



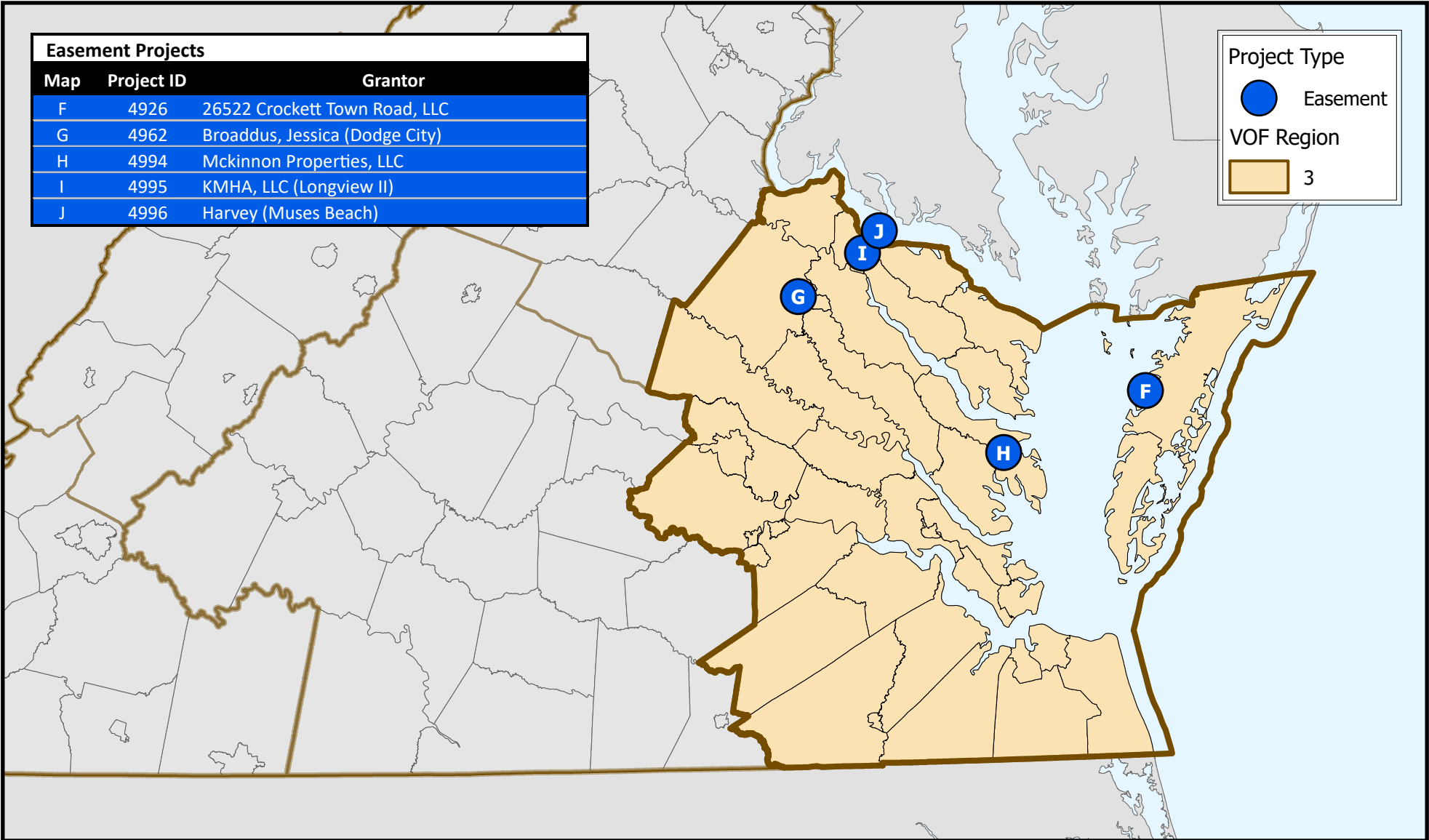
Easement Projects		
Map	Project ID	Grantor
F	4926	26522 Crockett Town Road, LLC
G	4962	Broaddus, Jessica (Dodge City)
H	4994	Mckinnon Properties, LLC
I	4995	KMHA, LLC (Longview II)
J	4996	Harvey (Muses Beach)

Project Type

 Easement

VOF Region

 3



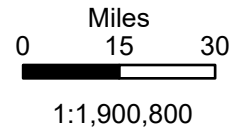
Projection: Lambert Conformal Conic
 GCS North America 1983
 Datum: North America 1983

Map created 3/12/2024 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 Region 3

March 27, 2024
 Board of Trustees Meeting



26522 Crockett Town Road LLC

Locality: Accomack **Total Acres:** 161

Project ID #4926 Instrument ID # Property ID #

Board Meeting Date: 3/28/2024

VOF Staff Lead: Estie Thomas

Project Type: Easement Partial Purchase

Funding/Tax Deductible: NAWCA grant, (\$108,500 for easement and due diligence)

Project Description: Located on the upper Eastern Shore of Virginia, this undeveloped property contains large wetland and marsh areas that support a wide variety of migratory waterfowl within the Mid- Atlantic Flyway system.

Conservation Purposes/Property Features

Natural Habitat and Biological Diversity: Property is located in the Delmarva Bayside Marshes Important Bird Area as designated by The National Audubon Society, which provides important breeding, stopover, and overwintering habitat for national high-priority waterfowl species and a great diversity of Atlantic Flyway migratory songbirds.

Scenic/Open Space: Property lies less than a mile from a Migratory Bird Open Space area as designated by the Conservation Fund, and is located just south of conservation easements held by The Eastern Shore Soil and Water Conservation District and VOF

Water Resource Protection: Property contains 5, 100 feet of frontage on Chesapeake Bay, and 1,200 feet of frontage on Pungoteague Creek, a tributary of the Chesapeake Bay

Conserve VA: Four categories of Conserve Va- Floodplains and Flooding Resilience, Scenic Preservation, Protected Landscapes, Water Quality Improvement

Staff Recommendations/Conformance with VOF Guidelines

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

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

Easement Terms*

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

1. **Division of Land:** One property permitted (no division)
2. **Impervious Coverage Limitations:** 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 1,000 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 8,000 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 500 square feet in ground area, must have Grantee's prior review and written approval. No building may exceed 35 feet in height, measured from the average grade of the foundation thereof, excepting cupolas, chimneys, antennas, silos, or other structural features having the prior written approval of Grantee.
4. **Siting of Buildings and Structures:**
Summary: All 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: RPZ on all shorelines and wetlands.
 - Livestock excluded from RPZ and waterway: YES NO
6. **Unique deed provisions:** N/A
7. **Consolidation of Tax Parcels:** NO YES

