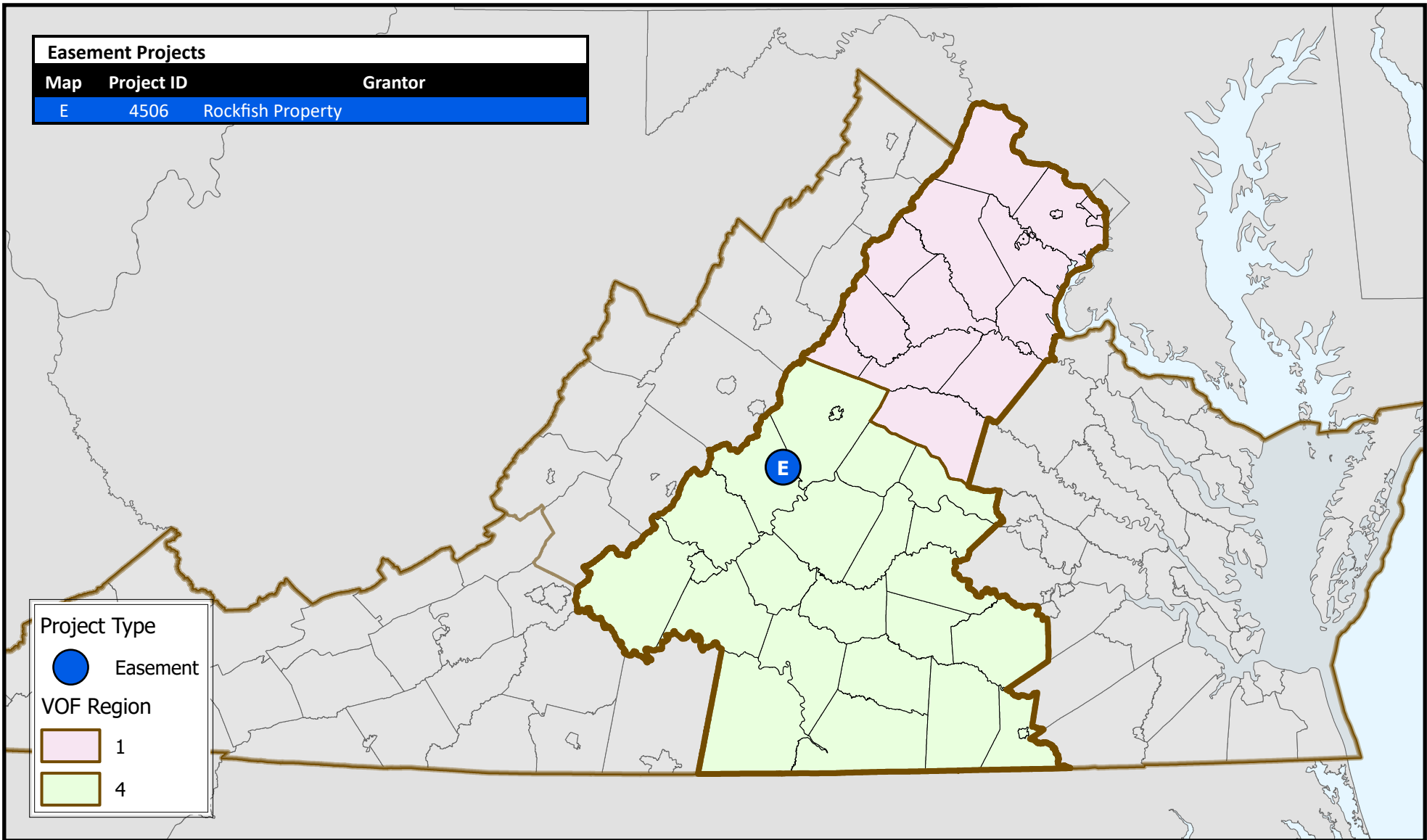




Easement Projects		
Map	Project ID	Grantor
E	4506	Rockfish Property




Project Type

 Easement

VOF Region

 1

 4

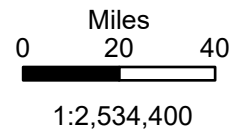
Projection: Lambert Conformal Conic
 GCS North America 1983
 Datum: North America 1983

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 1 and 4

March 27, 2024
 Board of Trustees Meeting



Rockfish Property – owned by VOF

Locality: Nelson

Total Acres: 86.017

Project ID # 4506

Instrument ID # 7793

Property ID # 5158

Board Meeting Date: 3/27/2024

VOF Staff Lead: Laura Thurman

Project Type: Open-Space Easement

Funding/Tax Deductible: N/A

Project Description: Property is almost entirely forested and borders the Rockfish River for approximately 4,550 feet. It was acquired as substitute land resulting from a 2017 agreement with the Atlantic Coast Pipeline, LLC to satisfy statutory requirements associated with the development of the pipeline. The deed of conveyance to VOF specifies that the property is acquired as permanently protected land under the Open Space Land Act. VOF negotiations with Nelson County to transfer the property so that it could become a public park were unsuccessful. VOF proposes selling the property with an open-space easement designed to protect its conservation values. There will be no tax benefits associated with this conveyance. The open space easement will be a condition of sale.

