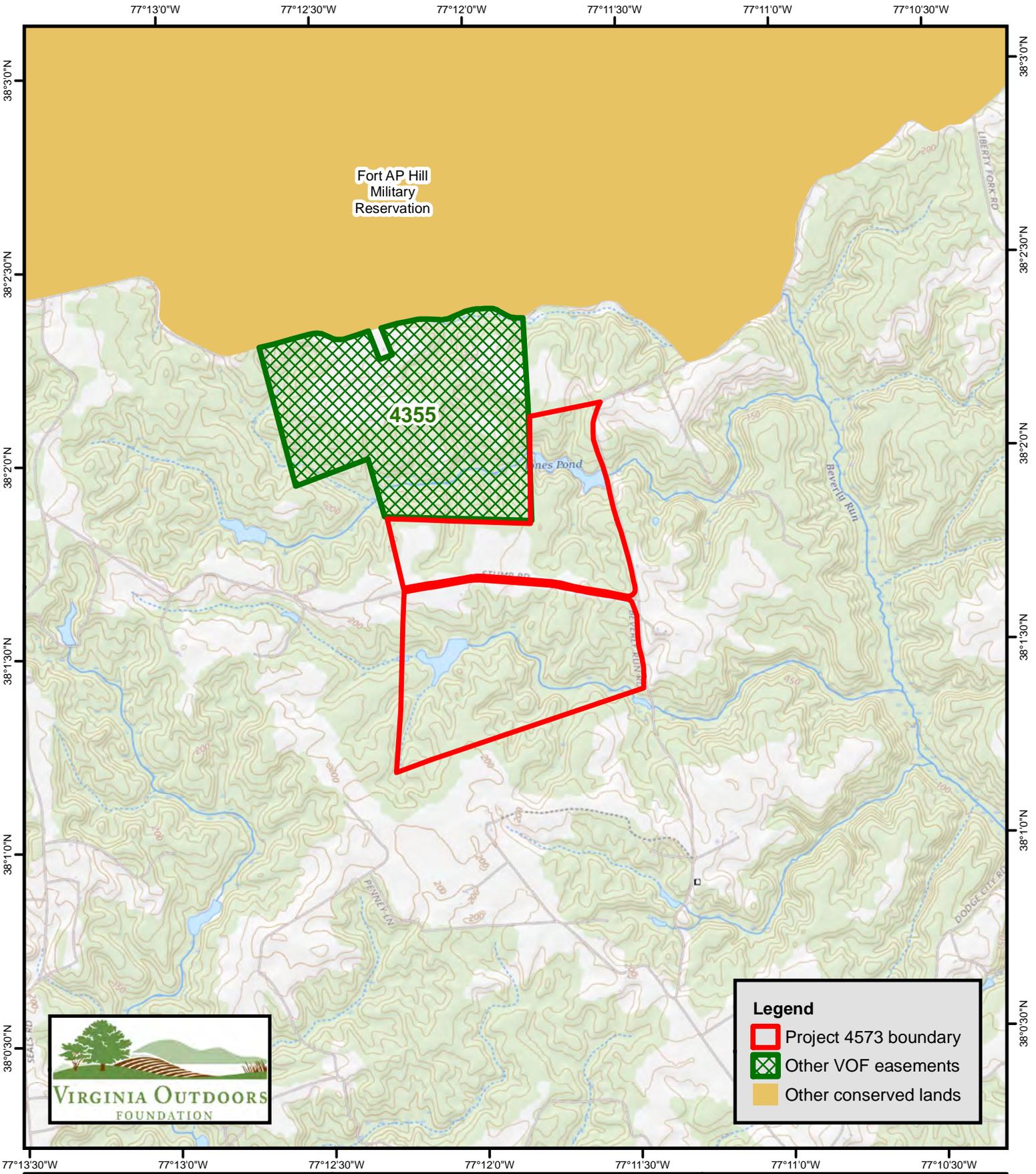
Project was originally approved by VOF Board in June 2021 at 582 acres. Due to difficulties with bank subordination the landowners have had to restructure the project to 316 acres and return the project to VOF Board approval.

Special Conditions Table					
Waterbody	Feature Length (ft)	Buffer Width (ft)	Buffer Sides	Livestock Restriction	SC ID
Unnamed stream		100	Both sides	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
<b>Roads:</b> 618 and 621 are 30-foot Row, no planned improvements.		<input type="checkbox"/>	<input checked="" type="checkbox"/>
<b>Rail:</b>		<input type="checkbox"/>	<input checked="" type="checkbox"/>
<b>Utilities:</b>		<input type="checkbox"/>	<input checked="" type="checkbox"/>

Easement Boundary Information
<i>Complete survey entered.</i>



Fort AP Hill  
Military  
Reservation

4355

James Pond

**Legend**

-  Project 4573 boundary
-  Other VOF easements
-  Other conserved lands



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

Map created 04/06/2023 by Baron Lin.  
Source data provided by: topography- USGS, all else- VOF.  
USGS Quadrangle: Supply  
This map is for general reference and display purposes only.

**Location Map**  
**Bowie, Corbin & Lyda**  
**Caroline County**  
**318.81 Acres**

Feet  
0 35000



1:24,000



77°12'30"W

77°12'0"W

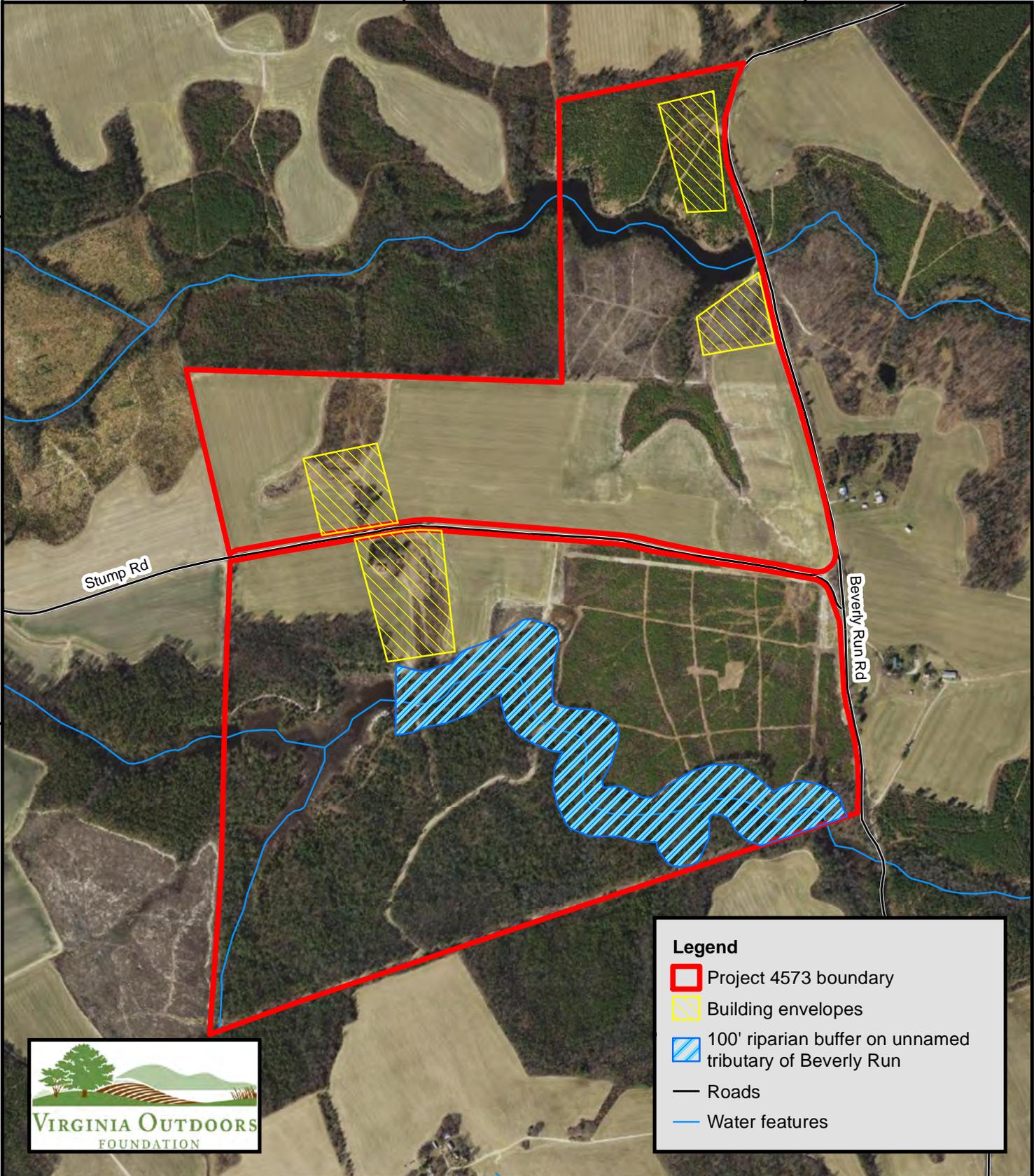
77°11'30"W

38°20'N

38°20'N

38°13'0"N

38°13'0"N



**Legend**

- Project 4573 boundary
- Building envelopes
- 100' riparian buffer on unnamed tributary of Beverly Run
- Roads
- Water features



77°12'30"W

77°12'0"W

77°11'30"W

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

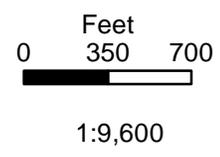
Map created 04/06/2023 by Baron Lin.  
 Source data provided by: aerial imagery- VDEM/VBMP, roads- VDOT, water features- USGS, all else- VOF.  
 Aerial imagery acquired 03/11/2021.  
 Aerial imagery © Commonwealth of Virginia.  
 This map is for general reference and display purposes only.

## Special Conditions Map

### Bowie, Corbin & Lyda

### Caroline County

### 318.81 Acres



**Grantor Name: DTG LLC**

**Locality:** City of Fredericksburg

**Total Acres:** 56.1744

Project ID #4791

Instrument ID #6160

Property ID # 5512

**Board Meeting Date:** 6/1/2023

**VOF Staff Lead:** ET

**Project Type:** Partial Purchase Grant funding from VOF PTF and VLCF

**Project Description:** Located in the City of Fredericksburg, this property is one of the last open spaces in agricultural use and will be used for outdoor education programs by the Downtown Greens organization. Downtown Greens is a private non-profit organization whose mission is to foster community involvement and growth by protecting and nurturing urban greenspace through collaborative environmental stewardship and experimental education. Downtown Greens has been awarded a VLCF grant to purchase this property and VOF will hold the easement. The property is owned by Downtown Greens via DTG LLC.

**Conservation Purposes/Property Features**

Property contains 29 acres of United States Department of Agriculture-designated prime farmland soils. Property contains frontage on an unnamed tributary of Deep Run, a tributary of the Rappahannock River and the Chesapeake Bay. Property lies in the Fredericksburg Civil War Battlefield Core and Study area (as designated by National Park Service’s American Battlefield Protection Program. Property is adjacent to the Fredericksburg and Spotsylvania Battlefields National Military Park, and an easement held by the Virginia Department of Historic Resources. Property is visible from US Bicycle Route 76.

**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\***

**\*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 Limitations:** Total impervious surface coverage, including that of both existing and future 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. Any new building or structure with a ground area and any additional impervious surface, together exceeding 5,000 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. One dwelling is to be located in a Building Envelope.
4. **Siting of Buildings and Structures:**  
**Summary:** All new 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 unnamed tributary of Deep Run.
  - 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

**Further Discussion**

Downtown Greens is a private non-profit organization whose mission is to foster community involvement and growth by protecting and nurturing urban greenspace through collaborative environmental stewardship and experimental education. Downtown Greens has been awarded a VLCF grant to purchase this property and VOF will hold the easement. The property is owned by Downtown Greens via DTG LLC.

**Special Conditions Table**

Waterbody	Feature Length (ft)	Buffer Width (ft)	Buffer Sides	Livestock Restriction	SC ID
Unnamed tributary of Deep Run		100 foot	Both sides	Yes	
			Choose an item.	Choose an item.	
			Choose an item.	Choose an item.	

Siting Condition	Description	SC ID

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

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

Easement Boundary Information
Survey dated 3/3/2023 by Bowman- full property boundary.

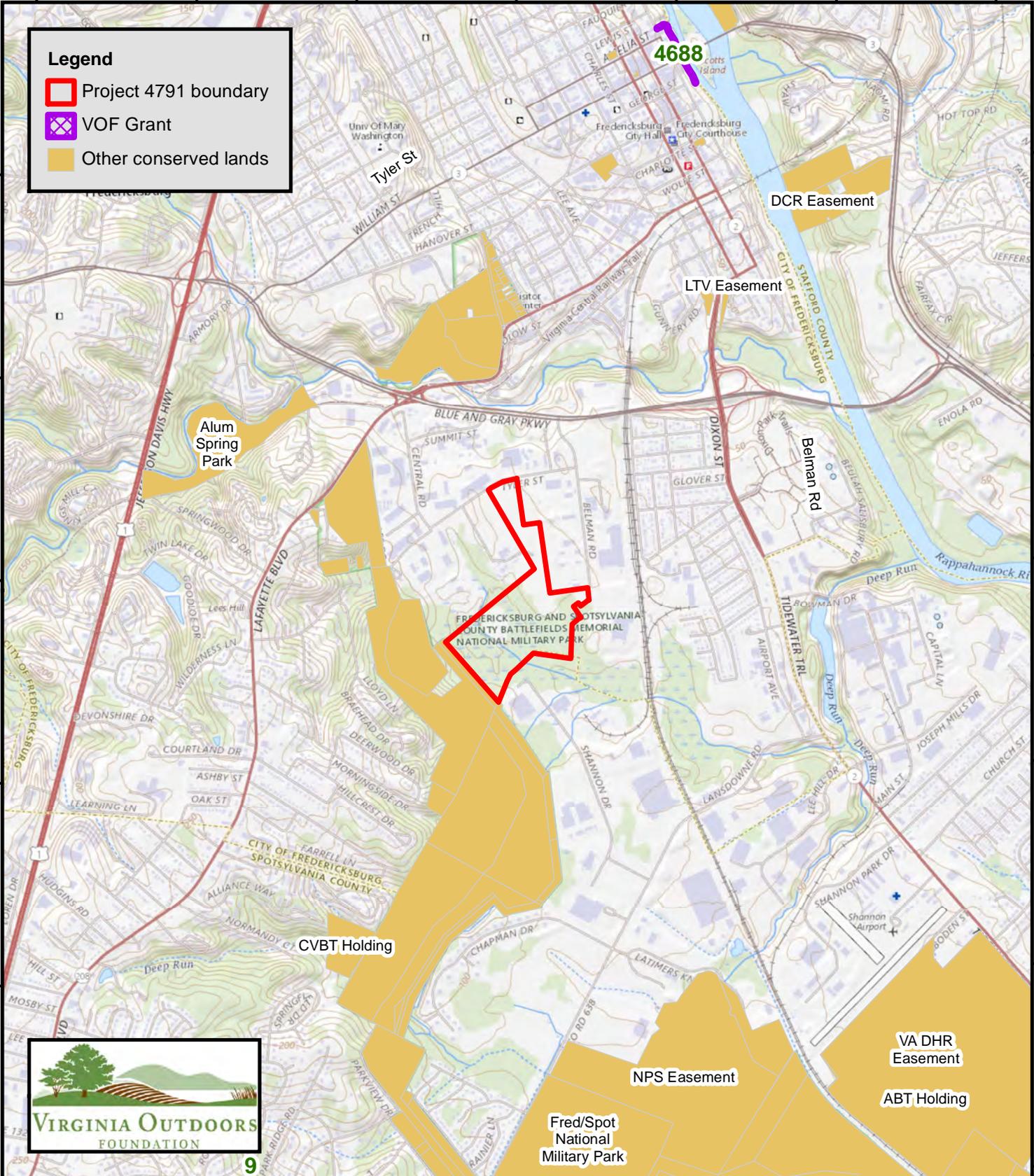
77°29'30"W 77°29'0"W 77°28'30"W 77°28'0"W 77°27'30"W 77°27'0"W 77°26'30"W

38°18'0"N  
38°17'30"N  
38°17'0"N  
38°16'30"N  
38°16'0"N

38°18'0"N  
38°17'30"N  
38°17'0"N  
38°16'30"N  
38°16'0"N

**Legend**

- Project 4791 boundary
- VOF Grant
- Other conserved lands



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

Map created 03/21/2023 by Baron Lin.  
 Source data provided by: topography- USGS,  
 other conserved lands- DCR, all else- VOF.  
 USGS Quadrangle: Fredericksburg  
 This map is for general reference and display purposes only.