Further Discussion

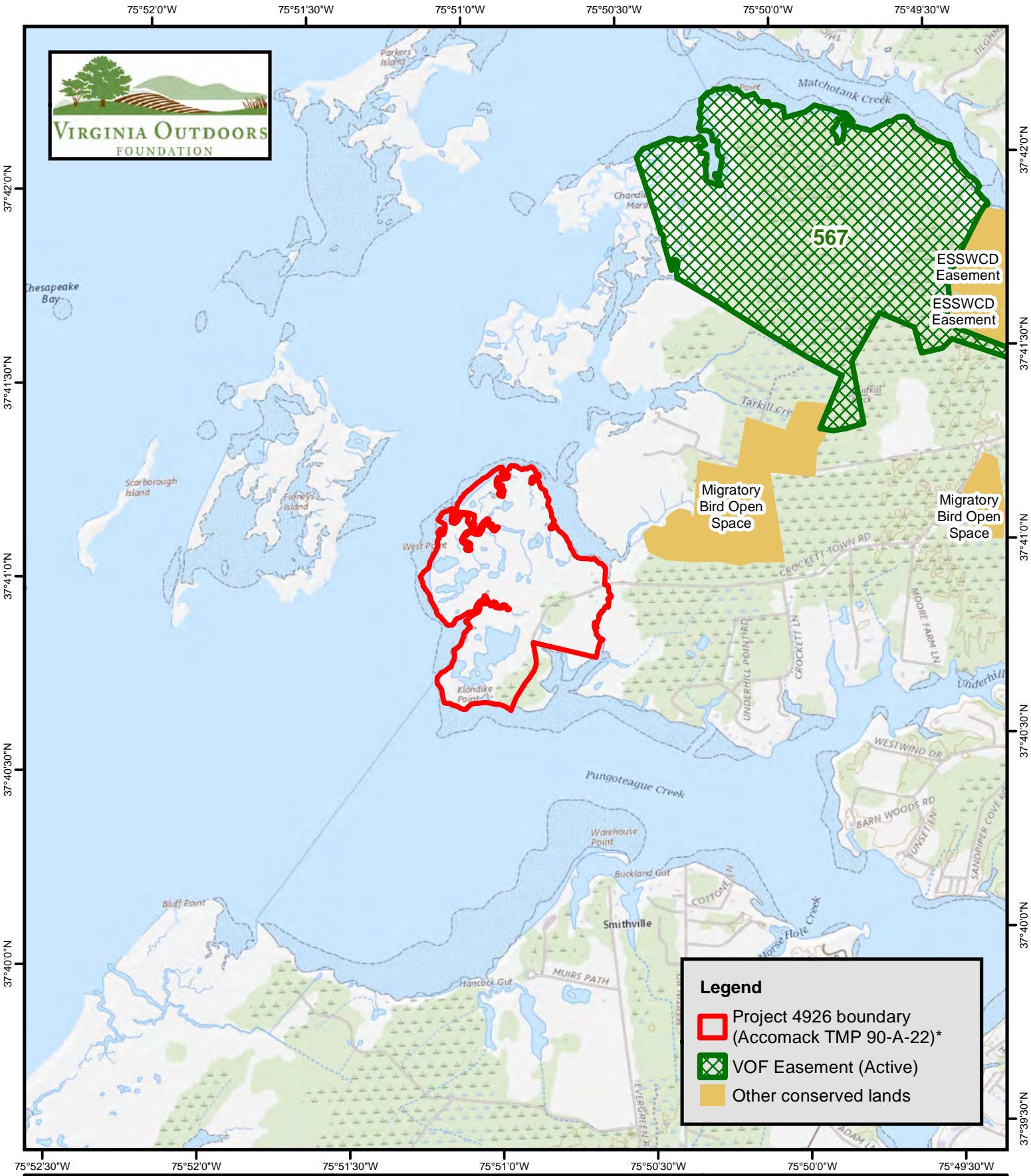
Partial purchase NAWCA grant.

Special Conditions Table					
Waterbody	Feature Length (ft)	Buffer Width (ft)	Buffer Sides	Livestock Restriction	SC ID
RPZ on Chesapeake Bay and Pungoteague Creek shoreline and wetlands				Yes	
Siting Condition	Description				SC ID
	2 Envelopes				

Compliance with County Comprehensive Plan
<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO Letter dated 2/9/2024 from Accomack Planning Department

Public Infrastructure Information	Conflicts with published plans	Yes	No
Roads: Crockett Town Road dead ends at property.		<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
Surveys entered, confirming eastern boundary.



Legend

- Project 4926 boundary (Accomack TMP 90-A-22)*
- VOF Easement (Active)
- Other conserved lands

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

Map created 02/27/2024 by Baron Lin.
 Source data provided by: topography- USGS, other conserved lands- DCR, tax map parcel- VGIN, all else- VOF.
 USGS Quadrangle: Pungoteague
 This map is for general reference and display purposes only.

*Displayed boundary based on TMPs & not approved by DEPARTMENT OF ENVIRONMENTAL QUALITY