Conservation Purposes/Property Features

Forestal Use:

- Almost entirely forested and 80 percent of the property is identified by the Virginia Department of Forestry as having high or very high Forest Conservation Value.

Scenic/Open Space:

- The property is visible from State Route 617 (Rockfish River Road) for nearly one mile. SR 617 is a Virginia Byway, designated by the Commonwealth Transportation Board in cooperation with the Director of the Department of Conservation and Recreation. The Virginia Byway program preserves and promotes roadways of scenic importance in the Commonwealth. This is also part of the Virginia Wildlife Resources Birding and Wildlife trail system linking some of Virginia's best wildlife-watching areas with walking and biking trails.

Water Resource Protection:

- Borders the Rockfish River for approximately 4,550 feet. This section of the river is qualified by the Virginia Department of Conservation and Recreation as worthy of listing as a State Scenic River. The Rockfish is also listed as a "TMDL" stream by the Virginia Department of Environmental Quality; protecting its banks from disturbance helps improve water quality.

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

- Lies within the area designated by the National Audubon Society as the Central Piedmont Important Bird Area, one of several areas in Virginia supporting habitat and species diversity for species in decline, including the grasshopper sparrow, field sparrow, prairie warbler, wood thrush, northern bobwhite, Louisiana waterthrush, Kentucky warbler and eastern meadowlark.

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

Approve as presented.

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

Easement Terms*

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

- 1. Division of Land:** One property permitted (No division)
- 2. Impervious Coverage Limitations:** 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 the Easement. 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.
- 4. Siting of Buildings and Structures:** No dwelling or any building or structure exceeding 500 square feet in ground area may be located within the area shown on an exhibit attached to the deed and in a map in the baseline documentation report as the “Riparian Protection Zone”.
- 5. Water Quality Protection Areas:**
Summary: Riparian Protection Zone as shown on an exhibit attached to the deed and in a map in the baseline documentation report
 - Livestock excluded from RPZ and waterway: YES NO

6. **Unique deed provisions:** Limited timbering language to protect the scenic values and prevent erosion and run-off into the river from commercial timbering. Cutting of trees for allowed buildings and infrastructure limited to four acres in the aggregate.

7. **Consolidation of Tax Parcels:** NO YES **Summarize:** It is currently one tax parcel.

Further Discussion *Delete this section for BDR*

See the language in the recitals about how VOF acquired the property.

Special Conditions Table <i>(for VOF use)</i>					
Waterbody	Feature Length (ft)	Buffer Width (ft)	Buffer Sides	Livestock Restriction	SC ID
Rockfish River RPZ	4550	RPZ	One side	Yes	6972
Siting Condition	Description				SC ID
RBA	: No dwelling or any building or structure exceeding 500 square feet in ground area may be located within the "Restricted Build Area".				