**Location Map**

Downtown Greens Land  
 Expansion Project  
 City of Fredericksburg  
 56.17 Acres

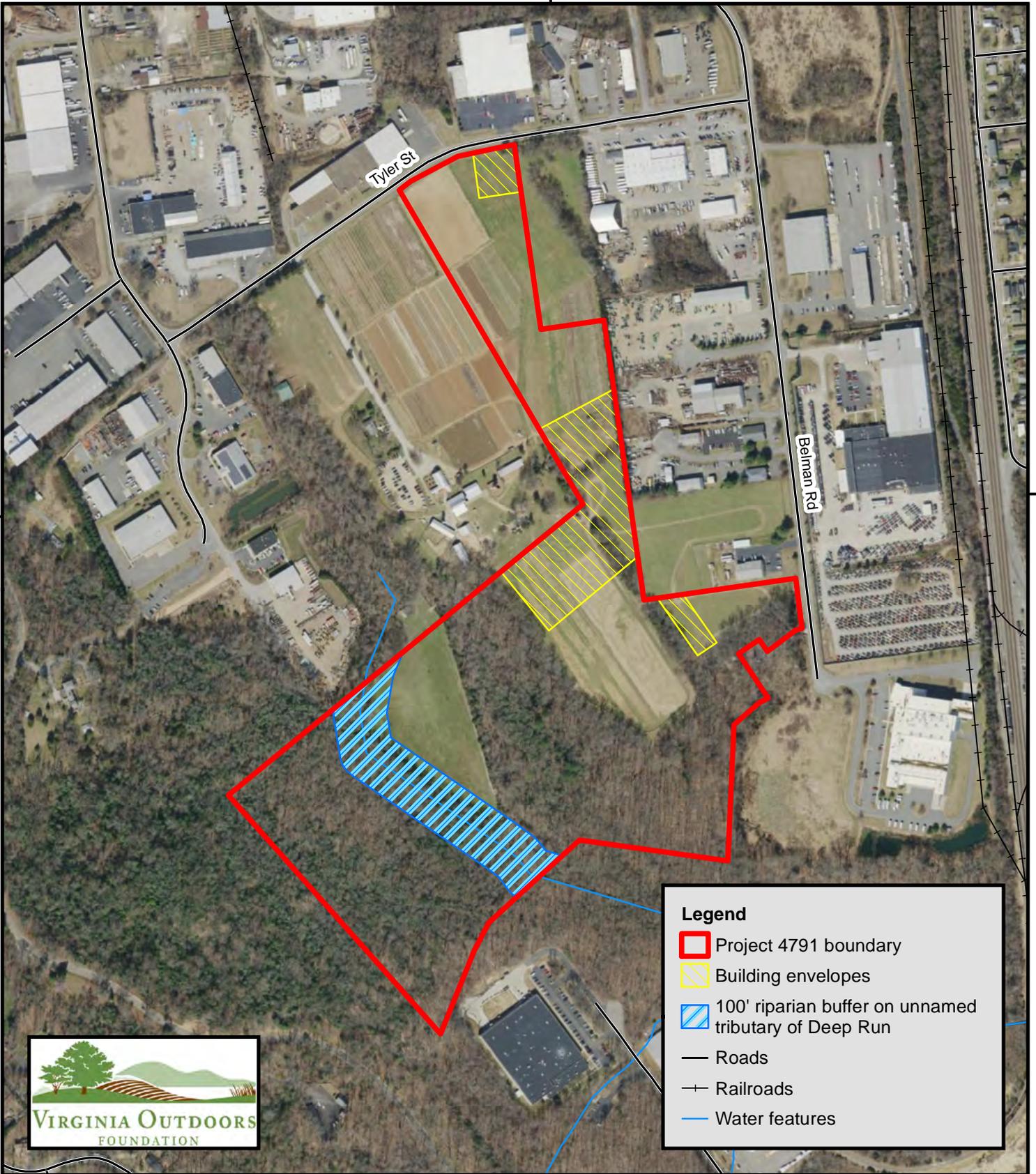
Feet  
 0 1000 2000

1:24,000

77°28'0"W

38°17'0"N

38°17'0"N



**Legend**

- Project 4791 boundary
- Building envelopes
- 100' riparian buffer on unnamed tributary of Deep Run
- Roads
- + Railroads
- Water features

77°28'0"W

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

Map created 05/01/2023 by Baron Lin.  
 Source data provided by: aerial imagery- VDEM/VBMP,  
 roads and railroads- VDOT, water features- USGS,  
 all else- VOF.  
 Aerial imagery acquired 03/10/2021.  
 Aerial imagery © Commonwealth of Virginia.  
 This map is for general reference and display purposes only.

# Special Conditions Map

Downtown Greens Land  
 Expansion Project  
 City of Fredericksburg  
 56.17 Acres

0      Feet      500

1:6,000

N

**Grantor:** Marvin Thomas Duncan Cromer

**Locality:** Caroline

**Total Acres:** 174.6

Project ID #4809

Instrument ID #6229

Property ID # 5537

**Board Meeting Date:** 6/1/2023

**VOF Staff Lead:** ET

**Project Type:** Army ACUB program partial purchase

**Project Description:** Located along the Rappahannock River and adjacent to other conserved lands the property consists of prima agricultural land in a Fort A.P. Hill ACUB acquisition area.

**Conservation Purposes/Property Features**

**Agricultural Use:** Property contains 133 acres of United States Department of Agriculture-designated prime farmland soils.

**Scenic/Open Space:** Property fronts on U.S. Highway 17 (Tidewater Trail), a designated Virginia Byway, a roadway of scenic importance in the Commonwealth of Virginia. Virginia General Assembly has designated the Rappahannock River as a Virginia Scenic River.

**Water Resource Protection:** Property contains 2,300 feet of frontage on the Rappahannock River, a tributary of the Chesapeake Bay.

**ARMY ACUB Program:** The United States Department of Defense’s program under 10 U. S. C. Section 2684a provides authorization for Fort A. P. Hill to prepare a Compatible Use Buffer Plan, and Fort A. P. Hill has developed such a plan that categorizes the Property as being located in a Priority Protection Area, which permits the award of an Army Compatible Use Buffer grant.

**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\*

**\*The Governing Document:** *The primary terms of the easement are listed below in 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 Limitations:** Total impervious surface coverage, including that of both existing and future improvements, may not exceed 38,000 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 two detached (freestanding) dwellings may be maintained or constructed on the Property. 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.
4. **Siting of Buildings and Structures:**  
**Summary:** All new 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. Any detached (freestanding) dwelling must be located in a Building Envelope.
5. **Water Quality Protection Areas:**  
**Summary:** 100-foot buffer on Rappahannock River.
  - Livestock excluded from riparian buffer and waterway:  YES  NO
  - Length of "forested/vegetated" riparian buffers (livestock excluded): 2,300 feet.
6. **Consolidation of Tax Parcels:**  NO

**Further Discussion** Partial purchase with ACUB funds.

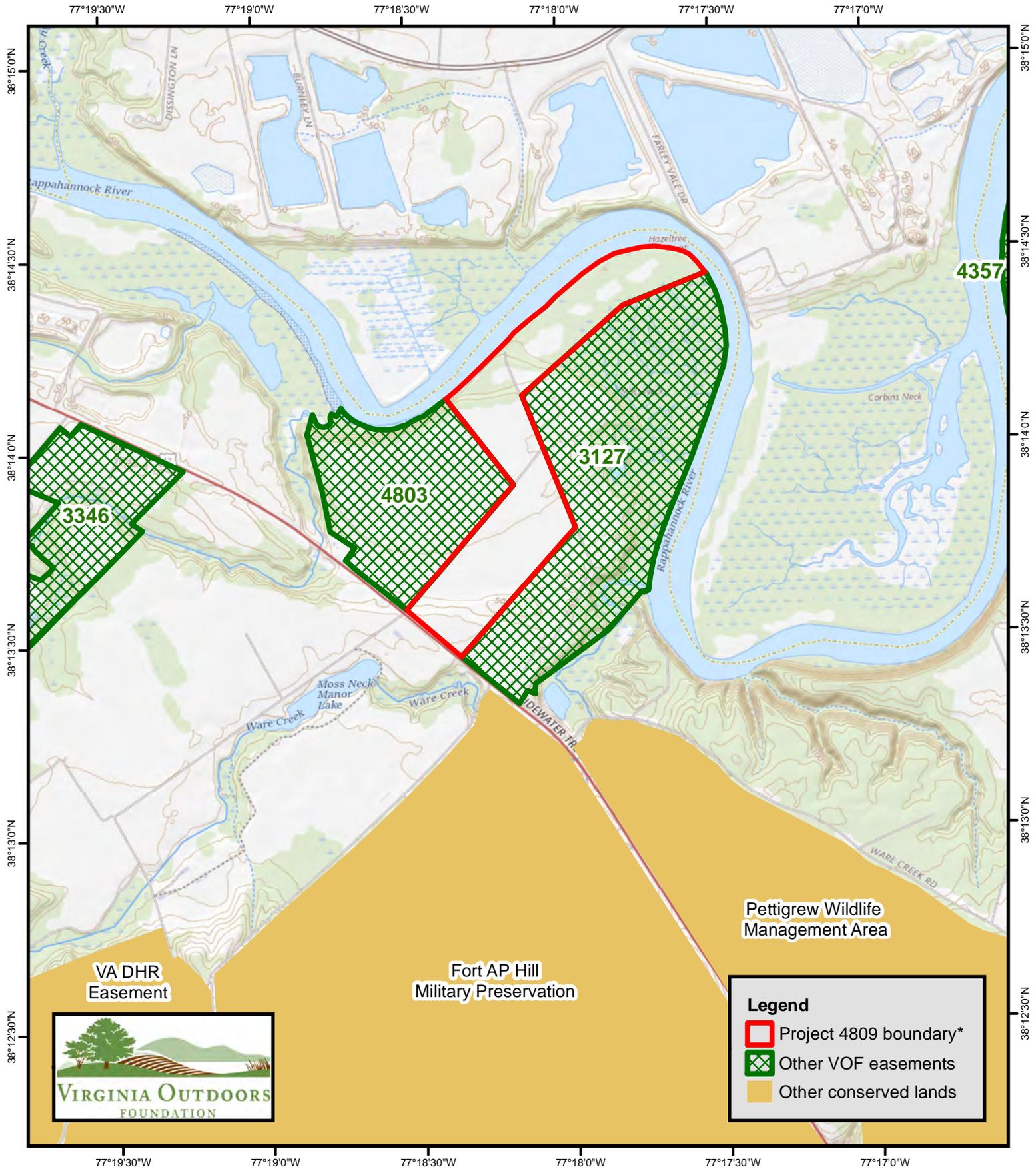
TITLE 10, SECTION 2684A OF THE UNITED STATES CODE authorizes the Department of Defense to form agreements with non-federal governments or private organizations to limit encroachments and other constraints on military training, testing, and operations by establishing buffers around installations. The Army implements this authority through the ACUB program, which is managed overall at Army Headquarters level by the office of the Deputy Chief of Staff for Installations (DCS G-9. This project is part of the Army ACUB program at Fort A.P. Hill.

Special Conditions Table (for VOF use)					
Waterbody	Feature Length (ft)	Buffer Width (ft)	Buffer Sides	Livestock Restriction	SC ID
Rappahannock River		100	One side	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: U.S. Route 17		<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
Complete survey.



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

Map created 04/06/2023 by Baron Lin.  
 Source data provided by: topography- USGS, other conserved lands- DCR, all else- VOF.  
 USGS Quadrangle: Rappahannock Academy  
 This map is for general reference and display purposes only.

\*Displayed boundary is not finalized and will be finalized during BDR site visit and from 1957 plat.

