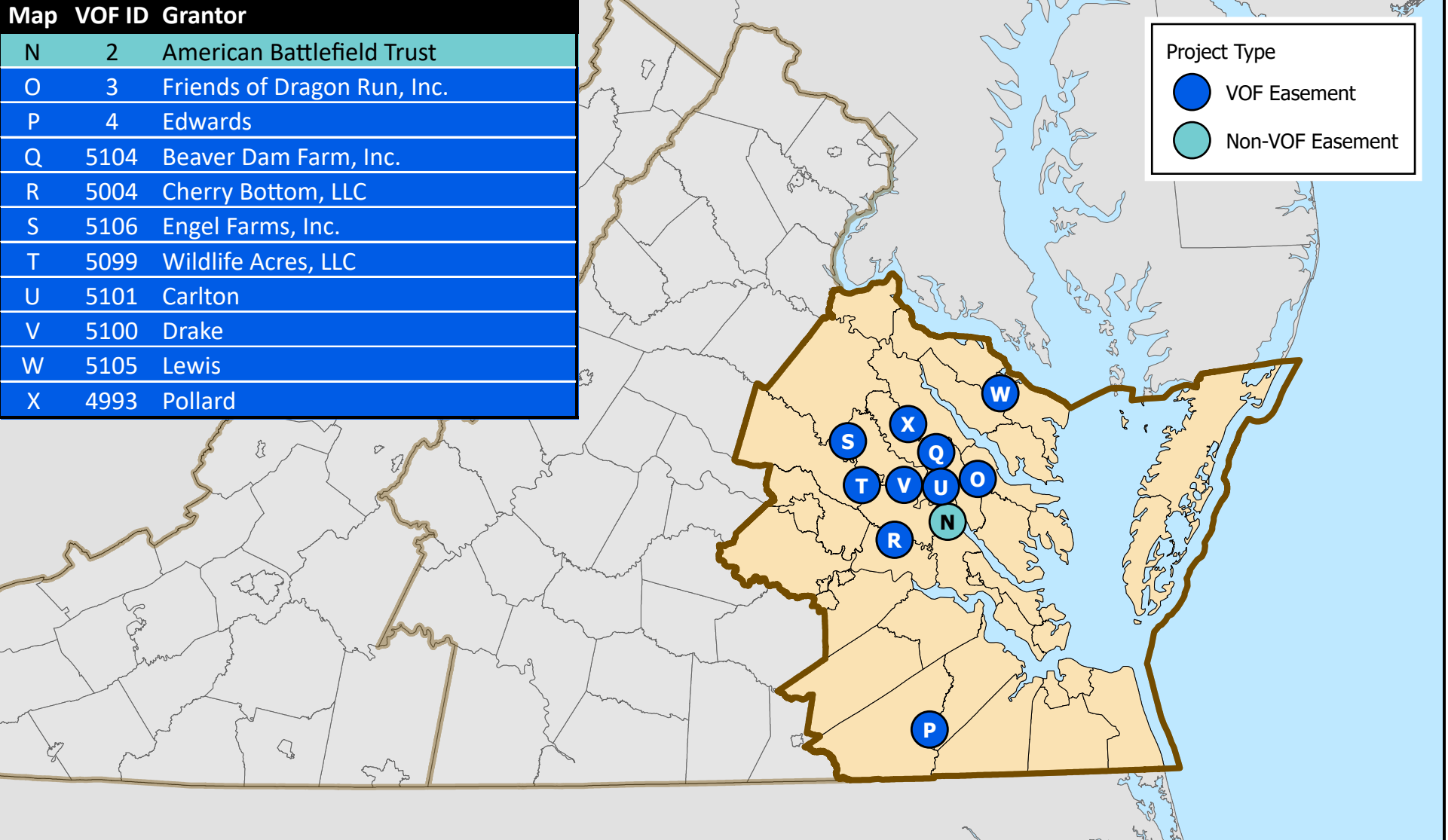


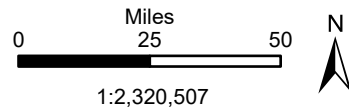
# Proposed Conservation Projects: Eastern Region



Map	VOF ID	Grantor
N	2	American Battlefield Trust
O	3	Friends of Dragon Run, Inc.
P	4	Edwards
Q	5104	Beaver Dam Farm, Inc.
R	5004	Cherry Bottom, LLC
S	5106	Engel Farms, Inc.
T	5099	Wildlife Acres, LLC
U	5101	Carlton
V	5100	Drake
W	5105	Lewis
X	4993	Pollard



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.

**American Battlefield Trust**  
**Goddard Tract at Elthams Landing**

**Locality:** New Kent County      **Acres:** 51.98

**Board Meeting:** 9/25/2025      **Staff Lead:** Emily White      **Region:** Eastern

VOF Project # TBD      VOF Instrument # TBD      VOF Property # TBD      VOF Application # 26-01-02

**Project Description/Property Features**

The American Battlefield Trust seeks to preserve the 51.98-acre Goddard Tract in New Kent County via purchase and recordation of a conservation easement to be held by the Virginia Board of Historic Resources. The Goddard Tract is located entirely within the Core Area of the Elthams Landing Battlefield, a Priority III.4 (Class D) battlefield as defined by the 1993 Civil War Sites Advisory Commission Report on the Nation's Civil War Battlefields.

**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 type="checkbox"/> VOF   | <input type="checkbox"/> Locality: _____ |
| <input checked="" type="checkbox"/> Other State Agency: <u>Virginia Department of</u><br><u>Historic Resources</u> | <input type="checkbox"/> Other: _____    |

**Funding Source & Amount**

- |   |  |
|---|--|
| <input checked="" type="checkbox"/> VOF Grant Program(s): <u>PTF</u><br>Amount Requested: <u>\$176,037.50</u> | <input checked="" type="checkbox"/> External Grant Program(s): <u>American</u><br><u>Battlefield Protection Program</u><br>Amount Requested: <u>\$176,912.50</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: \$176,037.50
- ☐ Approve recommended funding: \$
- ☐ Approved administratively, PTF-Easement Assistance: \$ \_\_\_\_\_

**Notes:** N/A

## Conservation Purposes

### Natural Habitat and Biological Diversity:

- 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 a designated Audubon Important Bird Area-Mattaponi and Pamunkey Rivers.

### Scenic/Open Space:

- The property has over 500 feet of road frontage, and it is in frequent view of the public.
- A planned trail route through the property is being studied by the planning district.

### Water Resource Protection:

- Located within the Chesapeake Bay watershed, the entirely wooded property contains approximately 1,860 feet of perennial streams.
- The property is located in an area identified as important for the protection of Floodplains and Flooding Resilience by the ConserveVA model.

### Historic Preservation:

- The Goddard Tract is located entirely within the Core Area of the Elthams Landing Battlefield, a Priority III.4 (Class D) battlefield as defined by the 1993 Civil War Sites Advisory Commission Report on the Nation's Civil War Battlefields.
- The high volume of troops, officers, and equipment that moved across the property during the 1862 Peninsula Campaign suggests the potential presence of Civil War artifacts and features.

### Outdoor Recreation, Education, or Research:

- The property will be open to the public with parking, educational signage, and a walking trail.

## 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 0.48% 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 the Virginia Department of Historic Resources (VDHR), which will hold the easement.
- 5. Water Quality Protection Areas:** Terms to be determined by VDHR, which will hold the easement.
- 6. Unique Deed Provisions:** VOF in the 1704 clause.
- 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.

<b>Further Discussion</b>
N/A

<b>Comprehensive Plan</b>
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.

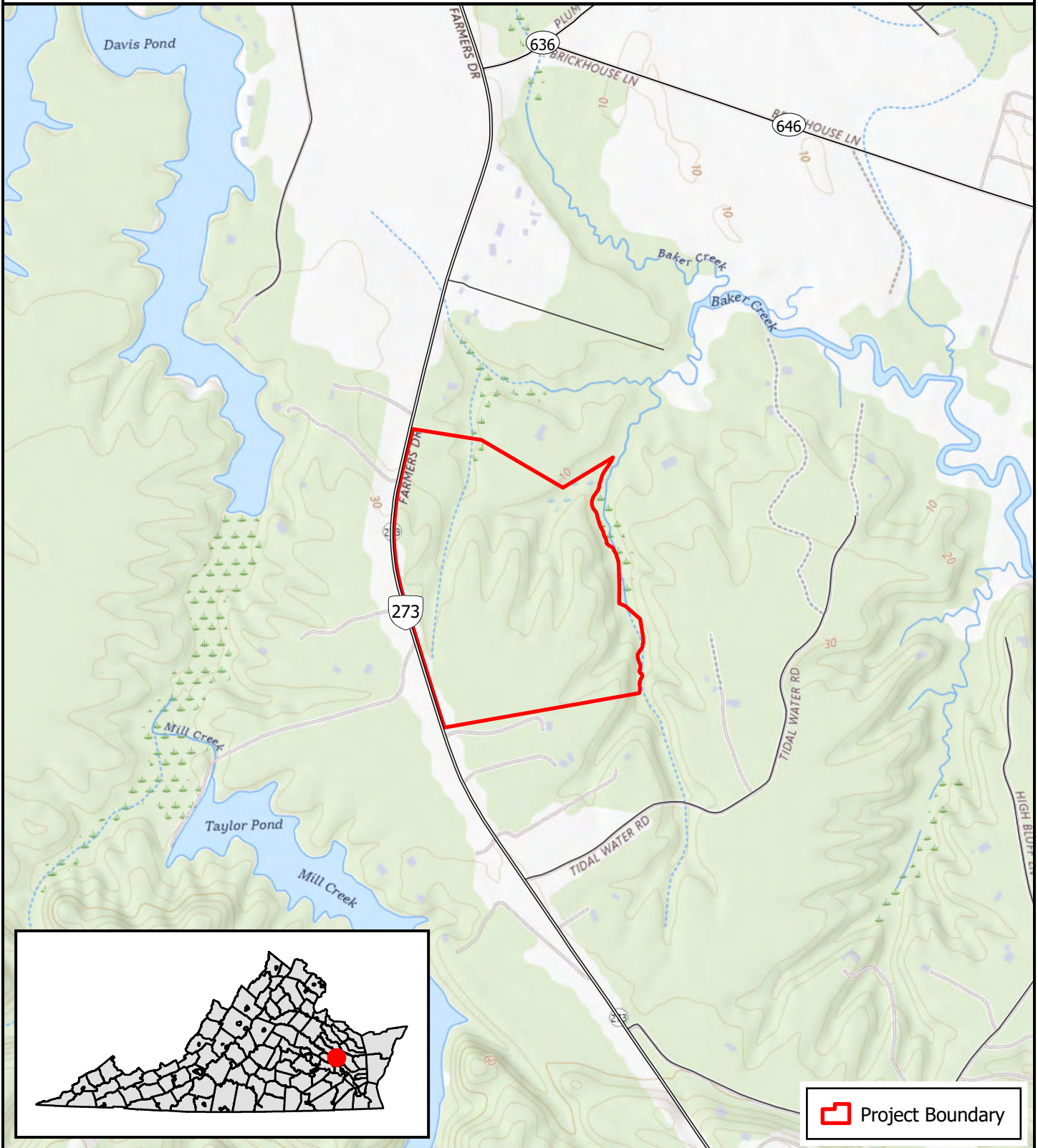
<b>Public Infrastructure Information</b>	<b>Conflicts with published plans</b>	<b>Yes</b>	<b>No</b>
<b>Roads:</b>		<input type="checkbox"/>	<input type="checkbox"/>
<b>Rail:</b>		<input type="checkbox"/>	<input type="checkbox"/>
<b>Utilities:</b>		<input type="checkbox"/>	<input type="checkbox"/>
<b>Notes: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

