







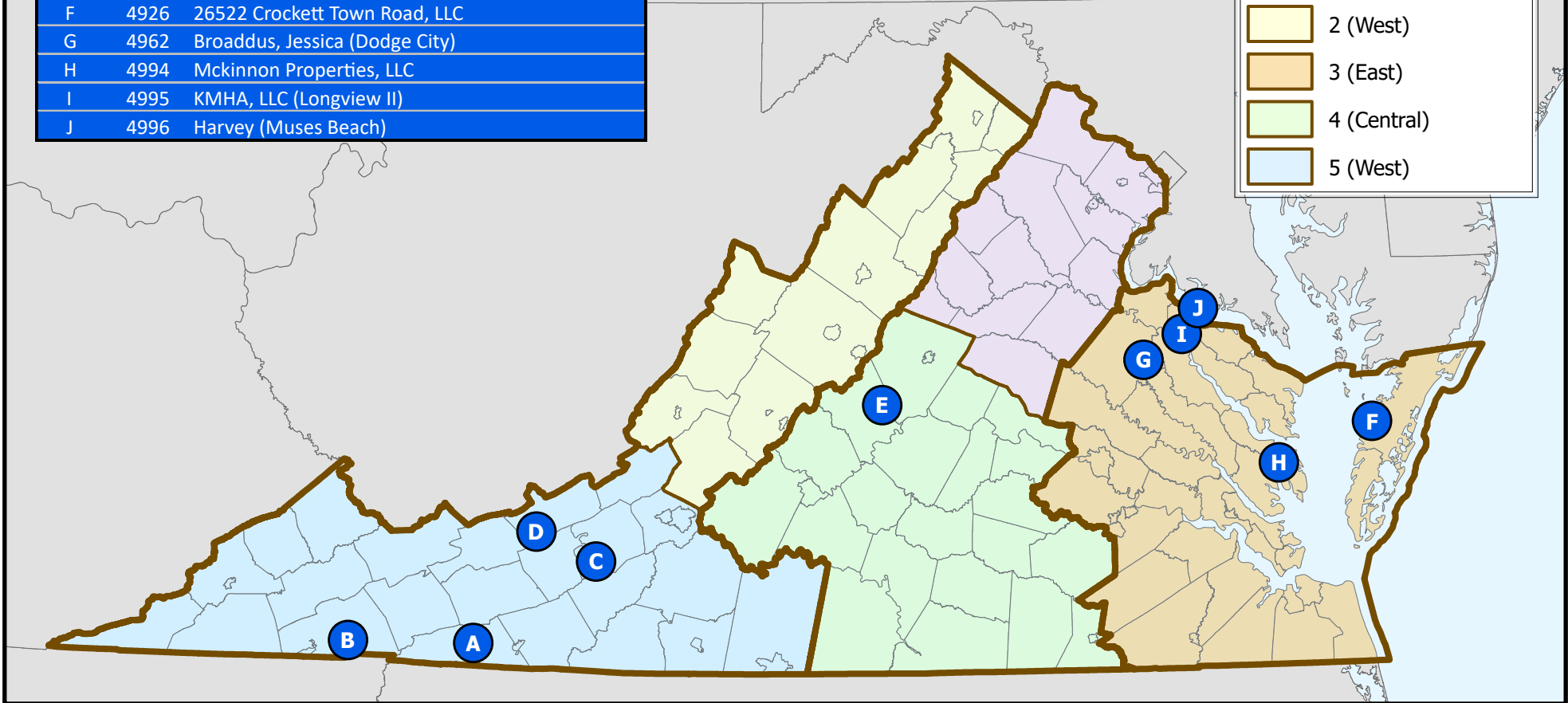
| Map | VOF ID | Project |
|-----|--------|--------------------------------|
| A | 4516 | Osborne, Nathan |
| B | 4762 | McCarthy, Henry and Patricia |
| C | 4968 | Phillips, Anthony Jason |
| D | 4986 | Miller, James and Erma |
| E | 4506 | Rockfish Property |
| F | 4926 | 26522 Crockett Town Road, LLC |
| G | 4962 | Broaddus, Jessica (Dodge City) |
| H | 4994 | Mckinnon Properties, LLC |
| I | 4995 | KMHA, LLC (Longview II) |
| J | 4996 | Harvey (Muses Beach) |

Project Type

-  Easement

VOF Region

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



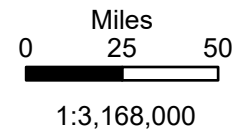
Projection: Lambert Conformal Conic
 GCS North America 1983
 Datum: North America 1983

Map created 3/11/2024 by VOF-mHS
 Source data provided by County Boundaries -
 US Census Bureau/VOF; all else - VOF.

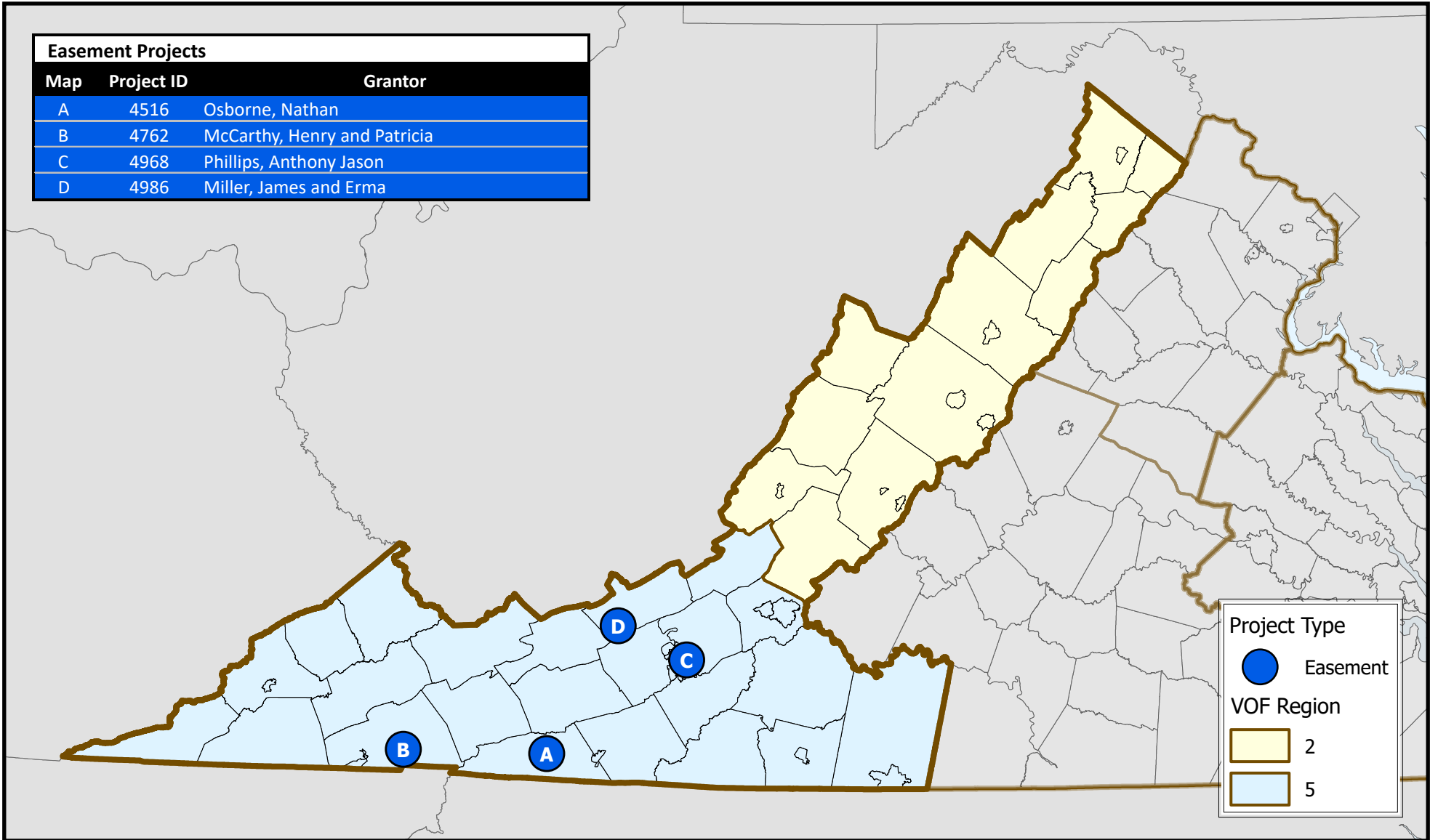
This map is for general reference and display purposes only.

