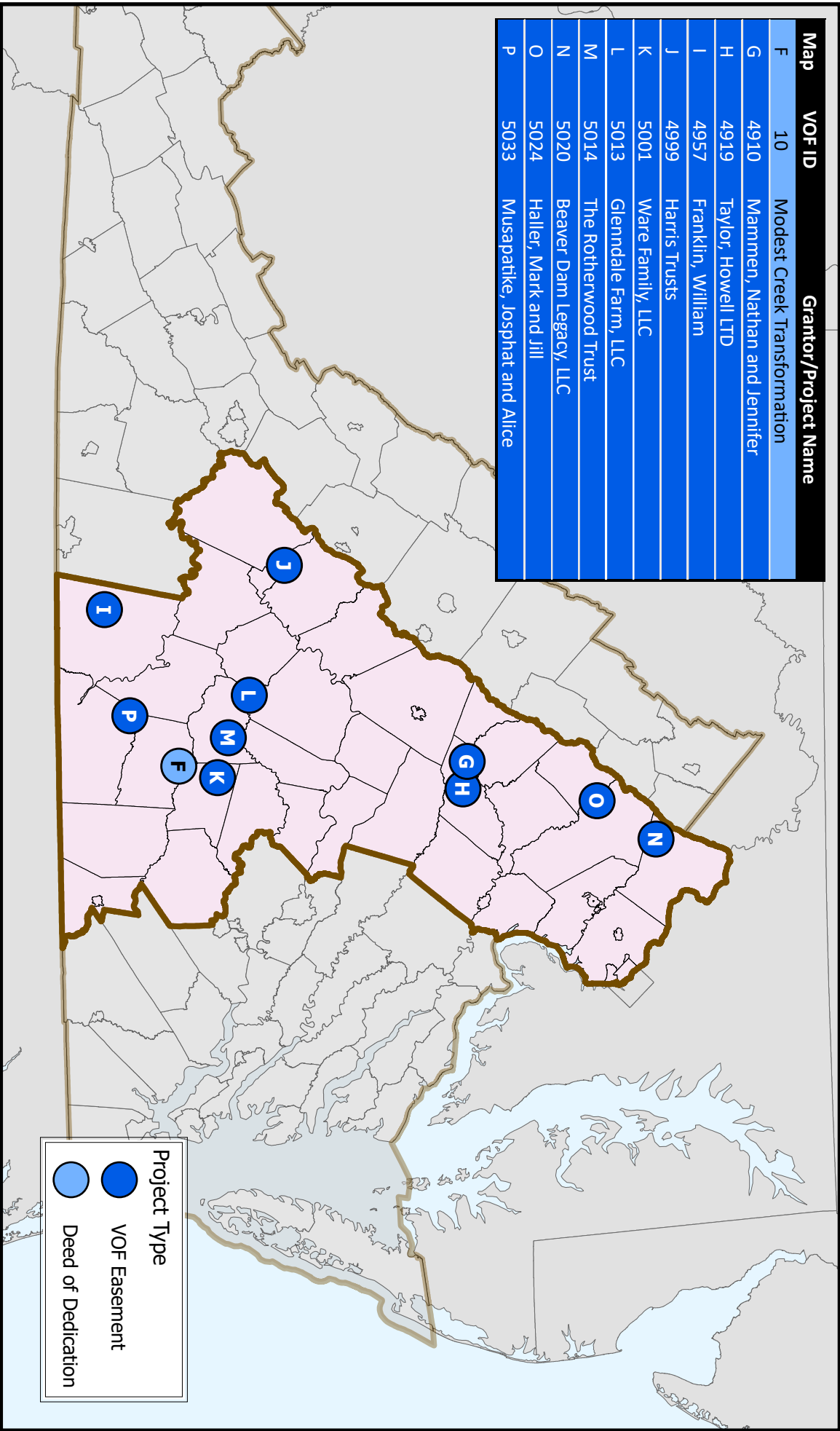


Map	VOF ID	Grantor/Project Name
F	10	Modest Creek Transformation
G	4910	Mammen, Nathan and Jennifer
H	4919	Taylor, Howell LTD
I	4957	Franklin, William
J	4999	Harris Trusts
K	5001	Ware Family, LLC
L	5013	Glendale Farm, LLC
M	5014	The Rotherwood Trust
N	5020	Beaver Dam Legacy, LLC
O	5024	Haller, Mark and Jill
P	5033	Musapatke, Josphat and Alice



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

Map created 9/17/24 by VOF-LV  
Source data provided by County Boundaries -  
US Census Bureau/VOF; all else - VOF.

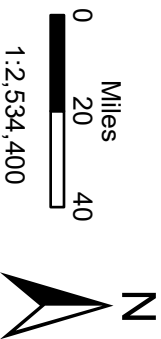
This map is for general reference and display purposes only.

## Proposed Conservation Projects

### Central Region

October 10, 2024

Board of Trustees Meeting



# PROJECT SUMMARY

## Town of Victoria Modest Creek Transformation

**Locality:** Lunenburg County**Acres:** 55.66**Meeting Date:** October 10, 2024**Staff Lead:** Emily White**Region:** Central

### Project Description

Preserving our environment is essential for community health and vitality. The Modest Creek Transformation Project is dedicated to enhancing and sustaining Modest Creek through a collaborative approach involving communities, organizations, and local governments. By promoting shared responsibility, this initiative will ensure the long-term preservation and ecological balance of Modest Creek, delivering lasting benefits to both the natural environment and the Victoria community.

### Project Type

- |   |   |
|---|---|
| <input type="checkbox"/> Charitable Contribution<br><input type="checkbox"/> Purchase of Open-Space Easement<br><input type="checkbox"/> Fee Simple Acquisition | <input type="checkbox"/> Protection of Owned Land<br><input checked="" type="checkbox"/> Site Enhancement for Passive Public Use<br><input type="checkbox"/> Other: _____ |
|---|---|

### Instrument Type

- |  |   |
|--|---|
| <input type="checkbox"/> Deed of Open-Space Easement<br><input checked="" type="checkbox"/> Deed of Dedication to Open Space | <input type="checkbox"/> Deed of Conveyance/Acquisition<br><input type="checkbox"/> Other |
|--|---|

### Land Protection Agent

- |  |  |
|--|--|
| <input type="checkbox"/> VOF<br><input type="checkbox"/> Other State Agency: _____ | <input checked="" type="checkbox"/> Locality: <u>Town of Victoria</u><br><input type="checkbox"/> Other: _____ |
|--|--|

### Funding Source & Amount

- |  |   |
|--|---|
| <input checked="" type="checkbox"/> VOF Grant Program(s): <u>PTF</u><br>Amount Requested: <u>\$257,000</u> | <input type="checkbox"/> External Grant Program(s): _____<br>Amount Requested/Secured: \$ _____ |
| <input type="checkbox"/> Tax Benefits (Sought by Applicant)  | <input type="checkbox"/> Not Applicable   |

### Staff Recommendation

#### Conservation Project:

- ☒ Approve project as presented.  
☐ Approve project, contingent upon satisfaction of the following: \_\_\_\_\_  
☐ Approve project, final VOF easement terms to be approved at subsequent Board of Trustees Meeting.

#### Conservation Funding:

- ☐ Not applicable  
☐ Approve requested funding: \$ \_\_\_\_\_  
☒ Approve recommended funding: \$240,000  
☐ Approved administratively, PTF-Easement Assistance: \$ \_\_\_\_\_

**Notes:**

## Conservation Purposes/Property Features

### Agricultural Use:

- The property contains 4 acres of prime farmland soil and 8 acres of farmland of statewide importance.

### Forestral Use:

- The property contains 15 wooded acres that ranked High to Outstanding by the Virginia Department of Forestry (VDOF) in the Forest Conservation Value (FCV) model.

### Natural Habitat and Biological Diversity:

- Ranked as having an ecological core rating of C2 (Very High) by the Virginia Department of Conservation and Recreation's Natural Landscape Assessment (VaNLA) indicating the property supports numerous habitat and ecosystem values.
- The property contains a DCR-Division of Natural Heritage dedicated Natural Heritage Conservation Site, indicating the property contains habitat for one or more natural heritage resources (rare plants, animals, communities, or geologic features).
- A state threatened species has been found on the property.
- The Nature Conservancy has identified the property as part of an area of importance for climate & biodiversity resilience.
- The property is a designated Audubon Important Bird Area, falling in the Virginia Piedmont Forest Block Complex.
- The property was identified as a significant site for protection in the ConserveVA Natural Habitat and Ecosystem Diversity category.

### Scenic/Open Space:

- The property contains Modest Creek Lake, a public fishing lake.

### Water Resource Protection:

- The property is located within the Albemarle-Pamlico National Estuary.
- The property is located in an area identified as important for the protection of floodplains and flooding resilience as well as water quality by the ConserveVA model.

### Outdoor Recreation, Education, or Research:

- The property is currently open to and used by the public.
- Water-based Recreational Need as modeled by the Department of Conservation and Recreation is ranked as Moderate in this area.

## Project Details

**The Governing Document:** *The primary terms contained in the deed or instrument are listed below in a condensed form. The complete terms, conditions, and restrictions are in the recorded deed.*

- Divisions permitted: 0 Maximum Properties:** 1
- Impervious Coverage Limitations:** Total impervious coverage, including that of both existing and future improvements, may not exceed 1.5% of the total property.
- Buildings and Structures:** Only buildings and structures allowed are those that support public use of the Property as a park.
- Water Quality Protection Areas:** N/A
- Unique Deed Provisions:** N/A
- Public Access:** ☐ NO ☒ YES
- Sign Required:** ☐ NO ☒ YES
- Consolidation of Tax Parcels:** ☐ NO ☐ YES ☒ N/A

## Further Discussion

**Comprehensive Plan**

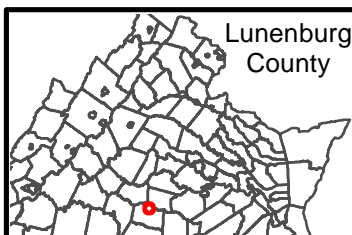
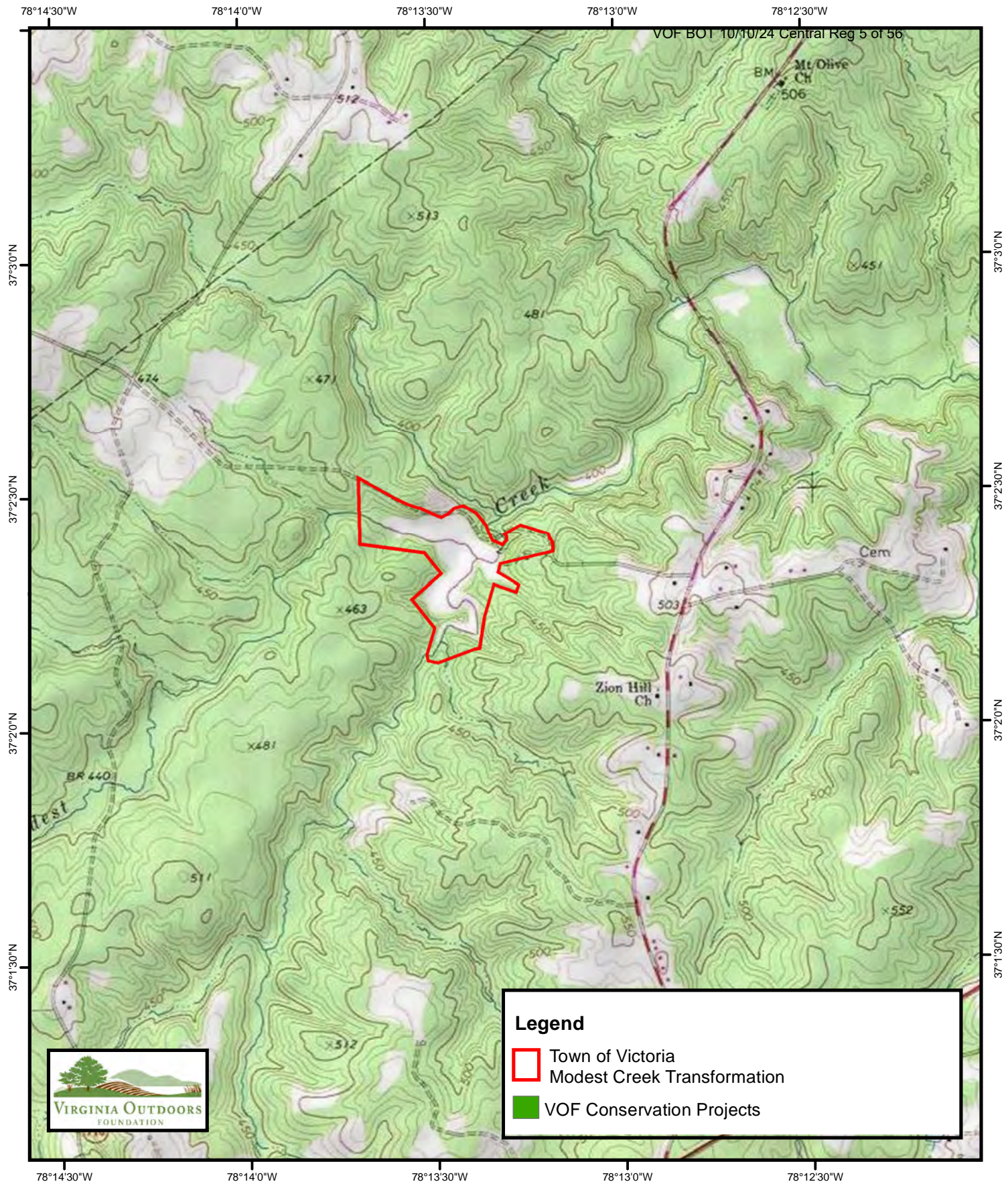
Is the project in compliance with the locality's comprehensive plan?

☒ YES   ☐ NO

DETAILS: Documented in PTF grant application. Confirmation from locality to be obtained if grant award is made.

<b>Public Infrastructure Information</b>	<b>Conflicts with published plans</b>	<b>Yes</b>	<b>No</b>
<b>Roads:</b>		<input type="checkbox"/>	<input type="checkbox"/>
<b>Rail:</b>		<input type="checkbox"/>	<input type="checkbox"/>
<b>Utilities:</b>		<input type="checkbox"/>	<input type="checkbox"/>
<i>Notes: To be determined if grant award is made.</i>			





## Location Map Town of Victoria Modest Creek Transformation

55.66 Acres

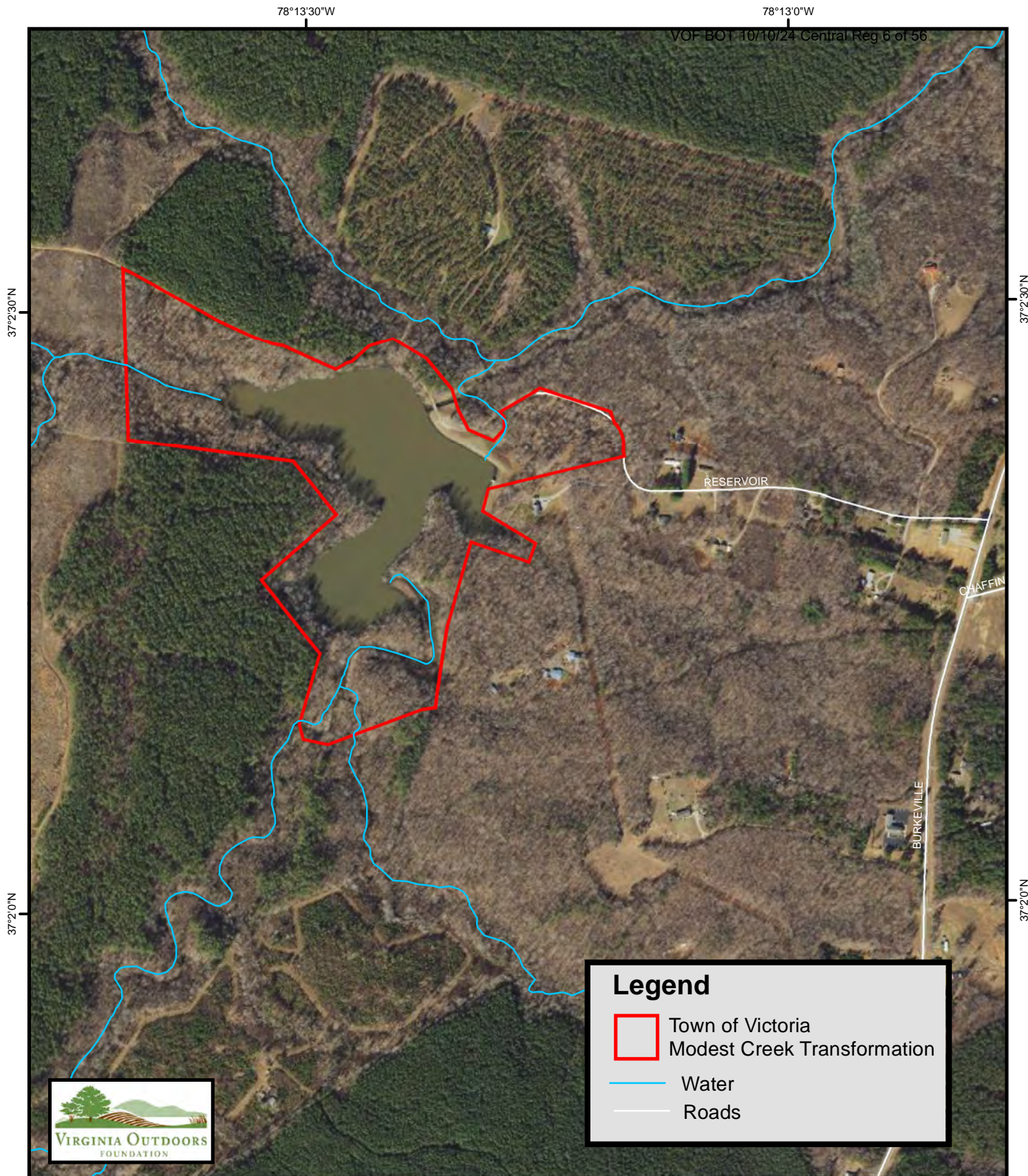
Board Meeting: 10.10.2024



Feet  
0 1,000 2,000  
1:20,000

This map is for general reference and display purposes only.  
Projection: Lambert Conformal Conic  
GCS North America 1983  
Datum: D North America 1983  
Map created 05.21.24 by E.White  
Source data: Boundary-Tax Map; County-Census 2014; All Else-VOF  
USGS Quadrangle: RUBERMONT





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

Map created 09.19.24 by E.White.  
Source data: Boundary-tax maps;  
Roads-VDOT; Water-VGIN 2002  
Aerial imagery-VGIN VBMP  
© Commonwealth of Virginia  
acquired 3/30/2023  
All Else-VOF  
This map is for general reference  
and display purposes only.

78°13'30"W

## Aerial Map

### Town of Victoria Modest Creek Transformation

Acres: 55.66 Locality: Lunenburg County

78°13'0"W



Feet  
0 250 500  
1:8,000



## PROJECT SUMMARY

Nathan S. and Jennifer M.K. MAMMEN

Locality: Madison

Acres: 366.68

Meeting Date: Oct. 10, 2024

Staff lead: Sherry Buttrick

Region: Central

### Project Description

This area contains a concentration of VOF easements, with 6 VOF easements and one PEC easement within 1 mile and 42 VOF easements within 3 miles. DCR's Conserve VA identifies the land as significant in 5 out of its 7 categories. The farm is in active crop production lies on the Rapidan River and  $\frac{3}{4}$  mile of frontage on Rt. 231, a designated VA Byway. The farm's soils are productive, the river segment is designated as "Threatened and Endangered Waters by Dept of Wildlife Resources and is 'potentially eligible' for Scenic River designation.