Revision Date 03/04/2025



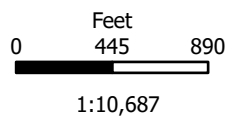
# Location

## American Battlefield Trust



New Kent County

51.98 ± Acres



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

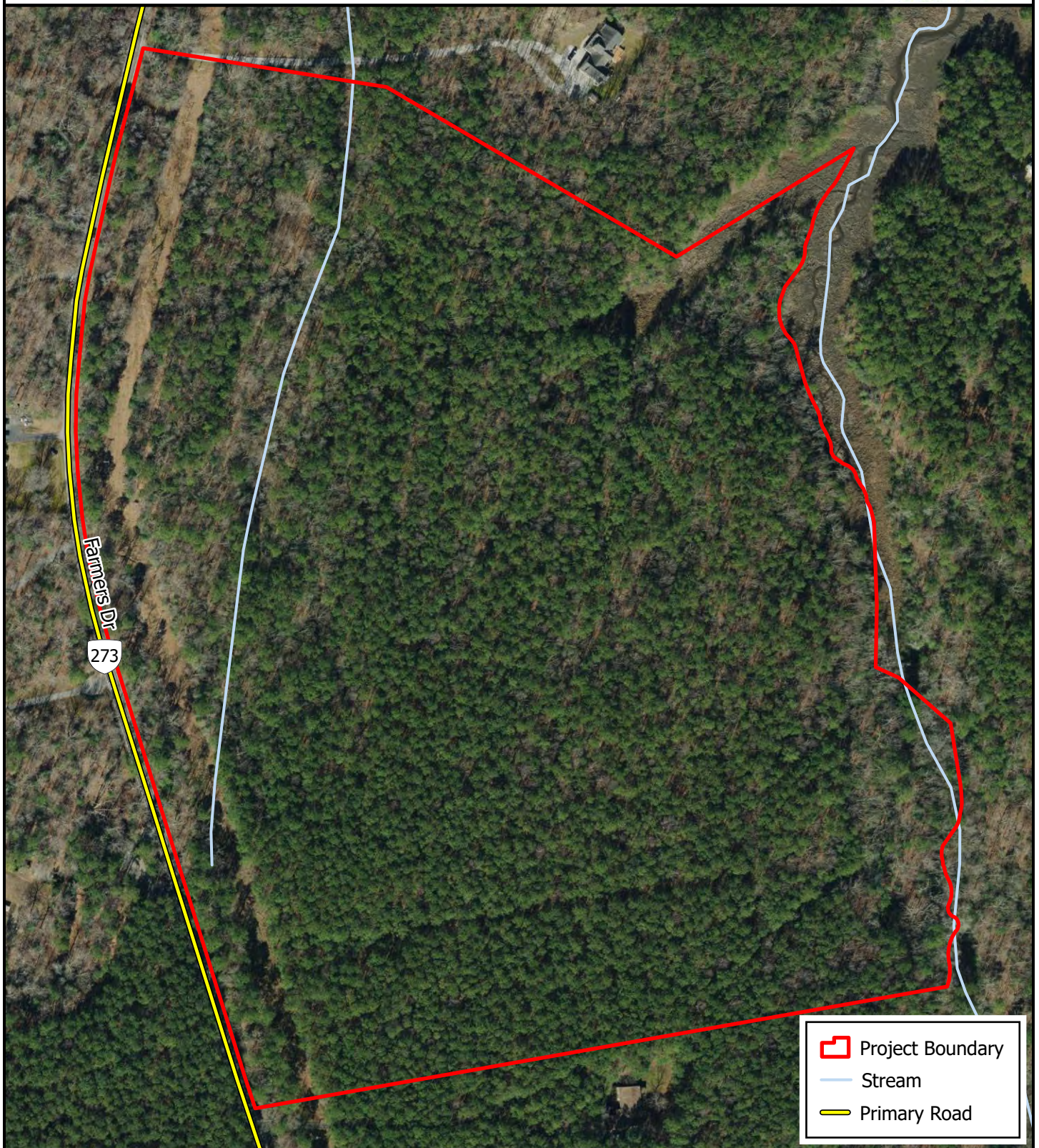
Source data: USGS Topo Quad Name: West Point; County Boundaries - US Census Bureau/VOF; Roads - VDOT; Other Conservation Land - VA DCR; all else - VOF.

Project Boundary



# Aerial Imagery

## American Battlefield Trust



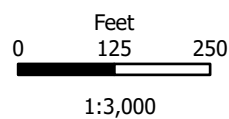
Project Boundary

Stream

Primary Road

New Kent County

51.98 ± Acres



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

Source data: Aerial Imagery - VGIN/VBMP acquired 2/25/2021; Rivers/Streams - USGS- NHD; County Boundaries - US Census Bureau/VOF; Roads - VDOT; all else - VOF.



**Friends of Dragon Run, Inc.**

**Teta Kain Preserve: Access, Protect, and Steward**

**Locality:** Middlesex County

**Acres:** 18.01

**Board Meeting:** 9/25/2025

**Staff Lead:** Emily White

**Region:** Eastern

*VOF Project # 5055*

*VOF Instrument # TBD*

*VOF Property # TBD*

*VOF Application # 26-01-03*

**Project Description/Property Features**

The Friends of Dragon Run, Inc (FODR) is requesting funds for the purchase of an open space easement to be held by the Virginia Outdoors Foundation on the Teta Kain Nature Preserve, permanently protecting outstanding natural communities including bald cypress swamp. The Preserve will be accessible to the public every day from dawn to dusk. The funds received from the purchase of the easement will be used to establish a land management fund, building FODR's capacity to steward this and other conserved lands in the Dragon Run watershed for biodiversity and the scenic, place-based educational, and recreational enjoyment of local communities.

**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> | <input type="checkbox"/> External Grant Program(s): _____ |
| Amount Requested: <u>\$47,350</u>                                    | 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: \$47,350
- ☐ Approve recommended funding: \$ \_\_\_\_\_
- ☐ Approved administratively, PTF-Easement Assistance: \$ \_\_\_\_\_

**Notes:** N/A

## Conservation Purposes

### Forestral Use:

- The property contains forest 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.

### Natural Habitat and Biological Diversity:

- The entire property lies within an area ranked as having an ecological core rating of C1 (Outstanding) by the Virginia Department of Conservation and Recreation's Natural Landscape Assessment (VaNLA) which indicates the property supports numerous habitat and ecosystem values.
- The property contains Bald Cypress-Tupelo Swamp, a DCR-Division of Natural Heritage identified important terrestrial natural community.
- 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 is identified as a significant site for protection in the ConserveVA Protected Landscapes Resilience and Natural Habitat and Ecosystem Diversity categories.

### Scenic/Open Space:

- Adjacent to 2,300 acres of protected land, conserving this parcel will increase the vast area of land that will never be disturbed by development.
- The site is located in a Scenic Preservation area identified for protection through ConserveVA.

### Water Resource Protection:

- Located within the Chesapeake Bay watershed, the property is bordered by 1,240-ft of the Dragon Run.
- The property is located in an area identified as important for the protection of Floodplains and Flooding Resilience by the ConserveVA model.

### Historic Preservation:

- The area of Dragon Run and Dragon Swamp was a critical area for indigenous communities during Bacon's Rebellion. It is thought that as many as 700 people hid in the swamp for more than a month in 1676 to survive and thwart the efforts of Bacon's Troops.

### Outdoor Recreation, Education, or Research:

- The property is currently open to and used by the public with educational information and programming available.

Project Details	
<b>The Governing Document:</b> <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.	<b>Divisions permitted:</b> 0 <b>Maximum Properties:</b> 1
2.	<b>Impervious Coverage Limitations:</b> Total impervious coverage, including that of both existing and future improvements, may not exceed 0.49% of the total property.
3.	<b>Buildings and Structures:</b> Only buildings and structures allowed are those that support public use of the Property as a park.
4.	<b>Management of Forest:</b> 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.	<b>Water Quality Protection Areas:</b> Riparian Protection Zone on the Dragon Run and associated wetlands.
6.	<b>Unique Deed Provisions:</b> N/A
7.	<b>Public Access:</b> <input type="checkbox"/> NO <input checked="" type="checkbox"/> YES
8.	<b>Sign Required:</b> <input type="checkbox"/> NO <input checked="" type="checkbox"/> YES
9.	<b>Consolidation of Tax Parcels:</b> <input type="checkbox"/> NO <input type="checkbox"/> YES <input checked="" type="checkbox"/> TBD Summarize: To be determined should funding be awarded.

Further Discussion
N/A

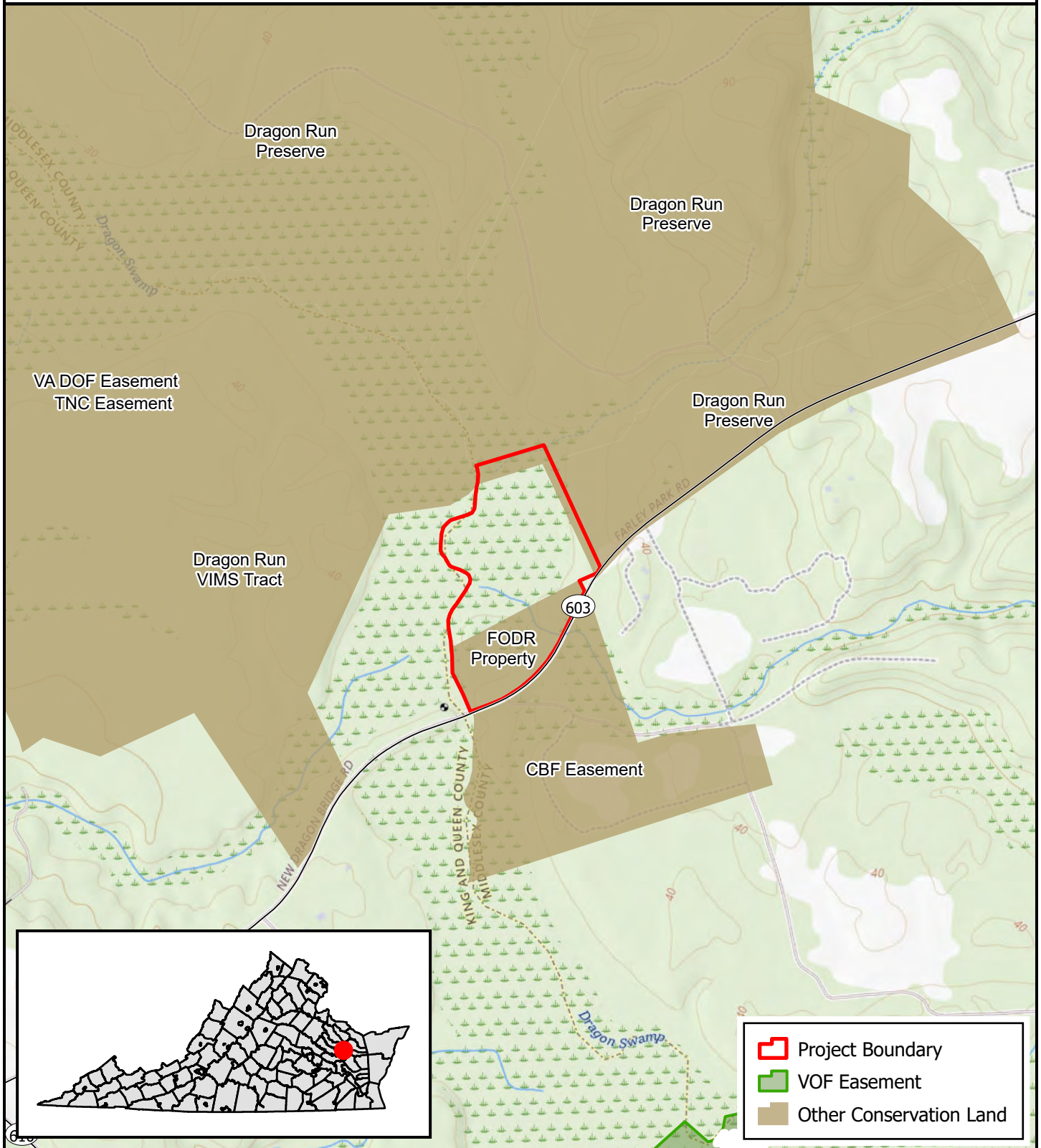
Comprehensive Plan
Has the locality confirmed the project is in compliance with the comprehensive plan? <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO DETAILS: Documented in PTF grant application. Confirmation from locality to be obtained if grant award is made.

