





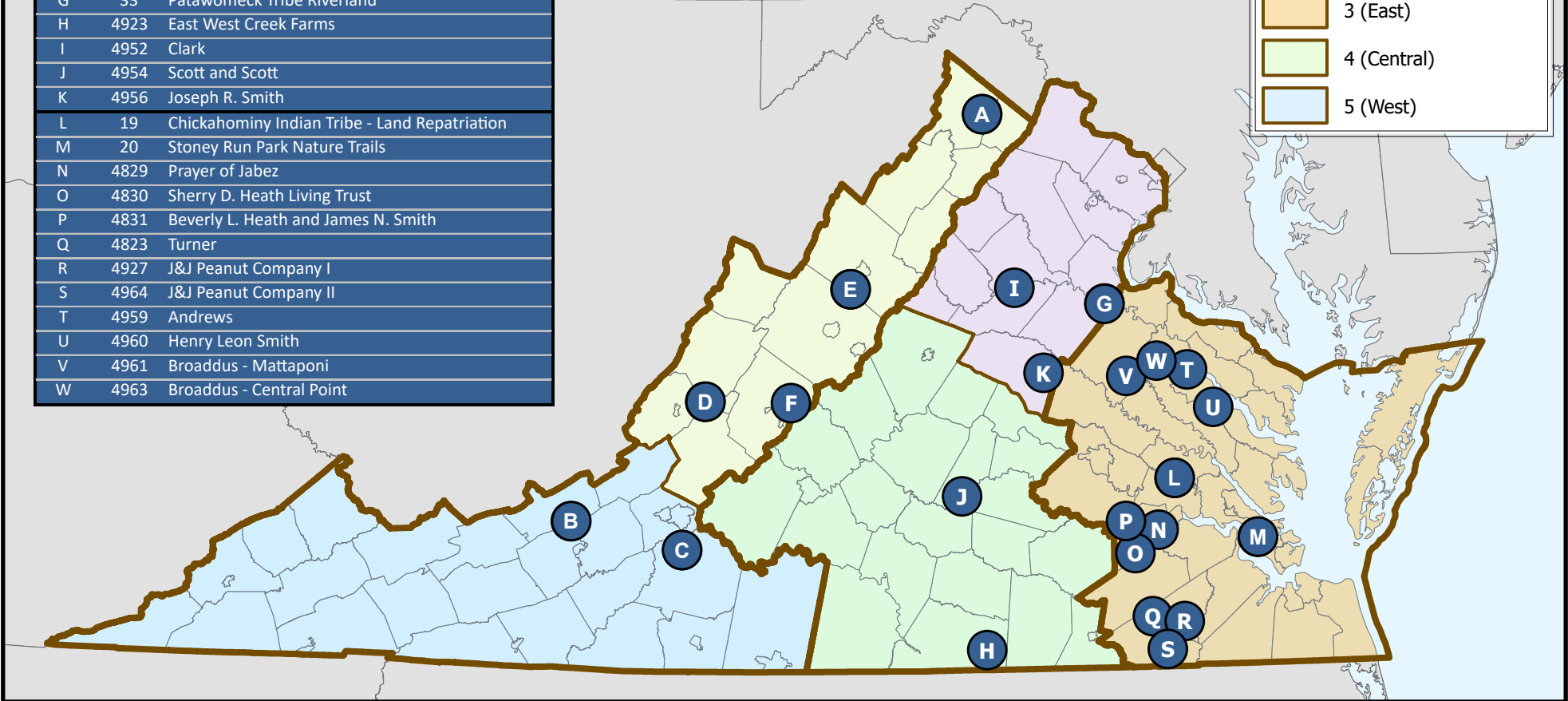


Map	VOF ID	Project
A	24	Abrams Creek Trail Trailhead and Parking
B	27	Site Purchase to Build McCoy Boat Landing
C	36	Maurice Turner Recreation Area
D	37	Hazel Run Conservation Area
E	38	Mount Crawford Town Park Creation
F	4916	Fauber
G	33	Patawomeck Tribe Riverland
H	4923	East West Creek Farms
I	4952	Clark
J	4954	Scott and Scott
K	4956	Joseph R. Smith
L	19	Chickahominy Indian Tribe - Land Repatriation
M	20	Stoney Run Park Nature Trails
N	4829	Prayer of Jabez
O	4830	Sherry D. Heath Living Trust
P	4831	Beverly L. Heath and James N. Smith
Q	4823	Turner
R	4927	J&J Peanut Company I
S	4964	J&J Peanut Company II
T	4959	Andrews
U	4960	Henry Leon Smith
V	4961	Broaddus - Mattaponi
W	4963	Broaddus - Central Point

 Proposed Conservation Project
VOF Region
 1 (Central)
 2 (West)
 3 (East)
 4 (Central)
 5 (West)



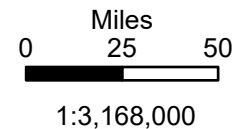
Projection: Lambert Conformal Conic
 GCS North America 1983
 Datum: North America 1983

Map created 9/28/2023 by VOF-mHS
 Source data provided by County Boundaries -
 US Census Bureau/VOF; all else - VOF.

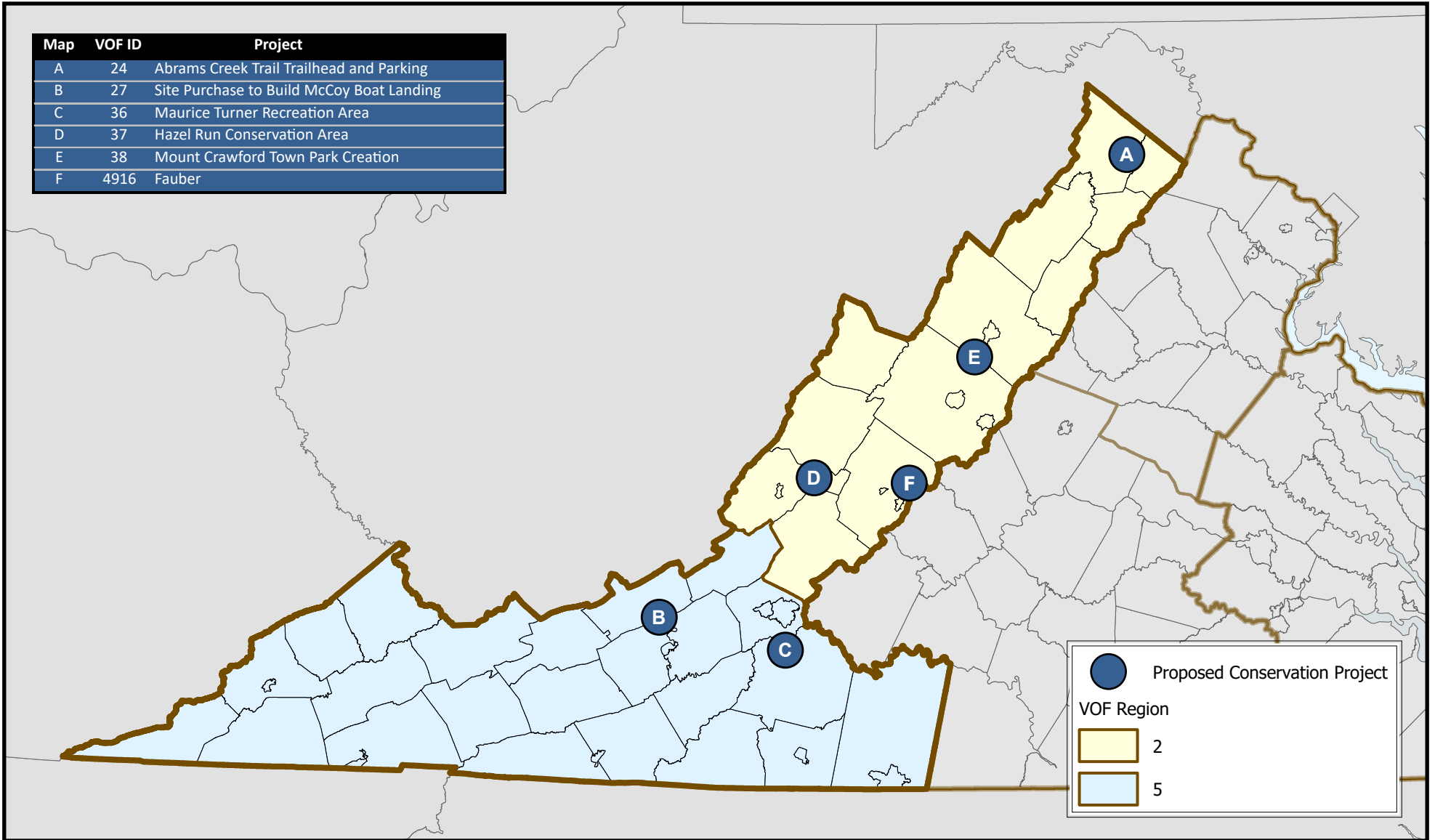
This map is for general reference and display purposes only.

Proposed Conservation Projects

October 12, 2023
 Board of Trustees Meeting



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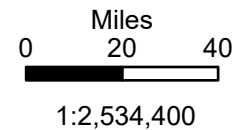
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Proposed Conservation Projects Regions 2 and 5

October 12, 2023
 Board of Trustees Meeting



Conservation Projects

Western Virginia

Regions 2 & 5

Applicant/Grantor: Frederick County Parks and Recreation

Project Title: Abrams Creek Trail Trailhead and Parking

Locality: Frederick County **VOF Region 2**

Board Meeting Date: 10/12/2023 **Application ID #24** **VOF Staff Lead:** Emily White

Funding: Preservation Trust Fund **Requested & Recommended Award \$206,688**

Project Description

This project provides a trailhead access point and parking for the Abrams Creek Trail. The trailhead will include an asphalt entrance, signage, and parking to provide public access for the Abrams Creek Trail facilitating access to a trail network corridor already in place and planned for expansion.

Deed of Dedication to Open Space

Frederick County, as the landowner, will record in the land records a deed of open space dedication which will encumber the title to the property regardless of ownership. The deed of open space dedication will designate the land under the provisions of the Open Space Land Act chapter 10.1-1700 as perpetual open space, prohibit subdivision, place strict limitations on development or impervious coverage, and require that public access be provided.

Objectives and Outcomes

The objective of the project is to encourage outdoor recreation by creating a starting/ending point for trail users to access the area. This project will increase awareness and protection of the Abrams Creek watershed and provide access to a trail amenity designed to be a backbone of a robust recreation and alternative transportation corridor.

The project outcomes include providing a healthier community through access to trails, the top identified recreation demand in the community. Access to the trail corridor will encourage and increase cycling and walking for recreation and transportation. Additionally, this phase of the Abrams Creek Trail will expose trail users to the natural beauty of an otherwise heavily developed area.

In the area of the Abrams Creek Trail, Frederick County has required the addition of shared use paths along some roadways. The trail is designed to connect to existing trails and provide a backbone corridor for residential developments to tie into and provide a transportation alternative to commercial centers..

Future Management

The Abrams Creek trail and supporting infrastructure are to be maintained by the Frederick County Parks and Recreation department. The proposed trailhead would be maintained by the same entity. The Parks and Recreation department has a strong relationship with local Boy Scouts troops who often work with the department on projects such as trail corridor maintenance and Eagle Scout project additions.

Applicant/Grantor: Giles County

Project Title: Site Purchase to build McCoy Boat Landing

Locality: Giles County VOF Region 5

Board Meeting Date: 10/12/2023 Application ID #27 VOF Staff Lead: Emily White

Funding: Preservation Trust Fund Requested & Recommended Award \$20,000

Project Description

Construction of the McCoy Falls Boat Ramp in Giles County is a critical and essential component in a much larger, region-wide initiative entitled The New River Water Trail (NRWT) Expansion Project. Purchasing the land in order to construct the McCoy Falls Boat Landing is the reason for our request of \$20,000 from the Preservation Trust Fund. This property is located on the New River, a few hundred yards upstream from McCoy Falls. Goodwin's Ferry Road provides access to the land.

The New River Water Trail Expansion is the “big picture” project of which this landing is a key component. In addition to the McCoy Falls Boat Landing in Giles, there will be three additional new or improved ramps.

This “expansion” project extends the New River Water Trail to an additional 24 miles of the New River within Montgomery and Pulaski Counties and the City of Radford. The NRWT will now flow through 61 linear miles impacting 3 counties, 1 city, and 10 towns, addressing the focus areas of public access, tourism, natural resources, culture and outdoor recreation.

Each landing will have a kiosk hosting a map, recommended float sections, in addition to safety and stewardship information. There will also be bridge and tourism way-finding signage.

Deed of Dedication to Open Space

Giles County, as the landowner, will record in the land records a deed of open space dedication which will encumber the title to the property regardless of ownership. The deed of open space dedication will designate the land under the provisions of the Open Space Land Act chapter 10.1-1700 as perpetual open space, prohibit subdivision, place strict limitations on development or impervious coverage, and require that public access be provided.

Objectives and Outcomes

The deliverable and objective are one and the same as pertains to this funding request from VOF-PTF. However, the outcomes as pertain to the NRWT expansion components will include the constructed McCoy Falls Boat Landing with the specified signage, kiosk, maps, safety and stewardship info., etc. to be located on this purchased property.

In 2015, Giles County launched the NRWT which integrates this natural recreational asset into community and economic development plans. Recognizing the NRWT, and other natural assets, has improved quality of life, job creation/retention, and diversification of the economic base.

Future Management

The future management of the McCoy Falls Landing, along with all other Giles ramps, will continue to be the county along with the VA Department of Wildlife Resources; in their usual roles such as natural resources/wildlife enforcement.

Applicant/Grantor: Town of Boones Mill

Project Title: Maruice Turner Recreation Area

Locality: Franklin County **VOF Region 5**

Board Meeting Date: 10/12/2023 **Application ID #36** **VOF Staff Lead:** Emily White

Funding: Preservation Trust Fund **Requested & Recommended Award \$50,327.92**

Project Description

The Maurice Turner Recreation Area will be located on town-owned property adjacent to a one-acre pond. A picnic shelter, tables, an ADA-compliant walking trail, benches, interpretive signage, and a small bike rack are included in the plans. The area directly to the north and adjacent to the pond, approximately 4 acres, is proposed as permanent public green/open space. This space is sloped with mixed hardwood and pine trees and includes two natural springs which provide water for the pond. The pond and project area green space encompass approximately five acres to be enhanced and established as a park.

Deed of Dedication to Open Space

The town of Boones Mill, as the landowner, will record in the land records a deed of open space dedication which will encumber the title to the property regardless of ownership. The deed of open space dedication will designate the land under the provisions of the Open Space Land Act chapter 10.1-1700 as perpetual open space, prohibit subdivision, place strict limitations on development or impervious coverage, and require that public access be provided.

Objectives and Outcomes

Objectives of this project include providing a space for residents to relax and de-stress in a quiet, natural environment, educating the public on the importance of local ecosystems, creating a space for community fellowship, and providing a place for folks of all abilities to exercise and stay healthy.

Outcomes of this project include a new community gathering space, a healthier population, increased awareness of pollinator habitats and benefits of native plants, awareness of the importance that natural springs, ponds, and water play in the environment, as well as that of local aquatic ecosystems.

There are currently no parks or recreation areas in the Boone District and the Town has received a lot of input from town and county residents about their interest in a local park/recreation area. The Boone District encompasses a majority of the northern part of Franklin County. Franklin County does not have any official plans for a park in the district.

Future Management

The Town of Boones Mill will manage and maintain the park and easement area as it does now. The Town will continue to have insurance coverage on the property and work with local trail groups on the continued upkeep and maintenance of the trail.

Applicant/Grantor: Town of Clifton Forge

Project Title: Hazel Run Conservation Area

Locality: Alleghany County VOF Region 2

Board Meeting Date: 10/12/2023 Application ID #37 VOF Staff Lead: Emily White

Funding: Preservation Trust Fund Requested & Recommended Award \$140,000

Project Description
<p>This project will create a conservation area surrounding the Hazel Run Trail in the Town of Clifton Forge. By protecting adjacent land parcels through a deed of dedication to open space, the scenic qualities and natural resources surrounding Hazel Run will be protected in perpetuity.</p> <p>This project will fund acquisition and protection of 8 parcels totaling 10.6 acres in addition to land protection of 21 parcels already in ownership totaling 22.8 acres. A total sum of 33.4 acres of land will be protected. This land surrounds the Hazel Run Trail and Fairmont Park Trail, which total 1 mile in length. These trails link Booker T. Washington Park to Linden Park and provide a recreation opportunity adjacent to residential areas within the Town of Clifton Forge. In addition to walking and jogging, hunting is also a permitted activity in this area. The proposed conservation area will protect a forested area in a suburban setting, which will conserve habitat, water quality, and scenery.</p> <p>A survey was conducted to measure public support for the project. Among 61 survey respondents, 92% answered “Yes” to the question, “Do you feel the Town of Clifton Forge should protect the Hazel Run Trail by creating a conservation area that will be held permanently as open space land?”</p>
Deed of Dedication to Open Space
<p>The town of Clifton Forge, as the landowner, will record in the land records a deed of open space dedication which will encumber the title to the property regardless of ownership. The deed of open space dedication will designate the land under the provisions of the Open Space Land Act chapter 10.1-1700 as perpetual open space, prohibit subdivision, place strict limitations on development or impervious coverage, and require that public access be provided.</p>
Objectives and Outcomes
<p>A higher quality recreation experience will be offered for trail users. Trail safety, sustainability, and wayfinding will be improved.</p>
Deliverables
<p>The future management of the McCoy Falls Landing, along with all other Giles ramps, will continue to be the county along with the VA Department of Wildlife Resources; in their usual roles such as natural Maintenance of Hazel Run Trail and Fairmont Park Trail will be implemented. A trailhead kiosk and updated signage will be installed.</p>
Future Management
<p>The protected land will be monitored by volunteers from the Clifton Forge Parks and Recreation Authority.</p>

Applicant/Grantor: Town of Mount Crawford

Project Title: Mount Crawford Town Park Creation

Locality: Rockingham County **VOF Region 2**

Board Meeting Date: 10/12/2023 **Application ID #38** **VOF Staff Lead:** Emily White

Funding: Preservation Trust Fund **Requested & Recommended Award \$303,000**

Project Description
<p>Mount Crawford has a strong community-centered vision for the creation of the Town's first public park and space, which includes a sensory trail, sensory playground, picnic shelter, bathroom, parking, native tree walk, and direct access to the North River. The project will conserve native forest, promote walking, fishing, and boating, tie-in to a recently completed boat launch, provide a public gathering space for residents, families, and Town events, and build a sense of place.</p> <p>The boat launch completion represents the first phase of the Town's larger vision of a Town Park. The Town Park project both provides recreational access, and conserves existing sensitive habitat, which are two priorities residents expressed during the public input phase of the comprehensive plan update.</p> <p>The Mount Crawford Town Park project has three goals: 1) outdoor recreation access and education, 2) community gathering spaces and functional improvements, and 3) land conservation.</p>

Deed of Dedication to Open Space
<p>The town of Mount Crawford, as the landowner, will record in the land records a deed of open space dedication which will encumber the title to the property regardless of ownership. The deed of open space dedication will designate the land under the provisions of the Open Space Land Act chapter 10.1-1700 as perpetual open space, prohibit subdivision, place strict limitations on development or impervious coverage, and require that public access be provided.</p>

Objectives and Outcomes
<p>The main objective is preserving existing natural areas, increasing outdoor recreational access opportunities, and using the creation of the town park as an impetus to establish a Parks and Recreation Committee. The main outcome is residents will be able to access public park and recreation space without leaving Town limits, and an engaged citizen-led group that will program future park activities and events, but also plan new park and outdoor spaces.</p>

Deliverables
<p>The final park will have one interconnected trail with three different segments: a sensory trail, the existing boat launch path, and a spur riverfront path. The sensory trail will provide the link between the community gathering improvements to the existing boat launch path and to a spur trail leading to different riverfront access points. A native tree and pollinator walk will label and identify existing and newly planted trees and plants along each trail segment.</p>

Future Management
<p>The Town currently maintains mowing and landscaping through a local business, and trash pick-up with volunteer assistance. Town staff will continue to improve each project feature, including developing new features along the sensory trail, informational signage for fishing, boating, and tree ID, engaging with local volunteers to maintain the community garden, and holding future Town-supported fundraising events at the park.</p>

Roundtop Revocable Trust Agreement
Roy L. Fauber, Roberta B. Fauber or Robert S. Fauber, Trustees

Locality: Rockbridge

Total Acres: 113.121

Project ID # 4916

Instrument ID # 7315 Property ID # 5619

Board Meeting Date: 10/12/2023

VOF Staff Lead: Laura Thurman

Project Type: Open-space easement

Project Description: Working farm raising cattle and hay with frontage on Irish Creek and the road leading to a popular trailhead into the George Washington National Forest. Irish Creek is a stocked and native trout stream and this area is popular with fishermen and bicyclists. U.S. Bike Route 76 parallels the South River where the property crosses over the road to the frontage on that river. The property is visible at a distance from Whetstone Ridge Trail that runs through a designated GWNF Roadless Area that is also eligible for listing as a Wilderness Area.

Conservation Purposes/Property Features

Agricultural Use: Approximately 25 acres of the property is prime soils and 25 acres contain soils of statewide importance. This is a small mountain farm producing cattle and some hay. The American Farmland Trust Productivity, Versatility and Resiliency rating shows portions of the Property as having Significant and Exceptional agricultural productivity.

Natural Habitat and Biological Diversity: Sand Grape (*Vitis rupestris*) was found on the bank of Irish Creek next to the Property. Listed as critically imperiled in Virginia, it requires sandy habitat along creek banks.

Scenic/Open Space: The Property is visible at a distance from the public lands in the George Washington National Forest just to the east. A portion of this area is designated Roadless and is eligible for listing as a Wilderness Area. Whetstone Ridge Trail runs along the top of the ridge to the northeast of the Property. Although the property fronts State Route 603, it is only minimally visible to the driving public because of tree cover and topography. SR 603 has approximately 200 cars daily, but it is an access to both the trailhead for Whetstone Ridge Trail and for fishing along Irish Creek. The road goes up to the Blue Ridge Parkway, but is not passable during inclement weather. The property also crosses South River Road (SR 608), which is on U.S. Bicycle Route 76, part of the TransAmerica Trail. Bike Route 76 runs from Missouri to Yorktown. It is approximately 533 miles long and crosses 38 Virginia localities, including 23 counties, four independent cities, and eleven incorporated towns.

Water Resource Protection: Contains approximately one-half mile of frontage on Irish Creek; 400 feet of frontage on the South River and 1,500 feet of a seasonal tributary of Irish Creek. Irish Creek has been fenced to keep out livestock. Portions of the seasonal tributary are also fenced. South River is not accessed by the cattle. Irish Creek is a "TMDL" creek, primarily because of temperature, but also to reduce e-coli (livestock manure) counts in the stream. Upstream it is stocked by the Virginia

Department of Wildlife Resources and is listed as a native trout stream approximately three miles upstream.

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 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 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: 35' riparian buffers for Irish Creek and the South River, with livestock excluded from Irish Creek (but not the buffer) and excluded from the South River and its buffer. A 20' foot buffer for the tributary of Irish Creek with livestock excluded from the tributary (but not the buffer) as shown on an Exhibit attached to the deed and in the Baseline Documentation Report.
 - Irish Creek - Livestock excluded from waterway only: YES NO
 - South River - Livestock excluded from riparian buffer and waterway: YES NO

- Tributary of Irish Creek – Livestock excluded from waterway only as shown on the Exhibit attached to the deed.
 - Length of “forested/vegetated” riparian buffers (livestock excluded): Irish Creek = both banks (5,200 feet); South River = both banks (800) and tributary = 3,000 (both sides both trib).
6. **Consolidation of Tax Parcels:** NO YES **Summarize:** Property is currently one tax parcel.

Further Discussion

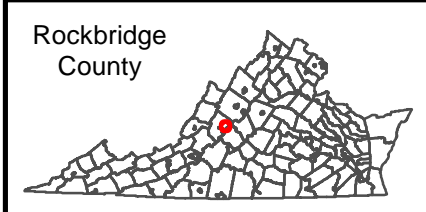
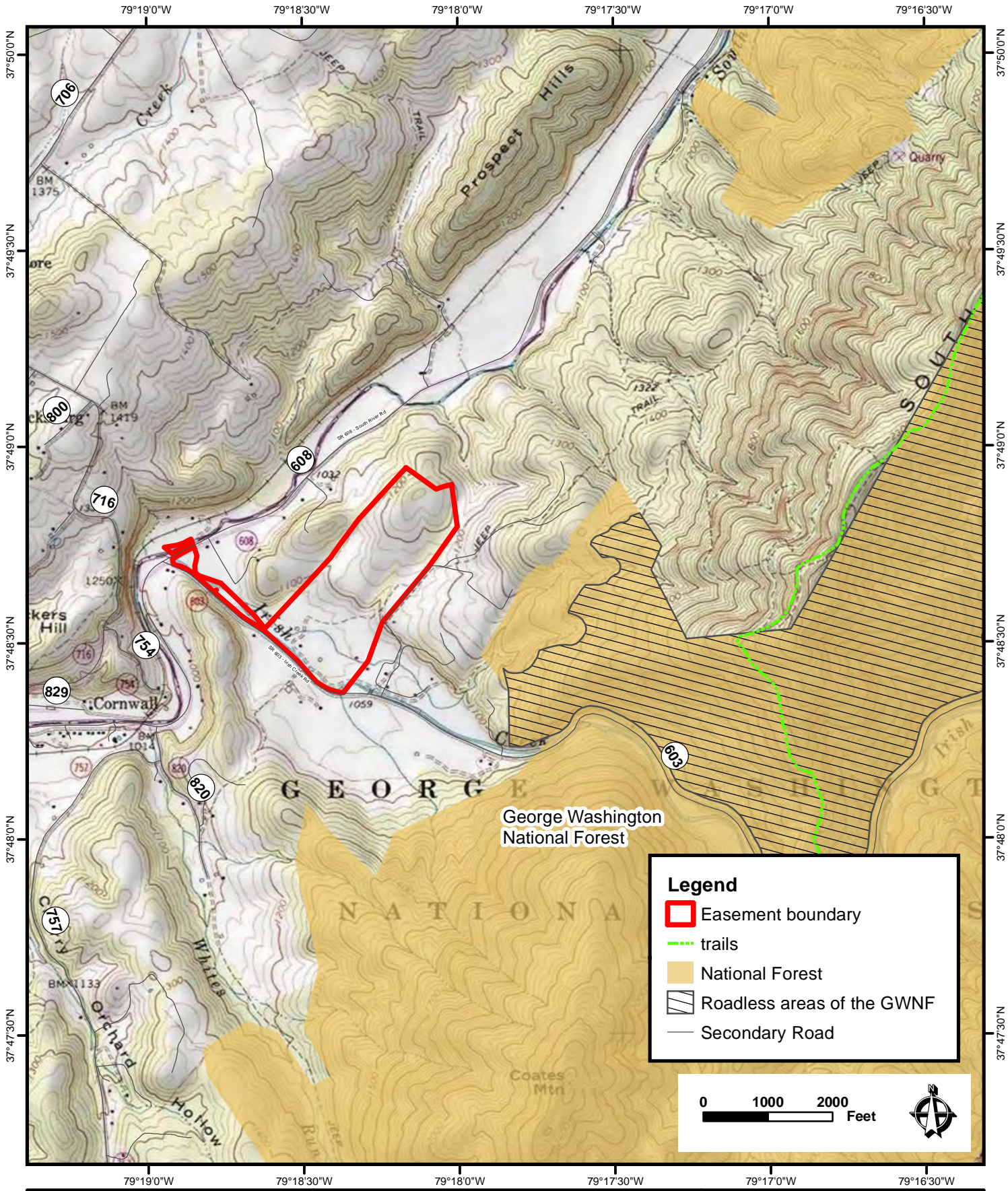
Fencing has been established on the tributary of Irish Creek and on Irish Creek. The South River is not accessible to livestock. The buffer restrictions reflect current management of the property.