### Project Type

- |   |  |
|---|--|
| <input checked="" type="checkbox"/> Charitable Contribution of Easement | <input type="checkbox"/> Protection of Owned Land        |
| <input type="checkbox"/> Purchase of Open-Space Easement                | <input type="checkbox"/> Site Enhancement for Public Use |
| <input type="checkbox"/> Fee Simple Acquisition                         | <input type="checkbox"/> Other: _____                    |

### Instrument Type

- |   |   |
|---|---|
| <input checked="" type="checkbox"/> Deed of Open-Space Easement | <input type="checkbox"/> Deed of Conveyance/Acquisition |
| <input type="checkbox"/> Deed of Dedication to Open Space       | <input type="checkbox"/> Other                          |

### Land Protection Agent

- |  |  |
|--|--|
| <input checked="" type="checkbox"/> VOF            | <input type="checkbox"/> Locality: _____ |
| <input type="checkbox"/> Other State Agency: _____ | <input type="checkbox"/> Other: _____    |

### Funding Source & Amount

- |  |   |
|--|---|
| <input type="checkbox"/> VOF Grant Program(s): _____                   | <input type="checkbox"/> External Grant Program(s): _____ |
| Amount Requested: \$ _____   | Amount Requested/Secured: \$ _____                        |
| <input checked="" type="checkbox"/> Tax Benefits (Sought by Applicant) | <input type="checkbox"/> Not Applicable                   |

### Staff Recommendation

#### Conservation Project:

- ☒ Approve project as presented.
- ☐ Approve project, contingent upon satisfaction of the following: \_\_\_\_\_
- ☐ Approve project, final VOF easement terms to be approved at subsequent Board of Trustees Meeting.

#### Conservation Funding:

- ☒ Not applicable
- ☐ Approve requested funding: \$ \_\_\_\_\_
- ☐ Approve recommended funding: \$ \_\_\_\_\_
- ☐ Approved administratively, PTF-Easement Assistance: \$ \_\_\_\_\_

#### Notes:



## Conservation Purposes/Property Features

### Agricultural Use:

- 59 acres of Prime soils and 52 acres of soils of statewide importance.
- Property is in active production of crops.
- All of property ranked by American Farmland Trust - Productivity Versatility Resilience Index - Approx. 243 ac ranked “Acceptable;” approximately 69 ac ranked “Significant” and 51 ac “Exceptional.”

### Forestal Use:

- Approx. 35 acres ranked as having High Forest Conservation Value by Va. Dept Forestry.

### Natural Habitat and Biological Diversity:

- Rapidan River is listed by VA Dept of Wildlife Resources as” Threatened and Endangered Waters” due to yellow lance and green floater.
- Fronts on RAPIDAN RIVER - BLUE-CEDAR-BARBOUR RUNS Stream Conservation Unit because of presence of yellow lance. Forested habitat along Rapidan River.

### Scenic/Open Space:

- 4,800 feet of frontage on Rt. 231, a designated Scenic Byway.
- Rapidan River is listed as Potentially eligible as a Scenic River.
- Adjoins 2 VOF easements that then adjoin a block of VOF easements totaling approximately 2,985 acres. 2 PEC easements of 777 acres adjoin this block for a total of approx. 3,093 acres of contiguous conserved lands.
- 6 VOF easements within 1 mile and 2 PEC easement within 1 mile.
- 42 VOF easements within 3 miles, and 19 other conserved lands within 3 miles.

### Water Resource Protection:

- Approx 5,600 feet of frontage on the Rapidan River in the Chesapeake Bay watershed. Area of wetland.
- 10 miles upstream from the public water intake for Orange.

### Historic Preservation:

- Property contains an 1850’s house and adjoins across the Rapidan an Historic District.
- Ranked Medium in DCR’s Conservation Vision Cultural Resource Preservation Index because land adjoins Madison-Barbour Rural Historic District
- Across the river from Hampstead Farm Archaeological District

### Open Space as Designated by a Government or Conservation Organization:

- Identified in DCR’s ConserveVirginia in 5 categories - Water Quality Improvement, Scenic, Floodplains & Flooding Resilience, Natural Habitat & Ecosystem Diversity, and Agriculture Categories.

## Project Details

**The Governing Document:** *The primary terms contained in the deed or instrument are listed below in a condensed form. The complete terms, conditions, and restrictions are in the recorded deed.*

1. **Divisions permitted: one. Maximum Properties:** Two properties.
2. **Impervious Coverage Limitations:** Total impervious coverage, including that of both existing and future improvements, may not exceed 50,000 sq feet. Existing: approx. 9,955 square feet.

**3. Buildings and Structures.**

Any new building or structure exceeding 10,000 square feet in ground area, must have Grantee's prior review and written approval.

No more than four detached (freestanding) dwellings may be maintained or constructed on the Property of which two currently exist.

All new buildings and structures larger than 500 square feet in ground area must be located within designated Building Envelopes.

Any detached (freestanding) dwelling must be located in a Building Envelope.

**4. Water Quality Protection Areas:**

a) Buffer on Rapidan River of 50' from bank.

b) Riparian Protection Zone on wetlands near Rapidan River as shown on Exhibit.

**5. Public Access:** ☒ NO ☐ YES**6. Sign Required:** ☒ NO ☐ YES**7. Consolidation of Tax Parcels:** ☒ NO ☐ YES ☐ N/A

Summarize:

**Further Discussion****Comprehensive Plan**

Is the project in compliance with the locality's comprehensive plan?

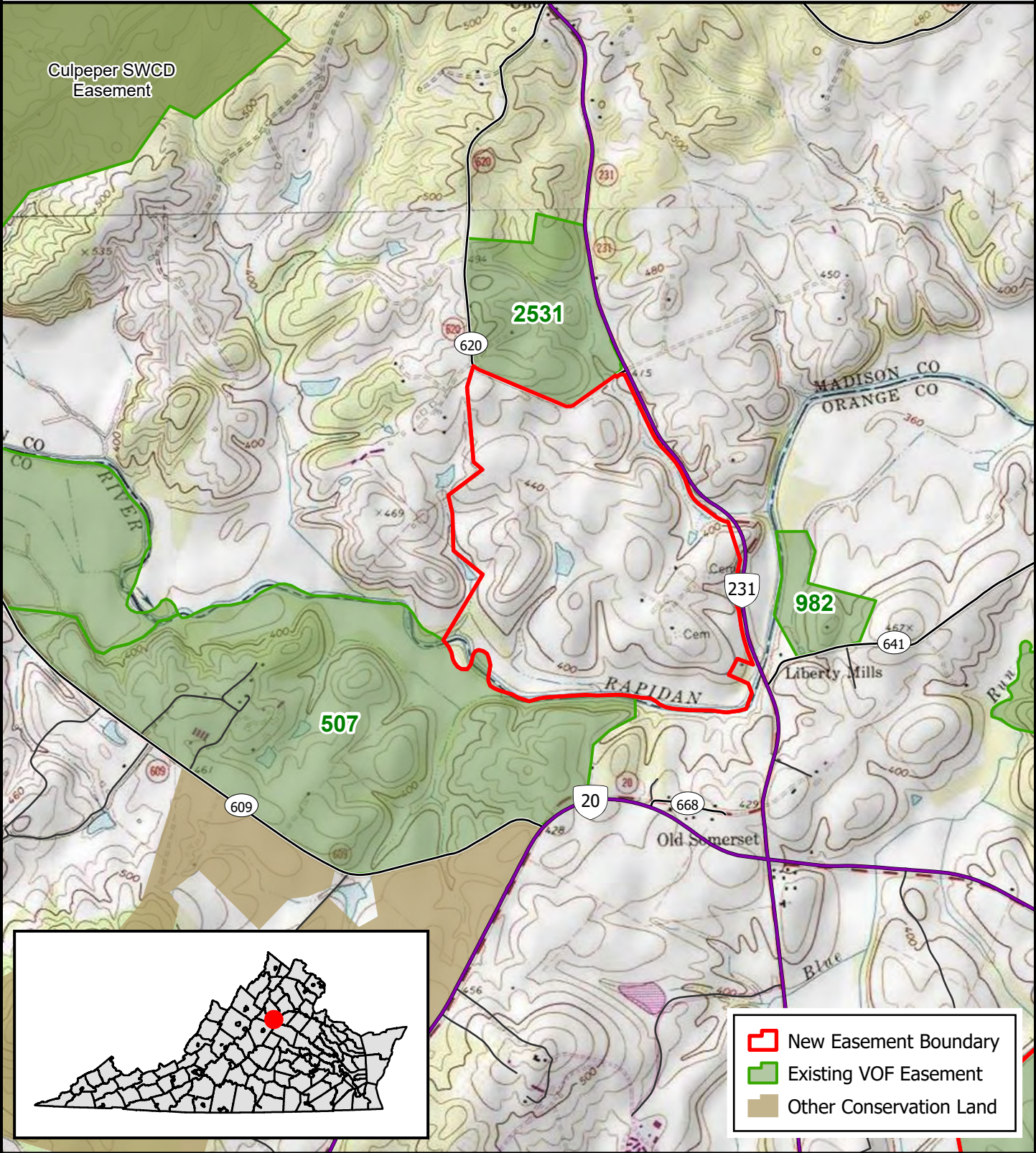
☒ YES ☐ NO

DETAILS: Planning and Zoning Administrator 7/17/2024 consistent with current plan. Plan under revision.

Public Infrastructure Information	Conflicts with published plans	Yes	No
<b>Roads:</b> Rt. 231 has variable R/W and Raceground Rd has 30 ft prescriptive R/W		<input type="checkbox"/>	<input checked="" type="checkbox"/>
<b>Rail:</b>	n/a	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<b>Utilities:</b>	n/a	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<i>Notes:</i> VDOT notified, no response. Not on any plans.			

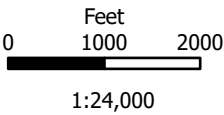


Location  
**Nathan S. and Jennifer M.K. Mammen**



Madison County

366.68 ± Acres



Map created: 9/18/2024 by VOF-Anna Clayton Bullock  
Projection: NAD 1983 Virginia Lambert

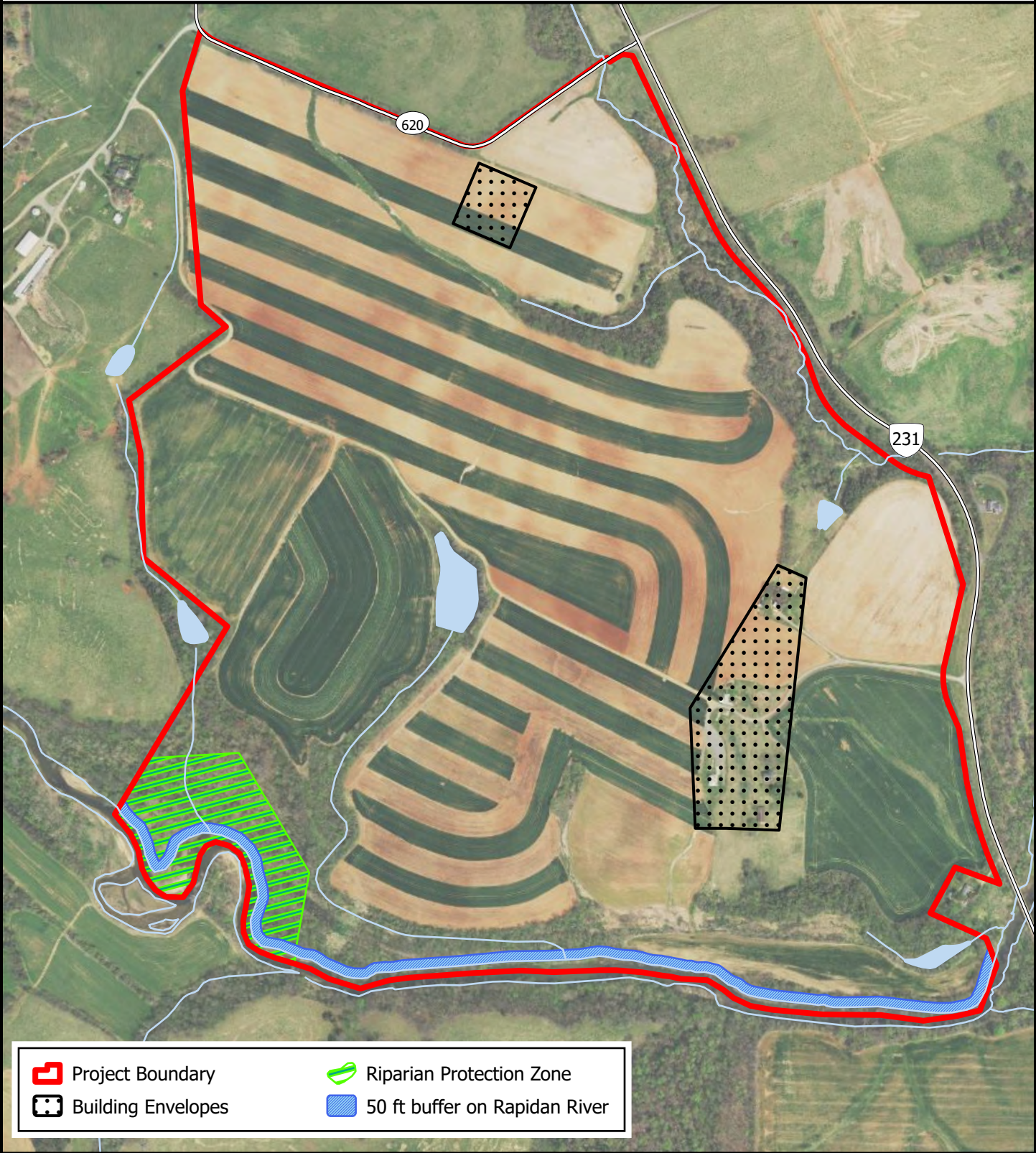
Source data: USGS Topo Quad Name: Gordonsville; Roads - VDOT; County Boundaries - US Census Bureau/VOF; all else - VOF.

This map is for general reference and display purposes only. Any determination of topography or contours, or any depiction of physical improvements, property lines or boundaries, are solely for general information and should not be used or relied upon in the design, modification, or construction of improvements to real property or for resource protection area or flood plain determination.



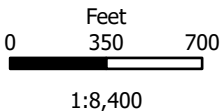
# Special Conditions

## Nathan S. and Jennifer M.K. Mammen



Madison County

366.68 ± Acres



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## PROJECT SUMMARY

Howell L.T.D. Taylor

**Locality: Orange County****Acres: 428.582 +/-****Meeting Date: Oct. 10, 2024****Staff lead: Sherry Buttrick****Region: Central**

### Project Description

This large farm property fills in and contributes to a block of easement land, many of which were contributed by the donor or his family over the last decades. The property connects and adjoins three existing VOF easements. It is in crops and timber with Tomahawk Creek flowing through the middle of the farm. A portion of a large lake, an area of wetland, and a tributary stream also contribute to the water resources in the Chesapeake Bay watershed. Soils are productive and DCR designates 125 ac as having ecological importance.

### Project Type

- |   |  |
|---|--|
| <input checked="" type="checkbox"/> Charitable Contribution of Easement | <input type="checkbox"/> Protection of Owned Land        |
| <input type="checkbox"/> Purchase of Open-Space Easement                | <input type="checkbox"/> Site Enhancement for Public Use |
| <input type="checkbox"/> Fee Simple Acquisition                         | <input type="checkbox"/> Other: _____                    |

### Instrument Type

- |   |   |
|---|---|
| <input checked="" type="checkbox"/> Deed of Open-Space Easement | <input type="checkbox"/> Deed of Conveyance/Acquisition |
| <input type="checkbox"/> Deed of Dedication to Open Space       | <input type="checkbox"/> Other                          |

### Land Protection Agent

- |  |  |
|--|--|
| <input checked="" type="checkbox"/> VOF            | <input type="checkbox"/> Locality: _____ |
| <input type="checkbox"/> Other State Agency: _____ | <input type="checkbox"/> Other: _____    |

### Funding Source & Amount

- |  |   |
|--|---|
| <input type="checkbox"/> VOF Grant Program(s): _____                   | <input type="checkbox"/> External Grant Program(s): _____ |
| Amount Requested: \$ _____   | Amount Requested/Secured: \$ _____                        |
| <input checked="" type="checkbox"/> Tax Benefits (Sought by Applicant) | <input type="checkbox"/> Not Applicable                   |

### Staff Recommendation

#### Conservation Project:

- ☒ Approve project as presented.
- ☐ Approve project, contingent upon satisfaction of the following: \_\_\_\_\_
- ☐ Approve project, final VOF easement terms to be approved at subsequent Board of Trustees Meeting.

#### Conservation Funding:

- ☒ Not applicable
- ☐ Approve requested funding: \$ \_\_\_\_\_
- ☐ Approve recommended funding: \$ \_\_\_\_\_
- ☐ Approved administratively, PTF-Easement Assistance: \$ \_\_\_\_\_

#### Notes:



## Conservation Purposes/Property Features

### Agricultural Use:

- Farm size is larger than the average farm size of 265 acres in Orange County VA
- Soils: Approximately 235 acres of the property designated by USDA as either Prime Farmland or Farmland of Statewide Importance.

### Forestal Use:

- Approximately 40 acres ranked High or Very High in VA Department of Forestry's Forest Conservation Value assessment

### Natural Habitat and Biological Diversity:

- Habitat: 125.91 acres in DCR's VA Natural Lands Assessment (ranked Moderate)

### Scenic/Open Space:

- Road frontage/Scenic: Fronts on Monrovia Rd (Rt. 612) for approx. 3,030 ft and on Tomahawk Creek Rd (Rt. 637) for approx. 3,575 ft.
- Open Space: Property adjoins three existing VOF easements of approx. 1,107 acres.

### Water Resources:

- Frontage on Tomahawk Creek of 3,250 feet and a small area of wetland adjacent to the Creek.
- Drains to North Anna River within the Chesapeake Bay watershed
- 102 acres in DCR's Conservation Vision Watershed Model (ranked Med Low or Med)

### Historic Preservation:

- Approx. 94 acres in DCR's Cultural Resource Preservation Index (ranked #1 of 3, where 3 is highest)

## Project Details

**The Governing Document:** *The primary terms contained in the deed or instrument are listed below in a condensed form. The complete terms, conditions, and restrictions are in the recorded deed.*

- Divisions permitted:** one. **Maximum Properties:** two.
- Impervious Coverage Limitations:** Total impervious coverage, including that of both existing and future improvements, may not exceed 50,000 square feet.
- Buildings and Structures.**  
Any new building or structure exceeding 10,000 square feet in ground area, must have Grantee's prior review and written approval.  
No more than four detached (freestanding) dwellings may be maintained or constructed on the Property.  
All new buildings and structures larger than 500 square feet in ground area must be located within designated Building Envelopes. Any detached (freestanding) dwelling must be located in a Building Envelope.
- Water Quality Protection Areas:**
  - a) Buffer on Tomahawk Creek: 35' buffer shown on Exhibit A.
  - b) Buffer on tributary stream below the Lake dam: 35' buffer shown on Exhibit A.
  - c) RPZ adjacent to Tomahawk Creek as shown on Exhibit A.
- Public Access:** ☒ NO ☐ YES
- Sign Required:** ☒ NO ☐ YES

**7. Consolidation of Tax Parcels:** ☒ NO ☐ YES ☐ N/A

Summarize:

**Further Discussion****Comprehensive Plan**

Is the project in compliance with the locality's comprehensive plan?