# Location Map

## Cromer, Marvin

### Caroline County

~175 Acres

**Legend**

- Project 4809 boundary\*
- Other VOF easements
- Other conserved lands

0      Feet      2000

1:24,000

77°18'30"W

77°18'0"W

77°17'30"W

38°14'30"N

38°14'30"N

38°14'0"N

38°14'0"N

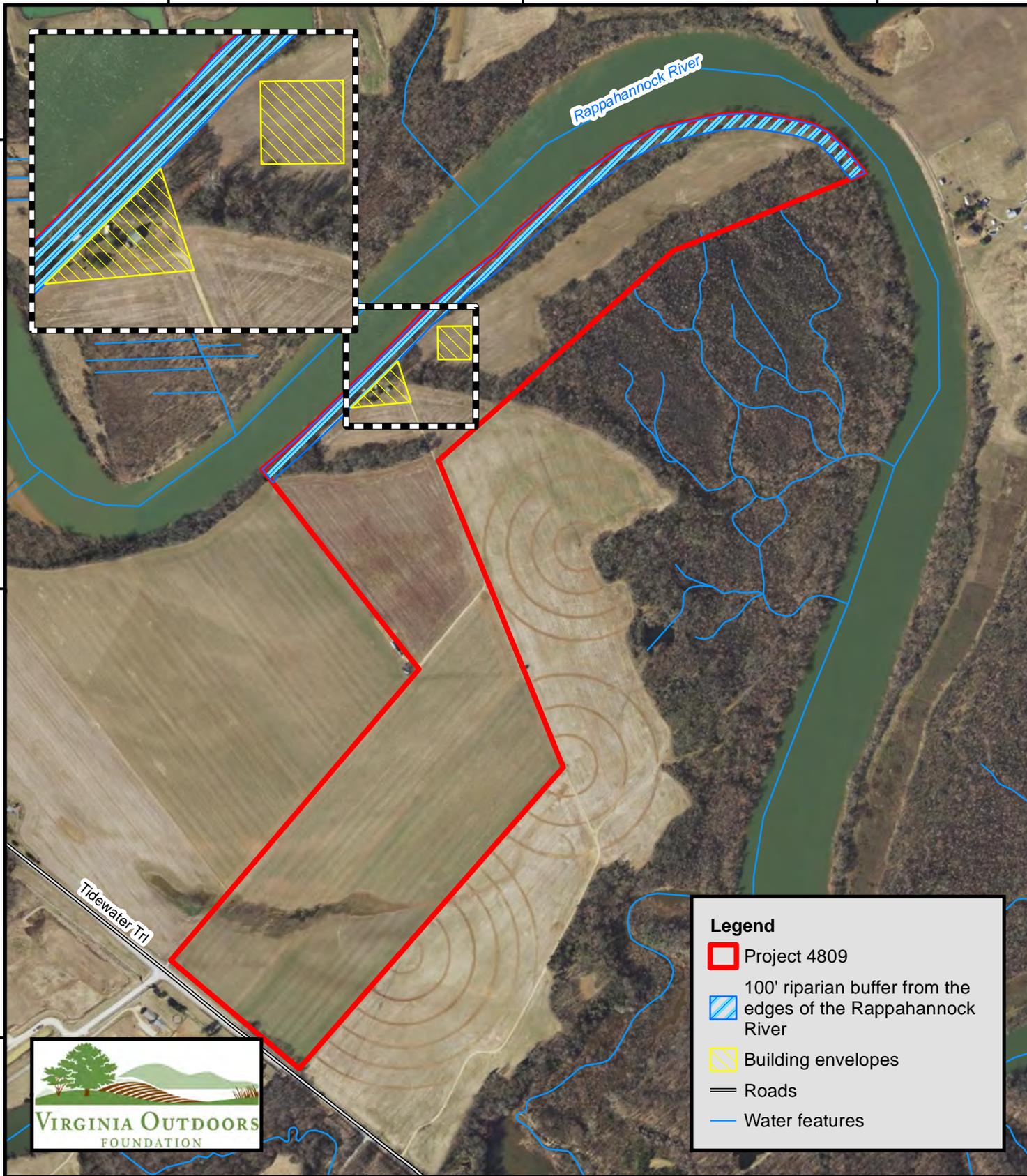
38°13'30"N

38°13'30"N

77°18'30"W

77°18'0"W

77°17'30"W



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

Map created 05/01/2023 by Baron Lin.  
 Source data provided by: aerial imagery- VDEM/VBMP, roads- VDOT,  
 water features- USGS, all else- VOF.

Aerial imagery acquired 03/11/2021  
 Aerial imagery © Commonwealth of Virginia.  
 This map is for general reference and display purposes only.

\*Displayed boundary is not finalized and will be finalized during  
 BDR site visit and from 1957 plat

VOF BOT 6 1 2023 Conservation Easement Projects

# Special Conditions Map

Cromer, Marvin  
 Caroline County  
 ~175 Acres

### Legend

- Project 4809
- 100' riparian buffer from the edges of the Rappahannock River
- Building envelopes
- Roads
- Water features

0 Feet 900

1:10,800



**Grantor: Patrick Henry Memorial Foundation**

**Locality:** Charlotte and Campbell County

**Total Acres:** 599.57

Project ID #4897

Instrument ID #6958

Property ID # 5659

**Board Meeting Date:** 6/1/2023

**VOF Staff Lead:** ET

**Project Type:** Partial Purchase Easement- VOF PTF grant and VLCF grant.

**Project Description:** Located in Brookneal, Virginia, containing working farm and forest land, Red Hill is the home and final resting place of Patrick Henry, first Governor of the Commonwealth. The property is open to the public and provides outreach and education programs for children and adults.

**Conservation Purposes/Property Features**

Named a National Memorial in 1986 by President Ronald Reagan, the Property known as Red Hill contains the home, law office, and burial site of Patrick Henry, first Governor of the Commonwealth of Virginia.

Property contains 124.061 acres of United States Department of Agriculture-designated prime farmland soils and 219.884 acres of soils of statewide importance.

Property contains 349.628 acres of forest land identified by the Virginia Department of Forestry as having a high-ranking (FCV4 and 5) in "Forest Conservation Value,".

Property contains 1,800 feet of frontage on the State Scenic Staunton River, 5,120 feet of frontage on the Falling River, 5,630 feet on Long Branch, 8,150 feet of frontage on an unnamed stream and 11,980 feet of frontage on an unnamed intermittent stream, all tributaries of the Roanoke River, which drains to the Albemarle-Pamlico Sound Estuary.

Property lies on the Virginia Birding and Wildlife trail, (stop 08) and contains habitat for a wide variety of wildlife and bird species.

Property contains walking and hiking trails and an enslaved African American cemetery containing 147 identified grave sites.

Property lies adjacent to a conservation easement held by Grantee and lies within a quarter mile of the Virginia Department of Wildlife Resources Staunton River State Fish Hatchery.

**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\*

**\*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 Limitations:** Total impervious surface coverage, including that of both existing and future improvements, may not exceed 260,000 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. 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.
  
- 4. Siting of Buildings and Structures:**  
**Summary:** All new 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:** A fifty-foot riparian buffer along the edge of the Staunton River, Falling River, Long Branch Creek, and the unnamed perennial stream on the Property, as measured from the tops of the banks.
  - Livestock excluded from riparian buffer and waterway:  YES  NO
  - Length of "forested/vegetated" riparian buffers (livestock excluded): 32,680 feet.
  
- 6. Unique deed provisions:** DCR language for VLCF grant manual requirements including:  
**MANAGEMENT OF FOREST.**
  - (i) If the Property contains 20 acres or more of forest lands, then a current written forest management plan or Virginia Forest Stewardship Plan and a pre-harvest plan must be in place prior to commencement of a material timber harvest, land clearing activity, or other significant forest management activities. Such a plan must be developed by, or in consultation with, the Virginia Department of Forestry or be consistent with Virginia's Forestry Best Management

Practices for Water Quality Guide. The pre-harvest plan must be submitted to Grantee for approval no later than fourteen (14) days before the proposed date of a material timber harvest, land clearing activity, or other significant forest management activities, which approval will take into consideration whether the pre-harvest plan is consistent with the terms of this Easement.

(ii) The cutting, clearing, or removal of trees on less than one (1) acre of the Property per year does not constitute a material timber harvest or land clearing activity and does not require the submission of a pre-harvest plan to Grantee.

(iii) All cutting, clearing, or removal of trees must comply with all other restrictions set forth in this Easement involving protected areas of the Property.

#### **5B. AGRICULTURAL CONSERVATION PLAN.**

If five acres or more of the Property are in agricultural production, a written conservation plan shall be developed or be in place that stipulates the use of Best Management Practices for water quality protection (such as proper nutrient management, utilization of cover crops, and stabilization of highly erodible lands) on such lands in agricultural use. The plan shall be developed in consultation with representatives of the Robert E. Lee and Southside Conservation Districts, the Natural Resources Conservation Service (NRCS), or their successor organizations, and shall be implemented and periodically updated by Grantor. Grantee's responsibility with respect to such plan is to periodically ascertain from the Soil and Water Conservation Districts, the NRCS, or their successor organizations that Grantor is in compliance with the plan.

#### **Language to address anti demolition of historic structures:**

The buildings known as Patrick Henry's Law Office and the Tobacco Curing Barn may not be demolished or removed without the prior written approval of Grantee. Approval of Grantee will include consideration of the building's structural and historic integrity. To that end, Grantee may, in its discretion, require that Grantor obtain a report written by a structural engineer or professional architectural historian regarding the building's structural and historic integrity. In the event that (1) prior written approval is granted to demolish or remove the buildings (2) the buildings are destroyed by causes beyond Grantor's reasonable control, including, but not limited to, fire, flood, storm or earth movement, or (3) the buildings are damaged by causes beyond Grantor's reasonable control as above to such an extent that, in the opinion of Grantee, the buildings historic integrity is irremediably compromised, nothing herein will obligate Grantor to reconstruct the buildings or return them to their condition prior to such calamity. In such case, Grantor will have the right to build replacement buildings, provided that any replacement buildings must be constructed in a designated Building Envelope.

#### **Language to address historic foundations outside Building Envelopes:**

Notwithstanding the above, in the event that Grantor discovers the historical or archeological remains of a historic building or structure not located in a Building Envelope, Grantor may reconstruct such building or structure in its current location, provided that such building or structure complies with the other restrictions set forth in this Easement.

7. Consolidation of Tax Parcels:  NO  YES

**Further Discussion**

VOF has awarded a PTF grant to the Patrick Henry Memorial Foundation for the partial purchase. In addition, the Patrick Henry Memorial Foundation has been awarded a VLCF grant for this project.

**Special Conditions Table**

Waterbody	Feature Length (ft)	Buffer Width (ft)	Buffer Sides	Livestock Restriction	SC ID
Staunton River		50 ft	Both sides	Yes	
Falling River		50 ft	Both sides	Yes	
Long Branch		50 ft	Both sides	Yes	
Siting Condition	Description				SC ID

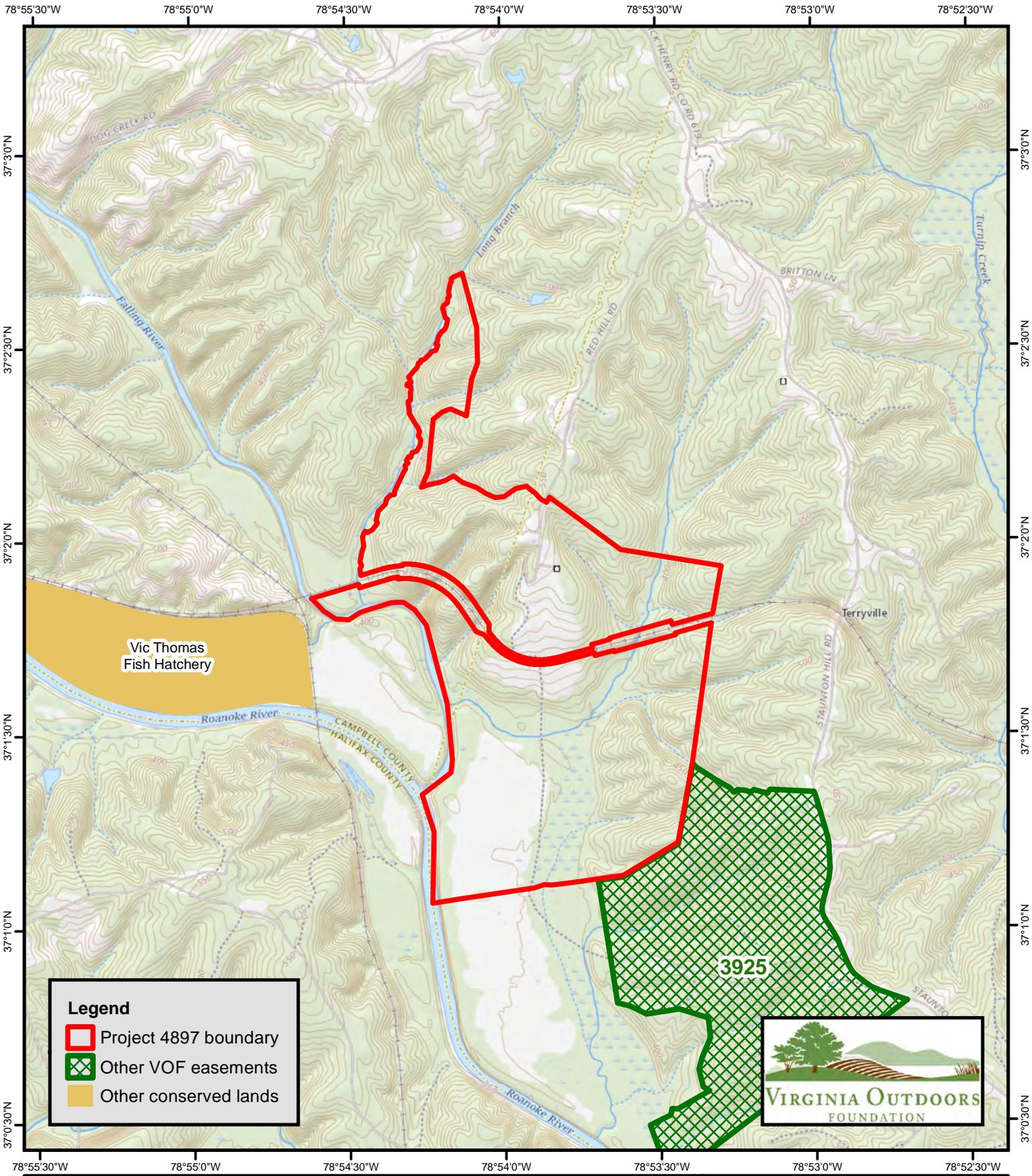
**Compliance with County Comprehensive Plan**

YES  NO

Public Infrastructure Information	Conflicts with published plans	Yes	No
<b>Roads:</b> Route 501 is a 30 foot RoW		<input type="checkbox"/>	<input checked="" type="checkbox"/>
<b>Rail:</b> Norfolk Southern railway runs through property		<input type="checkbox"/>	<input checked="" type="checkbox"/>
<b>Utilities:</b>		<input type="checkbox"/>	<input checked="" type="checkbox"/>

**Easement Boundary Information**

Complete survey entered.



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

Map created 04/18/2023 by Baron Lin.  
 Source data provided by: topography- USGS, other conserved lands- DCR, all else- VOF.  
 USGS Quadrangle: Brookneal  
 This map is for general reference and display purposes only.