Special Conditions Table (for VOF use)					
Waterbody	Feature Length (ft)	Buffer Width (ft)	Buffer Sides	Livestock Restriction	SC ID
Irish Creek (livestock excluded from creek)	2,600	35	Both sides	Yes	6824
South River	400	35	One side	Yes	6825
Tributary of Irish Creek (livestock excluded from portion of this waterway)	1,500	varies	Both sides	Yes	6826
Siting Condition	Description				SC ID
Building Envelopes	All buildings and structures on the Property exceeding 500 square feet in ground area other than renewable energy facilities must be located in specific areas of the Property designated as “Building Envelopes				6823
Compliance with County Comprehensive Plan					
<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO					

Public Infrastructure Information	Conflicts with published plans	Yes	No
Roads: 608 and 603 both have varying ROWs – VDOT reports 40’ each and asks for the allowance of an expansion to 50’ There are no published plans to expand the ROWs. This additional ROW request falls under the de minimis paragraph.		<input type="checkbox"/>	<input checked="" type="checkbox"/>
Rail: Property borders Norfolk & Western line – no response from them		<input type="checkbox"/>	<input checked="" type="checkbox"/>
Utilities:		<input type="checkbox"/>	<input checked="" type="checkbox"/>

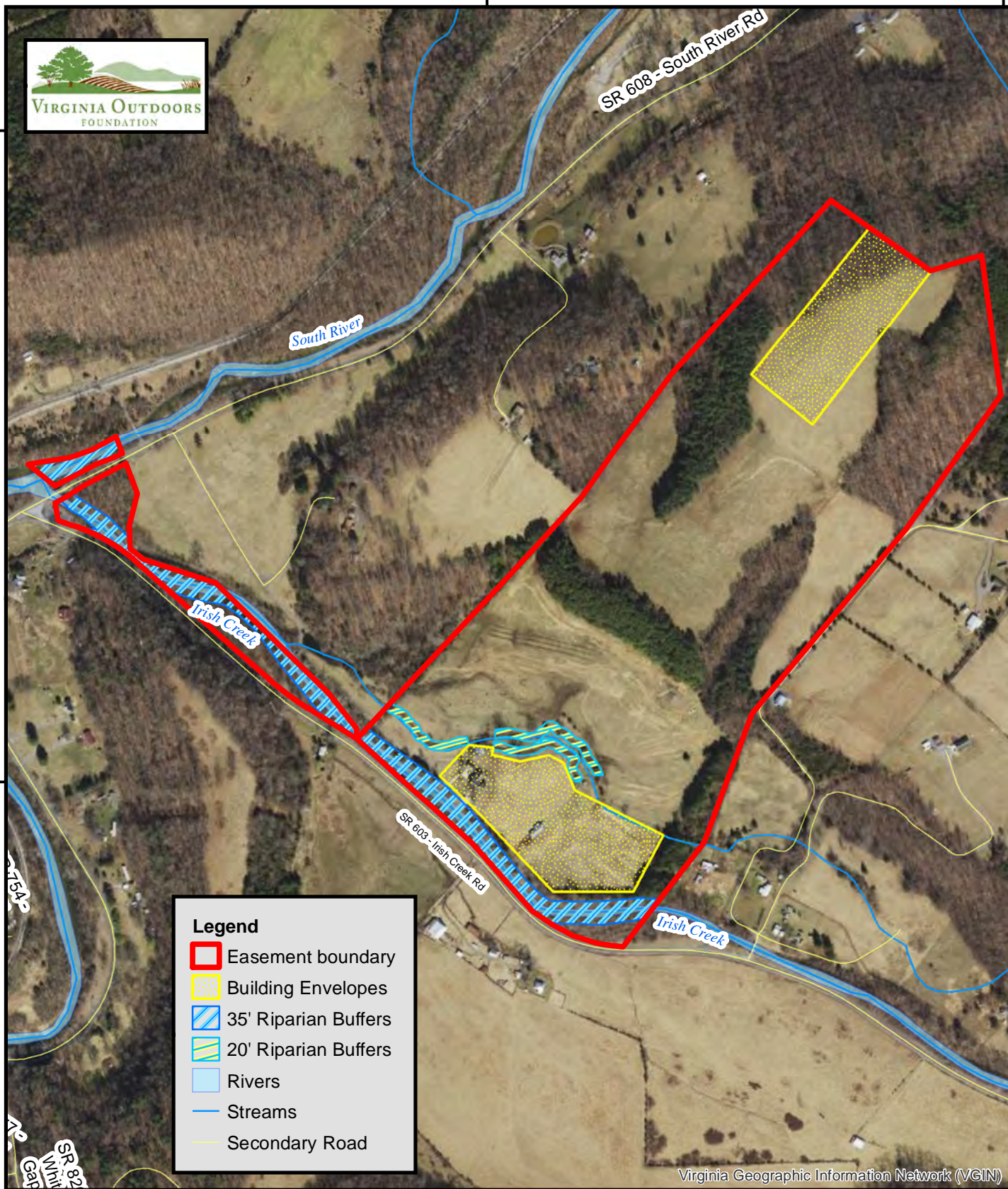
Easement Boundary Information

Boundary created using a combination of surveys for this property and surveys for neighboring properties. Approved by GIS team – “B”.



Location Map
Roundtop Trust
113.121 Acres
Board Meeting Date: 10/12/23

Projection: Lambert Conformal Conic
 GCS North America 1983
 Datum: D North America 1983
 Map created 09/19/2023 by Laura Thurman.
 Source data provided by Roads-VDOT,
 GWNF-USDA, All else-VOF
 USGS Quadrangle: Cornwall
 This map is for general reference and display
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Legend

- Easement boundary
- Building Envelopes
- 35' Riparian Buffers
- 20' Riparian Buffers
- Rivers
- Streams
- Secondary Road

Virginia Geographic Information Network (VGIN)

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

Map created 08/17/2023 by Laura Thurman.
 Source data provided by roads-VDOT, water-NHD
 All else-VOF. Points digitized
 Aerial imagery acquired 02/21/2022
 Aerial imagery © 2022 Commonwealth of Virginia.
 This map is for general reference and display
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VOF BOT 10/12/2023 Conservation Projects

Special Conditions Map

Roundtop Trust ~ 113.121 Acres

Rockbridge County

Visit Dates June 30 & July 6, 2023

Feet

0 320 640

1:7,600

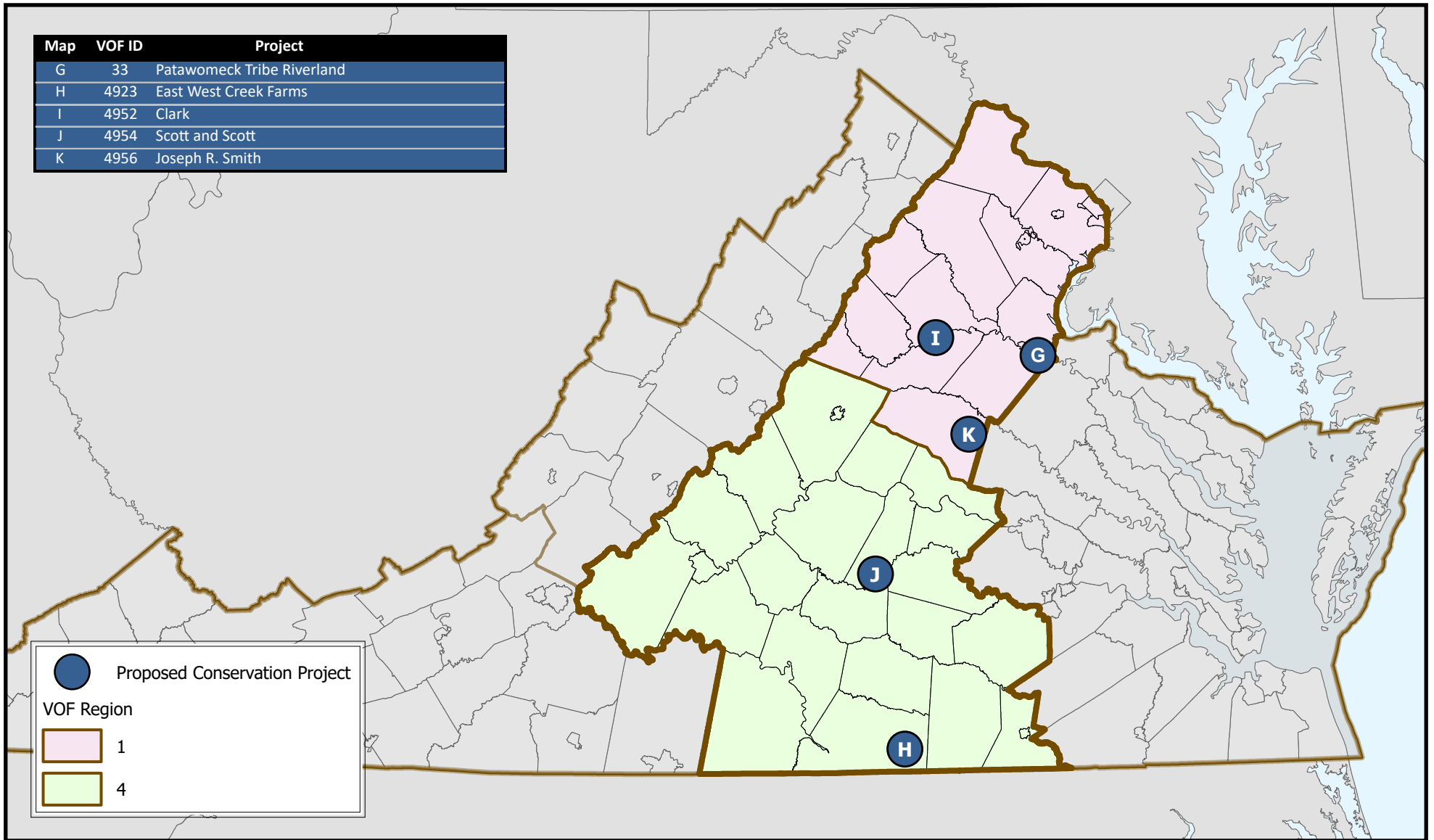
N




Conservation Projects

Central Virginia

Regions 1 & 4

Map	VOF ID	Project
G	33	Patawomeck Tribe Riverland
H	4923	East West Creek Farms
I	4952	Clark
J	4954	Scott and Scott
K	4956	Joseph R. Smith



 Proposed Conservation Project
VOF Region
 1
 4

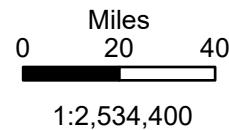
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Map created 9/28/2023 by VOF-mHS
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Proposed Conservation Projects Regions 1 and 4

October 12, 2023
 Board of Trustees Meeting



Applicant/Grantor: Patawomeck Indian Tribe of Virginia

Project Title: Patawomeck Tribe Riverland

Locality: Stafford County **VOF Region 1** **Total Acres:** 14.24 acres

Board Meeting Date: 10/12/2023 **Application ID #33** **VOF Staff Lead:** Estie Thomas

Funding: Preservation Trust Fund **Requested and Recommended Award \$100,000**

Project Description

The Patawomeck Tribe seeks to acquire a 14.24-acre parcel of land located on the Rappahannock River. The Patawomeck Tribe was formally recognized by the Commonwealth of Virginia in 2010 and is one of 11 state recognized tribes. The Patawomeck Community is centered in southern Stafford County and operates a museum and cultural center just across the Rappahannock River from Fredericksburg at Little Falls. The project property is located adjacent to the Tribal Center

Open Space Easement

This project is expected to utilize an open space easement as the mechanism for conveyance of a real estate interest. The project will be brought back before the board of trustees once an open space easement has been developed for the specific property and its intended use.

Deliverables

Plans for this property include demonstration farming of traditional medicines and traditional fishing methods using handmade eel traps and the construction of traditional tribal housing units. The Tribe plans on providing a site on the Rappahannock River for the public to come ashore and visit the Center and Museum and view historic tribal demonstrations. Currently the Rappahannock River does not offer many sites to pull up and rest for people out in kayaks, canoes or other light watercraft.

Objectives and Outcomes

The Tribe will be able to enhance and expand their cultural and historical education. The public will benefit as the pull in site will provide a place for the public using the river for soft launch craft such as canoes, kayaks and paddle boards to pull up on the shore and rest before continuing.

Future Management

The property will be owned and managed by the Patawomeck Tribe.

Grantor Name: East West Creek Farms, LLC

Locality: Mecklenburg Project

Total Acres: 720.48

ID # 4923

Instrument ID # 7451 **Property ID #** 5718

Board Meeting Date: 10/12/2023

VOF Staff Lead: Sherry Buttrick

Project Type: VOF easement through VLFCF grant.

Project Description: 720.48 acres of farmland in Mecklenburg County will protect prime and statewide important farmland in active agricultural use. The farm is currently used for crop rotation of corn and beans and tobacco and for cattle pasture/hay production and it is part of a larger full-time multi-generational family farming operation. In addition to its agricultural resource importance, the property contains a total of approximately 2 miles of frontage on Parham Creek and Flat Creek with associated wetland areas. Extensive frontage through the middle of the property on Bellfield Rd gives significant visual access for the public. This farm is part of a larger family farm operation known as Opie Farms in which multiple family members within at least two current generations are engaged and it is a major producer of farm products in the area.

Conservation Purposes/Property Features
<p>Agricultural Use:</p> <ul style="list-style-type: none"> • ~256 acres of Prime farmland and ~387 acres in Statewide Important farmland • Farm currently in active agricultural production of crops and in cattle pasture. • Portions of the farm are delineated in Conserve Virginia's agriculture category. • American Farmland Trust's Study on Productivity, Versatility and Resilience, a part of the Farmland Under Threat report, whose purpose is to identify "the agricultural lands best suited for cultivation, with a focus on production of human-edible food crops", designates virtually all of the open land on the farm as being important with over half marked as Significant or Exceptional. • DCR's Agriculture Model identifies portions of the land as high suitability. • This farm is part of a larger family farm operation known as Opie Farms in which multiple family members within at least two current generations are engaged and it is a major producer of farm products in the area. <p>Natural Habitat and Biological Diversity:</p> <ul style="list-style-type: none"> • VA Landscape Ecological Cores ranks areas of the property near the waterways as C3. This area contains forested riparian areas and wetlands. • The property is ~1,250 feet from an Important Bird Area as designated by the National Audubon Society. This large property with riparian areas on two creeks for a total distance of approximately 2 miles will provide buffer habitat for this designated Important Bird Area. <p>Scenic/Open Space:</p> <ul style="list-style-type: none"> • Open Space: Adjoins an Ever Green Team Land Trust easement of 244 acres to the east; also adjoins an open space easement held by the Department of Forestry of 150 acres to the west. That eased property in turn adjoins across Flat Creek 303 ac held by Ever Green Team Land Trust. Protecting this property will result in a block of approximately 1,417 acres of land.

- 720.48 acres is nearly 3 times the 271-acre size of an average farm in Mecklenburg County.
- **Road frontage/Scenic:** Approx. one and one-half mile total road frontage through the middle of the property, and the openness of the land cover and topography affords significant visual access from Bellfield Rd.

Water Resource Protection:

- Over a mile and a half of frontage on Parham Creek on the east and half a mile of frontage on the west on Flat Creek.
- Wetland areas along both creeks.
- Areas of the farm are included in the high (61-80) category of DCR's Watershed Impact Model

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:** Four properties permitted (three divisions)
- 1. Impervious Coverage Limitations:** Impervious coverage is the ground area measured in square feet of all three-dimensional buildings and structures excluding walls or fences and the ground area measured in square feet of all impervious two-dimensional surfaces exceeding 2,000 square feet in area not including roads or driveways. For the purpose of this Easement the surfaces of solar panels are to be considered impervious surfaces. Total impervious coverage, including that of both existing and future improvements, may not exceed 100,000 square feet.
- 2. 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 **eight 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.

3. 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.

4. Water Quality Protection Areas:

Summary: 50 ft buffers on Flat Creek and Parham Creek and four Riparian Protection Zones on wetlands along creeks.

- Livestock excluded from riparian buffer and waterway: YES NO
- Length of “forested/vegetated” riparian buffers (livestock excluded): 12,090 feet

5. Unique deed provisions: VLCF required provisions: Ag Plan (which exists) and stream buffer and wetland template variations.

6. Consolidation of Tax Parcels: NO YES **Summarize:** Currently in three parcels.

Further Discussion *Delete this section for BDR*

VLCF application in the Agriculture category has been submitted for the current grant round.

Special Conditions Table *(for VOF use)*

Waterbody	Feature Length (ft)	Buffer Width (ft)	Buffer Sides	Livestock Restriction	SC ID
Flat Creek	2,700 ft	50	One side	Yes	6868
Parham Creek	1,870 ft	50	Both sides	Yes	6869
Parham Creek	5,650 ft	50	One side	yes	6870
4 Wetland Protection Areas				yes	6871
Siting Condition	Description				SC ID
Building Envelopes	Building Envelopes (7)				6867

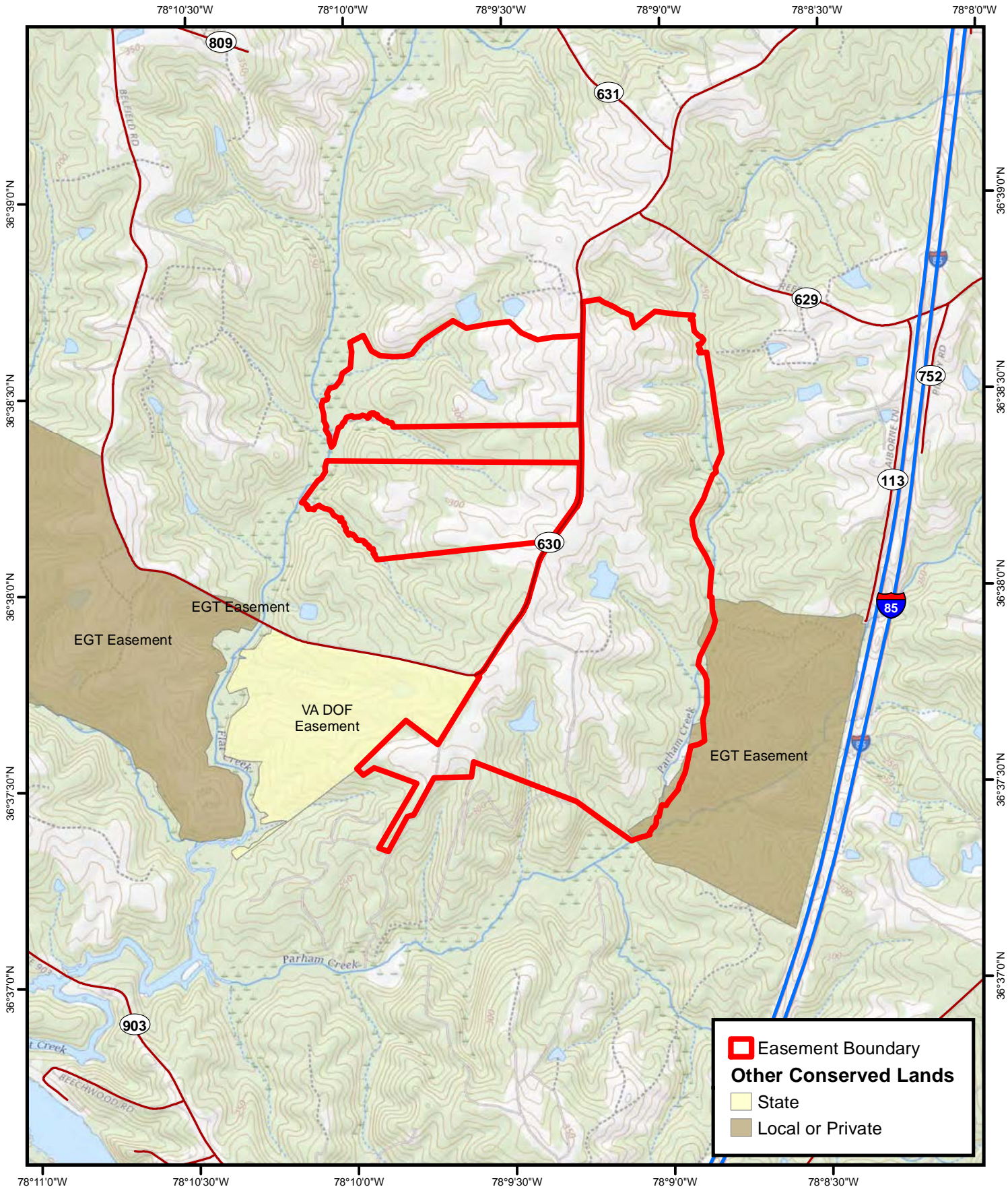
Compliance with County Comprehensive Plan *Delete this section for BDR*

If applicable describe any complication with land use designations in “Further Discussion” section

- YES NO


Public Infrastructure Information	Conflicts with published plans	Yes	No
Roads: Belfield Road has a 30 ft R/W according to 2015 plat.		<input type="checkbox"/>	<input checked="" type="checkbox"/>
Rail: n/a		<input type="checkbox"/>	<input checked="" type="checkbox"/>
Utilities: none.		<input type="checkbox"/>	<input checked="" type="checkbox"/>
<i>Notes:</i> VDOT notes no need for more R/W here.			

Easement Boundary Information <i>Delete this section for BDR</i>
Digital survey. Easement boundary complete.



Easement Boundary
Other Conserved Lands
 State
 Local or Private

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



Map created 8/23/2023 by Anna Clayton Bullock.
 Source data: Topo map-USGS/NGS-VGIN;
 Roads-VDOT; All Else-VOF.
 USGS Quadrangles: South Hill and Bracey

This map is for general reference and display purposes only.
 VOF BOT 10/12/2023 Conservation Projects

Location Map

East West Creek Farms, LLC


720.48 acres

Mecklenburg County

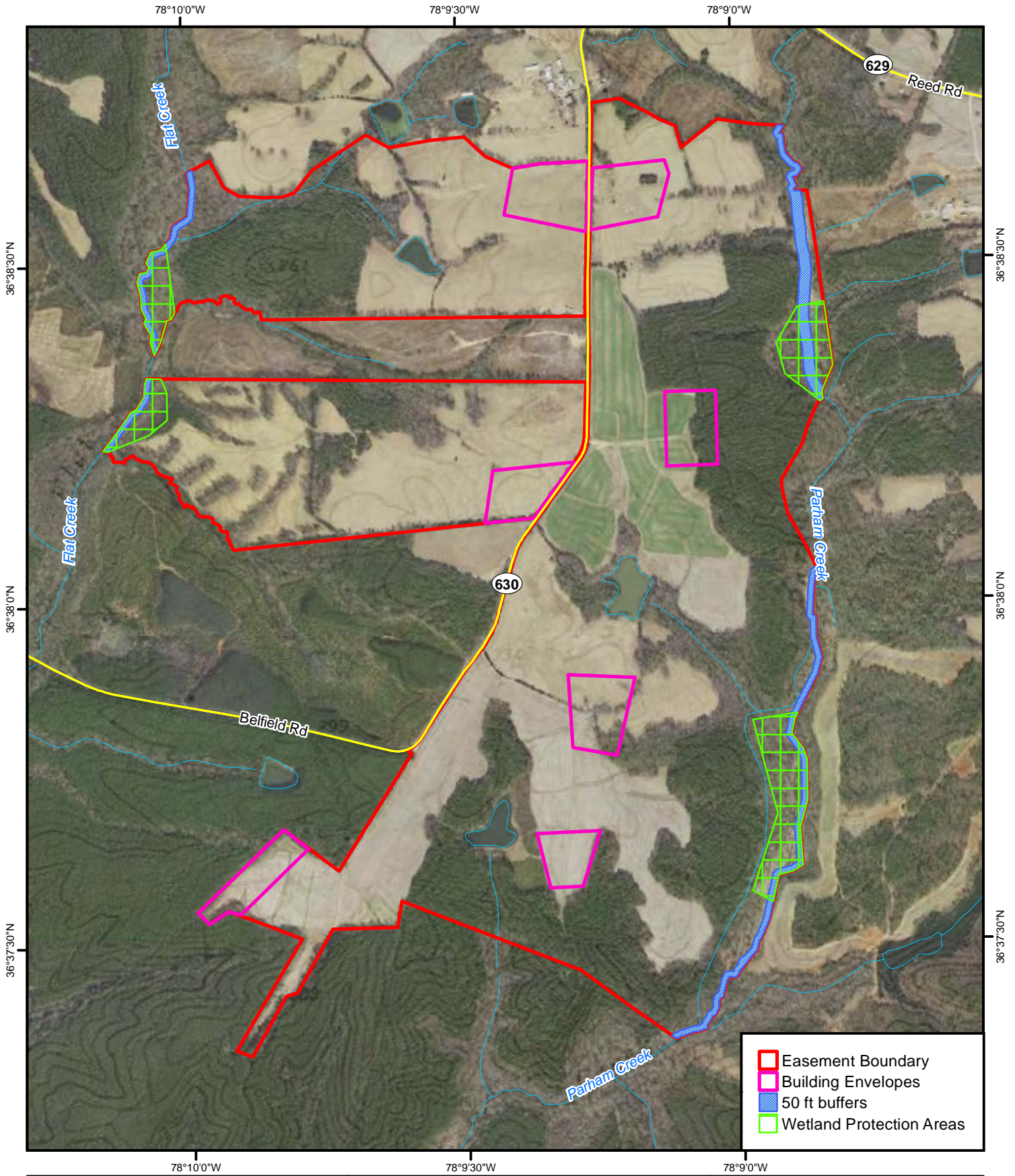
Feet





0 1000 2000

1:24,000



19 of 98



	Easement Boundary
	Building Envelopes
	50 ft buffers
	Wetland Protection Areas

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



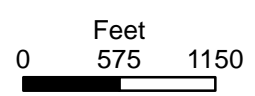
Map created 8/28/2023 by Anna Clayton Bullock.
 Source data: Roads-VDOT; Water-VGIN 2012; All Else-VOF.
 Geneq iSXBleuII GPS used to locate points.
 Aerial imagery © Commonwealth of Virginia,
 acquired 2/21/2022 and 3/2/2022.

This map is for general reference and display purposes only.
 VOF BOT 10/12/2023 Conservation Projects

Special Conditions Map

East West Creek Farms, LLC

720.48 acres
 Mecklenburg County



1:13,800



Dear VOF Board and VLCF:

We thank you in advance for your consideration of our conservation easement and our VLCF application.

Our family farm consists of three brothers, and two sons in the Callahan family. Our great grandfather, grandfather, father, and now three sons and two grandsons operate this family farm. We want to protect this land that is such an important part of our livelihood and the deep-rooted desire to farm.

This farm is one of the best farms in Mecklenburg County, and in Virginia. The soil and location with a good number of irrigation ponds are suitable for keeping our crops profitable. Also, wildlife is abundant with excellent fishing as well. Corn, soybeans, cattle, and tobacco are integrated into this farm plan.

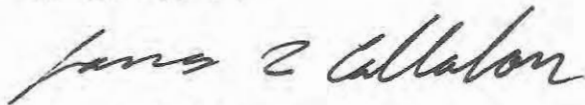
A large part of our farm operation involves this beautiful farm and would greatly reduce our farm profitably if not preserved as a farm. We are in hopes this grant would help keep viable our farm business. We desire to keep this farm as open cropland with no development or urbanization that would ruin this family farm.

We kindly thank you,

Eddie H. Callahan



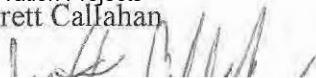
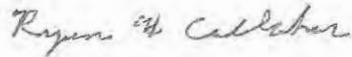
James L. Callahan



Louis C. Callahan



Ryan H. Callahan



John Sheldon Clark and Marguerite J. Clark

Locality: Orange

Total Acres: 43.622

Project ID # 4952

Instrument ID # 7526

Property ID # 5750

Board Meeting Date: 10/12/2023

VOF Staff Lead: Sherry Buttrick

Project Type: Deed of Gift of Easement

Project Description: Located in an eligible Rural Historic District, this wooded property fronts along State Highway 522 and is the area of many other easements.

Conservation Purposes/Property Features

Agricultural Use:

- 14% Prime farmland soils and 16% soils of statewide importance.

Forestal Use:

- Approximately half the Property is designated by the VDOF in its Forest Land Assessment as containing high Forest Conservation Values.

Natural Habitat and Biological Diversity:

- Property is located in the Culpeper Basin Important Bird Area as designated by the National Audubon Society.

Scenic/Open Space:

- The Property fronts on Rt. 636 for approximately 250 feet and also on Rt. 522 for approximately 840 feet and the Property is visible from Rt. 522 as approaching the property.
- Property lies in close proximity to a block of easements of approximately 14,000 acres held by VOF and a USDA easement held by NRCS and Piedmont Environmental Council under the Agricultural Land Easement Program.

Water Resource Protection:

- Property has about 1,580 feet of frontage on Raccoon Branch within the Chesapeake Bay watershed. Raccoon Branch drains to the Rapidan about ½ mile downstream.
- Portions of the property are ranked 41-60 (out of 100) and portions are ranked 61-80 (out of 100) in VA Conservation Vision Watershed Model created by the Virginia Department of Conservation and Recreation.

Historic Preservation:

- Entire Property is located in the Rapidan River and Clark Mountain Rural Historic District, eligible for the National Register of Historic Places.
- Property lies in an area identified in the VA Conservation Vision Cultural Resource Model ranked 2 (of 3).