☒ YES ☐ NO

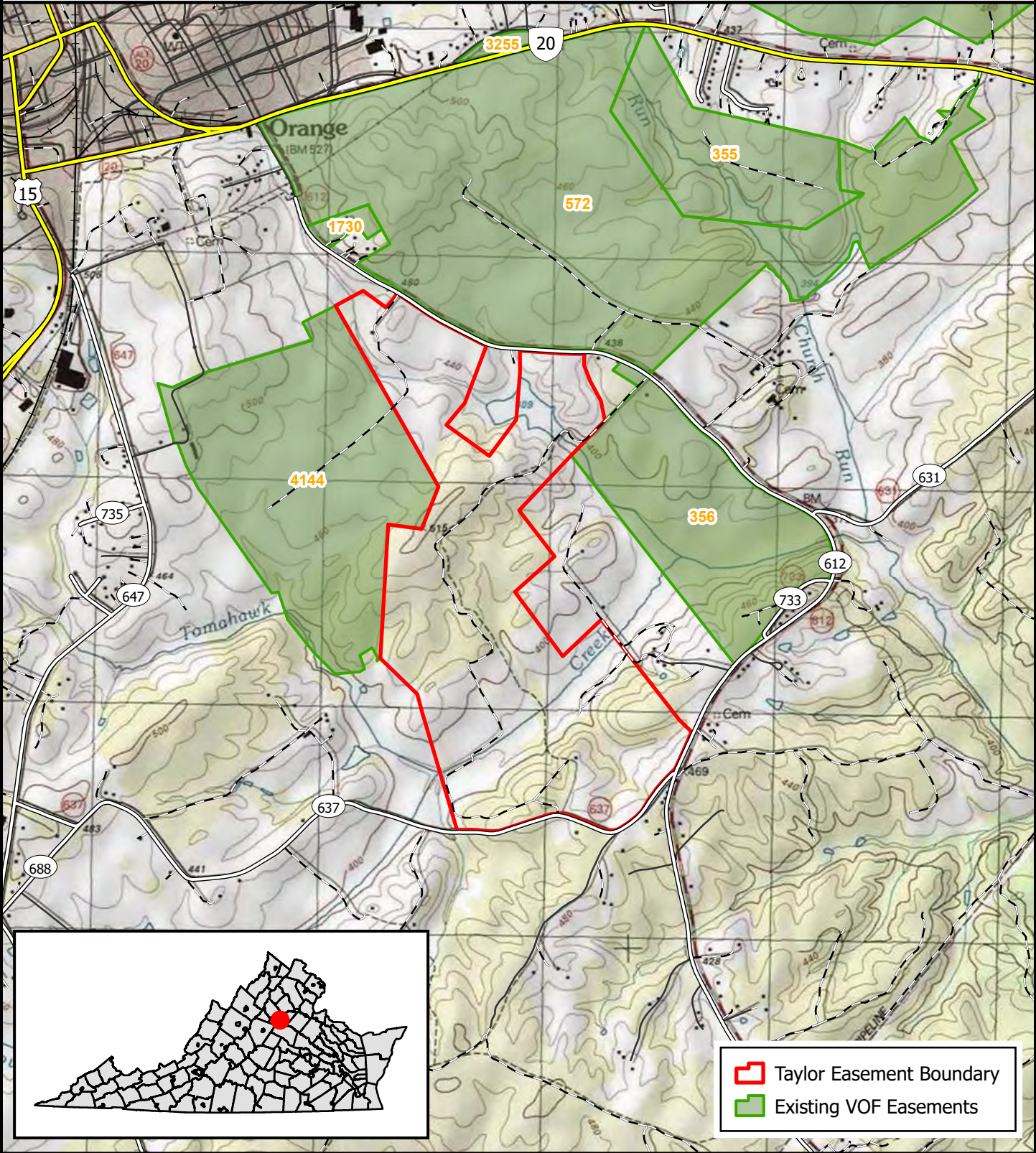
DETAILS: Future Land Use designation is A-1, the most conservation-oriented category in the comp plan, the designation in which 'land under easement' is given as one of the uses. County Administrator notified of easement proposal. BOS has decided not to respond to these inquiries.

<b>Public Infrastructure Information</b>	<b>Conflicts with published plans</b>	<b>Yes</b>	<b>No</b>
<b>Roads:</b> Rt. 637 (Tomahawk Creek Rd.) and Rt. 612 (Monrovia Rd.) Both have 40ft R/W		<input type="checkbox"/>	<input checked="" type="checkbox"/>
<b>Rail:</b>	n/a	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<b>Utilities:</b>		<input type="checkbox"/>	<input checked="" type="checkbox"/>
Notes:			

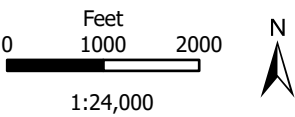


# Location

Howell L T D Taylor



Orange County  
428.582 Acres



Map created 7/11/2024 by VOF-Anna Clayton Bullock.  
Projection: Lambert Conformal Conic GCS North America 1983

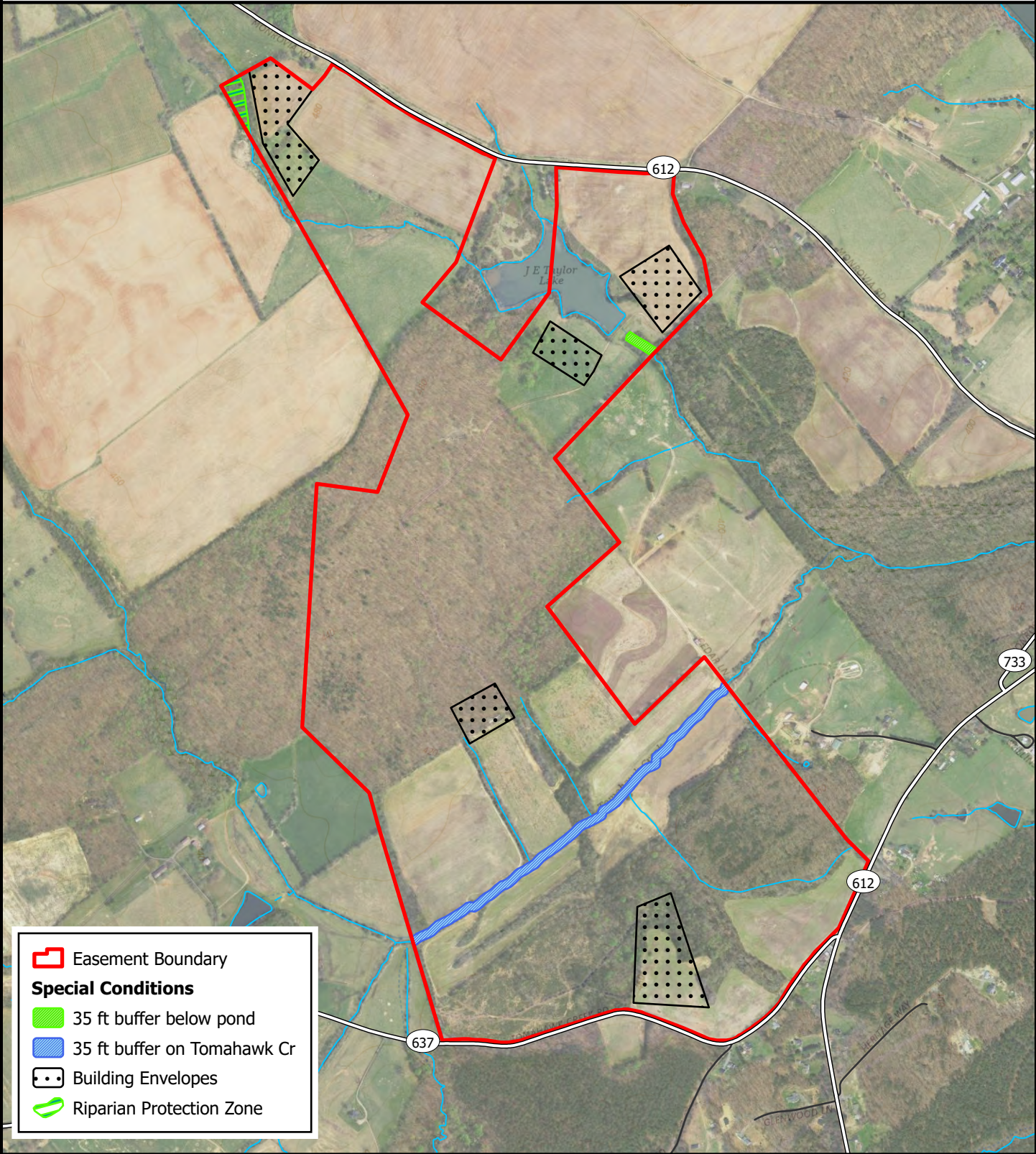
Source data: USGS Topo Quad Name: Orange; Rivers/Streams - USGS-NHD/VGIN-VBMP; County Boundaries - US Census Bureau/VOF; all else - VOF.

This map is for general reference and display purposes only. Any determination of topography or contours, or any depiction of physical improvements, property lines or boundaries, are solely for general information and should not be used or relied upon in the design, modification, or construction of improvements to real property or for resource protection area or flood plain determination.



# Special Conditions

Howell L T D Taylor



Easement Boundary

## Special Conditions

35 ft buffer below pond

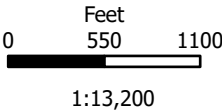
35 ft buffer on Tomahawk Cr

Building Envelopes

Riparian Protection Zone

# Orange County

428.582 Acres



Map created 8/6/2024 by VOF-Anna Clayton Bullock.  
Projection: Lambert Conformal Conic GCS North America 1983

Source data: Aerial Imagery - VGIN/VBMP acquired 4/15/2022; Water Features- VGIN-VBMP; all else - VOF. iPhone 14 internal GPS/VBMP aerial imagery used to determine points.

This map is for general reference and display purposes only. Any determination of topography or contours, or any depiction of physical improvements, property lines or boundaries, are solely for general information and should not be used or relied upon in the design, modification, or construction of improvements to real property or for resource protection area or flood plain determination.



## PROJECT SUMMARY

**William K. Franklin**

**Locality: County of Halifax**

**Acres: 212.936 +/-**

**Meeting Date: Oct. 10, 2024**

**Staff lead: Sherry Buttrick**

**Region: Central**

### Project Description

This property with productive soils is in cropland in the front and contains a segment of Miry Creek with a lovely hardwood riparian valley containing large trees. Frontage of ~3,130 feet on High View Rd, a Southside PDC designated trail, provides scenic enjoyment to the traveling public. The majority of the property including stream corridors is in forest with 145 ac having High Conservation Value as delineated by DOF. The farm lies in an area of other conservation easements, the nearest being over 1,000 acres.

### Project Type

- |   |  |
|---|--|
| <input checked="" type="checkbox"/> Charitable Contribution of Easement | <input type="checkbox"/> Protection of Owned Land        |
| <input type="checkbox"/> Purchase of Open-Space Easement                | <input type="checkbox"/> Site Enhancement for Public Use |
| <input type="checkbox"/> Fee Simple Acquisition                         | <input type="checkbox"/> Other: _____                    |

### Instrument Type

- |   |   |
|---|---|
| <input checked="" type="checkbox"/> Deed of Open-Space Easement | <input type="checkbox"/> Deed of Conveyance/Acquisition |
| <input type="checkbox"/> Deed of Dedication to Open Space       | <input type="checkbox"/> Other                          |

### Land Protection Agent

- |  |  |
|--|--|
| <input checked="" type="checkbox"/> VOF            | <input type="checkbox"/> Locality: _____ |
| <input type="checkbox"/> Other State Agency: _____ | <input type="checkbox"/> Other: _____    |

### Funding Source & Amount

- |  |   |
|--|---|
| <input checked="" type="checkbox"/> VOF Grant Program(s): <u>PTF-Easement Assistance</u> | <input type="checkbox"/> External Grant Program(s): _____ |
| Amount Approved: <u>\$14,500</u>   | Amount Requested/Secured: \$ _____                        |
| <input checked="" type="checkbox"/> Tax Benefits (Sought by Applicant)                   | <input type="checkbox"/> Not Applicable                   |

### Staff Recommendation

#### Conservation Project:

- ☒ Approve project as presented.
- ☐ Approve project, contingent upon satisfaction of the following: \_\_\_\_\_
- ☐ Approve project, final VOF easement terms to be approved at subsequent Board of Trustees Meeting.

#### Conservation Funding:

- ☐ Not applicable
- ☐ Approve requested funding: \$ \_\_\_\_\_
- ☐ Approve recommended funding: \$ \_\_\_\_\_
- ☒ Approved administratively, PTF-Easement Assistance: \$14,500

#### Notes:



## Conservation Purposes/Property Features

### Agricultural Use:

- Approximately 81 ac in Prime Soils and approximately 110 ac in Farmland of statewide importance.

### Forestal Use:

- 145 acres ranked by VA Dept of Forestry as having High Forest Conservation Value

### Natural Habitat and Biological Diversity:

- Most of the property is in the C4, Moderate Ranking for Ecological Cores: VA Natural Landscape Assessment.
- Wetlands along Miry Creek and branch.

### Scenic/Open Space:

- Fronts on High View Rd (Rt, 671) for approx 3,130 feet. High View Rd is a Southside PDC foot or bike trail.
- Within several hundred feet of a DOF easement on Pleasant Grove of 1,005 acres which in turn adjoins a VOF easement. That VOF easement is also within 1,000 feet of a VOF easement (Edmunds: Goldberg)

### Water Resource Protection:

- Approx 2,700 ft on Miry Creek and approx. 1,800 ft on its perennial branch. These creeks eventually flow to the Kerr Reservoir which is a source of public drinking water. Wetlands along Miry Creek and its branch.

### Historic Preservation:

- Near the Pleasant Grove Rural Historic District (in easement)

### Open Space as Designated by a Governmental or Conservation Organization:

- Property is located on the Commonwealth's Conserve Virginia Map under the Cultural & Historic Preservation and Water Quality Improvement categories.

## Project Details

**The Governing Document:** *The primary terms contained in the deed or instrument are listed below in a condensed form. The complete terms, conditions, and restrictions are in the recorded deed.*

- Divisions permitted:** No division permitted: **Maximum # of Properties: One.**
- Impervious Coverage Limitations:** Total impervious coverage, including that of both existing and future improvements, may not exceed **30,000** square feet in the aggregate.
- Buildings and Structures.**  
Private land: Any new building or structure exceeding 10,000 square feet in ground area, must have Grantee's prior review and written approval.  
**No more than three detached (freestanding) dwellings (of which one exists)** may be maintained or constructed on the Property.  
All new buildings and structures larger than 500 square feet in ground area must be located within designated Building Envelopes. The permitted detached dwellings must each be located in a Building Envelope.
- Water Quality Protection Areas:**

- a) Buffers of **100'** from each bank on Miry Creek **and** its perennial tributary branch along the western boundary as measured from the tops of the banks. No harvest other than minimal harvest.
- b) Buffer of **50'** from the tops of the banks (outmost edge where braided.)

5. **Public Access:** ☒ NO ☐ YES

6. **Sign Required:** ☒ NO ☐ YES

7. **Consolidation of Tax Parcels:** ☒ NO ☐ YES ☐ N/A

Summarize:

### Further Discussion

### Comprehensive Plan

Is the project in compliance with the locality's comprehensive plan?

☒ YES ☐ NO

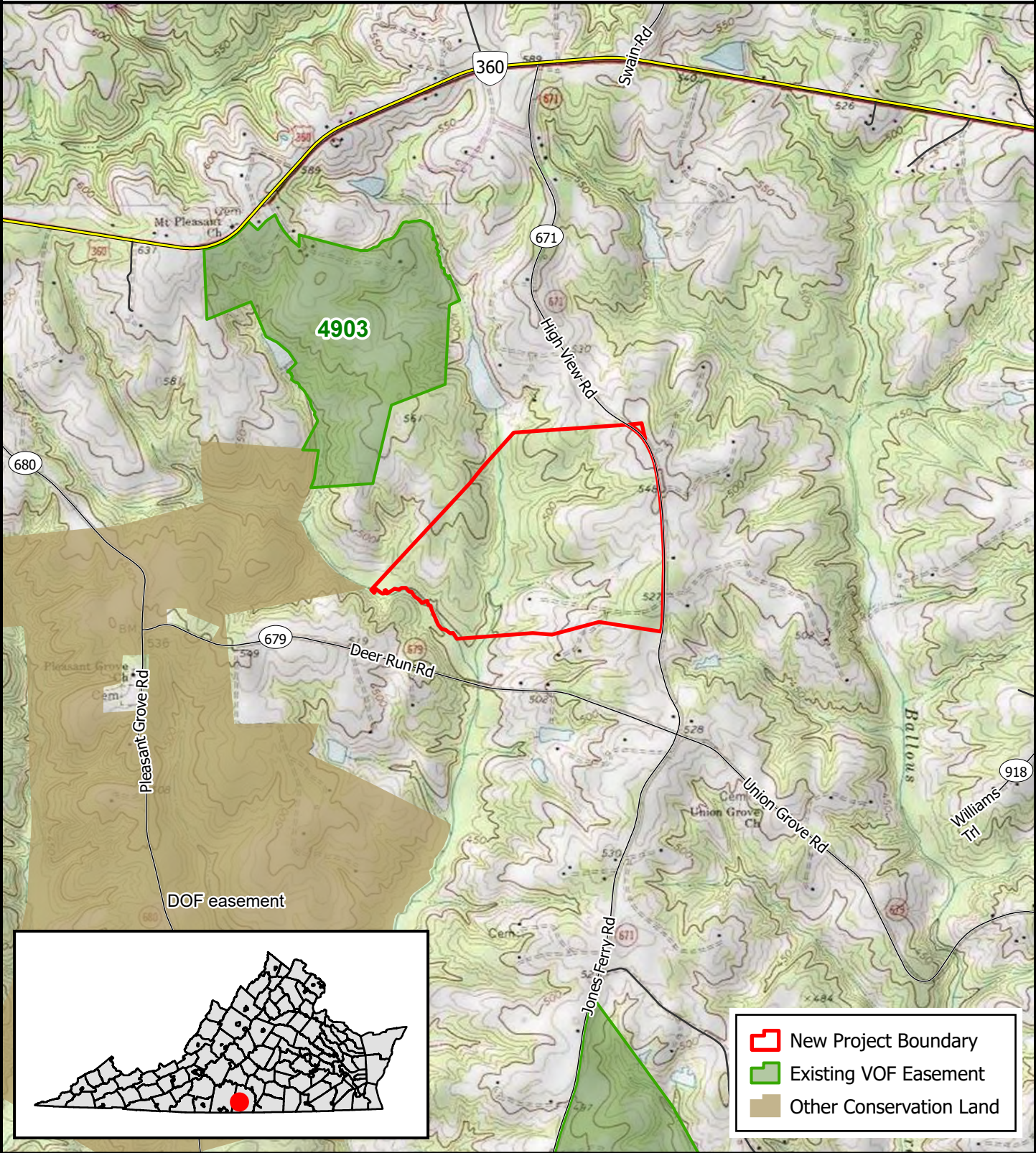
DETAILS: Correspondence from Detrick Easley, Zoning Administrator on Aug. 14, 2024  
'wholeheartedly supports.'

Public Infrastructure Information	Conflicts with published plans	Yes	No
<b>Roads:</b> High View Rd. (Rt. 671) has a 40 ft R/W		<input type="checkbox"/>	<input checked="" type="checkbox"/>
<b>Rail:</b> n/a		<input type="checkbox"/>	<input checked="" type="checkbox"/>
<b>Utilities:</b>		<input type="checkbox"/>	<input checked="" type="checkbox"/>
<p><i>Notes:</i> VDOT notes no current plans but wishes 5 additional feet for routine maintenance.</p> <p>VOF does not recommend increasing RoW to 25 feet from centerline because the deed template allows for routine maintenance as mentioned above, and there are no VDOT current plans to expand the road.</p>			



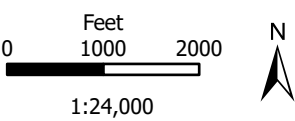
# William K. Franklin

## Location



Halifax County

212.936 ± Acres



Map created: 9/9/2024 by VOF-Anna Clayton Bullock  
Projection: NAD 1983 Virginia Lambert

Source data: USGS Topo Quad Name: Oak Level; Other Conservation Land - VADCR 2024; all else - VOF.

This map is for general reference and display purposes only. Any determination of topography or contours, or any depiction of physical improvements, property lines or boundaries, are solely for general information and should not be used or relied upon in the design, modification, or construction of improvements to real property or for resource protection area or flood plain determination.



# William K. Franklin

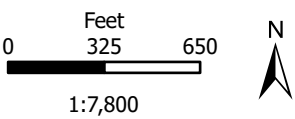
## Special Conditions



- Project Boundary
- Special Conditions**
- 100 ft buffer on Miry Creek
- 100 ft buffer on Miry Creek branch
- 50 ft buffer on unnamed tributary
- Building Envelopes

Halifax County

212.936 ± Acres



Map created: 9/9/2024 by VOF-Anna Clayton Bullock  
Projection: NAD 1983 Virginia Lambert

Source data: Aerial Imagery - VGIN/VBMP acquired 3/4/2022; Rivers/Streams - USGS-NHD/VGIN-VBMP; Roads - VDOT; all else - VOF. iPhone 14 internal GPS/VBMP aerial imagery used to determine points.