Proposed Conservation Projects

March 27, 2024
 Board of Trustees Meeting



| Easement Projects | | |
|-------------------|------------|------------------------------|
| Map | Project ID | Grantor |
| A | 4516 | Osborne, Nathan |
| B | 4762 | McCarthy, Henry and Patricia |
| C | 4968 | Phillips, Anthony Jason |
| D | 4986 | Miller, James and Erma |



Project Type

- Easement

VOF Region

- 2
- 5

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

Map created 3/11/2024 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
Regions 2 and 5

March 27, 2024
 Board of Trustees Meeting

Miles

0 20 40

1:2,534,400



Nathan T. Osborne

Locality: Grayson

Total Acres: 213.791

Project ID # 4516

Instrument ID # 5086

Property ID # 5168

Board Meeting Date: 3/27/2024

VOF Staff Lead: Ruth Babylon

Project Type: Open-space easement

Funding/Tax Deductible: LPTC and PTF Easement Assistance

Project Description: Working farm in a rural area of Grayson County just off U.S. Route 21, a primary transportation corridor in the region. More than half of the property is enrolled in a conservation program to create and enhance nesting habitat for the Golden Wing Warbler.

Conservation Purposes/Property Features

Natural Habitat:

The U.S. Department of Agriculture's Natural Resources Conservation Service (NRCS) identifies the property as containing habitat essential for the success of the Golden Winged Warbler (*Vermivora chrysoptera*) and approximately 115 acres of the Property are enrolled in a conservation program designed to "target the creation of high quality early successional habitat." According to a study conducted by the Cornell Lab of Ornithology, the Appalachian population of the Golden Winged Warbler (which includes the western portions of Virginia with elevations above 2,000 feet) "...has declined 98% since the 1960s and is significantly imperiled."

Agricultural Use:

Contains within its boundaries productive agricultural lands with approximately 100 acres of the soils having been classified as "Soils of Statewide Importance" by NRCS, and protecting those soils by limiting development of the Property helps keep the land available for agricultural production in perpetuity.

Forestal Use:

The Virginia Department of Forestry's "Forest Conservation Value" (FCV) model – designed to strategically identify the highest priority forestland for conservation in Virginia - ranks nearly 200 acres of the Property as "Outstanding." Protection of the Property in perpetuity hereunder helps ensure that the forested areas remain available for availability for wood products, watershed protection and wildlife habitat.

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:** 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 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 the 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 exceeding 10,000 square feet, must have Grantee's prior review and written approval. No building may exceed 35 feet in height, measured from the average grade of the foundation thereof, excepting cupolas, chimneys, antennas, silos, or other structural features having the prior written approval of Grantee.
4. **Siting of Buildings and Structures:**
Summary: All 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. The detached (freestanding) dwelling (if larger than 500 square feet in ground area) must be located in a Building Envelope.
5. **Water Quality Protection Areas:**
Summary: 35-foot buffers on unnamed perennial tributaries exclude livestock
 - Livestock excluded from riparian buffer and waterway: YES NO
 - Length of "forested/vegetated" riparian buffers (livestock excluded): ~11,000 feet
 - Length of "no-plow" riparian buffers (no livestock exclusion): 0
6. **Unique deed provisions:** none.
7. **Consolidation of Tax Parcels:** NO YES
Summarize: Four tax parcels will be consolidated into one with a survey.

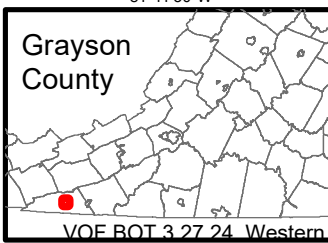
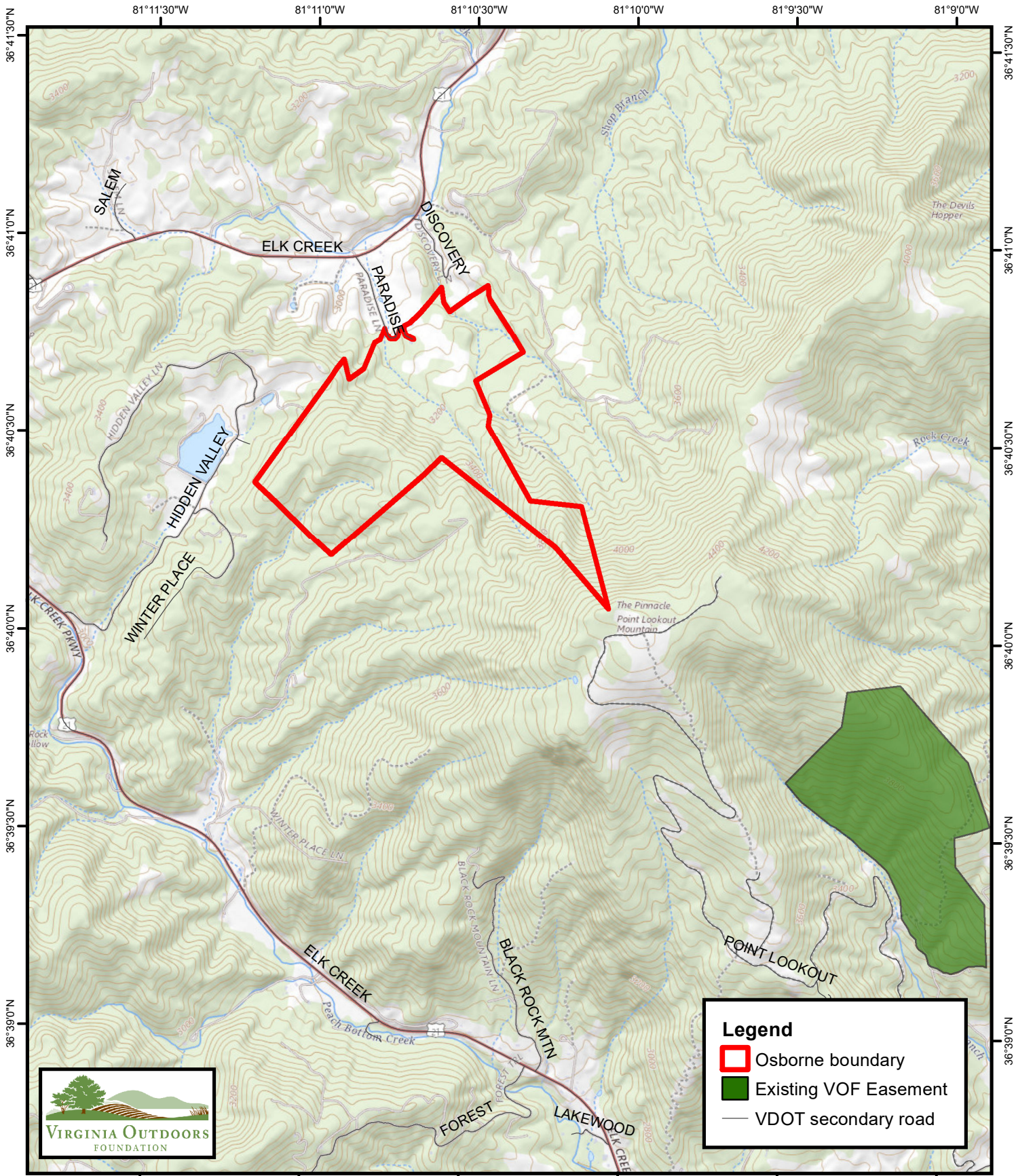
Further Discussion

A surveyor is working on an area of the boundary that is not sufficiently delineated. He will also consolidate the tax parcels into one.

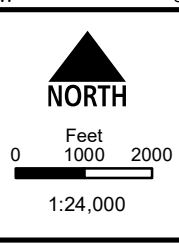
| Special Conditions Table | | | | | |
|---|---|--------------------------|---------------------|------------------------------|--------------|
| Waterbody | Feature Length (ft) | Buffer Width (ft) | Buffer Sides | Livestock Restriction | SC ID |
| Unnamed tributaries to Jumping Creek | 5,300 | 35 | Both sides | Yes | 6962 |
| Unnamed tributary to Jumping Creek | 400 | 35 | One side | Yes | 6963 |
| Spring | 180 | 35 | One side | Yes | 6964 |
| Siting Condition | Description | | | | SC ID |
| Building Envelopes | All buildings and structures larger than 500 s.f. in ground area must be located in one of these envelopes. | | | | 6959 |
| | | | | | |
| Compliance with County Comprehensive Plan | | | | | |
| <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO Letter of support, Jada Black, Director of Planning/Zoning. 12/20/2023. | | | | | |

| Public Infrastructure Information | Conflicts with published plans | | Yes | No |
|--|---------------------------------------|--|--------------------------|-------------------------------------|
| Roads: SR 930 (Paradise Lane) | | | <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 |
|--|
| Surveyor has been hired for one area of the boundary. He will also combine the tax parcels into one. |