Public Infrastructure Information	Conflicts with published plans	Yes	No
<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"/>
<b>Notes:</b> To be determined if grant award is made.			

Revision Date 03/04/2025

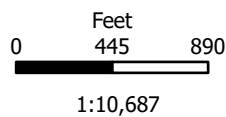
# Location

Friends of Dragon Run, Inc.



Middlesex County

18.01 ± Acres



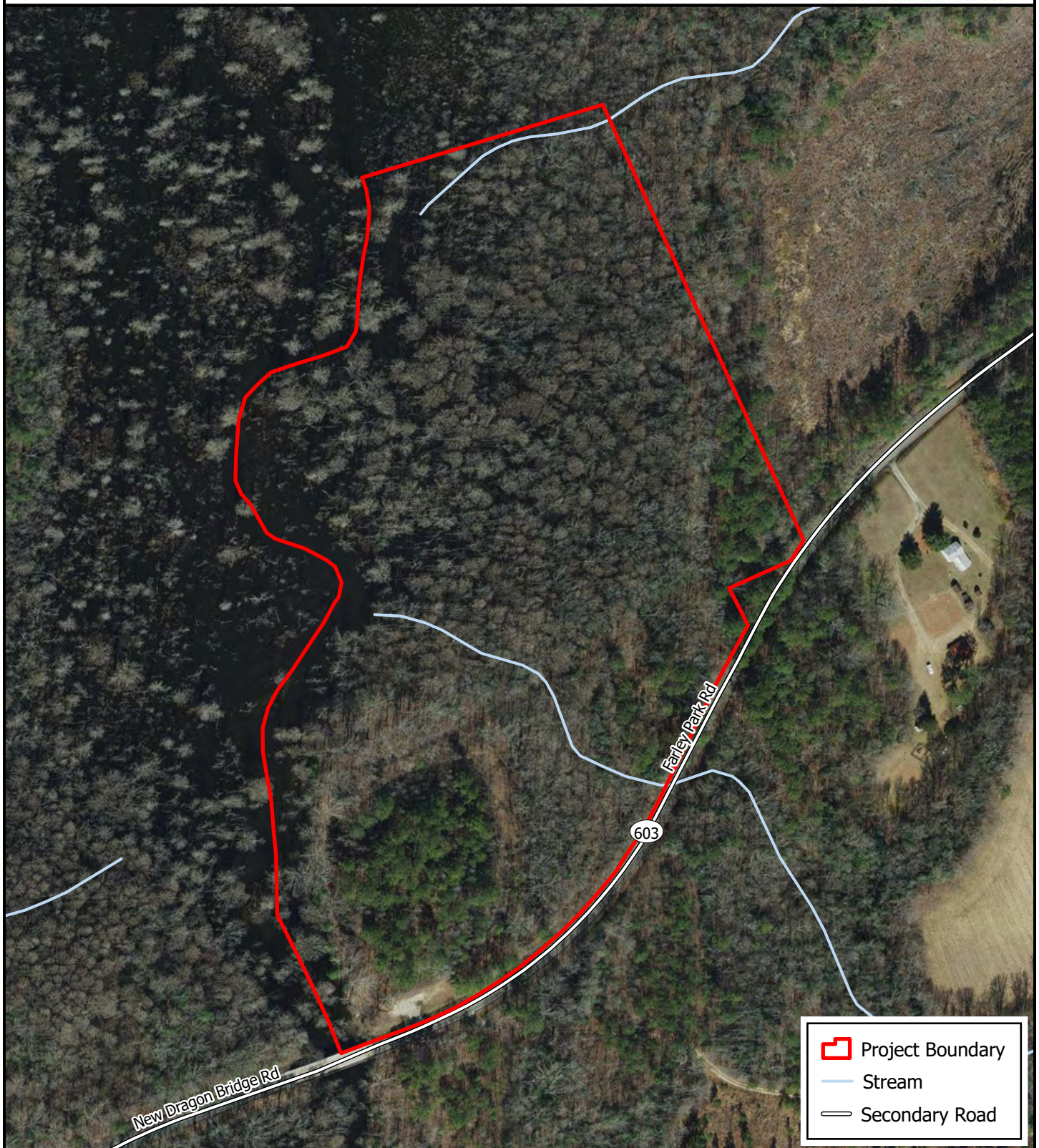
Map created: 9/3/2025 by Emma Weaver  
Projection: NAD 1983 Virginia Lambert

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



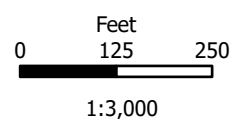
# Aerial Imagery

Friends of Dragon Run, Inc.



Middlesex County

18.01 ± Acres



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

Source data: Aerial Imagery - VGIN/VBMP acquired 2/24/2021; Rivers/Streams - USGS- NHD; County Boundaries - US Census Bureau/VOF; Roads - VDOT; all else - VOF.



**Joseph McGuire Edwards**

**Meadows Farm**

**Locality:** Southampton County

**Acres:** 545

**Board Meeting:** 9/25/2025

**Staff Lead:** Emily White

**Region:** Eastern

VOF Project # TBD

VOF Instrument # TBD

VOF Property # TBD

VOF Application # 26-01-04

**Project Description/Property Features**

These funds will be used for the purchase of an open space easement. Meadows farm is located on the state scenic Blackwater River and contains 233 acres of farmland, 230 acres of which are United States Department of Agriculture designated prime farmland soils. The property contains Cypress-Tupelo wetlands which support a wide variety of habitat along with 7,400 feet of frontage on the Blackwater River which drains to the Albemarle-Pamlico Sound Estuary.

**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><br>Amount Requested: <u>\$250,000</u> | <input checked="" type="checkbox"/> External Grant Program(s): <u>NAWCA</u><br>Amount Secured: <u>\$295,000</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: \$250,000
- ☐ Approve recommended funding: \$
- ☐ Approved administratively, PTF-Easement Assistance: \$ \_\_\_\_\_

**Notes:** N/A



## Conservation Purposes

### **Agricultural Use:**

- Half of the acres in production are ranked Exceptional by the American Farmland Trust's Productivity Versatility Index, indicating high suitability for long-term production agriculture.
- The property contains 230 acres of prime farmland soil and 12 acres of farmland of statewide importance as identified by the United States Department of Agriculture.
- The property is identified as important for protection in the ConserveVA Agriculture and Forestry Category.

### **Forestal Use:**

- The property contains approximately 300 acres of forest that is ranked as High (79 acres FCV3), Very High (84 acres FCV4), or Outstanding Forest Conservation Value (129 acres FCV5) through the Virginia Department of Forestry's Forest Conservation Value (FCV) 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 is located in the Inner Coastal Plain of Southeastern Virginia, which provides important breeding, stopover, and overwintering habitat for national high-priority waterfowl species and a great diversity of Atlantic Flyway migratory songbirds.
- Ranked as having an ecological core rating of C2 (Very High) by the Virginia Department of Conservation and Recreation's Natural Landscape Assessment (VaNLA) indicates 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 endangered species has been found on the property, and models indicate the property contains habitat appropriate for many species of concern.
- 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:**

- The property is bordered by the Blackwater River, a designated state Scenic River.
- The property lies just upstream from Blackwater Park, a 300-acre public park along the Blackwater River protected by a VOF easement.
- The site is located in a Scenic Preservation area identified for protection through ConserveVA.

### **Water Resource Protection:**

- The property contains 7,400 feet of frontage on the Blackwater River, a tributary of the Chowan River, which drains to the Albemarle-Pamlico Sound Estuary.
- The property is located in an area identified as important for the protection of Floodplains and Flooding Resilience as well as for Water Quality Improvement by the ConserveVA model.

Project Details	
<p><b>The Governing Document:</b> <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.	<b>Divisions permitted:</b> 2 <b>Maximum Properties:</b> 3
2.	<p><b>Impervious Coverage Limitations:</b> Total impervious coverage, including that of both existing and future improvements, may not exceed 0.5% of the total property.</p>
3.	<p><b>Buildings and Structures:</b> 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 3 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><b>Management of Forest:</b> 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.	<b>Water Quality Protection Areas:</b> Riparian Protection Zone along Blackwater River with no timber harvest allowed.
6.	<b>Unique Deed Provisions:</b> N/A
7.	<b>Public Access:</b> <input checked="" type="checkbox"/> NO <input type="checkbox"/> YES
8.	<b>Sign Required:</b> <input type="checkbox"/> NO <input checked="" type="checkbox"/> YES
9.	<p><b>Consolidation of Tax Parcels:</b> <input type="checkbox"/> NO <input type="checkbox"/> YES <input checked="" type="checkbox"/> TBD Summarize: To be determined if grant award is made.</p>