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## PROJECT SUMMARY

### William P. Harris, Trustee of William P. Harris Amended and Restated Revocable Trust, and Elizabeth F. Harris

**Locality: Bedford County****Acres 269.958****Meeting Date: Oct. 10, 2024****Staff lead: Shery Buttrick****Region: Central**

#### Project Description

This large property near the City of Lynchburg contains good soils and ~150 acres delineated by the Department of Forestry as having High Forest Conservation Value. Nearly the entire property is identified in Virginia Natural Lands Assessment as important for ecological value and the property fronts on Rt. 501, designated Birding and Wildlife Loop as well as a highly traveled thoroughfare. The property provides the public with scenic enjoyment in that it fronts on three roads and is visible from the James River segment designated as Heritage Trail.

#### Project Type

- |   |  |
|---|--|
| <input checked="" type="checkbox"/> Charitable Contribution of Easement | <input type="checkbox"/> Protection of Owned Land        |
| <input type="checkbox"/> Purchase of Open-Space Easement                | <input type="checkbox"/> Site Enhancement for Public Use |
| <input type="checkbox"/> Fee Simple Acquisition                         | <input type="checkbox"/> Other: _____                    |

#### Instrument Type

- |   |   |
|---|---|
| <input checked="" type="checkbox"/> Deed of Open-Space Easement | <input type="checkbox"/> Deed of Conveyance/Acquisition |
| <input type="checkbox"/> Deed of Dedication to Open Space       | <input type="checkbox"/> Other                          |

#### Land Protection Agent

- |  |  |
|--|--|
| <input checked="" type="checkbox"/> VOF            | <input type="checkbox"/> Locality: _____ |
| <input type="checkbox"/> Other State Agency: _____ | <input type="checkbox"/> Other: _____    |

#### Funding Source & Amount

- |  |   |
|--|---|
| <input type="checkbox"/> VOF Grant Program(s): _____                   | <input type="checkbox"/> External Grant Program(s): _____ |
| Amount Requested: \$ _____   | Amount Requested/Secured: \$ _____                        |
| <input checked="" type="checkbox"/> Tax Benefits (Sought by Applicant) | <input type="checkbox"/> Not Applicable                   |

#### Staff Recommendation

##### Conservation Project:

- ☒ Approve project as presented.
- ☐ Approve project, contingent upon satisfaction of the following: \_\_\_\_\_
- ☐ Approve project, final VOF easement terms to be approved at subsequent Board of Trustees Meeting.

##### Conservation Funding:

- ☒ Not applicable
- ☐ Approve requested funding: \$ \_\_\_\_\_
- ☐ Approve recommended funding: \$ \_\_\_\_\_
- ☐ Approved administratively, PTF-Easement Assistance: \$ \_\_\_\_\_

##### Notes:



## Conservation Purposes/Property Features

### Agricultural Use

- Contains 134 acres of soils designated by USDA as prime or of statewide importance.

### Forestral Use:

- 150 ac designated High Forest Conservation Value by DOF

### Natural Habitat and Biological Diversity:

- Most of property identified by VNLA with C4 rank as significant for ecological core
- Fronts on Peaks of Otter VA Birding and Wildlife Loop on Rt. 501

### Scenic/Open Space:

- Frontage on Rt. 501, Rt. 645 (Holcomb Rock Rd), and Rt. 761
- Visible from James River in segment designated James River Heritage Trail

### Water Resource Protection:

- Contains 750 feet of stream in the James River Chesapeake Bay watershed.

### Historic Preservation:

- About half the property ranked as medium in DCR's Conservation Vision Cultural Resource Preservation Model.
- Surrounds historic house that is likely eligible for Register. And adjoins historic Pebbleton, eligible for Register.

## Project Details

**The Governing Document:** *The primary terms contained in the deed or instrument are listed below in a condensed form. The complete terms, conditions, and restrictions are in the recorded deed.*

- Divisions permitted:** One division **Maximum Properties:** two properties.
- Impervious Coverage Limitations:** Total impervious coverage, including that of both existing and future improvements, may not exceed 30,000 square feet in the aggregate.
- Buildings and Structures.**  
Private land: Any new building or structure exceeding 10,000 square feet in ground area, must have Grantee's prior review and written approval.  
No more than three detached (freestanding) dwellings may be maintained or constructed on the Property.  
All new buildings and structures larger than 500 square feet in ground area must be located within designated Building Envelopes.  
Any detached (freestanding) dwelling must be located in a Building Envelope.
- Water Quality Protection Areas:**  
50-foot buffer on both sides of unnamed stream as measured from the tops of the banks, as shown on Exhibit
- Public Access:** ☒ NO ☐ YES
- Sign Required:** ☒ NO ☐ YES
- Consolidation of Tax Parcels:** ☒ NO ☐ YES ☐ N/A  
Summarize:

<b>Further Discussion</b>

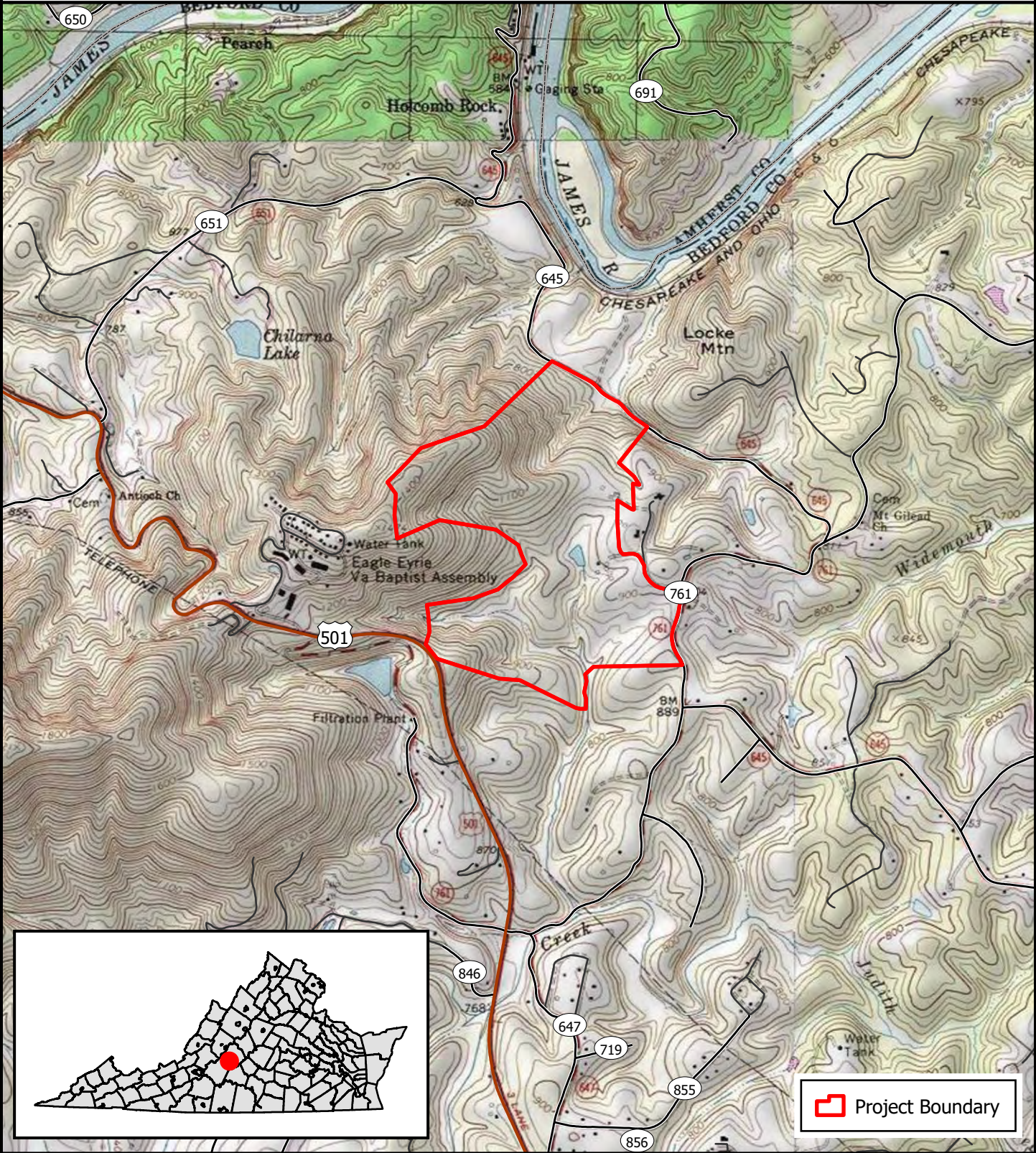
<b>Comprehensive Plan</b>
Is the project in compliance with the locality’s comprehensive plan? <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO Correspondence from Director of Community Development on July 8, 2024 indicating easement consistent with plan.

Public Infrastructure Information	Conflicts with published plans	Yes	No
<b>Roads:</b> Rt 501 has variable R/W, Rt. 645 and Rt. 761 have 30 ft prescriptive R/W		<input type="checkbox"/>	<input checked="" type="checkbox"/>
<b>Rail:</b>	N/A	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<b>Utilities:</b>	N/A	<input type="checkbox"/>	<input checked="" type="checkbox"/>
VDOT notified. No response. Roads are not on the 6-year plan.			



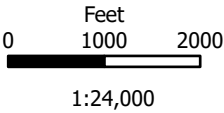
# Location

William P. Harris Amended and Restated Rev Trust and Elizabeth F. Harris



Bedford County

269.958 ± Acres



Map created: 9/11/2024 by VOF-Anna Clayton Bullock  
Projection: NAD 1983 Virginia Lambert

Source data: USGS Topo Quad Name: Boonesboro; Rivers/Streams - USGS-NHD/VGIN-VBMP; County Boundaries - US Census Bureau/VOF; all else - VOF.

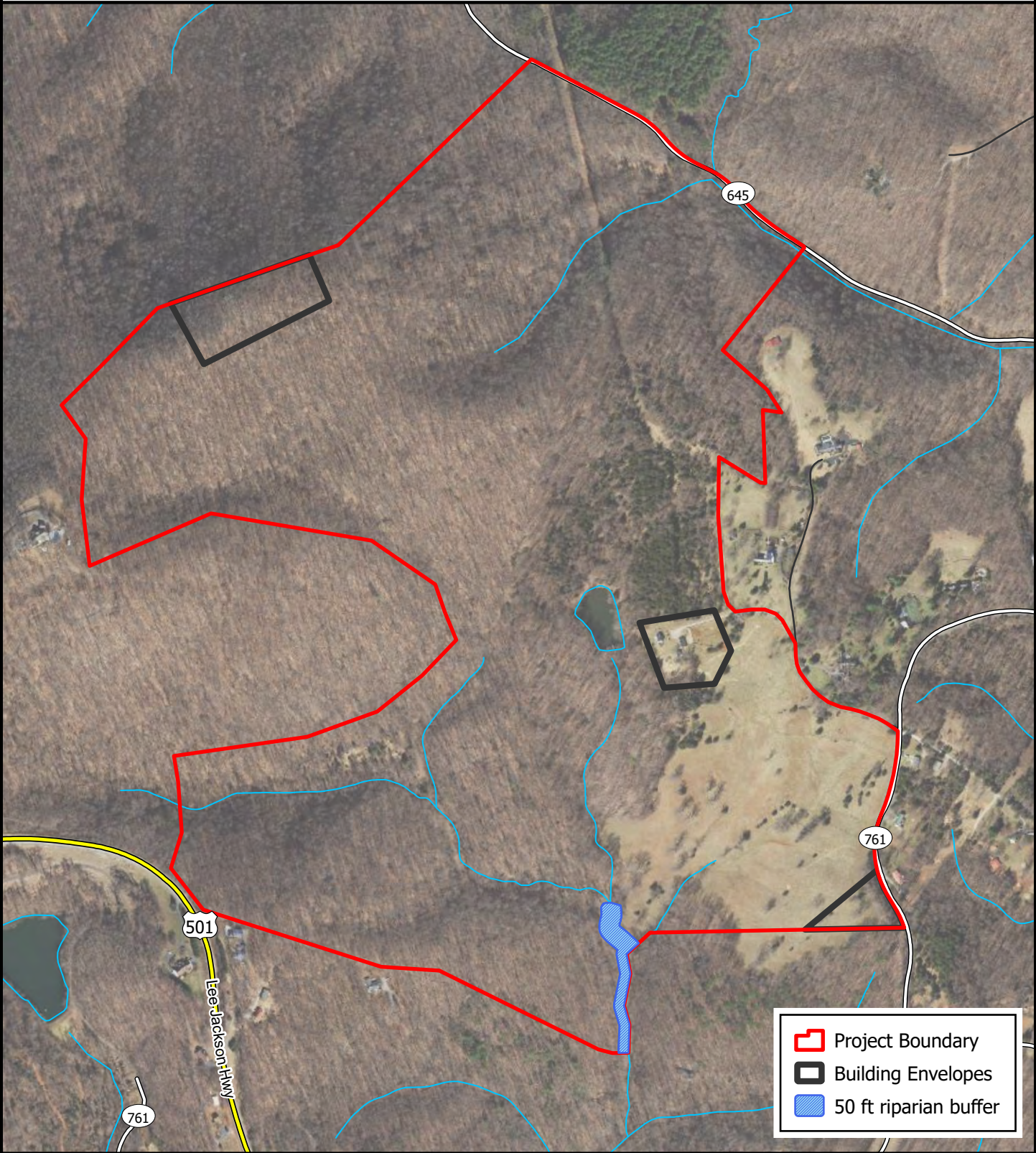
 Project Boundary

This map is for general reference and display purposes only. Any determination of topography or contours, or any depiction of physical improvements, property lines or boundaries, are solely for general information and should not be used or relied upon in the design, modification, or construction of improvements to real property or for resource protection area or flood plain determination.

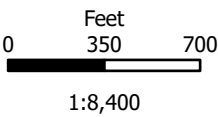


# Special Conditions

William P. Harris Amended and Restated Rev Trust and Elizabeth F. Harris



**Bedford County**  
**269.958 Acres**



Map created: 9/11/2024 1:05:23 PM by VOF-Anna Clayton Bullock.  
Projection: NAD 1983 Virginia Lambert

Source data: Aerial Imagery - VGIN/VBMP acquired 2/21/2022 and 3/4/2022; Rivers/Streams - USGS-NHD/VGIN-VBMP; all else - VOF. iPhone 14 internal GPS/VBMP aerial imagery used to determine points.

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## PROJECT SUMMARY

### Freddie and Rhonda Ware Family LLC

Locality: Nottoway CountyAcres: 303.17Meeting Date: Oct. 10, 2024Staff lead: Sherry ButtrickRegion: Central

#### Project Description

This property is a working farm producing cattle, poultry, and crops. It has good soils, and more than half the acreage is designated "Exceptional" by the American Farmland Trust's Farms Under Threat: Productivity, Versatility, and Resilience Study. The property contains headwaters segment of Deep Creek and is in both the Chesapeake Bay and Pamlico Sound watersheds. It fronts on two roads, one being the four lane Rt. 360. And it surrounds an historic radio station listed on the National Register of Historic Places.

#### Project Type

- |   |  |
|---|--|
| <input checked="" type="checkbox"/> Charitable Contribution of Easement | <input type="checkbox"/> Protection of Owned Land        |
| <input type="checkbox"/> Purchase of Open-Space Easement                | <input type="checkbox"/> Site Enhancement for Public Use |
| <input type="checkbox"/> Fee Simple Acquisition                         | <input type="checkbox"/> Other: _____                    |

#### Instrument Type

- |   |   |
|---|---|
| <input checked="" type="checkbox"/> Deed of Open-Space Easement | <input type="checkbox"/> Deed of Conveyance/Acquisition |
| <input type="checkbox"/> Deed of Dedication to Open Space       | <input type="checkbox"/> Other                          |

#### Land Protection Agent

- |  |  |
|--|--|
| <input checked="" type="checkbox"/> VOF            | <input type="checkbox"/> Locality: _____ |
| <input type="checkbox"/> Other State Agency: _____ | <input type="checkbox"/> Other: _____    |

#### Funding Source & Amount

- |  |   |
|--|---|
| <input checked="" type="checkbox"/> VOF Grant Program(s): <u>PTF-Easement Assistance</u> | <input type="checkbox"/> External Grant Program(s): _____ |
| Amount Approved: <u>\$15,000</u>   | Amount Requested/Secured: \$ _____                        |
| <input checked="" type="checkbox"/> Tax Benefits (Sought by Applicant)                   | <input type="checkbox"/> Not Applicable                   |

#### Staff Recommendation

##### Conservation Project:

- ☒ Approve project as presented.
- ☐ Approve project, contingent upon satisfaction of the following: \_\_\_\_\_
- ☐ Approve project, final VOF easement terms to be approved at subsequent Board of Trustees Meeting.

##### Conservation Funding:

- ☐ Not applicable
- ☐ Approve requested funding: \$ \_\_\_\_\_
- ☐ Approve recommended funding: \$ \_\_\_\_\_
- ☒ Approved administratively, PTF-Easement Assistance: \$15,000

##### Notes:



## Conservation Purposes/Property Features

### Agricultural and Forestal Use:

- 135 acres of Prime Soils and 88 acres of Statewide Important farmland.
- The entire property is prioritized in American Farmland Trust's Farms Under Threat: Productivity, Versatility and Resilience Study with more than half the property having a ranking of "Exceptional" and the remaining areas "Significant" or "Acceptable."
- Protection of this Property, which is in active agricultural production and is larger than the average size farm in Nottoway County and in the Commonwealth, assures the availability of this valuable resource base for future production of food and fiber.

### Natural Habitat and Biological Diversity:

- Adjoins a large area designated by DCR as an Ecological Core.

### Scenic/Open Space:

- Approximately 3,500 feet of frontage on highly travelled Rt. 360 East Patrick Henry Highway. Also frontage on Melody Lane (Rt. 630) for approx. 2,880 ft.

### Water Resources:

- Approximately 2,750 feet on headwaters segment of Deep Creek, which drains to the Appomattox River.
- Portion of the property is ranked 41-60 (out of 100) and smaller amounts 61-80 in DCR's Watershed Preservation Index.
- In both Chesapeake Bay and Albemarle-Pamlico watersheds.

### Historic Preservation:

- Surrounds the National Register property of WSVS Radio station and adjoins the Virginia Geriatric Hospital, which is eligible for the Historic Register.
- A portion of the property is designated Ranking #2 of 3 in the DCR Cultural Resource Index.

**Open Space as Designated by a Government (Policy):** DCR's **Conserve VA** identifies portions of the property as significant for Agriculture and Water Quality Improvement.

## Project Details

**The Governing Document:** *The primary terms contained in the deed or instrument are listed below in a condensed form. The complete terms, conditions, and restrictions are in the recorded deed.*

- Divisions permitted:** One **Maximum Properties:** Two
- Impervious Coverage Limitations:** Total impervious coverage, including that of both existing and future improvements, may not exceed 55,000 square feet.
- Buildings and Structures.**  
Private land: Any new building or structure exceeding 10,000 square feet in ground area, must have Grantee's prior review and written approval.  
No more than four detached (freestanding) dwellings may be maintained or constructed on the Property.  
All new buildings and structures larger than 500 square feet in ground area must be located within designated Building Envelopes. Any detached (freestanding) dwelling must be located in a Building Envelope.
- Water Quality Protection Areas:**  
Summarize here: Buffer within 35 feet of Deep Creek shown on Exhibit A



5. **Public Access:** ☒ NO ☐ YES  
6. **Sign Required:** ☒ NO ☐ YES  
7. **Consolidation of Tax Parcels:** ☒ NO ☐ YES ☐ N/A  
Summarize:

**Further Discussion**

**Comprehensive Plan**

Is the project in compliance with the locality’s comprehensive plan?