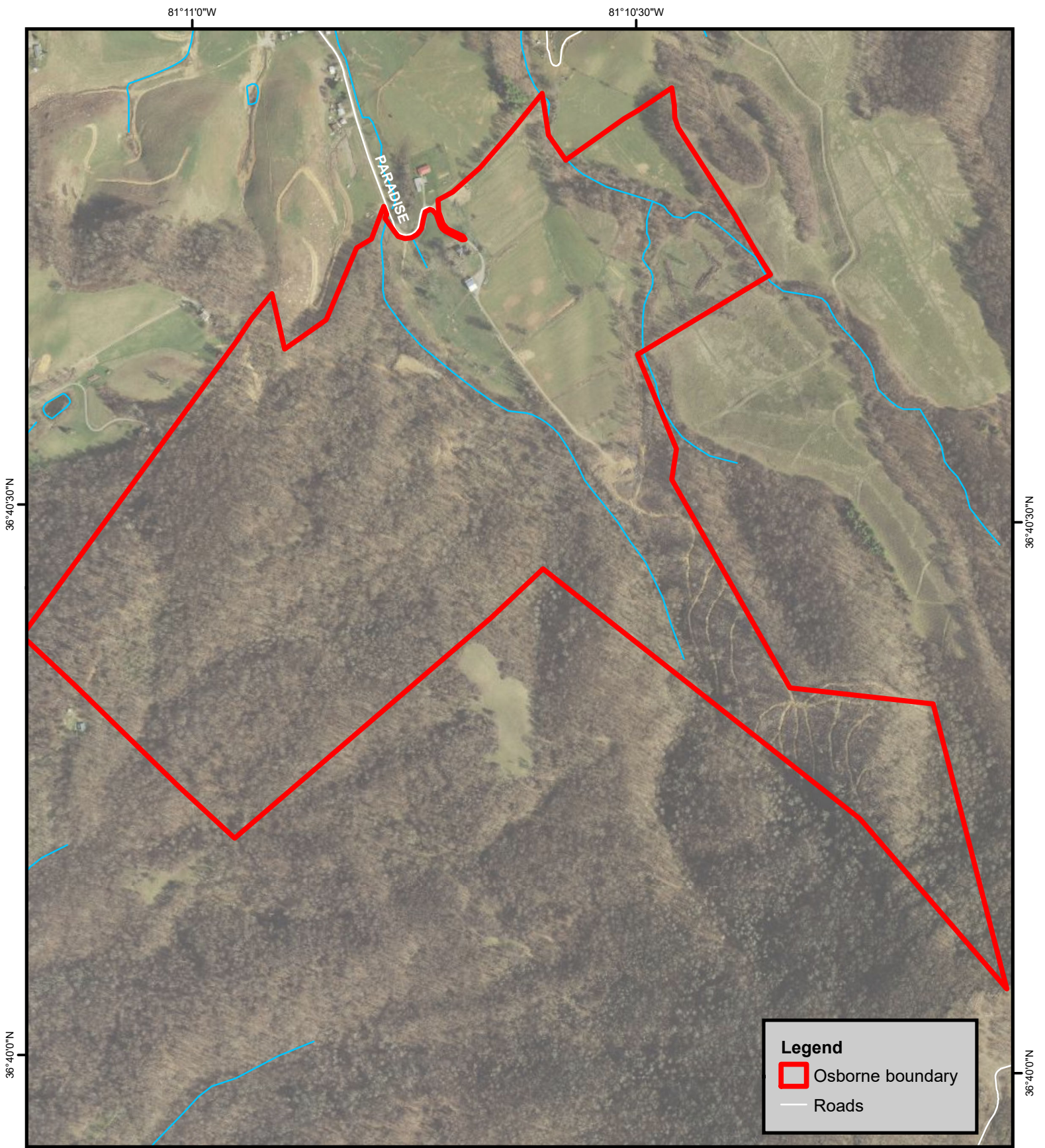
Location Map
Nathan T. Osborne
 Board Meeting: March 27, 2024



This map is for general reference and display purposes only.
 Projection: Lambert Conformal Conic
 Datum: North American 1983

Map created 1/3/24 by VOF - Ruth Babylon
 Source data: boundary- tax map/survey;
 Roads-VDOT; County Boundaries-Census 2014; All Else-VOF.

USGS Quadrangle: Elk Creek



Projection: Lambert Conformal Conic;
 GCS North America 1983
 Datum: D North America 1983
 Map created 1/3/24 by Ruth Babylon.
 Source data: Boundary-surveys; Roads-
 VDOT; Water-VGIN 2002;

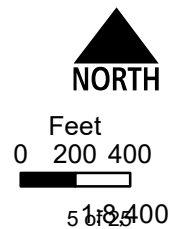
Aerial imagery - VGIN VBMP ©
 Commonwealth of VA, acquired 3/30/2023.
 All Else-VOF. This map is for general
 reference and display purposes only.

VOF BOI 3 27 24 Western Conservation Projects

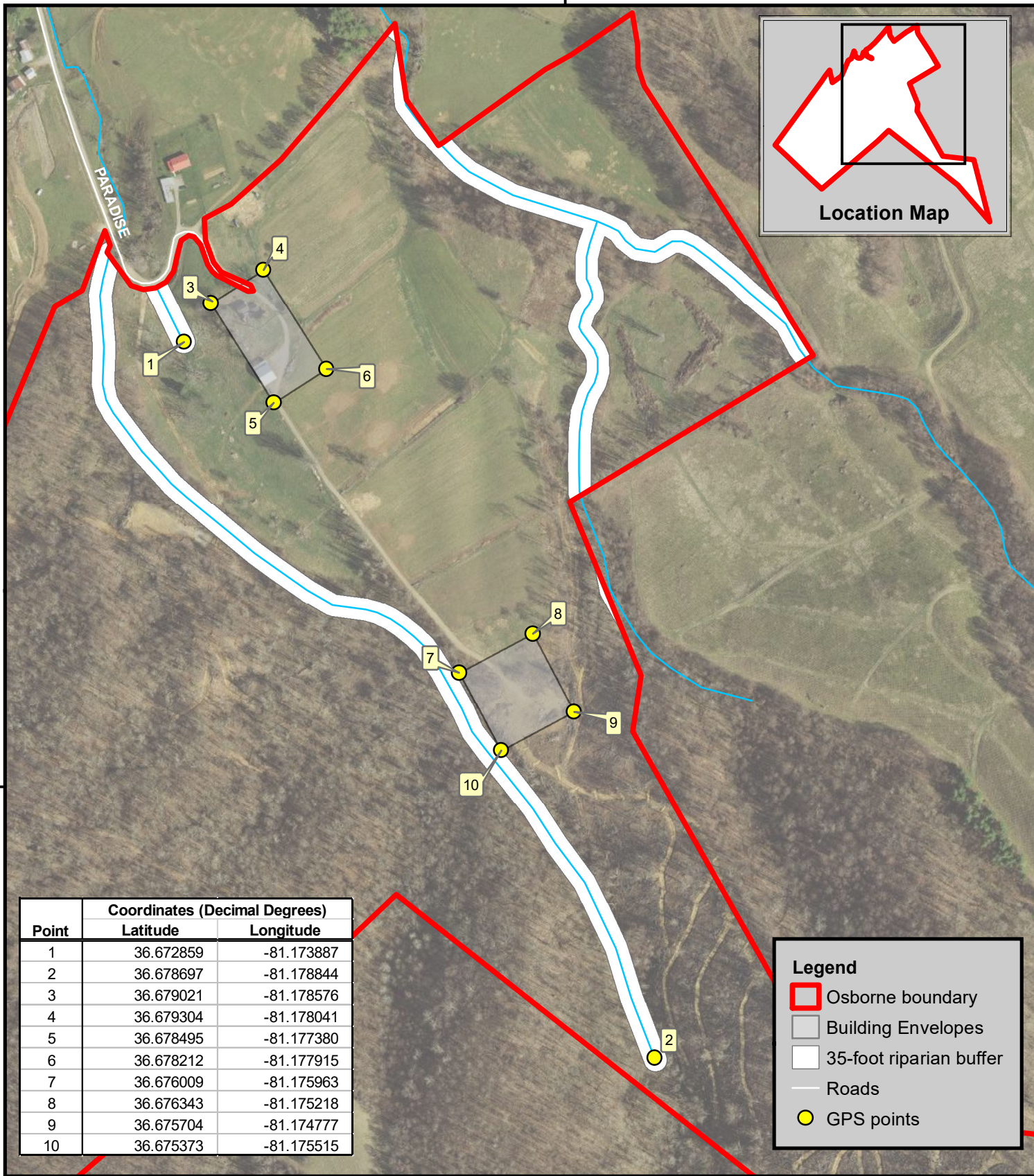
Aerial Map

Nathan T. Osborne

Grayson County - 213.791 acres



81°10'30"W



36°40'30"N

36°40'30"N

| Point | Coordinates (Decimal Degrees) | |
|-------|-------------------------------|------------|
| | Latitude | Longitude |
| 1 | 36.672859 | -81.173887 |
| 2 | 36.678697 | -81.178844 |
| 3 | 36.679021 | -81.178576 |
| 4 | 36.679304 | -81.178041 |
| 5 | 36.678495 | -81.177380 |
| 6 | 36.678212 | -81.177915 |
| 7 | 36.676009 | -81.175963 |
| 8 | 36.676343 | -81.175218 |
| 9 | 36.675704 | -81.174777 |
| 10 | 36.675373 | -81.175515 |

Legend

- ▭ Osborne boundary
- ▭ Building Envelopes
- 35-foot riparian buffer
- Roads
- GPS points

81°10'30"W

Projection: Lambert Conformal Conic;
 GCS North America 1983
 Datum: D North America 1983
 Map created 1/3/24 by Ruth Babylon.
 Source data: Boundary:surveys; Roads-
 VDOT; Water-VGIN 2002;

Aerial imagery - VGIN VBMP ©
 Commonwealth of VA, acquired 3/30/2023.
 All Else-VOF. This map is for general
 reference and display purposes only.