Location Map

26522 Crocket Town Road LLC
Accomack County
161.6 Acres*

0 Feet 2000
 1000

1:24,000

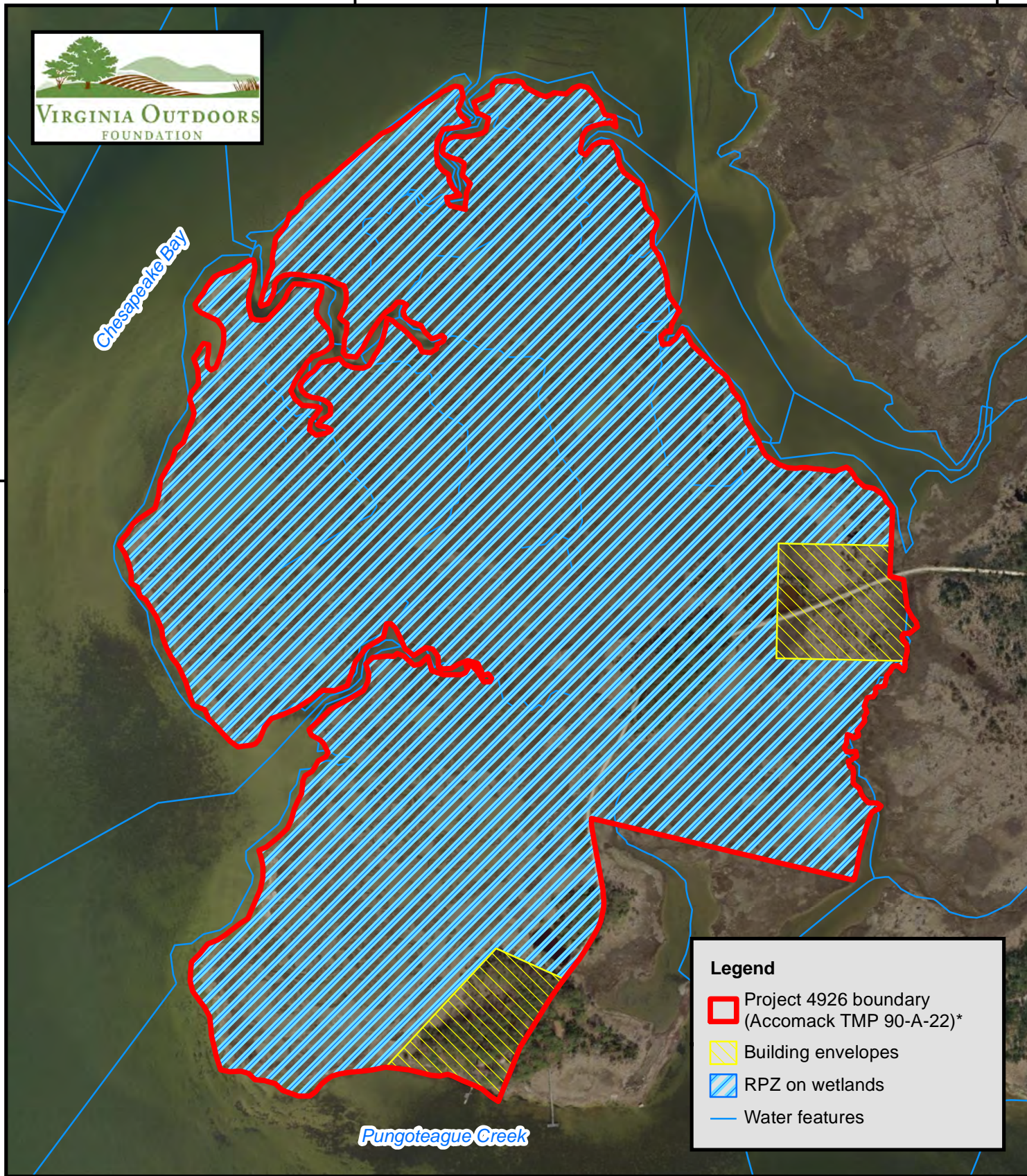
N



Chesapeake Bay

37°41'0"N

37°41'0"N



Pungoteague Creek

Legend

- Project 4926 boundary (Accomack TMP 90-A-22)*
- Building envelopes
- RPZ on wetlands
- Water features

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

Map created 02/27/2024 by Baron Lin.
Source data provided by: aerial imagery- VDEM/VBMP, tax map parcel- VGIN, water features- USGS, all else- VOF. Aerial imagery acquired 03/13/2021.
Aerial imagery © Commonwealth of Virginia.
This map is for general reference and display purposes only.

*Displayed boundary based on TMPs & not approved by GIS team.

Special Conditions Map

26522 Crockett Town Road LLC
Accomack County
161.6 Acres*

0 Feet 500

1:6,000

N

Jessica Broaddus

Locality: Caroline

Total Acres: 225.82

Project ID #4962

Instrument ID # 7575

Property ID # 5767

Board Meeting Date: 3/27/2024

VOF Staff Lead: Estie Thomas

Project Type: Open Space Easement

Funding/Tax Deductible: LPTC

Project Description: Located in Caroline County, this property with productive soils contains land in an agricultural small grain rotation near the perimeter of the Fort Walker Army Base.

Conservation Purposes/Property Features

Property contains 94 acres of United States Department of Agriculture-designated prime farmland soils and 128 acres of Farmland of Statewide Importance soils.

Property contains 57 acres of forest ranked FCV “Very High” or “Outstanding” in the Virginia Department of Forestry’s Forest Conservation Model.

Located near several other properties under open-space easements held by VOF.

Two Conserve VA categories: Ag and Forest and Water Quality Improvement.

Staff Recommendations/Conformance with VOF Guidelines

Approve as presented.

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

Deny (not supported by staff)

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

Easement Terms*

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

- 1. Division of Land:** One property permitted (no division)
- 2. Impervious Coverage Limitations:** Total impervious surface coverage, including that of both existing and future improvements, may not exceed 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. 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:

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

5. Water Quality Protection Areas:

Summary: N/A

6. Unique deed provisions: N/A

7. Consolidation of Tax Parcels: NO YES

Further Discussion

Special Conditions Table					
Waterbody	Feature Length (ft)	Buffer Width (ft)	Buffer Sides	Livestock Restriction	SC ID
N/A					
Siting Condition	Description				SC ID
	Two Building envelopes.				

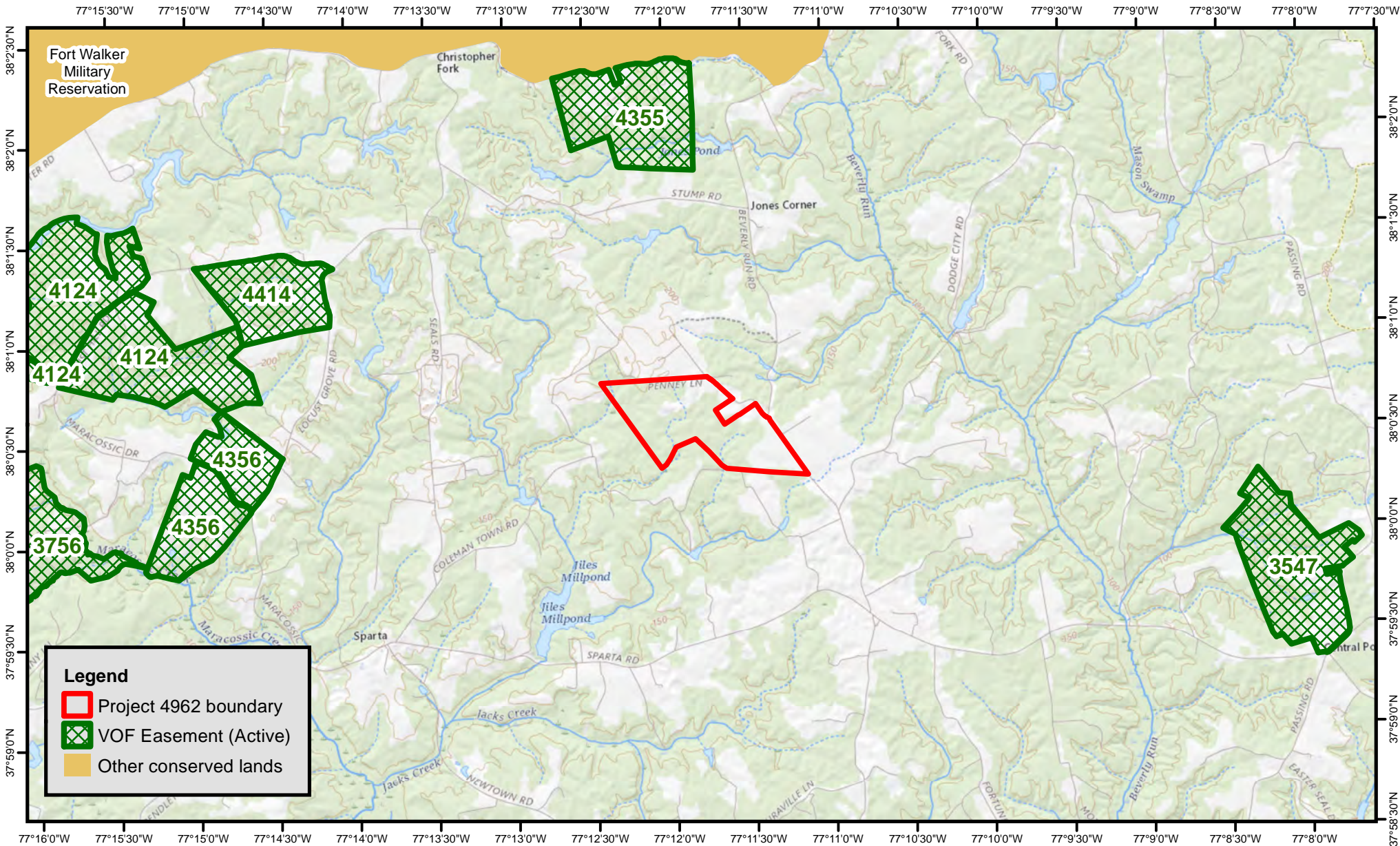
Compliance with County Comprehensive Plan