## Location Map

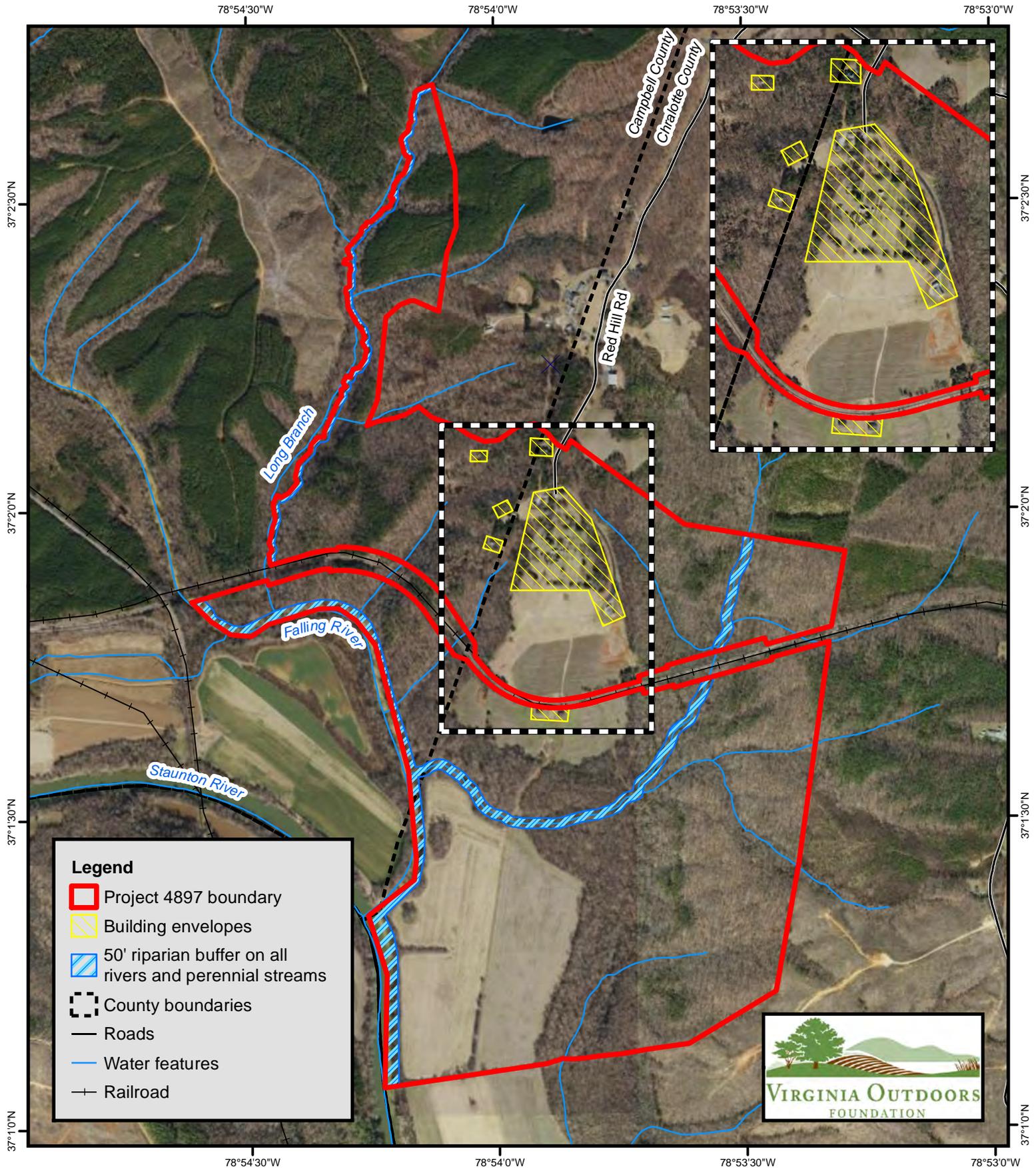
**Patrick Henry Memorial Foundation  
 Campbell & Charlotte County  
 600 Acres**

Feet  
 0 1000 2000

1:24,000

N



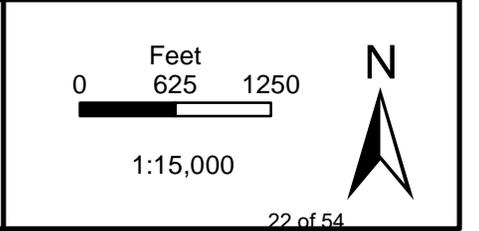


Projection: Lambert Conformal Conic  
 GCS North America 1983  
 Datum: D North America 1983

Map created 05/01/2023 by Baron Lin.  
 Source data provided by: aerial imagery- VDEM/VBMP,  
 county boundaries- VGIN, roads and railroads- VDOT,  
 water features- USGS, all else- VOF.  
 Aerial imagery acquired 02/19/2022 & 03/02/2022.  
 Aerial imagery © Commonwealth of Virginia.  
 This map is for general reference and display purposes only.

## Special Conditions Map

Patrick Henry Memorial Foundation  
 Campbell & Charlotte County  
 600 Acres





**Grantor Names: Alfred B. and Catherine L. QUIST**

**Locality:** Albemarle

**Total Acres:** 106.44

Project ID # 4904

Instrument ID # 7152

Property ID # 5677

**Board Meeting Date:** 6/1/2023

**VOF Staff Lead:** Sherry Buttrick

**Project Type:** Gift of Easement with Cost-Only Grant

**Project Description:** The property lies in a National Historic District in an area of other conservation easements. The majority of the property comprises well-managed pine plantation with a tributary stream to Ballenger Creek within the Chesapeake Bay and James River watersheds.

**Conservation Purposes/Property Features**

**Agricultural Use:**

- Contains approximately 29 acres of prime farmland soils and 56 acres of soils of statewide importance.

**Forestal Use:**

- Property in active forestry management.

**Natural Habitat and Biological Diversity:**

- Approximately 80% of the Property contributes to an ecological core that has been ranked C3 (High) by the Virginia Natural Landscape Assessment for Ecological Cores.

**Scenic/Open Space:**

- Across road from Albemarle County easement of 112 acres. Also adjacent to 194.04-acre tract under easement to Albemarle County Easement Authority.
- Within a mile of VOF easement #3599 and within ~two miles of easement #333.

**Water Resource Protection:**

- Approximately 1,635 feet on an unnamed headwaters stream which contributes to forming Ballenger Creek less than 1,000 feet downstream from the property and within the Chesapeake Bay watershed.
- The Property scores 21-40 on the DCR Conservation Vision Watershed Model, and the riparian buffer and development restrictions contained herein will protect the water quality of the watershed.

**Historic Preservation:**

- The Property and its surrounding area have an index value of 2 (on a scale of 1 to 3) on the Virginia Department of Conservation and Recreation (“DCR”) Conservation Vision Cultural Resource Preservation Index
- The Property has approximately 350 feet of frontage on State Route 717 (Secretarys Sand Road, named for John Carter, Secretary of State for the Colony of Virginia), which is an 18<sup>th</sup> century road within the Southern Albemarle Rural Historic District. This district is listed on the National Register of Historic Place and the Virginia Landmarks Register.

- The Property is a contributing property to the Southern Albemarle Rural Historic District listed on the Virginia Landmarks Register and the National Register of Historic Places.

**Staff Recommendations/Conformance with VOF Guidelines** *(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\***

**\*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:** No division of the property.
- 2. Impervious Coverage Limitations:** Total impervious surface coverage, including that of both existing and future improvements, may not exceed 14,000 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 two detached (freestanding) dwellings may be maintained or constructed on the Property. Any new building or structure with a ground area and any additional impervious surface, together exceeding **5,000** 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.

- 4. Siting of Buildings and Structures:**  
**Summary:** All new buildings and structures larger than 500 square feet in ground area must be located within the Building Envelope shown on the Special Conditions Map/ Exhibit A. Any detached (freestanding) dwelling must be located in the Building Envelope.

- 5. Water Quality Protection Areas:**  
**Summary:** 35-foot buffer on unnamed tributary to Ballenger Creek.
  - Livestock excluded from riparian buffer and waterway:  YES  NO

- Length of “forested/vegetated” riparian buffers (livestock excluded): 3,270 feet of buffer on both sides of unnamed stream.

6. Consolidation of Tax Parcels:  NO  YES

**Further Discussion** *Delete this section for BDR*

**Special Conditions Table** *(for VOF use)*

Waterbody	Feature Length (ft)	Buffer Width (ft)	Buffer Sides	Livestock Restriction	SC ID
Intermittent tributary to Ballenger Creek	1,635 ft	35 ft	Both sides	Yes	6758
Siting Condition	Description				SC ID
Building Envelope	Building Envelope				6759

**Compliance with County Comprehensive Plan** *Delete this section for BDR*

YES  NO Per Scott Clark, Albemarle Planner

**Public Infrastructure Information**

**Conflicts with published plans**

Yes	No
<input type="checkbox"/>	<input checked="" type="checkbox"/>
<input type="checkbox"/>	<input checked="" type="checkbox"/>
<input type="checkbox"/>	<input checked="" type="checkbox"/>

**Roads:** Rt. 717 (Secretary Sand Road) has a 40 ft R/W

**Rail:** n/a

**Utilities:**

*Notes:*

**Easement Boundary Information** *Delete this section for BDR*

Easement boundary complete with 2 surveys. Property description matches surveys.

26 Jan 2023

Dear Sherry

Thank you so very much for coming by on 16 November and explaining everything about the Conservation Easement process and helping me get started with it.

When I first set foot on this property in 1977, I fell in love with it immediately and was struck by its peacefulness and beauty. We bought it shortly thereafter, renovated the 1870s log house, and moved in in 1985 after I retired from the Navy. We raised our family here and for more than forty years we have cared for the land and made it the beautiful piece of property that it is today. We have a productive vegetable garden, we have raised farm animals and pets over the years, and the wooded area has been a source of recreation and revitalization for my family and friends over all this time. We have been good stewards of the land.

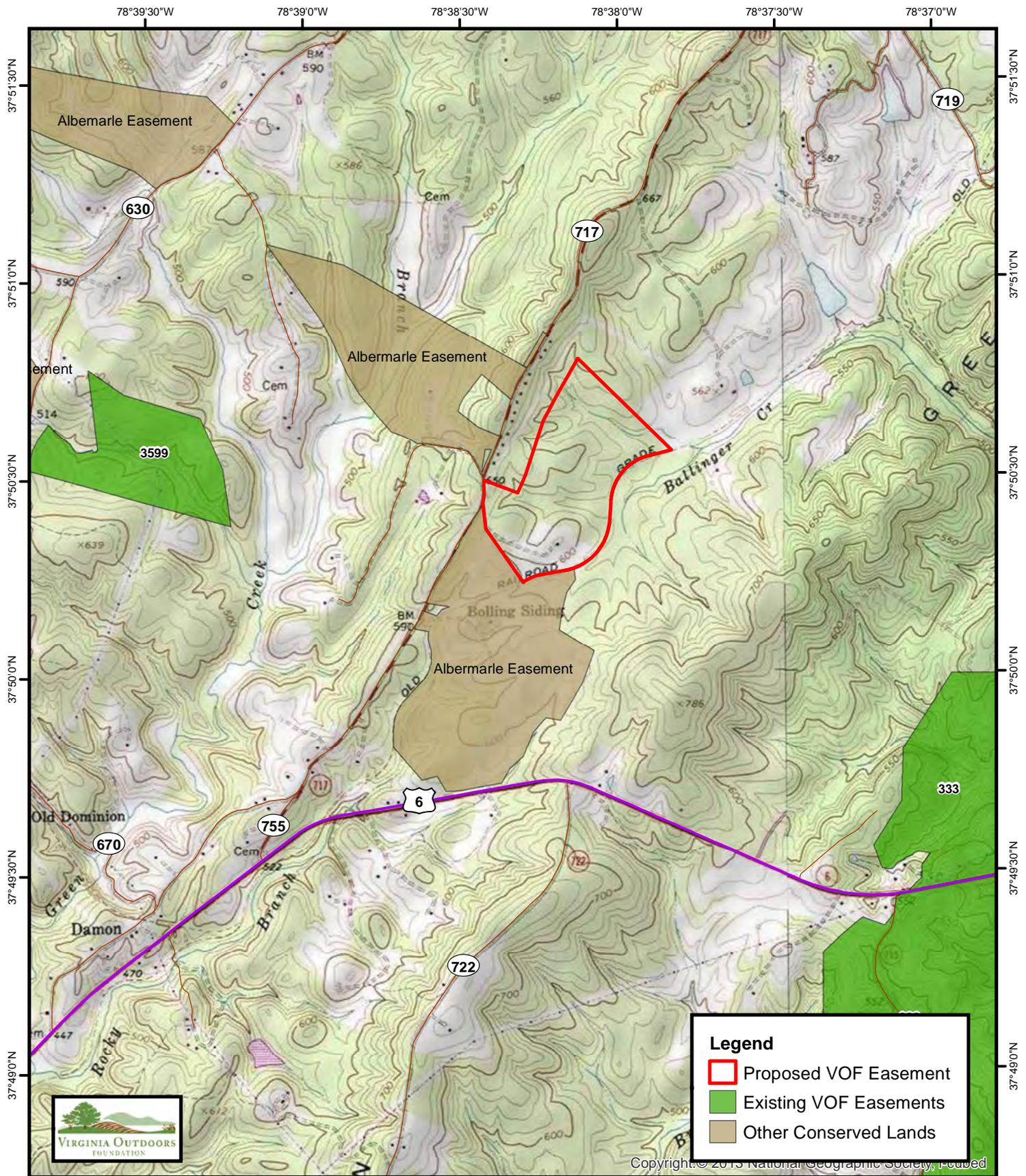
During the time that we have lived here we have watched Albemarle County grow and grow and it worries us greatly that this growth will one day swallow us up. We want future generations to be able to enjoy what we have been able to enjoy; the power and the beauty of Nature.

We were thrilled to see how a Conservation Easement can help us meet our goal and we are excited to work with you and the Foundation on getting this accomplished.

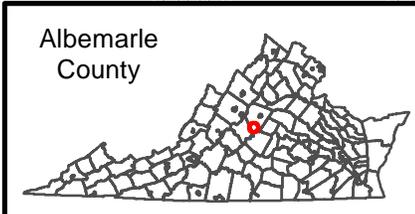
I appreciate so much your keeping in touch with us and helping us to “keep our eye on the ball”. Thank you.

In Peace;

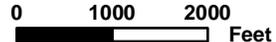
Al Quist



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**Location Map**  
 Quist ~ 106.44 ac  
 Board Meeting Date: March 2023



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

Map created 1/6/2023 by Anna Clayton Bullock, VOF.  
 Source data: Roads-VDOT; Other Conserved Lands-VADCR 9/2021; Topo map - USGS/NGS- VGIN;  
 USGS Quadrangle: Schuyler

This map is for general reference and display purposes only.





- Easement Boundary
- Special Conditions**
- Building Envelope
- ▨ 35 ft riparian buffer

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



Map created 4/17/2023 by Anna Clayton Bullock.  
 Source data: Roads-VDOT; Water-NHD Flowline;  
 All Else-VOF.  
 Aerial imagery © Commonwealth of Virginia,  
 acquired Spring 2022.

This map is for general reference and display purposes only.

## Special Conditions Map

Quist, Alfred B. and Catherine L.