Special Conditions Map

Nathan T. Osborne

Grayson County - 213.791 acres

VOF BOI 3 27 24 Western Conservation Projects



NORTH

Feet

0 200 400

1:4,800

**Henry Malcolm McCarthy and Patricia Ringley McCarthy Revocable Living trust
dated November 9, 2023**

Locality: Washington **Total Acres:** 60.796

Project ID # 4762 Instrument ID # 6067 Property ID # 5474

Board Meeting Date: 3/28/2024

VOF Staff Lead: Tommy Oravetz

Project Type: Open-Space Easement

Funding/Tax Deductible: LPTC and PTF Easement Assistance

Project Description: The property is a 60.796-acre, mostly forested property with approximately one-half mile of frontage the Virginia Creeper Trail. It contains two streams within a DCR Natural Heritage Stream Conservation Unit and which drain to the Holston River immediately downstream from the property.

Conservation Purposes/Property Features

Natural Habitat and Biological Diversity:

- The tributaries on the property lie within the South Fork – Middle Fork Holston River – Craig Bridge Branch DCR Natural Heritage Steam Conservation Site

Scenic/Open Space:

- The property front is 3,300 linear feet of the Virginia Creeper Trail, with 2 of 47 trail trestles being along the property.

Development Threat

- The Easement will protect the Property from intensive development, which existing and foreseeable trends in the vicinity of the Property indicate are increasing and which could contribute to the degradation of the scenic and natural character of the area.

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:

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:** 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 8,800 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 the 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 exceeding 2,000 square feet must have the Grantee's prior review and written approval. No building may exceed 35 feet in height, measured from the average grade of the foundation thereof, excepting cupolas, chimneys, antennas, silos, or other structural features having the prior written approval of the Grantee.

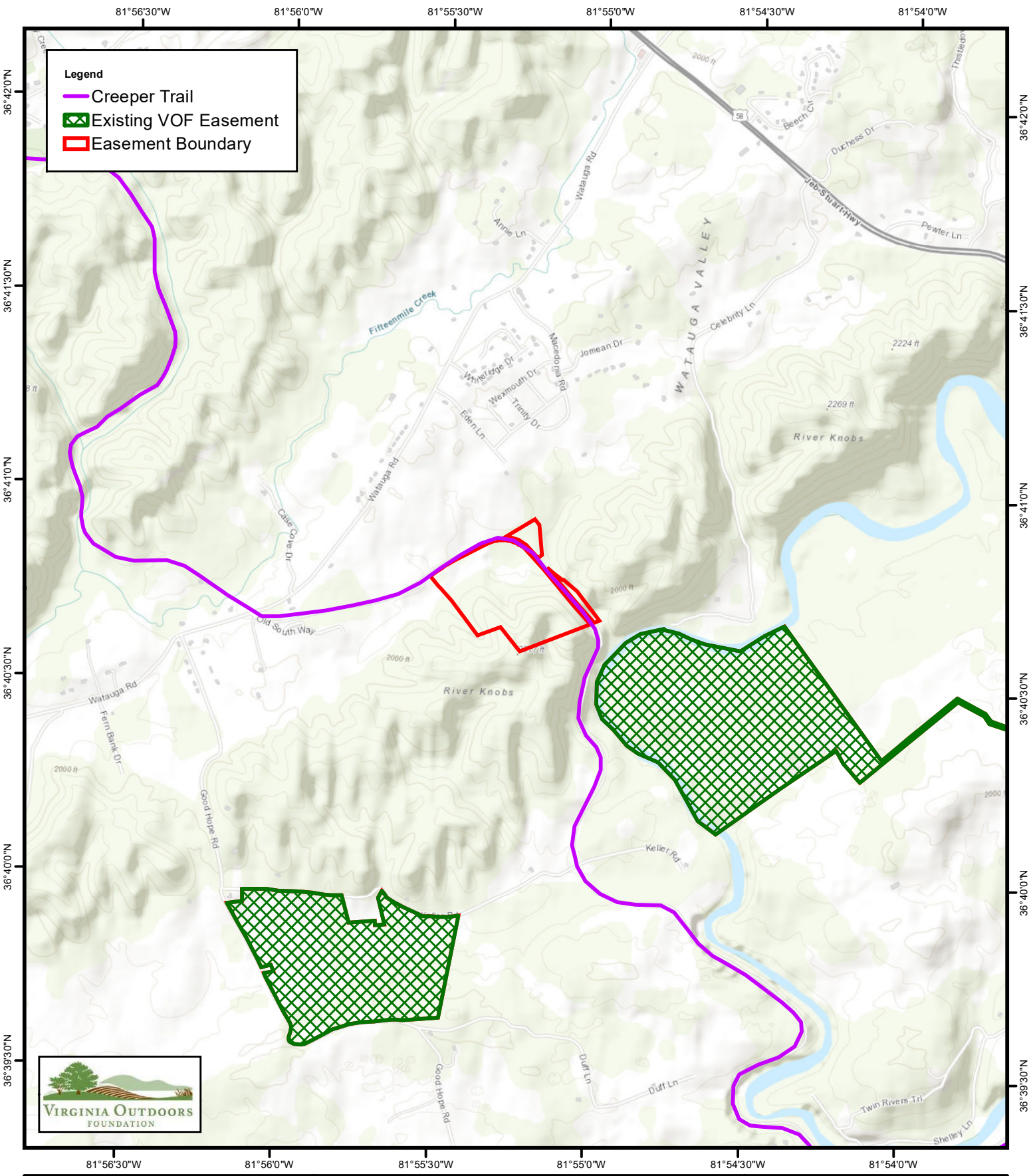
4. **Siting of Buildings and Structures:**
Summary: All new buildings and structures larger than 500 square feet in ground area must be located within the Building Envelopes shown on the Special Conditions Map and Exhibit A. The detached (freestanding) dwelling must be located in a Building Envelope.
5. **Water Quality Protection Areas:**
Summary: 50-foot buffer along the tributaries to the Middle Fork of the Holston
 - Livestock excluded from waterway only: YES NO
 - Livestock excluded from riparian buffer and waterway: YES NO
 - Length of "forested/vegetated" riparian buffers (livestock excluded): 3,000
6. **Unique deed provisions:** *Staff to enter variations from model easement language here if applicable.*

| Special Conditions Table (for VOF use) | | | | | |
|---|---|--------------------------|---------------------|------------------------------|--------------|
| Waterbody | Feature Length (ft) | Buffer Width (ft) | Buffer Sides | Livestock Restriction | SC ID |
| Tributary #1 | 400 | 50 | Both sides | Yes | |
| Tributary #3 | 1,800 | 50 | Both sides | Yes | |
| Tributary #3 | 800 | 50 | Both sides | Yes | |
| Siting Condition | Description | | | | SC ID |
| Building Envelope | Located near the deeded ROW on the property in the northeast portion of the property | | | | |
| Building Envelope | Located on the western boundary of the property near the possible new ROW to the property | | | | |
| Building Envelope | Located in the southwestern portion of the property in the forested hillside | | | | |
| Building Envelope | It is located in a flat knoll along an existing cut past on the main eastern portion of the property. | | | | |

| Compliance with County Comprehensive Plan <i>Delete this section for BDR</i> |
|---|
| <i>If applicable describe any complication with land use designations in the "Further Discussion" section</i> |
| <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO |
| Email from Stephen R. Richardson, Washington County Zoning & Subdivision Official, dated August 10, 2023 |

| Public Infrastructure Information | Conflicts with published plans | Yes | No |
|---|---------------------------------------|--------------------------|--------------------------|
| Roads: N/A | | <input type="checkbox"/> | <input type="checkbox"/> |
| Rail: n/a | | <input type="checkbox"/> | <input type="checkbox"/> |
| Utilities: n/a | | <input type="checkbox"/> | <input type="checkbox"/> |
| <i>Notes:</i> the property has no road frontage | | | |

| Easement Boundary Information <i>Delete this section for BDR</i> |
|---|
| A full boundary survey for the property was completed by Green Forest Surveys in the Spring of 2023. The survey will be recorded before the easement and reference in the easement deed's property description. |



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

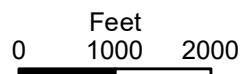
Map created 2/14/2024 by Tommy Oravetz.
 Source data provided by VOF, USGS, DCR and VDOT
 Quad Map: Abingdon
 This map is for general reference and display purposes
 only.