YES NO Letter from County Planning Director dated 9/6/2023.

Public Infrastructure Information	Conflicts with published plans	
	Yes	No
Roads: Routes 618 is a 30 foot RoW and 616 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 surveys.



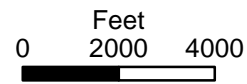
Legend

- Project 4962 boundary
- VOF Easement (Active)
- Other conserved lands

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

Map created 02/14/2024 by Baron Lin.
 Source data provided by: topography- USGS, other conserved lands- DCR, all else- VOF.
 USGS Quadrangle: Supply
 This map is for general reference and display purposes only.

Location Map
Jessica Broaddus
Caroline County
225.826 Acres



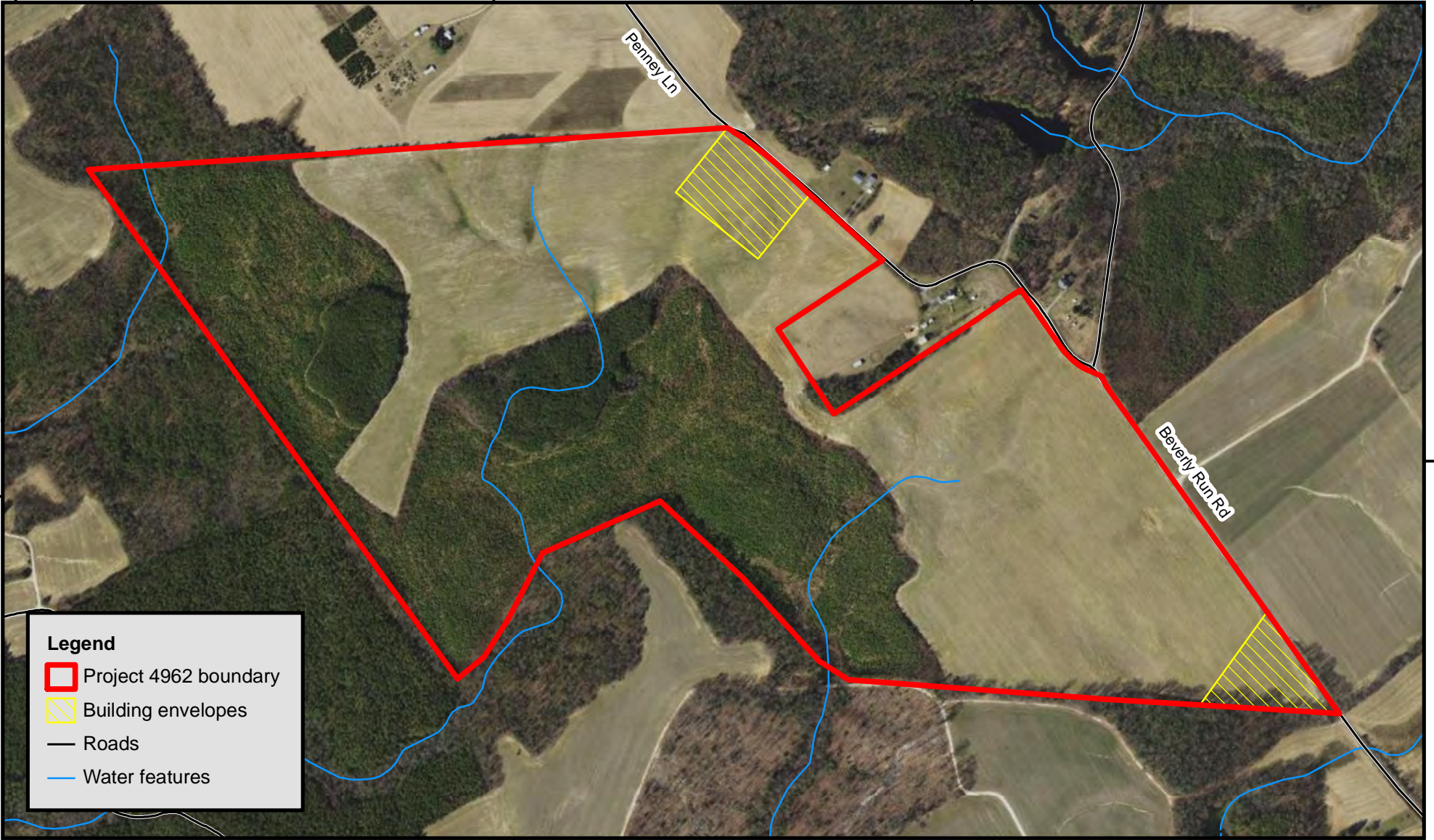
1:48,000



77°12'30"W

77°12'0"W

77°11'30"W



38°0'30"N

38°0'30"N

Legend

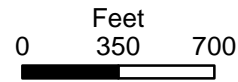
- Project 4962 boundary
- Building envelopes
- Roads
- Water features

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,
 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.

Special Conditions Map

Broadbudd Properties
 Caroline County
 225.826 Acres



1:8,400



McKinnon Properties LLC

Locality: Mathews

Total Acres: 123.3

Project ID #4994

Instrument ID #7826

Property ID # 5834

Board Meeting Date: 3/27/2024

VOF Staff Lead: Estie Thomas

Project Type: Open Space Easement

Funding/Tax Deductible: LPTC

Project Description: Located on the banks of the Piankatank River, this property contains farmland and forest land and the historic dwelling known as “Providence” built circa 1800 which is visible to the boating public.