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:** 1 property permitted. No division.
- 2. Impervious Coverage Limitations:** Total impervious surface coverage, including that of both existing and future improvements, may not exceed **3,000** 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 detached (freestanding) dwellings may be maintained or constructed on the Property. 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: No new building or structure shall exceed 500 square feet in ground area. [N.B. because of the restrictiveness of this provision, no Building Envelopes are needed.]
- 5. Water Quality Protection Areas:**
Summary: 35 ft buffer on Raccoon Branch.
 - Livestock excluded from riparian buffer and waterway: YES NO
 - Length of “forested/vegetated” riparian buffers (livestock excluded): 3,160 feet.

Further Discussion *Delete this section for BDR*

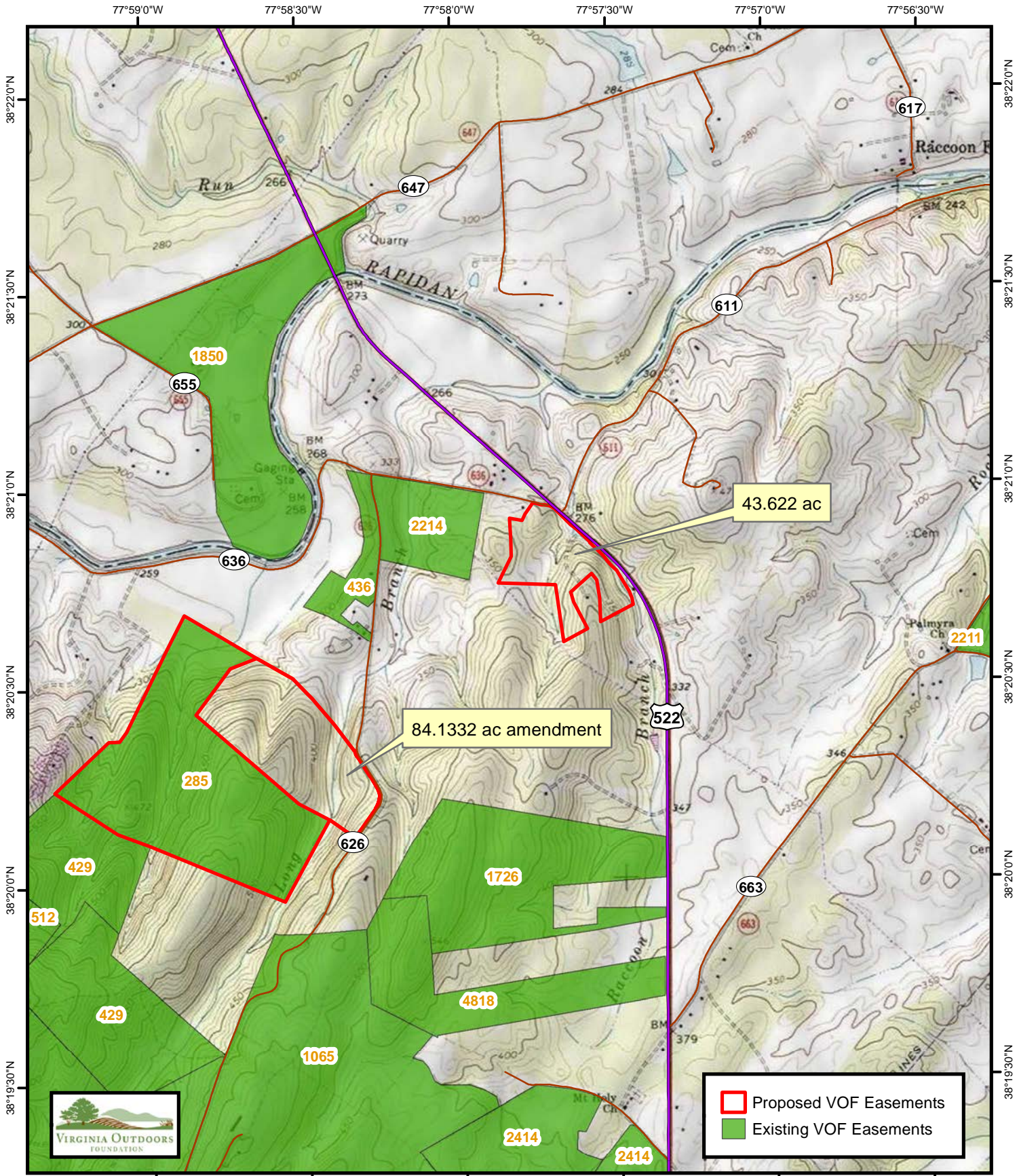
Note that there is a deeded right of way driveway from Rt. 522 to the existing 5 ac house parcel not included in the easement.

Special Conditions Table (for VOF use)					
Waterbody	Feature Length (ft)	Buffer Width (ft)	Buffer Sides	Livestock Restriction	SC ID
Raccoon Branch	1,580	35 ft	Both sides	Yes	6846
Siting Condition	Description				SC ID
	No Building Envelopes				

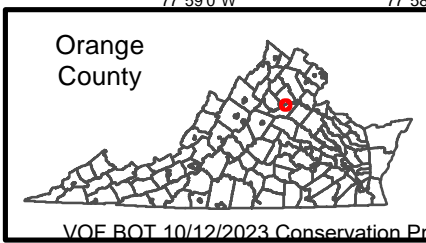
Compliance with County Comprehensive Plan <i>Delete this section for BDR</i>
<i>If applicable describe any complication with land use designations in "Further Discussion" section</i>
<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO Property is zoned Agricultural and in the Future Land Use Agricultural A1 category and easements are consistent with properties that are located in this Future Land Use category. Orange BOS has asked that no responses be made.

Public Infrastructure Information	Conflicts with published plans	Yes	No
Roads: Rt. 522 has a variable R/W and Rt. 636 has a 30 ft R/W and 50 ft R/W		<input type="checkbox"/>	<input checked="" type="checkbox"/>
Rail:		<input type="checkbox"/>	<input checked="" type="checkbox"/>
Utilities: VEPCO line crosses corner of property. 75 ft R/W and a tiny triangle R/W		<input type="checkbox"/>	<input checked="" type="checkbox"/>
<i>Notes:</i>			

Easement Boundary Information <i>Delete this section for BDR</i>
Boundary is complete by 3 surveys and matches property description.



Proposed VOF Easements
 Existing VOF Easements



Location Map
 Clark ~ 43.622 acres
 Board Meeting Date: 10/12/2023

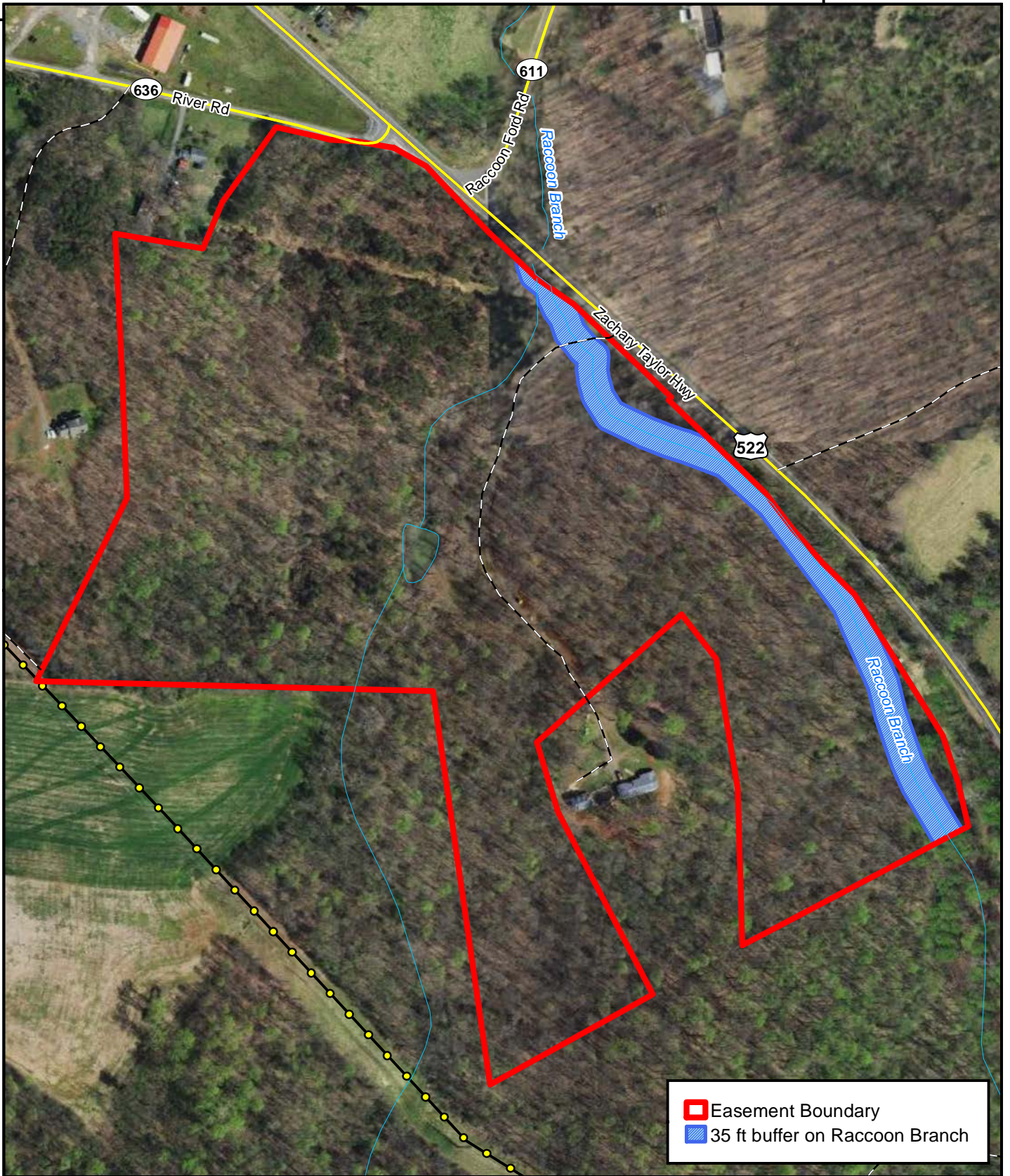
0 1000 2000
 Feet

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

Map created 7/27/2023 by Anna Clayton Bullock, VOF.
 Source data: Roads-VDOT; Other Conserved Lands-VADCR 9/2022; Topo map - USGS/NGS- VGIN;
 USGS Quadrangle: Unionville


This map is for general reference and display purposes only.





■ Easement Boundary
 35 ft buffer on Raccoon Branch

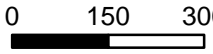

Projection: Lambert Conformal Conic
 GCS North America 1983
 Datum: D North America 1983



 Map created 9/7/2023 by Anna Clayton Bullock.
 Source data: Roads-VDOT; Water-VGIN 2012; All Else-VOF.
 Aerial imagery © Commonwealth of Virginia,
 acquired 3/29/2022 and 4/11/2022.

 This map is for general reference and display purposes only.
 VOF BOT 10/12/2023 Conservation Projects

Special Conditions Map
Clark, J. Sheldon
and Marguerite J.
43.622 ac ~ Orange County

Feet
 0 150 300

 1:3,600

 26 of 98

Virginia Outdoors Foundation

April 27 2021

Dear Sherry

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

Thank you

Jon Sheldon Clark



Robert Taylor Scott and Amy Montgomery Scott & Robert Alan Scott

Project Title: Angola Farm

Locality: Cumberland County **VOF Region 4** **Total Acres:** 279.2 acres

Grant Application# 35 **Project ID # 4954** **Instrument ID # 7528** **Property ID #s 5752 and 5753**

Board Meeting Date: 10/12/2023 **VOF Staff Lead:** Sherry Buttrick

Project Type Grant Funding: Preservation Trust Fund partial-purchase

Recommended and Requested: \$275,000

Project Description: This property with good soils is actively farmed full-time by Robert A. Scott and part-time by his son, Robert Taylor Scott. It produces beef cattle and until recently was a poultry farm. With half a mile of frontage on Angola Creek, wetlands, and a perennial tributary and large lake, the property is also important for water quality protection and habitat. The section of Angola Creek that abuts the property is designated by DCR as a Stream Conservation Unit and is within an Important Bird Area.

Conservation Purposes/Property Features

Agricultural Use:

- Property is in active farm use. AFT - Acceptable.
- Approx 31 acres of Prime soils and 150 acres of Statewide Important farmland

Forestal Use:

- Approx 132 acres high FCV as designated by Dept of Forestry.

Natural Habitat and Biological Diversity:

- Western portion of property is ranked C2 (Very high) in VNLA Ecological Cores.
- In Central VA Piedmont Forest Block IBA.
- DNH Aquatic Natural Community and in Angola Creek SCU.
- Wetlands along Angola Creek.

Scenic/Open Space:

- Approx 5,050 feet of frontage on Rt. 664, Angola Rd.

Water Resource Protection:

- Approx 1,660 ft on Angola Creek and about 2,000 feet of frontage on tributary stream to Angola Creek and wetlands in the northwest corner of property on Angola Creek and tributary. All of property within the Chesapeake Bay watershed.
- Angola Creek flows to the Appomattox River about 3 miles downstream.
- About half of property is ranked 41-60 out of 100 in VA Conservation Watershed Model.
- In ConserveVA in Water Quality Improvement category.

Open Space as Designated by a Gov't or Conservation Org:

- In ConserveVA in the Water Quality Protection category. In 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:** 2 properties permitted (1 division)
Division occurring at Recordation (1 division)

- 2. Impervious Coverage Limitations:** Total impervious surface coverage, including that of both existing and future improvements, may not exceed 140,000 square feet. Allocation: 10,000 square feet to the 97-ac tract of Taylor Scott’s and the remaining 130,000 sq ft to Robert A. Scott which has 124,776 sq ft existing.

- 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 200 square feet in ground area must be located within the Building Envelopes shown on the Exhibit A. Any detached (freestanding) dwelling must be located in a Building Envelope.

- 5. Water Quality Protection Areas:**
Summary: 50-foot buffer on Angola Creek, 35-foot buffer on tributary below (north of) the pond; 35-foot buffer with livestock excluded from the waterway only above (south of) the pond. RPZ on the wetlands as shown on Exhibit A.
 - Livestock excluded from waterway only: YES NO Above (south of) the pond.

- Livestock excluded from riparian buffer and waterway and RPZ: YES NO On Angola Creek and the perennial tributary below (north of) the pond's dam.
- Length of "forested/vegetated" riparian buffers (livestock excluded): 760 feet
- Length of "no-plow" riparian buffers (no livestock exclusion): 4,020 feet (livestock excluded from stream and pond only).

6. Unique deed provisions: Activities section of ALE deed because the property is a grant applicant to PTF as a farm conservation project: (a) agriculture production and related agricultural uses such as agritourism, farm machinery repair, equine activities, and forestry, conducted in accordance with the terms and conditions of this Easement.

(b) processing, packaging, and marketing of farm or forest products produced or partially produced on the Property and approved animal-related uses in buildings permitted in Section II, Paragraph 2(i)(c) above;

(c) small-scale commercial or industrial enterprises incidental to and compatible with activities set forth in (i)(a) above that Grantee approves in writing as being consistent with the conservation purposes of this Easement;

7. Consolidation of Tax Parcels: NO YES **Summarize:** Property is in two ownerships at present with two separate parcels. A third ownership is being dissolved and the parcel consolidated into one of the two owners.

Further Discussion/Description

This property is located in Important Bird Area per National Audubon Society. Farm has been in the family ~130 years and is farmed by father and son. Application for VOF's Preservation Trust Fund grant in the Farmland Conservation category has been made. The grant, if awarded, will help ameliorate the financial hardship that the closure of the poultry plant has caused.

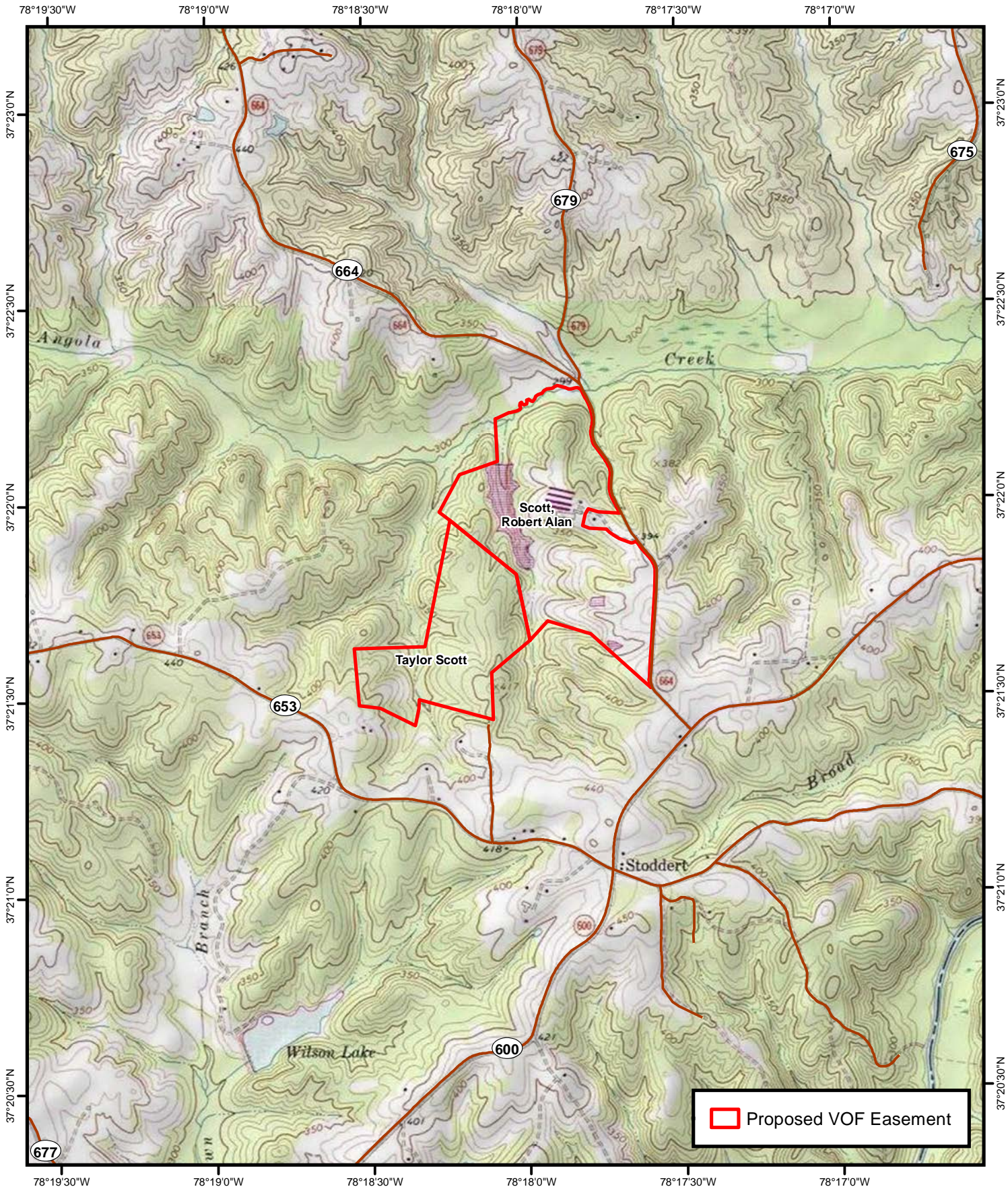
Special Conditions Table (for VOF use)

Waterbody	Feature Length (ft)	Buffer Width (ft)	Buffer Sides	Livestock Restriction	SC ID
Angola Creek	1,660 ft	50 ft	One side	Yes	6849
Wetland RPZ			Choose an item.	Yes	6848
Tributary to Angola Creek north of pond	760 ft	35 ft	Both sides	Yes	6878
Tributary to Angola Creek south of pond	1,180 ft	35 ft	Both sides	Yes from stream only	6879
Pond		35ft	One side	Yes from pond only	6896
Siting Condition	Description				SC ID
2 building envelopes	Building Envelope around existing farm buildings and on the edge of woods near road.				6880
2 building envelopes	2 Building Envelopes on 97.6 acre tract.				3881

Compliance with County Comprehensive Plan <i>Delete this section for BDR</i>	
<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO Charity Gold, Planning Dept 8/4/2023	

Public Infrastructure Information	Conflicts with published plans	Yes	No
Roads: Angola Road: 30-foot prescriptive RoW—paving to occur, no conflict.		<input type="checkbox"/>	<input checked="" type="checkbox"/>
Rail: n/a		<input type="checkbox"/>	<input checked="" type="checkbox"/>
Utilities:		<input type="checkbox"/>	<input checked="" type="checkbox"/>
<i>Notes:</i>			

Easement Boundary Information
Survey of the lands of Robert A. Scott to be commissioned by VOF. Survey for Robert T. Scott’s 97.6 acres is legible and usable.



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

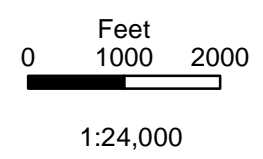
 Map created 8/23/2023 by Anna Clayton Bullock.
 Source Data: Topo map-USGS/NGS-VGIN; Roads-VDOT;
 All Else-VOF.
 USGS Quadrangle:
 This map is for general reference and display
 purposes only.
 VOF BOT 10/12/2023 Conservation Projects



Location Map

Scott, Robert Taylor and Scott, Robert Alan ~ 279.2 ac

Cumberland County



78°18'30"W

78°18'0"W

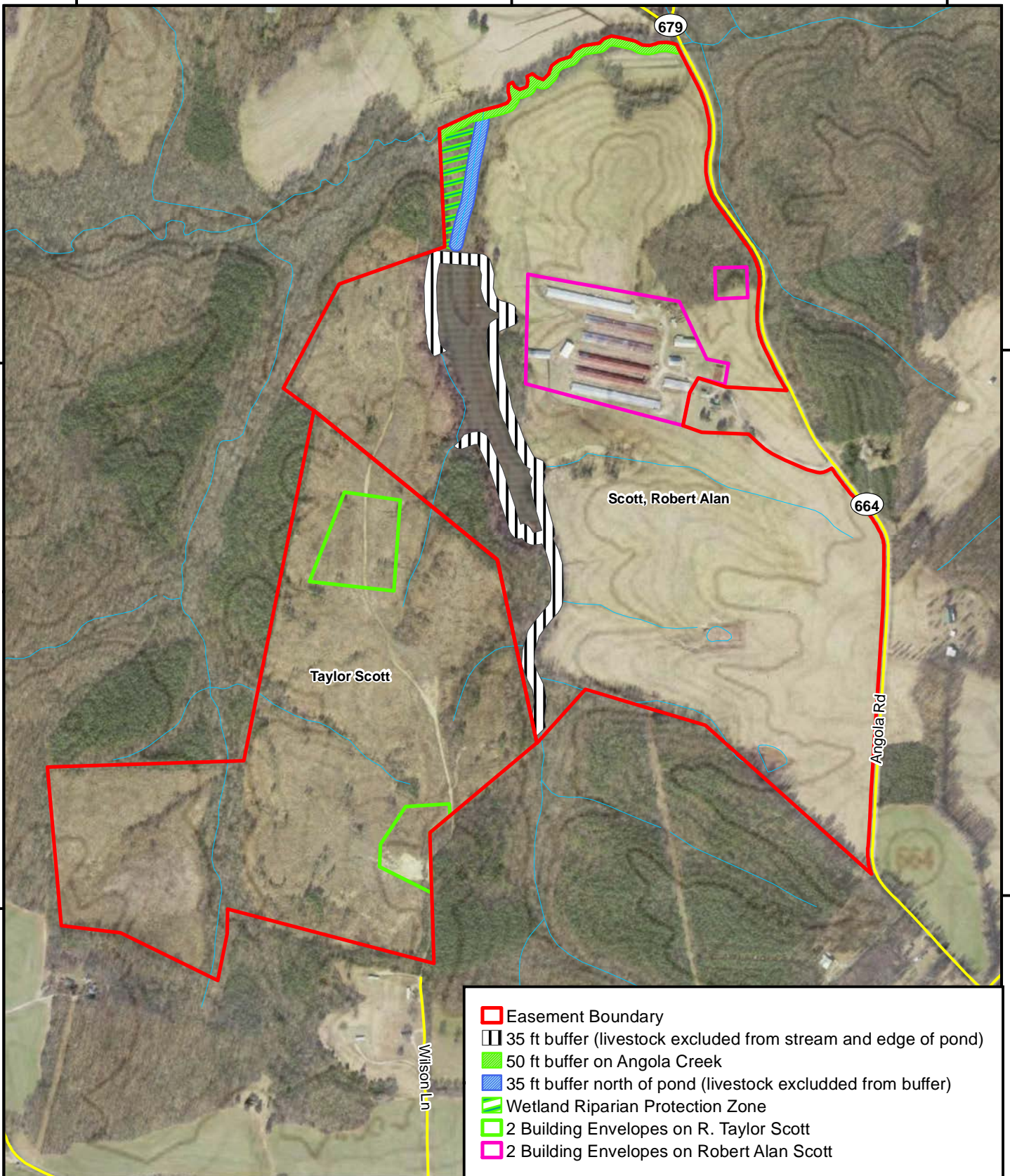
78°17'30"W

37°22'0"N

37°22'0"N

37°21'30"N

37°21'30"N



- Easement Boundary
- 35 ft buffer (livestock excluded from stream and edge of pond)
- 50 ft buffer on Angolia Creek
- 35 ft buffer north of pond (livestock excluded from buffer)
- Wetland Riparian Protection Zone
- 2 Building Envelopes on R. Taylor Scott
- 2 Building Envelopes on Robert Alan Scott

78°18'30"W

78°18'0"W

78°17'30"W

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



Map created 9/6/2023 by Anna Clayton Bullock.
 Source data: Roads-VDOT; Water-VGIN 2012;
 Wetlands-USDA NRCS 2011; All Else-VOF.
 Aerial imagery © Commonwealth of Virginia,
 acquired 2/19/2022 and 2/21/2022.

This map is for general reference and display purposes only.
 VOF BOT 10/12/2023 Conservation Projects

Special Conditions Map

Scott, Robert Alan and Scott, Robert Taylor

279.2 ac ~ Cumberland County



1:9,000



Dear Sherry,

I have been thinking a lot about the reason I am wanting to conserve my portion of the land at Angola Farm. Growing up on the farm helped form a large part of my identity. Working closely with my father and uncle provided me with many life lessons and experiences that serve me today. I hope that by entering the land into a conservation easement that it will increase the likelihood of my children continuing to experience the same hard work and build character on the farm. My oldest son Emmett(10) already helps to work cattle when it is time to vaccinate and pregnancy check the herd. My middle son Lex(7) is just starting to get used to be around cattle without being afraid. My youngest son Samuel(2) will hopefully join his older brothers to continue helping on the family farm. My family has been working this land for over 100 years. When the opportunity arose for me to purchase 97.6 acres of land adjoining the farm several years ago I jumped at the chance. I had spent a lot of time hunting the pine woods and hardwood bottoms on that land. Emmett and Lex and I enjoy hunting together on the farm. I dread the thought of the land being sold and subdivided. I do not know what the future holds for my sons but I hope that this conservation easement being in place will help to keep the land in the family for generations to come by removing any possible temptation to cut it up into housing lots. I had the opportunity to leave this area and take a job in Louisiana just of college working for Weyerhaeuser. I turned that job down and went to work in Southside Virginia because this is the place for me. I hope my children cultivate the same love of the land, and this farm that I have. I greatly appreciate your consideration for this easement and any help with the cost of the easement. My father grew chickens for Tyson for many years and his last flock was a few months ago as the Crewe broiler division is being shuttered. We will continue to raise beef cattle on the farm and enjoy living in the beautiful countryside. This easement will allow others to enjoy this same beauty in the future. Thank you.

Sincerely,

Taylor Scott

Joseph R. Smith

Locality: Louisa

Total Acres: 108.643

Project ID # 4956

Instrument ID # 7550 Property ID # 5756

Board Meeting Date: 10/12/2023

VOF Staff Lead: Sherry Buttrick

Project Type: Deed of Gift of Easement

Project Description: This property in the Chesapeake Bay watershed is mostly cropland and has long frontage on the Little River with a large wetland area.

Conservation Purposes/Property Features

Agricultural Use:

- Contains approximately 39 acres of prime soils and 38 acres of farmland of statewide importance.
- American Farmland Trust's Study on Productivity, Versatility and Resilience, a part of the Farmland Under Threat report, whose purpose is to identify "the agricultural lands best suited for cultivation, with a focus on production of human-edible food crops", identifies approximately 30-acre portion of the Property ranked Exceptional in that study.