VOF BOT 3 27 24 Western Conservation Projects

Location Map

Henry and Patricia McCarthy

Acreage: 60.796 County: Washington



1:24,000



81°55'30"W

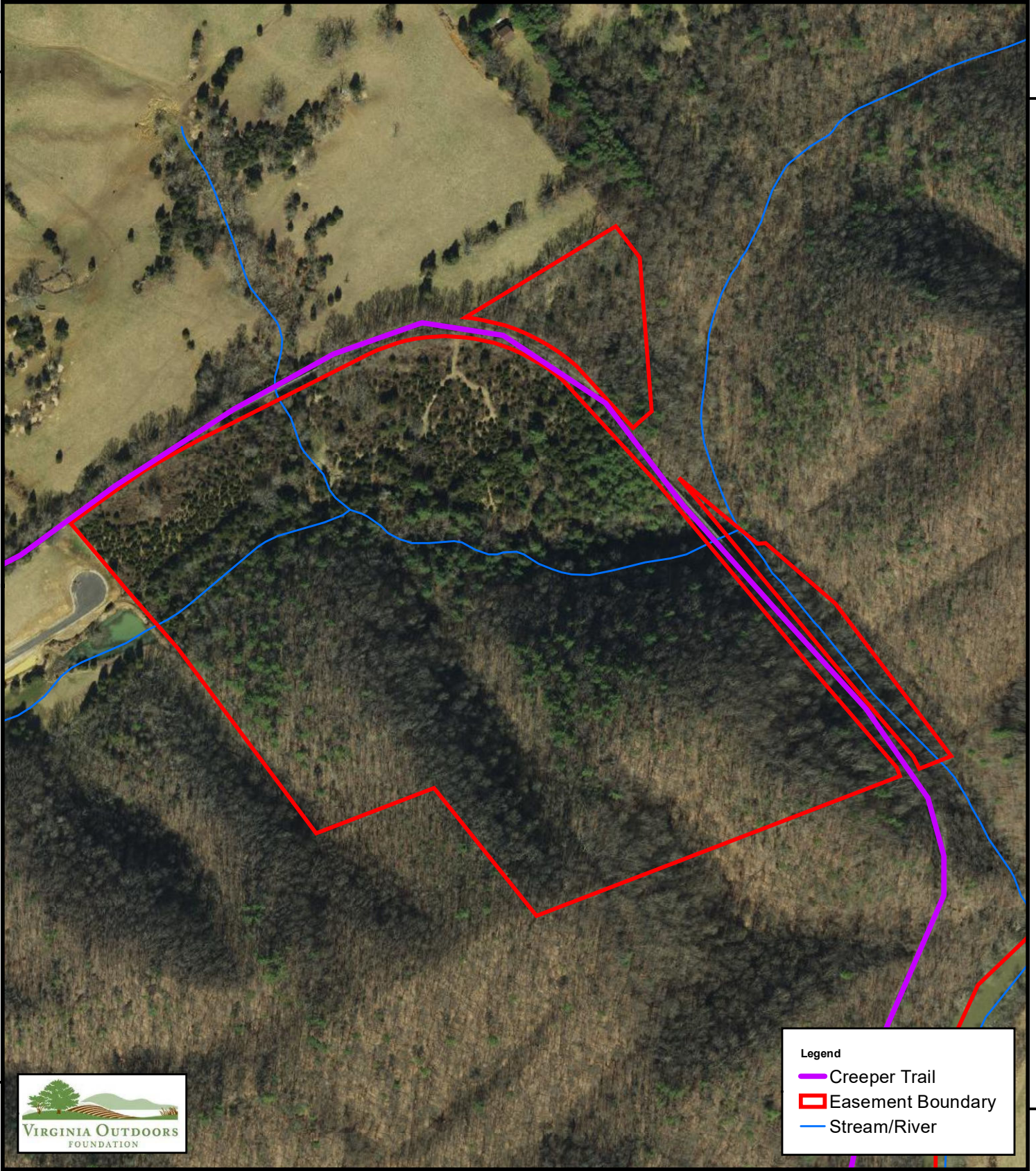
81°55'0"W

36°41'0"N

36°41'0"N

36°40'30"N

36°40'30"N



Legend

- Creeper Trail
- Easement Boundary
- Stream/River

81°55'30"W

81°55'0"W

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

Map created 2/14/2024 by Tommy Oravetz.
 Source data provided by VOF, VBMP, DCR and VDOT
 Aerial Imagery Date: 2/19/2023
 This map is for general reference and display purposes only.

VOF BOT 3 27 24 Western Conservation Projects

Aerial Map

Henry and Patricia McCarthy

Acreage: 60.796 County: Washington

Feet
 0 100 200

1:4,800



11 of 25

81°55'30"W

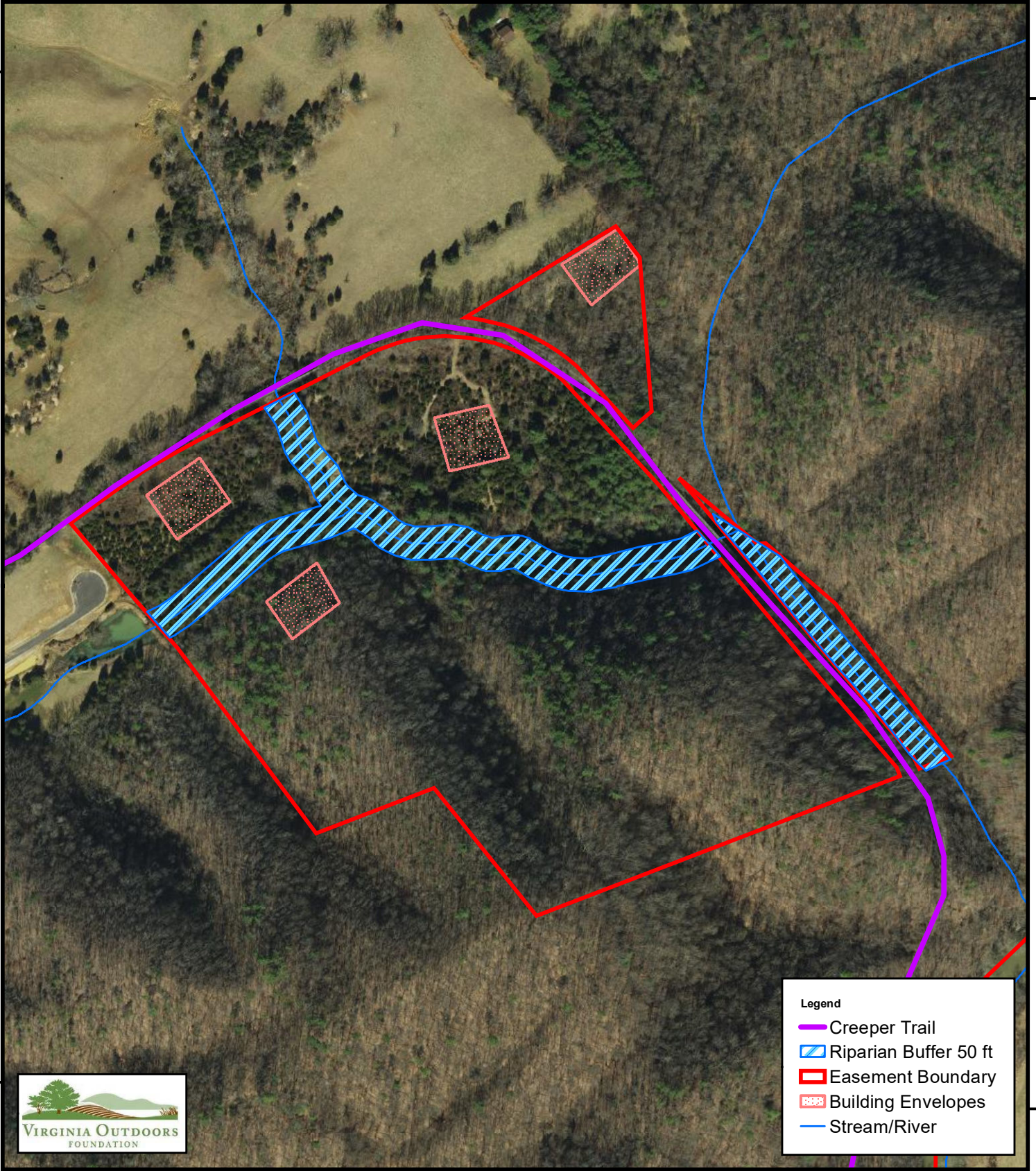
81°55'0"W

36°41'0"N

36°41'0"N

36°40'30"N

36°40'30"N



Legend

- Creeper Trail
- Riparian Buffer 50 ft
- Easement Boundary
- Building Envelopes
- Stream/River

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

Map created 2/14/2024 by Tommy Oravetz.
 Source data provided by VOF, VBMP, DCR and VDOT
 Aerial Imagery Date: 2/19/2023
 This map is for general reference and display purposes only.