106.44 acres  
 Albemarle County

Feet

0      225      450

1:5,400



**Grantor Name:** Oliff, Bryan and Kari

**Locality:** Westmoreland

**Total Acres:** 307.029

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 66,000 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 DOE 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**

**Special Conditions Table (for VOF use)**

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

Siting Condition	Description	SC ID

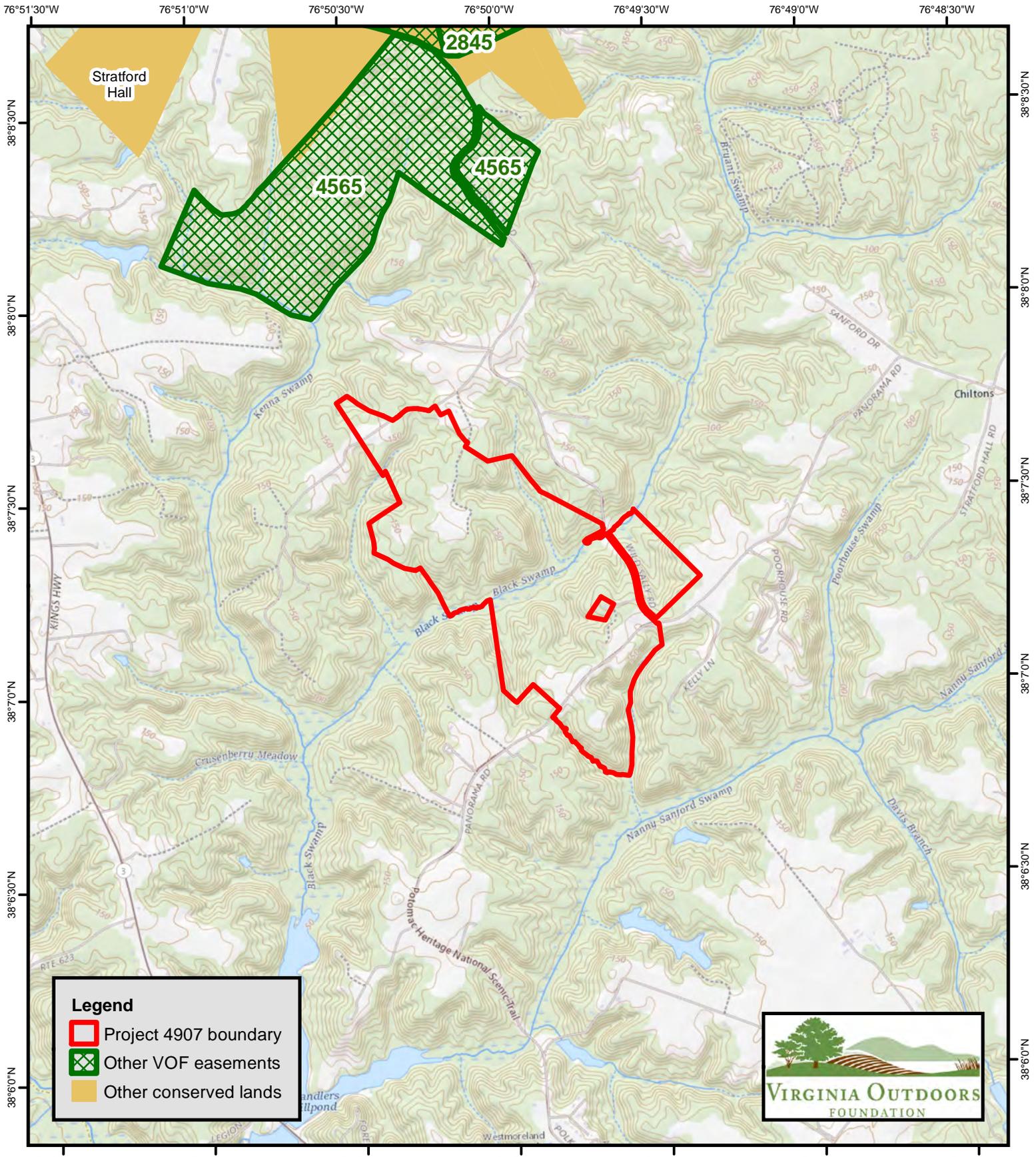
**Compliance with County Comprehensive Plan**

YES  NO

Public Infrastructure Information	Conflicts with published plans	Yes	No
<b>Roads:</b> Panorama Road and Wild Sally Road are 30 foot Row.		<input type="checkbox"/>	<input checked="" type="checkbox"/>
<b>Rail:</b>		<input type="checkbox"/>	<input checked="" type="checkbox"/>
<b>Utilities:</b>		<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 05/01/2023 by Baron Lin.  
 Source data provided by: topography- USGS, other conserved lands- DCR, all else- VOF.  
 USGS Quadrangle: Montross  
 This map is for general reference and display purposes only.

## Location Map

Oliff  
 Westmoreland County  
 317.71 Acres

0      Feet      2000

1:24,000

N

76°50'30"W

76°50'0"W

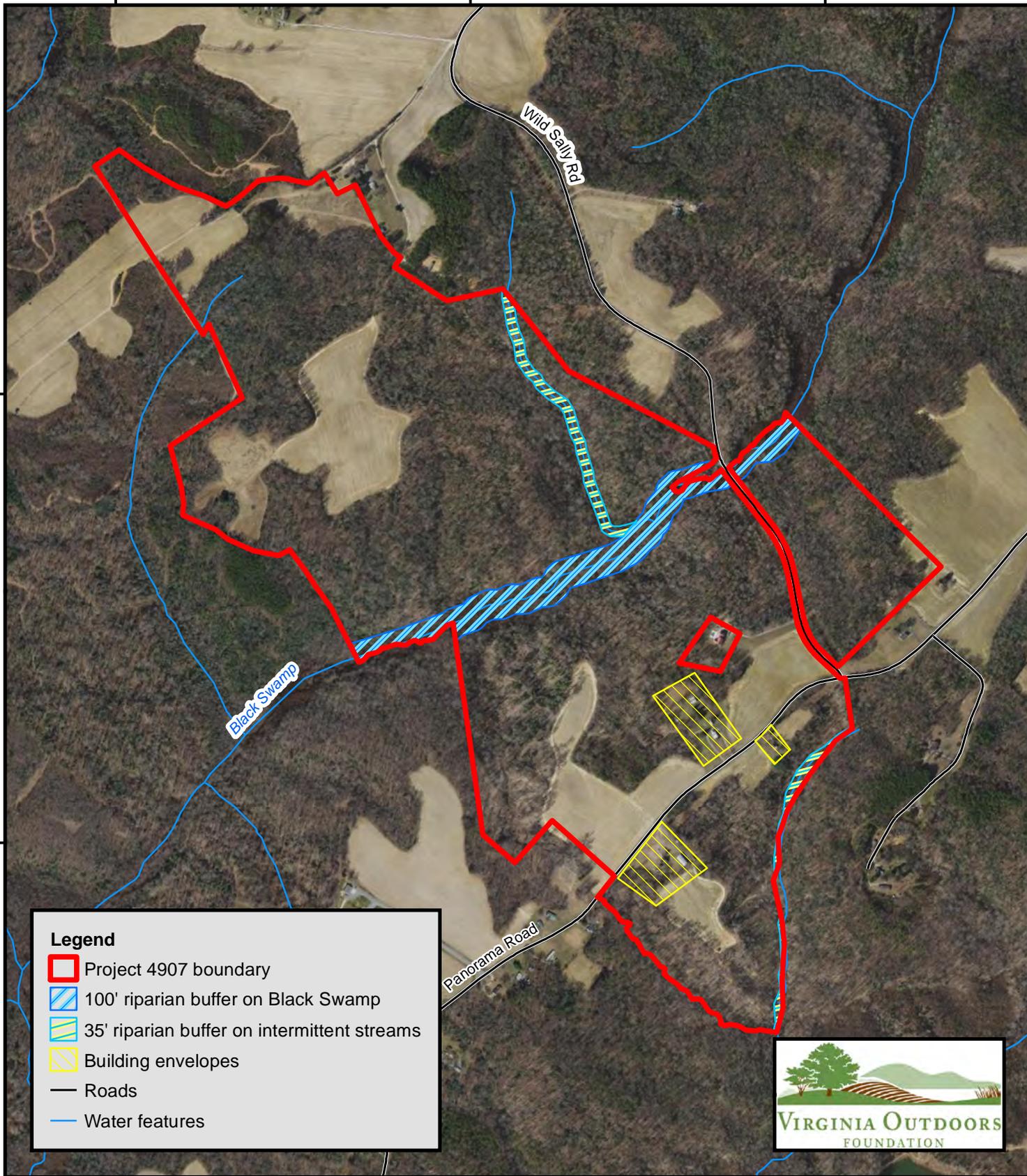
76°49'30"W

38°7'30"N

38°7'30"N

38°7'0"N

38°7'0"N



**Legend**

- Project 4907 boundary
- 100' riparian buffer on Black Swamp
- 35' riparian buffer on intermittent streams
- Building envelopes
- Roads
- Water features



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

Map created 05/01/2023 by Baron Lin.  
 Source data provided by: aerial imagery- VDEM/VBMP, roads- VDOT, water features- USGS, 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

Oliff  
 Westmoreland County  
 317.71 Acres

Feet

0      450      900

1:10,800

N

## Hidden River Myotis Lucifugus 37, LLC

**Locality:** Highland

**Total Acres:** 87.32

Project ID # 4908

Instrument ID # 7182

Property ID # 5683

**Board Meeting Date:** 6/1/2023

**VOF Staff Lead:** Laura Thurman

**Project Type:** Open-space easement with PTF cost-only reimbursement

**Project Description:** Property adjacent to the George Washington National Forest's Lynn Hollow, proposed in the Wilderness Area expansion included in the Shenandoah Mountain Act of 2022. Property borders the GWNF for over 3,200 feet and contains 2,000 feet of Shaws Fork, a brook trout stream that flows to the Cowpasture River. The property also has 3,000 feet of tributaries of Shaws Fork and wetlands along Shaws Fork. Contains habitat for several endangered bat species and is listed as having outstanding ecological integrity by the Virginia Department of Conservation and Recreation's Virginia Natural Landscape Assessment program.

### Conservation Purposes/Property Features

**Forestral Use:**

Approximately 55 acres identified by the Virginia Department of Forestry as having Outstanding Forest Conservation Value

**Natural Habitat and Biological Diversity:**

Contains 2,000 feet of a brook trout stream and adjacent wetlands. VNLA ranking of C1, contains habitat for several endangered bat species.

**Scenic/Open Space:**

Shares 3,200 feet of boundary with the GWNF in an area proposed for Wilderness designation.

**Water Resource Protection:**

Shaws Fork is a tributary of the Cowpasture River, designated by the Nature Conservancy as a significant Central Appalachian river because of its relatively unaltered condition, which provides high quality habitat for aquatic species. In the Chesapeake Bay watershed.

### Staff Recommendations/Conformance with VOF Guidelines *(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\*

**\*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 Limitations:** Total impervious surface coverage, including that of both existing and future improvements, may not exceed 6,000 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 two detached (freestanding) dwellings may be maintained or constructed on the Property. Any new building or structure with a ground area and any additional impervious surface, together exceeding 6,000 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.
4. **Siting of Buildings and Structures:**  
**Summary:** All new buildings and structures larger than 500 square feet in ground area must be located within the Building Envelope shown on the Special Conditions Map/ Exhibit A. Any detached (freestanding) dwelling must be located in the Building Envelope.
5. **Water Quality Protection Areas:**  
**Summary:** For Shaws Fork and Wide Draft: 130' buffer – this buffer encompasses the wetlands along Shaws Fork. For the unnamed tributary of Shaws Fork: 35' buffer and an RPZ for the wetlands along Shaws Fork as shown on the Exhibit attached to the deed.
  - Livestock excluded from riparian buffer and RPZ and waterway:  YES  NO
  - Length of "forested/vegetated" riparian buffers (livestock excluded): 5,000
6. **Unique deed provisions:** Language prohibiting timbering except in specific circumstances to maintain the forest in its natural state.
7. **Consolidation of Tax Parcels:**  NO  YES **Summarize:** It is already one tax parcel

## Further Discussion

Staff agreed that limiting timbering to buffer the Wilderness Area of the GWNF was appropriate.

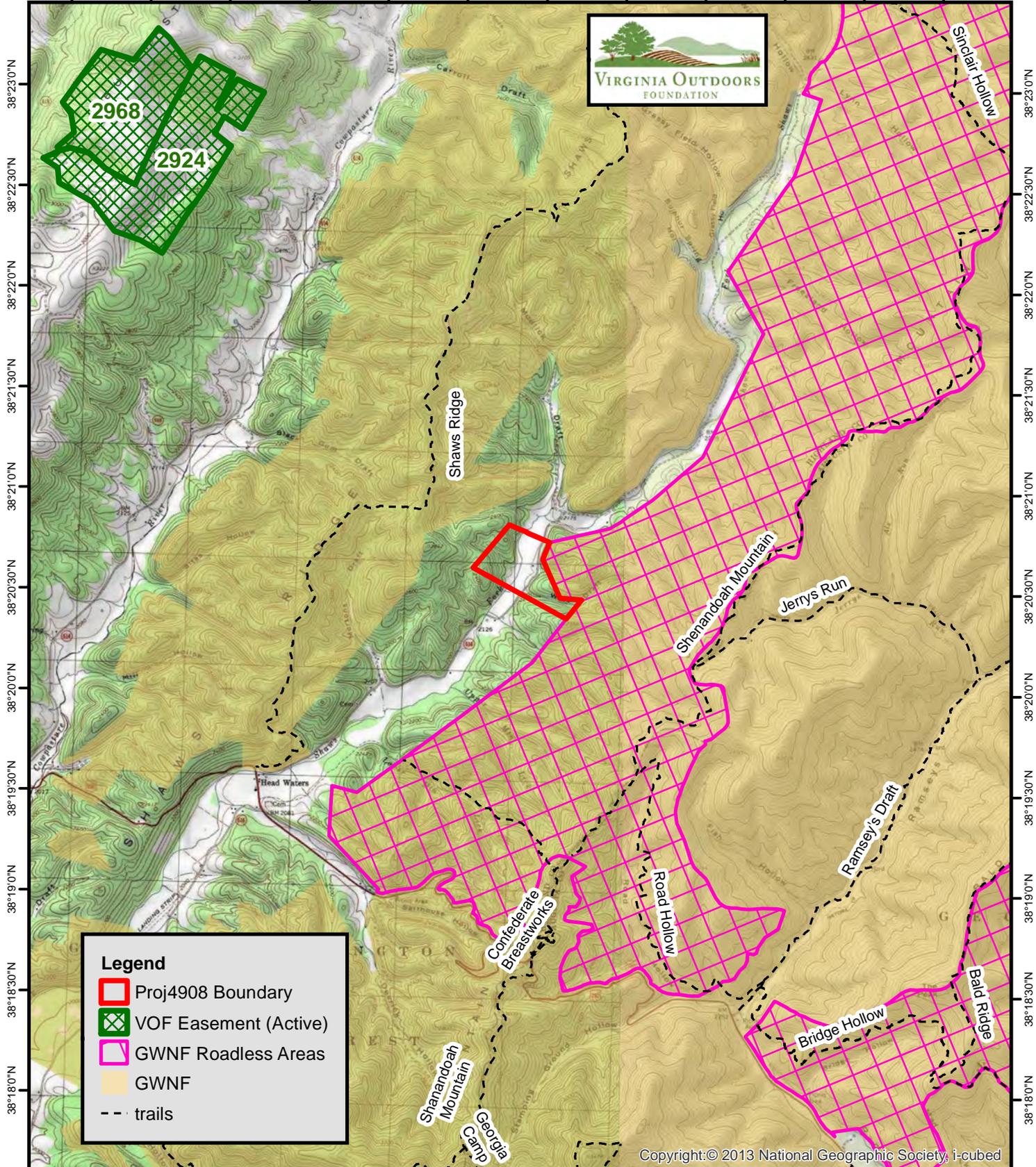
<b>Special Conditions Table (for VOF use)</b>					
<b>Waterbody</b>	<b>Feature Length (ft)</b>	<b>Buffer Width (ft)</b>	<b>Buffer Sides</b>	<b>Livestock Restriction</b>	<b>SC ID</b>
Shaws Fork	2,000	130	Both sides	Yes	6751
Wide Draft	1,900	130	Both sides	Yes	6752
Unnamed tributary of Shaws Fork	785	35	Both sides	Yes	6753
Unnamed tributary of Shaws Fork	315	35	One side	Yes	6754
<b>Siting Condition</b>	<b>Description</b>				<b>SC ID</b>
Building Envelope	All new buildings and structures on the Property exceeding 500 square feet in ground area other than renewable energy facilities must be located in the specific area of the Property designated as the "Building Envelope".				6750

