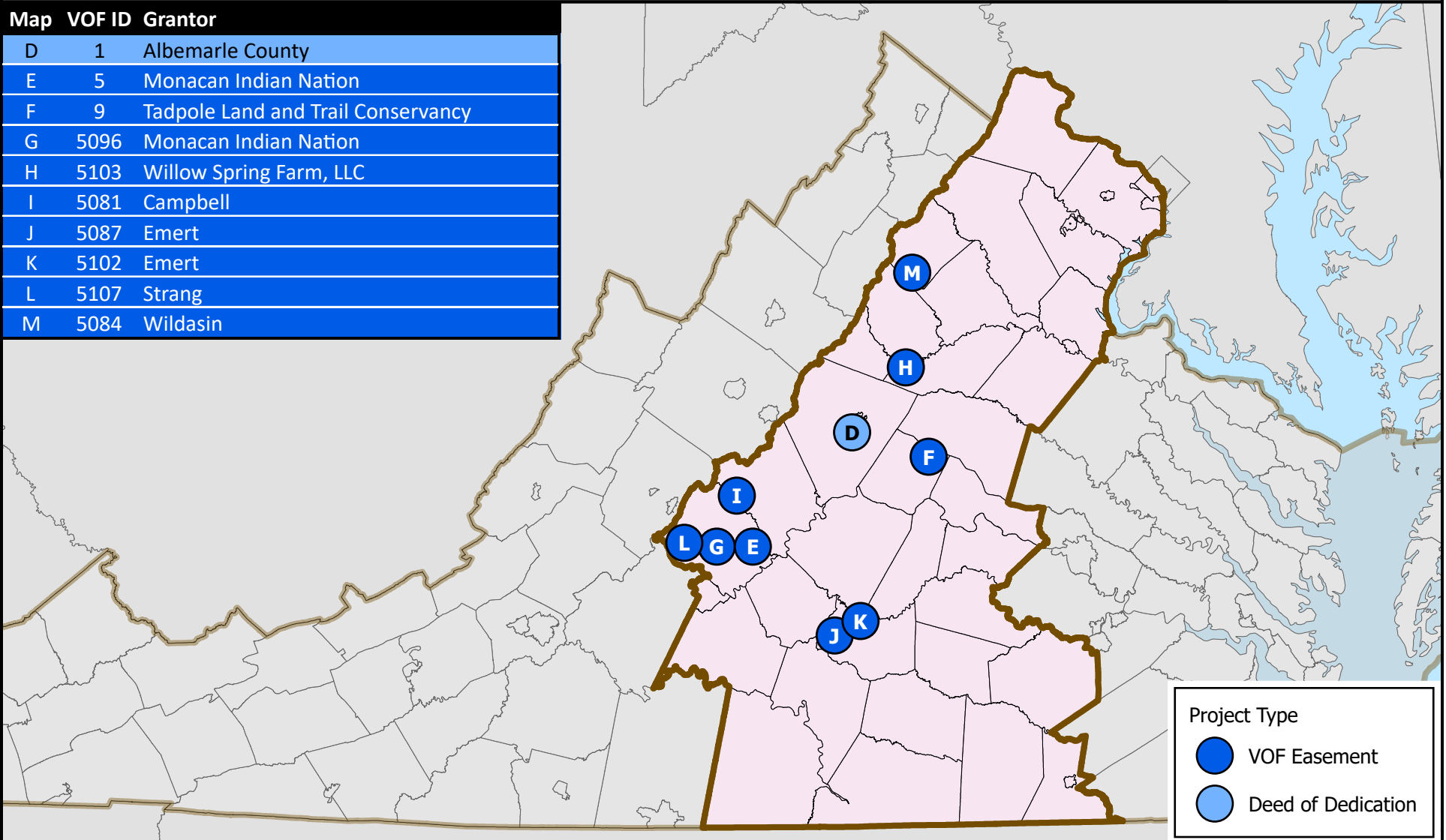


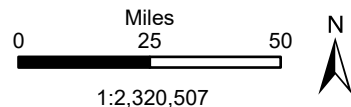
Proposed Conservation Projects: Central Region



Map	VOF ID	Grantor
D	1	Albemarle County
E	5	Monacan Indian Nation
F	9	Tadpole Land and Trail Conservancy
G	5096	Monacan Indian Nation
H	5103	Willow Spring Farm, LLC
I	5081	Campbell
J	5087	Emert
K	5102	Emert
L	5107	Strang
M	5084	Wildasin



Board of Trustees Meeting
September 25, 2025



Map created: 9/25/25 by VOF-LV
Projection: NAD 1983 Virginia Lambert

Source data: Source data provided by 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.

VOF BOT 9/25/25 Land Conservation Central Region

Albemarle County
Biscuit Run Acquisition

Locality: Albemarle County

Acres: 16.3

Board Meeting: 9/25/2025

Staff Lead: Emily White

Region: Central

VOF Project # TBD

VOF Instrument # TBD

VOF Property # TBD

VOF Application # 26-01-01

Project Description/Property Features

Albemarle County seeks grant funding to purchase a 16.3-acre property adjoining Biscuit Run Park on two sides. This acquisition will permanently expand the park to over 1,200 acres while enabling Albemarle County to establish, operate, and maintain a long-planned, off-site, public-access greenway trail between the park, multiple residential neighborhoods, and the Rivanna Trail. The mature, forested, steep slopes upstream from the Avon Swamp natural heritage site will be permanently conserved.

Project Type

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

Instrument Type

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

Land Protection Agent

- | | |
|--|---|
| <input type="checkbox"/> VOF | <input checked="" type="checkbox"/> Locality: <u>Albemarle County (Applicant)</u> |
| <input type="checkbox"/> Other State Agency: _____ | <input type="checkbox"/> Other: _____ |

Funding Source & Amount

- | | |
|--|---|
| <input checked="" type="checkbox"/> VOF Grant Program(s): <u>PTF</u>
Amount Requested: <u>\$160,000</u> | <input type="checkbox"/> External Grant Program(s): _____
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: \$160,000
- ☐ Approve recommended funding: \$ _____
- ☐ Approved administratively, PTF-Easement Assistance: \$ _____

Notes: N/A

Conservation Purposes

Natural Habitat and Biological Diversity:

- The property is part of an ecological core with a rating of C4 (Moderate) by the Virginia Department of Conservation and Recreation's Natural Landscape Assessment (VaNLA) which indicates the property may support many 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).
- The property is located within an area categorized in The Nature Conservancy's (TNC) Resilient and Connected Landscapes Project as Resilient, indicating that the area contains both complex landscapes (with a "wide array of micro-climates") and connected landscapes ("allowing species to move and disperse"). According to TNC, resilient sites are those in which conservation actions have the best chance of succeeding in the long term.

Scenic/Open Space:

- Adjacent to Biscuit Run State Park, protecting this property will enlarge a vast area of land that will never be disturbed by development and will be available for public use and enjoyment.

Outdoor Recreation, Education, or Research:

- The property will be open to the public, not only enlarging Biscuit Run State Park, but also creating a trail system from the City of Charlottesville to the park, increasing off-road pedestrian and bike access.

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:** 0 **Maximum Properties:** 1
2. **Impervious Coverage Limitations:** Total impervious coverage, including that of both existing and future improvements, may not exceed 9.02% of the total property.
3. **Buildings and Structures:** Only buildings and structures allowed are those that support public use of the property as a park.
4. **Management of Forest:** Terms to be determined by Albemarle County, which will hold the easement.
5. **Water Quality Protection Areas:** N/A, No water on the property.
6. **Unique Deed Provisions:** N/A
7. **Public Access:** ☐ NO ☒ YES
8. **Sign Required:** ☐ NO ☒ YES
9. **Consolidation of Tax Parcels:** ☐ NO ☐ YES ☒ TBD
Summarize: To be determined should funding be awarded.

Further Discussion
N/A

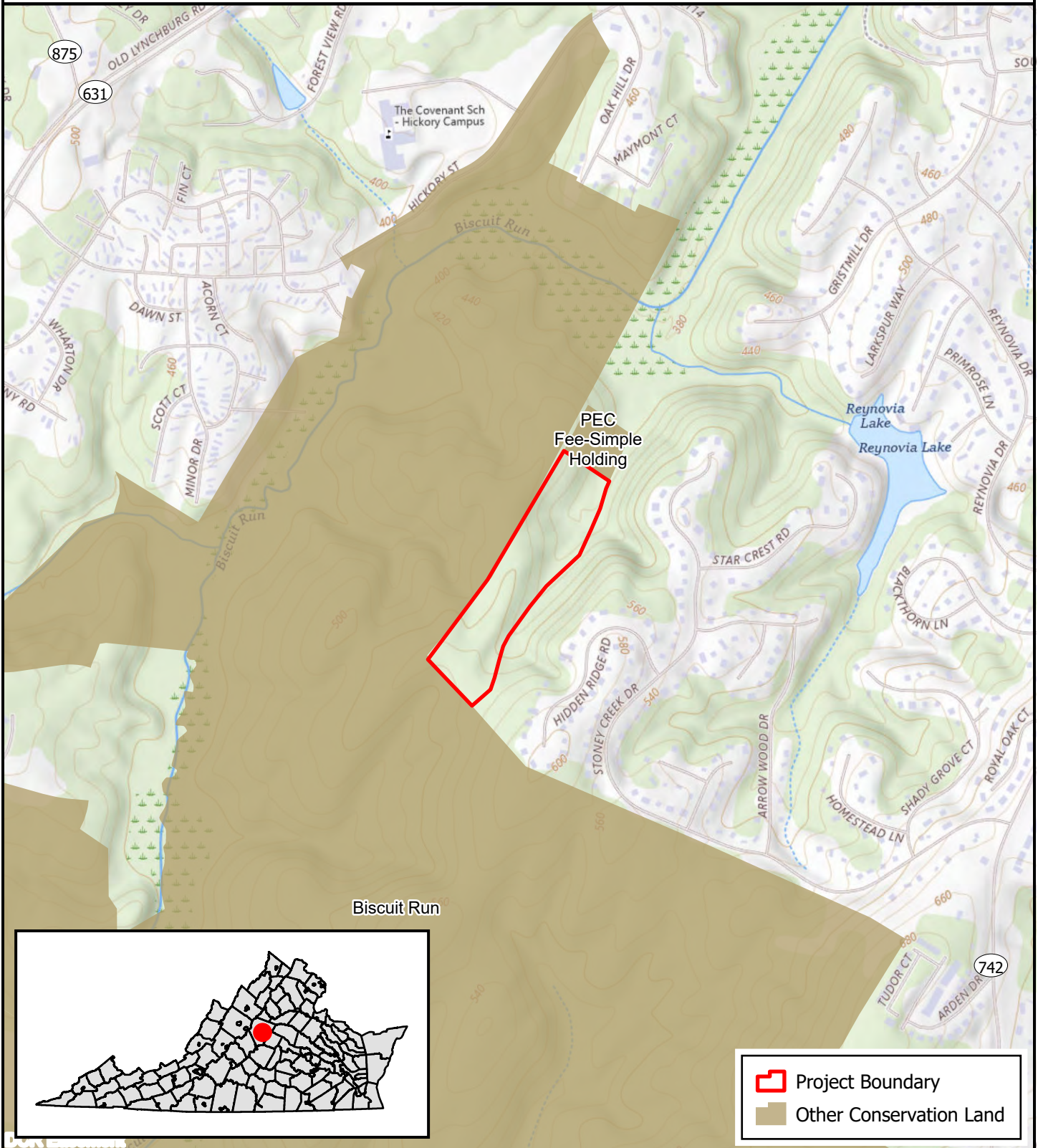
Comprehensive Plan
Has the locality confirmed the project is in compliance with the comprehensive plan? <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO DETAILS: Documented in PTF grant application submitted by locality.

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

Revision Date 03/04/2025

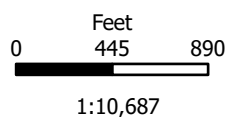
Location

Albemarle County



Albemarle County

16.3 ± Acres



Map created: 9/3/2025 by Emma Weaver
Projection: NAD 1983 Virginia Lambert

Source data: USGS Topo Quad Name: Alberene; County Boundaries - US Census Bureau/VOF; Roads - VDOT; Other Conservation Land - VA DCR; all else - VOF.

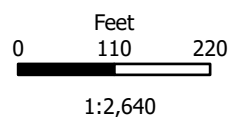
Aerial Imagery

Albemarle County



Albemarle County

16.3 ± Acres



Map created: 9/2/2025 by Emma Weaver
Projection: NAD 1983 Virginia Lambert

Source data: Aerial Imagery - VGIN/VBMP acquired 2/20/2022; County Boundaries - US Census Bureau/VOF; Roads - VDOT; all else - VOF.

- Project Boundary
- Secondary Road

Monacan Indian Nation

Monacan Indian Nation - Snead Property

Locality: Amherst County

Acres: 339.4

Board Meeting: 9/25/2025

Staff Lead: Emily White

Region: Central

VOF Project # 5096

VOF Instrument # TBD

VOF Property # TBD

VOF Application # 26-01-05

Project Description/Property Features

This proposal submitted by the Monacan Indian Nation is for land acquisition and protection on Bear Mountain in Amherst County, which has been the home of the Monacan people for more than 10,000 years and remains the cultural hub of the community. The Monacan Indian Nation is a federally recognized tribe with over 2,600 citizens. This project would allow the Nation to acquire and protect 339.4 forested acres, preserving at least four cemeteries, several historical settlements, and most importantly connecting all of the Nation's holdings on Bear Mountain for stewardship and management.

Project Type

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

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</u>
Amount Requested: \$ <u>300,000</u> | <input checked="" type="checkbox"/> External Grant Program(s): <u>VLCF</u>
Amount Requested: \$ <u>1,210,000</u> |
| <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: \$300,000
- ☐ Approve recommended funding: \$
- ☐ Approved administratively, PTF-Easement Assistance: \$ _____

Notes: N/A

Conservation Purposes

Forestal Use:

- The entirely wooded property is ranked as Outstanding Forest Conservation Value (FCV5) through the Virginia Department of Forestry's Forest Conservation Value model, which is a tool used to strategically identify the highest priority forestland for conservation in Virginia. The intent is to maximize the efficiency of limited resources by focusing conservation efforts on the highest quality, most productive, and most vulnerable forestland statewide.
- The property is identified as important for protection in the ConserveVA Agriculture and Forestry Category.

Natural Habitat and Biological Diversity:

- The majority of the property lies within an area designated by the Virginia Department of Conservation and Recreation's Natural Landscape Assessment (VaNLA) as a C2 (Very High) ecological core, meaning the Property likely supports numerous habitat and ecosystem values.
- The property is located within an area categorized in The Nature Conservancy's (TNC) Resilient and Connected Landscapes Project as Resilient, indicating that the area contains both complex landscapes (with a "wide array of micro-climates") and connected landscapes ("allowing species to move and disperse"). According to TNC, resilient sites are those in which conservation actions have the best chance of succeeding in the long term.
- The Virginia Department of Wildlife Resources' (DWR) Wildlife Corridor Action Plan indicates the Property is within a Wildlife Biodiversity Resilience Corridor. Wildlife Biodiversity Resilience Corridors represent relatively intact, representative, and biologically diverse habitat connections designed to provide refuge and facilitate species distribution shifts as the climate changes, and the landscape becomes more developed.
- The property was identified as a significant site for protection in the ConserveVA Natural Habitat and Ecosystem Diversity category.

Water Resource Protection

- The Property contains Falling Rock Creek, located within the Chesapeake Bay watershed, and contributes in a relatively undeveloped state to the goals of the Chesapeake Bay Preservation Act codified as Sections 62.1-44.15:67 *et seq.* of the Code of Virginia (1950), as amended. Further, with respect to the Chesapeake Bay watershed, an open-space easement on the Property contributes to the Land Conservation Goal of the 2014 Chesapeake Watershed Agreement to protect an additional two million acres of lands throughout the watershed by 2025.

Historic Preservation:

- The Monacan Indian Nation has lived for more than 10,000 years in Virginia, once covering a vast region from the Fall Line in Richmond to the Blue Ridge Mountains. The lands around Bear Mountain were central to this group of Monacans whose tribal culture, practices, and ceremonies celebrate their history and stewardship of the land.
- The subject property extends up the slopes of Bear Mountain just across Kenmore Road from a 10-acre tract of land owned by the Monacan Indian Nation which is protected with an easement held by the VA Dept. of Historic Resources (DHR). This adjacent tract contains the historic Bear Mountain Indian Mission School (DHR ID # 005-0230), a ca. 1870 log building originally used as a church and later a school. It is now the site of the Monacan Ancestral Museum. The easement on the subject property will protect the rural setting surrounding this historic site.