☒ YES ☐ NO

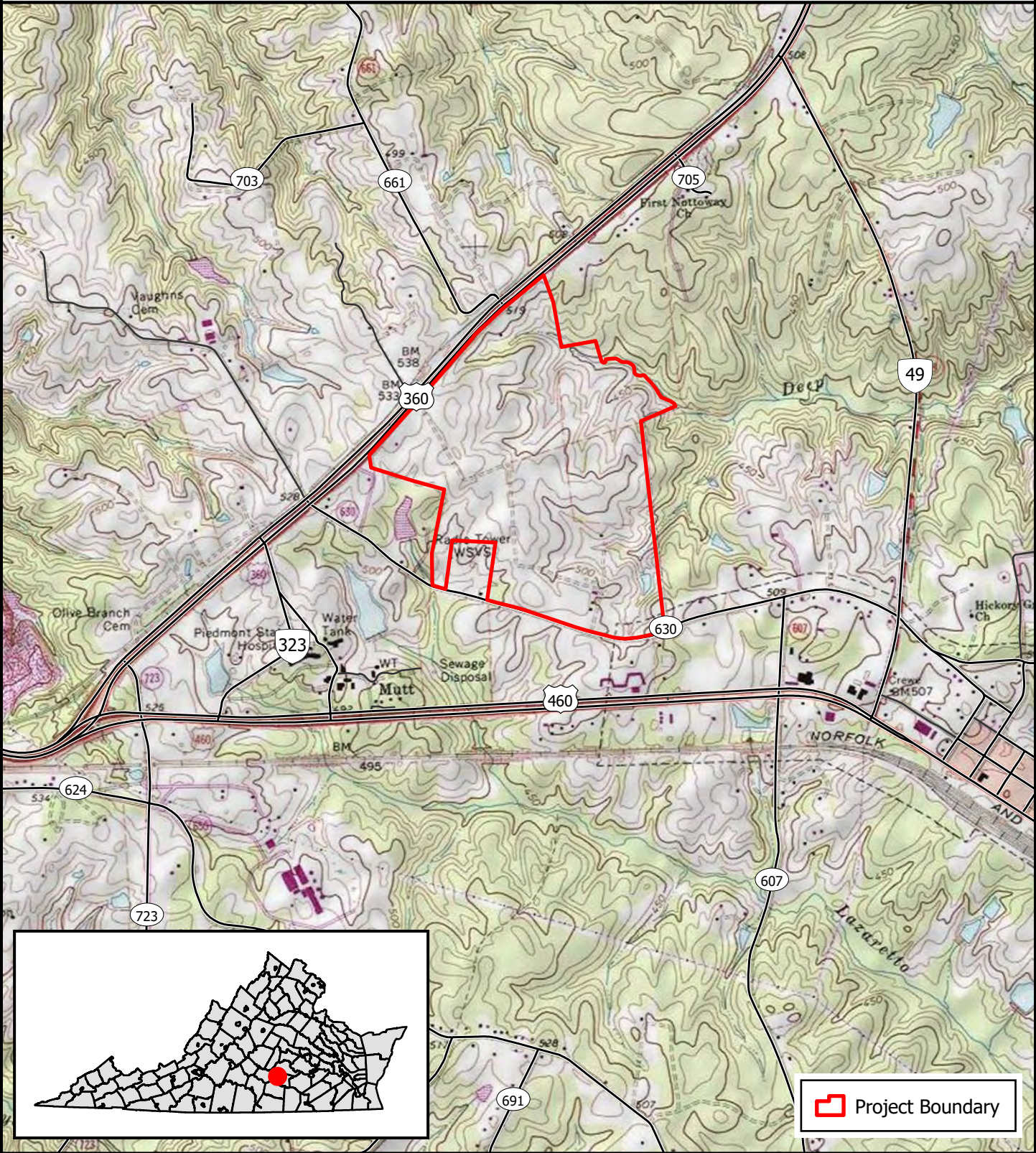
DETAILS: BOS approved re-designation to “Conservation” on June 20, 2024 and letter dated June 21m 2024. Portion had been designated ‘Industrial.’ Town response Dec. 5, 2023

Public Infrastructure Information	Conflicts with published plans	Yes	No
<b>Roads:</b> Rt. 360 (variable R/W) and Rt. 630, Melody Lane (30 ft R/W)		<input type="checkbox"/>	<input checked="" type="checkbox"/>
<b>Rail:</b>	n/a	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<b>Utilities:</b>	n/a	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Notes: VDOT notified, no response yet. No road improvements are in any published plans.			



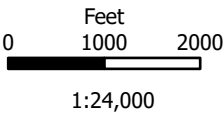
# Location

Freddie and Rhonda Ware Family, LLC




Nottoway County

303.17 ± Acres



Map created: 8/26/2024 10:37:25 PM by VOF-Anna Clayton Bullock  
Projection: NAD 1983 Virginia Lambert

Source data: USGS Topo Quad Name: Crewe West; County Boundaries - US Census Bureau/VOF; all else - VOF.

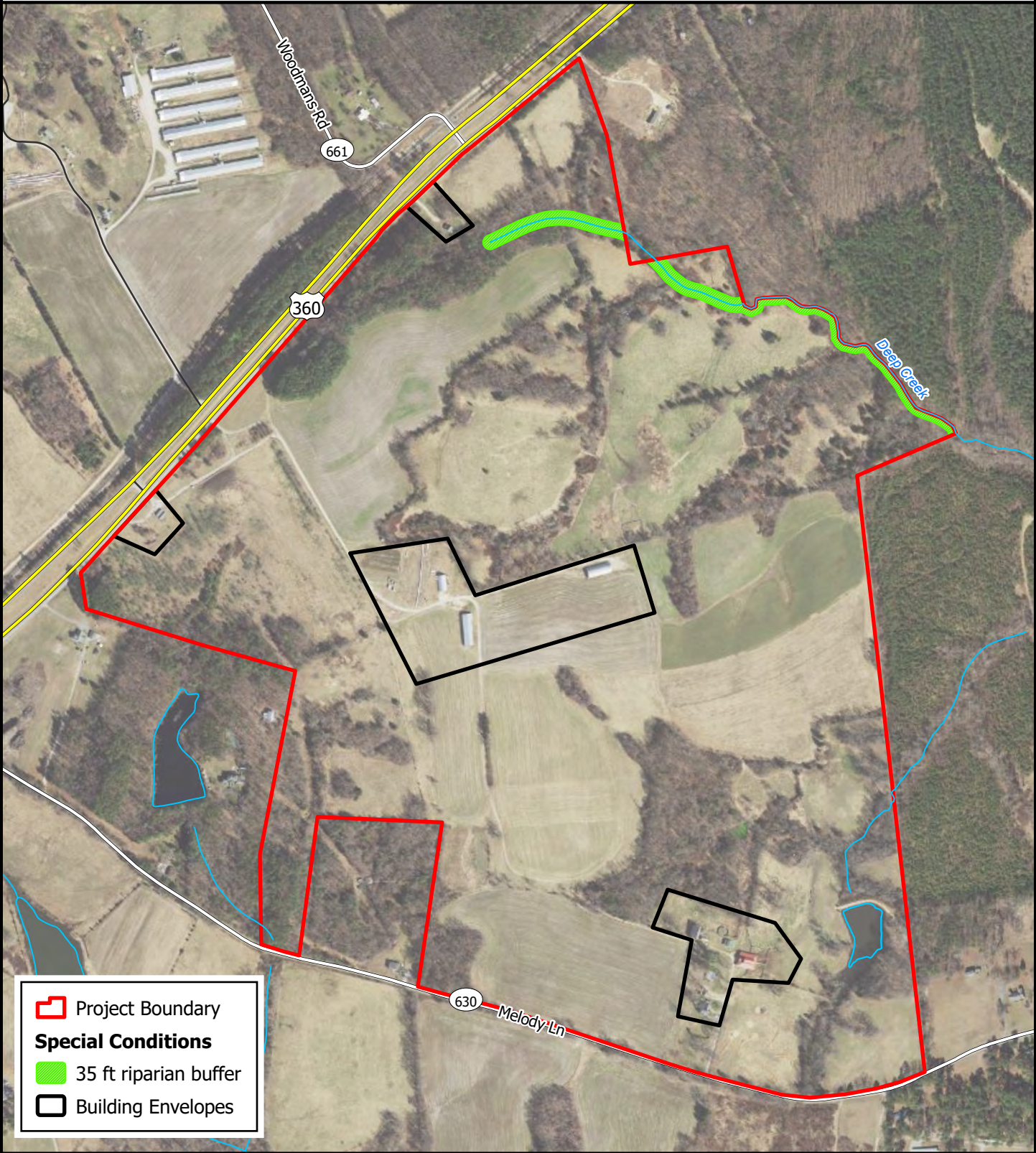
 Project Boundary

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# Special Conditions

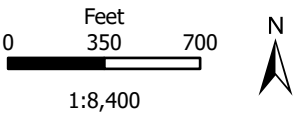
Freddie and Rhonda Ware Family, LLC



- Project Boundary
- Special Conditions**
- 35 ft riparian buffer
- Building Envelopes

Nottoway County

303.17 ± Acres



Map created: 8/26/2024 10:37:25 PM by VOF-Anna Clayton Bullock  
Projection: NAD 1983 Virginia Lambert

Source data: Aerial Imagery - VGIN/VBMP acquired 2/21/2022 and 3/2/2022; Rivers/  
Streams - USGS-NHD/VGIN-VBMP/VOF; Roads - VDOT; all else - VOF. iPhone 14  
internal GPS/VBMP aerial imagery used to determine points.

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## PROJECT SUMMARY

### Glennedale Farm, LLC

**Locality: Prince Edward****Acres: 234.8 +/-****Meeting Date: Oct. 10, 2024****Staff lead: Sherry Buttrick****Region: Central**

#### Project Description

This family farm has been in the donor's family for several generations and hay and cattle are raised here. A tributary stream flows to Vaughans Creek. This easement is notable because it connects two VOF easements with a third easement of 250 acres and is located very near a block of eased lands in the area of the Featherfin Wildlife Management Area. The property lies within an Important Bird Area as designated by National Audubon Society. It provides scenic enjoyment to the traveling public with almost  $\frac{3}{4}$  mile of road frontage on Peaks and Holiday Lake Roads.

#### Project Type

- |   |  |
|---|--|
| <input checked="" type="checkbox"/> Charitable Contribution of Easement | <input type="checkbox"/> Protection of Owned Land        |
| <input type="checkbox"/> Purchase of Open-Space Easement                | <input type="checkbox"/> Site Enhancement for Public Use |
| <input type="checkbox"/> Fee Simple Acquisition                         | <input type="checkbox"/> Other: _____                    |

#### Instrument Type

- |   |   |
|---|---|
| <input checked="" type="checkbox"/> Deed of Open-Space Easement | <input type="checkbox"/> Deed of Conveyance/Acquisition |
| <input type="checkbox"/> Deed of Dedication to Open Space       | <input type="checkbox"/> Other                          |

#### Land Protection Agent

- |  |  |
|--|--|
| <input checked="" type="checkbox"/> VOF            | <input type="checkbox"/> Locality: _____ |
| <input type="checkbox"/> Other State Agency: _____ | <input type="checkbox"/> Other: _____    |

#### Funding Source & Amount

- |   |   |
|---|---|
| <input checked="" type="checkbox"/> VOF Grant Program(s): <u>Survey Cost-Share Fund</u> | <input type="checkbox"/> External Grant Program(s): _____ |
| Amount Approved: <u>\$2,000</u>   | Amount Requested/Secured: \$ _____                        |
| <input checked="" type="checkbox"/> Tax Benefits (Sought by Applicant)                  | <input type="checkbox"/> Not Applicable                   |

#### Staff Recommendation

##### Conservation Project:

- ☒ Approve project as presented.
- ☐ Approve project, contingent upon satisfaction of the following: \_\_\_\_\_
- ☐ Approve project, final VOF easement terms to be approved at subsequent Board of Trustees Meeting.

##### Conservation Funding:

- ☐ Not applicable
- ☐ Approve requested funding: \$ \_\_\_\_\_
- ☐ Approve recommended funding: \$ \_\_\_\_\_
- ☒ Approved administratively, Survey Cost-Share Fund: \$2,000

##### Notes:



## Conservation Purposes/Property Features

### Agricultural Use:

- Portion of property within American Farmland Trust Productivity, Versatility Resiliency Study's ranking of "Significant"
- Soils: ~76 acres in Prime Soils and ~50 acres in Farmland of Statewide Importance.
- Portions of property designated as important for agriculture by Conserve VA.

### Natural Habitat and Biological Diversity:

- Property within Central Piedmont Important Bird Area as designated by the National Audubon Society

### Scenic/Open Space:

- ~2,188 feet of frontage on Peaks Rd near other properties protected by easement also fronting on that road
- Frontage on Holiday Lake Rd: 1,875 feet, of which ~1,415 feet are on both sides of the road.
- Property adjoins and connects two properties protected by existing VOF easements. Resulting contiguous block of protected land would be ~699 acres.
- That block of eased land is within a mile of two other large tracts of land protected by easements: 784 ac to the east—which in turn adjoins the Featherfin Farm State Wildlife Management Area-- and 391 acre farm in VOF easement to the south.

### Water Resource Protection:

- stream flowing to Vaughan's creek and in Chesapeake Bay watershed
- Narrow bands of wetlands on perennial portion of creek
- VA Conservation Watershed Model: portions of property in 61-80 category.

## Project Details

**The Governing Document:** *The primary terms contained in the deed or instrument are listed below in a condensed form. The complete terms, conditions, and restrictions are in the recorded deed.*

- 1. Divisions permitted:** No division of the property; property remains as a whole. **Maximum Properties:** One.
- 2. Impervious Coverage Limitations:** Total impervious coverage, including that of both existing and future improvements, may not exceed 30,000 square feet.
- 3. Buildings and Structures.**  
Any new building or structure exceeding 10,000 square feet in ground area, must have Grantee's prior review and written approval.  
No building may exceed 50 feet in height, measured from the average grade of the foundation.  
No more than three detached (freestanding) dwellings may be maintained or constructed on the Property, of which one habitable dwelling currently exists and one unrestorable dwelling exists.  
All new buildings and structures larger than 500 square feet in ground area must be located within designated Building Envelopes. Any detached (freestanding) dwelling must be located in a Building Envelope.
- 4. Water Quality Protection Areas:**
  - a) 35-foot buffer measured from the top of each bank of unnamed perennial tributary to Vaughan's Creek as shown on Exhibit A.

b) RPZ on the narrow band of wetlands area adjoining the perennial tributary to Vaughan's Creek shown on Exhibit A.

5. Consolidation of Tax Parcels: ☒ NO ☐ YES ☐ N/A  
Summarize:

### Further Discussion

### Comprehensive Plan

Is the project in compliance with the locality's comprehensive plan?

☒ YES ☐ NO

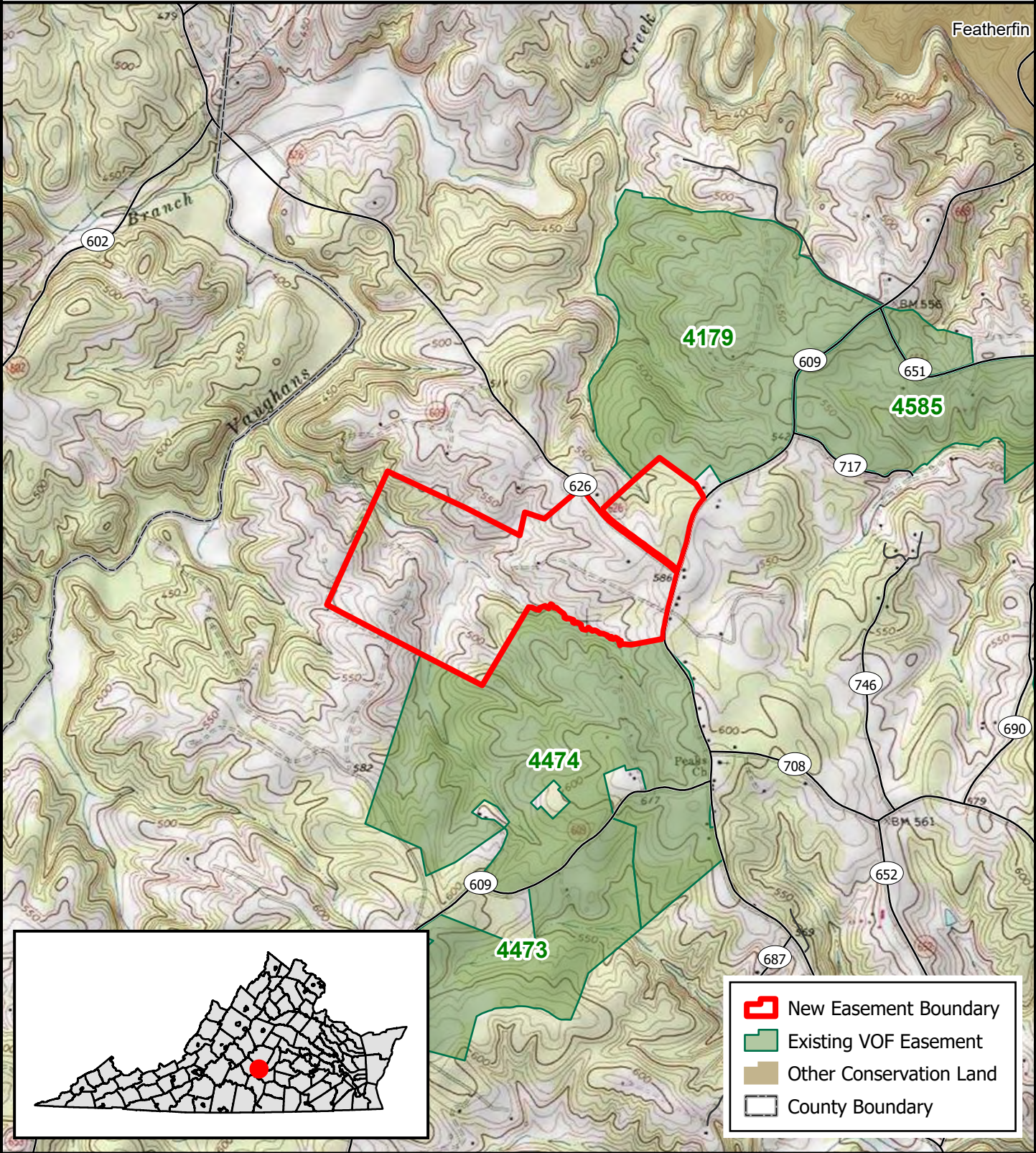
DETAILS: Director of Planning confirms 6/17/2024 that easement is consistent with comp plan.