Forestal Use:

- Forest Conservation Value – about 15 acres ranked as high.

Natural Habitat and Biological Diversity:

- Property lies within the Virginia Piedmont Forest Block Complex Important Bird Area as designated by the National Audubon Society, and within one mile of Virginia Department of Wildlife Resources Green Springs Birding and Wildlife Trail.
- Contains, in the riparian zone portion of the Property, an area identified in the VA Natural Landscapes Ecological Cores data base created by Virginia Department of Conservation and Recreation ranked Very High.

Scenic/Open Space:

- Property not only provides scenic enjoyment from the Little River Baptist Church but also for the travelers on Buckner Road, with frontage of approximately 915 feet on that road and visibility from additional road length because of the openness of the land cover.
- Property lies within approximately 1,150 feet of a property of approximately 457 acres that is under permanent open-space easement held by the Virginia Department of Forestry, and as such contributes to the rural character of the area.

Water Resource Protection:

- Bounded on the south by the Little River for a distance of approximately 2,700 feet and contains associated wetlands and multiple stream channels. Portions of the property are ranked 41-60

(out of 100) in VA Conservation Vision Watershed Model created by the Virginia Department of Conservation and Recreation.

- Property is located within the Chesapeake Bay watershed.

Historic Preservation:

- Lies within the watershed of the historic Little River Baptist Church (DHR 054-01-70), (the third-oldest Baptist church in Louisa County, organized in 1791 and moved to the present site in the early twentieth century) which is located across Buckner Road from the Property. Further, the Property lies in close proximity to two areas identified in the VA Conservation Vision Cultural Resource Model: two areas ranked #2 (of 3).

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:** 1 property permitted. No division.
- 2. Impervious Coverage Limitations:** Impervious coverage is the ground area measured in square feet of all three-dimensional buildings and structures excluding walls or fences and the ground area measured in square feet of all impervious two-dimensional surfaces exceeding 2,000 square feet in area not including roads or driveways. For the purpose of this Easement the surfaces of solar panels are to be considered impervious surfaces. Total impervious coverage, including that of both existing and future improvements, may not exceed 15,000 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 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: A Riparian Protection Zone along Little River and its associated wetlands.

- Livestock excluded from RPZ and waterway: YES NO
- Length of “forested/vegetated” riparian buffers (livestock excluded): 2,700 feet along Little River.

6. Unique deed provisions:

7. Consolidation of Tax Parcels: NO YES

Further Discussion *Delete this section for BDR*

A right of first refusal for a prior owner and his wife exists. The lawyer is trying to get this released. The husband is dead and the wife has moved to Florida. If release cannot be accomplished and counsel agree that right of refusal affects ability to give easement, previous owner will be asked to sign the deed.

The same prior owners have also retained hunting rights. This does not affect the easement and the conditions have expired.

Special Conditions Table *(for VOF use)*

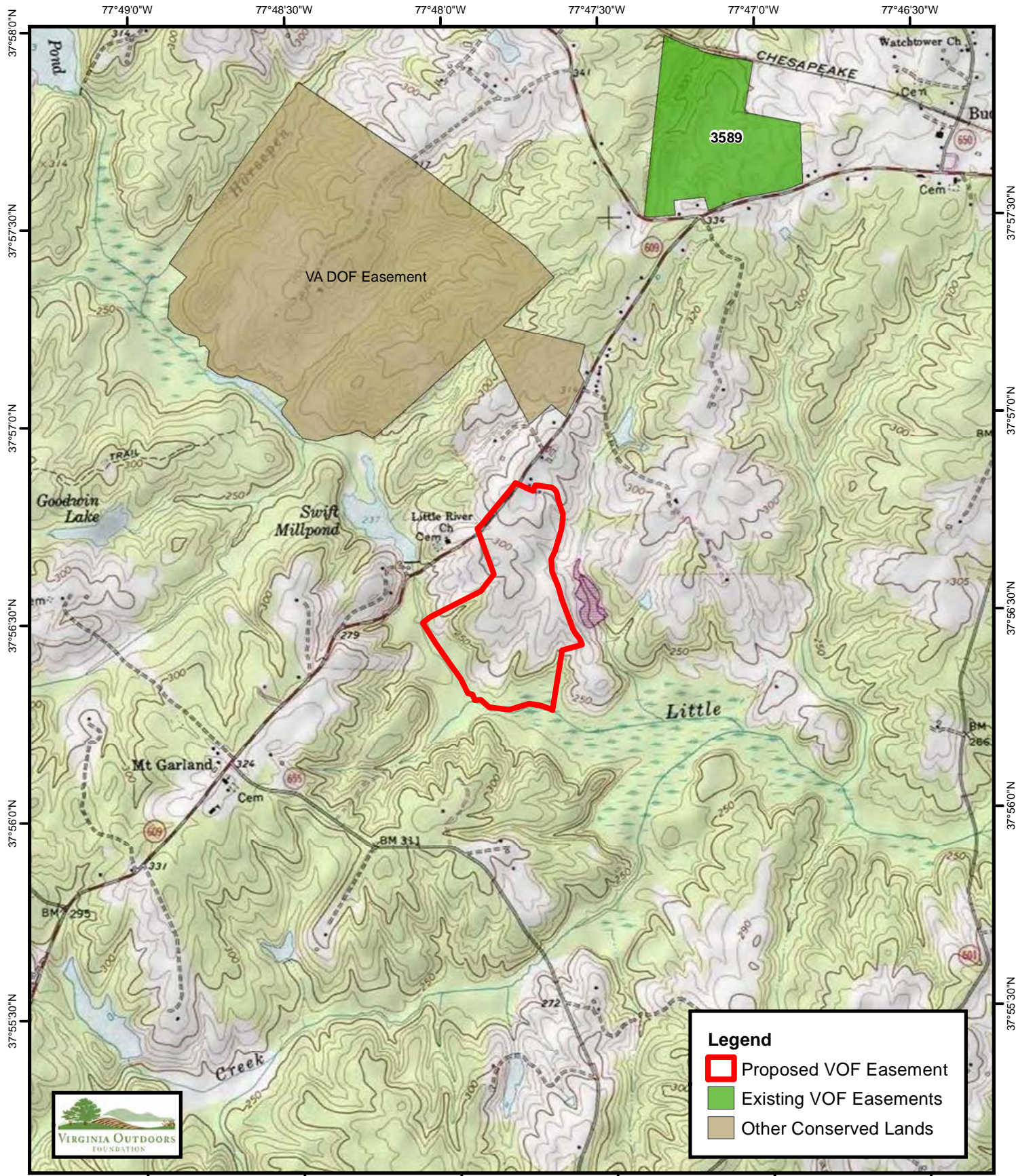
Waterbody	Feature Length (ft)	Buffer Width (ft)	Buffer Sides	Livestock Restriction	SC ID
Little River and its associated wetlands (Riparian Protection Zone)	2,700 ft	RPZ	Choose an item.	Yes	6850
Siting Condition	Description				SC ID
Building Envelopes	2 envelopes, one in the northern portion of the property near adjacent farm buildings and one in southern portion of property above the Little River				6876

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

If applicable describe any complication with land use designations in “Further Discussion” section
 YES NO
 County Notified, awaiting County’s response. Property is Zoned A1 for Agriculture.

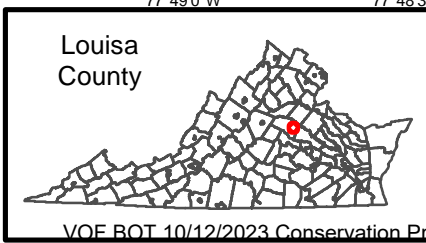
Public Infrastructure Information	Conflicts with published plans	Yes	No
Roads:	Rt. 609 (Buckner Rd) appears to have a 30' prescriptive easement.	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Rail:		<input type="checkbox"/>	<input checked="" type="checkbox"/>
Utilities:		<input type="checkbox"/>	<input checked="" type="checkbox"/>
<i>Notes:</i>			

Easement Boundary Information <i>Delete this section for BDR</i>
Easement boundary is complete from 2003 survey and is referenced in the property description.



Legend

- Proposed VOF Easement
- Existing VOF Easements
- Other Conserved Lands



Location Map

Smith - 108.643 ac

Board Meeting Date: 10/12/2023

0 1000 2000
 Feet

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

Map created 8/25/2023 by Anna Clayton Bullock, VOF.
 Source data: Roads-VDOT; Other Conserved Lands-VADCR 9/2022; Topo map - USGS/NGS- VGIN;
 USGS Quadrangle: Buckner

This map is for general reference and display purposes only.

39 of 98


77°48'0"W

77°47'30"W

37°56'30"N

37°56'30"N




	Easement Boundary
	Building Envelopes
	Riparian Protection Zone

77°48'0"W

77°47'30"W

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



Map created 8/25/2023 by Anna Clayton Bullock.
 Source data: Roads-VDOT; Water-VGIN 2012; All Else-VOF.
 Aerial imagery © Commonwealth of Virginia,
 acquired 2/20/2022.

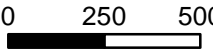
This map is for general reference and display purposes only.
 VOF BOT 10/12/2023 Conservation Projects

Special Conditions Map


Smith, Joseph R.

108.643 acres
 Louisa County

0 Feet 500



1:6,000

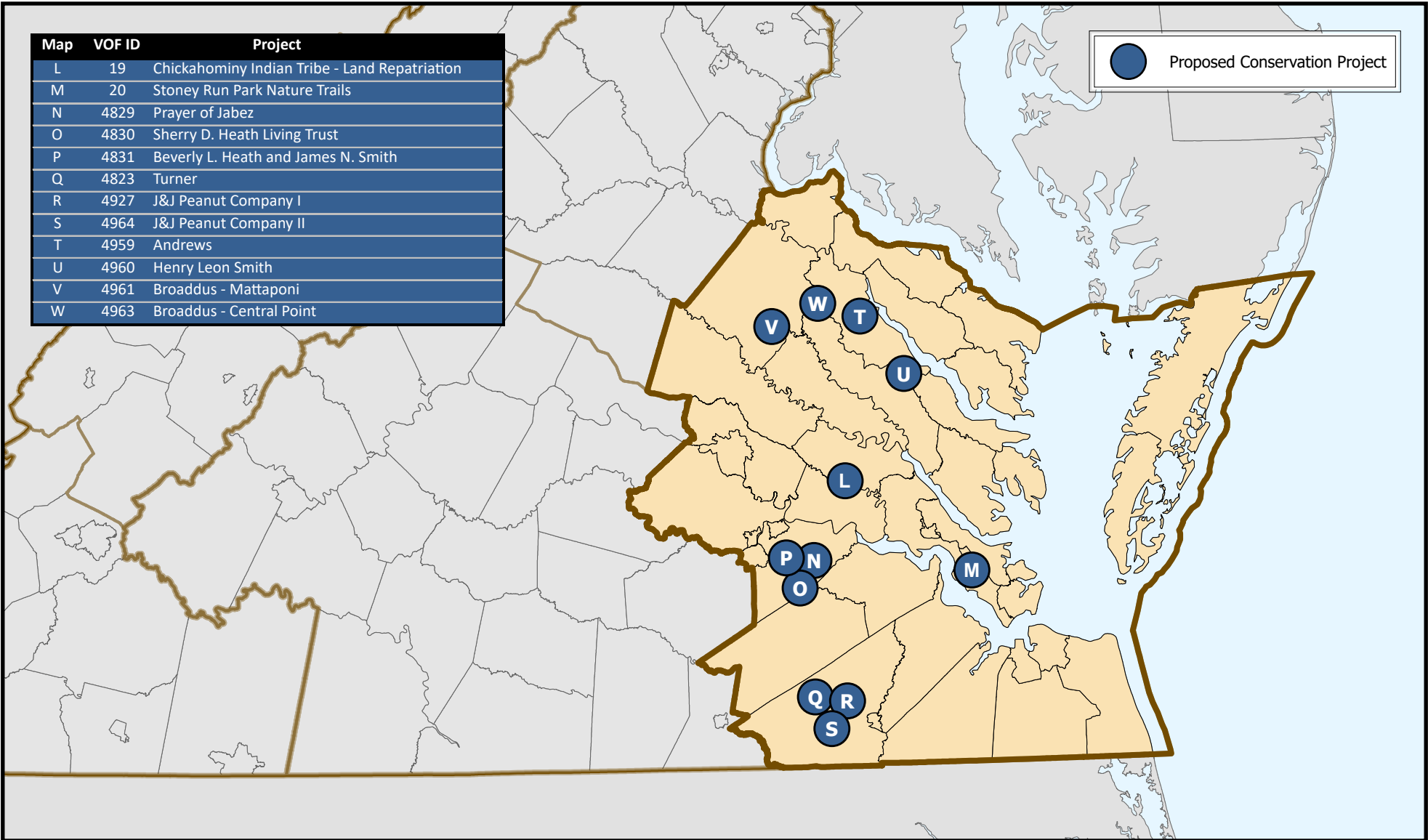


40 of 98

Conservation Projects

Eastern Virginia
Region 3

Map	VOF ID	Project
L	19	Chickahominy Indian Tribe - Land Repatriation
M	20	Stoney Run Park Nature Trails
N	4829	Prayer of Jabez
O	4830	Sherry D. Heath Living Trust
P	4831	Beverly L. Heath and James N. Smith
Q	4823	Turner
R	4927	J&J Peanut Company I
S	4964	J&J Peanut Company II
T	4959	Andrews
U	4960	Henry Leon Smith
V	4961	Broadus - Mattaponi
W	4963	Broadus - Central Point



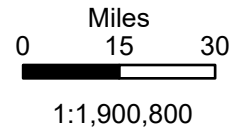
Projection: Lambert Conformal Conic
 GCS North America 1983
 Datum: North America 1983

Map created 9/28/2023 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 Conservation Projects Region 3

October 12, 2023
 Board of Trustees Meeting



Applicant/Grantor: Chickahominy Indian Tribe

Project Title: Chickahominy Indian Tribe – Land Repatriation

Locality: New Kent County **VOF Region 3** **Total Acres:** 200 acres

Board Meeting Date: 10/12/2023 **Application ID #19** **VOF Staff Lead:** Estie Thomas

Funding: Preservation Trust Fund **Recommended Award \$300,000**, Requested \$326,000

Project Description

The Chickahominy Indian Tribe seeks funding to purchase a 200-acre parcel at South Courthouse Road in New Kent County, so they can repatriate a portion of their ancestral land back to their tribe for hunting, fishing, and nature-based education and recreation purposes. This project would restore a small part of the land that the tribe once managed and held in relationship. The New Kent County future land use map designates the area for Conservation.

This project is about Indian land restitution, repatriation, and about the reconstruction of sovereignty that accompanies that act. Much policy negotiation and work has been done in the past 30 years for a growing #LandBack movement across the United States. While 200-acres may be small compared to some projects in other areas of the country, size does not necessarily connote significance to the tribe in question.

Open Space Easement

This project is expected to utilize an open space easement as the mechanism for conveyance of a real estate interest. VOF worked with the tribe to record an open space easement in 2019 on land owned by the Chickahominy on the James River and acquired in conjunction with the Surry Skiffes transmission line mitigation project. This project is expected to build on that experience and success.

The project will be brought back before the board of trustees once an open space easement has been developed for the specific property and its intended use.

Objectives and Outcomes

The proposed goal of the project is to repatriate a portion of the historically accurate ancestral lands of the Chickahominy Indian Tribe back to the rightful holders and managers.

Future Management

The property will be managed through the tribal government. via their Natural Resources Management Working Group. Any management will be for passive recreation such as hunting, fishing, wildlife observation, and nature-based recreation as well as informal education.

Applicant/Grantor: City of Newport News

Project Title: Stoney Run Park Nature Trails

Locality: City of Newport News **VOF Region 3** **Total Acres:** 26.33 acres

Board Meeting Date: 10/12/2023 **Application ID #20** **VOF Staff Lead:** Estie Thomas

Funding: Preservation Trust Fund **Recommended Award \$363,750** Requested \$485,000

Project Description
<p>This project will facilitate the development of approximately 2 miles of nature trails through City-owned property adjacent to an existing community park. The new trail will take users through wooded wetlands teeming with biodiversity. Interpretive signs throughout the path will educate users on the natural features, plant and animal species found along the trail.</p> <p>The property selected to host the nature trail directly abuts City-owned and managed Stoney Run Park. A recently completed park master plan identified the need to expand the use of the existing park beyond athletics, to meet broader community recreation needs. Substantial community input identified “trails” as one of the most desired features to be added to the existing park. The City has selected a 26.33-acre parcel adjoining the existing park to host the nature trails. Much of the parcel is a designated wetland with ample woodlands throughout.</p> <p>The development of new walking and hiking trails in Newport News is ranked as the 4th most needed outdoor recreation resource in the Hampton Roads area in the 2018 Virginia Outdoors Plan.</p>

Open Space Easement
<p>This project is expected to utilize an open space easement as the mechanism for conveyance of a real estate interest. The project will be brought back before the board of trustees once an open space easement has been developed for the specific property and its intended use.</p>

Deliverables
<p>Grant funding from the Virginia Outdoor Fund would be used to construct trails and boardwalks through the property and install interpretive signage to educate trail users on the rich biodiversity of the area.</p>

Objectives and Outcomes
<p>The Stoney Run Park Trail project is intended to help improve the health of the community by providing access to engaging trails and walkways that inspire users to be active.</p>

Future Management
<p>Stoney Run Park is owned by the City of Newport News and managed by the City's Parks and Recreation Department. Once developed, the new trail will be incorporated into the park and will also be managed by Newport News Parks and Recreation.</p>

Grantor Name: PRAYER OF JABEZ LLC

Locality: Prince George

Total Acres: 215.7004 (Note acreage may change as survey work is underway)

Project ID #4829

Instrument ID #6535

Property ID # 5578

Board Meeting Date: 10/12/2023

VOF Staff Lead: E. Thomas

Project Type: Open Space Easement

Project Description: Located just outside of Disputanta, the property contains working farm and forest and drains to the Chowan River watershed that empties into the Pamlico and Albemarle estuary systems.

Conservation Purposes/Property Features

Contains wetlands and 2,700 feet of frontage on the Blackwater River, a tributary of the Chowan River, which drains to the Albemarle-Pamlico Sound Estuary.

Lies in the Chowan River Basin, one of the major tributaries to the Albemarle Sound, and is located in the Inner Coastal Plain of southeastern Virginia, which provides important breeding, stopover, and overwintering habitat for national high-priority waterfowl species and a great diversity of Atlantic flyway migratory songbirds.

Contains 45.13 acres of United States Department of Agriculture-designated prime farmland soils and 58.07 acres of soils of statewide importance.

Contains 118.75 acres of forest ranked FCV “Very High” and “Outstanding” in the Virginia Department of Forestry’s Forest Conservation Model.

Lies upstream on the Blackwater River from a conservation easement held by the 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 25,000.
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: RPZ on Blackwater River.
 - Livestock excluded from RPZ and waterway: YES NO
6. **Unique deed provisions:** N/A
7. **Consolidation of Tax Parcels:** NO YES **Summarize:**

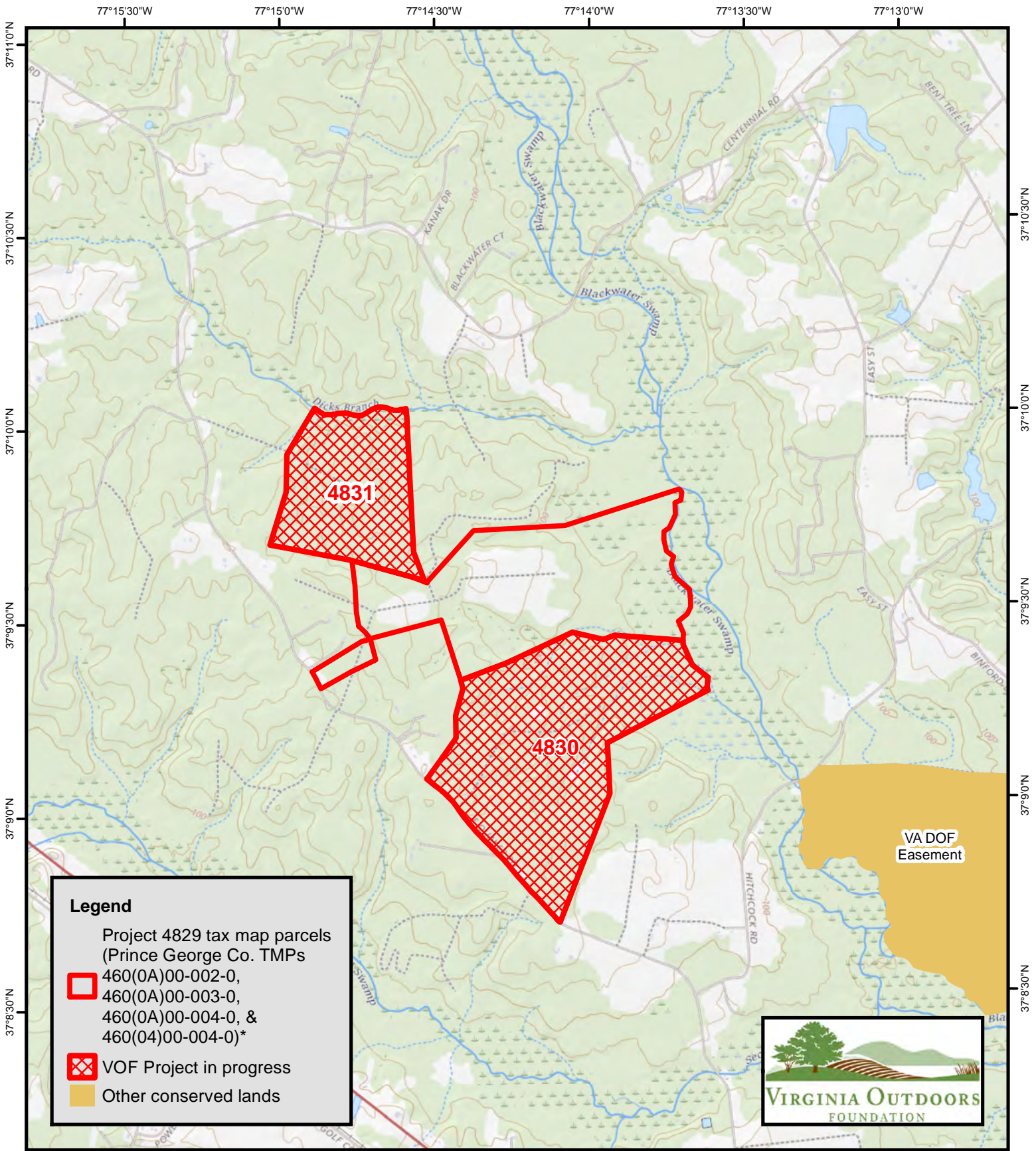
Further Discussion

Special Conditions Table					
Waterbody	Feature Length (ft)	Buffer Width (ft)	Buffer Sides	Livestock Restriction	SC ID
Blackwater River RPZ			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: Rt. 629 is a 40-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
Boundary entered from tax maps and partial surveys; survey work underway to determine all boundaries.



Legend

Project 4829 tax map parcels
(Prince George Co. TMPs)



460(OA)00-002-0,
460(OA)00-003-0,
460(OA)00-004-0, &
460(OA)00-004-0*



VOF Project in progress



Other conserved lands



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

Map created 09/07/2023 by Baron Lin.
Source data provided by: topography- USGS,
other conserved lands- DCR, all else- VOF.
USGS Quadrangle: Disputanta North
This map is for general reference and display purposes only.

*Acreage calculated from title documents. Project boundary
and special conditions subject to change with pending survey.

Location Map
Prayer of Jabez LLC
Prince George County
215.7004 Acres*



1:24,000



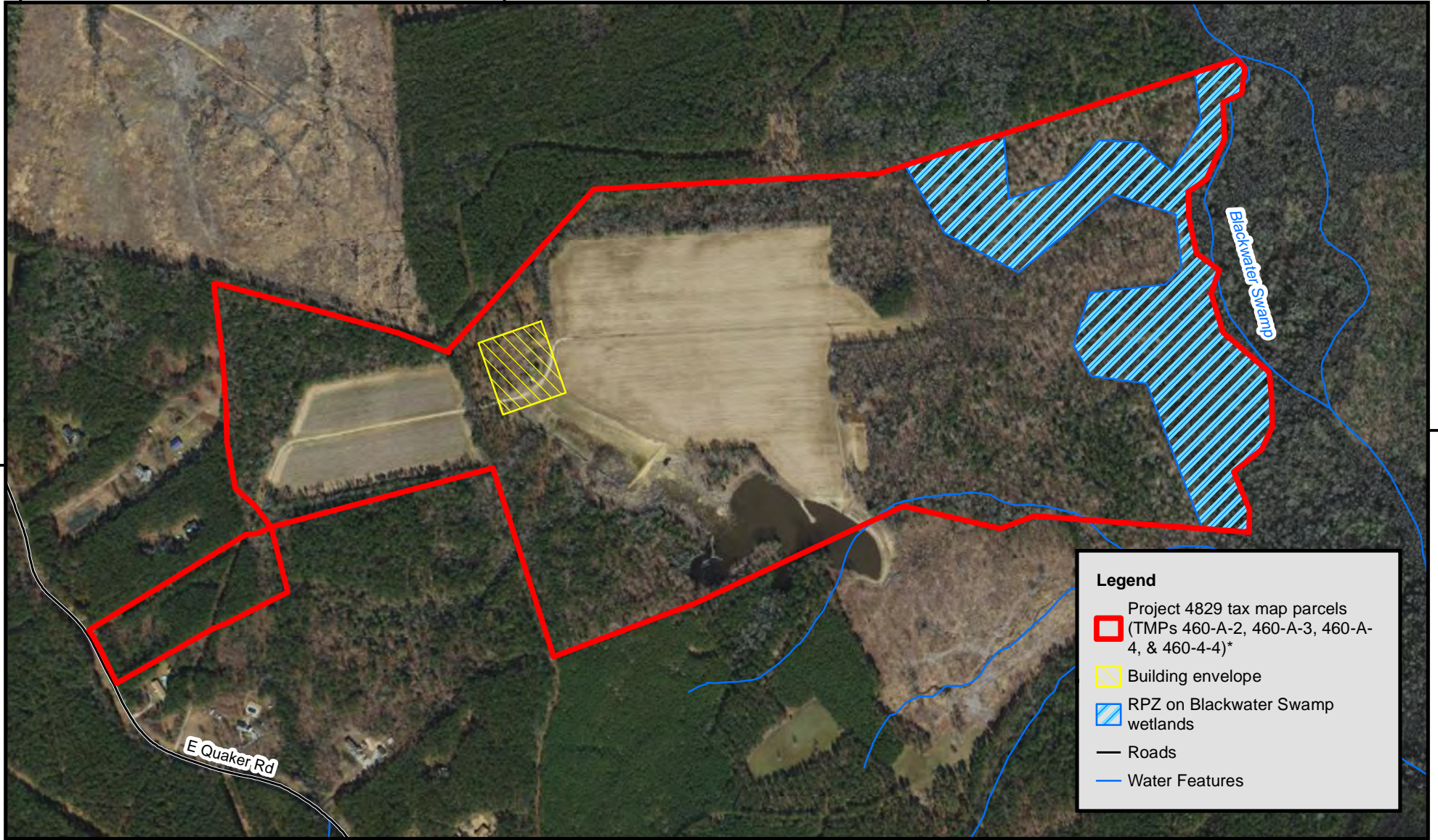
77°15'0"W

77°14'30"W

77°14'0"W

37°9'30"N

37°9'30"N



Legend

- Project 4829 tax map parcels (TMPs 460-A-2, 460-A-3, 460-A-4, & 460-4-4)*
- Building envelope
- RPZ on Blackwater Swamp wetlands
- Roads
- Water Features

77°15'0"W

77°14'30"W

77°14'0"W

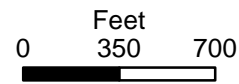
Projection: Lambert Conformal Conic
 GCS North America 1983
 Datum: D North America 1983

Map created 09/07/2023 by Baron Lin.
 Source data provided by: aerial imagery- VDEM/VBMP, roads- VDOT, water features- USGS, all else- VOF.
 Aerial imagery acquired 02/21/2021.
 Aerial imagery © Commonwealth of Virginia.
 This map is for general reference and display purposes only.

*Acreage calculated from title documents. Project boundary and special conditions subject to change with pending surveys.