Outdoor Recreation, Education, or Research

- Access to the trails on the property, as well as educational information and programming, will be available for not only members of the Monacan Indian Nation but also to the public.

Open Space and Scenic

- The property adjoins a 98-acre Monacan-owned property which extends to the top of Bear Mountain, and the return of the property to the Nation's ownership will nearly double the area of contiguous land owned by the Nation on Bear Mountain and contribute to the open-space values and continuity of natural habitat on all the Monacan lands.

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:** 0 **Maximum Properties:** 1
- 2. Impervious Coverage Limitations:** Total impervious coverage, including that of both existing and future improvements, may not exceed 0.5% of the total property.
- 3. Buildings and Structures:** Any new building or structure exceeding 1,000 square feet in ground area must have Grantee's prior review and written approval. No building may exceed 35 feet in height. No more than 2 freestanding dwellings may be maintained or constructed on the Property. Other than renewable energy facilities, all new buildings and structures exceeding 500 square feet in ground area must be located in designated Building Envelopes. Any freestanding dwelling must be located in a Building Envelope.
- 4. Management of Forest:** A pre-harvest plan must be submitted to VOF for approval no later than fourteen days before the proposed date of a material timber harvest or land clearing activity. Best Management Practices for Water Quality as promulgated by the Virginia Department of Forestry must be used when a material timber harvest or land clearing activity is undertaken.
- 5. Water Quality Protection Areas:** 35-foot buffers on Falling Rock Creek and its unnamed tributary.
- 6. Unique Deed Provisions:** Should the VLCF grant be awarded in the forestry category, the following additional items/terms may be required:
 - a. Forest Stewardship or Management Plan and Pre-Harvest Plan
 - b. Agricultural Conservation Plan
 - c. At least 90% of the property must remain in forest cover
- 7. Public Access:** ☐ NO ☒ YES
- 8. Sign Required:** ☐ NO ☒ YES
- 9. Consolidation of Tax Parcels:** ☐ NO ☐ YES ☒ TBD
Summarize: To be determined if grant award is made.

Further Discussion

N/A

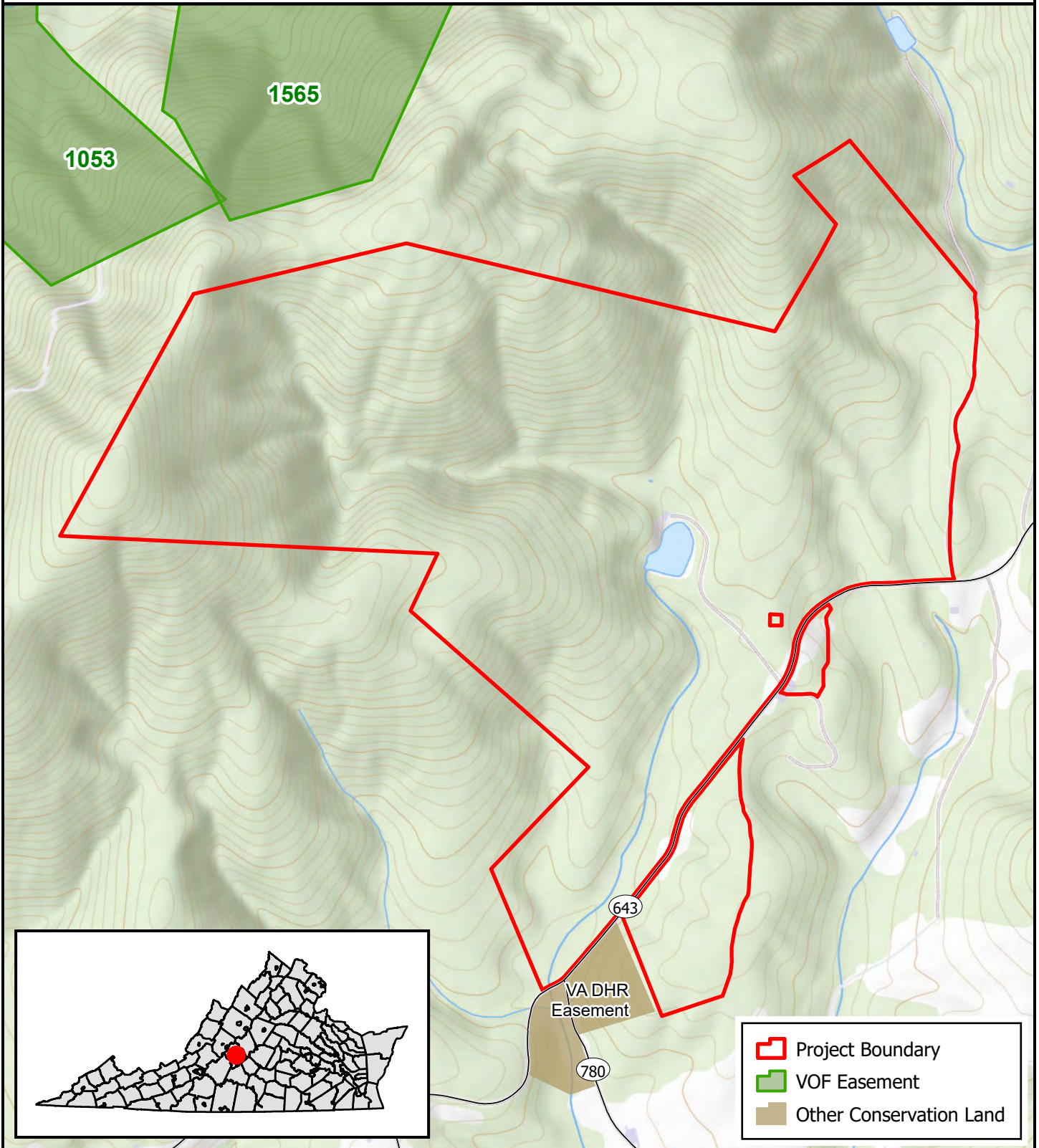
Comprehensive Plan
Has the locality confirmed the project is in compliance with the comprehensive plan? <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO DETAILS: Confirmation from locality documented in PTF grant application.

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

Revision Date 03/04/2025

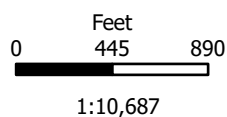
Location

Monacan Indian Nation



Amherst County

339.4 ± Acres



Map created: 9/3/2025 by Emma Weaver
Projection: NAD 1983 Virginia Lambert

Source data: USGS Topo Quad Name: Tobacco Row Mountain, Amherst; County Boundaries - US Census Bureau/VOF; Roads - VDOT; Other Conservation Land - VA DCR; all else - VOF.

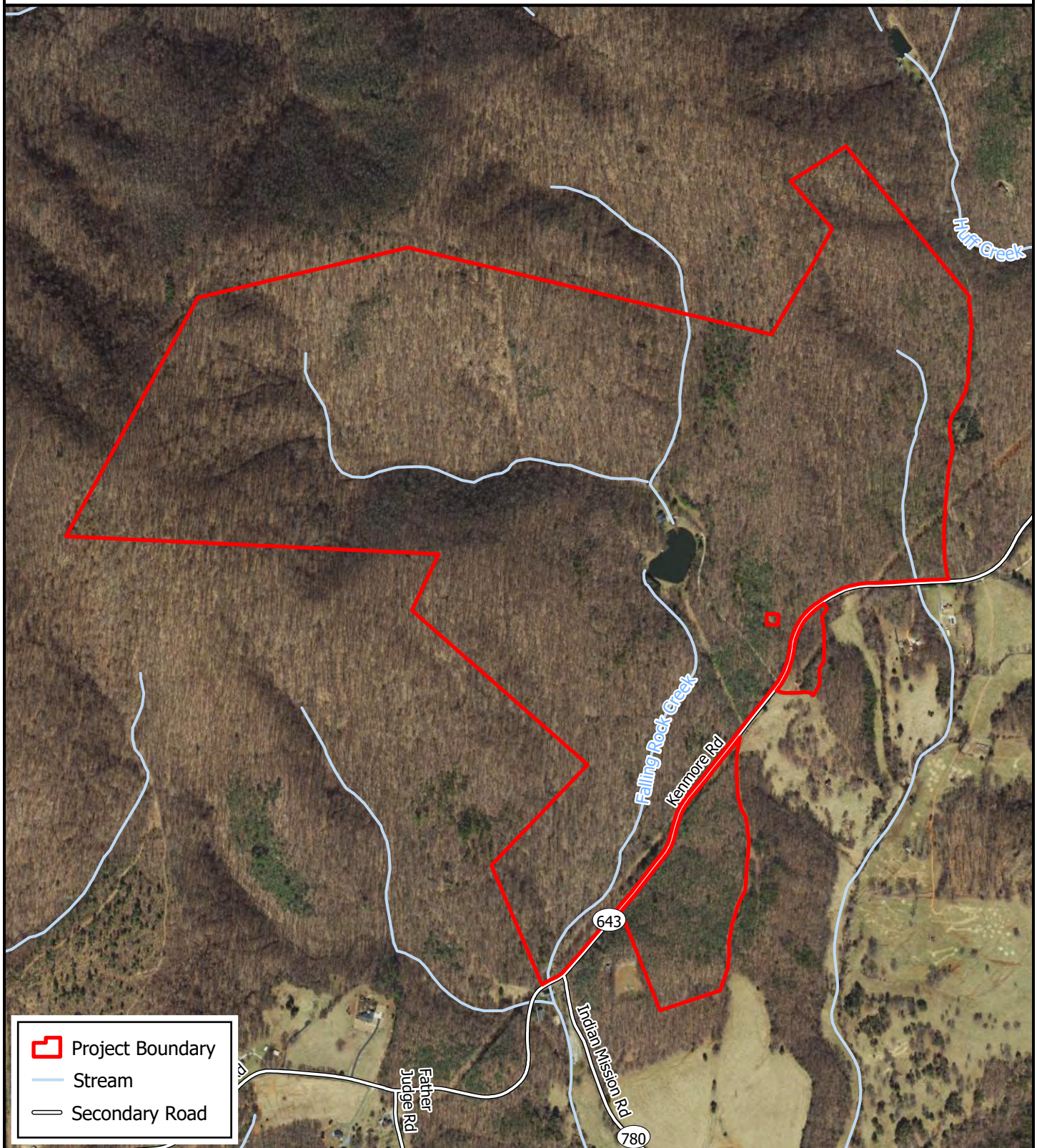
This map is for general reference and display purposes only. Any determination of topography or contours, or any depiction of physical improvements, property lines or boundaries, are solely for general information and should not be used or relied upon in the design, modification, or construction of improvements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

VOF BOT 9/25/25 Land Conservation Central Region

11 of 53

Aerial Imagery

Monacan Indian Nation



Amherst County

339.4 ± Acres

Feet
0 450 900
1:10,800



Map created: 9/3/2025 by Emma Weaver
Projection: NAD 1983 Virginia Lambert

Source data: Aerial Imagery - VGIN/VBMP acquired 3/4/2022; Rivers/Streams - USGS-NHD; County Boundaries - US Census Bureau/VOF; Roads - VDOT; all else - VOF.

Tadpole Land and Trail Conservancy

Crutchfield-Diggs Nature Area

Locality: Fluvanna County

Acres: 199.25

Board Meeting: 9/25/2025

Staff Lead: Emily White

Region: Central

VOF Project # TBD

VOF Instrument # TBD

VOF Property # TBD

VOF Application # 26-01-09

Project Description/Property Features

This proposed purchase of an open space easement will protect a property given to the Tadpole Land and Trail Conservancy in 2024 as a nature area by donors whose family had owned the land for generations. The property, which will be open to the public, is forested with 6,000 feet of scenic streams, a historic cemetery, and an old house site. An existing road through the woods provides immediate access for the public. Wildflowers and wetlands add interest to a property identified by conservation models as containing important habitat.

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"/> Other: _____ |
| <input type="checkbox"/> Fee Simple Acquisition | |

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</u>
Amount Requested: <u>\$239,500</u> | <input type="checkbox"/> External Grant Program(s): _____
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: \$239,500
- ☐ Approve recommended funding: \$ _____
- ☐ Approved administratively, PTF-Easement Assistance: \$ _____

Notes: N/A

Conservation Purposes

Forestal Use:

- The entirely wooded property contains 150 acres of forest ranked as Very High or Outstanding Forest Conservation Value (FCV4 or FCV5) through the Virginia Department of Forestry's Forest Conservation Value model, which is a tool used to strategically identify the highest priority forestland for conservation in Virginia. The intent is to maximize the efficiency of limited resources by focusing conservation efforts on the highest quality, most productive, and most vulnerable forestland statewide.

Natural Habitat and Biological Diversity:

- The property has an ecological core rating of C3 (High) by the Virginia Department of Conservation and Recreation's Natural Landscape Assessment (VaNLA) which indicates the property may support 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).
- The property is a designated Audubon Important Bird Area as part of the Piedmont Forest Block Important Birding Area.
- The property is located within an area categorized in The Nature Conservancy's (TNC) Resilient and Connected Landscapes Project as Resilient, indicating that the area contains both complex landscapes (with a "wide array of micro-climates") and connected landscapes ("allowing species to move and disperse"). According to TNC, resilient sites are those in which conservation actions have the best chance of succeeding in the long term.
- The property is identified as a significant site for protection in the ConserveVA Natural Habitat and Ecosystem Diversity category.

Scenic/Open Space:

- Adjacent to a 660-acre conserved property, protecting this property will create a vast area of land that will never be disturbed by development.

Water Resource Protection:

- Located within the Chesapeake Bay watershed, the entirely wooded property contains 6,000 feet of perennial streams.
- The National Wetlands Inventory ("NWI") maintained by the USFWS shows the property contains 12.8 acres of freshwater forested/shrub wetlands.

Historic Preservation:

- The property is historically significant with an historic graveyard dating from the 1850s as well as an old house and icehouse site.
- The property is located in an area identified as important for Cultural and Historic Resource Protection by the ConserveVA model.

Outdoor Recreation, Education, or Research:

- The property will be open to the public 365 days per year and will be managed as a public nature area with parking, trails, and signage.

Project Details	
The Governing Document: <i>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.</i>	
1.	Divisions permitted: 0 Maximum Properties: 1
2.	Impervious Coverage Limitations: Total impervious coverage, including that of both existing and future improvements, may not exceed 0.17% of the total property.
3.	Buildings and Structures: Only buildings and structures allowed are those that support public use of the Property as a park.
4.	Management of Forest: A pre-harvest plan must be submitted to VOF for approval no later than fourteen days before the proposed date of a material timber harvest or land clearing activity. Best Management Practices for Water Quality as promulgated by the Virginia Department of Forestry must be used when a material timber harvest or land clearing activity is undertaken.
5.	Water Quality Protection Areas: Riparian Protection Zones or buffers will be placed along all waterways.
6.	Unique Deed Provisions: N/A
7.	Public Access: <input type="checkbox"/> NO <input checked="" type="checkbox"/> YES
8.	Sign Required: <input type="checkbox"/> NO <input checked="" type="checkbox"/> YES
9.	Consolidation of Tax Parcels: <input type="checkbox"/> NO <input type="checkbox"/> YES <input checked="" type="checkbox"/> N/A Summarize: Project is one parcel.