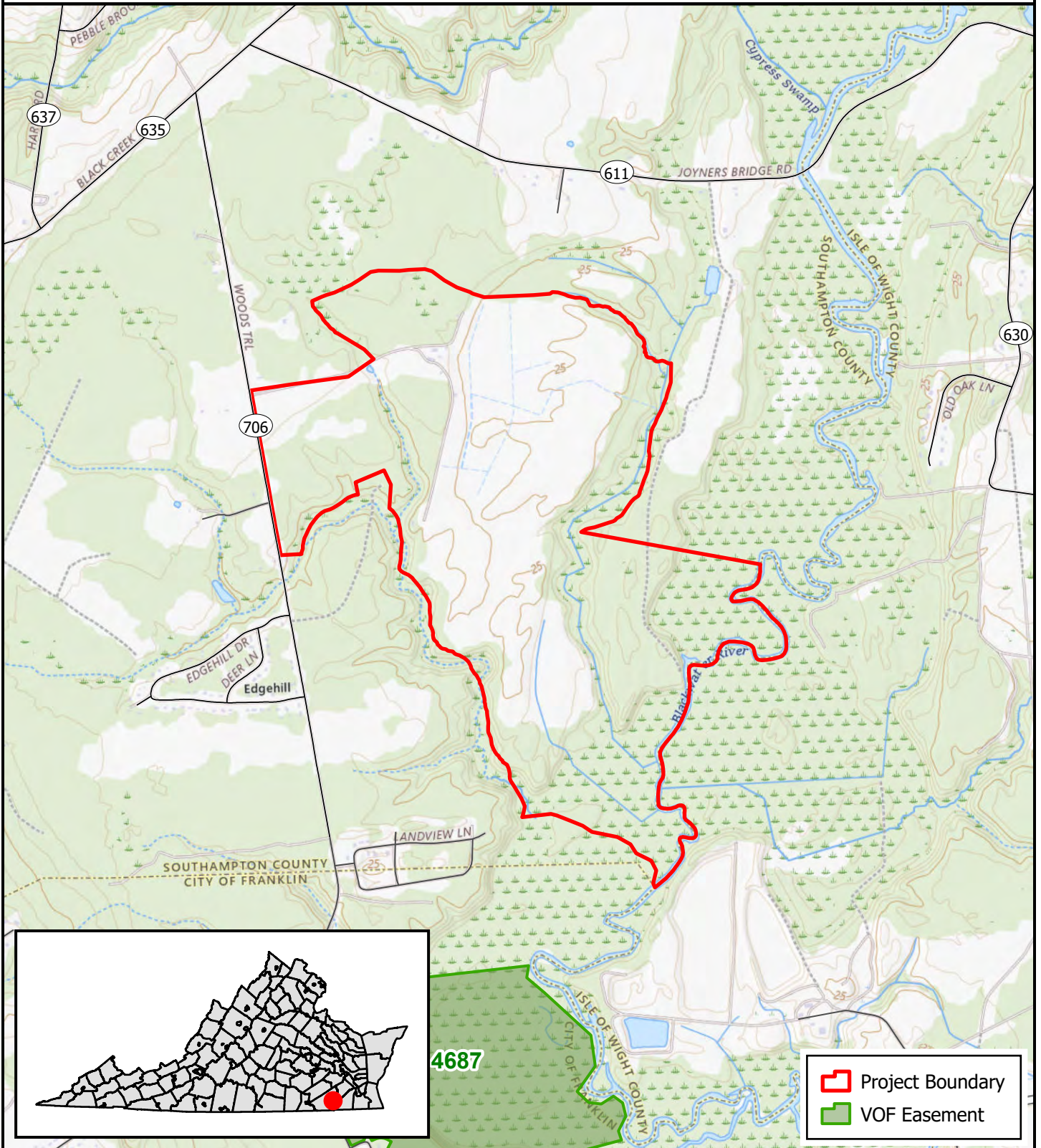
Further Discussion
N/A

Comprehensive Plan
<p>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. Confirmation from locality to be obtained if grant award is made.</p>

Public Infrastructure Information	Conflicts with published plans	Yes	No
<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"/>
<b>Notes:</b> To be determined if grant award is made.			

# Location

Joseph McGuire Edwards



Southampton County

545 ± Acres

Feet  
0 445 890  
1:22,000



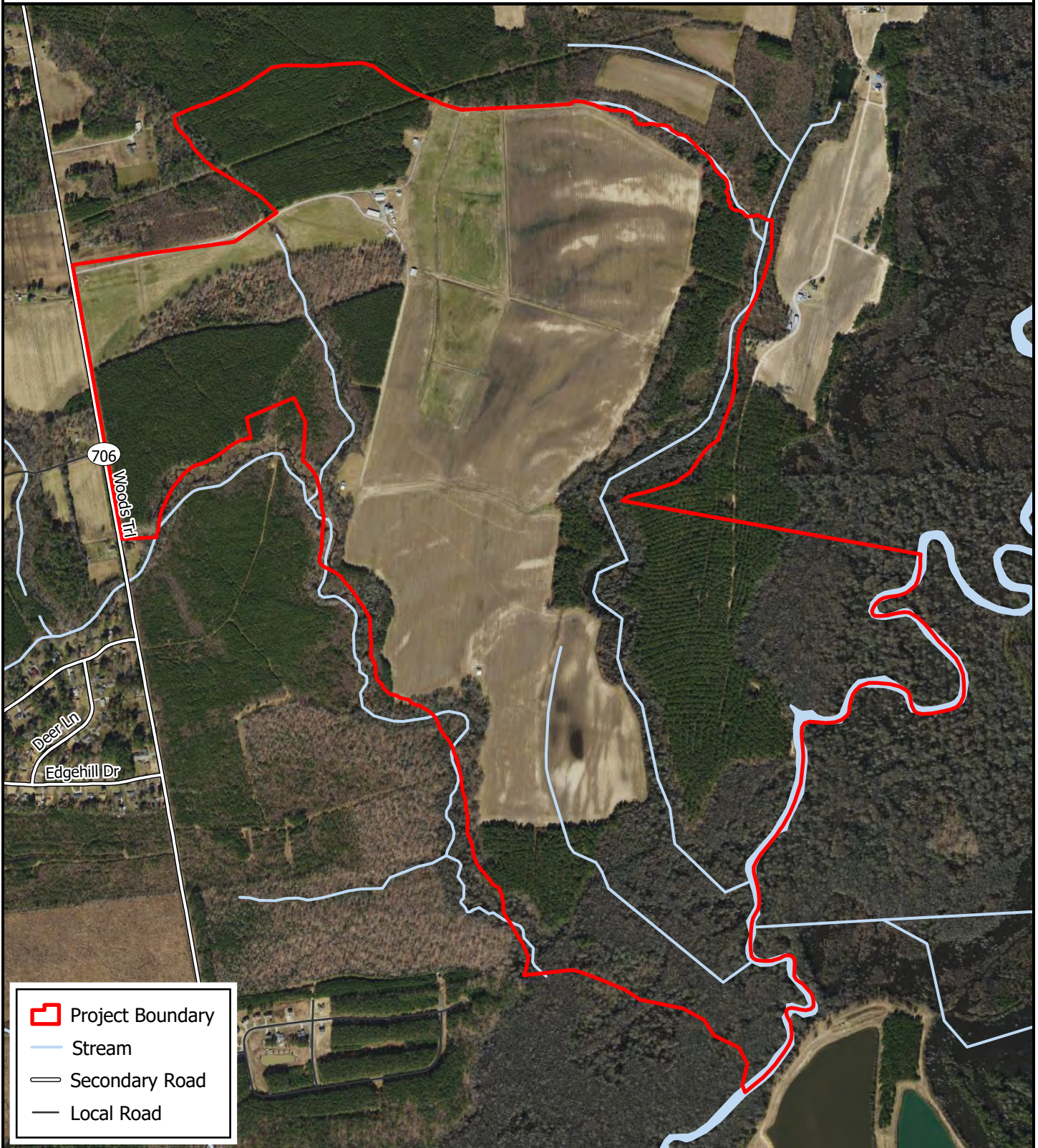
Map created: 9/3/2025 by Emma Weaver  
Projection: NAD 1983 Virginia Lambert

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



# Aerial Imagery

## Joseph McGuire Edwards



Project Boundary

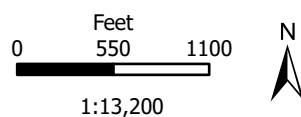
Stream

Secondary Road

Local Road

Southampton County

545 ± Acres



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

Source data: Aerial Imagery - VGIN/VBMP acquired 2/24/2021; Rivers/Streams - USGS- NHD; County Boundaries - US Census Bureau/VOF; Roads - VDOT; all else - VOF.



# PROJECT SUMMARY

**Roy G. Pollard**

**Locality:** Essex

**Acres:** 68.2

**Board Meeting:** 9/25/2025

**Staff Lead:** E. Thomas

**Region:** Eastern

VOF Project # 4993

VOF Instrument # 7825

VOF Property # 5833

VOF Grant # *Enter ID*

## Project Description/Property Features

Located next to an existing VOF easement, this property contains working forest land with frontage on Mare's Creek, a tributary of the Rappahannock River.

## 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 checked="" 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<br>Amount Requested: \$16,000 | <input type="checkbox"/> External Grant Program(s): _____<br>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 27.33 acres of United States Department of Agriculture-designated prime farmland soils and 38.81 acres of soils of statewide importance

### Forestral Use:

Property 50.82 acres of high (FCV4) on the VDOF Forest Conservation Values model. The Forest Conservation Value (FCV) model is a tool designed by the Virginia Department of Forestry (VDOF) to strategically identify the highest priority forestland for conservation in Virginia.

### Natural Habitat and Biological Diversity:

Property contains 52.24 acres classified as a “C3: High” Ecological Core in the Virginia Natural Landscape Assessment created by the Virginia Department of Conservation and Recreation – Division of Natural Heritage

### Scenic/Open Space:

Property is adjacent to land held under open-space easement held by Grantee, and the protection of the Property herein will help preserve a continuous public viewshed of the rural landscape in the area.

### Water Resource Protection:

Property has frontage on 2,200 feet of frontage on Mare’s Creek, a tributary of the Rappahannock River and the Chesapeake Bay.

## 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:** zero **Maximum Properties:** one
- 2. Impervious Coverage Limitations:** Total impervious coverage, including that of both existing and future improvements, may not exceed 10,000 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 one 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:** 100-foot buffer on Mare's Creek with livestock exclusion.