Conservation Purposes/Property Features

Agricultural Use: Contains 7.44 acres of United States Department of Agriculture-designated prime farmland soils and 75.6 acres of Farmland of Statewide Importance.

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

Scenic/Open Space: Property is visible to boating public on the Piankatank River.

Water Resource Protection: contains approximately 1,100 feet of frontage on the Piankatank River, a tributary of the Chesapeake Bay.

ConserveVirginia : Cultural & Historic Preservation and Scenic Preservation categories.

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*

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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 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. 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. **Water Quality Protection Areas:**
Summary: 100-foot buffer on Piankatank River.
 - Livestock excluded from riparian buffer and waterway: YES NO
 - Length of “forested/vegetated” riparian buffers: 1,100 feet.

Unique deed provisions: Anti-demolition language for historic “Providence” dwelling. The historic dwelling known as “Providence” may not be demolished or removed without the prior written approval of Grantee. Approval of Grantee will include consideration of the building’s structural and historic integrity. To that end, Grantee may, in its discretion, require that Grantor obtain a report written by a structural engineer or professional architectural historian regarding the building’s structural and historic integrity. In the event that (1) prior written approval is granted to demolish or remove the buildings, (2) the buildings are destroyed by causes beyond Grantor’s reasonable control, including, but not limited to, fire, flood, storm or earth movement, or (3) the buildings are damaged by causes beyond Grantor’s reasonable control as above to such an extent that, in the opinion of Grantee, the building’s historic integrity is irremediably compromised, nothing herein will obligate Grantor to reconstruct the buildings or return them to their condition prior to such calamity. In such case, Grantor will have the right to build replacement buildings.

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

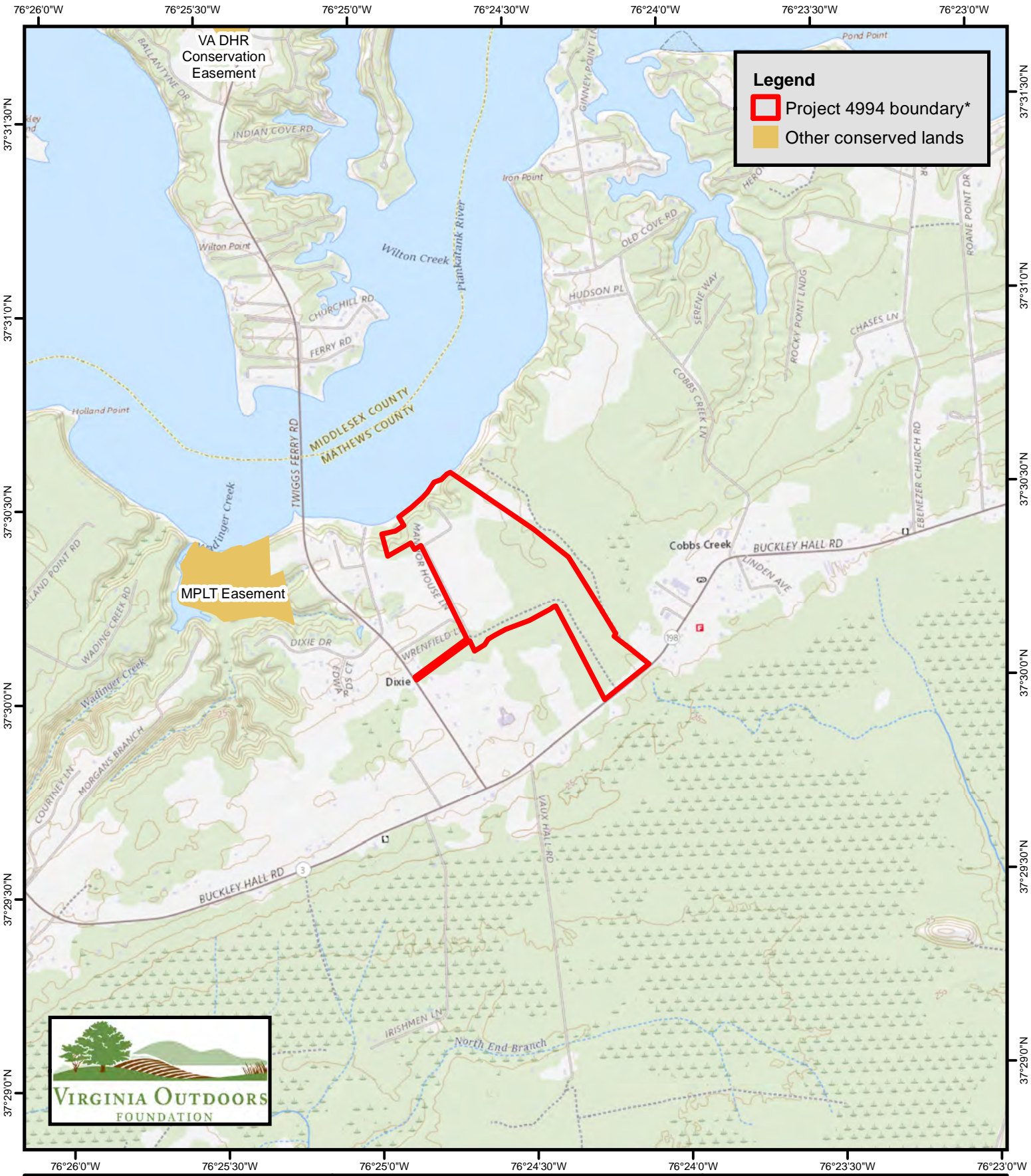
Further Discussion

Special Conditions Table					
Waterbody	Feature Length (ft)	Buffer Width (ft)	Buffer Sides	Livestock Restriction	SC ID
Piankatank River	1100	100 feet	One side	Yes	6977
Siting Condition	Description				SC ID

Compliance with County Comprehensive Plan
<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO Conversation with Planning Director confirms compliance, waiting on letter.

Public Infrastructure Information	Conflicts with published plans		Yes	No
Roads: Route 198 is 80 foot RoW Route 3 is 80 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
<i>See Mapping Information/Easement Boundary section below. TMP 4-A-8 entered from 08/01/2000 survey missing a couple of survey calls and further info to map cemeteries (TMPs 4-A-8A, 4-A-8B, & 4-A-8C).</i>



Legend

- Project 4994 boundary*
- Other conserved lands



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

Map created 02/14/2024 by Baron Lin.
 Source data provided by: topography- USGS, other conserved lands- DCR.
 USGS Quadrangle: Wilton
 This map is for general reference and display purposes only.

*Displayed boundary does not include 2 parcels.