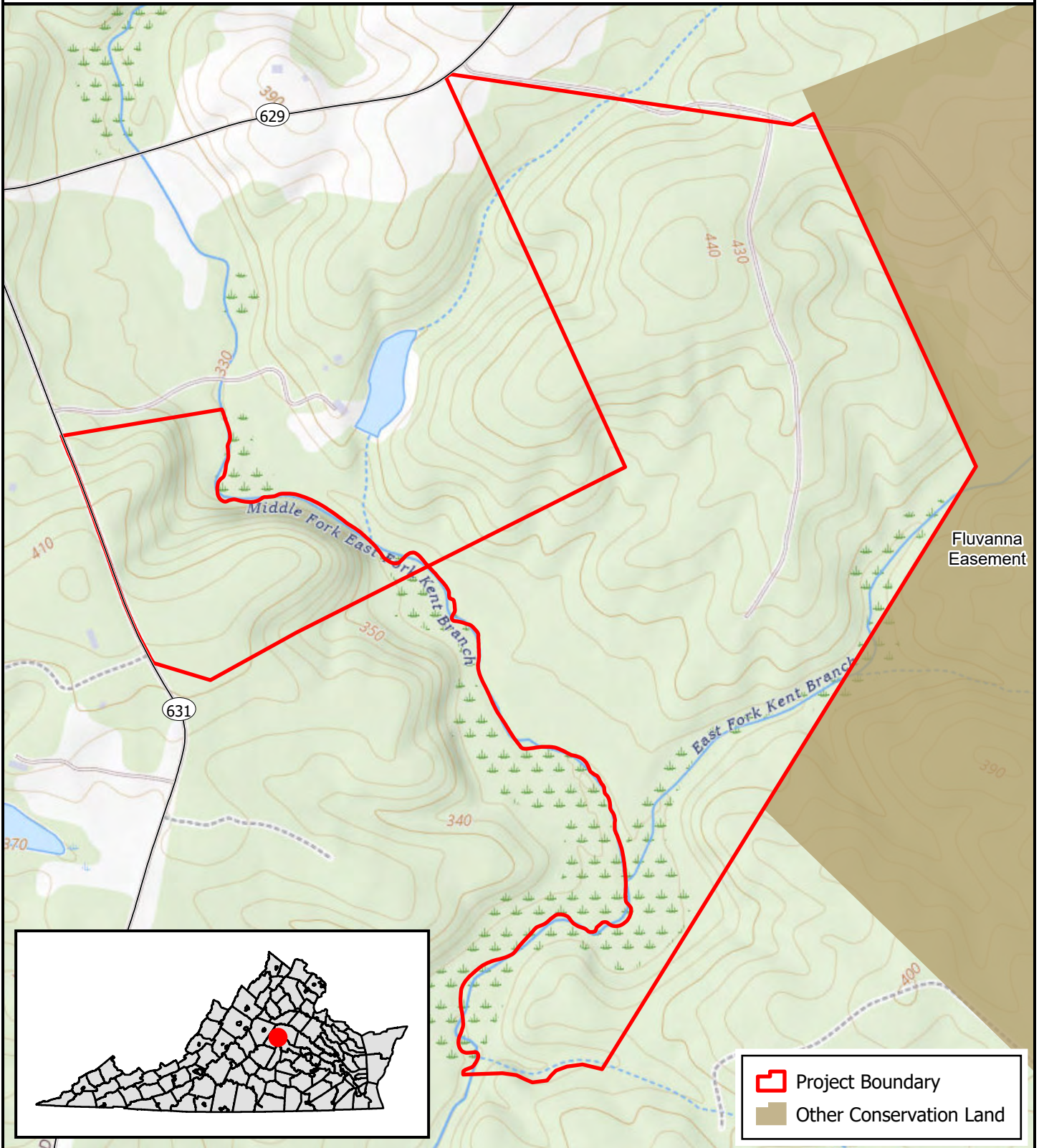
Further Discussion
N/A

Comprehensive Plan
Has the locality confirmed the project is in compliance with the comprehensive plan? <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO DETAILS: Confirmation from locality documented in PTF grant application.

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

Location

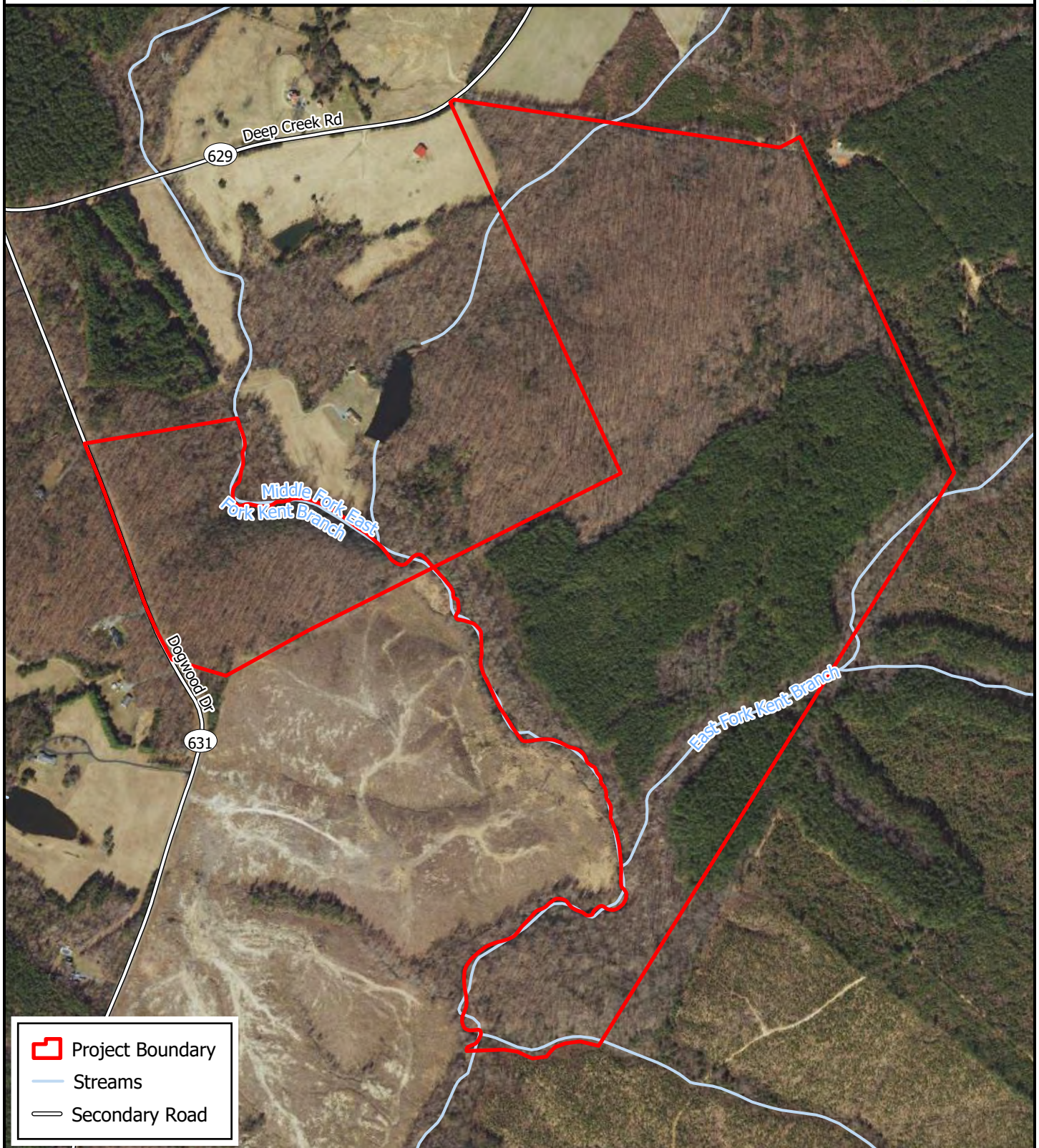
Tadpole Land and Trail Conservancy





<p>Fluvanna County</p> <p>199.25 ± Acres</p>	<p>Feet</p> <p>0 333 666</p> <p>1:8,000</p> <p>N</p>	<p>Map created: 9/3/2025 by Emma Weaver</p> <p>Projection: NAD 1983 Virginia Lambert</p> <p>Source data: USGS Topo Quad Name: Zion Crossroads; County Boundaries - US Census Bureau/VOF; Roads - VDOT; Other Conservation Land - VA DCR; all else - VOF.</p>
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Aerial Imagery

Tadpole Land and Trail Conservancy



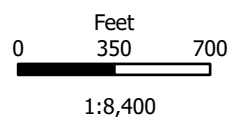
 Project Boundary

 Streams

 Secondary Road

Fluvanna County

199.25 ± Acres



Map created: 9/3/2025 by Emma Weaver
Projection: NAD 1983 Virginia Lambert

Source data: Aerial Imagery - VGIN/VBMP acquired 2/21/2022, 3/5/2022; Rivers/
Streams - USGS- NHD; County Boundaries - US Census Bureau/VOF; Roads - VDOT; all
else - VOF.

Michael Adkins Campbell, Sr.

Locality: Nelson County

Acres: 330.575

Board Meeting: 9/25/2025

Staff Lead: Patrick Sweatt **Region:** Central

VOF Project # 5081

VOF Instrument # 8388

VOF Property # 5954

VOF Grant # PTFEA2025-010

Project Description/Property Features

This working farm in Nelson County is comprised of Soils of Statewide Importance in its lower elevations and forest of exceptionally high conservation value in its upper elevations. The property is visible from numerous local public lands and trails, contains several cemeteries and has nearly 300 acres identified as constituting high-integrity ecological cores.

Project Type

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

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): PTF-EA
Amount Approved: <u>\$12,500</u> | <input type="checkbox"/> External Grant Program(s): _____
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: \$12,500

Notes: *Enter Notes*

Conservation Purposes

Agricultural Use:

- Contains 32 acres of Prime Soils and 112 acres of Soils of Statewide Importance.

Forestral Use:

- Property also contains 287 acres of Forested land, 186 acres of which are designated as having Very High or Outstanding Forest Conservation Values by the Virginia Department of Forestry.

Natural Habitat and Biological Diversity:

- The Virginia Natural Landscape Assessment has identified 287 acres of the Property as having an ecological core of high integrity. Limiting the development of the Property herein helps to protect these natural lands.

Scenic/Open Space:

- The property is in the viewshed of mountains named The Priest and the Little Priest, which lie to the north, which are designated as a Wilderness Area; and The Friar and Little Friar – to the West, which are in a designated Roadless Area. The AT runs along The Priest and there's a spur trail to the summit of Little Priest. State Route 666 runs through the property, but it is also visible from State Route 822, which goes up into the GWNF forest access near Alhambra.

Water Resource Protection:

- The Property contains approximately 8,500 feet of tributaries of the Piney River.

Historic Preservation:

- May be eligible for Century Farm designation.

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: 0 Maximum Properties: 1**2. Impervious Coverage Limitations:** Total impervious coverage, including that of both existing and future improvements, may not exceed 72,000 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 35 feet in height. No more than three detached (freestanding) dwellings may be maintained or constructed on the Property. Other than renewable energy facilities, all new buildings and structures exceeding 500 square feet in ground area must be located in designated Building Envelopes. Any freestanding dwelling must be located in a Building Envelope.

4. Management of Forest:

A pre-harvest plan must be submitted to VOF for approval no later than fourteen days before the proposed date of a material timber harvest or land clearing activity. Best Management Practices

for Water Quality as promulgated by the Virginia Department of Forestry must be used when a material timber harvest or land clearing activity is undertaken.

5. **Water Quality Protection Areas:** 35-foot riparian buffers along the edges of the tributaries of the Piney River, as measured from the tops of the bank of the tributaries.
6. **Public Access:** ☒ NO ☐ YES
7. **Sign Required:** ☒ NO ☐ YES
8. **Consolidation of Tax Parcels:** ☐ NO ☐ YES ☒ N/A

Further Discussion

Several cemeteries as well as a discontinued railroad bed exist on the property. These sites are noted on the survey and will be further identified in the BDR.

Comprehensive Plan

Has the locality confirmed the project is in compliance with the comprehensive plan?

☒ YES ☐ NO

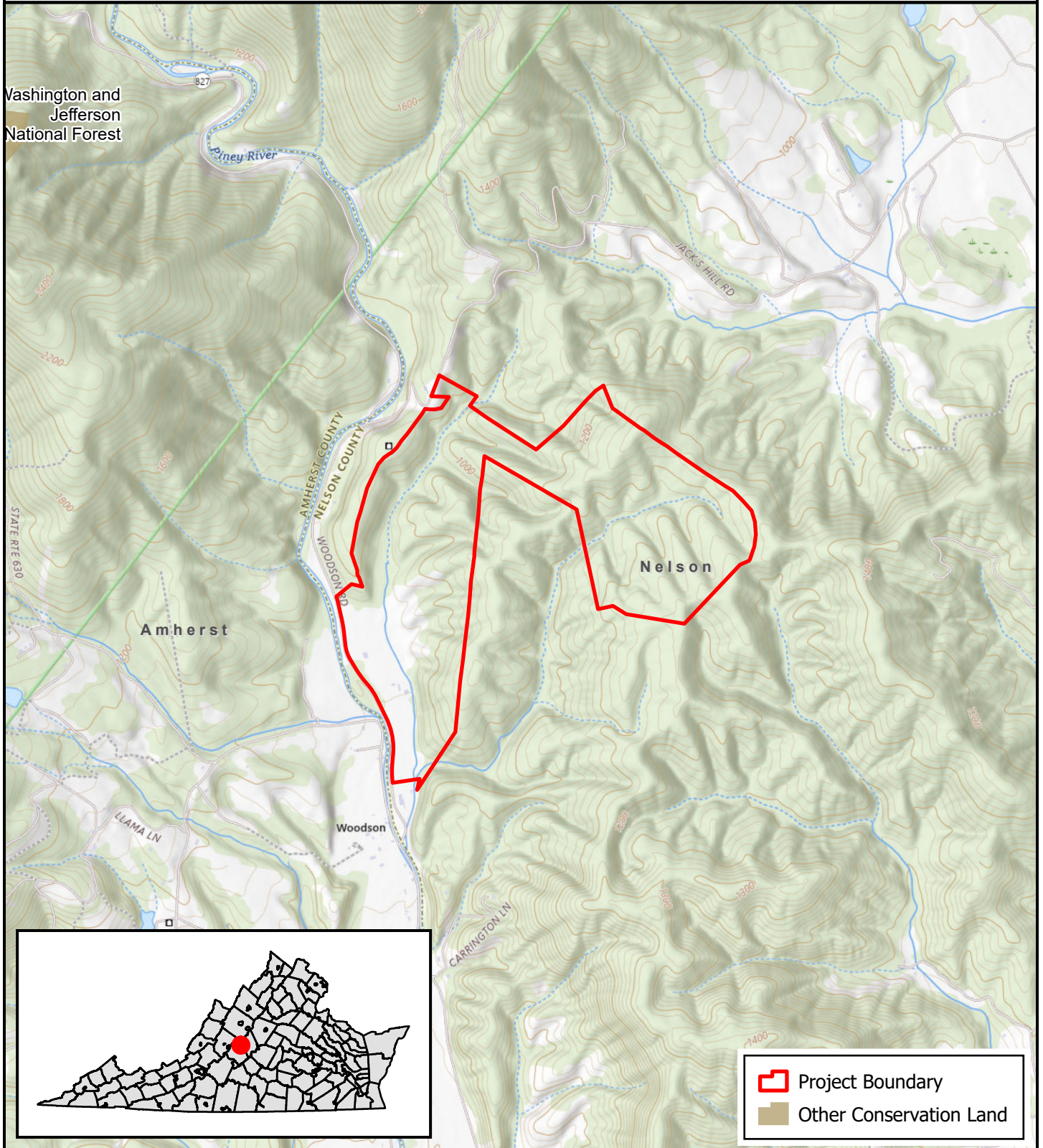
DETAILS: Email with Dylan Bishop on 4/16/2025

Public Infrastructure Information	Conflicts with published plans	Yes	No
Roads: Frontage on State Route 666		<input type="checkbox"/>	<input checked="" type="checkbox"/>
Rail:		<input type="checkbox"/>	<input type="checkbox"/>
Utilities:		<input type="checkbox"/>	<input type="checkbox"/>
Notes: VDOT Approval 6/26/2025			