Public Infrastructure Information	Conflicts with published plans	Yes	No
<b>Roads:</b> 30 ft R/W on both roads		<input type="checkbox"/>	<input checked="" type="checkbox"/>
<b>Rail:</b> N/A		<input type="checkbox"/>	<input checked="" type="checkbox"/>
<b>Utilities:</b>		<input type="checkbox"/>	<input checked="" type="checkbox"/>
<i>Notes:</i>			



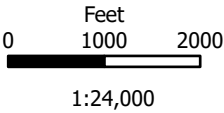
# Location

Glennndale Farm, LLC



Prince Edward County

234.8 ± Acres



Map created: 8/28/2024 by VOF-Anna Clayton Bullock  
Projection: NAD 1983 Virginia Lambert

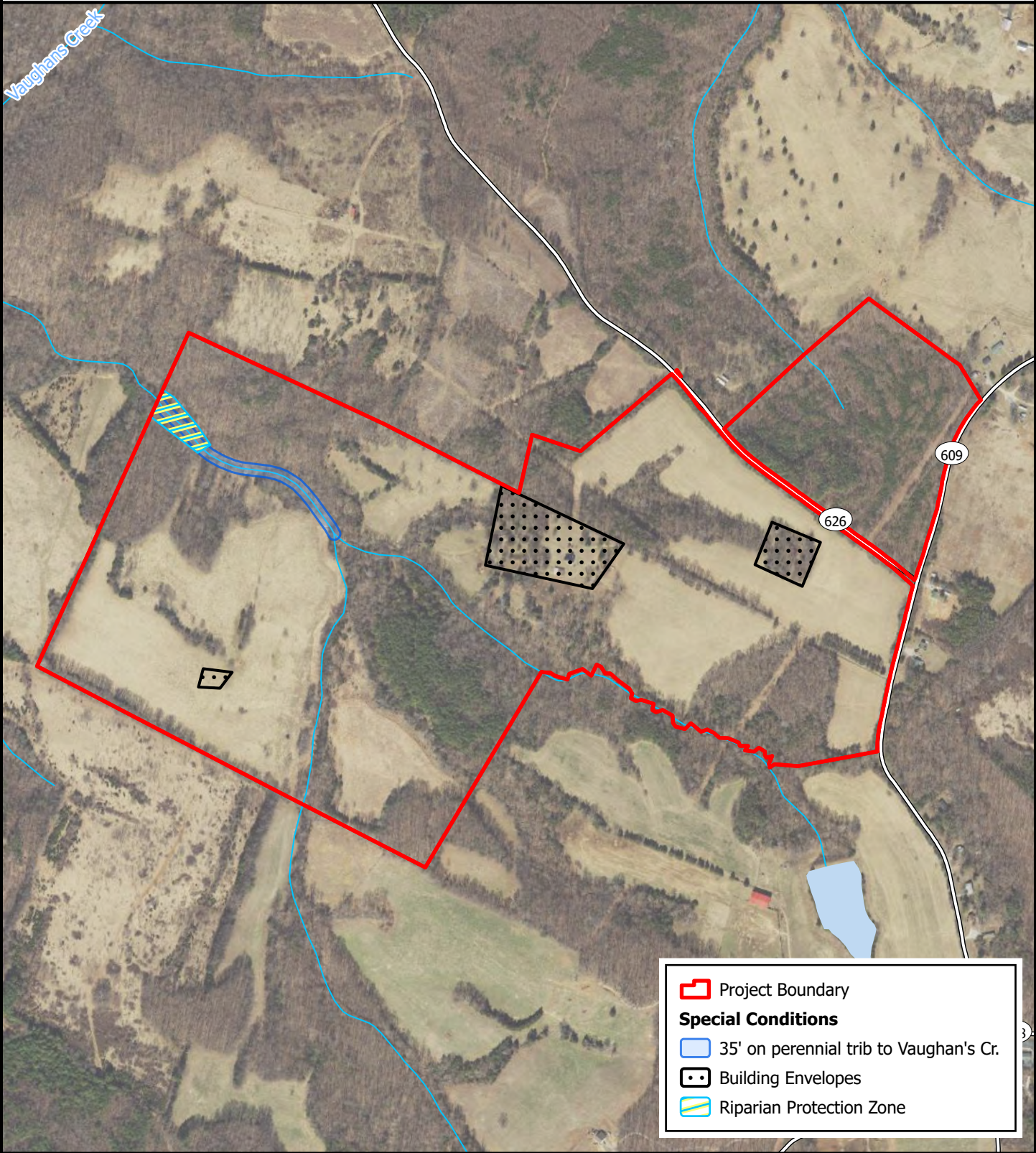
Source data: USGS Topo Quad Name: Prospect; County Boundaries - US Census Bureau/VOF; all else - VOF.

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# Special Conditions

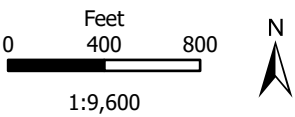
## Glennedale Farm, LLC



- Project Boundary
- Special Conditions**
- 35' on perennial trib to Vaughan's Cr.
- Building Envelopes
- Riparian Protection Zone

Prince Edward County

234.8 ± Acres



Map created: 8/28/2024 by VOF-Anna Clayton Bullock  
Projection: NAD 1983 Virginia Lambert

Source data: Aerial Imagery - VGIN/VBMP acquired 2/21/2022; Rivers/Streams - USGS-NHD/VGIN-VBMP; all else - VOF. iPhone 14 internal GPS/VBMP aerial imagery used to determine points.

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## PROJECT SUMMARY

### MARY P. RYAN, Trustee of THE ROTHERWOOD TRUST

**Locality:** Prince Edward County**Acres:** 396.199 +/-**Meeting Date:** Oct. 10, 2024**Staff lead:** Sherry Buttrick**Region:** Central

#### Project Description

This historic farm with productive soils is being farmed by the owner who keeps sheep and cattle. The property also contains areas of timberland identified by the VA Dept of Forestry as containing High and Very High Forest Conservation Value. The land lies on the Bush River and Miller Creek in an area designated as an Important Bird Area by National Audubon Society. DCR's Va Natural Lands Assessment identifies ~294 acres as having ecological value for ecological cores. In addition, this property adjoins another VOF easement of 189 acres.

#### Project Type

☐ Charitable Partial Contribution of Easement☐ Protection of Owned Land☒ Partial Purchase of Open-Space Easement☐ Site Enhancement for Public Use☐ Fee Simple Acquisition☐ Other: \_\_\_\_\_

#### Instrument Type

☒ Deed of Open-Space Easement☐ Deed of Conveyance/Acquisition☐ Deed of Dedication to Open Space☐ Other

#### Land Protection Agent

☒ VOF☐ Locality: \_\_\_\_\_☐ Other State Agency: \_\_\_\_\_☐ Other: \_\_\_\_\_

#### Funding Source & Amount

☒ VOF Grant Program: PTF☐ External Grant Program(s): \_\_\_\_\_

Amount Requested: \$373,000

Amount Requested/Secured: \$\_\_\_\_\_

☒ Tax Benefits Partial gift (Sought by Applicant)☐ Not Applicable

#### Staff Recommendation

##### Conservation Project:

☒ Approve project as presented.☐ Approve project, contingent upon satisfaction of the following: \_\_\_\_\_☐ Approve project, final VOF easement terms to be approved at subsequent Board of Trustees Meeting.

##### Conservation Funding:

☐ Not applicable☐ Approve requested funding: \$\_\_\_\_\_☒ Approve recommended funding: \$250,000☐ Approved administratively, PTF-Easement Assistance: \$\_\_\_\_\_

##### Notes:

## Conservation Purposes/Property Features

### Agricultural Use:

- Approx. 87 acres of Prime Soils. Approx. 34 acres of Farmland of Statewide Importance (these in the open areas primarily)
- Approx. 78 acres have been given either a Class IV or a Class V rating (on a scale of Class I to Class V, where Class V represents the highest rating) in the 2015 Virginia ConservationVision Agricultural Model
- In active farm production and larger than the average farm size in Prince Edward Co.

### Forestral Use:

- Virginia Department of Forestry in their Forest Needs Assessment ranks approx. 260 acres (the forested areas) as containing High to Very High Forest Conservation Value.

### Natural Habitat and Biological Diversity:

- Within the VA Piedmont Forest Block Complex Important Bird Area as identified by the National Audubon Society.
- Contains wetlands along Bush River
- VaNLA Ecological Cores ranks 280 ac as Moderate and 8 acres as High for ecological importance.

### Scenic/Open Space:

- Frontage on Rt. 637 (Worsham Rd.) for approx. 2,389 feet with frontage on both sides of this road; and on Rt. 740 (Copper Hill Rd) a less travelled road for approx. 795 feet.
- Adjoins a VOF easement (#1802) of 189 acres.

### Water Resource Protection:

- Bush River frontage (with wetland areas) of approximately 2,500 feet.
- Miller's Creek frontage of approximately 1,340 feet.
- In Chesapeake Bay watershed.
- Approximately 157 acres of the Property have been identified as having a potential impact score of 61 or higher (on a scale of 0–100, where 100 represents the highest potential impact on water quality or aquatic ecological integrity) in the 2022 Virginia ConservationVision Watershed Impact Model

### Historic Preservation:

- House deemed Eligible for VA Historic Register by VDHR 073-0032.
- Identified in DCR's Cultural Preservation Index as containing area ranked Medium (2 of 3) in cultural or historic significance.

### Open Space as Designated by a Government or Conservation Organization:

- Conserve Virginia Policy (DCR): Contains areas identified in the Agriculture and in the Cultural Resource categories.
- Climate Resilience: TNC identifies 105 acres in their climate resiliency model.

## Project Details

**The Governing Document:** The primary terms contained in the deed or instrument are listed below in a condensed form. The complete terms, conditions, and restrictions are in the recorded deed.



1. **Divisions permitted:** one. **Maximum Properties:** two.
  2. **Impervious Coverage Limitations:** Total impervious coverage, including that of both existing and future improvements, may not exceed 45,000 square feet.
  3. **Buildings and Structures.**  
Any new building or structure exceeding 10,000 square feet in ground area, must have Grantee's prior review and written approval.  
No more than three detached (freestanding) dwellings, of which one currently exists, may be maintained or constructed on the Property.  
All new buildings and structures larger than 500 square feet in ground area must be located within designated Building Envelopes must be located in a Building Envelope.  
The historic house known as "Rotherwood" shall not be demolished or removed without the prior written approval of Grantee.
  4. **Water Quality Protection Areas:**  
Buffer of 50' from banks of Bush River on the property  
Buffer of 35' from bank of Miller Creek on the property  
RPZ on wetland areas adjacent to Bush River as shown on Exhibit
  5. **Unique Deed Provisions:** VOF template provision for historic house protection: no-demolition of historic house without VOF approval.
  6. **Public Access:** ☒ NO ☐ YES
  7. **Sign Required:** ☒ NO ☐ YES
  8. **Consolidation of Tax Parcels:** ☒ NO ☐ YES ☐ N/A
- Summarize:

### Further Discussion

### Comprehensive Plan

Is the project in compliance with the locality's comprehensive plan?

☒ YES ☐ NO

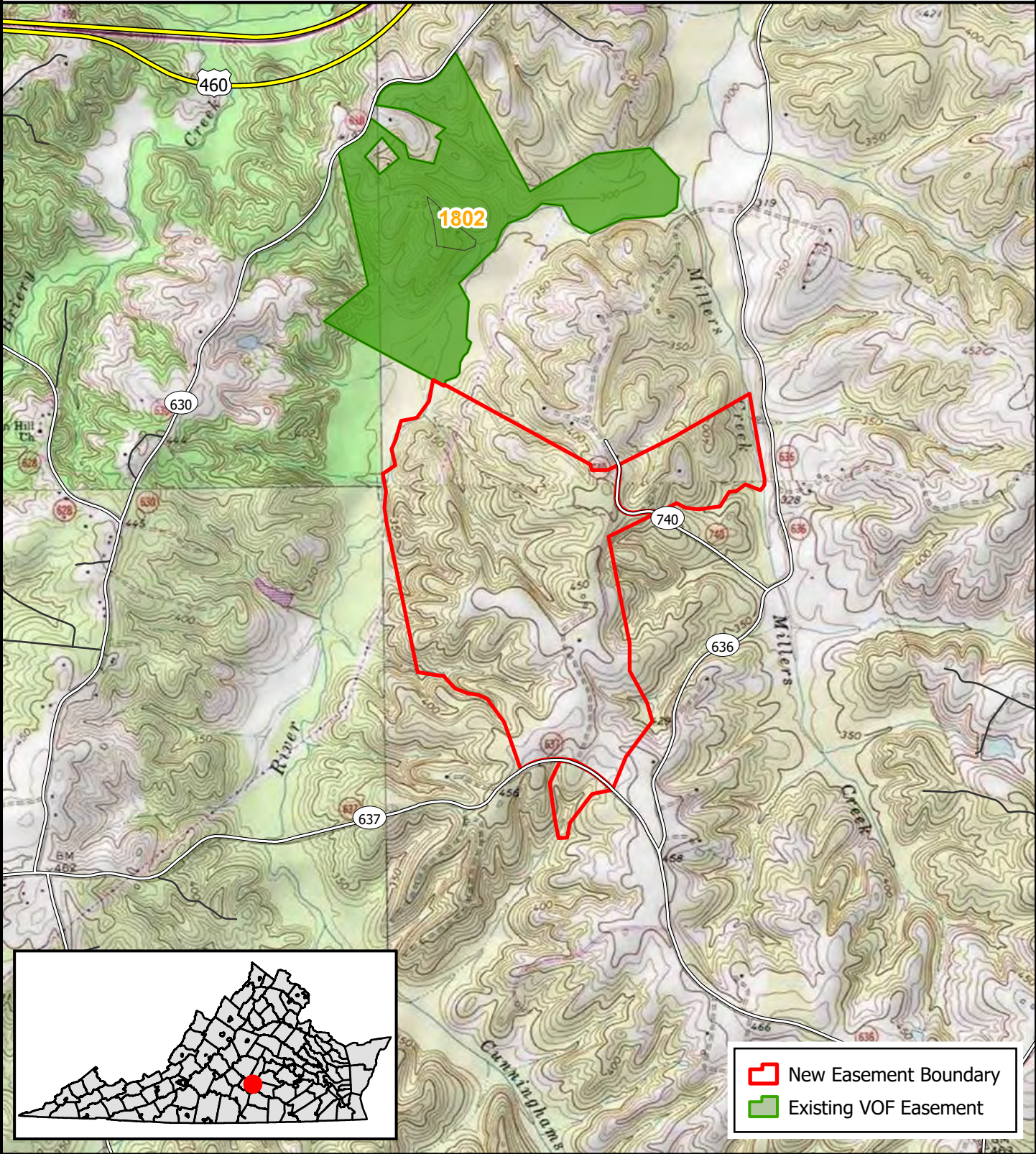
DETAILS: Correspondence from Robert Love, Planning Director, July 25 and 26<sup>th</sup> 2024

Public Infrastructure Information	Conflicts with published plans	Yes	No
<b>Roads:</b> Rt. 637 has 50' R/W and Rt. 740 has 40' R/W.		<input type="checkbox"/>	<input checked="" type="checkbox"/>
<b>Rail:</b>	N/A	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<b>Utilities:</b>		<input type="checkbox"/>	<input checked="" type="checkbox"/>



# Location

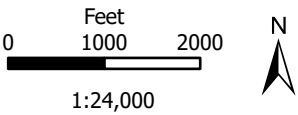
Mary P. Ryan, Trustee of The Rotherwood Trust



- New Easement Boundary
- Existing VOF Easement

Prince Edward County

396 +/- Acres



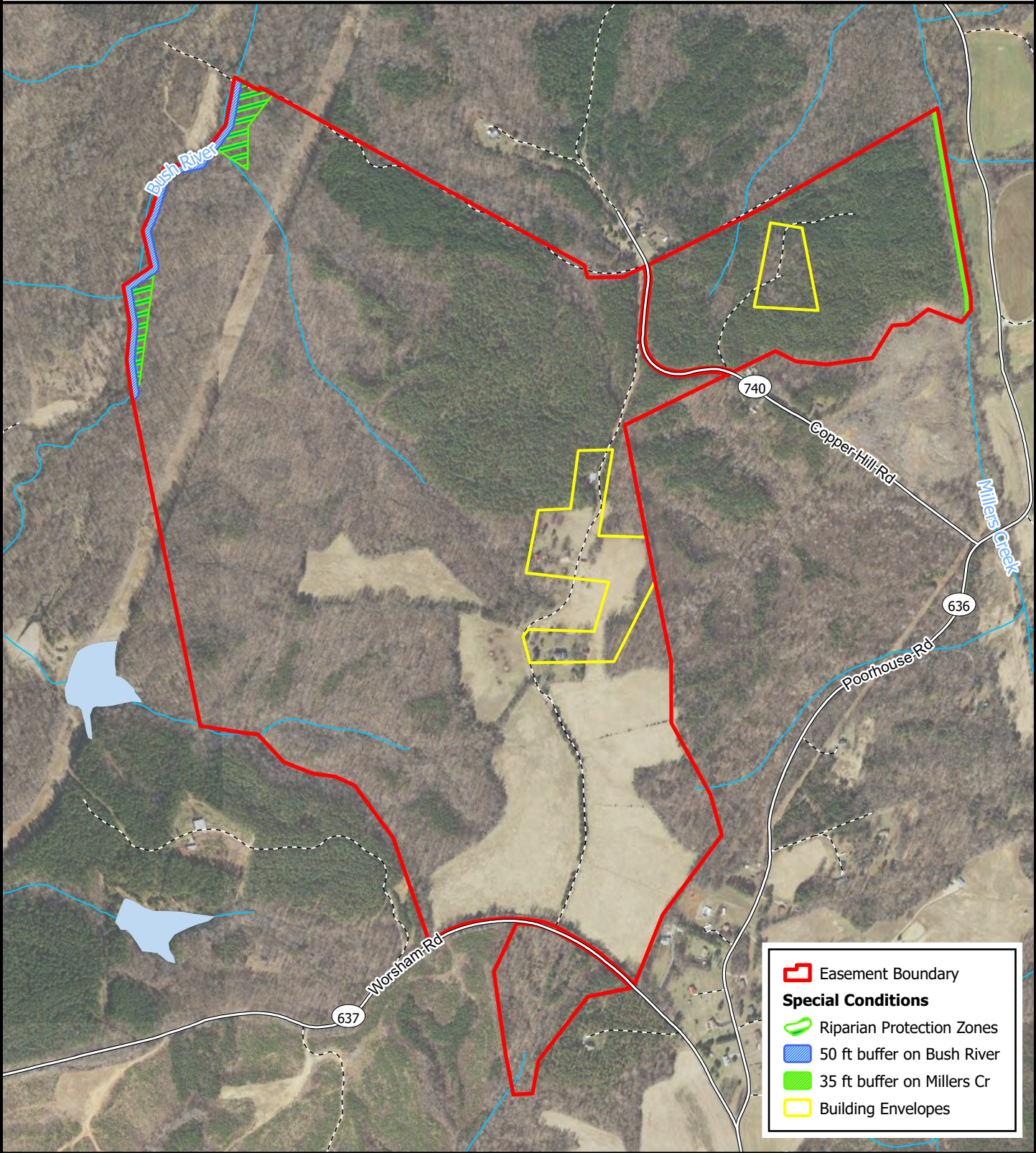
Map created 7/23/2024 by VOF-Anna Clayton Bullock.  
Projection: Lambert Conformal Conic GCS North America 1983  
Source data: USGS Topo Quad Names: Rice and Green Bay; Rivers/Streams - USGS-NHD/VGIN-VBMP; County Boundaries - US Census Bureau/VOF; all else - VOF.

This map is for general reference and display purposes only. Any determination of topography or contours, or any depiction of physical improvements, property lines or boundaries, are solely for general information and should not be used or relied upon in the design, modification, or construction of improvements to real property or for resource protection area or flood plain determination.



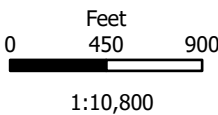
# Special Conditions

Mary P. Ryan, Trustee of The Rotherwood Trust



Prince Edward County

396 +/- acres



Map created 8/20/2024 by VOF-Anna Clayton Bullock.  
Projection: Lambert Conformal Conic GCS North America 1983

Source data: Aerial Imagery - VGIN/VBMP acquired 2/19/2022 and 2/21/2022; Rivers/Streams - USGS-NHD; all else - VOF. iPhone 14 internal GPS/VBMP aerial imagery used to determine points.

This map is for general reference and display purposes only. Any determination of topography or contours, or any depiction of physical improvements, property lines or boundaries, are solely for general information and should not be used or relied upon in the design, modification, or construction of improvements to real property or for resource protection area or flood plain determination.

# PROJECT SUMMARY

## Beaver Dam Legacy, LLC

**Locality: Loudoun**

**Acres: 138.32**

**Meeting Date: 10-10-24**

**Staff lead: Laura Thurman**

**Region: Central**

### Project Description

*Historic farm located within the Unison Battlefield Historic District and containing four contributing structures for that district, all eligible for listing on the NRHP and VLR. Within the Beaverdam Creek Historic Roadways District, designated by the county as such and popular with the public who use it to walk, bike, drive and ride on unpaved roads. All but one of the historic buildings is visible to the public from this road. Contains frontage on Beaverdam Creek, a tributary of Goose Creek, a public water source. Contains 61 acres of Prime and 57 acres of Soils of Statewide Importance.*

### Project Type

- |   |  |
|---|--|
| <input type="checkbox"/> Charitable Contribution                            | <input type="checkbox"/> Protection of Owned Land        |
| <input checked="" type="checkbox"/> Partial Purchase of Open-Space Easement | <input type="checkbox"/> Site Enhancement for Public Use |
| <input type="checkbox"/> Fee Simple Acquisition                             | <input type="checkbox"/> Other: _____                    |

### Instrument Type

- |   |   |
|---|---|
| <input checked="" type="checkbox"/> Deed of Open-Space Easement | <input type="checkbox"/> Deed of Conveyance/Acquisition |
| <input type="checkbox"/> Deed of Dedication to Open Space       | <input type="checkbox"/> Other                          |

### Land Protection Agent

- |  |  |
|--|--|
| <input checked="" type="checkbox"/> VOF            | <input type="checkbox"/> Locality: _____ |
| <input type="checkbox"/> Other State Agency: _____ | <input type="checkbox"/> Other: _____    |

### Funding Source & Amount

- |  |  |
|--|--|
| <input type="checkbox"/> VOF Grant Program(s): _____                   | <input checked="" type="checkbox"/> External Grant Program: VLCF |
| Amount Requested: \$ _____   | Amount Requested: \$125,000 _____                                |
| <input checked="" type="checkbox"/> Tax Benefits (Sought by Applicant) | <input type="checkbox"/> Not Applicable                          |

### Staff Recommendation

#### Conservation Project:

- ☐ Approve project as presented.
- ☒ Approve project, contingent upon satisfaction of the following: Owner accept the impervious surface cap of 40,000 square feet and a review size for new buildings of 5,000 square feet.
- ☐ Approve project, final VOF easement terms to be approved at subsequent Board of Trustees Meeting.