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

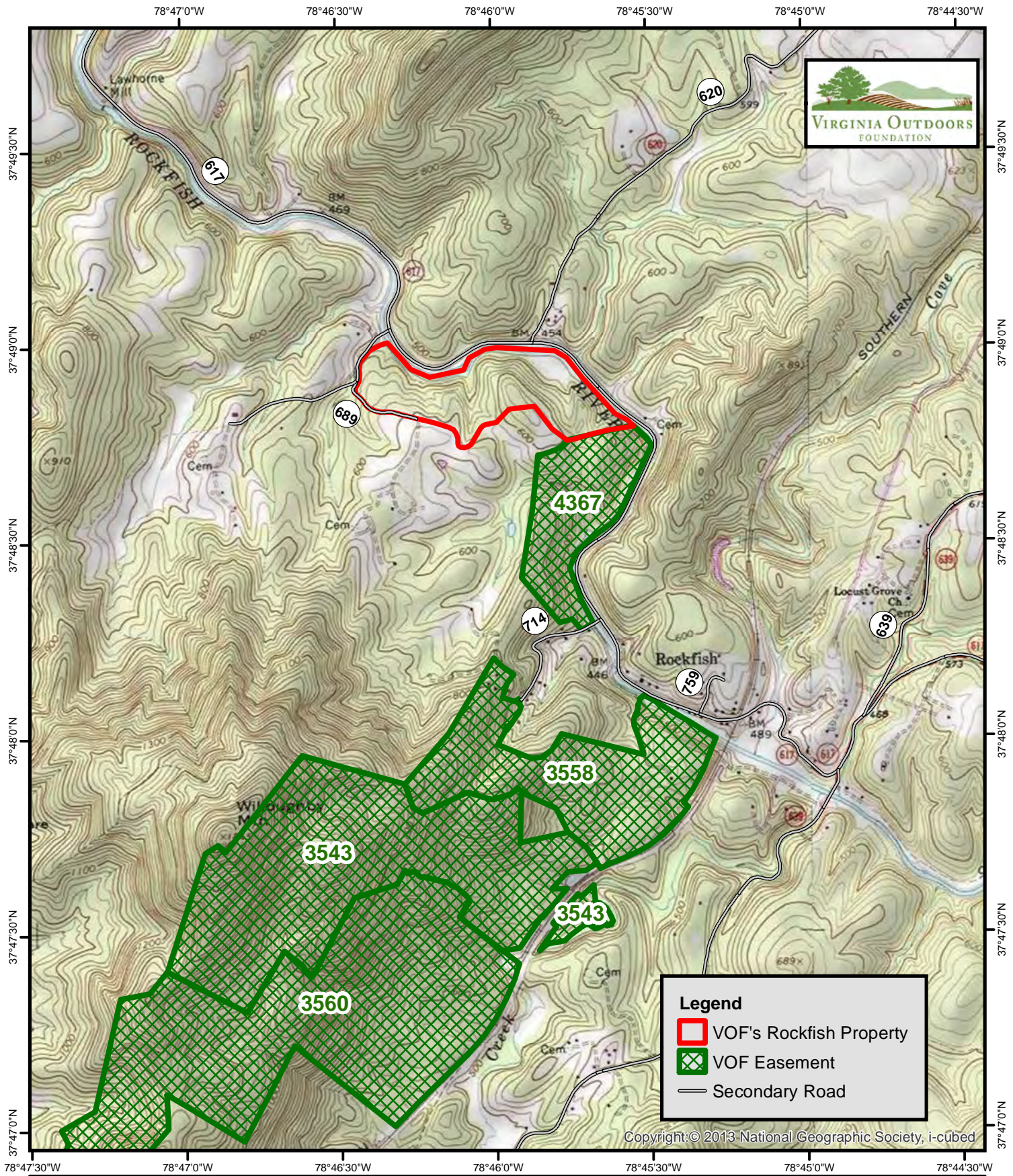
If applicable describe any complication with land use designations in "Further Discussion" section

YES NO It does comply with the comp plan. Title was accepted by VOF under Open Space Land Act and VOF will continue to permanently protect the property with a retained open space easement.

Public Infrastructure Information	Conflicts with published plans	Yes	No
Roads: <i>Rockfish River Road – SR 617 – does not apply. Farrar Bridge Lane – SR 620 – appears to be a prescriptive ROW. VDOT reports no known plans for improvements. Deed allows for safety repairs to the Farrar Bridge.</i>		<input type="checkbox"/>	<input checked="" type="checkbox"/>
Rail:		<input type="checkbox"/>	<input checked="" type="checkbox"/>
Utilities:		<input type="checkbox"/>	<input checked="" type="checkbox"/>
<i>Notes: Staff to enter additional details here</i>			

Easement Boundary Information *Delete this section for BDR*

Easement boundary based on a composite plat for the Division of the Property of The Conservation Fund by P. Massie Saunders, October 31, 2017 recorded in PC 9 Pages 66A and 66B as part of Inst # 170002919. Mapping Confidence Factor listed in VOF attribute table as "A"



Legend

- VOF's Rockfish Property
- VOF Easement
- Secondary Road

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

Map created 01/23/2024 by Laura Thurman.
 Source data provided by roads-VDOT, water-NHD,
 All else-VOF.
 USGS Quadrangle: Lovingson
 This map is for general reference and display purposes only.

Location Map

Rockfish ~ 86.017 Acres

Proj4506 ~ Nelson County

Site Visit Date:

Feet
030600

1:24,000



Riparian Protection Area to be GPS'd

37°49'0"N

37°49'0"N

SR 620 - Fairfax Bridge Ln

SR 617 - Rockfish River Rd

SR 620 - Rock Spring Rd

4506

SR 689 - Oakland Farm Ln

4367

Legend

- VOF's Rockfish Property
- VOF Easement
- Riparian Protection Zone
- Rivers
- Streams
- Secondary Road

37°48'30"N

37°48'30"N

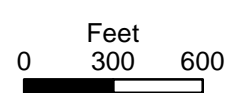
Virginia Geographic Information Network (VGIN)

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

Map created 01/23/2024 by Laura Thurman.
Source data provided by roads-VDOT, water-NHD,
All else-VOF.

Aerial imagery acquired 03/02/2022
Aerial imagery © 2022 Commonwealth of Virginia.
This map is for general reference and display purposes only.

Special Conditions
Rockfish ~ 86.017 Acres
Proj4506 ~ Nelson County
Site Visit Date:



1:7,729