Revision Date 05/15/2025

Location

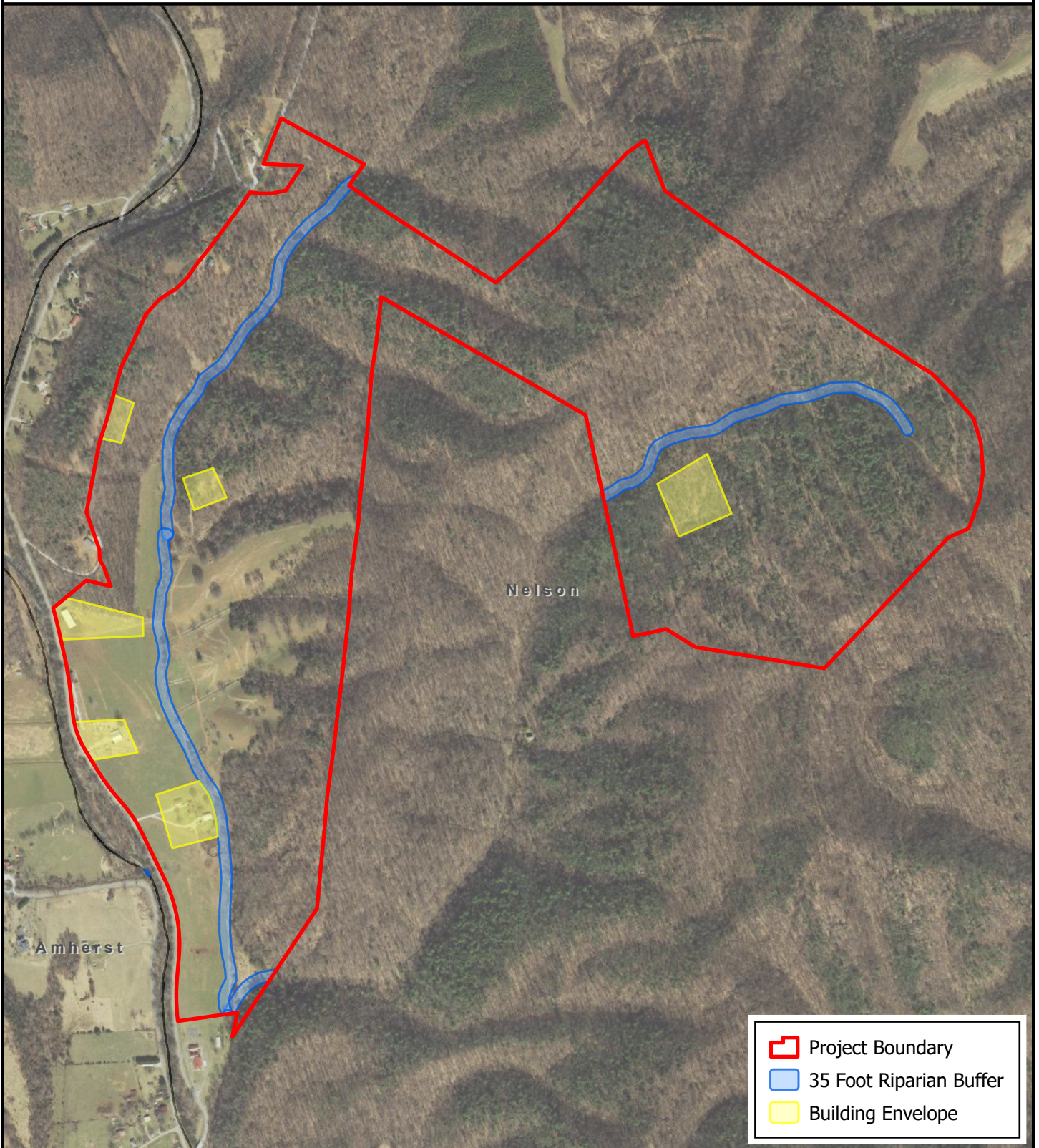
Michael A. Campbell



<p>Nelson County</p> <p>330.575 ± Acres</p>	<p>Feet</p> <p>0 1000 2000</p> <p>1:24,000</p> <p>N</p>	<p>Map created: 6/24/2025 by Patrick Sweatt</p> <p>Projection: NAD 1983 Virginia Lambert</p> <p>Source data: USGS Topo Quad Name: QUAD NAME; County Boundaries - US Census Bureau/VOF; Roads - VDOT; Other Conservation Land - VA DCR; all else - VOF.</p>
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Special Conditions

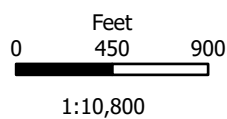
Michael A. Campbell



- Project Boundary
- 35 Foot Riparian Buffer
- Building Envelope

Nelson County

330.575 ± Acres



Map created: 6/24/2025 by Patrick Sweatt
Projection: NAD 1983 Virginia Lambert

Source data: Aerial Imagery - VGIN/VBMP acquired 0/0/0000; Rivers/Streams - USGS-NHD/VGIN-VBMP; Roads - VDOT; all else - VOF. iPhone 14 internal GPS/VBMP aerial imagery used to determine points.



PROJECT SUMMARY

James M. and Sarah G. Wildasin

Locality: Rappahannock

Acres: 155.2842

Board Meeting: 9/25/2025

Staff Lead: Erika Richardson

Region: Central

VOF Project # 5084

VOF Instrument # 8410

VOF Property # 5959

VOF Grant # n/a

Project Description/Property Features

The Property consists of vacant open land with rolling hills, open fields and wetlands. It is located along F.T. Valley Road (Rt. 231), a Virginia Scenic Byway and adjacent to Montpelier, which is listed on the Virginia Landmarks Register and the National Register of Historic Places. There are seven VOF easements within 1 mile and twenty-one easements within 3 miles of the property, for a total of ~1,250 acres of conserved lands.

Project Type

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

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/Approved: \$ _____ | 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: *Enter Notes*

Conservation Purposes

Agricultural Use:

- ~64 acres of Soils of Statewide Importance, according to the Natural Resources Conservation Service of the United States Department of Agriculture.

Natural Habitat and Biological Diversity:

- ~41 acres are listed by The Nature Conservancy's Climate Resilient Land Mapping tool that is designed to explore and analyze the Resilient and Connected Network, a conservation network of representative climate-resilient sites designed to sustain biodiversity and ecological functions into the future.
- ~5.6 acres are ranked moderate in the DCR Natural Landscape Assessment Ecological Core, which is a landscape-scale geospatial analysis for identifying, prioritizing, and linking natural lands in Virginia.

Scenic/Open Space:

- Fronts on the east side of Rt. 231, F.T. Valley Road, a Virginia Scenic Byway, for approximately 2,285 feet and contributes to the scenic views enjoyed by the traveling public along the route from Old Rag Mountain to the State Route 211 approach to the Shenandoah National Park and Skyline Scenic Drive.
- Lies adjacent to and nearby other easements held by VOF with seven (7) easements within 1 mile, and twenty-one (21) easements within 3 miles for a total of approximately 1,250 acres of conserved lands.

Water Resource Protection:

- Contains approximately 12 acres of freshwater emergent and freshwater forested/shrub wetlands along its southern border.
- Contains streams and wetlands located within the Chesapeake Bay watershed including approximately 3,660 feet of tributaries of the Hazel River, which is a tributary of the Rappahannock River.
- ~17 acres are ranked medium-high, 13 acres medium and 7 acres low-medium on the Virginia Department of Conservation and Recreation's (DCR) ConservationVision Watershed Impact Model, which was created to help establish geographic priorities for conservation, restoration, or implementation of best management practices, where the goal is to maintain or improve water quality and/or aquatic ecological integrity.

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: 0 Maximum Properties: 1

2. Impervious Coverage Limitations: Total impervious coverage, including that of both existing and future improvements, may not exceed 20,000 square feet.

3. Buildings and Structures.

Any new building or structure exceeding 5,000 square feet in ground area, must have Grantee's prior review and written approval. No building may exceed 35 feet in height. No more than 1 detached (freestanding) dwelling may be maintained or constructed on the Property. Other than

renewable energy facilities, all new buildings and structures exceeding 500 square feet in ground area must be located in designated Building Envelopes. Any freestanding dwelling must be located in a Building Envelope.

4. Management of Forest:

A pre-harvest plan must be submitted to VOF for approval no later than fourteen days before the proposed date of a material timber harvest or land clearing activity. Best Management Practices for Water Quality as promulgated by the Virginia Department of Forestry must be used when a material timber harvest or land clearing activity is undertaken.

5. Water Quality Protection Areas: A Riparian Protection Zone will protect the wetlands along the southern border.

6. Unique Deed Provisions: To protect the scenic viewshed from F.T. Valley Rd. and historic Montpelier, no buildings or structures may be constructed or maintained within the No Build Area. However, fencing and agriculture related equipment such as livestock waterers, feeding troughs, and equestrian jumps are permitted. Driveways to serve the Property are also permitted.

7. Public Access: ☒ NO ☐ YES

8. Sign Required: ☒ NO ☐ YES

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

Further Discussion

None

Comprehensive Plan

Has the locality confirmed the project is in compliance with the comprehensive plan?

☒ YES ☐ NO

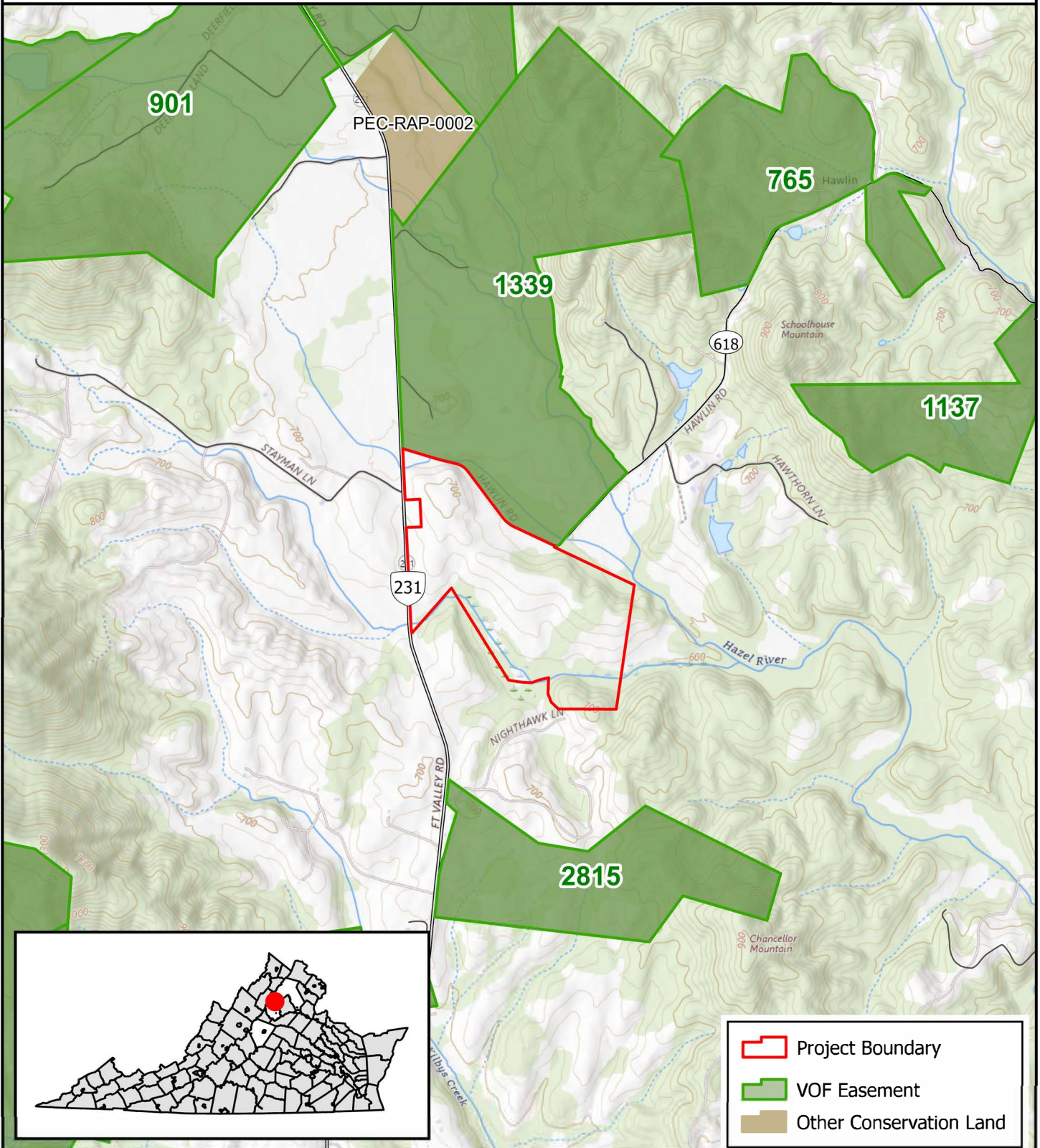
DETAILS: Michelle Somers, Zoning Administrator, 6/5/2025 email

Public Infrastructure Information	Conflicts with published plans	Yes	No
Roads: Rt. 231 (existing 50 ft. ROW) and Rt. 618 (30 ft. prescriptive easement)		<input type="checkbox"/>	<input checked="" type="checkbox"/>
Rail: n/a		<input type="checkbox"/>	<input type="checkbox"/>
Utilities: n/a		<input type="checkbox"/>	<input type="checkbox"/>
Notes: <i>Enter additional details here</i>			

Revision Date 05/15/2025

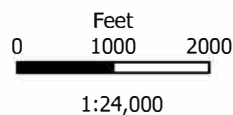
Location Map

James M. and Sarah G. Wildasin



Rappahannock County

155.2842± Acres

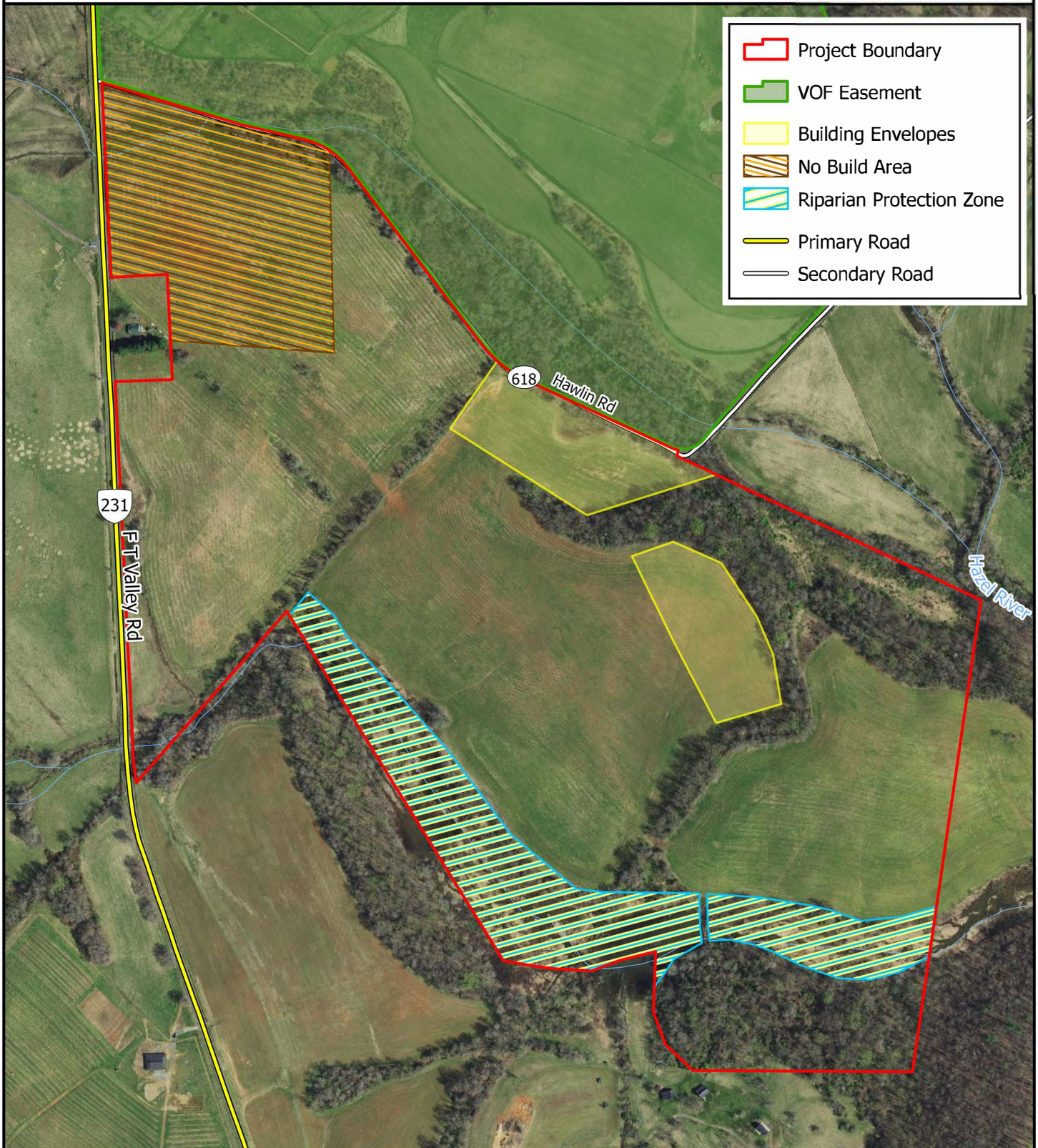


Map created: 5/13/2025 by Becca Budrock
Projection: NAD 1983 Virginia Lambert

Source data: USGS Topo Quad Name: WOODVILLE; Roads - VDOT; Other Conservation Land - VA DCR; all else - VOF.

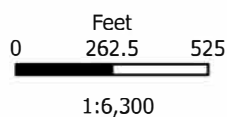
Special Conditions

James M. and Sarah G. Wildasin



Rappahannock County

155.2842 ± Acres



Map created: 7/25/2025 by Becca Budrock
Projection: NAD 1983 Virginia Lambert
Source data: Aerial Imagery - VGIN/VBMP acquired 4/11/2022; VOF; Roads - VDOT;
all else - VOF.



PROJECT SUMMARY

John David Emert and LeAnne R. Emert

Locality: Prince Edward

Acres: 127.93

Board Meeting: 9/25/2025

Staff Lead: Sherry Buttrick **Region:** Central

VOF Project # 5087

VOF Instrument # 8458

VOF Property # 5965

VOF Grant # N/A

Project Description/Property Features

This property is in cattle pasture and woods and is part of a larger family farm operation. It contains productive farmland, with 77 acres of Prime Farmland and almost half the land designated by American Farmland Trust as Exceptional or Significant. An intermittent stream runs through the property for nearly 2,475 feet. The farm lies within an Important Bird Area as designated by National Audubon Society and it contains approximately 50 acres identified by Department of Forestry as having high FCV.