#### Conservation Funding:

- ☐ Not applicable
- ☐ Approve requested funding: \$ \_\_\_\_\_
- ☐ Approve recommended funding: \$ \_\_\_\_\_
- ☐ Approved administratively, PTF-Easement Assistance: \$ \_\_\_\_\_

#### Notes:



## Conservation Purposes/Property Features

### Agricultural Use:

- Contains 61 acres of Prime Soils and 57 acres of Soils of Statewide Importance, according to the Natural Resources Conservation Service of the United States Department of Agriculture.

### Scenic/Open Space and Open Space as Designated by a Government or Conservation Organization:

- Bisected by a road within the Beaverdam Creek Historic Roads District, which is used by the recreating public to walk, drive, bike and ride through this scenic area. Within one mile of over 1,600 acres of land permanently protected by easements.

### Water Resource Protection:

- Contains 2,800 feet of Beaverdam Creek, a tributary of Goose Creek, which provides drinking water to large areas of Northern Virginia and is designated in Loudoun's comprehensive plan as worthy of special environmental protection.

### Historic Preservation:

- Within the Unison Battlefield Historic District, 8,000 acres in Loudoun County considered one of the best-preserved civil war battlefields in the nation. Contains four contributing structures for this district, including a house built in 1816 and a barn built several years earlier. All but one of these is visible to the traveling public from the road.

## Project Details

**The Governing Document:** *The primary terms contained in the deed or instrument are listed below in a condensed form. The complete terms, conditions, and restrictions are in the recorded deed.*

- Divisions permitted:** None **Maximum Properties:** One
- Impervious Coverage Limitations:** Total impervious coverage, including that of both existing and future improvements, may not exceed 40,000 square feet.
- Buildings and Structures.**  
Private land: Any new building or structure exceeding 5,000 square feet in ground area, must have Grantee's prior review and written approval. No more than four detached (freestanding) dwellings may be maintained or constructed on the Property. All new buildings and structures larger than 600 square feet in ground area must be located within designated Building Envelopes. Any detached (freestanding) dwelling must be located in a Building Envelope.
- Water Quality Protection Areas:**  
35-foot buffer on Beaverdam Creek, livestock excluded. The riparian zone, and much of the land north of Newlin Mill Road is included in the county's Floodplain Overlay District (<https://www.loudoun.gov/DocumentCenter/View/180078/Combined-Zoning-Ordinance#page=291>). A map showing this area will be included in the baseline documentation report. It does not include any existing buildings and lies outside the proposed Building Envelope.
- Unique Deed Provisions:**  
The historic dwelling known as "Gourley Reeder House", the stone barn, spring house and meat house (shown on attached Sketch entitled EXHIBIT A), 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 building, (2) the building is destroyed by causes beyond Grantor's reasonable control, including, but not limited to, fire, flood, storm or earth movement, or (3) the building is 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 building or return it to its condition prior to such calamity. In such case, Grantor will have the right to build a replacement building.

**Public Access:** ☒ NO ☐ YES

**Sign Required:** ☒ NO ☐ YES

**Consolidation of Tax Parcels:** ☒ NO ☐ YES ☐ N/A

Summarize: It is already one tax parcel.

### Further Discussion

### Comprehensive Plan

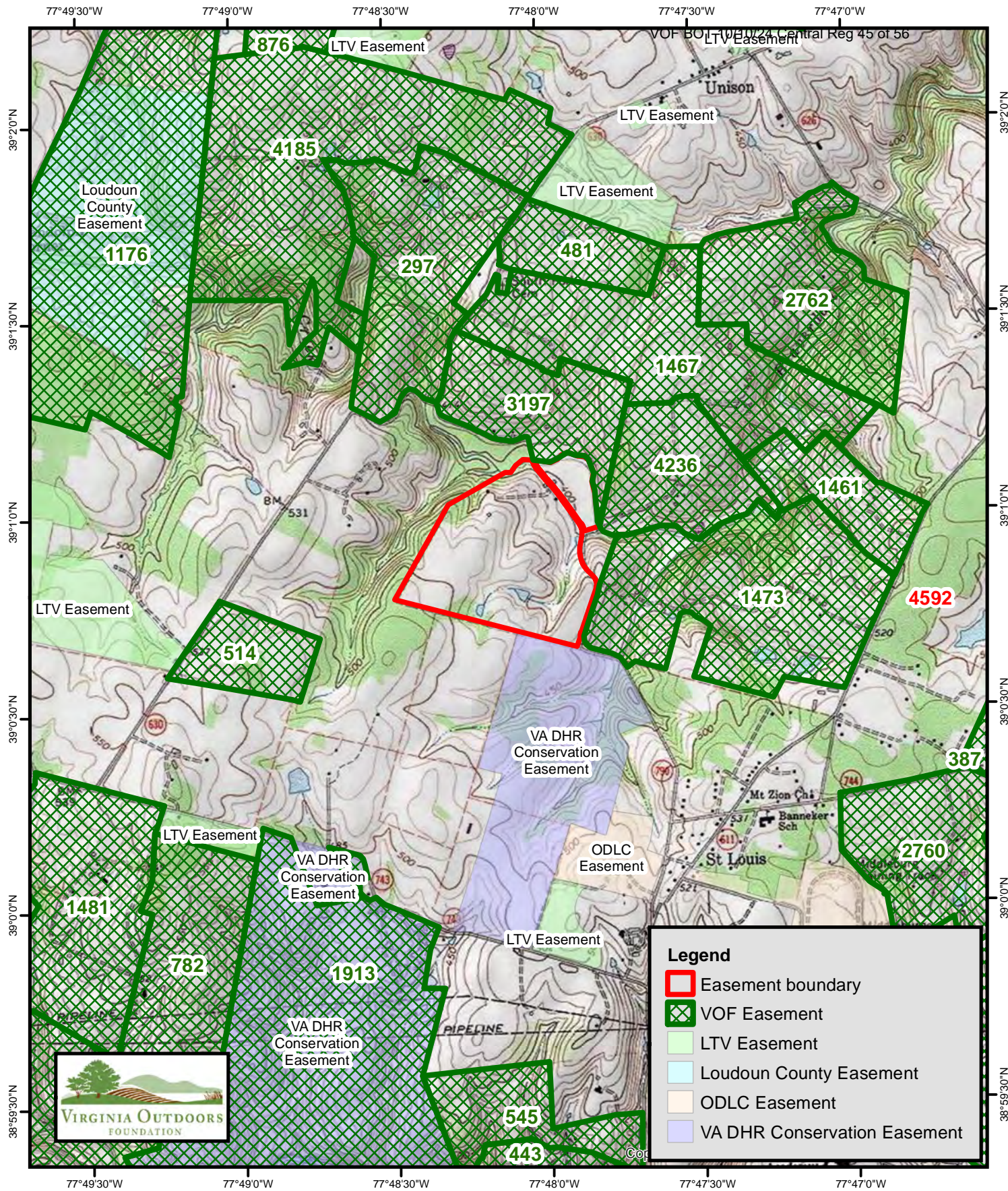
Is the project in compliance with the locality's comprehensive plan?

☒ YES ☐ NO

DETAILS: *Email from Estee LaClare, Planner II dated June 21, 2024 states: Yes, this use of the property is in support and compliance with Loudoun County 2019 Comprehensive Plan.*

Public Infrastructure Information	Conflicts with published plans	Yes	No
<b>Roads:</b>		<input type="checkbox"/>	<input checked="" type="checkbox"/>
<b>Rail:</b>		<input type="checkbox"/>	<input checked="" type="checkbox"/>
<b>Utilities:</b>		<input type="checkbox"/>	<input checked="" type="checkbox"/>
Notes: <i>VDOT states that "Newlin Mill Road is a secondary road, the County would need to initiate any improvements/changes." Since this road is a designated Historic Road, improvements would be limited to grading and not expansion.</i>			





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

Map created 06/03/2024 by Laura Thurman.  
Source data provided by roads-VDOT, other  
protected lands - DCR, all else-VOF  
USGS Quadrangle: Bluemont, Rectortown  
This map is for general reference and display  
purposes only.

**Location Map**  
**Beaverdam Legacy, LLC**  
**Loudoun County ~ 138.32 Acres**  
**Site Visit Date:**

0 1000 2000  
Feet  
1:24,000





77°48'0"W

VOF B01 10/10/24 Central Reg 46 of 56

### Legend

- Easement boundary
- VOF Easement
- Building Envelope - draft
- 35' Riparian buffer
- Water
- Secondary Road

3197

4236

Building envelope to be GPS'd, exact location, configuration may vary

5020

1473

SR 790 - Newlin Mill Rd



Virginia Geographic Information Network (VGIN), Copyright© 2013  
National Geographic Society, i-cubed

39°1'0"N

39°1'0"N

77°48'30"W

77°48'0"W

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

Map created 06/03/2024 by Laura Thurman.  
Source data provided by Roads-VDOT, water-NHD  
All else-VOF.  
Aerial imagery acquired 03/08/2021  
Aerial imagery 2021 © Commonwealth of Virginia.  
This map is for general reference and display purposes only.

**Building Envelope (draft)**  
**Beaverdam Legacy, LLC**  
**Loudoun County ~ 138.32 Acres**  
**Site Visit Date:**

Feet  
0 250 500  
1:6,000





# PROJECT SUMMARY

**Mark S. and Jill Haller**

**Locality Fauquier**

**Acres: 131.1**

**Meeting Date: Oct. 10, 2024**

**Staff lead: Laura Thurman**

**Region: Central**

## Project Description

*Family farm adjacent to and in an area heavily protected by VOF easements. Contains a tributary of the Rappahannock River that is part of the Rappahannock-Hungry Run Stream Conservation Unit protecting habitat for a state-threatened mussel. The Rappahannock is a public water supply for the City of Fredericksburg and the County of Stafford. Property fronts a well-traveled roadway that is part of the state-designated Birding and Wildlife Trail system. The farm has 106 acres of productive farm soils and 109 acres of forest that the Department of Forestry ranks as having High to Outstanding High Forest Conservation Value.*

## Project Type

- |   |  |
|---|--|
| <input checked="" type="checkbox"/> Charitable Contribution | <input type="checkbox"/> Protection of Owned Land        |
| <input type="checkbox"/> Purchase of Open-Space Easement    | <input type="checkbox"/> Site Enhancement for Public Use |
| <input type="checkbox"/> Fee Simple Acquisition             | <input type="checkbox"/> Other: _____                    |

## Instrument Type

- |   |   |
|---|---|
| <input checked="" type="checkbox"/> Deed of Open-Space Easement | <input type="checkbox"/> Deed of Conveyance/Acquisition |
| <input type="checkbox"/> Deed of Dedication to Open Space       | <input type="checkbox"/> Other                          |

## Land Protection Agent

- |  |  |
|--|--|
| <input checked="" type="checkbox"/> VOF            | <input type="checkbox"/> Locality: _____ |
| <input type="checkbox"/> Other State Agency: _____ | <input type="checkbox"/> Other: _____    |

## Funding Source & Amount

- |  |   |
|--|---|
| <input type="checkbox"/> VOF Grant Program(s): _____                   | <input type="checkbox"/> External Grant Program(s): _____ |
| Amount Requested: \$ _____   | Amount Requested/Secured: \$ _____                        |
| <input checked="" type="checkbox"/> Tax Benefits (Sought by Applicant) | <input type="checkbox"/> Not Applicable                   |

## Staff Recommendation

### Conservation Project:

- ☐ Approve project as presented.
- ☒ Approve project, contingent upon satisfaction of the following: **Review of language suggested by landowner's attorney. See Unique Deed Provisions. All but one approved by VOF attorney. See highlighted language.**
- ☐ Approve project, final VOF easement terms to be approved at subsequent Board of Trustees Meeting.

### Conservation Funding:

- ☒ Not applicable
- ☐ Approve requested funding: \$ \_\_\_\_\_
- ☐ Approve recommended funding: \$ \_\_\_\_\_
- ☐ Approved administratively, PTF-Easement Assistance: \$ \_\_\_\_\_

### Notes:

## Conservation Purposes/Property Features

### Agricultural Use:

- Contains approximately 106 acres of productive farm soils according to the Natural Resources Conservation Service of the United States Department of Agriculture. Protecting the property from intensive development helps to protect these soils.

### Forestal Use:

- Contains 109 acres of High to Outstanding Forest Conservation Values as defined by the Virginia Department of Forestry.

### Natural Habitat and Biological Diversity:

- Contains over 2,000 feet of an unnamed tributary of the Rappahannock River in an area designated as the Rappahannock-Hungry Run Stream Conservation Unit by the Virginia Department of Conservation and Recreation's Natural Heritage Division. because it contains habitat for a state threatened mussel called the green floater (*Lasmigona subviridis*).

### Scenic/Open Space:

- Fronts Crest Hill Road for approximately 1,800 feet. This road is part of the Department of Wildlife Resources Virginia Birding and Wildlife Trail, a driving trail with loops off the main trail linking some of Virginia's best wildlife-watching areas with walking and biking trails. Property is adjacent to two other properties in easement with VOF and is within one mile of 1,100 acres of land that is permanently protected.

### Water Resource Protection:

- Protects a tributary of the Rappahannock River by buffering the banks of the unnamed tributary on the property. The Rappahannock River is a public water supply source for the City of Fredericksburg and the County of Stafford

## Project Details

**The Governing Document:** *The primary terms contained in the deed or instrument are listed below in a condensed form. The complete terms, conditions, and restrictions are in the recorded deed.*

- Divisions permitted:** None **Maximum Properties:** One
- Impervious Coverage Limitations:** Total impervious coverage, including that of both existing and future improvements, may not exceed approximately 30,000 square feet.
- Buildings and Structures.**  
Private land: Any new building or structure exceeding 7,500 square feet in ground area, must have Grantee's prior review and written approval. No more than three detached (freestanding) dwellings may be maintained or constructed on the Property. All buildings and structures larger than 500 square feet in ground area must be located within designated Building Envelopes. Any detached (freestanding) dwelling must be located in a Building Envelope.
- Water Quality Protection Areas:**  
50-foot riparian buffer on the banks of the unnamed tributary of the Rappahannock River, livestock excluded.
- Consolidation of Tax Parcels:** ☒ NO ☐ YES ☐ N/A  
Summarize: It's already one tax parcel.



- 6. Unique Deed Provisions:** Landowner's attorney added BLA language: Pursuant to Notice 2023-30, Grantor and Grantee agree that boundary line adjustments to the real property subject to the restrictions may be made only pursuant to a judicial proceeding to resolve a bona fide dispute regarding a boundary line's location. **Accepted by VOF attorney.**

**And:** in Trails including, but not limited to, hiking, biking, recreation, exercise, and equestrian trails. **Accepted by VOF attorney.**

**And in Uses:** Operation and use of motorized vehicles and equipment for any permitted activity.

**And in the Buffer:** Mowing; provided, however that the area within the riparian buffer may be bushhogged twice a year.

**In Notice and Approval:** Other than activities specifically allowed hereunder, Grantor may not undertake any such proposed activity or exercise any such reserved right unless and until Grantor receives Grantee's approval in writing. **Accepted by VOF attorney.**

### Further Discussion

### Comprehensive Plan

Is the project in compliance with the locality's comprehensive plan?

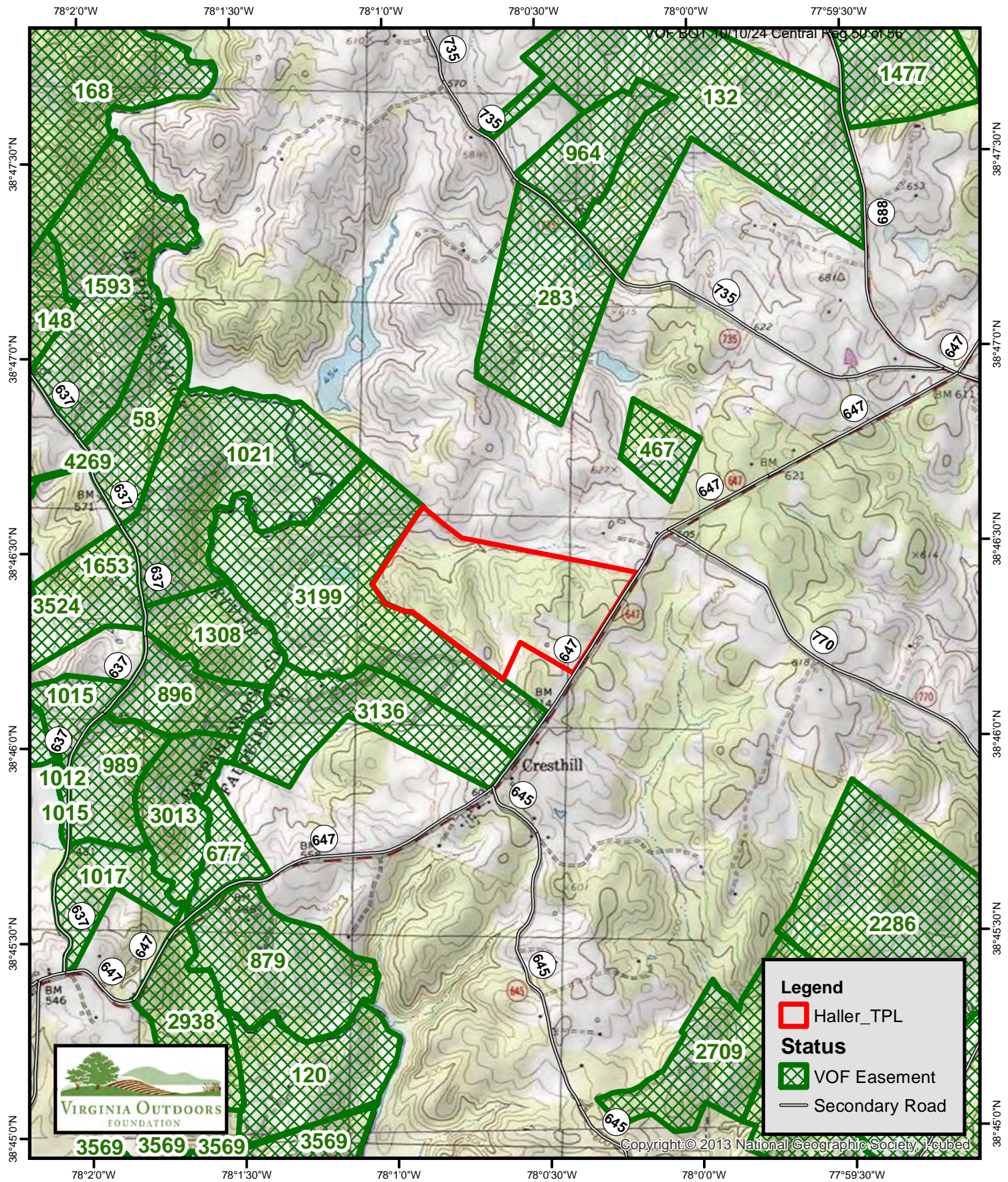
☒ YES   ☐ NO

DETAILS: *Letter from the Fauquier County Department of Community Development dated June 24, 2024 states:*

**Placement of a conservation easement on PIN 6926-24-6882-000 is consistent with the policies and implementation strategies of the Fauquier County Comprehensive Plan.**

Public Infrastructure Information	Conflicts with published plans	Yes	No
<b>Roads:</b> Crest Hill Road ~ SR 647		<input type="checkbox"/>	<input checked="" type="checkbox"/>
<b>Rail:</b>		<input type="checkbox"/>	<input checked="" type="checkbox"/>
<b>Utilities:</b> Recorded 1995 ROW for electric line (10' wide) to serve neighbors. See title work and deed (DB 737 Pg 1463).		<input type="checkbox"/>	<input checked="" type="checkbox"/>
<i>Notes: Staff to enter additional details here</i>			