<b>Compliance with County Comprehensive Plan</b> <i>Delete this section for BDR</i>
<i>If applicable describe any complication with land use designations in "Further Discussion" section</i>
<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO

<b>Public Infrastructure Information</b>	<b>Conflicts with published plans</b>	<b>Yes</b>	<b>No</b>
<b>Roads:</b> SR 616 35' prescriptive ROW		<input type="checkbox"/>	<input checked="" type="checkbox"/>
<b>Rail:</b>		<input type="checkbox"/>	<input checked="" type="checkbox"/>
<b>Utilities:</b>		<input type="checkbox"/>	<input checked="" type="checkbox"/>
<i>Notes: VDOT asks for 50' ROW. This is a dead-end road. There are only three houses north of this property.</i>			

<b>Easement Boundary Information</b> <i>Delete this section for BDR</i>
<i>New survey CAD used for boundary.</i>

79°26'0"W 79°25'30"W 79°25'0"W 79°24'30"W 79°24'0"W 79°23'30"W 79°23'0"W 79°22'30"W 79°22'0"W 79°21'30"W 79°21'0"W 79°20'30"W



**Legend**

- Proj4908 Boundary
- VOF Easement (Active)
- GWNF Roadless Areas
- GWNF
- trails

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79°26'0"W 79°25'30"W 79°25'0"W 79°24'30"W 79°24'0"W 79°23'30"W 79°23'0"W 79°22'30"W 79°22'0"W 79°21'30"W 79°21'0"W 79°20'30"W

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

Map created 04/18/2023 by Laura Thurman.  
 Source data provided by GWNF-USDA, All Else-VOF.  
 USGS Quadrangle: McDowell, West Augusta  
 This map is for general reference and display purposes only.

**Location Map**  
 Bove ~ 87.32 Acres  
 Highland County  
 Site Visit Date: April 10, 2023

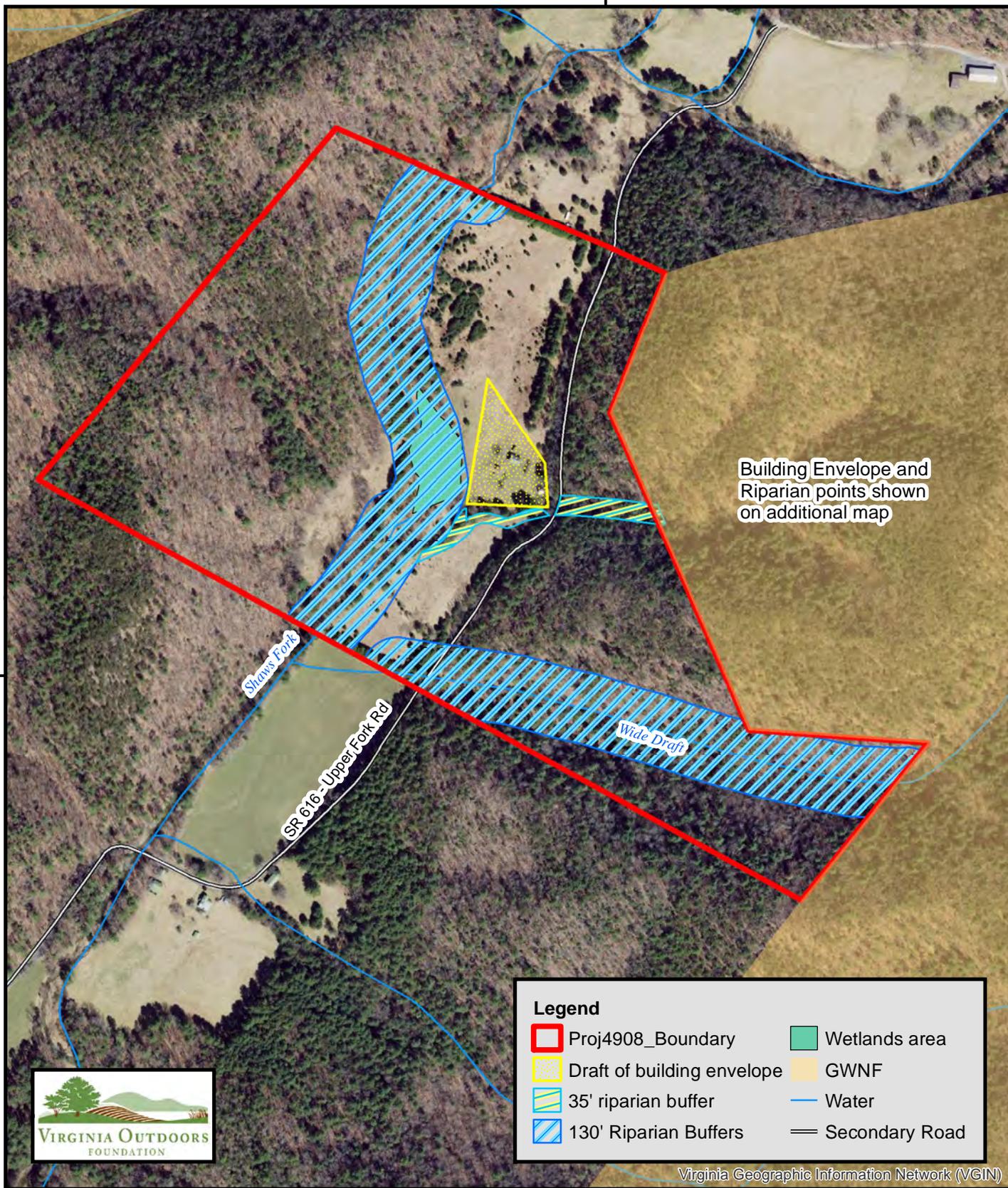
0      Feet      4000  
 2000

1:48,000

79°23'0"W

38°20'30"N

38°20'30"N



79°23'0"W

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

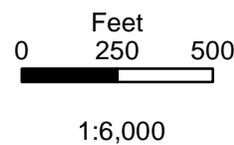
Map created 04/18/2023 by Laura Thurman.  
 Source data provided by roads-VDOT, water-NHD  
 GWNF-USDA, all else-VOF.  
 Aerial imagery acquired 03/28/2022  
 Aerial imagery © 2022 Commonwealth of Virginia.  
 This map is for general reference and display purposes only.

# Special Conditions Map

## Hidden River Myotis

### Lucifugus 37, LLC

Highland County ~ 87.32 Acres  
 Visit Date: April 10, 2023



## Boiling Springs Rod & Gun Club, Inc.

Locality: Bath      Total Acres: 152.18

Project ID # 4914      Instrument ID # 7262      Property ID # 5695

**Board Meeting Date:** 6/1/2023

**VOF Staff Lead:** Laura Thurman

**Project Type:** Open Space Easement

**Project Description:** Mountain property surrounded on three sides by the T.M. Gathright Wildlife Management Area. Contains over 5,000 feet of tributaries of a native trout stream; lies within the Audubon Naturalist Society’s Alleghany Highlands Important Bird Area; and contains habitat for Golden Winged Warblers (*Vermivora chrysoptera*). Nearly the entire property is forested and managed for wildlife habitat.

### Conservation Purposes/Property Features

#### Forestal Use:

- Property has an “outstanding” ranking by the Virginia Department of Forestry in its measure of Forest Conservation Value.

#### Natural Habitat and Biological Diversity:

- Virginia Department of Conservation and Recreation’s Virginia Natural Landscape Assessment project (the “VNLA”) has identified the Property as having an ecological core of outstanding integrity. State biologists from the Department of Conservation and Recreation’s Natural Heritage Division have identified golden winged warblers (*Vermivora chrysoptera*) on and near the Property and south of the Property as recently as 2010, and the Property lies within the Audubon Naturalist Society’s Alleghany Highlands Important Bird Area. Property contains habitat for numerous threatened and endangered bat species.

#### Scenic/Open Space:

- Shares over 10,000 feet of boundary with the T.M. Gathright Wildlife Management Area – owned by the Department of Wildlife Resources for the benefit of all citizens for a variety of outdoor recreational opportunities. A portion of the Great Eastern Trail borders the Property on the north. Fronts State Route 600 for over 5,000 feet. SR 600 is part of the DWR Headwaters of the James Loop Birding and Wildlife Trail, a driving trail with loops off the main trail linking some of Virginia’s best wildlife–watching areas with walking and biking trails.

#### Water Resource Protection:

- Contains over 5,000 feet of frontage on tributaries of Mill Creek (runs parallel to boundary across State Route 600), which is designated native trout habitat. In the Chesapeake Bay watershed. Mill Creek empties into Lake Moomaw, used recreationally by the public.

**Staff Recommendations/Conformance with VOF Guidelines** (Delete this section for BDR)

Approve as presented.

**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\***

**\*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 Limitations:** Total impervious surface coverage, including that of both existing and future improvements, may not exceed 16,500 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 four detached (freestanding) dwellings may be maintained or constructed on the Property. 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.
4. **Siting of Buildings and Structures:**  
**Summary:** All new buildings and structures larger than 500-square feet in ground area must be located within the Building Envelope shown on the Special Conditions Map/ Exhibit A. Any detached (freestanding) dwelling must be located in the Building Envelope.
5. **Water Quality Protection Areas:**  
**Summary:** 50 foot riparian buffers on the tributaries of Mill Creek as shown on an Exhibit attached to the deed..
  - Livestock excluded from riparian buffer and waterway:  YES  NO
  - Length of “forested/vegetated” riparian buffers (livestock excluded): 9,150 on both sides, 850 feet on one side).
6. **Unique deed provisions:** In uses paragraph: Management of wildlife, including but not limited to: hunting, wildlife habitat improvement projects, timber stand improvement, invasive species control, vegetative plantings, pond construction, and prescribed burns.
7. **Consolidation of Tax Parcels:**  NO  YES **Summarize:** Already one tax parcel.

<b>Further Discussion</b> <i>Delete this section for BDR</i>
The property is being actively managed to maintain and restore habitat for Golden winged warblers, which require successional habitat created by timber harvests, abandoned farm fields, shrub wetlands while breeding and raising young birds. The adults then return to woodlands when the young have fledged.

<b>Special Conditions Table</b> (for VOF use)					
Waterbody	Feature Length (ft)	Buffer Width (ft)	Buffer Sides	Livestock Restriction	SC ID
Tributaries of Mill Creek	4,150	50	Both sides	Yes	6749
Tributaries of Mill Creek	850		One side	Yes	6798
			Choose an item.	Choose an item.	
Siting Condition	Description				SC ID
Building Envelope	All new buildings and structures on the Property exceeding 500 square feet in ground area must be located in the specific area of the Property designated as the “Building Envelope”. Any detached dwelling must be located in the building envelope.				6748

<b>Compliance with County Comprehensive Plan</b> <i>Delete this section for BDR</i>
<i>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
<b>Roads:</b> State Route 600 – DB 96 Pg 580 describes the ROW for the road, but doesn’t specify a width. VDOT requests a 50-foot ROW. Current ROW is unknown and there’s no published plans to expand the current ROW, which is functionally 35’ wide.		<input type="checkbox"/>	<input checked="" type="checkbox"/>
<b>Rail:</b>		<input type="checkbox"/>	<input checked="" type="checkbox"/>
<b>Utilities:</b>		<input type="checkbox"/>	<input checked="" type="checkbox"/>
<i>Notes:</i>			

<b>Easement Boundary Information</b>
Gregory E. Vess, LS, survey, dated August 27, 2020, Job No. 5579-S1, which said survey is incorporated herein by reference and being a portion of the same real property conveyed unto the Boiling Springs Rod & Gun Club, Inc. from Bolar Draft Land & Timber Company, Inc. by Deed,

dated September 29, 2020, recorded in the Clerk's Office of the Bath County Circuit Court on October 6, 2020 as Instrument No. 200000576.