Project Type

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

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/Approved: \$ _____ | 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: *Enter Notes*

Conservation Purposes

Agricultural Use:

- Property contains 77 acres of Prime Soils and 23 acres of Statewide Important Farmland, as classified by the United States Department of Agriculture's Soils Survey.
- American Farmland Trust ranks 29 acres of the Property as Exceptional and 33 acres as Significant in its Farms Under Threat: Productivity, Versatility and Resilience study.

Forestal Use:

- Property contains approximately 50 acres of forestland that is designated as "High" Forest Conservation Value in the Virginia Department of Forestry's Forest Conservation Value assessment.

Natural Habitat and Biological Diversity:

- Property lies within the Piedmont Forest Block Important Bird Area as designated by The National Audubon Society.
- Property contains 39 acres ranked C4: Moderate and 13 acres ranked C5: General in the Virginia Department of Conservation and Recreation's Natural Lands Assessment Ecological Cores.

Scenic/Open Space:

- Property lies within three miles of four open-space easements held by Grantee, one VDOF easement, and the High Bridge Trail, a recreational resource.
- 575 ft of frontage on Pin Oak Rd.

Water Resource Protection:

- Property is traversed by approximately 2,475 feet of an intermittent tributary to Bell Creek, which flows to Locket Creek, thence to Buffalo Creek, and thence to the Appomattox River, the James River, and finally the Chesapeake Bay.
- Portions of the Property have been identified as priorities for conservation by the Virginia Department of Conservation and Recreation's Conservation Vision Watershed Model: 29 acres are ranked "Medium" and 24 acres are ranked "Low-Medium."

Open Space as Designated by a Government or Conservation Organization:

- Property or a portion thereof is located on the Commonwealth's ConserveVirginia Map under the Agriculture & Forestry category.
- In the Chesapeake Bay watershed.

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. **NO Division permitted. Maximum Properties:** one.

2. **Impervious Coverage Limitations:** Total impervious coverage, including that of both existing and future improvements, may not exceed 20,000 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 35 feet in height. No more than one freestanding dwelling may be maintained or constructed on the Property. Other than renewable energy facilities, all new buildings and structures exceeding 500 square feet in ground area must be located in designated Building Envelopes. The freestanding dwelling must be located in a Building Envelope.
4. **Management of Forest:**
A pre-harvest plan must be submitted to VOF for approval no later than fourteen days before the proposed date of a material timber harvest or land clearing activity. Best Management Practices for Water Quality as promulgated by the Virginia Department of Forestry must be used when a material timber harvest or land clearing activity is undertaken.
5. **Water Quality Protection Areas:** 35' buffer from the bank of the tributary to Bell Creek.
6. **Public Access:** ☒ NO ☐ YES
7. **Sign Required:** ☒ NO ☐ YES
8. **Consolidation of Tax Parcels:** ☒ NO ☐ YES ☐ N/A
Summarize: In discussion with county planning department but appears may require additional survey work to accomplish.

Further Discussion

This property is part of a larger family farming operation.

Comprehensive Plan

Has the locality confirmed the project is in compliance with the comprehensive plan?

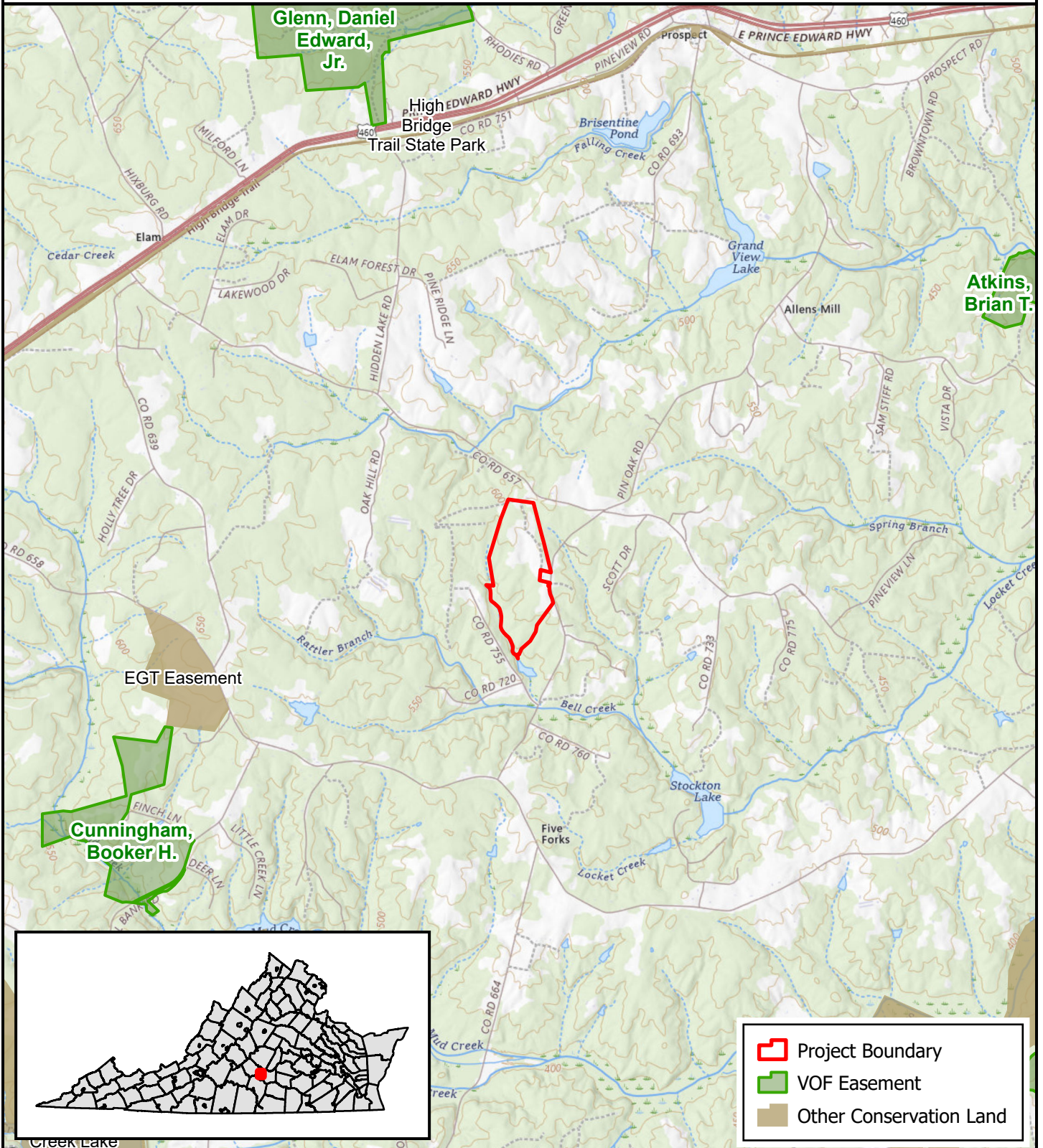
☒ YES ☐ NO

DETAILS: Robert Love, Dir Planning July 16, 2025

Public Infrastructure Information	Conflicts with published plans	Yes	No
Roads: Route 626 (Pin Oak Rd.) 30 ft R/W		<input type="checkbox"/>	<input checked="" type="checkbox"/>
Rail: n/a		<input type="checkbox"/>	<input checked="" type="checkbox"/>
Utilities:		<input type="checkbox"/>	<input checked="" type="checkbox"/>
Notes: <i>Enter additional details here</i>			

Location

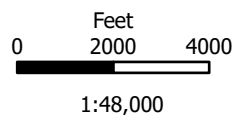
John David and LeAnne R. Emert



- Project Boundary
- VOF Easement
- Other Conservation Land

Prince Edward County

127.93 ± Acres

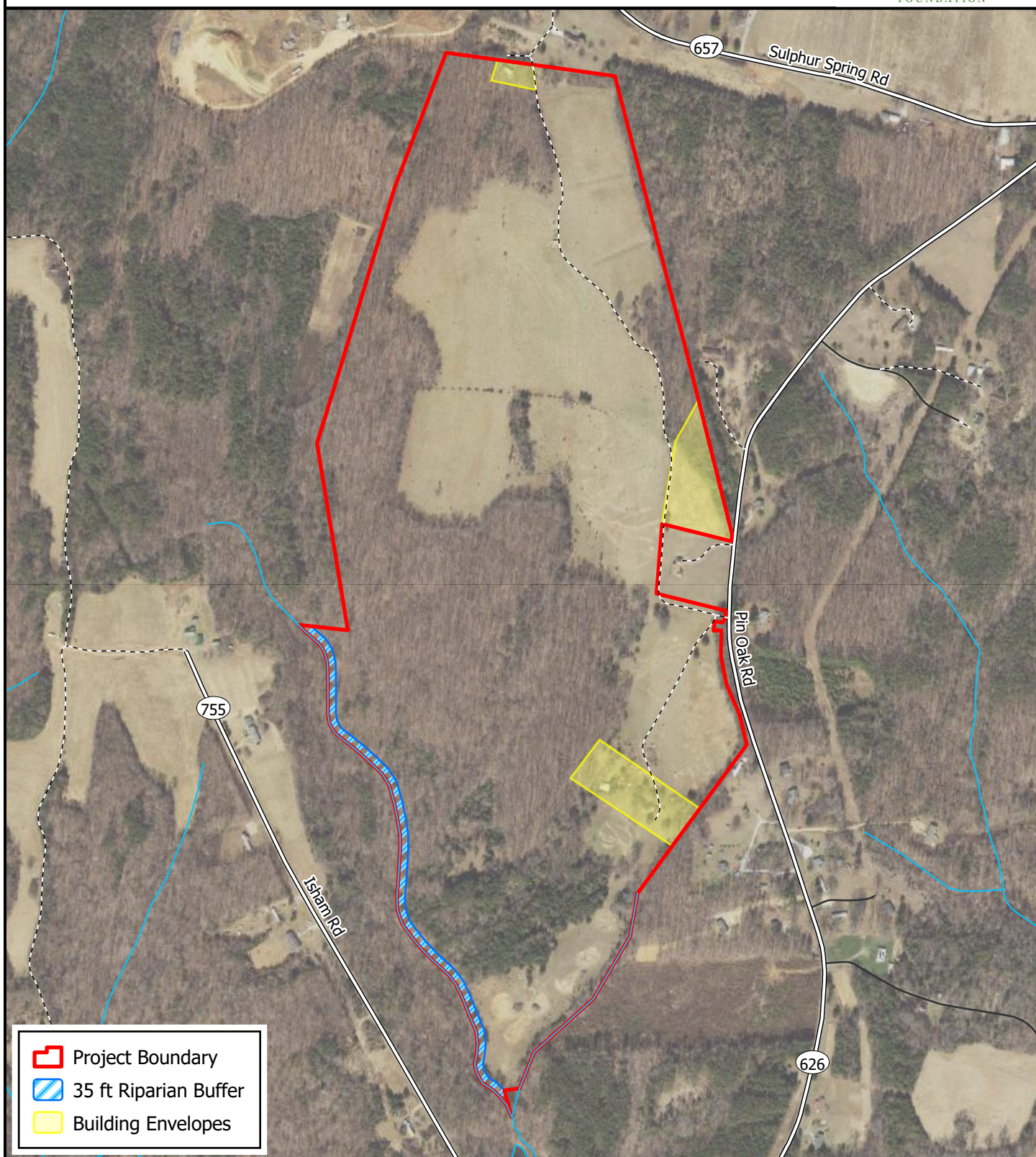



Map created: 8/26/2025 by Anna Clayton Bullock
Projection: NAD 1983 Virginia Lambert


Source data: USGS Topo Quad Name: Prospect; County Boundaries - US Census Bureau/VOF; Roads - VDOT; Other Conservation Land - VA DCR; all else - VOF.


Special Conditions

John David and LeAnne R. Emert



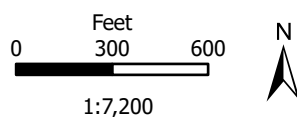
 Project Boundary

 35 ft Riparian Buffer

 Building Envelopes

Prince Edward County

127.93 ± Acres



Map created: 8/26/2025 by 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.

Monacan Indian Nation

Monacan Indian Nation - Daisy Adcock Property

Locality: Amherst County

Acres: 100.256

Board Meeting: 9/25/2025

Staff Lead: Ruth Babylon

Region: Central

VOF Project # 5096

VOF Instrument # 8524

VOF Property # 5978

VOF PTF-RP #8237

VOF PTF-EA #8621

Project Description/Property Features

This forested property lies on the slopes of Bear Mountain, the ancestral lands and present-day cultural hub of the Monacan Indian Nation in the Commonwealth. An adjacent Monacan-owned property is protected by a VA Department of Historic Resources easement. In November 2024, this project was awarded a VLCF grant from the VA Department of Conservation and Recreation. In June 2025, the VOF Board approved a PTF grant to The Monacan Nation for the acquisition of this property. At that time, the VA Department of Forestry was the intended holder of the open-space easement. In this updated proposal, VOF will be the holder of the easement.

Project Type

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

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</u>
Amount Approved: <u>\$206,989</u> | <input checked="" type="checkbox"/> External Grant Program(s): <u>VLCF</u>
Amount Secured: <u>\$285,367</u> |
| <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 (VOF Board approved \$206,989 PTF grant in June 2025)
- ☐ Approve requested funding: \$ _____
- ☐ Approve recommended funding: \$ _____
- ☐ Approved administratively, PTF-Easement Assistance: \$ _____

Notes: N/A

Conservation Purposes

Historic Preservation

- The Monacan Indian Nation has lived for more than 10,000 years in Virginia, once covering a vast region from the Fall Line in Richmond to the Blue Ridge Mountains. The lands around Bear Mountain were central to this group of Monacans whose tribal culture, practices and ceremonies celebrate their history and stewardship of the land.
- The subject property extends up the slopes of Bear Mountain just across Kenmore Road from a 10-acre tract of land owned by the Monacan Indian Nation which is protected with an easement held by the VA Dept. of Historic Resources (DHR). This adjacent tract contains the historic Bear Mountain Indian Mission School (DHR ID # 005-0230), a ca. 1870 log building originally used as a church and later a school. It is now the site of the Monacan Ancestral Museum. The easement on the subject property will protect the rural setting surrounding this historic site.
- The property (DHR ID #005-5622) contains an old log cabin (known as the “Daisy Adcock cabin,” after its last Monacan owner). The cabin is described by DHR as “a single-pen, hewn-log cabin” built around the turn of the century. Though the cabin itself is in poor condition, DHR’s 2024 Preliminary Information Form states, “There appears to be high potential for both historic and prehistoric archaeological finds on the property due to the existence of the log cabin, the presence of Falling Rock Creek meandering through the property, the relatively flat topography, and the proximity of the site to Kenmore Road, the Monacan Mission School, and other nearby historic sites located along Kenmore Road including the Old Berkley Methodist Church (005-0156) a short distance to the north.”

Forestal Use

- The entire property is forested, with the majority of the Property ranked “Outstanding Forest Conservation Value” by the Virginia Department of Forestry (VDOT). The rankings were designed to strategically identify the highest priority forestland for conservation in Virginia.
- The property lies within the “Agriculture and Forestry” category of ConserveVirginia, the Commonwealth’s tool for identifying highest priority lands for conservation.

Natural Habitat and Biological Diversity

- The majority of the property lies within an area designated by the Virginia Department of Conservation and Recreation’s Natural Landscape Assessment (VaNLA) as a C2 (“Very High”) ecological core, meaning the Property likely supports numerous habitat and ecosystem values.
- The property is located with an area categorized in The Nature Conservancy’s (“TNC”) “Resilient and Connected Landscapes Project” as “Resilient,” indicating that the area contains both complex landscapes (with a “wide array of micro-climates”) and connected landscapes (“allowing species to move and disperse”). According to TNC, resilient sites are those in which conservation actions have the best chance of succeeding in the long term.
- The Virginia Department of Wildlife Resources’ (“DWR”) Wildlife Corridor Action Plan indicates the Property lies within a “Wildlife Biodiversity Resilience Corridor.” Wildlife Biodiversity Resilience Corridors represent relatively intact, representative, and biologically diverse habitat connections designed to provide refuge and facilitate species distribution shifts as the climate changes and the landscape becomes more developed.

Water Resource Protection

- The Property contains tributaries of Falling Rock Creek, located within the Chesapeake Bay watershed, and contributes in a relatively undeveloped state to the goals of the Chesapeake Bay Preservation Act codified as Sections 62.1-44.15:67 *et seq.* of the Code of Virginia (1950), as amended. Further with respect to the Chesapeake Bay watershed, an open-space easement on the Property contributes to the Land Conservation Goal of the 2014 Chesapeake Watershed Agreement to protect an additional two million acres of lands throughout the watershed by 2025.