Special Conditions Map

Prayer of Jabez LLC
 Prince George County
 215.7004 Acres*



1:8,400



Grantor Name: SHERRY D. HEATH LIVING TRUST

Locality: Prince George

Total Acres: 226 +/- (note will change once additional survey work is complete)

Project ID #4830

Instrument ID #6536 Property ID # 5579

Board Meeting Date: 10/12/2023

VOF Staff Lead: Estie Thomas

Project Type: Open Space Easement

Project Description: Located just outside of Disputanta, the property contains working farm and forest and drains to the Chowan River watershed that empties into the Pamlico and Albemarle estuary systems.

Conservation Purposes/Property Features

Contains wetlands and 536 feet of frontage on the Blackwater River, a tributary of the Chowan River, which drains to the Albemarle-Pamlico Sound Estuary.

Lies in the Chowan River Basin, one of the major tributaries to the Albemarle Sound, and is located in the Inner Coastal Plain of southeastern Virginia, which provides important breeding, stopover, and overwintering habitat for national high-priority waterfowl species and a great diversity of Atlantic flyway migratory songbirds.

Contains 90.23 acres of United States Department of Agriculture-designated prime farmland soils and 112.53 acres of soils of statewide importance.

Contains 213.08 acres of forest ranked FCV “Very High” and “Outstanding” in the Virginia Department of Forestry’s Forest Conservation Model.

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*	
<p>*The Governing Document: <i>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.</i></p>	
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.
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.	<p>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.</p>
5.	<p>Water Quality Protection Areas: Summary: RPZ on Blackwater River.</p> <ul style="list-style-type: none"> Livestock excluded from RPZ and waterway: <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO <p>Unique deed provisions: N/A</p>
6.	Consolidation of Tax Parcels: <input checked="" type="checkbox"/> NO <input type="checkbox"/> YES Summarize:

Further Discussion

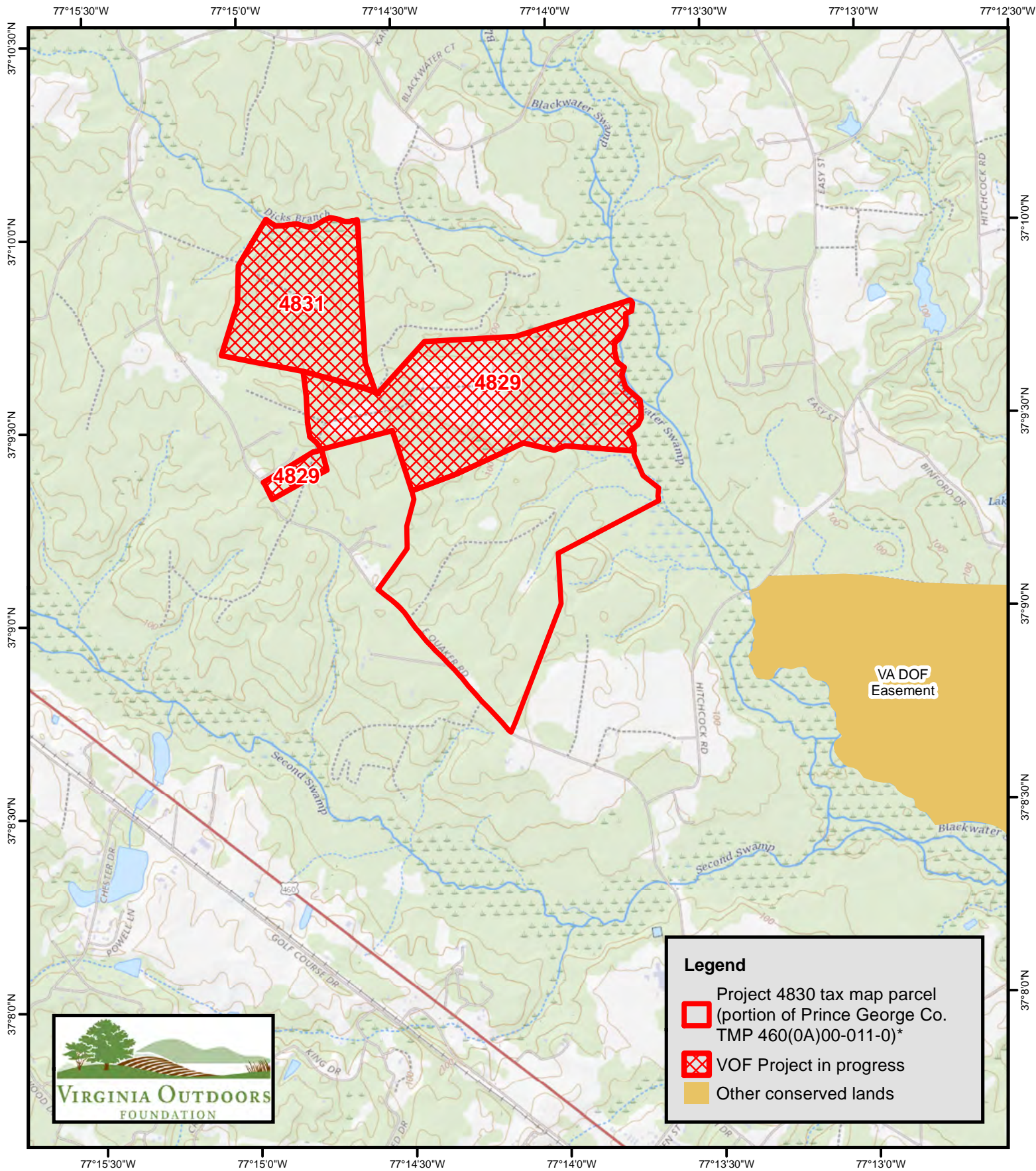
Special Conditions Table					
Waterbody	Feature Length (ft)	Buffer Width (ft)	Buffer Sides	Livestock Restriction	SC ID
Blackwater River			Choose an item.	Yes	
			Choose an item.	Choose an item.	
			Choose an item.	Choose an item.	

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: Rt. 629 is a 40-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
Boundary currently based on partial surveys and tax maps--some additional survey work is underway; acreage will be adjusted once survey work is complete.



Legend

-  Project 4830 tax map parcel (portion of Prince George Co. TMP 460(0A)00-011-0)*
-  VOF Project in progress
-  Other conserved lands

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

Map created 09/07/2023 by Baron Lin.
 Source data provided by: topography- USGS,
 other conserved lands- DCR, all else- VOF.
 USGS Quadrangle: Disputanta North
 This map is for general reference and display purposes only.

*Acreage calculated in ArcMap. Project boundary subject to change with pending survey.

Location Map


Sherry D. Heath Living Trust

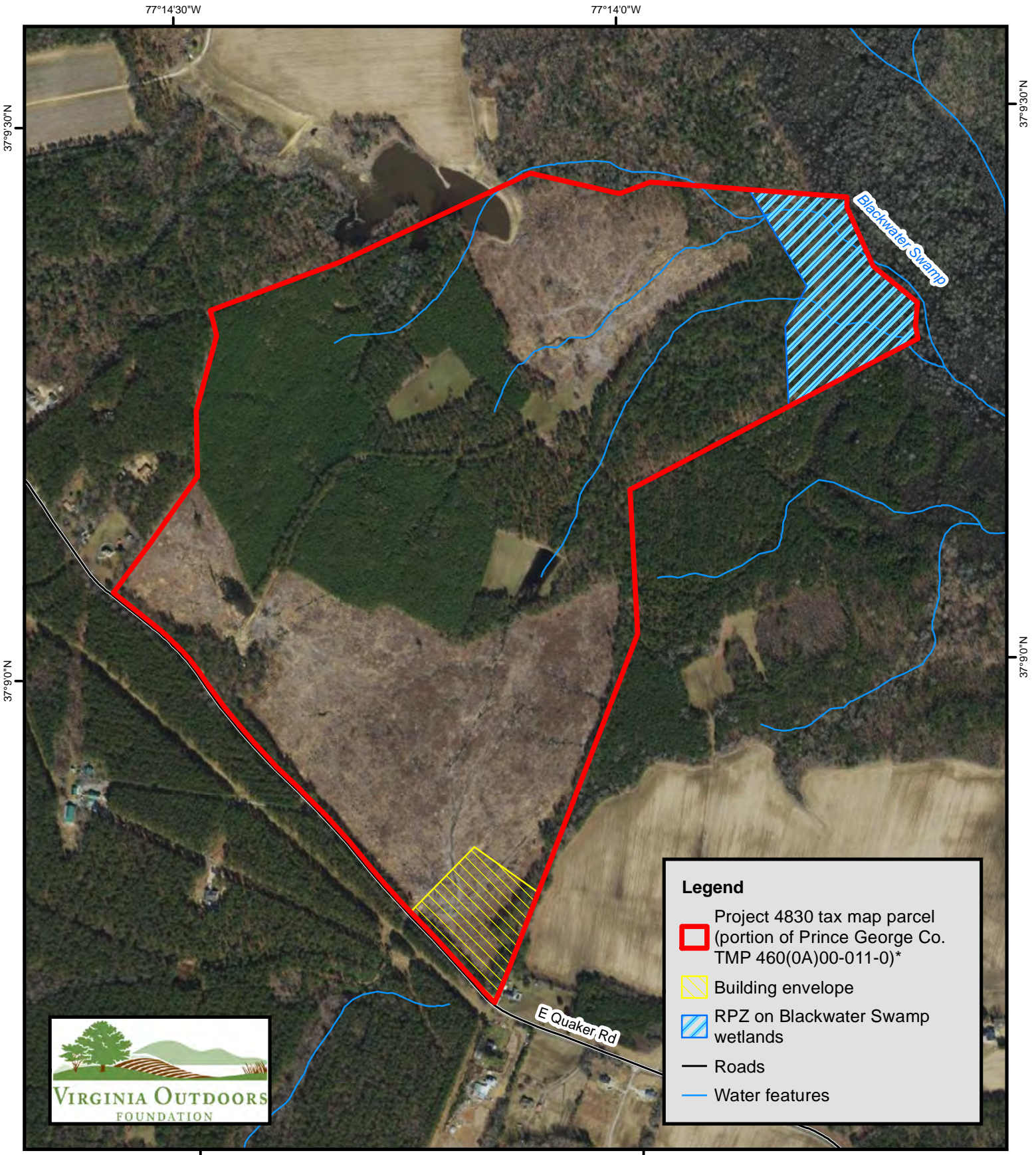
Prince George County

~226 Acres*

Feet
 0 1000 2000

1:24,000





Legend

- Project 4830 tax map parcel (portion of Prince George Co. TMP 460(OA)00-011-0)*
- Building envelope
- RPZ on Blackwater Swamp wetlands
- Roads
- Water features



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

Map created 09/22/2023 by Baron Lin.
 Source data provided by: aerial imagery- VDEM/VBMP, roads- VDOT, water features- USGS, all else- VOF.
 Aerial imagery acquired 02/21/2021.
 Aerial imagery © Commonwealth of Virginia.
 This map is for general reference and display purposes only.

*Acreage calculated in ArcMap. Project boundary and special conditions subject to change with pending survey. Building envelopes to be selected by VOF.

Special Conditions Map

Sherry D. Heath Living Trust

Prince George County

~226 Acres*

0 Feet 700

1:8,400

N

Grantor Name: BEVERLY L. HEATH, JR., and JAMES NORMAN SMITH

Locality: Prince George

Total Acres: 99.2

Project ID #4831

Instrument ID #6537 Property ID # 5580

Board Meeting Date: 10/12/2023

VOF Staff Lead: Estie Thomas

Project Type: Open Space Easement

Project Description: Located just outside of Disputanta, the property contains a working farm and forest and drains to the Chowan River watershed that empties into the Pamlico and Albemarle Estuary systems.

Conservation Purposes/Property Features

Contains wetlands and 1,430 feet of frontage on Dicks Branch, a tributary of the Blackwater River, a tributary of the Chowan River, which drains to the Albemarle-Pamlico Sound Estuary.

Lies in the Chowan River Basin, one of the major tributaries to the Albemarle Sound, and is located in the Inner Coastal Plain of southeastern Virginia, which provides important breeding, stopover, and overwintering habitat for national high-priority waterfowl species and a great diversity of Atlantic flyway migratory songbirds.

Contains 5.91 acres of United States Department of Agriculture-designated prime farmland soils and 71.29 acres of soils of statewide importance.

Contains 104.49 acres of forest ranked FCV “Very High” and “Outstanding” in the Virginia Department of Forestry’s Forest Conservation Model.

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 16,000.
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 Dicks Branch.
 - Livestock excluded from RPZ and waterway: YES NO**Unique deed provisions:** N/A
6. **Consolidation of Tax Parcels:** NO YES **Summarize:**

Further Discussion

Special Conditions Table

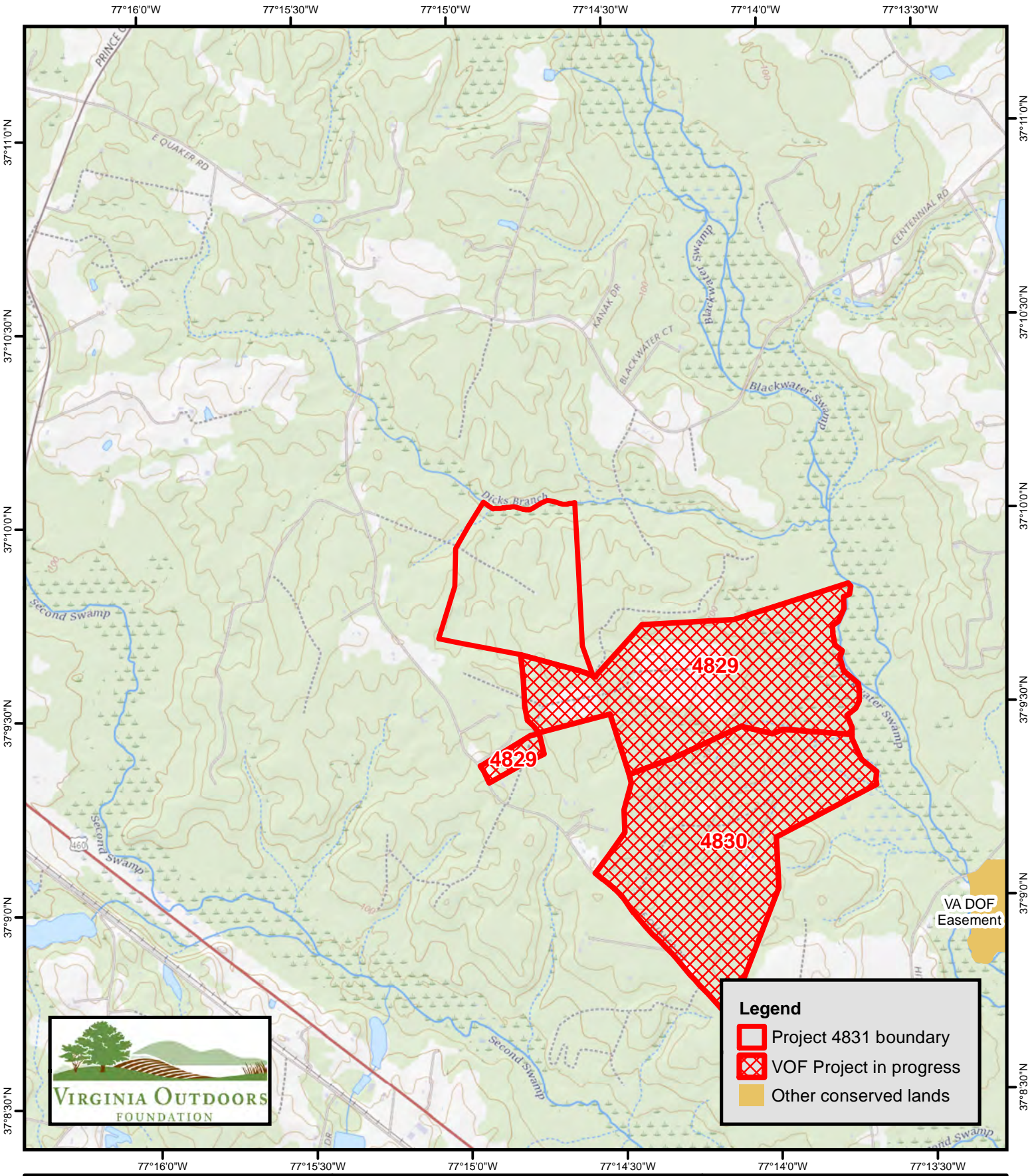
Waterbody	Feature Length (ft)	Buffer Width (ft)	Buffer Sides	Livestock Restriction	SC ID
Dicks Branch			Choose an item.	Yes	
			Choose an item.	Choose an item.	
			Choose an item.	Choose an item.	

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: N/A no road frontage		<input type="checkbox"/>	<input checked="" type="checkbox"/>
Rail:		<input type="checkbox"/>	<input checked="" type="checkbox"/>
Utilities:		<input type="checkbox"/>	<input checked="" type="checkbox"/>
Property is accessed by a dedicated right of way easement.			

Easement Boundary Information
Boundary from existing survey.



Legend

- Project 4831 boundary
- VOF Project in progress
- Other conserved lands

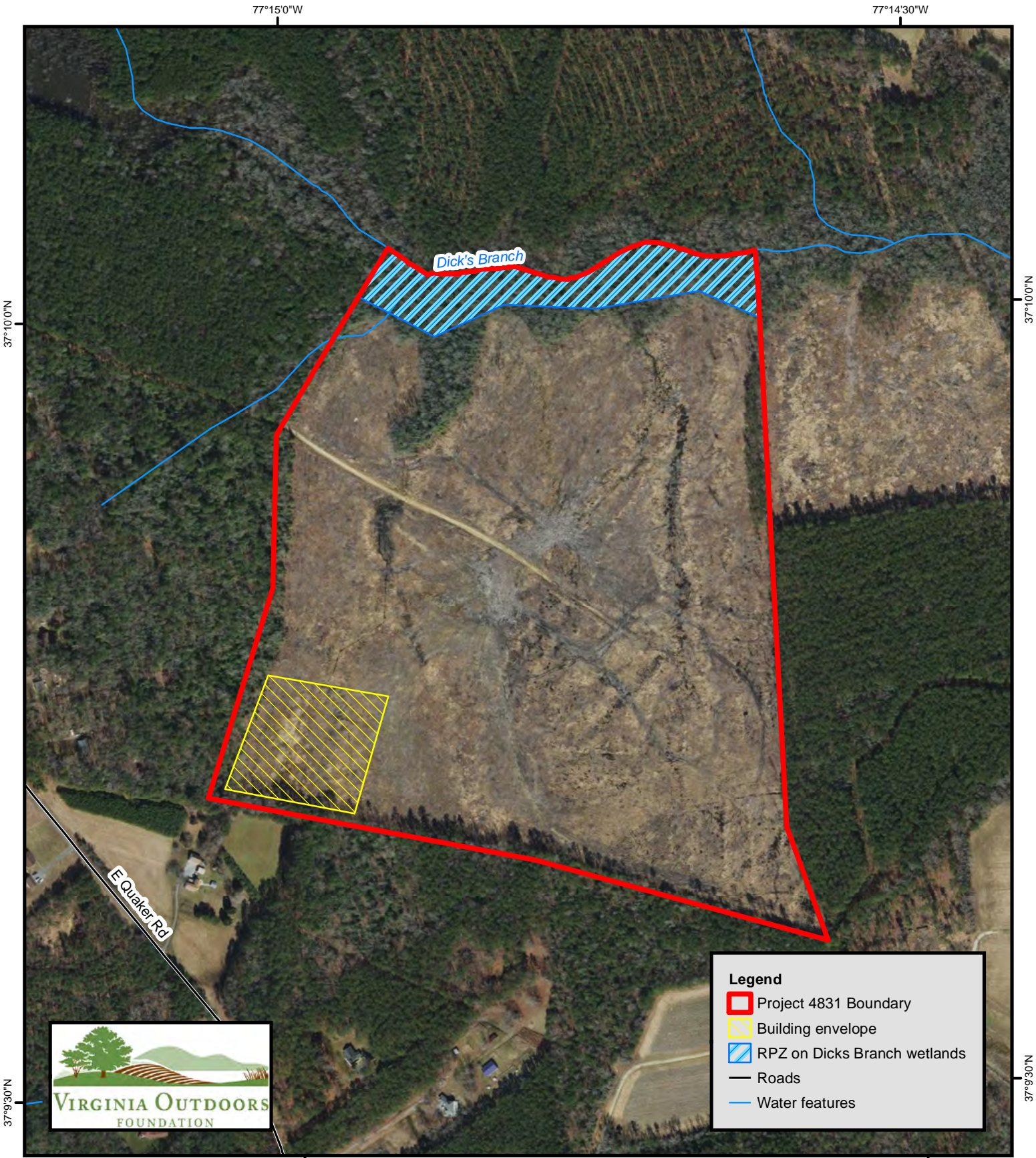
Projection: Lambert Conformal Conic
 GCS North America 1983
 Datum: D North America 1983

Map created 09/22/2023 by Baron Lin.
 Source data provided by: topography- USGS,
 other conserved lands- DCR, all else- VOF.
 USGS Quadrangle: Disputanta North
 This map is for general reference and display purposes only.

Location Map
 Beverly L. Heath and
 James N. Smith
 Prince George County
 99.2 Acres

Feet
 0 1000 2000

1:24,000



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

Map created 09/22/2023 by Baron Lin.
 Source data provided by: aerial imagery- VDEM/VBMP,
 roads- VDOT, water features- USGS, all else- VOF.
 Aerial imagery acquired 02/21/2021.
 Aerial imagery © Commonwealth of Virginia.
 This map is for general reference and display purposes only.

Special Conditions Map

Beverly L. Heath and
 James N. Smith
 Prince George County
 99.2 Acres

0 Feet 500

1:6,000

N

58 of 98

Grantor Name: Turner, William M.

Locality: Southampton

Total Acres: 279.8

Project ID # 4823

Instrument ID #6336

Property ID # 5557

Board Meeting Date: 10/12/2023

VOF Staff Lead: Estie Thomas

Project Type: Partial Purchase Easement NAWCA Grant Project

Project Description: Property is located in Southampton County and contains significant frontage along the State Scenic Nottoway River with extensive bald cypress and tupelo swamps that support wildlife species and habitat.

Conservation Purposes/Property Features

Property contains 2,175 feet of frontage on the Nottoway River, and 1,800 feet on Buckhorn Swamp, both tributaries 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*).

Contains C1 Ecological core Cs identified by the Virginia Department of Conservation and Recreation Division of Natural Heritage Resources. The element occurrences include Bald Cypress, Water Tupelo, Oak Toad and Kidney Sedge.

Property is located in the Inner Coastal Plain of Southeastern Virginia, which provides important breeding, stopover, and overwintering habitat for national high-priority waterfowl species and a great diversity of Atlantic Flyway migratory songbirds.

Property lies less than a mile down river from a Division of Wildlife Resources public boat ramp and is located in a five-acre radius containing three conservation easements held by VOF.

Staff Recommendations/Conformance with VOF Guidelines

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

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

Easement Terms*

***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.
- 2. Impervious Coverage Limitations:** Total impervious surface coverage, including that of both existing and future improvements, may not exceed 30,000 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 on the Property exceeding 500 square feet in ground area other than renewable energy facilities must be located in specific areas of the Property designated as “Building Envelopes”. Any detached (freestanding) dwelling must be located in a Building Envelope.
- 5. Water Quality Protection Areas:**
Summary: RPZ as shown on Special Conditions Map- covers the Nottoway River and Buckhorn Swamp frontage and bald cypress tupelo swamp areas.
 - Livestock excluded from RPZ and waterway: YES NO
- 6. Unique deed provisions:** N/A
- 7. Consolidation of Tax Parcels:** NO YES

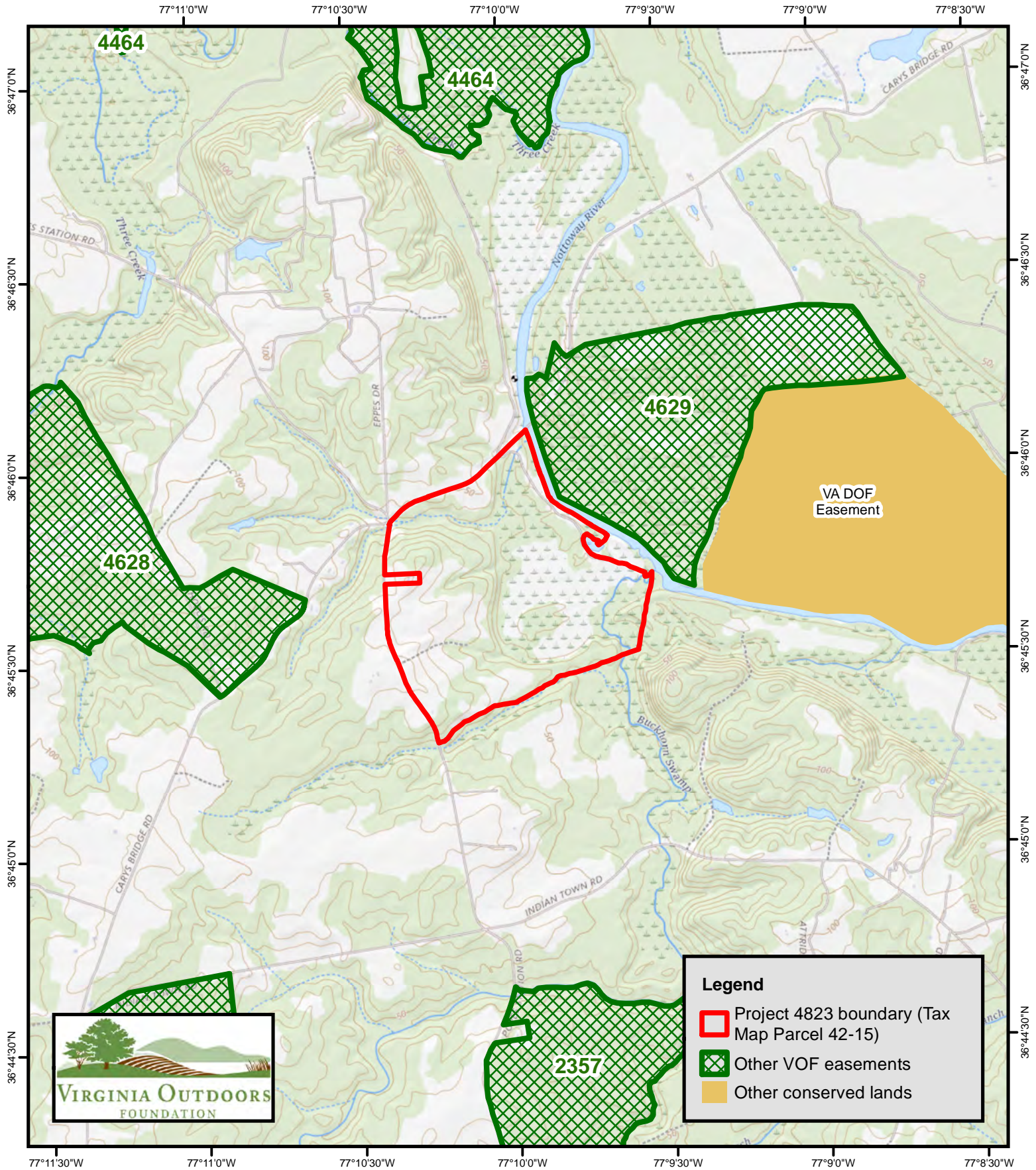
Further Discussion
Partial purchase project with grant funding from North American Wetlands Conservation Act (NAWCA) this program is designed to protect wetland and waterfowl habitat, grant project is managed by US Fish and Wildlife Service.

Special Conditions Table					
Waterbody	Feature Length (ft)	Buffer Width (ft)	Buffer Sides	Livestock Restriction	SC ID
Nottoway River			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
Roads: Routes 653 and 609 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
Boundary entered from current survey.



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

Map created 09/11/2023 by Baron Lin.
 Source data provided by: topography- USGS, other conserved lands- DCR, all else- VOF.
 USGS Quadrangle: Sebritt
 This map is for general reference and display purposes only.

*Acreage calculated in ArcMap. Easement boundaries and special conditions subject to change following surveys and landowner review.