VOF BOT 3 27 24 Western Conservation Projects

Special Conditions Map

Henry and Patricia McCarthy

Acreage: 60.796 County: Washington

Feet
 0 100 200



1:4,800



12 of 25

81°55'30"W

81°55'0"W

Anthony J. Phillips

Locality: Montgomery **Total Acres:** 231+/-

Project ID #4968 Instrument ID #7671 Property ID # 5783

Board Meeting Date: 3/27/2024

VOF Staff Lead: Ruth Babylon

Project Type: Open-space easement

Funding/Tax Deductible: LPTC and PTF Easement Assistance

Project Description: Working family farm with Prime Soils and Farmland of Statewide Importance covering 90% of the property. The property is in a fast-growing and threatened area of Montgomery County within 30 minutes of the Town of Blacksburg and is highly visible to the public from Dairy Road.

Conservation Purposes/Property Features

Agricultural Use:

The property is a working family farm in a traditional farming area that is facing intense residential development pressure due to its proximity to Virginia Tech, the largest university in the Commonwealth. The preservation of the property in a relatively undeveloped state will help to protect it for future agricultural and forestal production.

The property contains productive agricultural lands with approximately 90% of the soils classified as Farmland of Statewide Importance or Prime Agricultural Soils by the Natural Resource Conservation Service of the United States Department of Agriculture; protecting those soils by limiting development of the Property helps keep the land available for agricultural production in perpetuity.

Scenic/Open Space:

The property’s rolling pastures and wooded slopes are highly visible from State Route 670 (Dairy Road), affording scenic enjoyment to the public traveling this road. Limiting development on the property will help maintain the pastoral character of the area.

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)

Easement Terms*

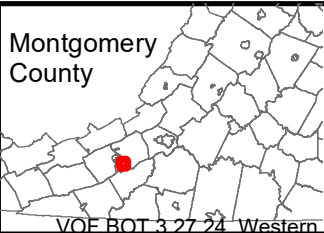
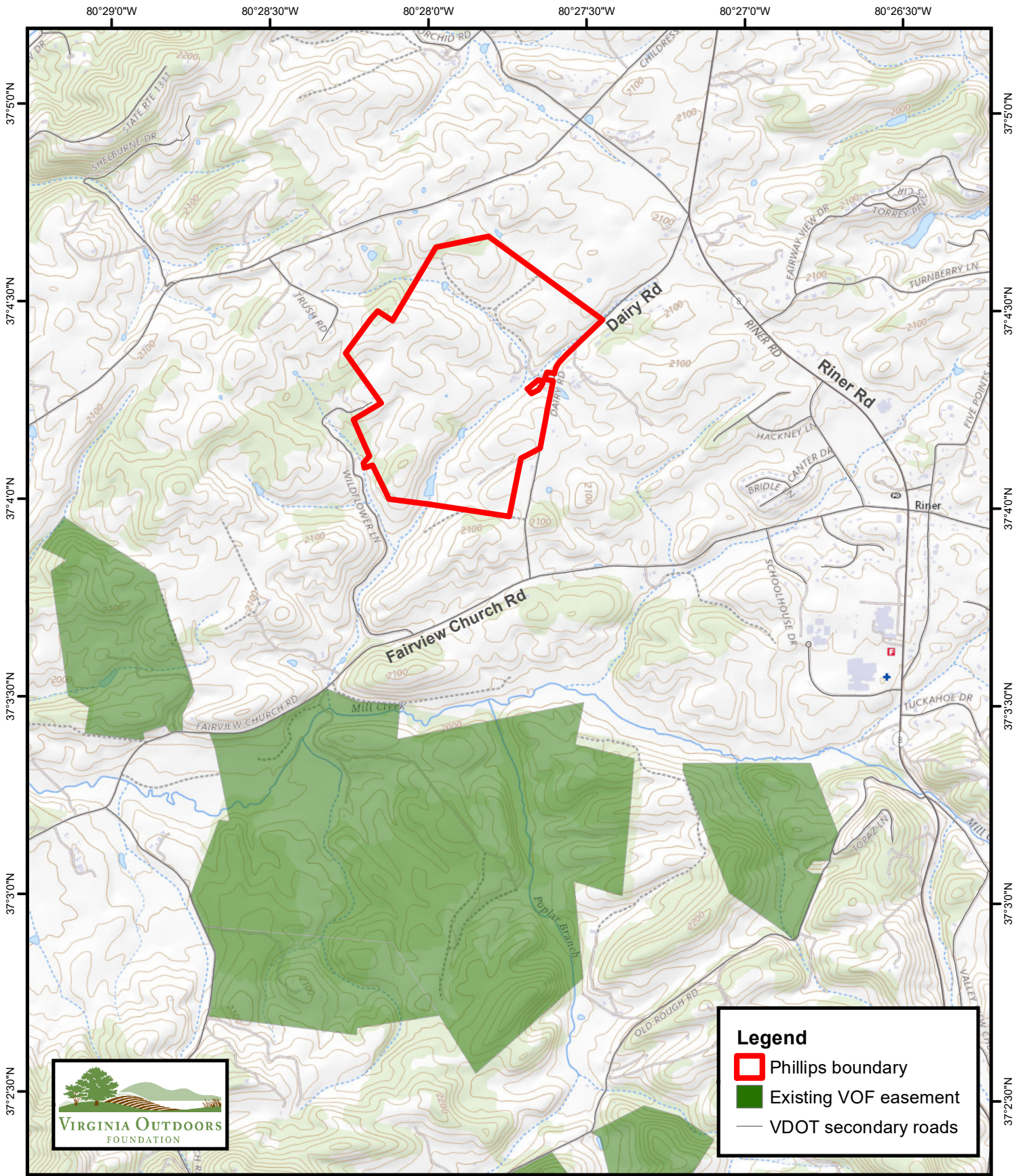
***The Governing Document:** *The primary terms of the easement are listed below in a condensed form. The complete terms, conditions, and restrictions are set forth in final and governing form in the recorded deed of easement.*

1. **Division of Land:** Division of the property is prohibited.
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 50,000 square feet.
3. **Buildings and structures.** Existing and new buildings and structures on the Property with the right to construct, use, enlarge, maintain, and replace such buildings and structures, all subject to the impervious coverage limitations, the siting restrictions, and any other restrictions set forth elsewhere in the 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 exceeding 10,000 square feet must have Grantee's prior review and written approval. No building may exceed 35 feet in height, measured from the average grade of the foundation thereof, excepting cupolas, chimneys, antennas, silos, or other structural features having the prior written approval of Grantee.
4. **Siting of Buildings and Structures:**
Summary: All 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, if larger than 500 square feet in ground area, must be located in a Building Envelope.
5. **Water Quality Protection Areas:** None. No perennial streams.
6. **Unique deed provisions:** N/A
7. **Consolidation of Tax Parcels:** NO YES
Summarize: The farm currently consists of two tax parcels and will remain as two parcels.

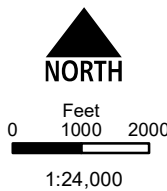
Further Discussion

Two tracts will be excluded from the easement totaling approximately 9-10 acres. One tract surrounds and encompasses two existing dwellings not in the same ownership as the farm. The other is a small tract along the road that was surveyed years ago for a potential house site.

| Special Conditions Table | | | |
|---|--|---------------------------------------|-------------------------------------|
| Siting Condition | Description | SC ID | |
| Building Envelopes | 3 or 4 building envelopes for all buildings and structures exceeding 500 square feet in ground area. (Exact size and location TBD) | | |
| Compliance with County Comprehensive Plan | | | |
| <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO Letter of support, 12/13/23, from Justin Sanders, Senior Planner. | | | |
| Public Infrastructure Information | | Conflicts with published plans | |
| | | Yes | No |
| Roads: | | <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 | | | |
| The GIS Team determined that the boundary information from deeds and plats is adequate. Two small areas (totaling less than 10 acres) will be excluded from the easement by survey. | | | |



Location Map
Anthony Jason Phillips
 Board Meeting: March 27, 2024



This map is for general reference and display purposes only.
 Projection: Lambert Conformal Conic
 Datum: North American 1983

Map created 3/6/24 by VOF - Ruth Babylon
 Source data: boundary- tax map/survey;
 Roads-VDOT; County
 Boundaries-Census 2014; All Else-VOF.