**6. Unique Deed Provisions:** N/A

**7. Public Access:** ☒ NO ☐ YES

**8. Sign Required:** ☒ NO ☐ YES

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

**Further Discussion**

**Comprehensive Plan**

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

☒ YES ☐ NO

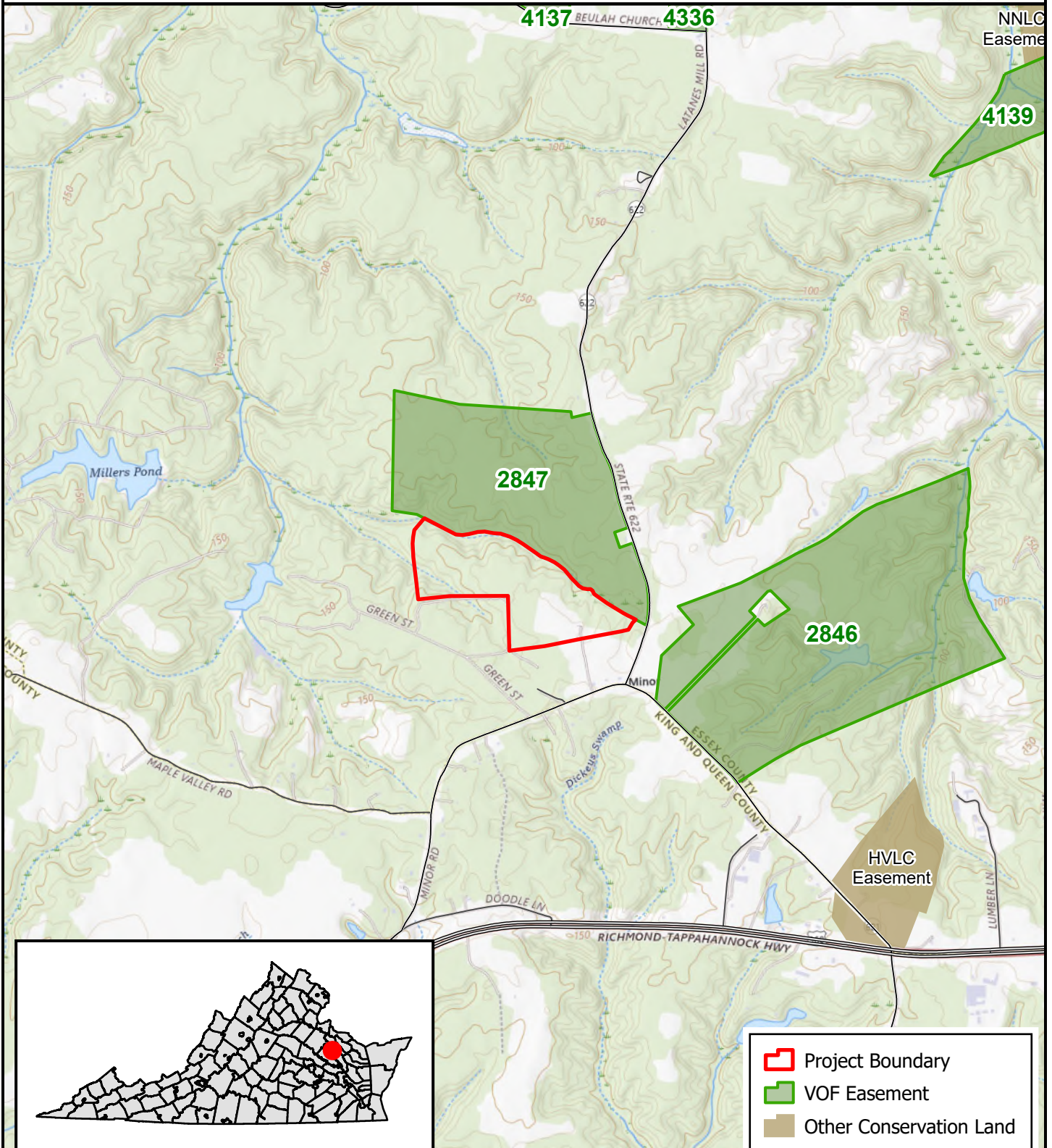
DETAILS: Letter dated August 12, 2025 from Deputy Zoning Administrator .

Public Infrastructure Information	Conflicts with published plans	Yes	No
<b>Roads:</b> Latanes Mill Road is a 30 foot Row		<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"/>
<b>Notes:</b>			

Revision Date 04/10/2025

# Location

## Roy Pollard



Essex County

68.2 ± Acres

Feet  
0 1000 2000  
1:24,000

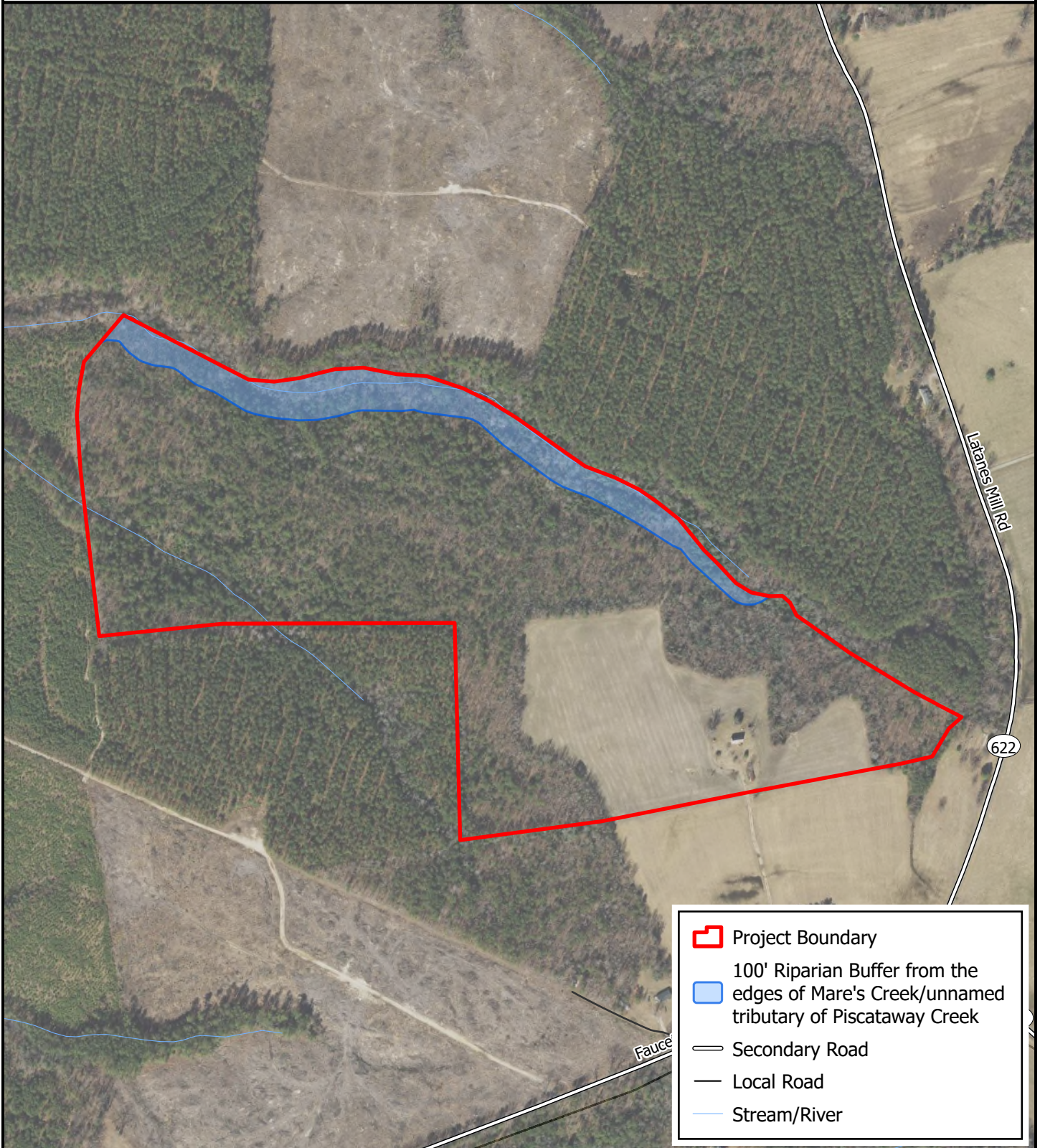


Map created: 08/27/2025 by Baron Lin  
Projection: NAD 1983 2011 Virginia Lambert  
Source data: USGS Topo Quad Name: Aylett & Millers Tavern; Roads - VDOT; Other Conservation Land - VA DCR; all else - VOF.



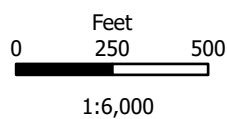
# Special Conditions

Roy Pollard



Essex County

68.2 ± Acres



Map created: 08/27/2025 by Baron Lin  
Projection: NAD 1983 2011 Virginia Lambert

Source data: Aerial Imagery - VGIN/VBMP acquired 02/24/2021; Rivers/Streams - USGS-NHD; Roads - VDOT; all else - VOF.

\*Building Envelope(s) to be added/modified.

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

### Cherry Bottom LLC

**Locality:** Charles City County

**Acres:** 398.29

**Board Meeting:** 9/25/2025

**Staff Lead:** E. Thomas

**Region:** Eastern

VOF Project # 5004

VOF Instrument # 7883

VOF Property # Enter ID

5849

#### Project Description/Property Features

Located near Providence Forge, this property has remained in the same family since it was originally granted in the 1600's. It contains a collection of intact eighteenth century buildings with productive agricultural and forest land with frontage on a tributary of the Chickahominy River.

#### Project Type

☒ Charitable Contribution

☐ Protection of Owned Land

☐ Partial Purchase of Open-Space Easement

☐ Other: \_\_\_\_\_

☐ Fee Simple Acquisition

#### 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(s): \_\_\_\_\_

☐ External Grant Program(s): \_\_\_\_\_

Amount Requested/Approved: \$ \_\_\_\_\_

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

☒ Tax Benefits (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: \$ \_\_\_\_\_

☐ Approved administratively, PTF-Easement Assistance: \$ \_\_\_\_\_

**Notes:** *Enter Notes*



## Conservation Purposes

### Agricultural Use:

Property contains farmland, including approximately 129 acres of United States Department of Agriculture–designated Prime Farmland and approximately 101.51 acres of Farmland of Statewide Importance

### Forestal Use:

Approximately 293 acres of the Property have been designated by the Virginia Department of Forestry as containing areas of high (FCV4 and 5) Forest Conservation Value.

### Natural Habitat and Biological Diversity:

Property contains an ecological core identified as having a “very high” ecological integrity value in the 2017 Virginia Natural Landscape Assessment (VaNLA) from the Virginia Natural Heritage Program of the Virginia Department of Conservation and Recreation due to the presence of Least Brook Lamprey and American Eel. The VaNLA further identified these ecological core areas as forming part of the larger Virginia Natural Land Network allowing for largely unrestricted movement of wildlife between ecological cores and other ecological flow through the landscape.

### Water Resource Protection:

Property contains 8,900 feet of frontage on Stony Run and an unnamed tributary stream, both tributaries of the Chickahominy River and the James River, which drains to the Chesapeake Bay,

### Historic Preservation:

Property known as Green Oak Farm has been in the same family since its original patent in the mid - 1600’s. It contains a historic dwelling built in the 1800’s and three early barns and granaries (DHR ID #018-0048).

## 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 40,000 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 two 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:** 100-foot buffer with livestock exclusion on Stony Run and unnamed tributary.

**6. Unique Deed Provisions:** Anti demolition language for historic house and barns. The historic dwelling and the three historic barns (As shown on the attached Exhibit B) may not be demolished or removed without the prior written approval of Grantee. Approval of Grantee will include consideration of the building's structural integrity. To that end, Grantee may, in its discretion, require that Grantor obtain a report written by a structural engineer regarding the building's structural integrity. In the event that (1) prior written approval is granted to demolish or remove the buildings, (2) the buildings are destroyed by causes beyond Grantor's reasonable control, including, but not limited to, fire, flood, storm or earth movement, or (3) the buildings are damaged by causes beyond Grantor's reasonable control as above to such an extent that, in the opinion of Grantee, the building's structural integrity is irretrievably compromised, nothing herein will obligate Grantor to reconstruct the buildings or return them to their condition prior to such calamity. In such case, Grantor will have the right to build replacement buildings, provided that any replacement buildings must be constructed in a designated Building Envelope.

**7. Public Access:** ☒ NO ☐ YES

**8. Sign Required:** ☒ NO ☐ YES

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

**Further Discussion**

VOF will seek tax map consolidation.