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

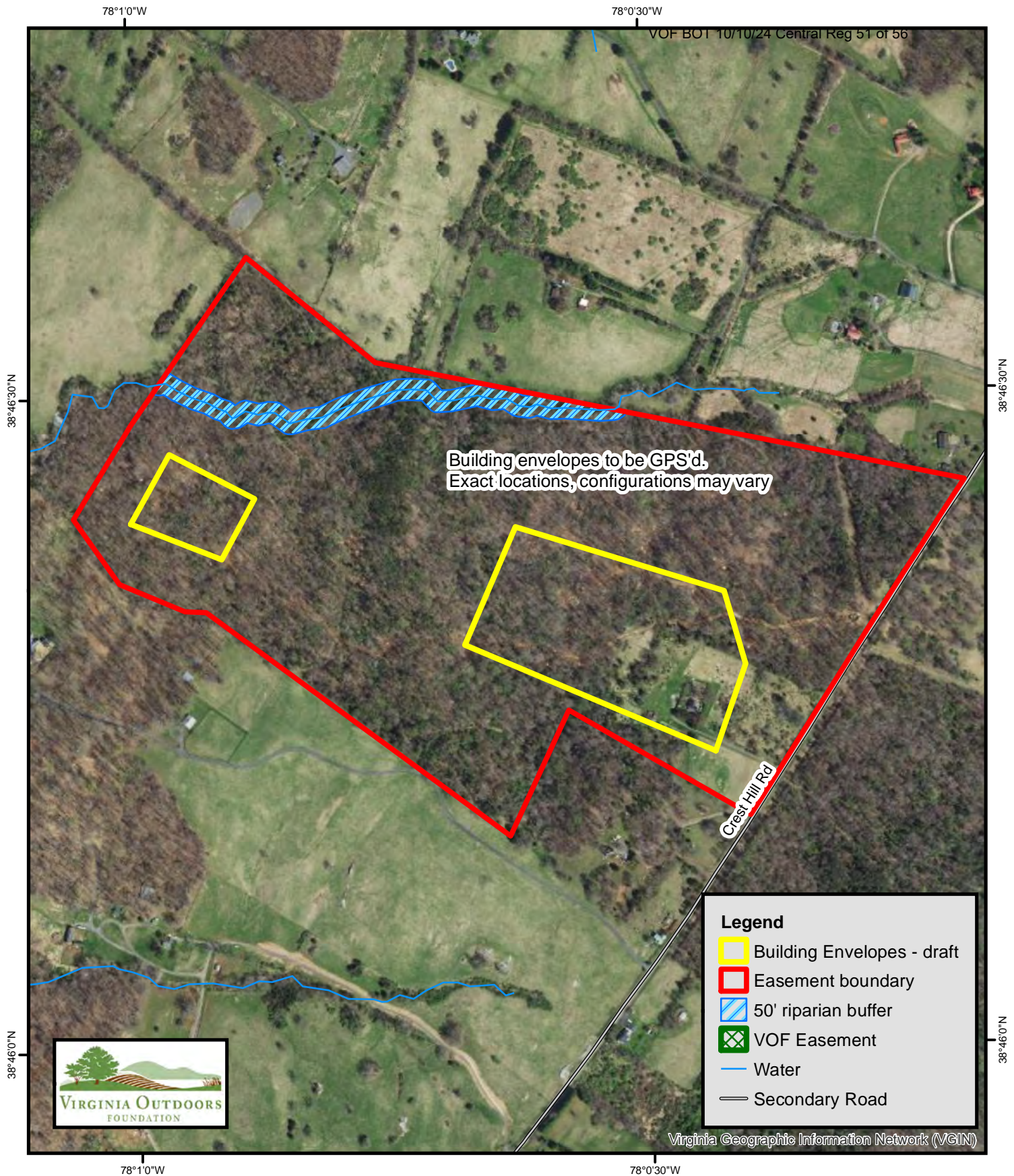
Map created 09/11/2023 by Laura Thurman.  
Source data provided by roads-VDOT,  
other easements-DCR, All else-VOF  
USGS Quadrangle: Flint Hill, Orlean  
This map is for general reference and display  
purposes only.

**Location Map**  
**Haller ~131.1 Acres**  
**Fauquier County**  
**Site Visit Date:**

0 1000 2000  
Feet  
1:24,000







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

Map created 11/09/2023 by Laura Thurman.  
Source data provided by roads-VDOT, water-NHD,  
All else-VOF.  
Aerial imagery acquired 04/11/2022  
Aerial imagery © 2022 Commonwealth of Virginia.  
This map is for general reference and display purposes only.

**Building Envelopes**  
**Haller ~ 131.1 Acres**  
**Fauquier County**  
**Site Visit Date:**

Feet  
0 300 600  
1:7,200





## PROJECT SUMMARY

### JOSPHAT S. and ALICE T. MUSAPATIKE

**Locality: Mecklenburg****Acres: 353.56****Meeting Date: Oct. 10, 2024****Staff lead: Sherry Buttrick****Region: Central**

#### Project Description

This farm property lies very well and contains good productive soils for agriculture. Just over half the acreage is made up of prime soils and it is in active farm production of cattle and timber. To the north the property adjoins an existing easement and both front on Rt. 47, a VA Byway. The frontage is identified in Conserve VA for its scenic value as well as containing land Conserve VA identifies as significant in the Agriculture category. The farm adjoins Finneywood Creek within the Pamlico Sound watershed. Much of the forested area is listed in VA Natural Landscape Assessment as containing Ecological Cores.

#### Project Type

- |   |  |
|---|--|
| <input type="checkbox"/> Charitable Contribution of Easement                | <input type="checkbox"/> Protection of Owned Land        |
| <input checked="" type="checkbox"/> Partial Purchase of Open-Space Easement | <input type="checkbox"/> Site Enhancement for Public Use |
| <input type="checkbox"/> Fee Simple Acquisition                             | <input type="checkbox"/> Other: _____                    |

#### Instrument Type

- |   |   |
|---|---|
| <input checked="" type="checkbox"/> Deed of Open-Space Easement | <input type="checkbox"/> Deed of Conveyance/Acquisition |
| <input type="checkbox"/> Deed of Dedication to Open Space       | <input type="checkbox"/> Other                          |

#### Land Protection Agent

- |  |  |
|--|--|
| <input checked="" type="checkbox"/> VOF            | <input type="checkbox"/> Locality: _____ |
| <input type="checkbox"/> Other State Agency: _____ | <input type="checkbox"/> Other: _____    |

#### Funding Source & Amount

- |  |   |
|--|---|
| <input type="checkbox"/> VOF Grant Program(s): _____                   | <input checked="" type="checkbox"/> External Grant Program(s): <u>VLCF 2024 applicant</u> |
| Amount Requested: \$ _____   | Amount Requested: <u>\$430,715</u>  |
| <input checked="" type="checkbox"/> Tax Benefits (Sought by Applicant) | <input type="checkbox"/> Not Applicable   |

#### Staff Recommendation

##### Conservation Project:

- ☒ Approve project as presented.
- ☐ Approve project, contingent upon satisfaction of the following: \_\_\_\_\_
- ☐ Approve project, final VOF easement terms to be approved at subsequent Board of Trustees Meeting.

##### Conservation Funding:

- ☒ Not applicable
- ☐ Approve requested funding: \$ \_\_\_\_\_
- ☐ Approve recommended funding: \$ \_\_\_\_\_
- ☐ Approved administratively, PTF-Easement Assistance: \$ \_\_\_\_\_

**Notes: applicant for VLCF October 2024 grant round in Agriculture category.**



## Conservation Purposes/Property Features

### Agricultural Use:

- 181 acres designated by USDA as Prime Farmland and 87 acres designated as Farmland of Statewide Importance.
- American Farmland Trust's Productivity, Versatility and Resiliency Study, a part of Farmland Under Threat, ranks ~114 ac as Exceptional, ~61 acres as Significant, and ~124 acres as Acceptable.

### Forestal Use:

- Approximately 64 acres designated as having High Forest Conservation Value.

### Natural Habitat and Biological Diversity:

- Approximately 90 acres (89.9) portion identified by DCR's Natural Landscape Assessment Ecological Cores (General: #5 rank). Two small areas of wetland on NWI Map.

### Scenic/Open Space:

- approx. 2,800 ft of frontage on Rt.47, a designated VA Byway, and listed in Conserve VA's Scenic Resource category.
- Also fronts on Rt. 683 (Lenhart Rd.) for approximately 2,720 feet. Also adjoins railroad for approx. 2,700 feet.
- Adjoins VOF existing easement across Finneywood Creek. (Bailey)

### Water Resource Protection:

- Fronts for approximately 1,542 feet on Finneywood Creek along the property's northern boundary. Finneywood Creek flows to the S. Meherrin River then to the Meherrin River, a source of public water for the City of Emporia.
- Approx. 292 acres included in Albemarle-Pamlico National Estuary Partnership Boundary.
- Approx. 85 acres of the Property have been identified as having a potential impact score of 61 or higher (on a scale of 0–100) in the 2022 Virginia ConservationVision Watershed Impact Model

### Open Space as Designated by a Government or Conservation Organization:

- ConserveVirginia in the Scenic Preservation, and Agriculture & Forestry categories.

## Project Details

**The Governing Document:** The primary terms contained in the deed or instrument are listed below in a condensed form. The complete terms, conditions, and restrictions are in the recorded deed.

1. **Divisions permitted:** one. **Maximum Properties:** two
2. **Impervious Coverage Limitations:** Total impervious coverage, including that of both existing and future improvements, may not exceed 50,000 square feet.
3. **Buildings and Structures.**  
Private land: Any new building or structure exceeding 10,000 square feet in ground area, must have Grantee's prior review and written approval.  
No more than four detached (freestanding) dwellings may be maintained or constructed on the Property. All new buildings and structures larger than 500 square feet in ground area must be located within designated Building Envelopes.  
Any detached (freestanding) dwelling must be located in a Building Envelope.
4. **Water Quality Protection Areas:**  
Summarize here: 35' buffer on Finneywood Creek as measured from the top of the bank.

5. **Public Access:** ☒ NO ☐ YES  
 6. **Sign Required:** ☒ NO ☐ YES  
 7. **Consolidation of Tax Parcels:** ☒ NO ☐ YES ☐ N/A  
 Summarize:

### Further Discussion

39 ac of forest land timber has been sold but not yet cut. BMPs to be used. Timber contract in file. VLCF language to be added if award is granted.

### Comprehensive Plan

Is the project in compliance with the locality's comprehensive plan?

☒ YES ☐ NO

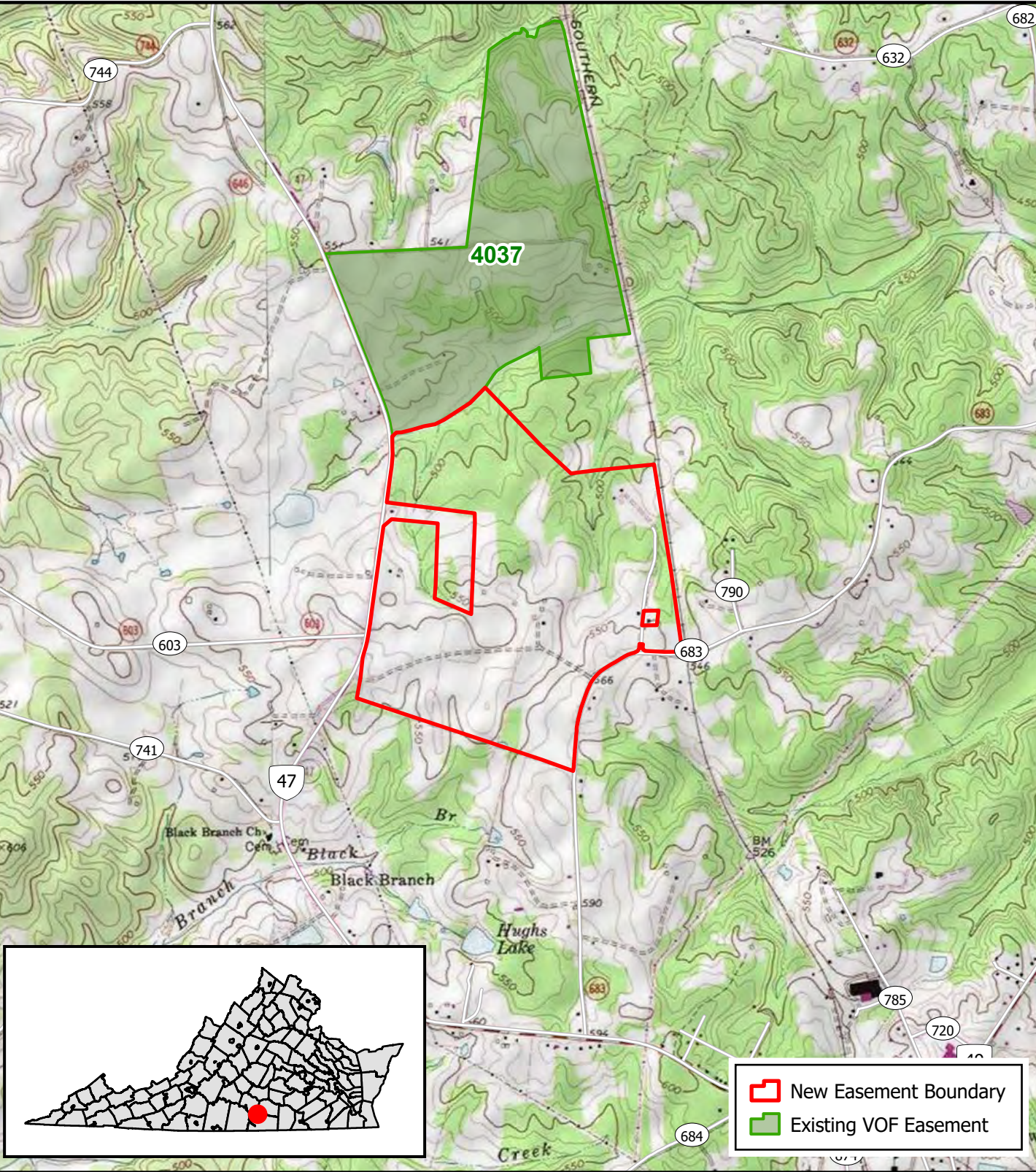
DETAILS: Robert Hendrick, Zoning Director's correspondence.

Public Infrastructure Information	Conflicts with published plans	Yes	No
<b>Roads:</b> Rt. 47 has 60 ft R/W and Rt.683 Lenhart Dr has 50 ft R/W, and Gilreath Rd (private rd dead ends in property).		<input type="checkbox"/>	<input checked="" type="checkbox"/>
<b>Rail:</b> Rail line operated by Buckingham Branch: Randy Selleck DRPT: no conflict.		<input type="checkbox"/>	<input checked="" type="checkbox"/>
<b>Utilities:</b>		<input type="checkbox"/>	<input checked="" type="checkbox"/>
Notes:			



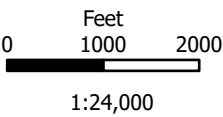
# Location

Josphat S. and Alice Musapatike



Mecklenburg County

353.56 ± Acres



Map created 0/0/0000 by VOF-YOUR NAME  
Projection: Lambert Conformal Conic GCS North America 1983

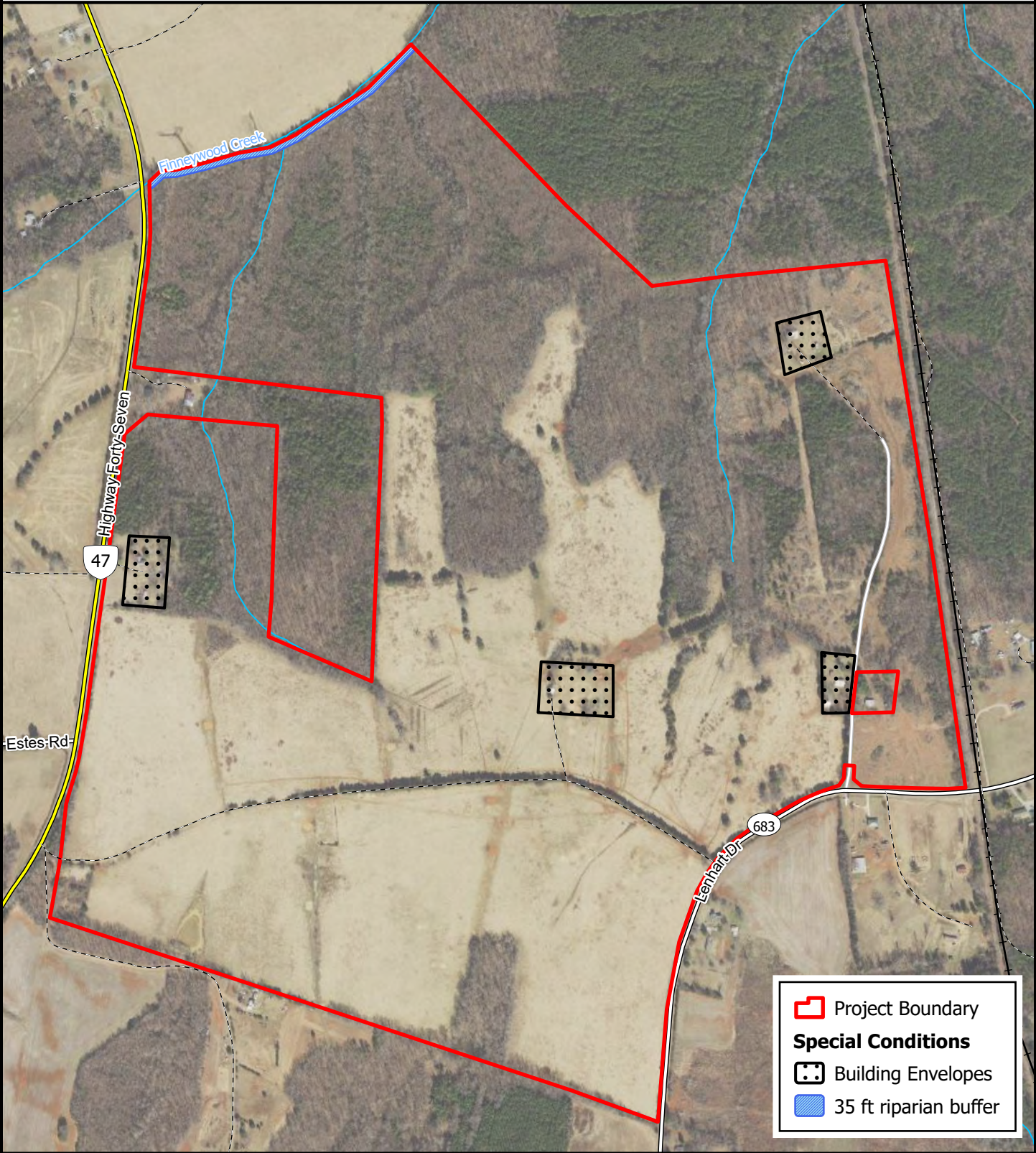
Source data: USGS Topo Quad Name: Chase City; County Boundaries - US Census Bureau/VOF; all else - VOF.

This map is for general reference and display purposes only. Any determination of topography or contours, or any depiction of physical improvements, property lines or boundaries, are solely for general information and should not be used or relied upon in the design, modification, or construction of improvements to real property or for resource protection area or flood plain determination.



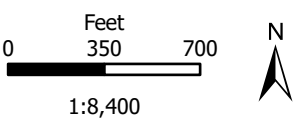
# Special Conditions

Josphat S. and Alice Musapatike



Mecklenburg County

353 ± Acres



Map created: 8/28/2024 11:40:20 AM by VOF-Anna Clayton Bullock  
Projection: NAD 1983 Virginia Lambert

Source data: Aerial Imagery - VGIN/VBMP acquired 2/21/2022; Rivers/Streams - USGS-NHD/VGIN-VBMP; Roads - VDOT; all else - VOF. iPhone 14 internal GPS/VBMP aerial imagery used to determine points.

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