Location Map

William H. Turner
 Southampton County
 273.62 Acres*

Feet

0 1000 2000

1:24,000

N

77°10'30"W

77°10'0"W

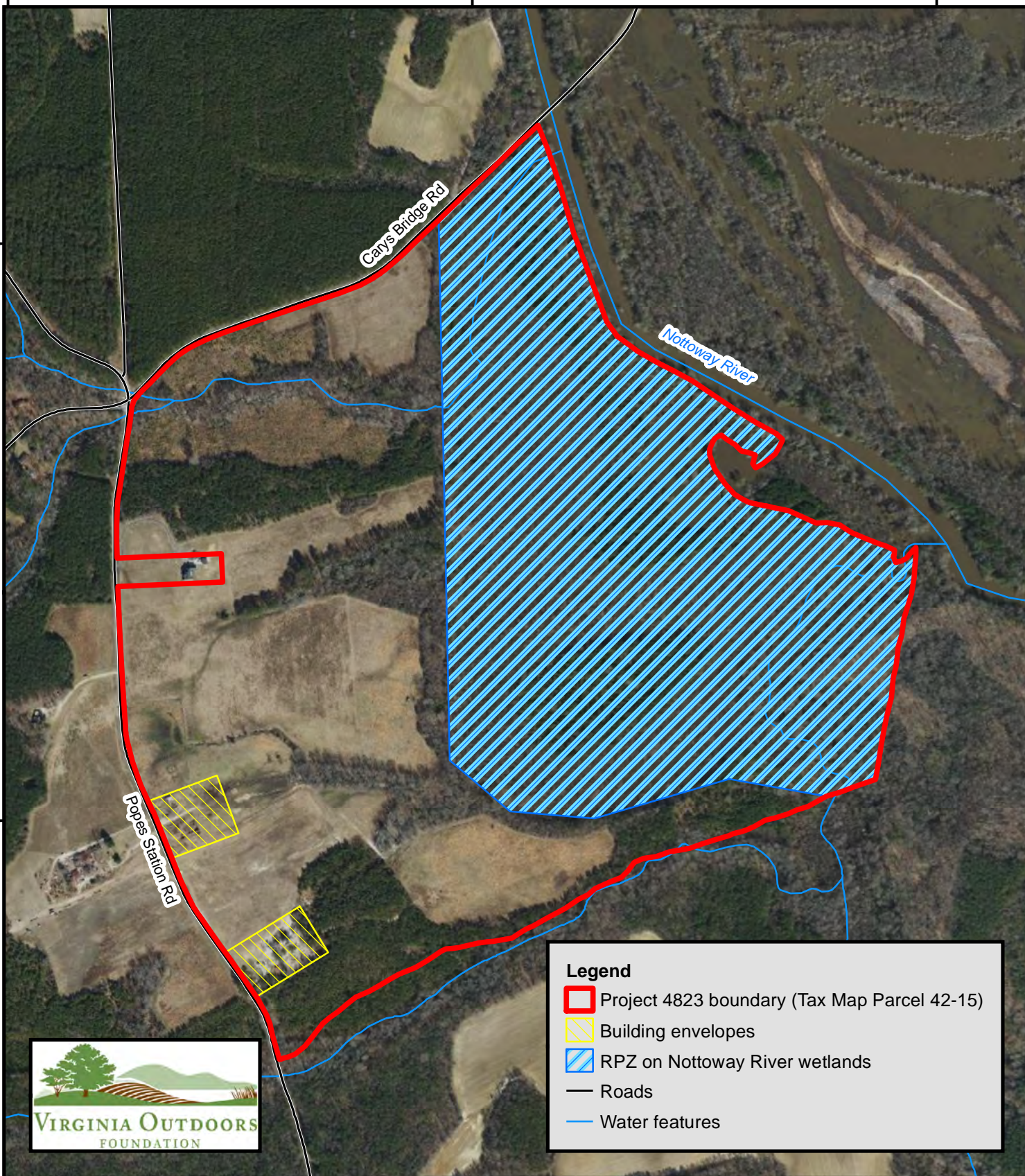
77°9'30"W

36°46'0"N

36°46'0"N

36°45'30"N

36°45'30"N



Legend

- Project 4823 boundary (Tax Map Parcel 42-15)
- Building envelopes
- RPZ on Nottoway River wetlands
- Roads
- Water features

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

Map created 09/11/2023 by Baron Lin.
 Source data provided by: aerial imagery- VDEM/VBMP, water features- USGS, roads- VGIN, all else- VOF.
 Aerial imagery acquired 02/21/2021.
 Aerial imagery © Commonwealth of Virginia.
 This map is for general reference and display purposes only.

*Acreage calculated in ArcMap. Easement boundaries and special conditions subject to change following surveys and landowner review.

VOE BOT 10/12/2023 Conservation Projects

Special Conditions Map

William H. Turner
 Southampton County
 273.62 Acres*

0 Feet 700

1:8,400

N

63 of 98

Grantor Name J and J Peanut Company

Locality: Southampton

Total Acres: 159.52 (will change--survey underway)

Project ID #4927

Instrument ID #7485 Property ID #5723

Board Meeting Date: 10/12/2023

VOF Staff Lead: Estie Thomas

Project Type: Partial Purchase NAWCA grant funding

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

Conservation Purposes/Property Features

Contains 4,200 feet of frontage on the Nottoway River, a tributary of the Chowan River, which drains to the Albemarle-Pamlico Sound Estuary.

This section of the Nottoway River has been designated as a state Scenic River and Blueway Trail.

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.

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*).

Contains C1 Ecological core as identified by the Virginia Department of Conservation and Recreation Division of Natural Heritage Resources. The element occurrences include Bald Cypress, Water Tupelo, Oak Toad and Kidney Sedge.

Property is located in the Inner Coastal Plain of Southeastern Virginia, which provides important breeding, stopover, and overwintering habitat for national high-priority waterfowl species and a great diversity of Atlantic Flyway migratory songbirds.

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. Buildings and Structures

Two wildlife observation platforms or hunting stands not to individually exceed 300 square feet in size.

One pier with access thereto.

One boat ramp with access thereto.

3. Unique deed provisions:

ACTIVITIES

No activities other than the-following are permitted on the Property:

(i) Management of wildlife;

(ii) Natural resource-based educational and scientific activities;

(iii) Outdoor recreational activities requiring little or no surface alteration of the land.

4. MANAGEMENT OF FOREST.

No timbering shall be permitted other than for the following purposes:

(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;

(iii) cutting of trees (with prior written approval of Grantee) for wildlife habitat management and 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.

(iv) removal of trees posing an imminent hazard to the health or safety of persons or to property;

(v) removal of invasive trees or other invasive species; or

(vi) 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 maintaining and enhancing the ecological health and function of the forest. 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 timber harvest is undertaken such as may be required for (iii), (v), or (vi) above. A pre-harvest plan shall be submitted to Grantee for approval no later than fourteen days before the proposed date of such a timber harvest. Such plan must be consistent with the terms of this Easement on the Property. The pre-harvest plan must describe the BMPs to be used in sufficient detail to ensure that water quality will be protected.

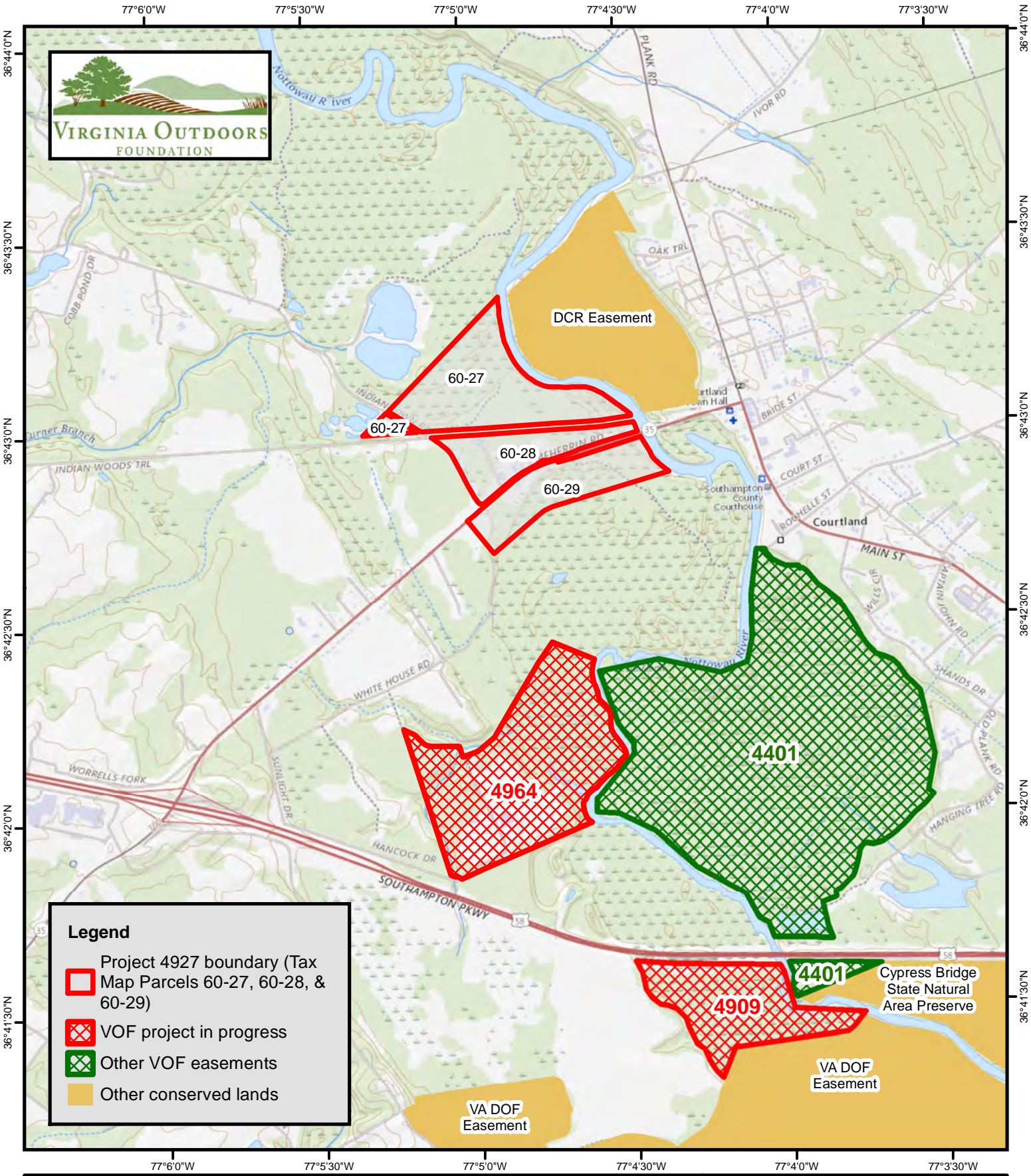
4. Consolidation of Tax Parcels: NO YES Summarize:

Further Discussion
Partial purchase with grant funding from North American Wetlands Conservation Act (NAWCA). Peanut processing facility on property is currently being surveyed and will be excluded from easement, final acreage will be determined after survey work completed. Comprehensive plan for area is industrial, County working on support resolution once survey work is complete.

Special Conditions Table					
Waterbody	Feature Length (ft)	Buffer Width (ft)	Buffer Sides	Livestock Restriction	SC ID
Nottoway River			Choose an item.	Choose an item.	
			Choose an item.	Choose an item.	
Siting Condition	Description				SC ID
Compliance with County Comprehensive Plan					
<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO					

Public Infrastructure Information	Conflicts with published plans	Yes	No
Roads: Rt. 35 -40-foot ROW, 651, 652, 30 foot ROW		<input type="checkbox"/>	<input checked="" type="checkbox"/>
Rail: NS rail line.		<input type="checkbox"/>	<input checked="" type="checkbox"/>
Utilities:		<input type="checkbox"/>	<input checked="" type="checkbox"/>

Easement Boundary Information
Survey under way for final easement boundary.



Legend

- Project 4927 boundary (Tax Map Parcels 60-27, 60-28, & 60-29)
- VOF project in progress
- Other VOF easements
- Other conserved lands

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

Map created 09/06/2023 by Baron Lin.
 Source data provided by: topography- USGS, tax map parcels- VGIN, all else- VOF.
 USGS Quadrangle: Courtland
 This map is for general reference and display purposes only.

*Acreage calculated using ArcMap. Easement boundaries subject to change following surveys.

Location Map

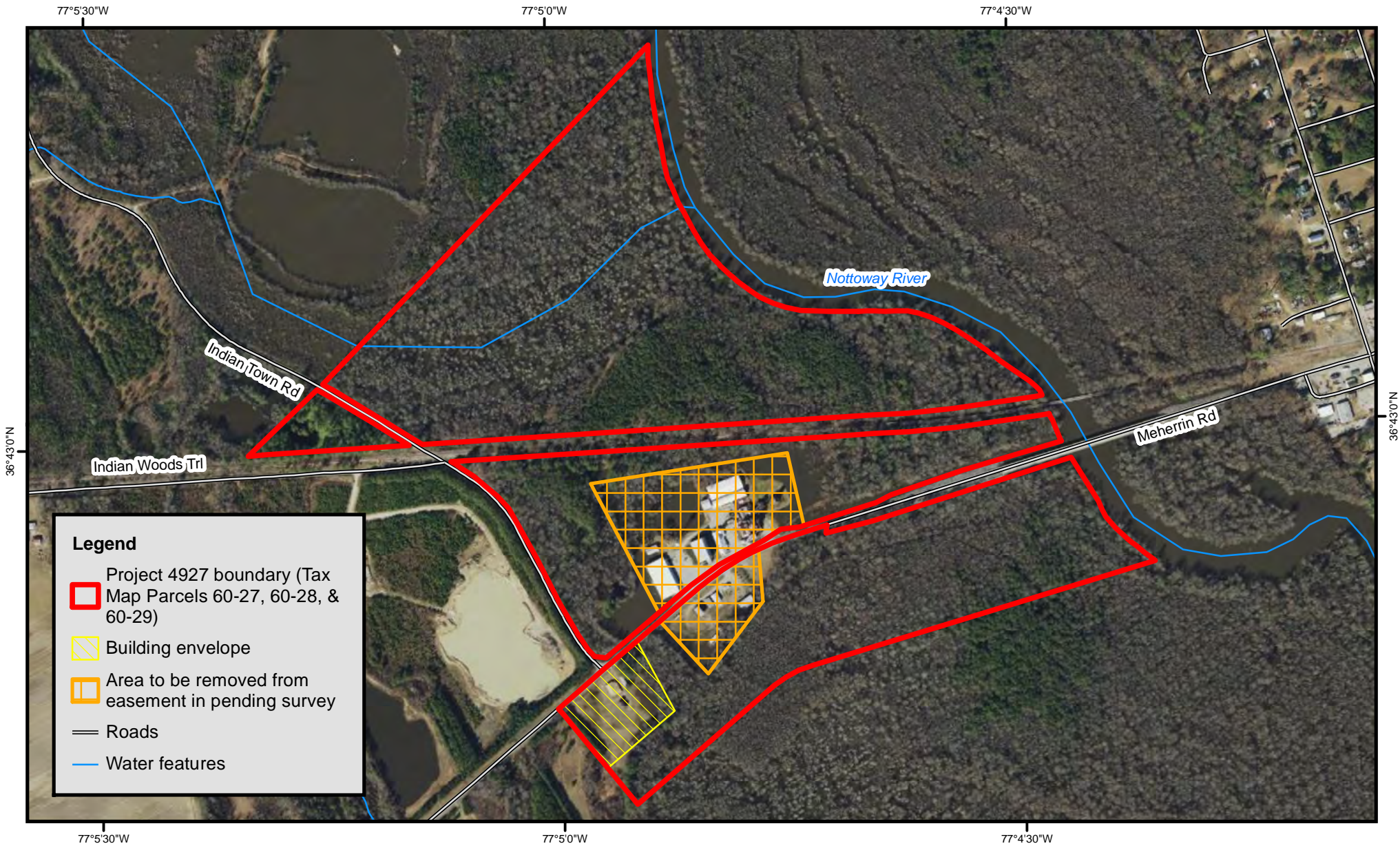
J & J Peanut Company Southhampton County

~159.52 Acres*

0 Feet 2000

1:24,000

N



Legend

- Project 4927 boundary (Tax Map Parcels 60-27, 60-28, & 60-29)
- Building envelope
- Area to be removed from easement in pending survey
- Roads
- Water features

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

Map created 09/11/2023 by Baron Lin.
 Source data provided by: aerial imagery- VDEM/VBMP,
 water features- USGS, roads- VGIN, all else- VOF.
 Aerial imagery acquired 02/23/2021.
 Aerial imagery © Commonwealth of Virginia.
 This map is for general reference and display purposes only.

*Acreage calculated using ArcMap. Easement boundaries and special conditions subject to change following surveys.
 Easement boundaries exclude peanut processing buildings.
 VOF-BOT-10/12/2023 Conservation Projects

Special Conditions Map

J & J Peanut Company
Southampton County
~159.52 Acres*

0 Feet 700

1:8,400

VIRGINIA OUTDOORS
 FOUNDATION

68 of 98

Grantor Name J and J Peanut Company

Locality: Southampton

Total Acres: 140 (will change--survey underway)

Project ID #4964

Instrument ID # 7577 Property ID #5769

Board Meeting Date: 10/12/2023

VOF Staff Lead: Estie Thomas

Project Type: Partial Purchase NAWCA grant funding

Project Description: Situated on the scenic Nottoway River just upriver from the Cypress Bridge Natura Area, , the property contains extensive bald cypress and tupelo swamps that support several important wildlife species and habitat types.

Conservation Purposes/Property Features

Contains 3,000 feet of frontage on the Nottoway River, a tributary of the Chowan River, which drains to the Albemarle-Pamlico Sound Estuary.

This section of the Nottoway River has been designated as a state Scenic River and Blueway Trail.

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.

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*).

Contains working forest areas and has been identified by the Virginia Department of Forestry as having a high ranking in “Forest Conservation Value,” (FCV4 and FCV 5).

Located in the Inner Coastal Plain of Southeastern Virginia, which provides important breeding, stopover, and overwintering habitat for national high-priority waterfowl species and a great diversity of Atlantic Flyway migratory songbirds.

Lies in the Cypress Bridge Conservation Site as designated by the Virginia Department of Conservation and across the Nottoway River from a conservation easement held by VOF.

Staff Recommendations/Conformance with VOF Guidelines

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

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

Easement Terms*

***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. Buildings and Structures**
Two wildlife observation platforms or hunting stands not to individually exceed 300 square feet in size.
One pier with access thereto.
One boat ramp with access thereto.
- 3. Unique deed provisions:**

ACTIVITIES.

No activities other than the-following are permitted on the Property:

- (i) Management of wildlife;
- (ii) Natural resource-based educational and scientific activities;
- (iii) Outdoor recreational activities requiring little or no surface alteration of the land.

- 4. Water Quality Protection Areas:**
Summary: RPZ on Nottoway River frontage and wetlands.

- Livestock excluded from RPZ and waterway: YES NO

- 5. Consolidation of Tax Parcels:** NO YES **Summarize:**

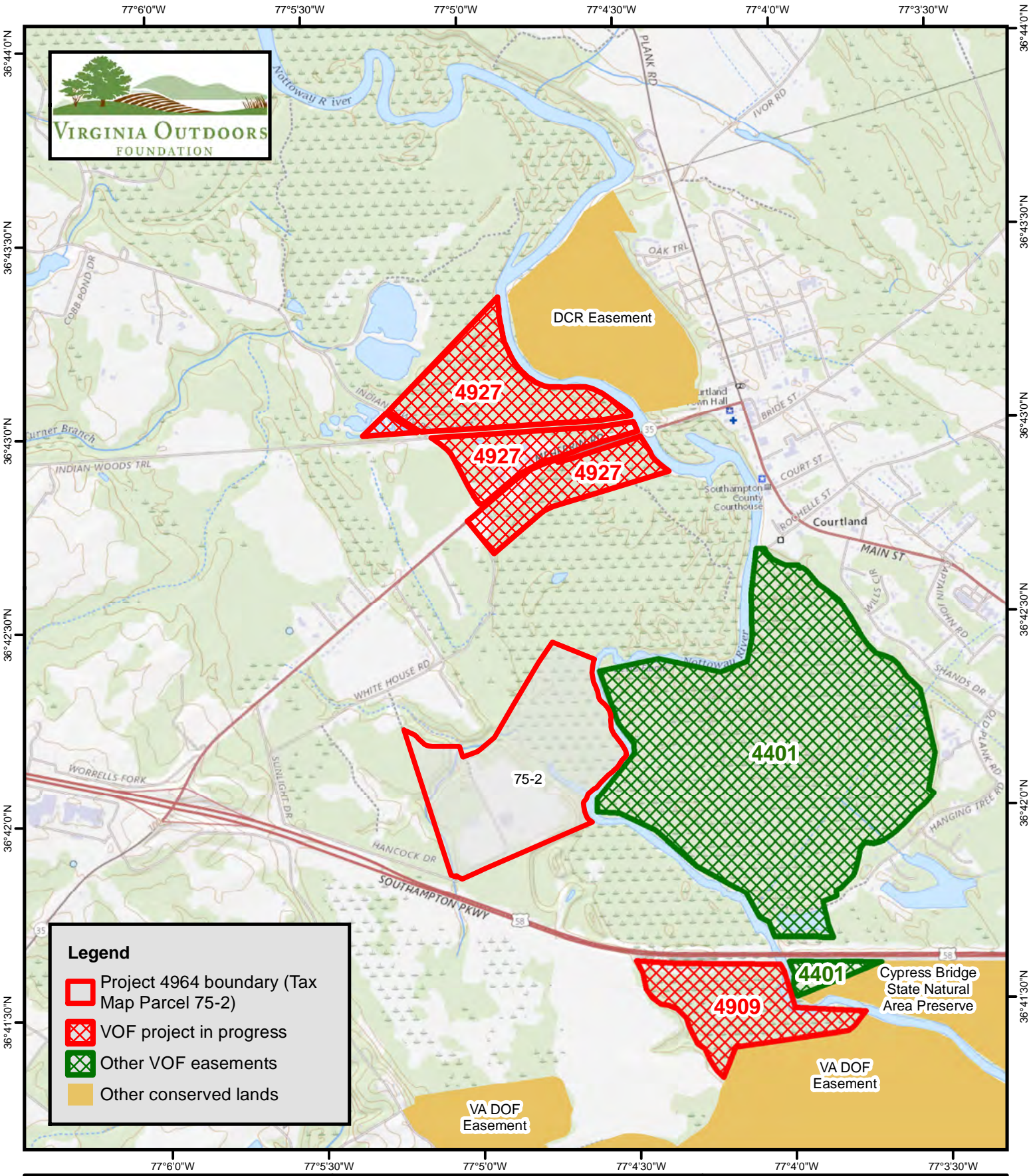
Further Discussion
Partial purchase with grant funding from North American Wetlands Conservation Act (NAWCA). Peanut processing facility on property is currently being surveyed and will be excluded from easement, final acreage will be determined after survey work completed. Comprehensive plan for area is industrial, County working on support resolution once survey work is complete.

Special Conditions Table					
Waterbody	Feature Length (ft)	Buffer Width (ft)	Buffer Sides	Livestock Restriction	SC ID
Nottoway River			Choose an item.	Choose an item.	
			Choose an item.	Choose an item.	
			Choose an item.	Choose an item.	
Siting Condition	Description				SC ID

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

Public Infrastructure Information	Conflicts with published plans	Yes	No
Roads: Rt. 994, 775 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
Survey under way for final easement boundary.



VIRGINIA OUTDOORS
FOUNDATION

Legend

- Project 4964 boundary (Tax Map Parcel 75-2)
- VOF project in progress
- Other VOF easements
- Other conserved lands

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

Map created 09/06/2023 by Baron Lin.
Source data provided by: topography- USGS, tax map parcels- VGIN, all else- VOF.
USGS Quadrangle: Courtland
This map is for general reference and display purposes only.

*Acreage calculated using ArcMap. Easement boundaries subject to change following surveys.

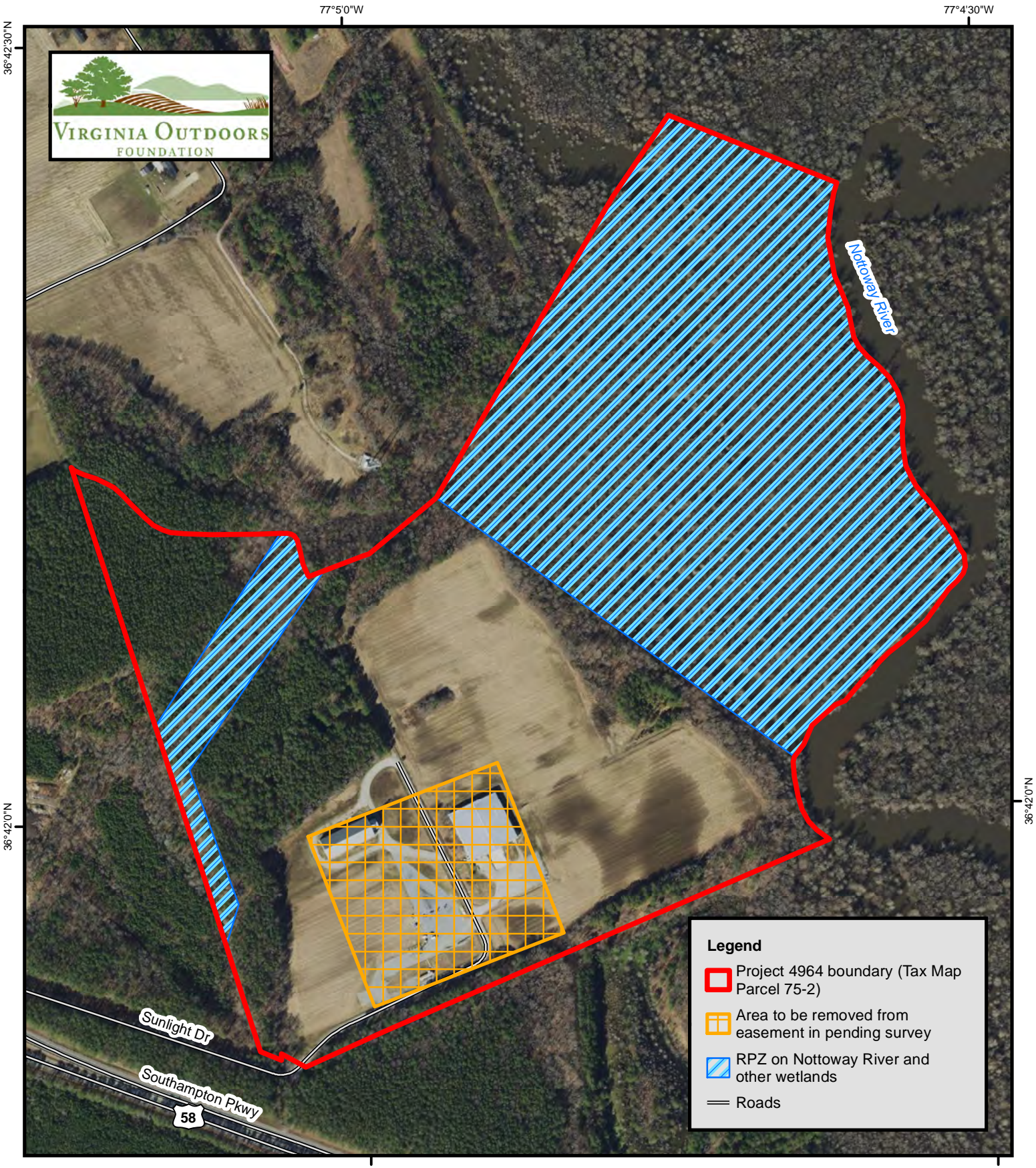
Location Map

J & J Peanut Company Southampton County

~150.51 Acres*

Feet
0 1000 2000

1:24,000



Legend

- Project 4964 boundary (Tax Map Parcel 75-2)
- Area to be removed from easement in pending survey
- RPZ on Nottoway River and other wetlands
- Roads

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

Map created 09/20/2023 by Baron Lin.
 Source data provided by: aerial imagery- VDEM/VBMP, water features- USGS, roads- VGIN, all else- VOF.
 Aerial imagery acquired 02/23/2021.
 Aerial imagery © Commonwealth of Virginia.
 This map is for general reference and display purposes only.

*Acreage calculated using ArcMap. Easement boundaries and special conditions subject to change following surveys.
 Easement boundaries are not shown on this map.

Special Conditions Map

J & J Peanut Company Southampton County ~150.51 Acres*

0 Feet 500

1:6,000

N

Grantor Name: William Lee Andrews & Jo Ellen Andrews

Locality: Essex **VOF Region 3** **Total Acres:** 328.577

Grant Application # 39 **Project ID #4959** **Instrument ID #7572** **Property ID # 5764**

Board Meeting Date: 10/12/2023

VOF Staff Lead: E. Thomas

Funding Type: **Preservation Trust Fund** Partial Purchase-Open Space Easement
Requested & Recommended: \$200,000

Project Description: Located in rural Essex County, This project is designed to permanently protect a farm that has been owned and operated by the same family for over 100 years.

Conservation Purposes/Property Features

Contains 165.69 acres of United States Department of Agriculture-designated prime farmland soils and 18.43 acres of soils of Statewide Importance.

Identified by the Virginia Department of Forestry as having a high-ranking (FCV4-5) in “Forest Conservation Value”.