Location Map

McKinnon Properties LLC
Mathews County
123.3 Acres*

Feet
 0 1000 2000

1:24,000

76°24'30"W

37°30'30"N

37°30'30"N

37°30'0"N

37°30'0"N

76°25'0"W

76°24'30"W



Legend

- Project 4994 boundary*
- 100' riparian buffer from the edges of Piankatank River
- Roads
- Water features

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

Map created 02/13/2024 by Baron Lin.
 Source data provided by: aerial imagery- VDEM/VBMP, roads- VGIN,
 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.

*Displayed boundary does not exclude 3 cemeteries.

Special Conditions Map

McKinnon Properties LLC
 Mathews County
 123.3 Acres*



1:7,200



KMHA LLC, Jeffrey Dean Horner and Beverly Horner

Locality: **Total Acres:** 166.6 (survey underway)

Project ID #4995 Instrument ID #7827 Property ID # 5835

Board Meeting Date: 3/27/2024

VOF Staff Lead: Estie Thomas

Project Type: Easement Partial Purchase

Funding: NAVY REPI and VLCF grants - NAVY: \$731,000 VLCF: \$269,000

Project Description: Located across Popes Creek from the Geroge Washington National Birthplace, this property contains forest land, agricultural land and extensive shoreline and marsh habitat areas.

Conservation Purposes/Property Features
<p>Agricultural Use: Contains approximately 62.87 acres of United States Department of Agriculture-designated prime farmland soils.</p> <p>Forestal Use: Identified by the Virginia Department of Forestry as having a high-ranking in Forest Conservation Value (FCV), containing 30 acres of “high” (FCV 4) and 40 acres of “Very High” (FCV 5) forest conservation value.</p> <p>Scenic/Open Space: Lies within the viewshed of the historic George Washington Birthplace National Monument, which is managed by the National Park Service and lies adjacent to 1,105.195 acres protected by VOF easements.</p> <p>Water Resource Protection: Contains 8,000 feet of frontage on Pope’s Creek, and 1,200 feet of frontage on Canal Swamp, both tributaries of the Potomac River and the Chesapeake Bay.</p> <p>ConserveVirginia: Agriculture and Forestry, Floodplains and Flooding Resilience, Protected Landscapes Resilience, and Water Quality Improvement categories.</p>

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:

Easement Terms*

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

1. **Division of Land:** Two properties permitted (one division)
 - Division occurring at recordation (one 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 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 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 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: RPZ and 100-foot buffer on Pope's Creek and Canal Swamp
 - Livestock excluded from Choose an item. and waterway: YES NO
 - Length of "forested/vegetated" riparian buffers (livestock excluded): 9,200
6. **Unique deed provisions:** NAVY REPI VOF model.
7. **Consolidation of Tax Parcels:** NO YES **Summarize:**

Further Discussion
Survey currently underway. Acreage and legal description to be finalized after survey is complete.

Special Conditions Table

Waterbody	Feature Length (ft)	Buffer Width (ft)	Buffer Sides	Livestock Restriction	SC ID
Popes Creek		100'	One side	Yes	
Canal Swamp RPZ			Both sides	Yes	

Siting Condition	Description	SC ID
	Building Envelopes	

Compliance with County Comprehensive Plan
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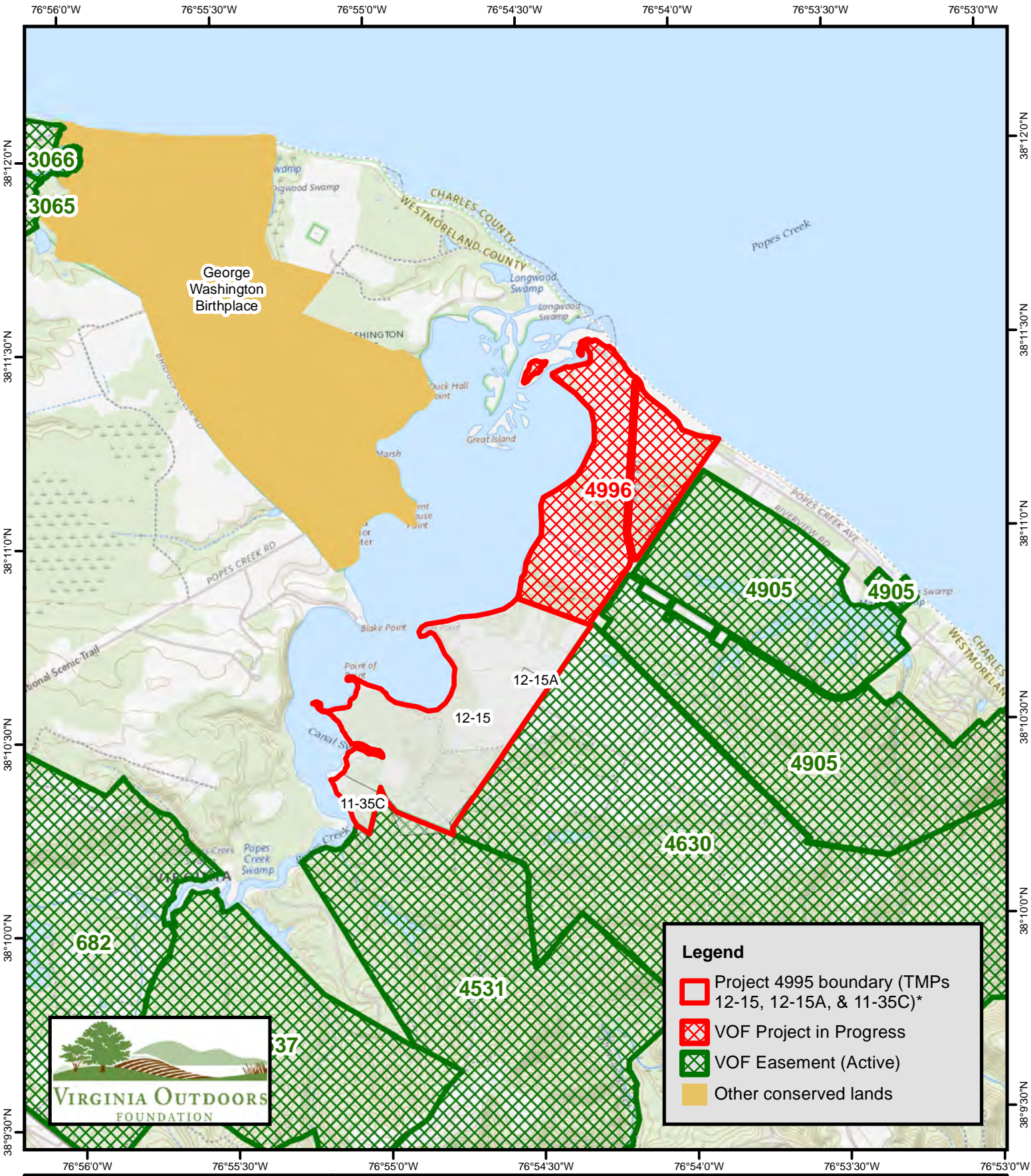
YES NO Letter from County Planning Department dated 2/8/2024.