**Comprehensive Plan**

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

☒ YES ☐ NO

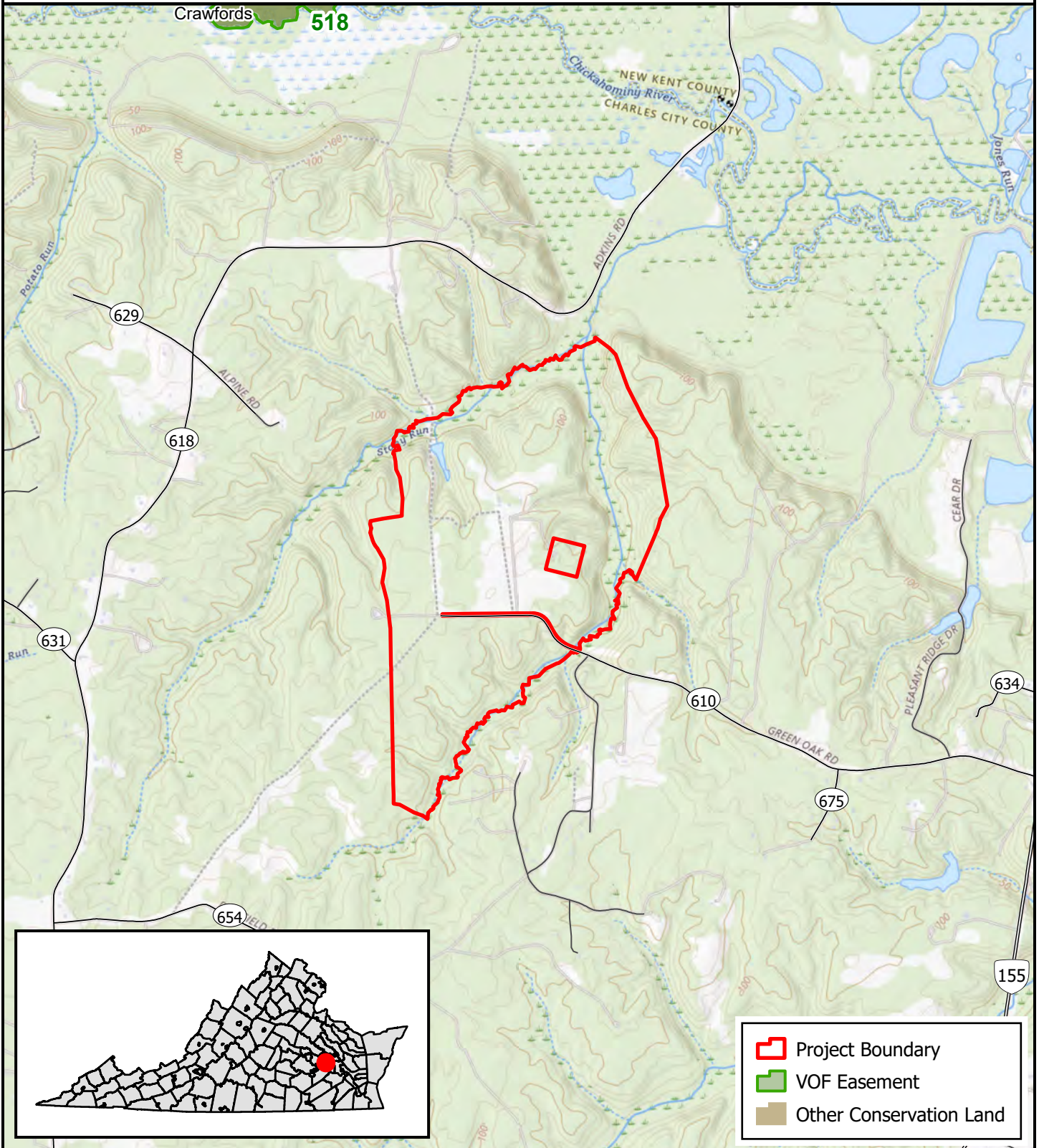
DETAILS: Letter from Sheri L. Adams, Deputy Zoning Administrator

Public Infrastructure Information	Conflicts with published plans	Yes	No
<b>Roads:</b> No road frontage.		<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"/>
<b>Notes:</b>			

Revision Date 04/10/2025

# Location

## Cherry Bottom LLC



Charles City County

398.29 ± Acres

Feet  
0 1000 2000  
1:24,000



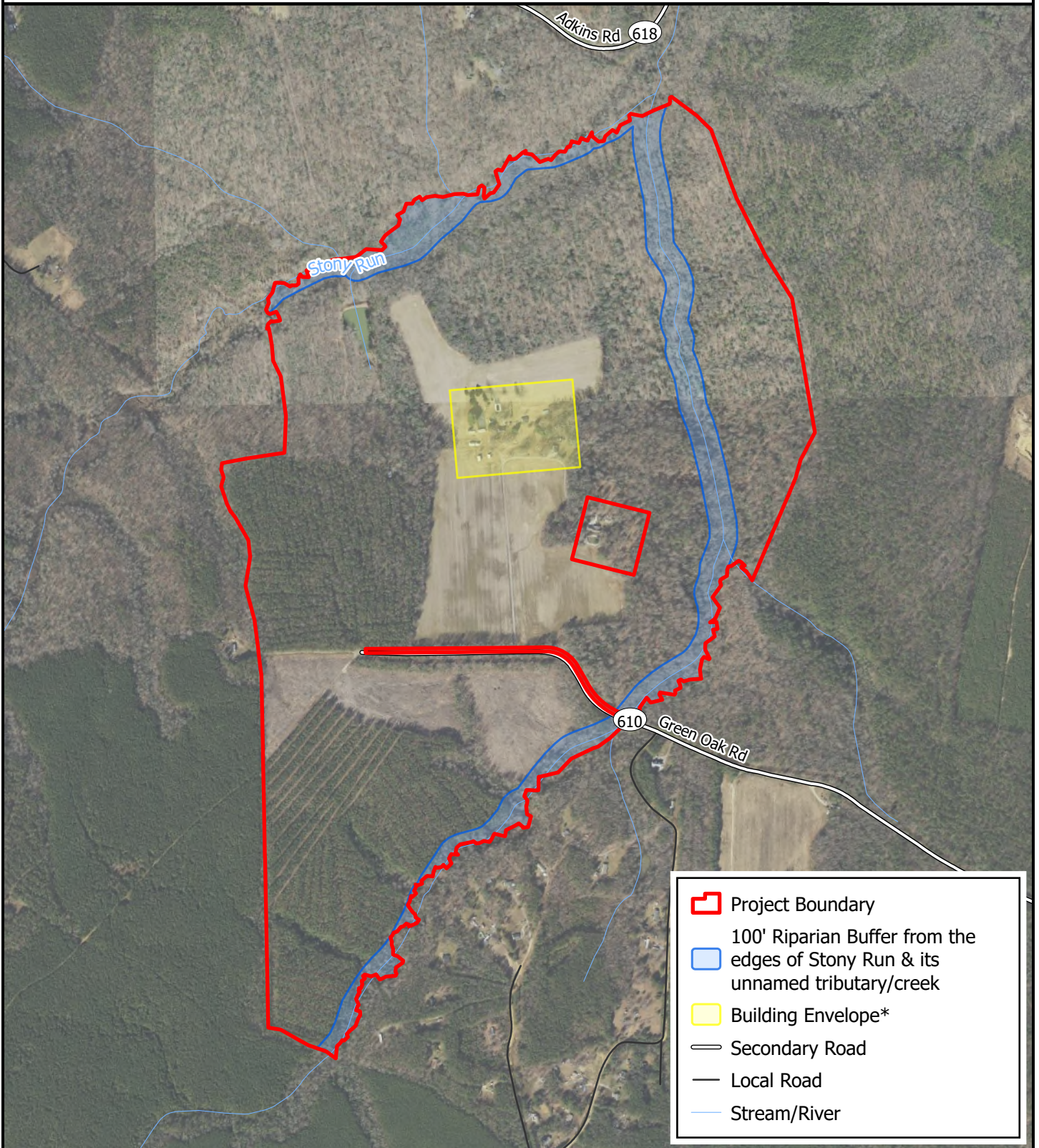
Map created: 8/8/2025 by Baron Lin  
Projection: NAD 1983 Virginia Lambert  
Source data: USGS Topo Quad Name: Providence Forge; Roads - VDOT; Other Conservation Land - VA DCR; all else - VOF.

\*Building Envelope(s) to be added/modified.



# Special Conditions

## Cherry Bottom LLC



Charles City County

398.29 ± Acres

Feet  
0 500 1000  
1:12,000



Map created: 8/8/2025 by Baron Lin  
Projection: NAD 1983 Virginia Lambert  
Source data: Aerial Imagery - VGIN/VBMP acquired 02/23 & 02/24 & 02/25/2021;  
Rivers/Streams - USGS-NHD; Roads - VDOT; all else - VOF.

\*Building Envelope(s) to be added/modified.



# PROJECT SUMMARY

## Wildlife Acres LLC

**Locality:** Hanover

**Acres:** 114.594

**Board Meeting:** 9/25/2025

**Staff Lead:** E. Thomas

**Region:** Eastern

*VOF Project # 5099*

*VOF Instrument # 8503*

*VOF Property # 5981*

*VOF Grant # N/A*

### Project Description/Property Features

The Property, located off Deep Bottom Road, contains hardwood forest cover with creek frontage and wetlands with a high ecological core that supports a wide variety of wildlife habitat.

### 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): _____<br>Amount Requested/Approved: \$ _____ | <input type="checkbox"/> External Grant Program(s): _____<br>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 59.06 acres of United States Department of Agriculture-designated prime farmland soils.

### Forestal Use:

- Property scores Moderate, High, or Very High on the VDOF Forest Conservation Values model. The Forest Conservation Value (FCV) model is a tool designed by the Virginia Department of Forestry (VDOF) to strategically identify the highest priority forestland for conservation in Virginia.

### Natural Habitat and Biological Diversity:

- Property is classified as a “C3: High” Ecological Core in the Virginia Natural Landscape Assessment created by the Virginia Department of Conservation and Recreation – Division of Natural Heritage. “Ecological Cores and Habitat Fragments are ranked by Ecological Integrity based on variables including rare species habitats, habitat diversity, resilience, and water quality, to reflect the wide range of important benefits and ecosystem services they provide.”
- Property is designated in The Nature Conservancy’s “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.

### Water Resource Protection:

- Property has frontage on Matadequin Creek, a tributary to the Pamunkey River. The Pamunkey River flows to the York River, the Chesapeake Bay, and then to the Atlantic Ocean, all of which are important resources for recreation and aquaculture

## 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 15,000 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 2 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:** 100 foot buffer with livestock exclusion on Matadequin Creek.

**6. Unique Deed Provisions:** N/A

**7. Public Access:** ☒ NO ☐ YES

**8. Sign Required:** ☒ NO ☐ YES

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

Summarize: Property is only one Tax Map Parcel- no need for consolidation.