USGS Quadrangle: Riner
 16 of 25

80°28'0"W

80°27'30"W

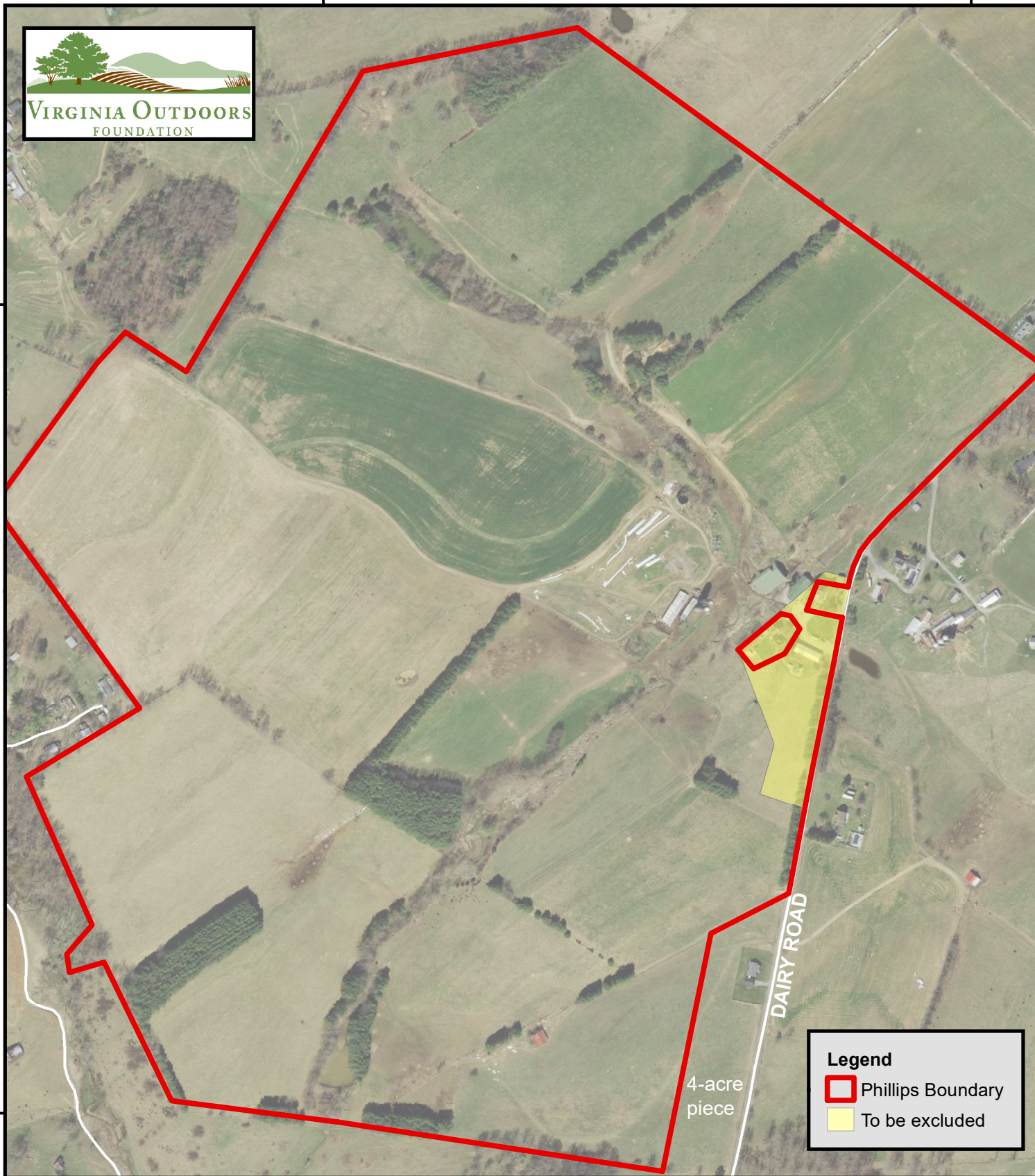


37°4'30"N

37°4'30"N

37°4'0"N

37°4'0"N



Legend

- Phillips Boundary
- To be excluded

80°28'0"W

80°27'30"W

Projection: Lambert Conformal Conic;
 GCS North America 1983
 Datum: D North America 1983
 Map created 2/29/24 by Ruth Babylon.
 Source data: Boundary: tax map; Roads-VDOT;
 Water-VGIN 2002;

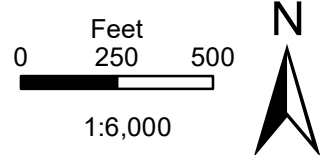
Aerial Map

Anthony Jason Phillips

Montgomery County - 233+/- acres

Aerial imagery - VGIN VBMP © Commonwealth of VA,
 acquired 3/5/23. All Else-VOF;
 This map is for general reference and display purposes only.

VOF BOT 3 27 24 - Western Conservation Projects



80°28'0"W

80°27'30"W






37°43'0"N

37°43'0"N

Location of
third envelope
TBD

Legend

-  Phillips boundary
-  Building Envelopes
-  Excluded parcel

37°40"N

37°40"N

80°28'0"W

80°27'30"W

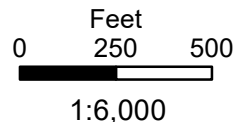
Projection: Lambert Conformal Conic;
 GCS North America 1983
 Datum: D North America 1983
 Map created 2/29/24 by Ruth Babylon.
 Source data: Boundary: surveys; Roads-VDOT;
 Water-VGIN 2002;

Aerial imagery - VGIN VBMP © Commonwealth of VA,
 acquired 3/6/23. All Else-VOF;
 This map is for general reference and display purposes only.
 VOF BOT 3 27 24 Western Conservation Projects

Special Conditions Map

Anthony Jason Phillips

Montgomery County 231+/- acres



James B. & Erma J. Miller

Locality: Giles Total Acres: 196.02

Project ID # 4986 Instrument ID # 7740 Property ID # 5807

Board Meeting Date: 3/27/2024

VOF Staff Lead: Ruth Babylon

Project Type: Open space easement

Funding/Tax Deductible: LPTC and PTF Easement Assistance

Project Description: This property contains highly visible rolling pastures and steep wooded slopes extending to the top of the mountain where it shares its northern boundary with the George Washington and Jefferson National Forests. DCR ranks the property’s ecological core as C1 (“Outstanding”) and the property supports several species of endangered bats and a possible wild hyacinth. The streams on the property flow to Walker Creek.

Conservation Purposes/Property Features

Agricultural Use:

The property is a large tract of timberland and pastureland actively farmed by Grantor and its protection under easement helps preserve the rural landscape of the area and the agricultural, natural resource and open-space attributes of the property.

The property contains productive agricultural lands with approximately thirty acres of the soils thereon having been classified as Soils of Statewide Importance or Prime Agricultural Soils by the NRCS.

Forestal Use:

The property shares its northern boundary with the George Washington and Jefferson National Forests (GWJNF), which is owned and managed by the United States Department of Agriculture (USDA) for resource conservation.

The wooded areas of the property have been identified by the Virginia Department of Forestry (VDOP) as having a ranking of “Outstanding” in its “Forest Conservation Value” (FCV) model.

Natural Habitat and Biological Diversity:

Nearly two-thirds of the property lies within an area designated by the Virginia Department of Conservation and Recreation’s Natural Landscape Assessment (VaNLA) as an ecological core ranked C1 (“Outstanding”), meaning the Property likely supports numerous habitat and ecosystem values. The VaNLA project was developed to identify, prioritize and link natural lands as targets for protective activities, such as the adoption of conservation easements and the restoration of habitat.

The property lies within an area which is notable for its high percentage of karst topography and several globally rare, cave adapted, invertebrate species occur in caves in the vicinity. Protection of the property

from intensive development will contribute to the habitat of those species and the cave ecosystem in the surrounding area.

According to biologists with the Virginia Department of Conservation and Recreation's (DCR's) Natural Heritage Program, the Property contains habitat for several endangered bat species including the state endangered Little Brown Bat (*Myotis lucifugus*), the Tri-colored Bat (*Perimyotis subflavus*) and the federally and state threatened Northern Long-Eared Bat (*Myotis septentrionalis*).

The property contains an historical occurrence of a rare vascular plant, the wild hyacinth (*Camassia scilloides*), which is categorized by DCR's Natural Heritage Program as an "S1" (critically imperiled) species. These species are defined as very high risk of extirpation from the state due to very few populations or occurrences, very steep declines, severe threats or other factors.

The property lies on the Lower New River Loop (Mountain Phase) of the Virginia Department of Wildlife Resources' Virginia Birding and Wildlife Trail. The Birding and Wildlife Trail is "an organized network of outdoor sites highlighting the best places to see birds and wildlife in the Commonwealth."

Scenic/Open Space:

The property's rolling pastures and wooded slopes are highly visible from State Route 42 (Walkers Creek Valley Road) affording scenic enjoyment of the Big Walker Creek Valley to the public traveling this road.