Public Infrastructure Information	Conflicts with published plans	Yes	No
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Roads: Longwood Road (Route 624) is a 30 foot RoW and is a dead end road that terminates at the Potomac River.		<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 underway.



Legend

- Project 4995 boundary (TMPs 12-15, 12-15A, & 11-35C)*
- VOF Project in Progress
- VOF Easement (Active)
- Other conserved lands



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

Map created 02/27/2024 by Baron Lin.
 Source data provided by: topography- USGS, other conserved lands- DCR, all else- VOF.
 USGS Quadrangle: Colonial Beach South
 This map is for general reference and display purposes only.

*Acreage calculated from tax map parcels. Survey in progress

Location Map

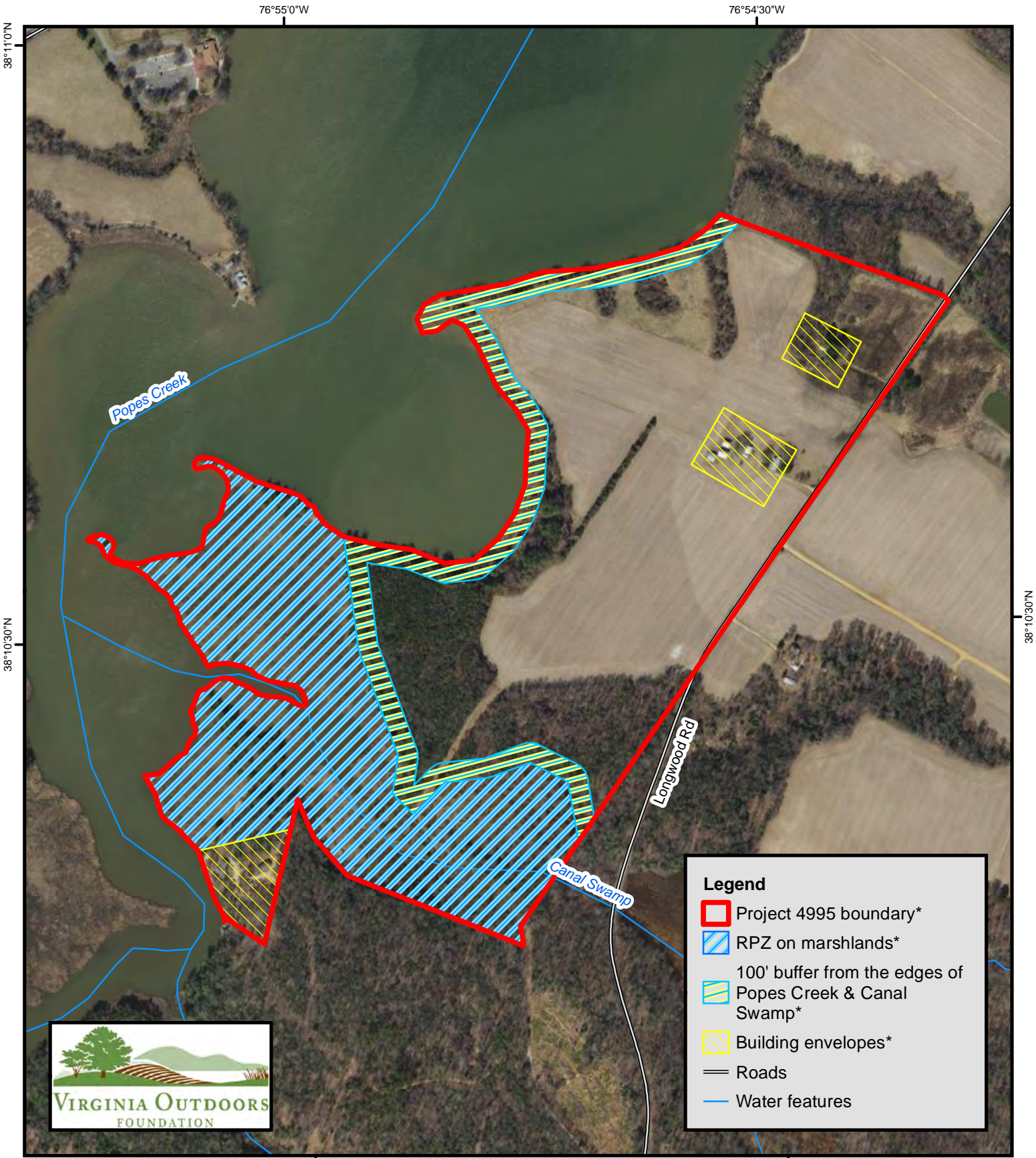
Longview II

Westmoreland County

±166.6 Acres*

Feet
 0 1000 2000

1:24,000



38°11'0"N
38°10'30"N

76°55'0"W

76°54'30"W

38°10'30"N

76°55'0"W

76°54'30"W



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

Map created 02/27/2024 by Baron Lin.
Source data provided by: aerial imagery- VDEM/VBMP, roads- VGIN, water features- USGS, all else- VOF.
Aerial imagery acquired 03/10 & 03/11/2021.
Aerial imagery © Commonwealth of Virginia.
This map is for general reference and display purposes only.

*Acreage calculated from tax map parcels. Boundary & special conditions subject to change.

Special Conditions Map

Longview II
Westmoreland County
±166.6 Acres*

0 Feet 650

1:7,800



Grantor: Kimbell F.M. Harvey, Everett W. Harvey (brothers)

Locality: Westmoreland **Total Acres:** 144.04

Project ID #4996 Instrument ID #7828 Property ID #5836

Board Meeting Date: 3/27/2024

VOF Staff Lead: Estie Thomas

Project Type: Easement Partial Purchase

Funding/Tax Deductible: NAVY REPI and VLCF Grant Funds - NAVY: \$684,000 VLCF: \$316,000

Project Description: Located across Popes Creek from the George Washington Birthplace National Monument, this property known as Muses Beach contains forest land, agricultural land and extensive shoreline on the Potomac River and Pope’s Creek and marsh habitat areas.