79°57'0"W 79°56'30"W 79°56'0"W 79°55'30"W 79°55'0"W 79°54'30"W

38°3'30"N

38°3'0"N

38°2'30"N

38°2'0"N

38°1'30"N

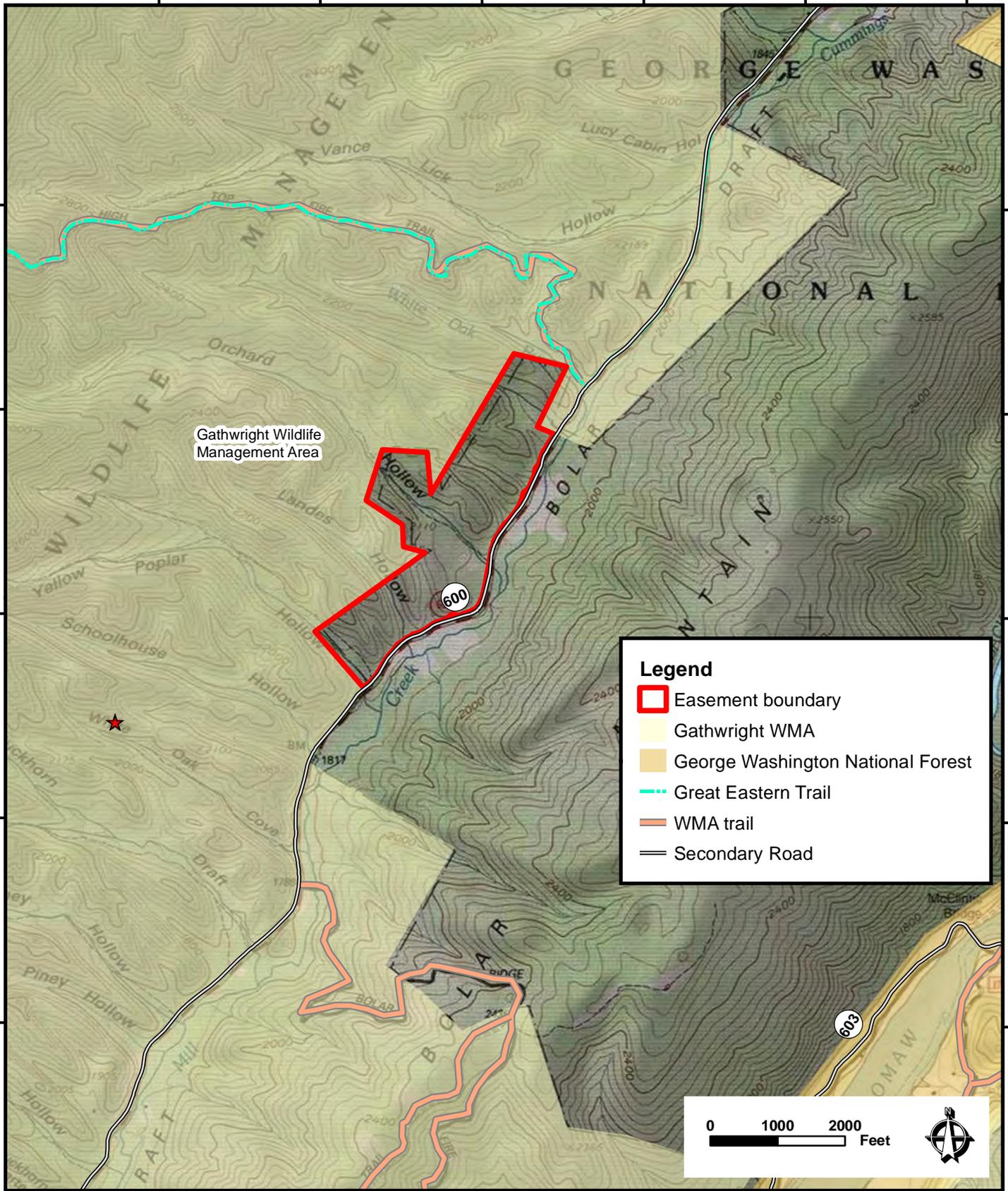
38°3'30"N

38°3'0"N

38°2'30"N

38°2'0"N

38°1'30"N



Bath County



# Location Map

## Boiling Springs Rod & Gun Club, Inc.

Bath County ~ 152.18 Acres

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

Map created 05/09/2023 by Laura Thurman.  
 Source data provided by roads-VDOT, WMA-DWR,  
 GWNF-USDA, All else-VOF  
 USGS Quadrangle: Mountain Grove  
 This map is for general reference and display  
 purposes only.

79°56'30"W

79°56'0"W

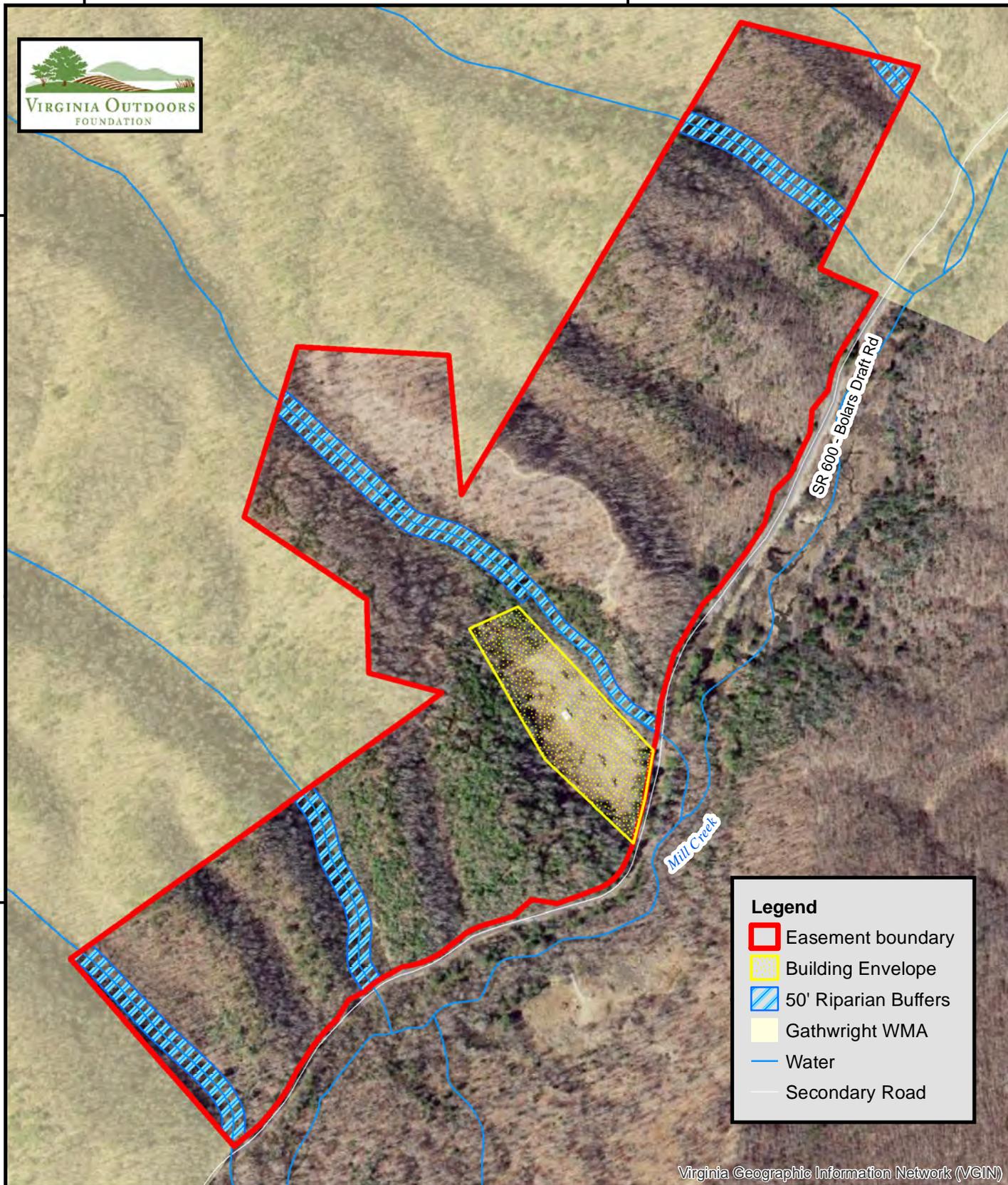


38°30'N

38°30'N

38°2'30"N

38°2'30"N



**Legend**

- Easement boundary
- Building Envelope
- 50' Riparian Buffers
- Gathwright WMA
- Water
- Secondary Road

Virginia Geographic Information Network (VGIN)

79°56'30"W

79°56'0"W

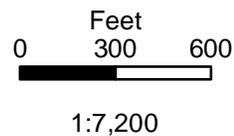
Projection: Lambert Conformal Conic  
 GCS North America 1983  
 Datum: D North America 1983

Map created 05/08/2023 by Laura Thurman.  
 Source data provided by roads-VDOT, water-NHD  
 WMA-DWR, All else-VOF.  
 Aerial imagery acquired 03/28 & 04/10/2022  
 Aerial imagery © 2022 Commonwealth of Virginia.  
 This map is for general reference and display purposes only.

## Special Conditions

### Boiling Springs Rod & Gun Club, Inc.

Bath County ~ 152.18 Acres



## River Ridge Land & Cattle Company, LLC

Locality: Grayson County

Total Acres: 183+/-

Project ID # 4915

Instrument ID # 7271

Property ID # 5698

Board Meeting Date: 6/1/2023

VOF Staff Lead: Ruth Babylon

Project Type: Open-space easement

**Project Description:** This beautiful working farm on the New River connects blocks of previously conserved land: a Dept. of Forestry “Forest Legacy” easement funded by a US Forest Service grant, a New River Conservancy easement and multiple VOF easements on both sides of the New River. The total contiguous protected land is over 1400 acres and protects views from the New River for more than four miles.

### Conservation Purposes/Property Features

**Agricultural Use:** Working farm in a predominantly agricultural area.

#### Natural Habitat and Biological Diversity:

- Historical records of two species Green-faced Clubtail (*Hylogomphus viridifrons*) & Kanawha Minnow (*Phenacobius teretulus*) in the northern part of property along/in New River.
- Dept. of Wildlife Resources contains records of Conhaway Crayfish (*Cambarus appalchiensis*)

#### Scenic/Open Space:

- Lies within a cluster of open-space easements deeded to VOF, the VA Dept. of Forestry (“Forest Legacy Program”) and the New River Conservancy, for a total of 1400 acres and increasing the protected frontage along the New River to over four miles.
- Composed of a mix of upland forests, significant river frontage and open fields actively farmed by Grantor and its protection provides wildlife habitat, contributes to water quality protection and helps preserve the natural resources and scenic character of the area.
- Fronts for three-quarters of one mile on the New River, designated by The Environmental Protection Agency as one of the original ten “American Heritage Rivers” by Executive Order 13061, an initiative with three objectives: “natural resource and environmental protection, economic revitalization, and historic and cultural preservation”.
- The segment of the New River on which the property lies is part of the popular New River Blueway, a 353-mile Class 1 water trail extending from Giles County, Virginia to the North Carolina line. The Property lies directly across the river from the Bridle Creek Boat Landing managed by the Virginia Department of Wildlife Resources and the restrictions preventing excessive development of the Property help to preserve the scenic enjoyment of the public using both the Blueway and the boat ramp.
- The section of the New River on which the Property fronts has been designated by the Virginia Department of Conservation and Recreation as eligible for listing as a State Scenic River. The

Virginia Scenic Rivers Program's intent is to identify, designate and help protect rivers and streams that possess outstanding scenic, recreational, historic, and natural characteristics of statewide significance for future generations.

- The Property is prominently visible to travelers and fisherman accessing the low water Bridle Creek Bridge on State Route 601 (Cox's Chapel Road) and the limitation on timbering along the banks of the New River will protect the scenic views from the bridge.

#### 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\*

**\*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:** No division permitted.

**2. Impervious Coverage Limitations:** Total impervious surface coverage, including that of both existing and future improvements, may not exceed 20,000 square feet.

**3. Buildings and structures.**

a) 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.

b) Any new building or structure with a ground area and any additional impervious surface, together exceeding 5,000 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.

**4. Siting of Buildings and Structures:**

**Summary:** All new 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. Any detached (freestanding) dwelling must be located in a Building Envelope.

**5. Water Quality Protection Areas:**

The New River Soil and Water Conservation District is implementing a plan in 2023 for fencing throughout the farm. The buffer along the New River will be a minimum of 50 feet in width and

buffers along (both sides of) the two tributaries shown on Exhibit A will be a minimum of 35 feet. Livestock will be excluded from all waterways.

- Livestock excluded from riparian buffer and waterway:  YES  NO
- Length of “forested/vegetated” riparian buffers (livestock excluded): 8200
- Length of “no-plow” riparian buffers (no livestock exclusion): 0

6. **Unique deed provisions:** None

7. **Consolidation of Tax Parcels:**  NO  YES Not applicable; previously combined.

**Further Discussion**

Skyline Bank will be a party to the deed.

**Special Conditions Table**

Waterbody	Feature Length (ft)	Buffer Width (ft)	Buffer Sides	Livestock Restriction	SC ID
New River	3800	50	One side	Yes	6794
Unnamed tributaries to the New River	3500	35	Both sides	Yes	6795
Unnamed tributary to the New River	900	35	One side	Yes	6796
Siting Condition	Description				SC ID
Building Envelopes	All buildings and structures larger than 500 sf in ground area must be located within one of two building envelopes shown on Exhibit A.				6797

**Compliance with County Comprehensive Plan**

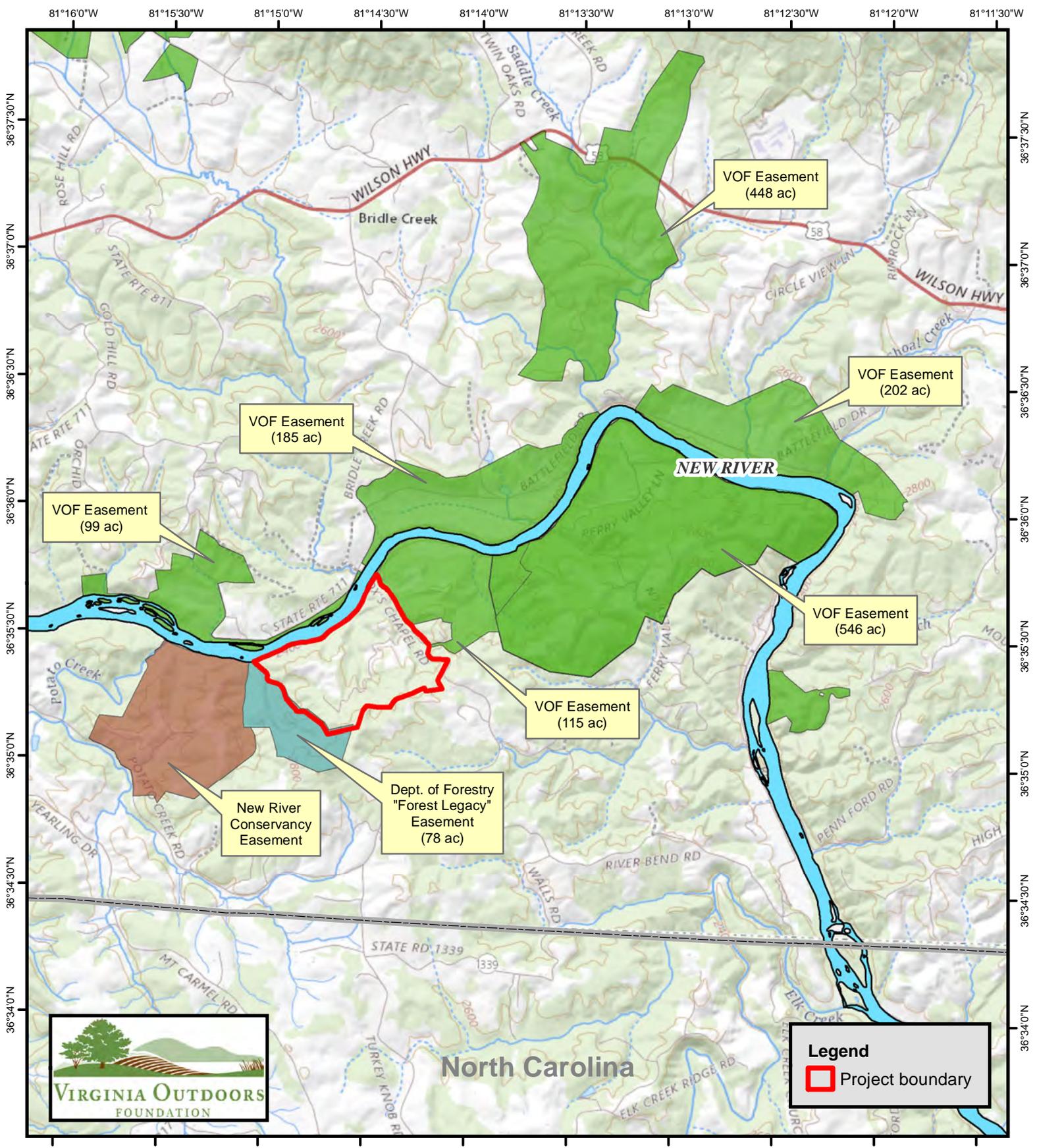
YES  NO Jada Black email 2/18/23

Public Infrastructure Information	Conflicts with published plans	
	Yes	No
<b>Roads:</b> Cox’s Chapel Road (SR 601)	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<b>Rail:</b>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<b>Utilities:</b>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Notes: N/A

**Easement Boundary Information**

A full survey of the property has been ordered and will be completed by the end of summer.