Staff Recommendations/Conformance with VOF Guidelines

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

Easement Terms*

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

- 1. Division of Land:** No division permitted.
- 2. Impervious Coverage Limitations:** 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 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 the Easement.

No more than two detached (freestanding) dwellings may be maintained or constructed on the Property provided that the aggregate ground area of the two dwellings shall not exceed 5,000 square feet. Any new building or structure with a ground area exceeding 10,000 square feet must have Grantee’s prior review and written approval. No building may exceed 35 feet in height, measured from the average grade of the foundation thereof, excepting cupolas, chimneys, antennas, silos, or other structural features having the prior written approval of Grantee.

4. Siting of Buildings and Structures:

Summary: All 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 larger than 500 square feet in ground area must be located in a Building Envelope.

5. Water Quality Protection Areas:

Summary: A minimum 35-foot buffer is required on the unnamed tributaries to Walker Creek as shown on Exhibit. (One short segment of the buffer will be approximately 20 feet wide)

- Livestock excluded from riparian buffer and waterway: YES NO
- Length of “forested/vegetated” riparian buffers (livestock excluded): 9,400 feet
- Length of “no-plow” riparian buffers (no livestock exclusion): 0

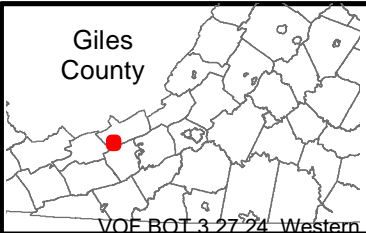
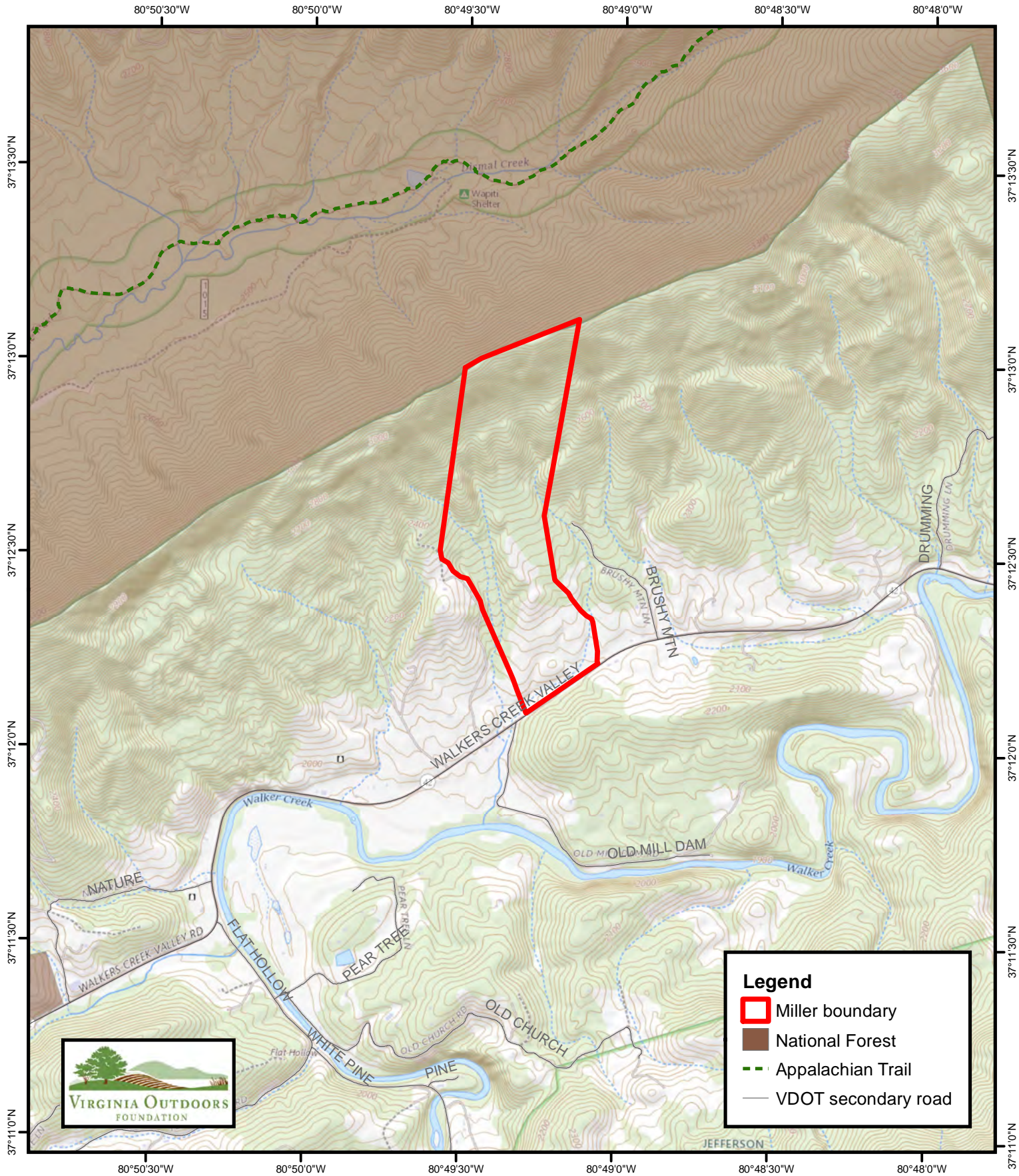
6. Unique deed provisions: Not applicable

7. Consolidation of Tax Parcels: NO YES **Summarize:** One parcel currently.

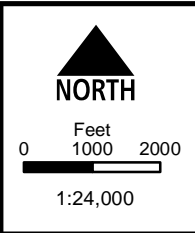
| Further Discussion | | | | | |
|-------------------------------------|--|-------------------|--------------|-----------------------|-------|
| n/a | | | | | |
| Special Conditions Table | | | | | |
| Waterbody | Feature Length (ft) | Buffer Width (ft) | Buffer Sides | Livestock Restriction | SC ID |
| Unnamed tributaries to Walker Creek | 4700 | 20/35 | Both sides | Yes | 6981 |
| | | | | | |
| Siting Conditions | Description | | | | SC ID |
| Building Envelope | All buildings and structures larger than 500 sf in ground area must be located within a building envelope. Any freestanding dwellings larger than 500 sf in ground area must also be located in a building envelope. | | | | 6982 |

| Compliance with County Comprehensive Plan | | | |
|--|---------------------------------------|--------------------------|-------------------------------------|
| <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO Email of support received from John Ross, Zoning Administrator/Planner; 1/12/24 | | | |
| Public Infrastructure Information | Conflicts with published plans | Yes | No |
| Roads: Walkers Creek Valley Road (SR 42) | | <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 |
|--|
| Full boundary survey approved by GIS Team. |



Location Map
James B. and Erma J. Miller
 Board Meeting: March 27, 2024



This map is for general reference and display purposes only.
 Projection: Lambert Conformal Conic
 Datum: North American 1983

Map created 11/30/23 by VOF - Ruth Babylon
 Source data: boundary- tax map/survey;
 Roads-VDOT; County
 Boundaries-Census 2014; All Else-VOF.

USGS Quadrangle: White Gate
 23 of 25

80°49'30"W

80°49'0"W

37°13'0"N

37°13'0"N

37°12'30"N

37°12'30"N

80°49'30"W

80°49'0"W



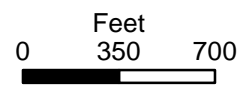
Legend

- Miller boundary
- National Forest

Projection: Lambert Conformal Conic;
 GCS North America 1983
 Datum: D North America 1983
 Map created 10/26/23 by Ruth Babylon.
 Source data: Boundary: tax map; Roads-VDOT;
 Water-VGIN 2002;

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 VOF-BOP-27-24 Western Conservation Projects

Aerial Map
James & Erma Miller
 Giles County - 196.02 acres



1:8,400



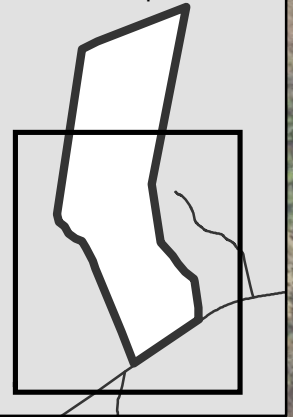
80°49'30"W

80°49'0"W

37°12'30"N

37°12'30"N

Location Map



Livestock have no access to these streams. A short segment in this area fences livestock at less than 35 feet and will be marked with GPS on a return visit.



Walkers Creek Valley Rd.

Legend

- Miller boundary
- Building Envelopes
- Stream Buffers
- Streams
- VDOT road

80°49'30"W

80°49'0"W

Projection: Lambert Conformal Conic;
 GCS North America 1983
 Datum: D North America 1983
 Map created 10/26/23 by Ruth Babylon.
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Special Conditions Map

James & Erma Miller

Giles County - 196.02 acres