**Further Discussion**

**Comprehensive Plan**

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

☒ YES ☐ NO

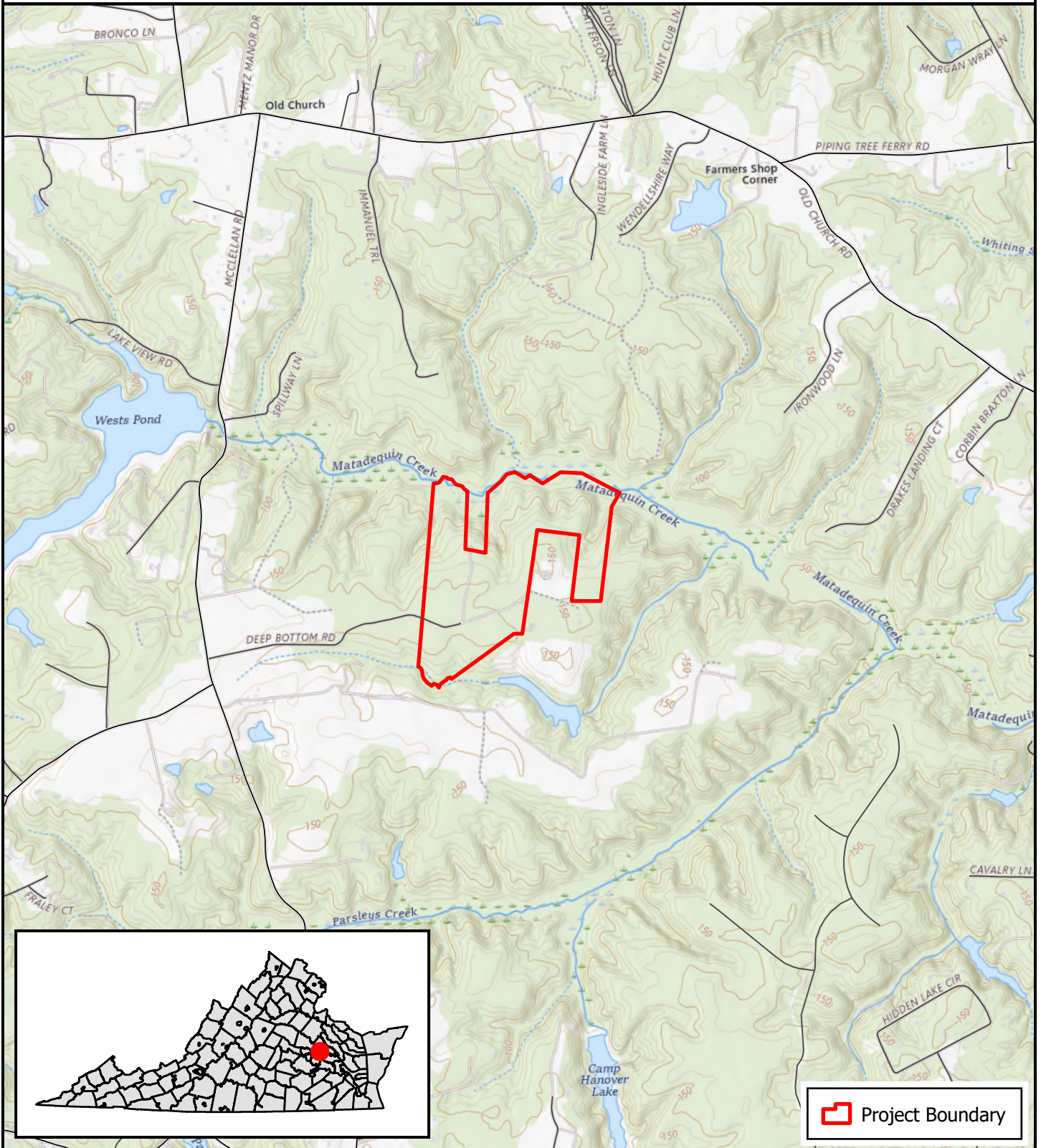
DETAILS: Letter from Andrew Pompei, Deputy Director of Planning dated July 31, 2025

Public Infrastructure Information	Conflicts with published plans	Yes	No
<b>Roads:</b> no road frontage		<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"/>
<b>Notes:</b>			

Revision Date 04/10/2025

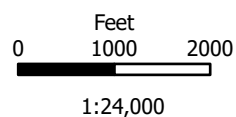
# Location

## Wildlife Acres LLC



Hanover County

114.594 ± Acres

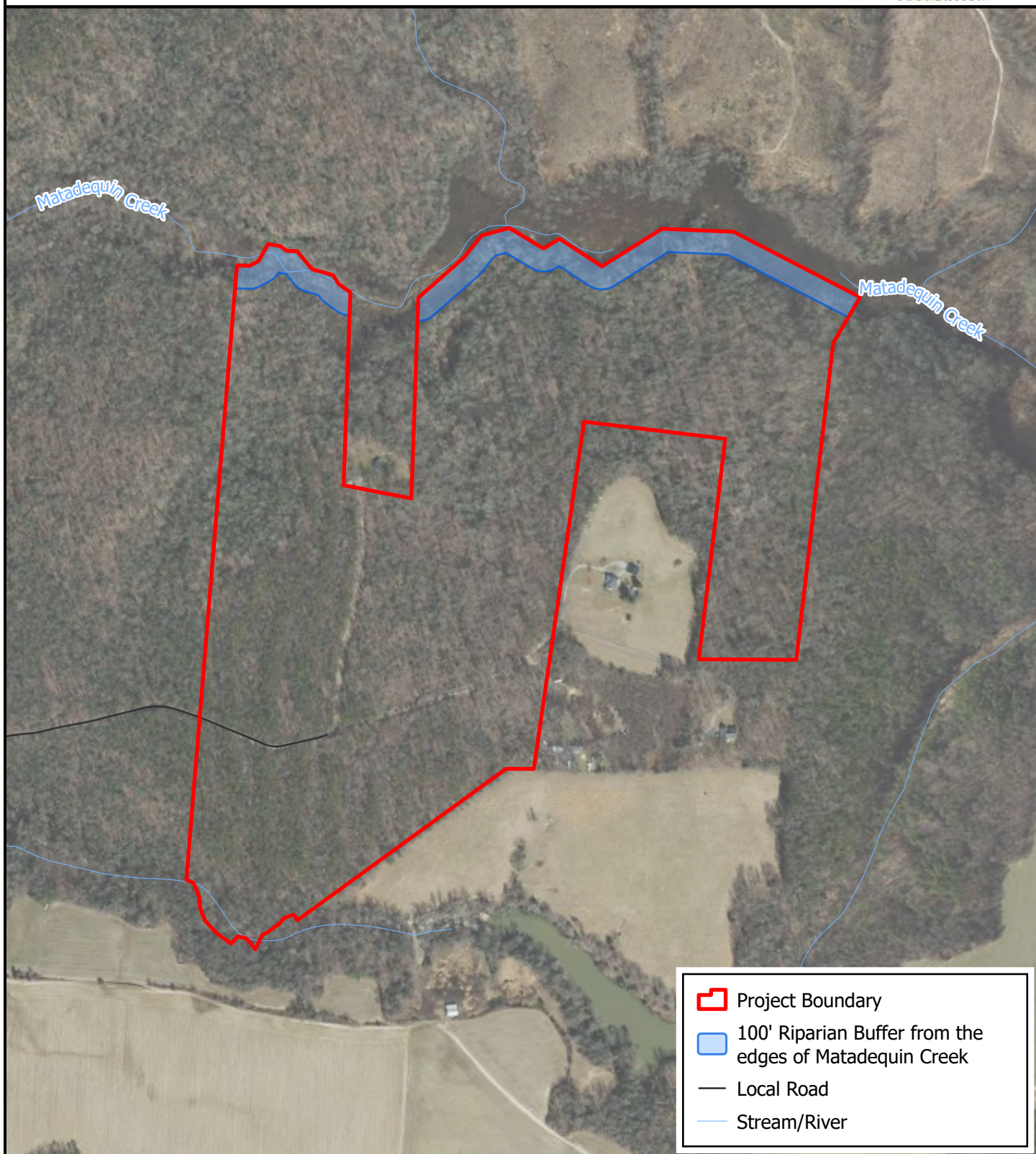


Map created: 8/8/2025 by Baron Lin  
 Projection: NAD 1983 2011 Virginia Lambert  
 Source data: USGS Topo Quad Name: Manquin & Quinton; Roads - VDOT; Other  
 Conservation Land - VA DCR; all else - VOF.



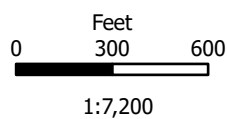
# Special Conditions

## Wildlife Acres LLC



Hanover County

114.594 ± Acres



Map created: 8/8/2025 by Baron Lin  
 Projection: NAD 1983 2011 Virginia Lambert  
 Source data: Aerial Imagery - VGIN/VBMP acquired 02/21/2021 & 03/11/2021; Rivers/Streams - USGS-NHD; Roads - VDOT; all else - VOF.  
 \*Building Envelope(s) to be added/modified.



## PROJECT SUMMARY

**William G. Drake, Jr.**

**Locality:** King William

**Acres:** 382.80

**Board Meeting:** 9/25/2025

**Staff Lead:** E. Thomas

**Region:** Eastern

*VOF Project # 5100   VOF Instrument # 8504   VOF Property # 5982*

### Project Description/Property Features

Located in the vicinity of several VOF easements this property contains large amounts of working forestland with frontage on Old Town Creek and Harrison Creek, both tributaries of the Pamunkey River.

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

### Agricultural Use:

- Property contains 191 acres of United States Department of Agriculture-designated prime farmland soils.

### Forestral Use:

- Approximately 90% of the Property scores Moderate, High, or Very High on the Virginia Department of Conservation and Recreation's (DCR) Forest Conservation Values model. The Forest Conservation Value (FCV) model is a tool designed by the Virginia Department of Forestry (VDOF) to strategically identify the highest priority forestland for conservation in Virginia.

### Natural Habitat and Biological Diversity:

- Approximately 75% of the Property is classified as a "C4: Moderate" Ecological Core in the Virginia Natural Landscape Assessment created by the Virginia Department of Conservation and Recreation – Division of Natural Heritage. "Ecological Cores and Habitat Fragments are ranked by Ecological Integrity based on variables including rare species habitats, habitat diversity, resilience, and water quality, to reflect the wide range of important benefits and ecosystem services they provide."

### Water Resource Protection:

- Property has frontage on tributaries to Old Town Creek and Harrison Creek, both tributaries to the Pamunkey River. The Pamunkey River flows to the York River, the Chesapeake Bay, and then to the Atlantic Ocean, all of which are important resources for recreation and aquaculture.

## 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:** two **Maximum Properties:** three
- 2. Impervious Coverage Limitations:** Total impervious coverage, including that of both existing and future improvements, may not exceed 60,000 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 six 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:** RPZ on Harrison Creek and 100 foot buffer on Old Town Creek and tributary streams.
6. **Unique Deed Provisions:** N/A
7. **Public Access:** ☒ NO ☐ YES
8. **Sign Required:** ☒ NO ☐ YES
9. **Consolidation of Tax Parcels:** ☐ NO ☒ YES ☐ N/A  
Summarize: Will attempt to get consolidation.