Contains approximately 3,900 feet of frontage on an unnamed perennial stream, a tributary of the Rappahannock River and the Chesapeake Bay.

Within a five-mile radius of 23 other properties under open-space easements held by VOF.

Staff Recommendations/Conformance with VOF Guidelines

Approve as presented.

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

Deny (not supported by staff)

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

Easement Terms*

***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:** Two properties permitted (one division)
- 2. Impervious Coverage Limitations:** Total impervious surface coverage, including that of both existing and future improvements, may not exceed 80,000 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 buffer on unnamed stream.

- Livestock excluded from riparian buffer and waterway: YES NO
- Length of “forested/vegetated” riparian buffers (livestock excluded): 2,500 feet

6. Unique deed provisions: N/A

7. Consolidation of Tax Parcels: NO YES Summarize: working with locality to try to consolidate tax parcels.

Further Discussion/Description

The property consists of 328.577 acres and is currently farmed in a small grain rotation consisting of corn, soybeans and winter wheat. The farm is situated within a five-mile radius of twenty-two easements held by VOF. Property is listed in two ConserveVa categories -Agriculture and Forestry and Natural Habitat and Ecosystem Diversity. The property contains 3,900 feet of frontage on an unnamed stream that is a tributary of the Rappahannock River and the Chesapeake Bay. The property is listed as a C2 Ecological Core under the Virginia Natural Landscapes Assessment Ecological Cores and supports a variety of wildlife species.

The property is located on Mount Landing Road which leads to the Rappahannock River Valley National Wildlife Refuge.

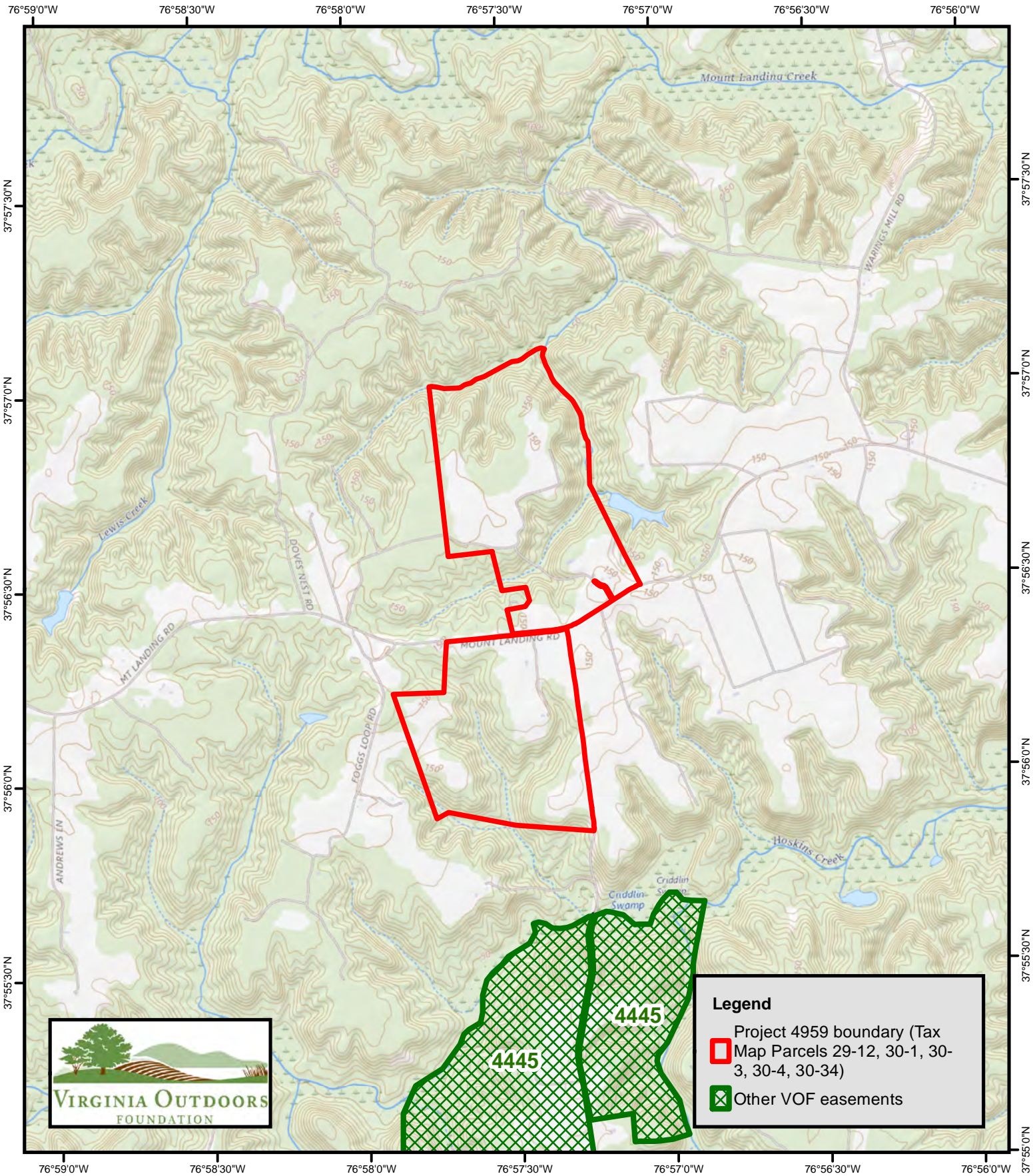
Special Conditions Table

Waterbody	Feature Length (ft)	Buffer Width (ft)	Buffer Sides	Livestock Restriction	SC ID
Unnamed stream	2,500	100	One side	Yes	
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: Routes 727 and 627 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
Boundary from existing surveys.



Legend

- Project 4959 boundary (Tax Map Parcels 29-12, 30-1, 30-3, 30-4, 30-34)
- Other VOF easements

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

Map created 09/22/2023 by Baron Lin.
 Source data provided by: topography- USGS,
 all else- VOF.

USGS Quadrangle: Mount Landing
 This map is for general reference and display purposes only.

*Acreage calculated from title documents. Project boundary is
 subject to change with mapping to 2023.

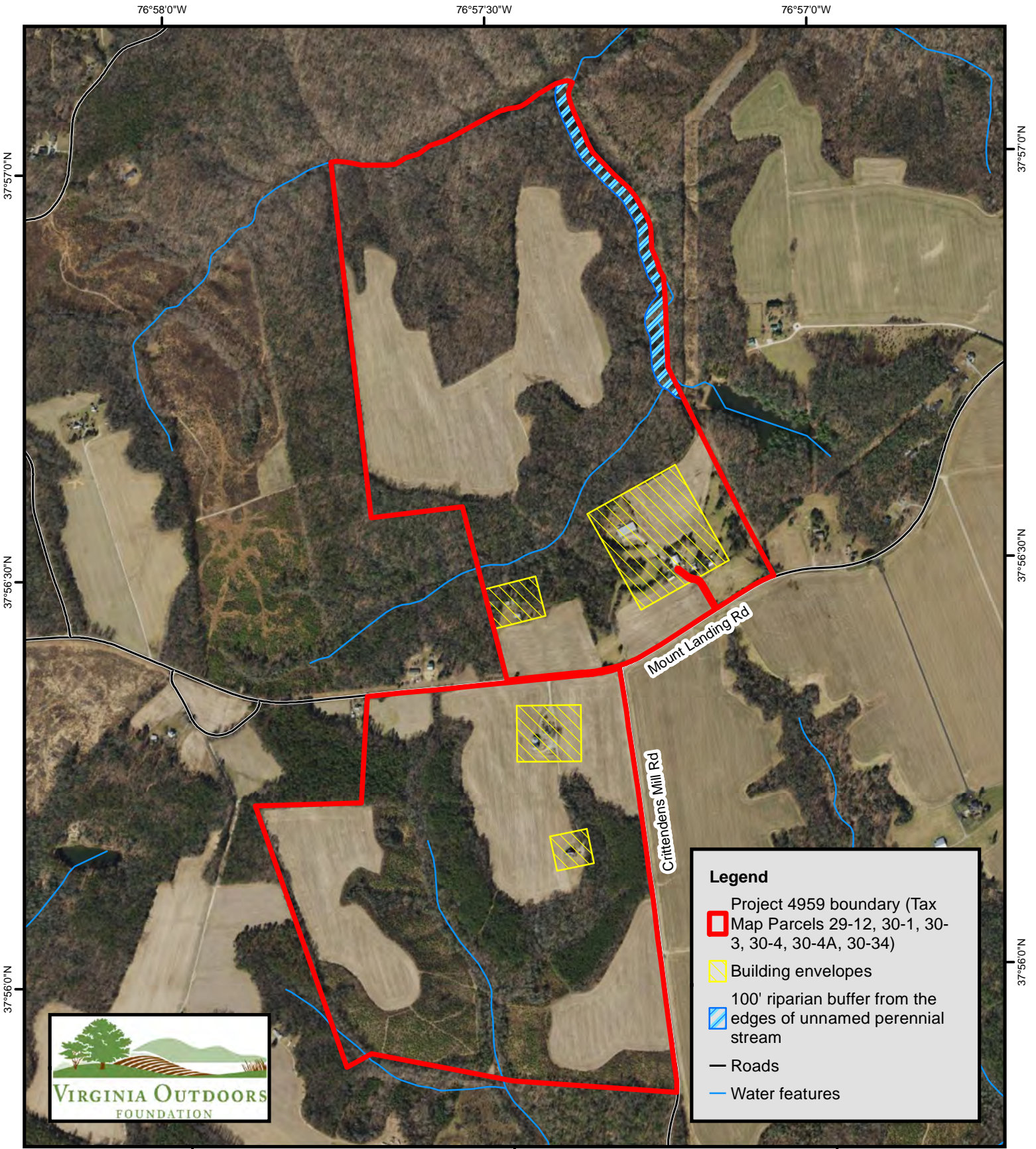
Location Map

Andrews
Essex County
328.577 Acres

Feet
 0 1000 2000

1:24,000

N



Legend

- Project 4959 boundary (Tax Map Parcels 29-12, 30-1, 30-3, 30-4, 30-4A, 30-34)
- Building envelopes
- 100' riparian buffer from the edges of unnamed perennial stream
- Roads
- Water features



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

Map created 09/07/2023 by Baron Lin.
 Source data provided by: aerial imagery- VDEM/VBMP,
 roads- VDOT, water features- USGS, all else- VOF.
 Aerial imagery acquired 02/24/2021
 Aerial imagery © Commonwealth of Virginia.
 This map is for general reference and display purposes only.

*Acreage calculated in ArcMap. Project boundary and special conditions are subject to change with pending survey.

VOF BOT 10/12/2023 Conservation Projects

Special Conditions Map

Andrews

Essex County

~356.8 Acres*

0 Feet 950

1:11,400

N

78 of 98

Grantor Name: Henry Leon Smith

Locality: King and Queen **Total Acres: 149.4**

Project ID #4960 **Instrument ID #7573** **Property ID # 5765**

Board Meeting Date: 10/12/2023 **VOF Staff Lead: Estie Thomas**

Project Type: Open Space easement with PTF Cost Only

Project Description: Located on the scenic Dragon Run Swamp this property contains working forest land in a mix of managed pine and hardwoods and agricultural land in a small grain rotation.

Conservation Purposes/Property Features
Contains 63.03 acres of United States Department of Agriculture-designated prime farmland soil and 55.77 acres of Farmland of Statewide Importance.
Contains working forest areas and has been identified by the Virginia Department of Forestry as having a high ranking in “Forest Conservation Value,” (FCV3 and FCV 5).
Adjacent to land under open-space easement deeded to Grantee.
Contains frontage and wetlands on the scenic Dragon Run, a tributary of the Piankatank River and the Chesapeake Bay.
Substantial portion of the Property is located in an area designated by the Virginia Department of Conservation and Recreation – Division of Natural Heritage as being part of a “natural land network” and an ecological core with a ranking of C1 “Outstanding.” These designations were made through the Virginia Natural Landscape Assessment (VaNLA), which is a landscape-scale GIS analysis that has identified, prioritized, and linked important lands to form natural land networks throughout Virginia.

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

Easement Terms*					
<p>*The Governing Document: <i>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.</i></p>					
<p>1. Division of Land: One property permitted (no division)</p>					
<p>2. Impervious Coverage Limitations: Total impervious surface coverage, including that of both existing and future improvements, may not exceed 18,000 square feet.</p>					
<p>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.</p>					
<p>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.</p>					
<p>5. Water Quality Protection Areas: Summary: 100 foot buffer along the edge of the Dragon Run.</p> <ul style="list-style-type: none"> • Livestock excluded from riparian buffer and waterway: <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO • Length of “forested/vegetated” riparian buffers (livestock excluded): 1,600 feet 					
<p>6. Unique deed provisions: N/A</p>					
<p>7. Consolidation of Tax Parcels: <input checked="" type="checkbox"/> NO <input type="checkbox"/> YES Summarize:</p>					

Further Discussion					

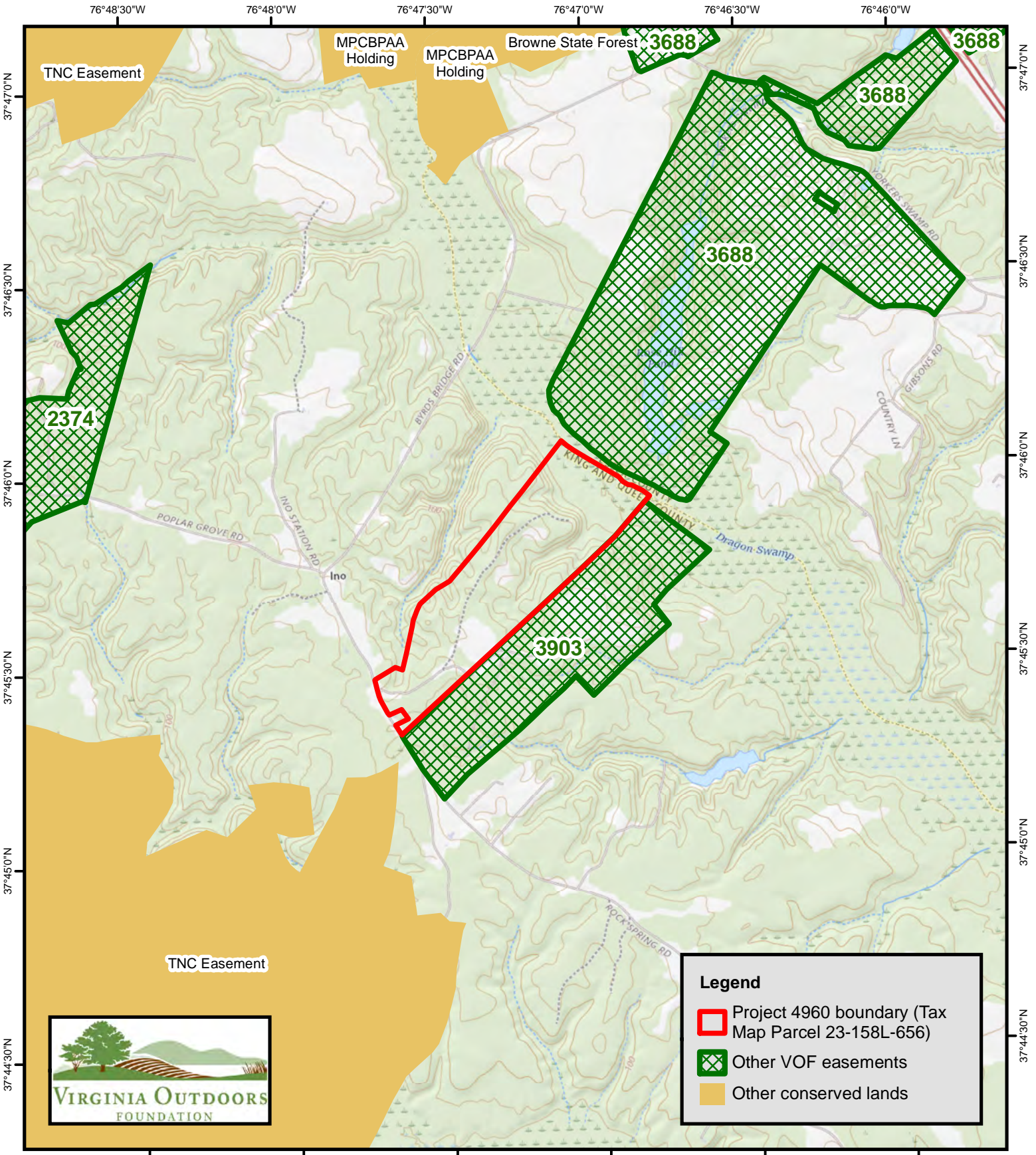
Special Conditions Table					
Waterbody	Feature Length (ft)	Buffer Width (ft)	Buffer Sides	Livestock Restriction	SC ID
Dragon Run			One side	Yes	

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: Rt. 614- Rock Spring Road is a 30-foot RoW		<input type="checkbox"/>	<input checked="" type="checkbox"/>
Rail:		<input type="checkbox"/>	<input checked="" type="checkbox"/>
Utilities:		<input type="checkbox"/>	<input checked="" type="checkbox"/>

Easement Boundary Information
Full survey entered.



Legend

- Project 4960 boundary (Tax Map Parcel 23-158L-656)
- Other VOF easements
- Other conserved lands

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

Map created 09/06/2023 by Baron Lin.
 Source data provided by: topography- USGS, other conserved lands- DCR, all else- VOF.
 USGS Quadrangle: Dunnsville
 This map is for general reference and display purposes only.

*Acreage calculated using tax map parcels and ArcMap.
 Easement boundaries subject to change following 2023 Conservation Projects

Location Map

Henry Leon Smith King & Queen County

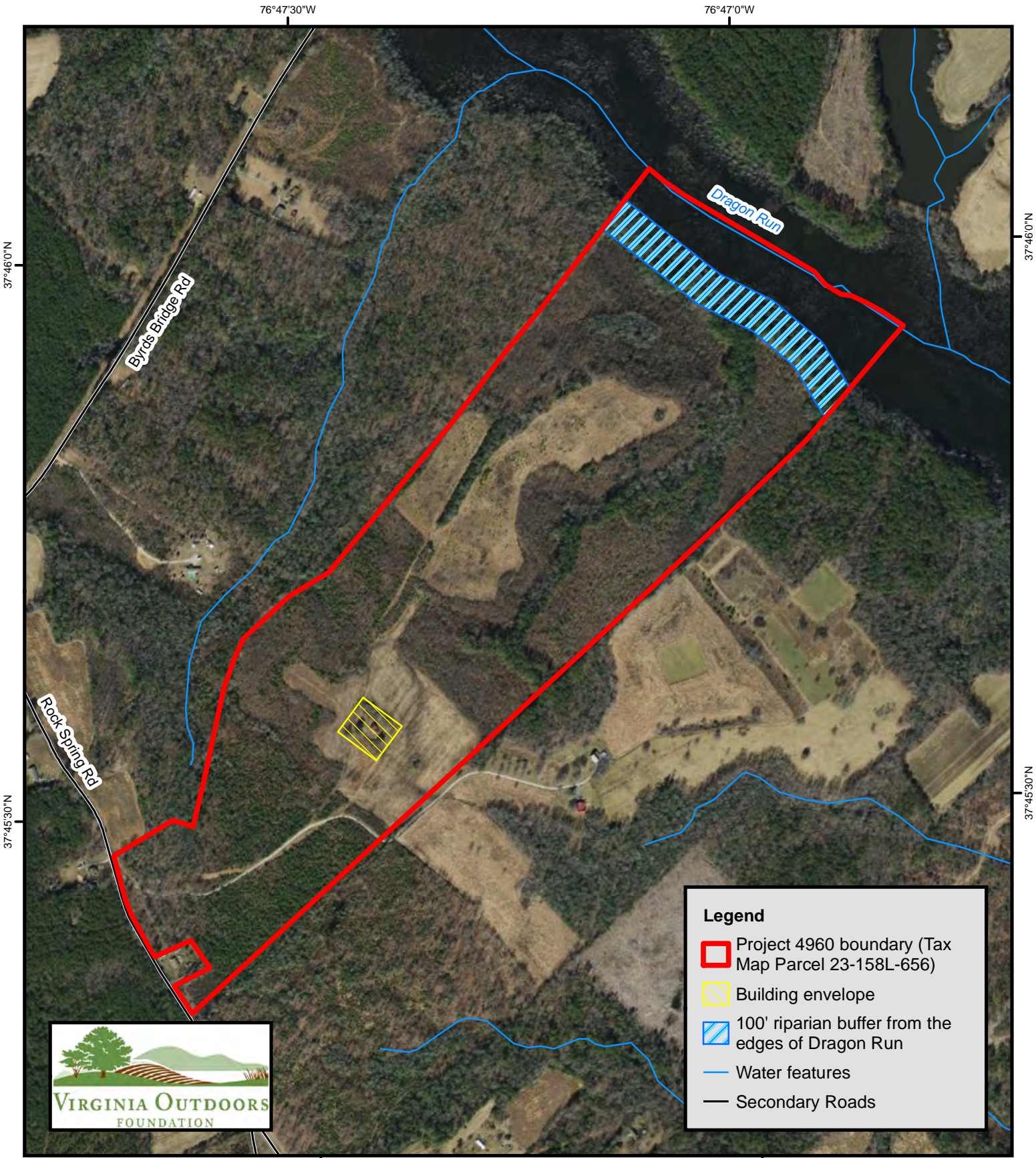
152.41 Acres*

0 Feet 2000

1:24,000

N

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Legend

- Project 4960 boundary (Tax Map Parcel 23-158L-656)
- Building envelope
- 100' riparian buffer from the edges of Dragon Run
- Water features
- Secondary Roads

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

Map created 09/20/2023 by Baron Lin.
 Source data provided by: aerial imagery- VDEM/VBMP, water features- USGS, roads- VGIN, all else- VOF
 Aerial imagery acquired 06/15/2022
 Aerial imagery © Commonwealth of Virginia.
 This map is for general reference and display purposes only.

*Acreage calculated using tax map parcels and ArcMap.
 Easement boundaries subject to change following surveys.

VOF BOT 10/12/2023 Conservation Projects

Special Conditions Map

Henry Leon Smith King & Queen County 152.41 Acres*

0 Feet 700

1:8,400

N

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Grantor Name Jessica Broaddus

Locality: Caroline

Total Acres: 171

Project ID #4961

Instrument ID #7574 Property ID # 5766

Board Meeting Date: 10/12/2023

VOF Staff Lead: Estie Thomas

Project Type: Open Space Easement

Project Description: Located on the Mattaponi River, this property contains working farm managed in a small grain rotation and forest land in a mix of hardwoods and pines.

Conservation Purposes/Property Features
Property contains 126.83 acres of United States Department of Agriculture-designated prime farmland soils.
Property contains 98 acres of forest ranked FCV “Very High” and “Outstanding” in the Virginia Department of Forestry’s Forest Conservation Model.
Property contains 8,300 feet of shoreline on the Mattaponi River, a tributary of the Chesapeake Bay.
Property contains several important fish species in the Mattaponi River including Atlantic Sturgeon, (Federally and State listed species), Alewife, Hickory Shad, American Shad, Blueback Herring and Yellow Perch.

Staff Recommendations/Conformance with VOF Guidelines
<input checked="" type="checkbox"/> Approve as presented. <input type="checkbox"/> Approve subject to suggested changes and final VOF legal review as to form. <input type="checkbox"/> Deny (not supported by staff)
<p>Notes: <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*
<p>*The Governing Document: <i>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.</i></p> <p>1. Division of Land: One property permitted (no division)</p>

2. **Impervious Coverage Limitations:** Total impervious surface coverage, including that of both existing and future improvements, may not exceed 30,000 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 riparian buffer on Mattaponi River.
 - Livestock excluded from riparian buffer and waterway: YES NO
 - Length of “forested/vegetated” riparian buffers with livestock exclusion. 8,700 feet.
6. **Unique deed provisions:** N/A
7. **Consolidation of Tax Parcels:** NO YES Summarize:

Further Discussion
No road frontage, access is through dedicated right of way easement.

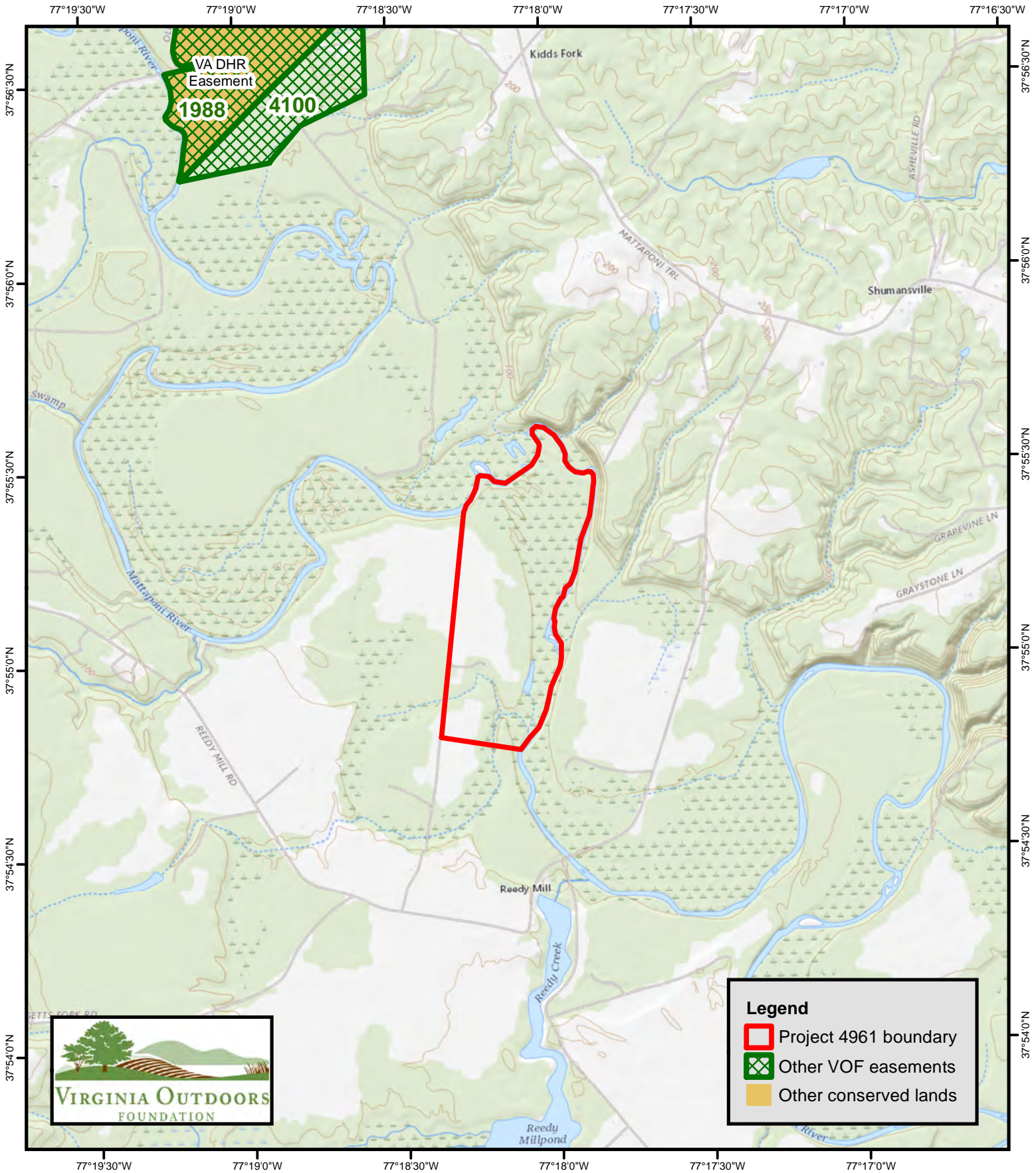
Special Conditions Table					
Waterbody	Feature Length (ft)	Buffer Width (ft)	Buffer Sides	Livestock Restriction	SC ID
Mattaponi River		100	One side	Yes	
			Choose an item.	Choose an item.	

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: N/A no road frontage		<input type="checkbox"/>	<input checked="" type="checkbox"/>
Rail:		<input type="checkbox"/>	<input checked="" type="checkbox"/>
Utilities:		<input type="checkbox"/>	<input checked="" type="checkbox"/>

Easement Boundary Information
Boundary entered from existing surveys.



Legend

- Project 4961 boundary
- Other VOF easements
- Other conserved lands

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

Map created 09/20/2023 by Baron Lin.
 Source data provided by: topography- USGS, other conserved lands- DCR, all else- VOF.
 USGS Quadrangle: Penola
 This map is for general reference and display purposes only.