Outdoor Recreation, Education, or Research

- Access to the trails on the property, as well as educational information and programming will be available for not only members of the Monacan Indian Nation but also to the public.

Open Space and Scenic

- The property adjoins a 98-acre Monacan-owned property which extends to the top of Bear Mountain, and the return of the property to the Nation's ownership will nearly double the area of contiguous land owned by the Nation on Bear Mountain and contribute to the open-space values and continuity of natural habitat on all the Monacan lands.

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: 0 Maximum Properties: 1**
- 2. Impervious Coverage Limitations:** Total impervious coverage, including that of both existing and future improvements, may not exceed 22,000 square feet.
- 3. Buildings and Structures.**
Any new building or structure exceeding 1,000 square feet in ground area, must have Grantee's prior review and written approval. No building may exceed 35 feet in height. No more than one freestanding dwelling less than 1,000 square feet in ground area may be maintained or constructed on the Property. Other than renewable energy facilities, all new buildings and structures exceeding 500 square feet in ground area must be located in designated Building Envelopes. The permitted freestanding dwelling must be located in a Building Envelope.
- 4. Management of Forest:**
A pre-harvest plan must be submitted to VOF for approval no later than fourteen days before the proposed date of a material timber harvest or land clearing activity. Best Management Practices for Water Quality as promulgated by the Virginia Department of Forestry must be used when a material timber harvest or land clearing activity is undertaken.
- 5. Water Quality Protection Areas:**
50-foot buffers on Falling Rock Creek and its unnamed tributary.
- 6. Unique Deed Provisions:**
For compliance with VLCF application, DCR requires –
 - a) The Daisy Adcock cabin may be restored but may not be used for residential purposes and may not demolished without prior approval
 - b) Forest Stewardship or Management Plan and Pre-Harvest Plan
 - c) Ag Conservation Plan
 - d) At least 90% of the area of the property must remain in forest cover
- 7. Public Access:** ☐ NO ☒ YES
- 8. Sign Required:** ☐ NO ☒ YES
- 9. Consolidation of Tax Parcels:** ☐ NO ☐ YES ☒ N/A

Further Discussion

N/A

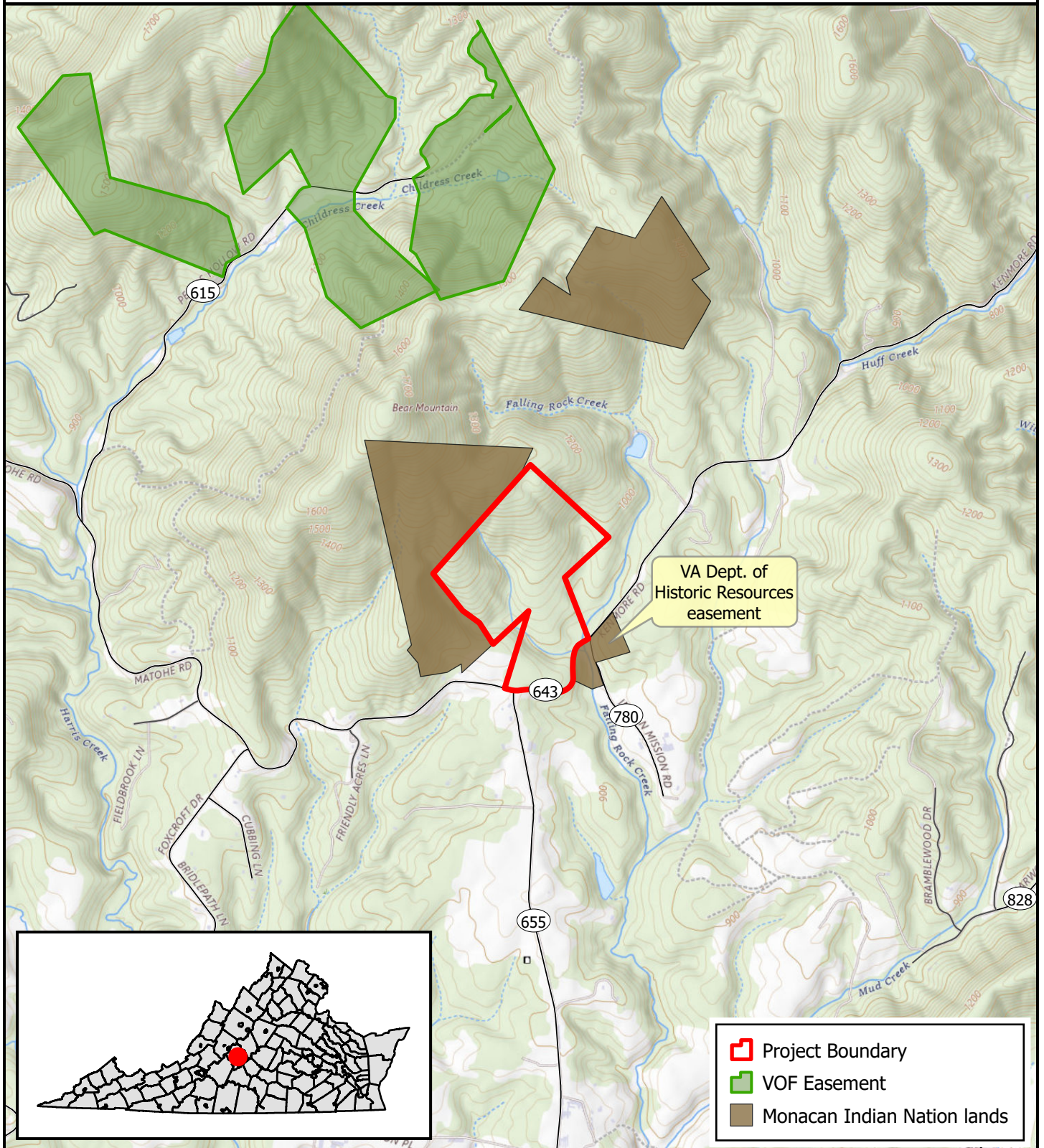
Comprehensive Plan
<p>Has the locality confirmed the project is in compliance with the comprehensive plan?</p> <p><input checked="" type="checkbox"/> YES <input type="checkbox"/> NO</p> <p>DETAILS: Letter of support from Amherst County's Dept. of Community Development, 8/22/24.</p>

Public Infrastructure Information	Conflicts with published plans	Yes	No
Roads: Email correspondence with Robert Brown 9/8/25		<input type="checkbox"/>	<input checked="" type="checkbox"/>
Rail:		<input type="checkbox"/>	<input checked="" type="checkbox"/>
Utilities:		<input type="checkbox"/>	<input checked="" type="checkbox"/>
Notes:			

Revision Date 03/04/2025

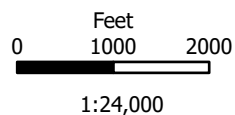
Location

Monacan Indian Nation



Amherst County

100.256 ± Acres

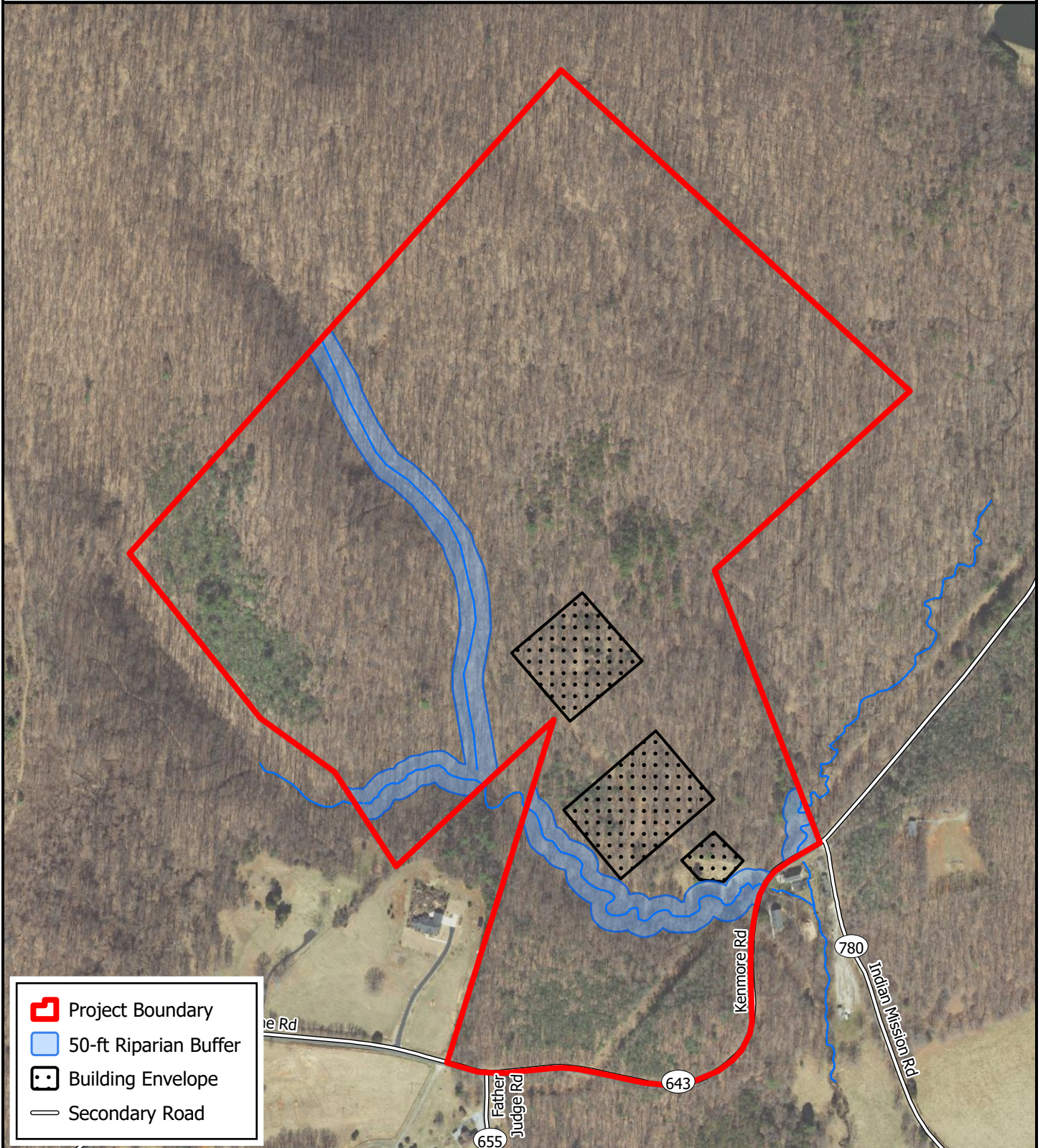


Map created: 8/27/2025 by Ruth Babylon
Projection: NAD 1983 2011 Virginia Lambert

Source data: USGS Topo Quad Name: TOBACCO ROW MOUNTAIN; County Boundaries - US Census Bureau/VOF; Roads - VDOT; Other Conservation Land - VA DCR; all else - VOF.

Special Conditions

Monacan Indian Nation



- Project Boundary
- 50-ft Riparian Buffer
- Building Envelope
- Secondary Road

Amherst County

100.256 ± Acres

Feet
0 225 450
1:5,400



Map created: 8/26/2025 by Ruth Babylon
Projection: NAD 1983 2011 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.



PROJECT SUMMARY

John David Emert and LeAnne R. Emert

Locality: Prince Edward

Acres: 237.21 +/-

Board Meeting: 9/25/2025

Staff Lead: Sherry Buttrick **Region:** Central

VOF Project # 5102

VOF Instrument # 8506

VOF Property # 5984

VOF Grant n/a

Project Description/Property Features

This property is a large tract of land primarily in timber with frontage on two roads and containing almost a thousand feet of frontage on a perennial stream within the Chesapeake Bay watershed. The property is part of a larger farming operation and will ensure the availability of the land for agricultural and forest production into the future. The land contains both a significant amount of prime soils and acreage of high conservation value as designated by the Department of Forestry.

Project Type

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

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/Approved: \$ _____ | 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: *Enter Notes*

Conservation Purposes

Agricultural Use:

- Property contains 84 acres of Prime Soils and 48 acres of Statewide Important Farmland, as classified by the United States Department of Agriculture's Soils Survey.

Forestral Use:

- Property contains approximately 150 acres of forestland that is designated as "High" in the Virginia Department of Forestry's Forest Conservation Value model.

Natural Habitat and Biological Diversity:

- Property contains 115 acres ranked C5: General in the Virginia Department of Conservation and Recreation's Natural Lands Assessment Ecological Cores.
- Approximately 75 acres of the Property is identified as "Resilient" by the Nature Conservancy's Climate Resiliency Model.

Scenic/Open Space:

- Property is visible from two public roads. It fronts for approximately 1,575 feet Hardtimes Rd (Rt. 648) and for approximately 1,400 feet on Oliver Rd. (Rt. 649), which leads to High Bridge State Park Trail.
- Open Space: Property is within one mile of two VOF open-space easements, one Ever Green Team conservation easement, and the High Bridge Trail, a recreational resource.

Water Resource Protection:

- Property is traversed by approximately 930 feet of an unknown tributary to Buffalo Creek, which flows to the Appomattox River, thence the James River, and finally the Chesapeake Bay.
- Portions of the Property have been identified as priorities for conservation by the Virginia Department of Conservation and Recreation's Conservation Vision Watershed Model: 9 acres are ranked "High" priority, 108 acres are ranked "Medium," and 66 acres are ranked "Low-Medium."
- Within the Chesapeake Bay watershed

Historic Preservation:

- The northern portion of the Property is designated as a priority for conservation within the Virginia Department of Conservation and Recreation's Conservation Vision Cultural Resource Preservation Index because of the Property's proximity to the High Bridge Trail State Park's historic rail line.

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. **NO Division permitted: Maximum Properties:** one

2. **Impervious Coverage Limitations:** Total impervious coverage, including that of both existing and future improvements, may not exceed 20,000 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 35 feet in height. No more than one freestanding dwelling may be maintained or constructed on the Property. Other than renewable energy facilities, all new buildings and structures exceeding 500 square feet in ground area must be located in the designated Building Envelopes. The freestanding dwelling must be located in a Building Envelope.
4. **Management of Forest:**
A pre-harvest plan must be submitted to VOF for approval no later than fourteen days before the proposed date of a material timber harvest or land clearing activity. Best Management Practices for Water Quality as promulgated by the Virginia Department of Forestry must be used when a material timber harvest or land clearing activity is undertaken.
5. **Water Quality Protection Areas:** Stream buffer 35 feet the banks of the tributary stream. DOF stream management zone BMPs for timber cutting.
6. **Public Access:** ☒ NO ☐ YES
7. **Sign Required:** ☒ NO ☐ YES
8. **Consolidation of Tax Parcels:** ☒ NO ☐ YES ☐ N/A
Summarize: Prince Ed Co requires surveys of vacated parcels. Discussing cost of this but likely prohibitive.

Further Discussion

One of two properties on agenda from this landowner.

Comprehensive Plan

Has the locality confirmed the project is in compliance with the comprehensive plan?