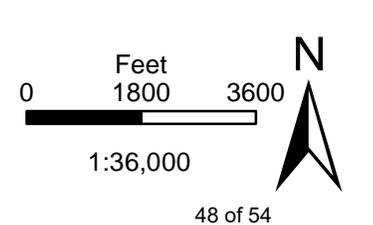


Projection: Lambert Conformal Conic;  
 GCS North America 1983  
 Datum: D North America 1983  
 Map created 5/5/23;  
 Boundary: to be surveyed;  
 Roads-VDOT; Water-VGIN 2002;  
 All Else-VOF.  
 This map is for general reference  
 and display purposes only.

## Location Map

# River Ridge Land & Cattle Company LLC

### Grayson County - 183+/- acres



81°15'0"W

81°14'30"W

36°35'30"N

36°35'30"N

36°35'0"N

36°35'0"N



**Legend**

- Project boundary
- Building envelopes
- 50-foot river buffer
- 35-foot stream buffers
- Streams
- VDOT secondary road

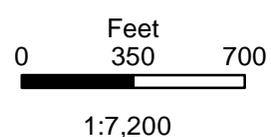
Projection: Lambert Conformal Conic;  
 GCS North America 1983  
 Datum: D North America 1983  
 Map created 4/10/23;  
 Boundary: to be surveyed;  
 Roads-VDOT; Water-VGIN 2002;

Aerial imagery - VGIN VBMP ©  
 Commonwealth of VA, acquired 2/13/2019.  
 All Else-VOF;  
 This map is for general reference  
 and display purposes only.

# Special Conditions Map

## River Ridge Land & Cattle Company LLC

Grayson County - 183+/- acres



**Grantor: Lowe Brothers, Virginia General Partnership**

**Locality:** Southampton

**Total Acres:** 237.78

Project ID #4918

Instrument ID #7379

Property ID # 5702

**Board Meeting Date:** 6/1/2023

**VOF Staff Lead:** ET

**Project Type:** Partial Purchase NAWCA grant

**Project Description:** Property contains significant frontage along the scenic Nottoway River the property contains extensive bald cypress and tupelo swamps that support wildlife species and habitat.

**Conservation Purposes/Property Features**

Property contains 1,650 feet of frontage on the Nottoway River, a tributary of the Chowan River, which drains to the Albemarle-Pamlico Sound Estuary.

Nottoway River has been designated as a state Scenic River and Blueway Trail.

Property lies along the Nottoway River in southeastern Virginia, which is eligible for inclusion in the National Wild and Scenic Rivers System created by Congress in 1968 to include rivers based on “remarkable scenic, recreational, geologic, fish and wildlife, historic, cultural or other similar values” in order that “their immediate environments shall be protected for the benefit and enjoyment of present and future generations”.

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 (*Alasmidonta heterodon*).

Property lies in the Sebrell Rural Historic District.

Property is near other property located in Southampton County under open-space easement held by Virginia Department of Forestry.

**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\*

**\*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 Limitations:** Total impervious surface coverage, including that of both existing and future improvements, may not exceed 50,000 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 two detached (freestanding) dwellings may be maintained or constructed on the Property. 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.
  4. **Siting of Buildings and Structures:**  
**Summary:** All new 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. Any detached (freestanding) dwelling must be located in a Building Envelope.
  5. **Water Quality Protection Areas:**  
**Summary:** RPZ on Nottoway and wetlands.
    - Livestock excluded from RPZ and waterway:  YES  NO
- Unique deed provisions:** N/A.
6. **Consolidation of Tax Parcels:**  NO  YES **Summarize:**

## Further Discussion

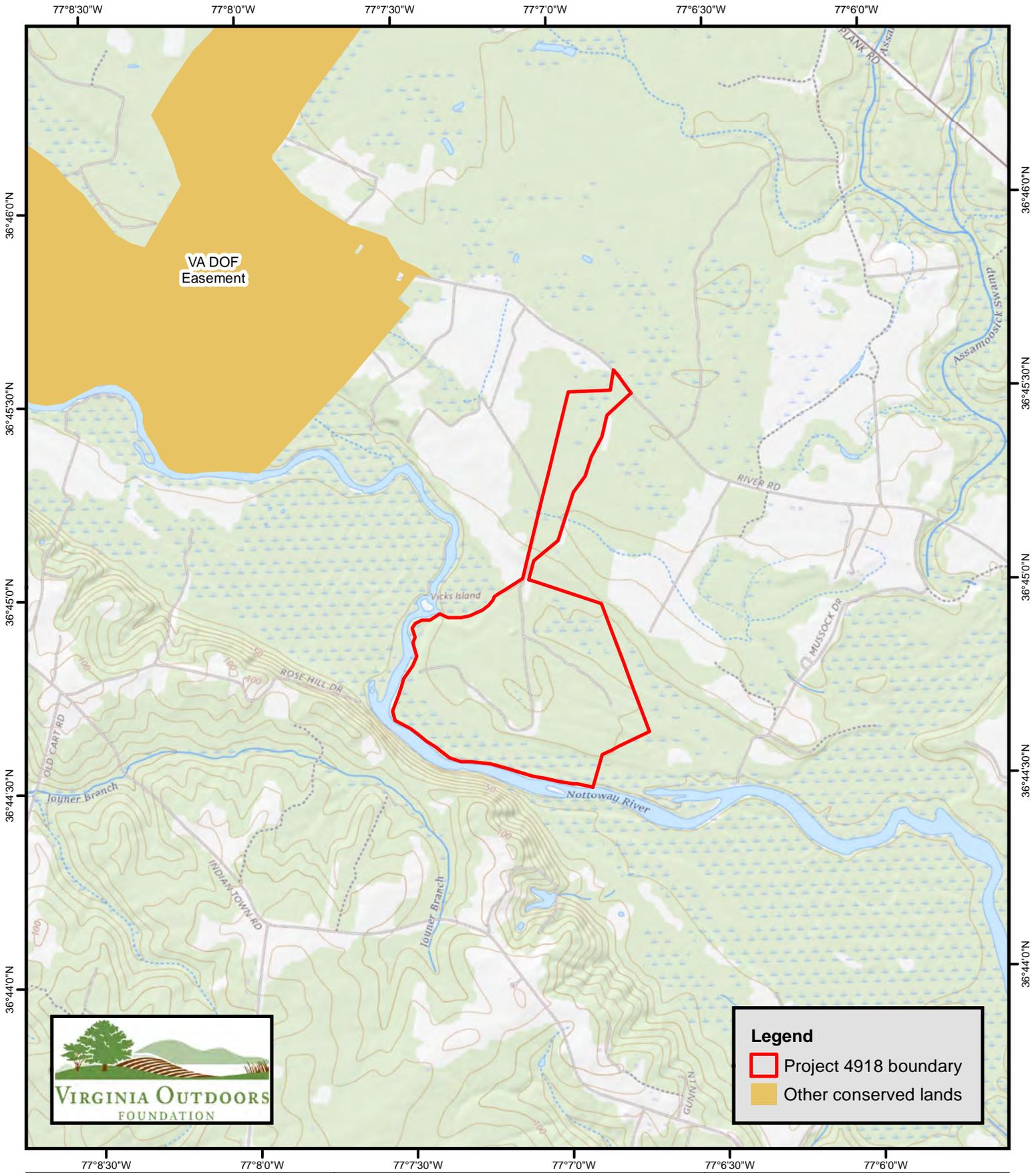
Partial purchase project with grant funding from North American Wetlands Conservation Act (NAWCA) this program is designed to protect wetland and waterfowl habitat, grant project is managed by US Fish and Wildlife Service

<b>Special Conditions Table (for VOF use)</b>					
<b>Waterbody</b>	<b>Feature Length (ft)</b>	<b>Buffer Width (ft)</b>	<b>Buffer Sides</b>	<b>Livestock Restriction</b>	<b>SC ID</b>
Nottoway River			One side	Yes	
			Choose an item.	Choose an item.	
			Choose an item.	Choose an item.	
<b>Siting Condition</b>	<b>Description</b>				<b>SC ID</b>

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

<b>Public Infrastructure Information</b>	<b>Conflicts with published plans</b>	<b>Yes</b>	<b>No</b>
<b>Roads:</b> River Road is a 30-foot RoW		<input type="checkbox"/>	<input checked="" type="checkbox"/>
<b>Rail:</b> N/A		<input type="checkbox"/>	<input checked="" type="checkbox"/>
<b>Utilities:</b>		<input type="checkbox"/>	<input checked="" type="checkbox"/>

<b>Easement Boundary Information</b>
Complete survey entered.



**Legend**

- Project 4918 boundary
- Other conserved lands



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

Map created 04/06/2023 by Baron Lin.  
 Source data provided by: topography- USGS, other conserved lands- DCR, all else- VOF.  
 USGS Quadrangle: Courtland  
 This map is for general reference and display purposes only.

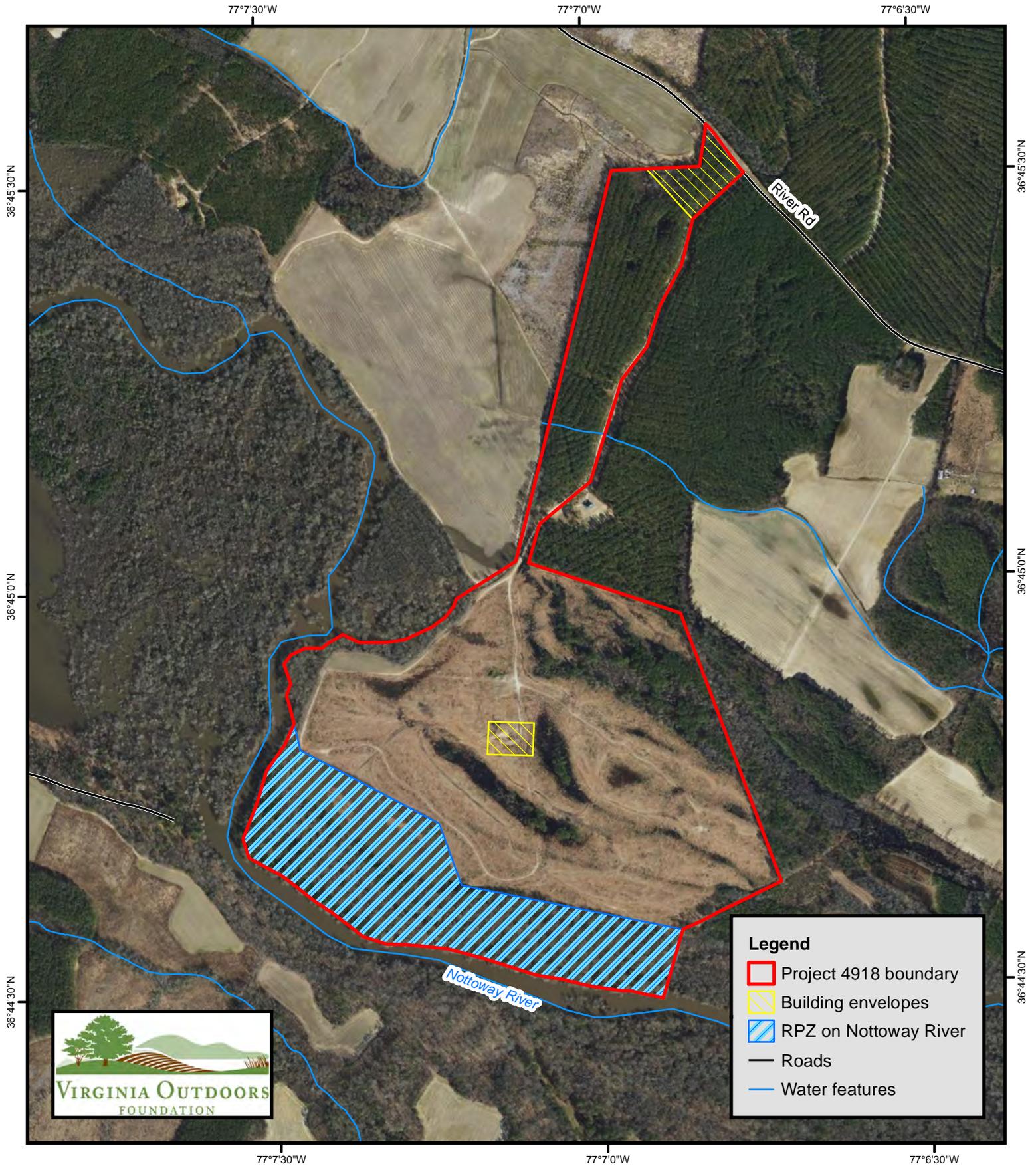
**Location Map**

**Low Brothers**  
**Southampton County**  
**237.78 Acres**

0      Feet      2000  
 1000

1:24,000

N



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

Map created 04/18/2023 by Baron Lin.  
 Source data provided by: aerial imagery- VDEM/VBMP, roads- VDOT, water features- USGS, all else- VOF.  
 VBMP aerial imagery acquired 02/21/2021 & 02/23/2021.  
 Aerial imagery © Commonwealth of Virginia.  
 This map is for general reference and display purposes only.

# Special Conditions Map

## Low Brothers

### Southampton County

#### 237.78 Acres

0 Feet 475 950

1:11,400