Conservation Purposes/Property Features
<p>Agricultural Use: Contains approximately 57.7 acres of United States Department of Agriculture-designated prime farmland soils.</p>
<p>Forestal Use: Identified by the Virginia Department of Forestry as having a high-ranking in Forest Conservation Value (FCV), containing 10.35 acres of “high” (FCV 4) and 8.81 acres of “Very High” (FCV 5) forest conservation value.</p>
<p>Scenic/Open Space: Lies within the viewshed of historic George Washington Birthplace National Monument, which is managed by the National Park Service and lies adjacent to 1,105.195 acres protected by VOF easements.</p>
<p>Water Resource Protection: Contains 5,000 feet of frontage on Pope’s Creek, and 1,000 feet of frontage on the Potomac river, both tributaries of the Chesapeake Bay.</p>
<p>ConserveVirginia: Agriculture and Forestry, Floodplains and Flooding Resilience, Protected Landscapes Resilience, and Water Quality Improvement categories.</p>

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

Easement Terms*

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

1. **Division of Land:** 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 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 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 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: 100 foot buffers on Popes Creek and Potomac River
 - Livestock excluded from riparian buffer and waterway: YES NO
 - Length of “forested/vegetated” riparian buffers (livestock excluded): 6,000 feet.
6. **Unique deed provisions:** NAVY REPI VOF model with VLCF review.
7. **Consolidation of Tax Parcels:** NO YES

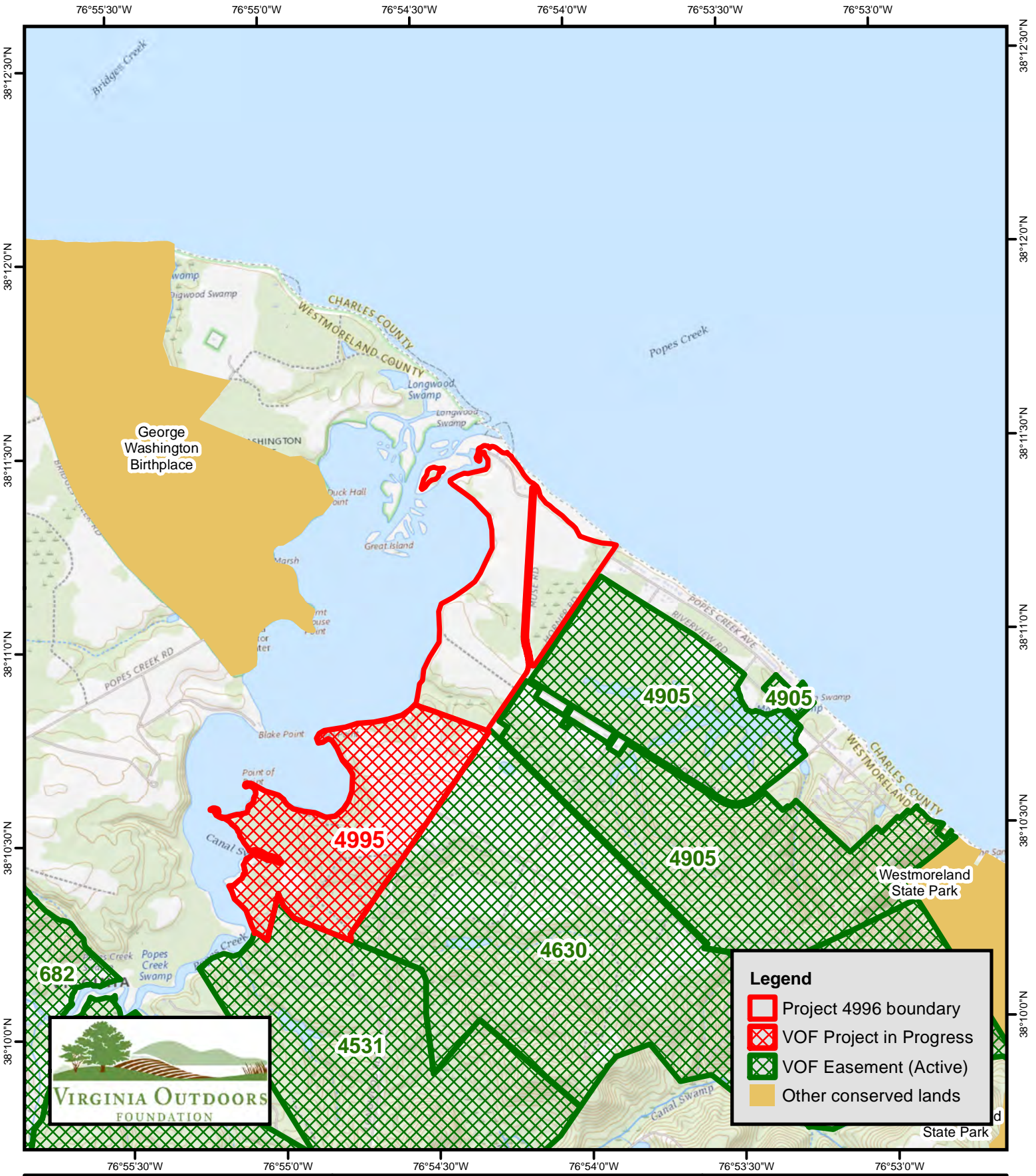
Further Discussion

Special Conditions Table					
Waterbody	Feature Length (ft)	Buffer Width (ft)	Buffer Sides	Livestock Restriction	SC ID
Potomac River		100	One side	Yes	
Popes Creek		100	One side	Yes	

Siting Condition	Description	SC ID
Building envelope		
Compliance with County Comprehensive Plan		
<input checked="" type="checkbox"/> YES <input type="checkbox"/> Letter from County Planning Department dated 2/8/2024.		

Public Infrastructure Information	Conflicts with published plans	
	Yes	No
Roads: Rt. 624 -Longwood Road and Muses Beach Road are both dead end roads that terminate at the river.	<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
See Mapping Information/Easement Boundary section below. GIS boundary conditionally approved by GIS team as of 02/14/2024.



Legend

- Project 4996 boundary
- VOF Project in Progress
- VOF Easement (Active)
- Other conserved lands

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

Map created 02/27/2024 by Baron Lin.
 Source data provided by: topography- USGS, other conserved lands- DCR, all else- VOF.
 USGS Topography: Colonial Beach South
 This map is for general reference and display purposes only.

Location Map

Muses Beach
Westmoreland County
144.04 Acres

Feet
 0 1000 2000

1:24,000

N

76°54'30"W

76°54'0"W

38°11'30"N

38°11'30"N

38°11'0"N

38°11'0"N



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

Map created 02/27/2024 by Baron Lin.
 Source data provided by: aerial imagery- VDEM/VBMP, roads- VGIN, water features- USGS, all else- VOF.
 Aerial imagery acquired 03/10 & 03/11/2021.
 Aerial imagery © Commonwealth of Virginia.
 This map is for general reference and display purposes only.

Special Conditions Map

Muses Beach
 Westmoreland County
 144.04 Acres

76°54'30"W

76°54'0"W

0 Feet 300 600

1:7,200



*Building envelopes subject to change
 VOF-001-3-27-24 Eastern Conservation Projects