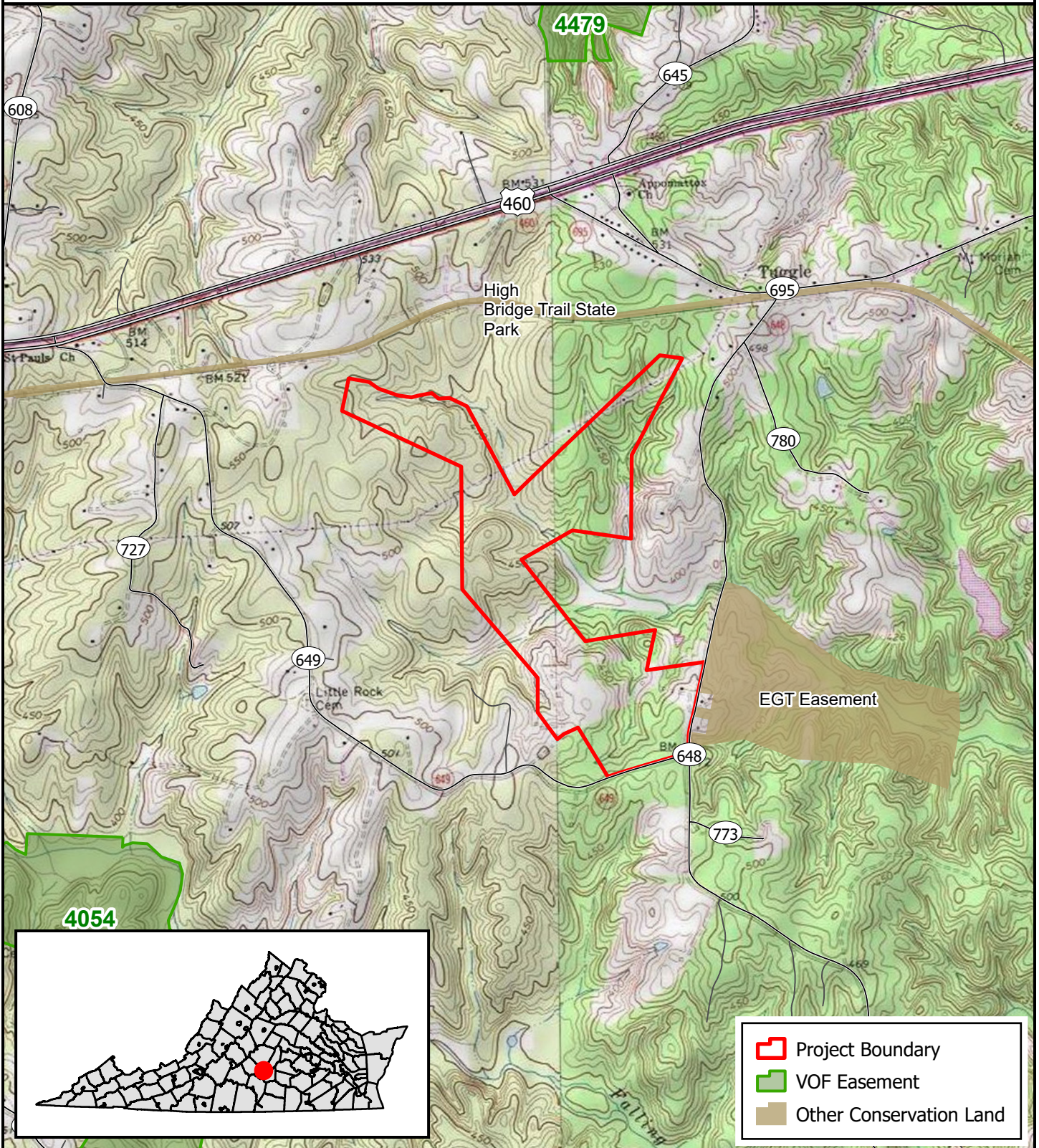
☒ YES ☐ NO

DETAILS: Robert Love, Dir of Planning

Public Infrastructure Information	Conflicts with published plans	Yes	No
Roads: Hardtimes Rd (Rt. 648) has 30 ft R/W. Oliver Rd. (Rt. 649) has 50 ft R/W.		<input type="checkbox"/>	<input checked="" type="checkbox"/>
Rail:		<input type="checkbox"/>	<input checked="" type="checkbox"/>
Utilities:		<input type="checkbox"/>	<input checked="" type="checkbox"/>
Notes: VDOT responded 8/5/2025 – no projects planned.			

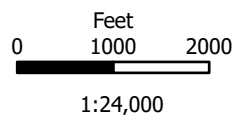
Location

John David and Leanne R. Emert



Prince Edward County

237.21 ± Acres

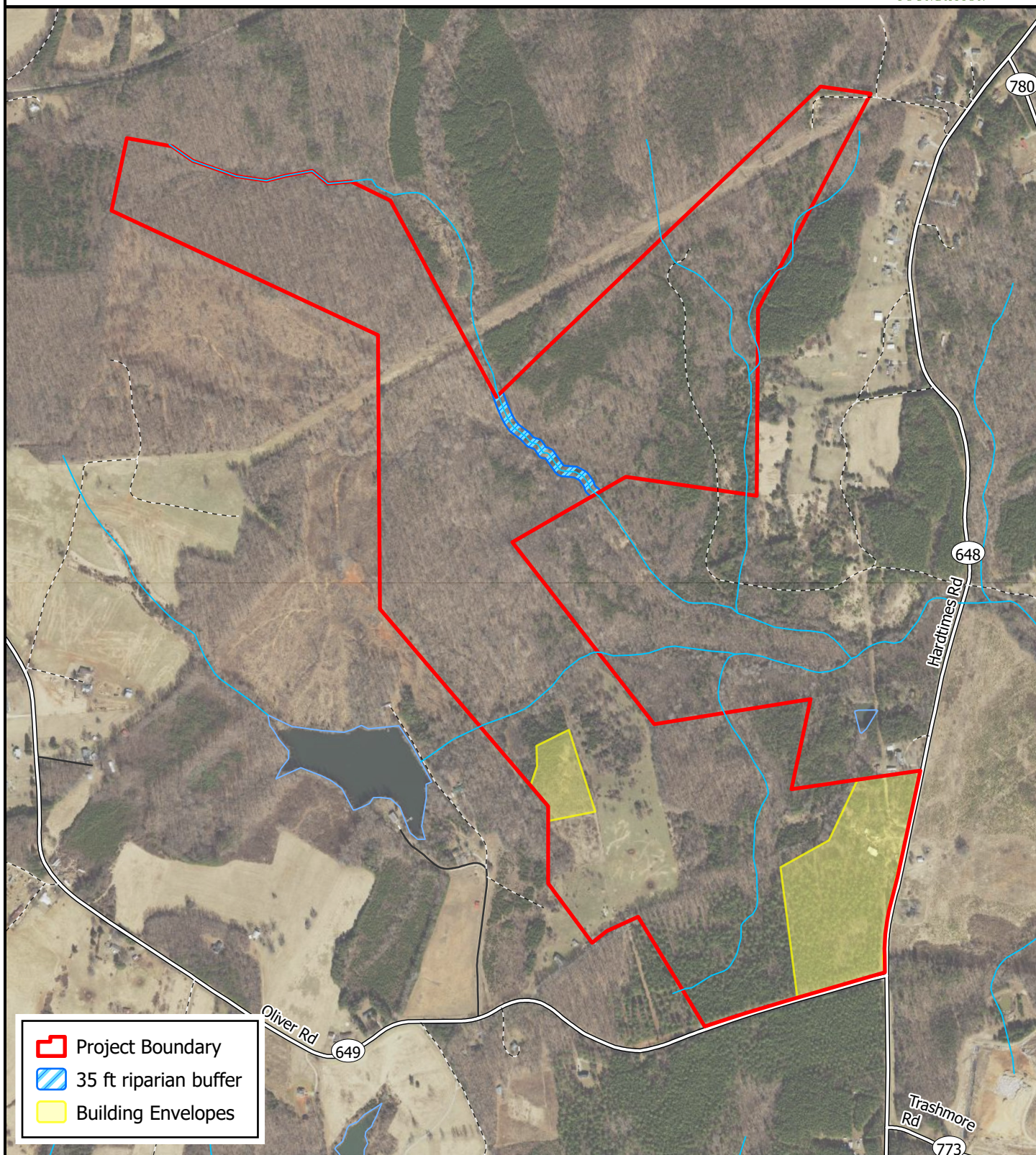


Map created: 9/8/2025 by Anna Clayton Bullock
Projection: NAD 1983 Virginia Lambert

Source data: USGS Topo Quad Name: Prospect and Farmville; County Boundaries - US Census Bureau/VOF; Roads - VDOT; Other Conservation Land - VA DCR; all else - VOF.

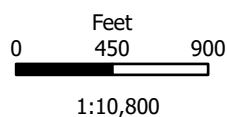
Special Conditions

John David and Leanne R. Emert



Prince Edward County

237.21 ± Acres



Map created: 9/8/2025 by 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.



PROJECT SUMMARY

Willow Spring Farm LLC

Locality: Orange County

Acres: 98.417

Board Meeting: 9/25/2025

Staff Lead: Sherry Buttrick **Region:** Central

VOF Project # 5103

VOF Instrument # 8507

VOF Property # 5985

VOF Grant # N/A

Project Description/Property Features

This property is located in a concentration of existing conservation easements, with more than 30% of the area within a mile of the property protected; the property adjoins three properties currently under easement. Marsh Run flows through the property to the Rapidan River, and the land is in the Madison Barbour Rural Historic District. The property provides scenic enjoyment from Rt. 609 across that road from an existing easement of 500 acres.

Project Type

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

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): _____
Amount Requested/Approved: \$ _____ | <input type="checkbox"/> External Grant Program(s): _____
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: *Enter Notes*

Conservation Purposes

Agricultural Use:

- American Farmland Trust's Productivity Versatility Resilience index ranks 54 acres as Acceptable, 23.4 acres as Significant, and 19 acres as Exceptional.
- Soils: 36.4 acres of Prime Farmland Soils and 36.1 acres of Farmland of Statewide Importance.

Forestal Use:

- Approx 14 acres are ranked as having High, Very High, or Outstanding Forest Conservation Value by the Virginia Department of Forestry

Natural Habitat and Biological Diversity:

- Aquatic mollusks in Marsh Run: the Yellow Lance (federal and state threatened, listed as Tier II). Muscle triangle floater, and Creeper (Species of Conservation Concern or Tiered Species Listed in Wildlife Action Plan, Tier IV listing).
- Downstream in the Rapidan River is the State threatened aquatic mollusk, the green floater is present.
- Marsh Run is part of the RAPIDAN RIVER - BLUE-CEDAR-BARBOUR RUNS Stream Conservation Unit due to the presence of the yellow lance.
- Approx 30 acres of forested habitat.
- Adjoins 4 VOF easements totaling 1,082 acres.
- In ConserveVirginia in the Natural Habitat & Ecosystem Diversity category.

Scenic/Open Space:

- 10 VOF easements within 1 mile and 2 PEC easements within 1 mile. Adjoins 4 VOF easements of 1,082 acres, and among a larger block of conserved land of approx. 3,551 acres (2,774ac - VOF, 777 ac PEC).
- Total acres of contiguous conserved land not including the property is approx. 4,633 acres.
- Approx 1,800 ft of frontage on Rt. 609 (Scuffletown Rd.)

Water Resource Protection:

- Approx 7 acres ranked as Medium, 8 ac ranked as Low-Medium, and 3 acres ranked as Medium-High in DCR's ConservationVision Watershed Model.
- Approx 1,105 ft on Marsh Run
- In ConserveVirginia in the water quality improvement category

Historic Preservation:

- Ranked Medium in DCR's ConservationVision Cultural Resource Preservation Index.
- Within the Madison-Barbour Rural Historic District on the Virginia Landmarks Register and the National Register of Historic Places. Across road from the Hampstead Farm Archeological District, also on the NRHP and the VLR.
- In ConserveVirginia in the Cultural & Historic Preservation category

Open Space as Designated by a Government or Conservation Organization:

- In DCR's ConserveVirginia in the Natural Habitat & Ecosystem Diversity, Cultural & Historic Preservation, and Water Quality Improvement Categories.
- In the Chesapeake Bay watershed.
- Marsh Run drains to Rapidan River segment above the Town of Orange water supply intake.

Project Details	
<p>The Governing Document: <i>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.</i></p>	
1.	NO Division permitted. Maximum Properties: one.
2.	Impervious Coverage Limitations: Total impervious coverage, including that of both existing and future improvements, may not exceed 18,000 square feet.
3.	<p>Buildings and Structures.</p> <p>Any new building or structure exceeding 5,000 square feet in ground area, must have Grantee's prior review and written approval. No building may exceed 35 feet in height. No more than two freestanding dwellings may be maintained or constructed on the Property. Other than renewable energy facilities, all new buildings and structures exceeding 500 square feet in ground area must be located in designated Building Envelopes. Any freestanding dwelling must be located in a Building Envelope.</p>
4.	<p>Management of Forest:</p> <p>A pre-harvest plan must be submitted to VOF for approval no later than fourteen days before the proposed date of a material timber harvest or land clearing activity. Best Management Practices for Water Quality as promulgated by the Virginia Department of Forestry must be used when a material timber harvest or land clearing activity is undertaken.</p>
5.	Water Quality Protection Areas: Buffer of 50' from the banks of Marsh Run.
6.	Public Access: <input checked="" type="checkbox"/> NO <input type="checkbox"/> YES
7.	Sign Required: <input checked="" type="checkbox"/> NO <input type="checkbox"/> YES
8.	<p>Consolidation of Tax Parcels: <input type="checkbox"/> NO <input type="checkbox"/> YES <input checked="" type="checkbox"/> N/A</p> <p>Summarize: One tax map parcel.</p>

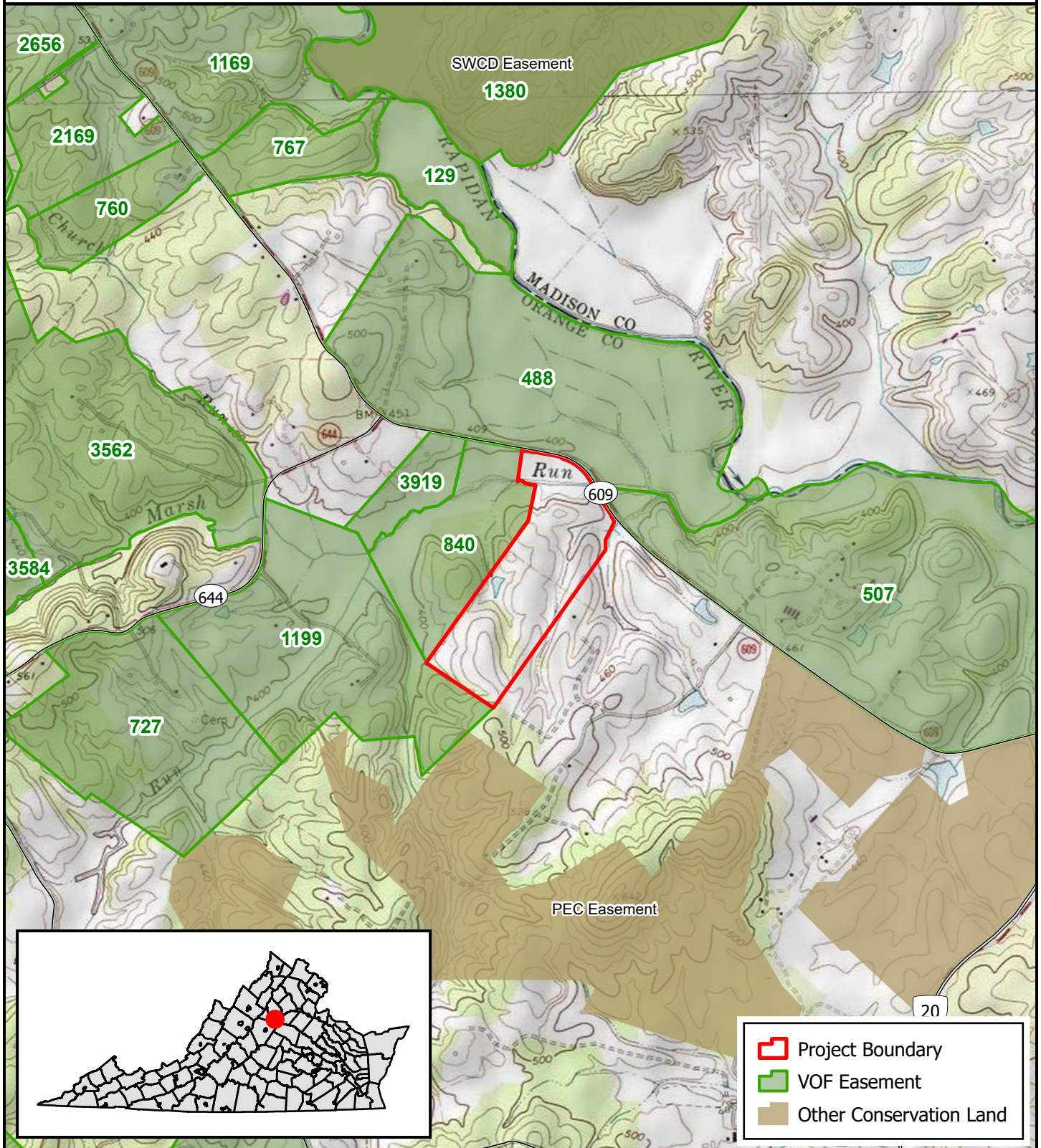
Further Discussion
Landowner owns the adjoining farm.

Comprehensive Plan
<p>Has the locality confirmed the project is in compliance with the comprehensive plan?</p> <p><input type="checkbox"/> YES <input checked="" type="checkbox"/> NO</p> <p>DETAILS: Orange County BOS has a policy of not responding to this inquiry. Query sent to and acknowledged by the new Interim County Administrator.</p>

Public Infrastructure Information	Conflicts with published plans	Yes	No
Roads: Rt. 609 Scuffletown Rd.		<input type="checkbox"/>	<input checked="" type="checkbox"/>
Rail: n/a		<input type="checkbox"/>	<input checked="" type="checkbox"/>
Utilities:		<input type="checkbox"/>	<input checked="" type="checkbox"/>
Notes: 8/8/25 response from VDOT no projects planned. No existing buildings.			