Location Map
 Jessica Broaddus
 Caroline County
 171 Acres

Feet
 0 1000 2000

1:24,000

77°18'30"W

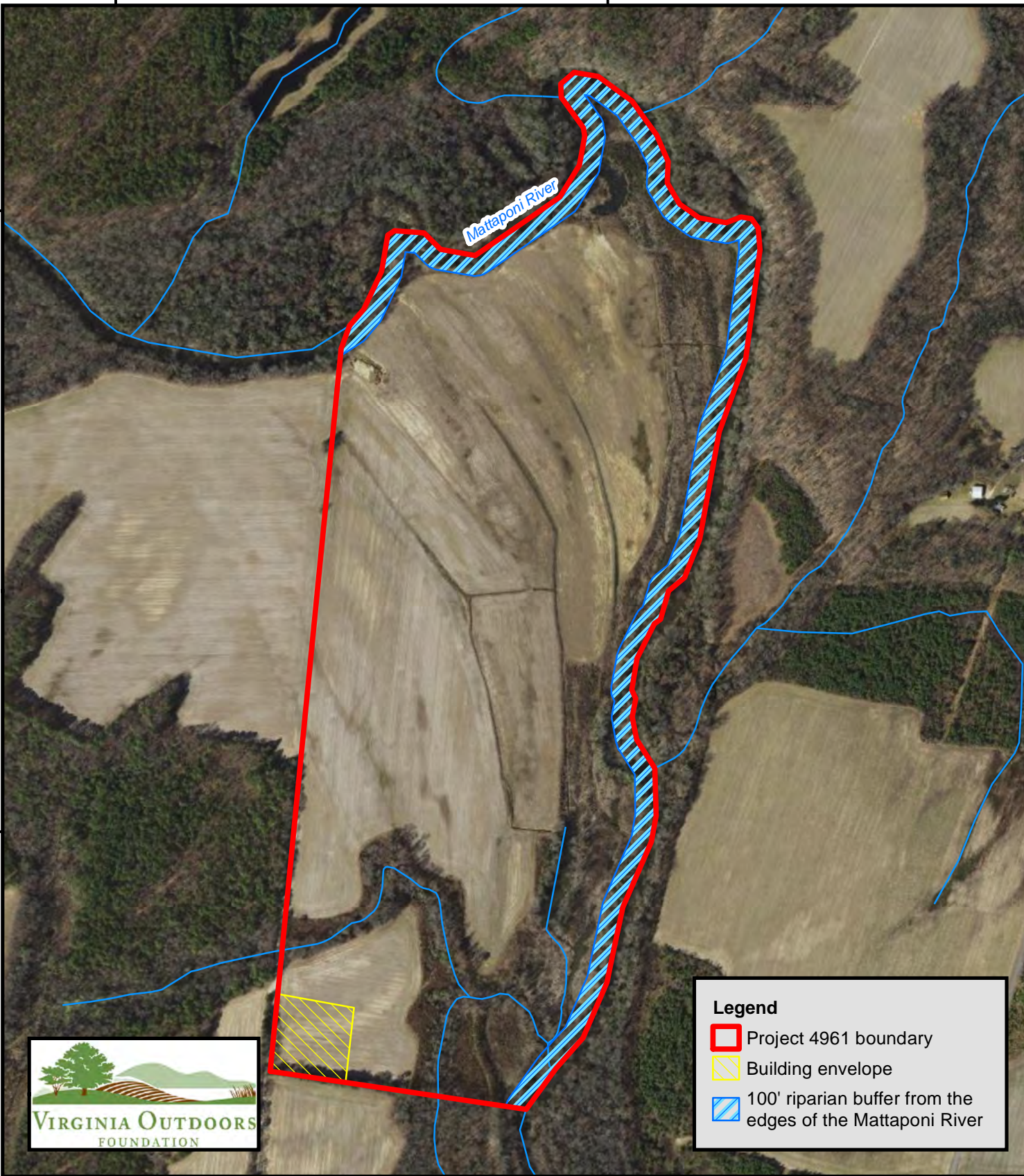
77°18'0"W

37°55'30"N

37°55'30"N

37°55'0"N

37°55'0"N



Legend

- Project 4961 boundary
- Building envelope
- 100' riparian buffer from the edges of the Mattaponi River



77°18'30"W

77°18'0"W

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

Map created 09/20/2023 by Baron Lin.
 Source data provided by: aerial imagery- VDEM/VBMP,
 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

Jessica Broaddus
 Caroline County
 171 Acres

0 Feet 650

1:7,800



*Building envelope subject to change with landowner review. Projects

Grantor Name Jessica Broaddus

Locality: Caroline

Total Acres: 272.566

Project ID #4963

Instrument ID #7576 Property ID # 5768

Board Meeting Date: 10/12/2023

VOF Staff Lead: Estie Thomas

Project Type: Open Space Easement

Project Description: Located in Central Point adjacent to a VOF held easement and within the viewshed of a Rosenwald School, this property contains working farm managed in a small grain rotation and forest land in a mix of hardwoods and pines.

Conservation/Property Features
Property contains 66.04 acres of United States Department of Agriculture-designated prime farmland soils and 115.31 acres of Soils of Statewide Importance.
Property has been identified by the Virginia Department of Forestry as having a high-ranking (FCV4-5) in "Forest Conservation Value".
Property contains approximately 4,000 feet of frontage on unnamed perennial streams which are all tributaries of the Mattaponi River and the Chesapeake Bay.
Property lies approximately 500 feet from a historic Rosenwald School.
Property is located adjacent to a property that has been protected by a conservation easement conveyed to VOF.

Staff Recommendations/Conformance with VOF Guidelines
<input checked="" type="checkbox"/> Approve as presented. <input type="checkbox"/> Approve subject to suggested changes and final VOF legal review as to form. <input type="checkbox"/> Deny (not supported by staff)
<p>Notes: <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*
<p>*The Governing Document: <i>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.</i></p>
<p>1. Division of Land: One property permitted (no division)</p>

2. **Impervious Coverage Limitations:** Total impervious surface coverage, including that of both existing and future improvements, may not exceed 30,000 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 riparian buffer on unnamed streams.
 - Livestock excluded from riparian buffer and waterway: YES NO
 - Length of “forested/vegetated” riparian buffers with livestock exclusion. 6,000 feet.
6. **Unique deed provisions:** N/A
7. **Consolidation of Tax Parcels:** NO YES Summarize:

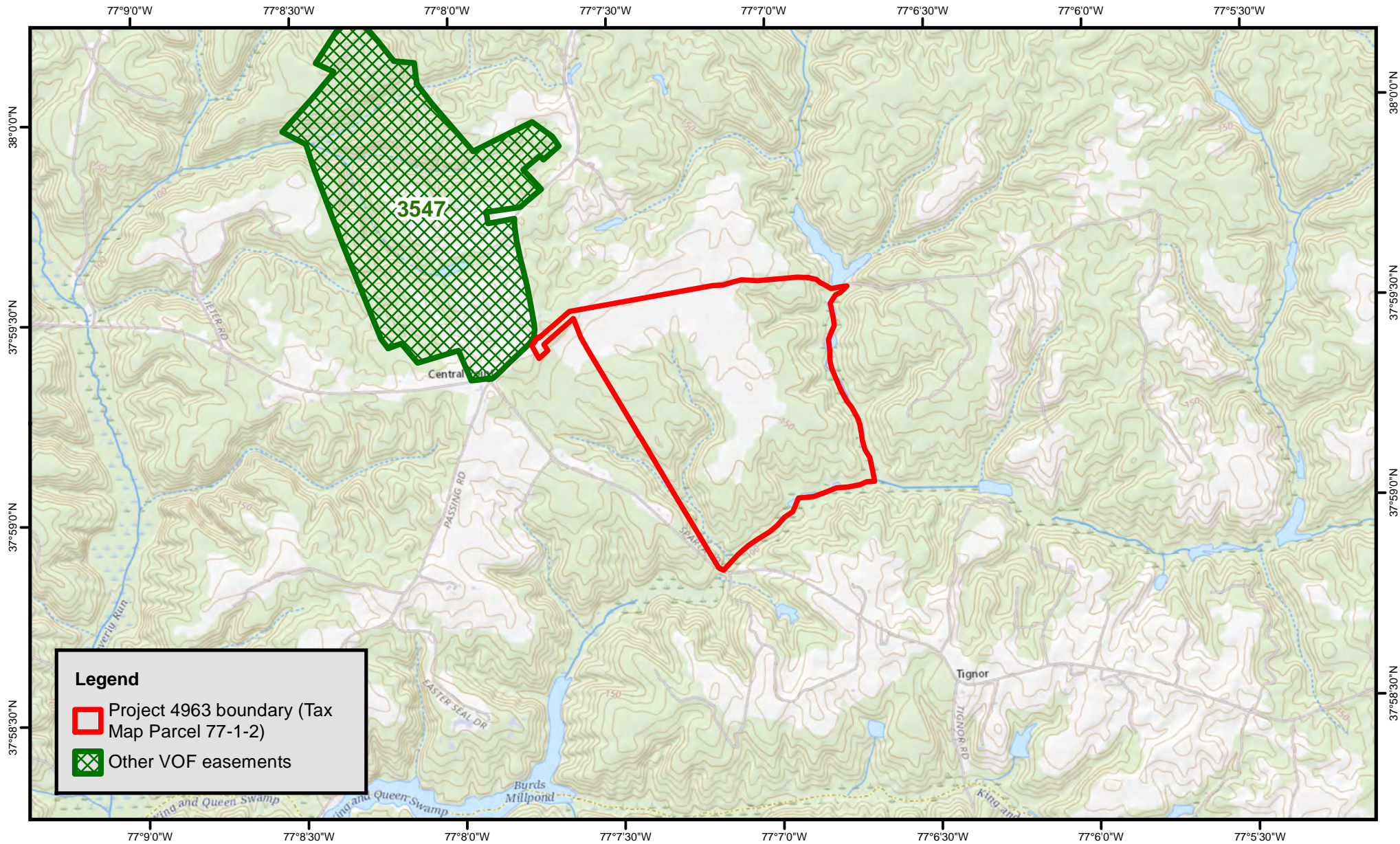
Further Discussion

Special Conditions Table					
Waterbody	Feature Length (ft)	Buffer Width (ft)	Buffer Sides	Livestock Restriction	SC ID
Unnamed streams		100	One side	Yes	
			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: Routes 625 and 630 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
Boundary entered from existing surveys.



Legend

-  Project 4963 boundary (Tax Map Parcel 77-1-2)
-  Other VOF easements

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

Map created 09/20/2023 by Baron Lin.
 Source data provided by: topography- USGS, all else- VOF.
 USGS Quadrangle: Cauthornville
 This map is for general reference and display purposes only.


*Acreage calculated in ArcMap. Project boundary subject to change.

VOF BOT 10/12/2023 Conservation Projects

Location Map
 Jessica Broaddus
 Caroline County
 ~278.8 Acres*

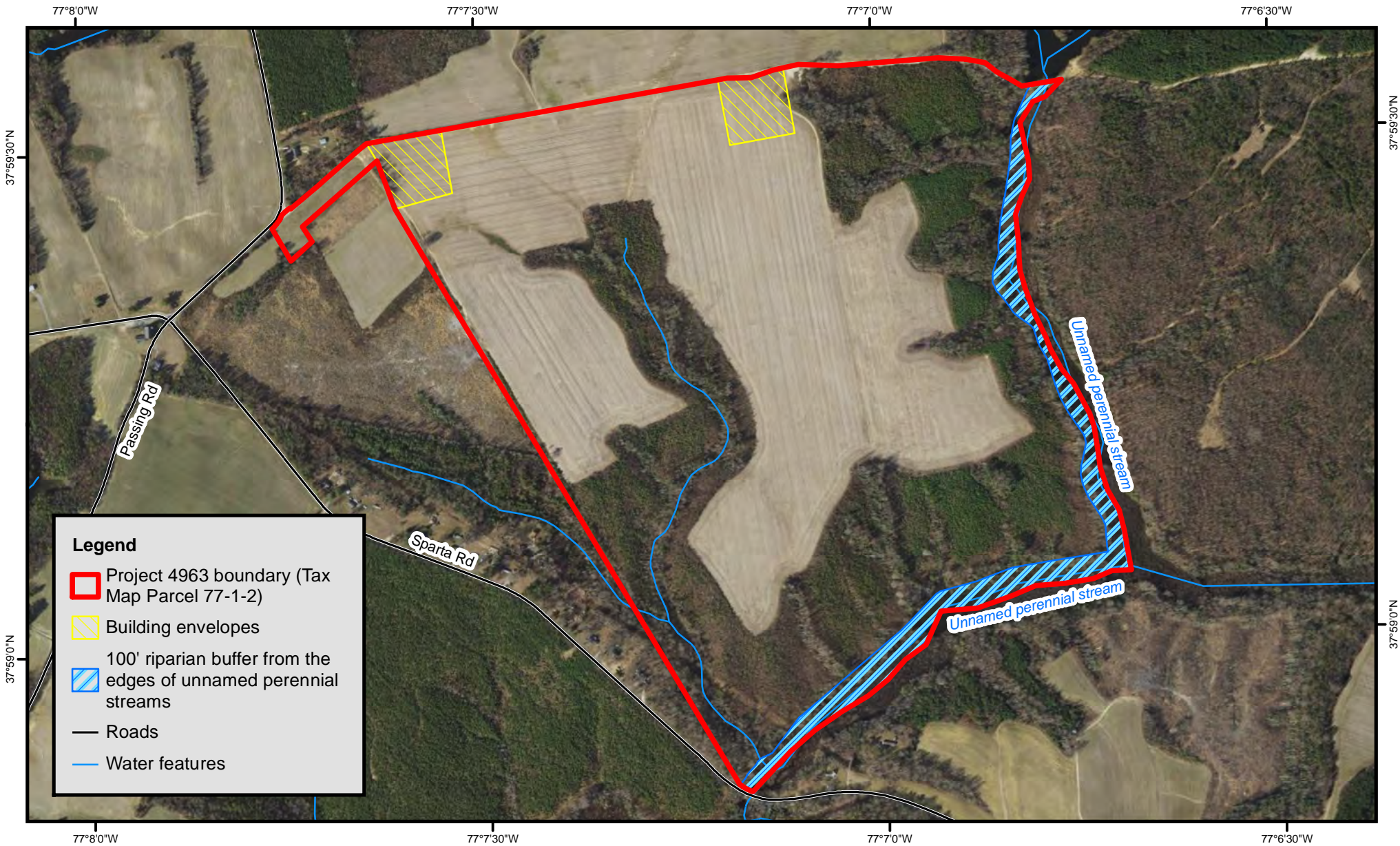
0 Feet 2000
 1000

1:24,000




VIRGINIA OUTDOORS
 FOUNDATION

92 of 98



Legend

- Project 4963 boundary (Tax Map Parcel 77-1-2)
- Building envelopes
- 100' riparian buffer from the edges of unnamed perennial streams
- Roads
- Water features

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

Map created 09/20/2023 by Baron Lin.
 Source data provided by: aerial imagery- VDEM/VBMP,
 water features- USGS, roads- VDOT, all else- VOF.
 Aerial imagery acquired 03/11/2021.
 Aerial imagery © Commonwealth of Virginia.
 This map is for general reference and display purposes only.

*Acreage calculated in ArcMap. Project boundary and special conditions subject to change.

VOF BOT 10/12/2023 Conservation Projects

Special Conditions Map

Jessica Broaddus
Caroline County
~278.8 Acres*

0 Feet 800
 400

1:9,600

N

VIRGINIA OUTDOORS
 FOUNDATION

93 of 98

Preservation Trust Fund Grant Program

Projects Not Recommended for Funding

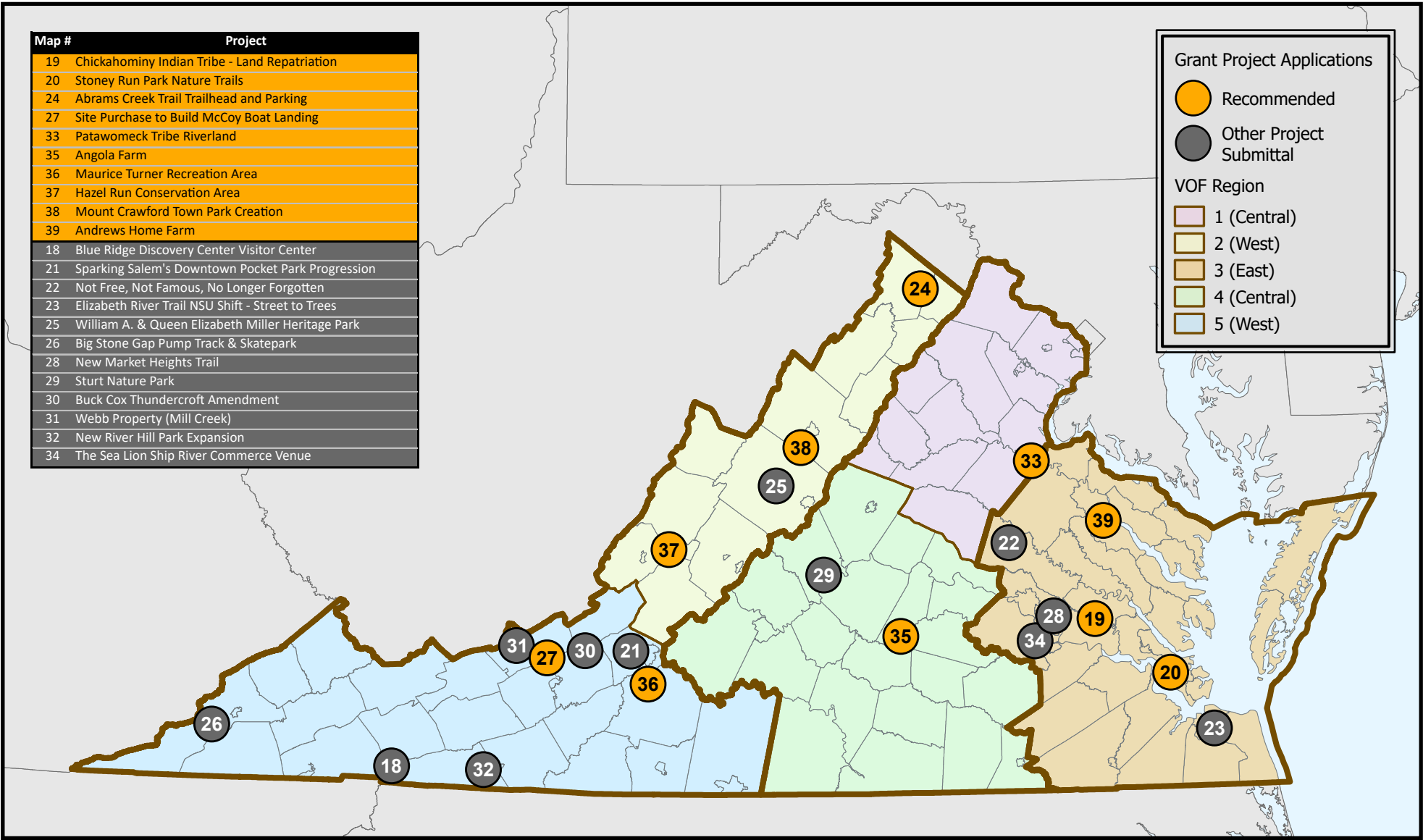
Map #	Project
19	Chickahominy Indian Tribe - Land Repatriation
20	Stoney Run Park Nature Trails
24	Abrams Creek Trail Trailhead and Parking
27	Site Purchase to Build McCoy Boat Landing
33	Patawomeck Tribe Riverland
35	Angola Farm
36	Maurice Turner Recreation Area
37	Hazel Run Conservation Area
38	Mount Crawford Town Park Creation
39	Andrews Home Farm
18	Blue Ridge Discovery Center Visitor Center
21	Sparkling Salem's Downtown Pocket Park Progression
22	Not Free, Not Famous, No Longer Forgotten
23	Elizabeth River Trail NSU Shift - Street to Trees
25	William A. & Queen Elizabeth Miller Heritage Park
26	Big Stone Gap Pump Track & Skatepark
28	New Market Heights Trail
29	Sturt Nature Park
30	Buck Cox Thundercroft Amendment
31	Webb Property (Mill Creek)
32	New River Hill Park Expansion
34	The Sea Lion Ship River Commerce Venue

Grant Project Applications

- Recommended
- Other Project Submittal

VOF Region

- 1 (Central)
- 2 (West)
- 3 (East)
- 4 (Central)
- 5 (West)



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

Map created 9/27/2023 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.

PTF Grant Funding Applications Fall 2023



1:3,168,000





Preservation Trust Fund (PTF) Grant Summaries Other Submitted Projects, October 12, 2023

Western (VOF Regions 2 and 5)

Applicant: 18, Blue Ridge Discovery Center

Project Title: Blue Ridge Discovery Center Visitor Center

Locality: Smyth County

VOF Region: Western, 5

Funds Requested: \$150,000.00

Proposed Land Protection Partner: Virginia Outdoors Foundation

Proposed Land Protection Instrument: Open Space Easement

Description: This project is to repurpose an old building into the Blue Ridge Discovery Center Visitor Center. The Visitor Center is designed to meet the needs of the myriad travelers that pass through this busy intersection, especially those whose destination is the Blue Ridge Discovery Center, the Mount Rogers National Recreation Area, the Appalachian Trail, the Virginia Creeper Trail, Trail Town USA, and/or Grayson Highlands State Park.

Applicant: 21, City of Salem

Project Title: Sparking Salem's Downtown Pocket Park Progression

Locality: Salem, City of

VOF Region: Western, 5

Funds Requested: \$250,000.00

Proposed Land Protection Partner: City of Salem as Landowner

Proposed Land Protection Instrument: Deed of Dedication to Open Space

Description: The City of Salem, in conjunction with the property owners at 230 West Main Street, envision the conversion of a private residence and its surrounding greenspace into a Downtown pocket park which will serve as an accessible oasis for local residents and visitors alike. While preliminary discussions amongst staff have yielded ideas such as inclusive playgrounds and splashpads, the City anticipates conducting a community engagement process to solicit and execute the public's dream for the space.

Applicant: 25, Friends of Miller-Jackson Institute for Historic Preservation

Project Title: William A. & Queen Elizabeth Miller Heritage Park

Locality: Staunton, City of

VOF Region: Western, 2

Funds Requested: \$294,000.00

Proposed Land Protection Partner: City of Staunton

Proposed Land Protection Instrument: Open Space Easement or Deed of Dedication to Open Space if City Takes Ownership.

Description: Landowner seeks to plan a heritage and culturally relevant park telling the story of the Millers, an African-American couple who in the early 20th century purchased land and established an orphanage and industrial school for over 300 children in Augusta County. There will be recreational features, interpretive signage, the creation of an outdoor museum, the installation of mobility trails, an amphitheater, and weekend archeology for youth.

Applicant: 26, Friends of Southwest Virginia

Project Title: Big Stone Gap Pump Track & Skatepark

Locality: Wise County

Funds Requested: \$125,000.00

VOF Region: Western, 5

Proposed Land Protection Partner: Town of Big Stone Gap as Landowner

Proposed Land Protection Instrument: Deed of Dedication to Open Space

Description: The Town of Big Stone Gap, in collaboration with Friends of Southwest Virginia, is undertaking a significant endeavor to construct a state-of-the-art pump track and skate park. Situated in the heart of downtown at Bullitt Park, this facility aims to become an outdoor recreational hub in the Southwest Virginia region. Through this initiative, the project seeks to enhance the region's appeal by attracting national sporting events and visitors while fostering a sense of unity among the community.

Applicant: 30, New River Land Trust

Project Title: Buck Cox Thundercroft Amendment

Locality: Montgomery County

VOF Region: Western, 5

Funds Requested: \$171,500.00

Proposed Land Protection Partner: Virginia Outdoors Foundation

Proposed Land Protection Instrument: Open Space Easement

Description: The project will add 64 acres and revise an existing VOF easement for 202 acres of fresh conservation. The New River Land Trust (NRLT) and landowner are coordinating with VOF on the project and have confirmed that contingent on funding and easement details that VOF would consider the additional acres as an amendment, revise the 2011 Deed language to bring it up to current VOF standards, and with DCR NHP designate 20 acres a NAP.

Applicant: 31, New River Land Trust

Project Title: Webb Property (Mill Creek)

Locality: Giles County

VOF Region: Western, 5

Funds Requested: \$175,500.00

Proposed Land Protection Partner: Virginia Outdoors Foundation

Proposed Land Protection Instrument: Open Space Easement

Description: The property is 107 acres of steep forestland on the north side of Wolf Creek Mountain overlooking the Town of Narrows. The property runs from the base to the peak and is mostly forested. It has a large cavern with historical significance, a 1.5-mile trail and is adjacent to National Forest and the Mill Creek Nature Park. The Park is protected by a VOF easement. If this application is successful, the 107 acres will be added by VOF easement amendment, growing park to 255 acres.

Applicant: 32, New River Soil & Water Conservation District

Project Title: New River Hill Park Expansion

Locality: Grayson County

VOF Region: Western, 5

Funds Requested: \$153,500.00

Proposed Land Protection Partner: New River Soil & Water Conservation District as Landowner

Proposed Land Protection Instrument: Deed of Dedication of Open Space

Description: The New River Soil and Water Conservation District is requesting \$153,500 for the purchase of 65 acres adjoining the New River. The land will be operated and maintained by the New River SWCD as a public park and will protect the natural and cultural resources on the land in perpetuity.

Central (VOF Regions 1 and 4)

Applicant: 29, Nelson County

Project Title: Sturt Nature Park

Locality: Nelson County

VOF Region: Central, 4

Funds Requested: \$195,000.00

Proposed Land Protection Partner: Nelson County as Landowner

Proposed Land Protection Instrument: Deed of Dedication to Open Space

Description: Nelson County is requesting funding to assist in development of the Sturt Property Nature Preserve Park. This property consists of 344.5 acres of wooded area in ideal condition to incorporate a multi-trail system in addition to boardwalk style access through the designated wetlands areas and vista viewpoints.

Eastern (VOF Region 3)

Applicant: 22, ECO Foundation Inc.

Project Title: Not Free, Not Famous, No Longer Forgotten

Locality: Hanover County

VOF Region: Eastern, 3

Funds Requested: \$388,500.00

Proposed Land Protection Partner: Virginia Outdoors Foundation

Proposed Land Protection Instrument: Open Space Easement

Description: This request is for the study and restoration of cultural assets on a VOF easement originally part of Patrick Henry's Scotchtown. The VOF easement likely contains the enslaved cemetery directly related to Scotchtown plantation and The Forrest, an early colonial home built by Quakers. The plan for The Forrest is to restore it as a living history museum. This project is to be performed with the support and guidance of Preservation Virginia, which owns and operates Scotchtown as a museum.

Applicant: 23, Elizabeth River Trail Foundation

Project Title: Elizabeth River Trail NSU Shift from Street to Trees

Locality: Norfolk, City of

VOF Region: Eastern, 3

Funds Requested: \$396,200.00

Proposed Land Protection Partner: City of Norfolk

Proposed Land Protection Instrument: Open Space Easement

Description: The project focuses on repositioning a segment of the Elizabeth River Trail from its current location alongside a busy street to a protected off-road meandering path. This project would acquire and protect one acre of open space and establish a new tree-lined path and wildflower meadow connecting the trail to Norfolk State University bringing the trail from streets to trees.

Applicant: 28, Henrico County

Project Title: New Market Heights Trail

Locality: Henrico County

VOF Region: Eastern, 3

Funds Requested: \$449,012.00

Proposed Land Protection Partner: Henrico County

Proposed Land Protection Instruments: Open Space Easements, and Deeds of Dedication to Open Space

Description: Henrico County seeks to establish a natural trail spanning culturally and ecologically significant areas. The proposed route would start at Deep Bottom Park and traverse several County-owned properties as well as land held by Capital Region Land Conservancy, Inc. and American Battlefield Trust. The project would have three primary goals: history (following the path of the US Colored Troops (USCT) in the Battle of New Market Heights), recreation and observation of nature.

Applicant: 34, Sea Lion Foundation

Project Title: The Sea Lion Ship River Commerce Venue

Locality: Chesterfield County

VOF Region: Eastern, 3

Funds Requested: \$250,000.00

Proposed Land Protection Partner: Chesterfield County as Landowner

Proposed Land Protection Instrument: Deed of Dedication of Open Space

Description: The Mission of The Sea Lion Ship River Commerce Venue is to provide educational, cultural, and recreational opportunities through the preservation, reconstruction, and interpretation of a replica 17th century ship at Henricus Historical Park in a unique venue while protecting the ancient land along the James River and stressing the importance of preserving the land and water to our future wellbeing. Each year Henricus hosts over 25,000 school children at the Park as well as visitors from across the nation.