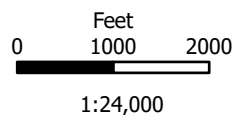
Location

Willow Spring Farm, LLC



Orange County

98.417 ± Acres

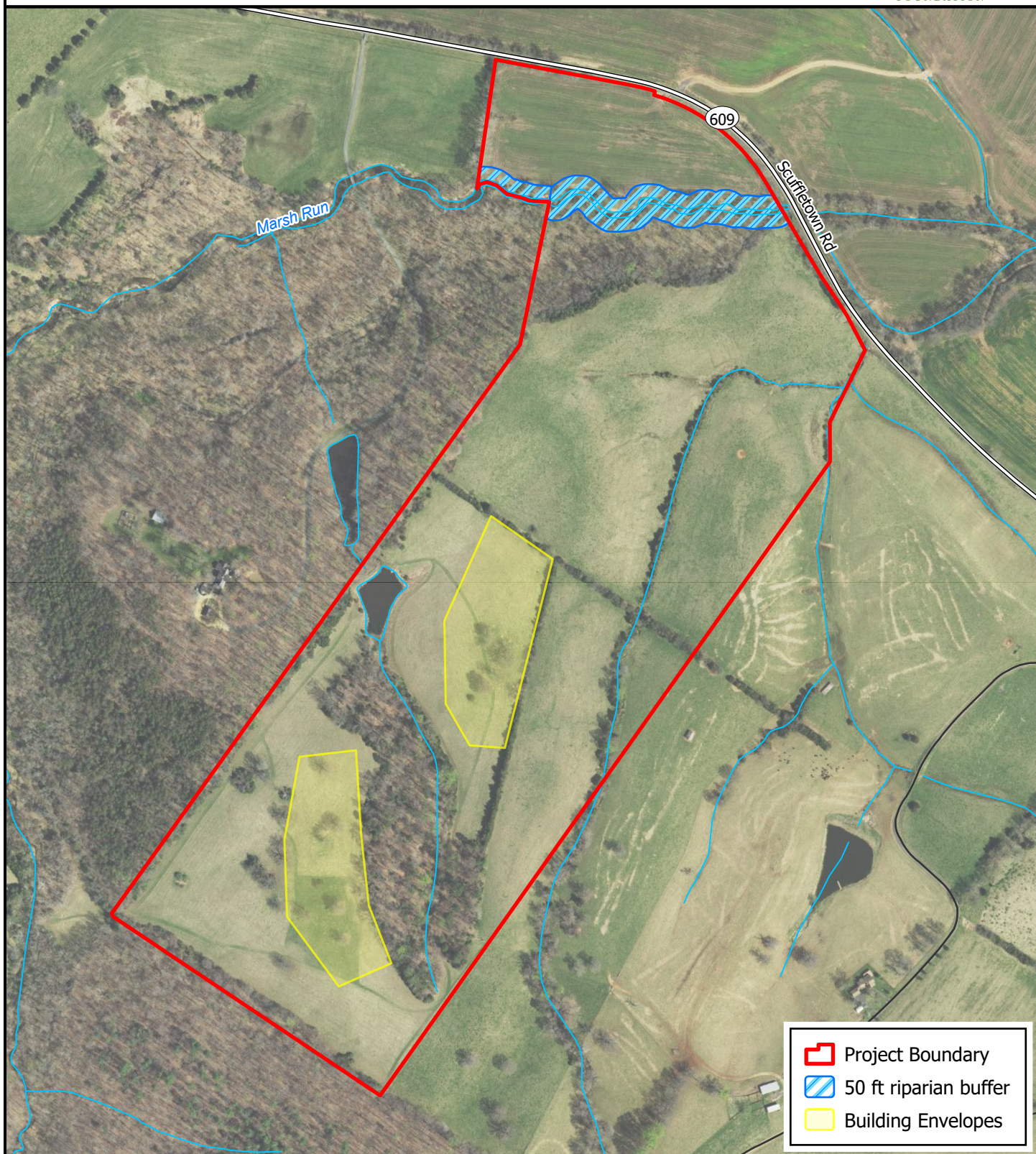


Map created: 6/4/2025 by Anna Clayton Bullock
 Projection: NAD 1983 Virginia Lambert

Source data: USGS Topo Quad Name: Barboursville; County Boundaries - US Census Bureau/VOF; Roads - VDOT; Other Conservation Land - VA DCR; all else - VOF.

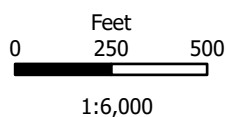
Special Conditions

Willow Spring Farm, LLC



Orange County

98.417 ± Acres



Map created: 8/13/2025 by Anna Clayton Bullock
Projection: NAD 1983 Virginia Lambert

Source data: Aerial Imagery - VGIN/VBMP acquired 4/11/2022; Rivers/Streams - VGIN-VBMP; Roads - VDOT; all else - VOF. iPhone 14 internal GPS/VBMP aerial imagery used to determine points.

Scott and Judy Strang

Locality: Amherst

Acres: 60

Board Meeting: 9/25/2025

Staff Lead: Patrick Sweatt **Region:** Central

VOF Project # 5107 VOF Instrument # 8518 VOF Property # 5989

Project Description/Property Features

60-acre forested property in rural Amherst County. The property has been maintained to protect water quality for Cornfield Branch, a tributary of the Pedlar River, and is near to the George Washington-Jefferson National Forest. Numerous other protected lands are within the immediate vicinity and the easement serves to protect a natural area that comprises a ridge and riverine bottomlands of exceptional forest quality.

Project Type

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

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): _____
Amount Requested/Approved: \$ _____ | <input type="checkbox"/> External Grant Program(s): _____
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: Completed Title Review
- ☐ 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: *Enter Notes*

Conservation Purposes

Forestal Use:

- The property has ‘exceptional’ Forest Conservation Values and substantial riverine bottomlands and intermittent streams.

Preservation of Scenic Open Space:

- The property lies within one half-mile of George Washington and Jefferson National Forest, as well as several other easements held by VOF and other land trusts.

Watershed Preservation:

- Cornfield Branch, a tributary of the Pedlar River which provides drinking water to the City of Lynchburg, has over 600 feet of frontage along the property.

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:** 0 **Maximum Properties:** 1
2. **Impervious Coverage Limitations:** Total impervious coverage, including that of both existing and future improvements, may not exceed 13,000 square feet.
3. **Buildings and Structures.**
Any new building or structure exceeding 5,000 square feet in ground area, must have Grantee’s prior review and written approval. No building may exceed 35 feet in height. No more than 1 detached (freestanding) dwellings may be maintained or constructed on the Property. Other than renewable energy facilities, all new buildings and structures exceeding 500 square feet in ground area must be located in designated Building Envelopes. Any freestanding dwelling must be located in a Building Envelope.
4. **Management of Forest:**
A pre-harvest plan must be submitted to VOF for approval no later than fourteen days before the proposed date of a material timber harvest or land clearing activity. Best Management Practices for Water Quality as promulgated by the Virginia Department of Forestry must be used when a material timber harvest or land clearing activity is undertaken.
5. **Water Quality Protection Areas:** 75 feet buffer on Cornfield Branch and its tributaries
6. **Unique Deed Provisions:** No structures larger than 500 square feet in ground area may be built within the 100 foot road setback off of Dancing Creek Road.
7. **Public Access:** ☒ NO ☐ YES
8. **Sign Required:** ☒ NO ☐ YES
9. **Consolidation of Tax Parcels:** ☒ NO ☐ YES ☐ N/A

Further Discussion
<i>Further Discussion</i>

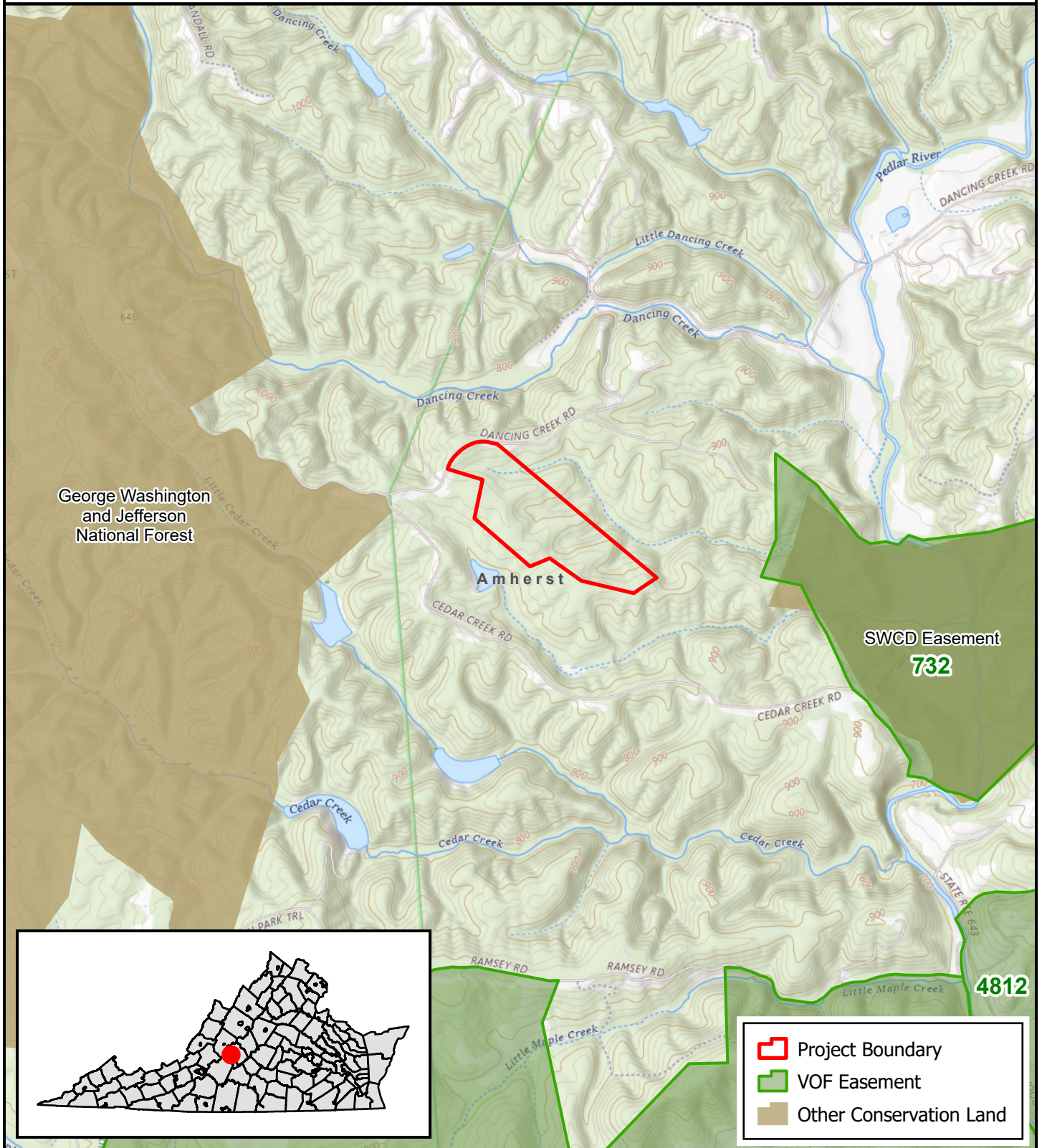
Comprehensive Plan
Has the locality confirmed the project is in compliance with the comprehensive plan? <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO DETAILS: County approval on 6/24/2025

Public Infrastructure Information	Conflicts with published plans	Yes	No
Roads: Dancing Creek Road		<input type="checkbox"/>	<input checked="" type="checkbox"/>
Rail:		<input type="checkbox"/>	<input type="checkbox"/>
Utilities:		<input type="checkbox"/>	<input type="checkbox"/>
Notes: VDOT Approval on 6/26/2025			

Revision Date 04/10/2025

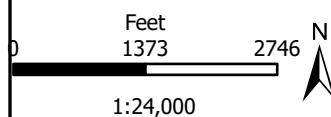
Location

Strang, Scott and Judy



Amherst County

60.0 ± Acres

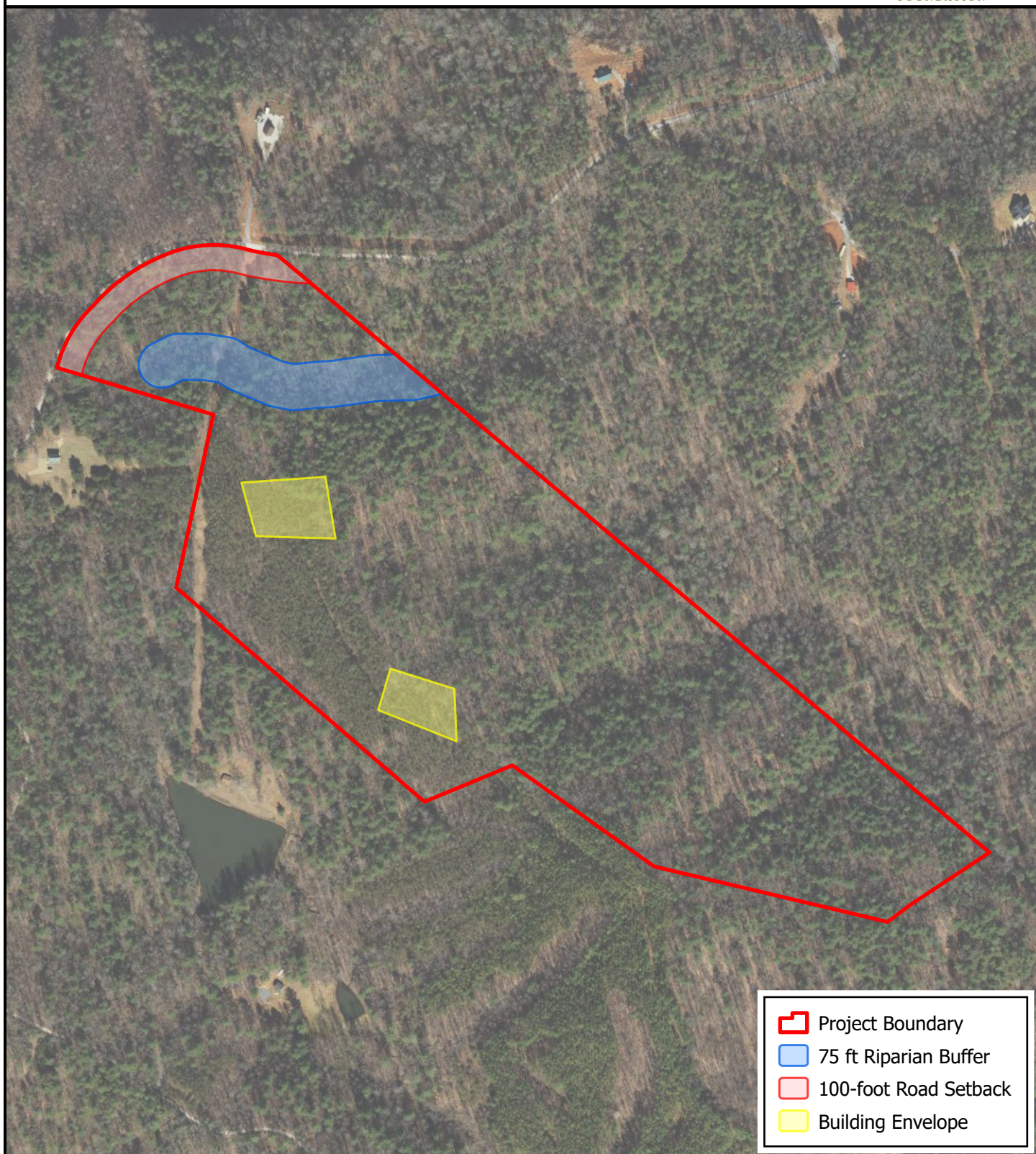






Map created: 7/15/2025 by Patrick Sweat
Projection: NAD 1983 Virginia Lambert

Source data: USGS Topo Quad Name: QUAD NAME; County Boundaries - US Census Bureau/VOF; Roads - VDOT; Other Conservation Land - VA DCR; all else - VOF.

Special Conditions

Strang, Scott and Judy



-  Project Boundary
-  75 ft Riparian Buffer
-  100-foot Road Setback
-  Building Envelope

Amherst County

60.0 ± Acres

Feet
0 225 450
1:5,400



Map created: 7/15/2025 by Patrick Sweatt
Projection: NAD 1983 Virginia Lambert

Source data: Aerial Imagery - VGIN/VBMP acquired 0/0/0000; Rivers/Streams - USGS-NHD/VGIN-VBMP; Roads - VDOT; all else - VOF. iPhone 14 internal GPS/VBMP aerial imagery used to determine points.