#### Further Discussion

#### Comprehensive Plan

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

☒ YES ☐ NO

DETAILS: Letter of 8/1/2025 from Joyce Wolfe, Planning and Zoning Administrator

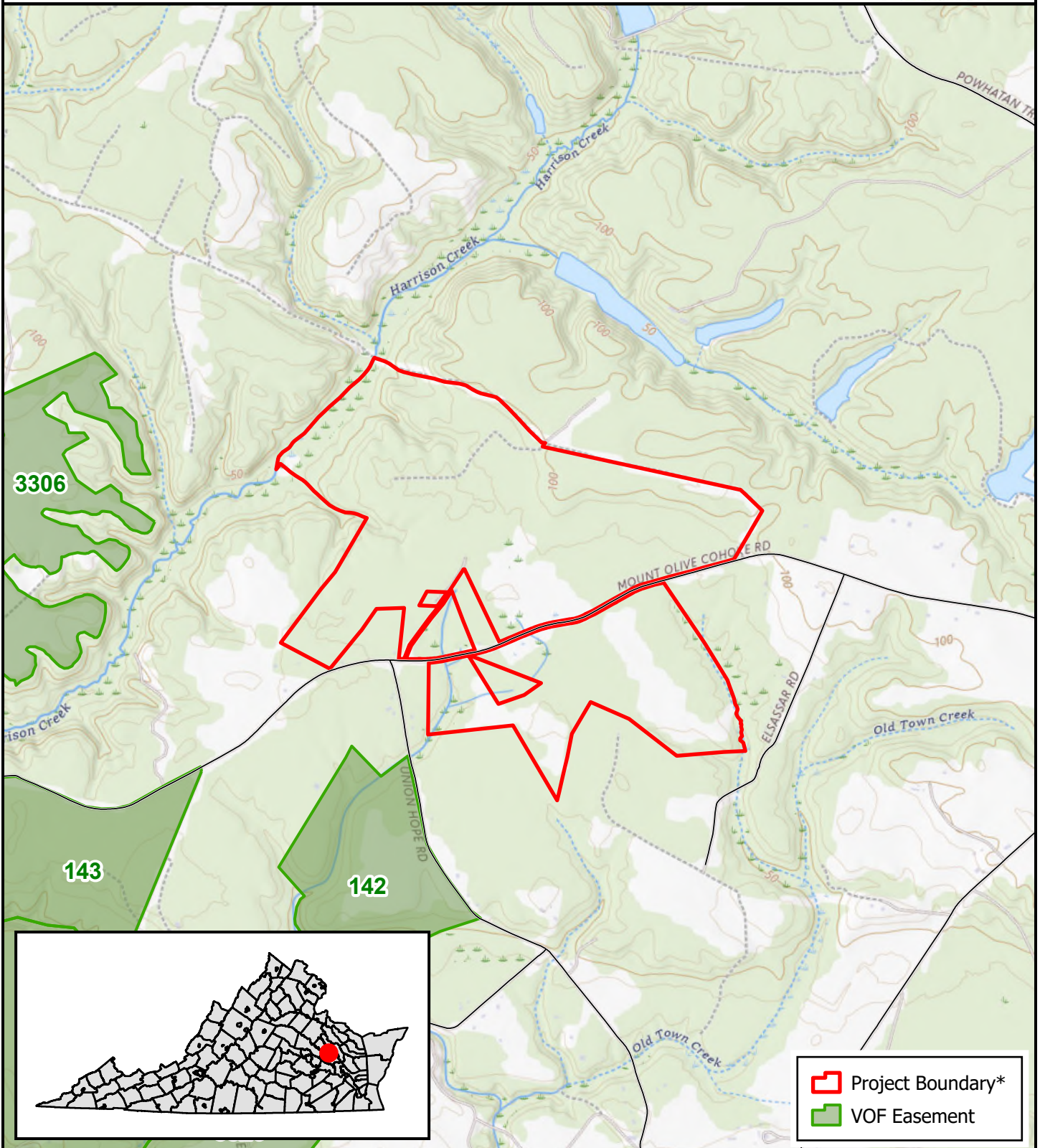
Public Infrastructure Information	Conflicts with published plans	Yes	No
<b>Roads:</b> Mt Olive Cohoke Road is a 40-foot RoW		<input type="checkbox"/>	<input checked="" type="checkbox"/>
<b>Rail:</b>		<input type="checkbox"/>	<input checked="" type="checkbox"/>
<b>Utilities:</b>		<input type="checkbox"/>	<input checked="" type="checkbox"/>
<b>Notes:</b>			

Revision Date 04/10/2025



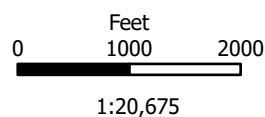
# Location

William Gary Drake, Jr.



King William County

382.80± Acres\*

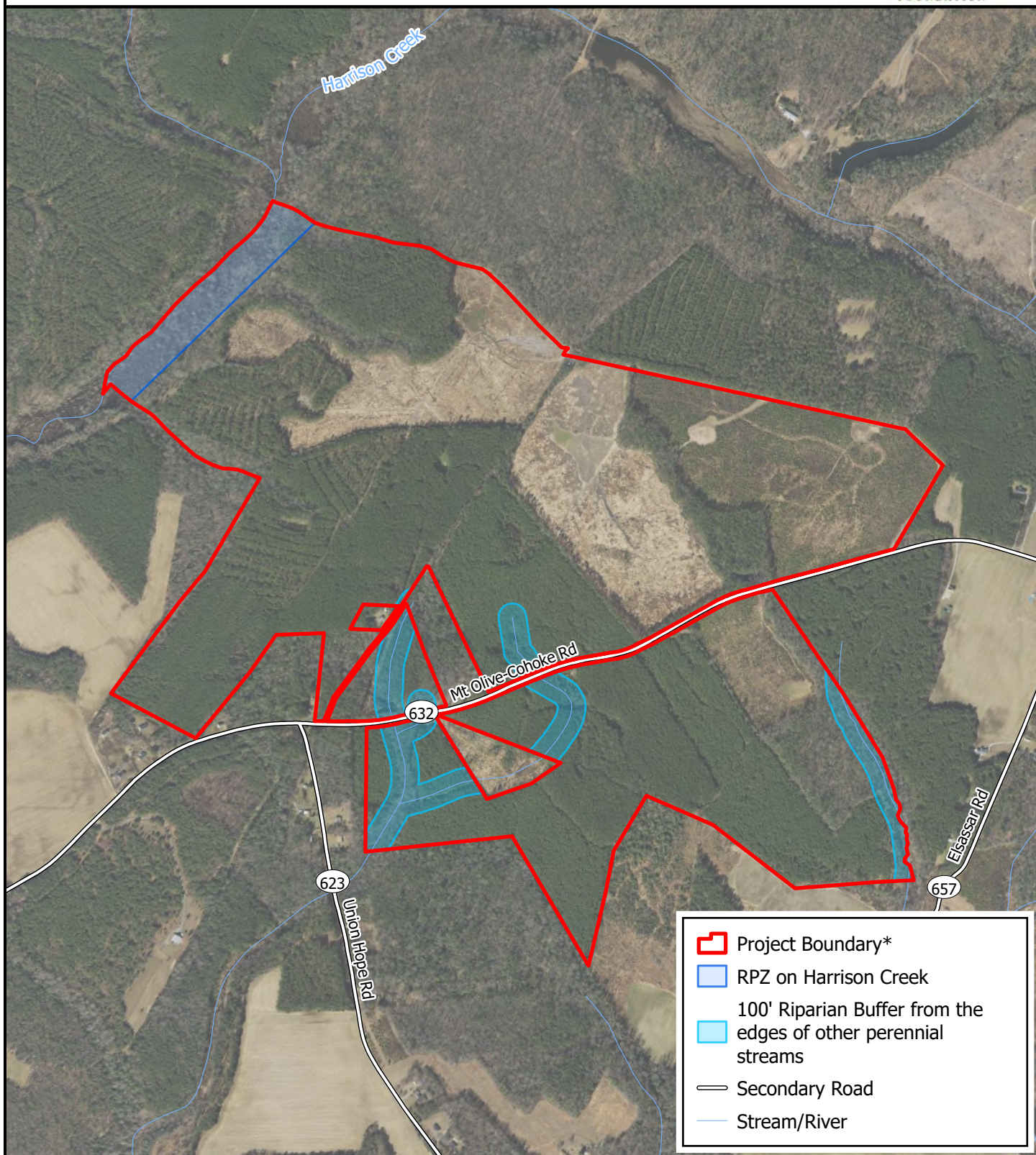


Map created: 8/8/2025 by Baron Lin  
Projection: NAD 1983 2011 Virginia Lambert  
Source data: USGS Topo Quad Name: King William, King and Queen Courthouse, Tunstall, & New Kent; Roads - VDOT; Other Conservation Land - VA DCR; all else - VOF.  
\*Project Boundary & acreage from tax map parcels.



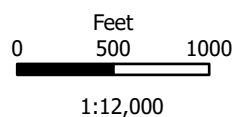
# Special Conditions

William Gary Drake, Jr.



King William County

382.80± Acres\*



Map created: 8/8/2025 by Baron Lin  
Projection: NAD 1983 2011 Virginia Lambert  
Source data: Aerial Imagery - VGIN/VBMP acquired 02/24/2021; Rivers/Streams - USGS-NHD; Roads - VDOT; all else - VOF.  
\*Displayed Project Boundary & acreage from tax map parcels. Building Envelope(s) to be added/modified.





## PROJECT SUMMARY

### Carlton, Bruce G. and Michael W.

**Locality:** King and Queen

**Acres:** 462.43 subject to change,  
survey pending

**Board Meeting:** 9/25/2025

**Staff Lead:** E. Thomas

**Region:** Eastern

VOF Project # 5101    VOF Instrument # 8505    VOF Property # 5983

VOF Grant # Enter ID

#### Project Description/Property Features

Located near the Mattaponi River, this large working farm is family owned and operated for 80 years. The farm produces grains (wheat, corn, barley, soybeans), triticale silage mix, and hay, as well as operating a milking dairy, and timber production. It contains wetlands and important habitat along Heartquake Creek, a tributary of the Mattaponi River.

#### 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<br>Amount Requested: <u>\$38,500</u> | <input type="checkbox"/> External Grant Program(s): _____<br>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: \$38,500
- ☐ Approve recommended funding: \$ \_\_\_\_\_
- ☐ Approved administratively, PTF-Easement Assistance: \$ \_\_\_\_\_

**Notes:** PTF Easement Assistance funds sought for survey, in addition to other costs. A survey is necessary to get a good legal description of this large farm. Any request over \$20,000 requires Board approval.

## Conservation Purposes

### Agricultural Use:

- Property contains 238.04 acres of United States Department of Agriculture-designated prime farmland soils and 78.27 acres of soils of Statewide Importance. Prime farmland is of major importance in meeting the nation's short- and long-range needs for food and fiber

### Natural Habitat and Biological Diversity:

- Property is designated in The Nature Conservancy's "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.

### Water Resource Protection:

- Property contains 5,274 feet of frontage on Heartquake Creek, a tributary of the Mattaponi River and the Chesapeake Bay. Protection of the Property from unrestrained development will help preserve the water quality of the Chesapeake Bay by reducing non-point source pollution.

## 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 100,000 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 building may exceed 35 feet in height. No more than four 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.
- 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.
- Water Quality Protection Areas:** RPZ on Heartquake Creek with livestock exclusion.
- Unique Deed Provisions:** N/A



7. **Public Access:** ☒ NO ☐ YES
8. **Sign Required:** ☒ NO ☐ YES
9. **Consolidation of Tax Parcels:** ☐ NO ☒ YES ☐ N/A  
Will be seeking consolidation.

### Further Discussion

*Further Discussion*

### Comprehensive Plan

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

☒ YES ☐ NO

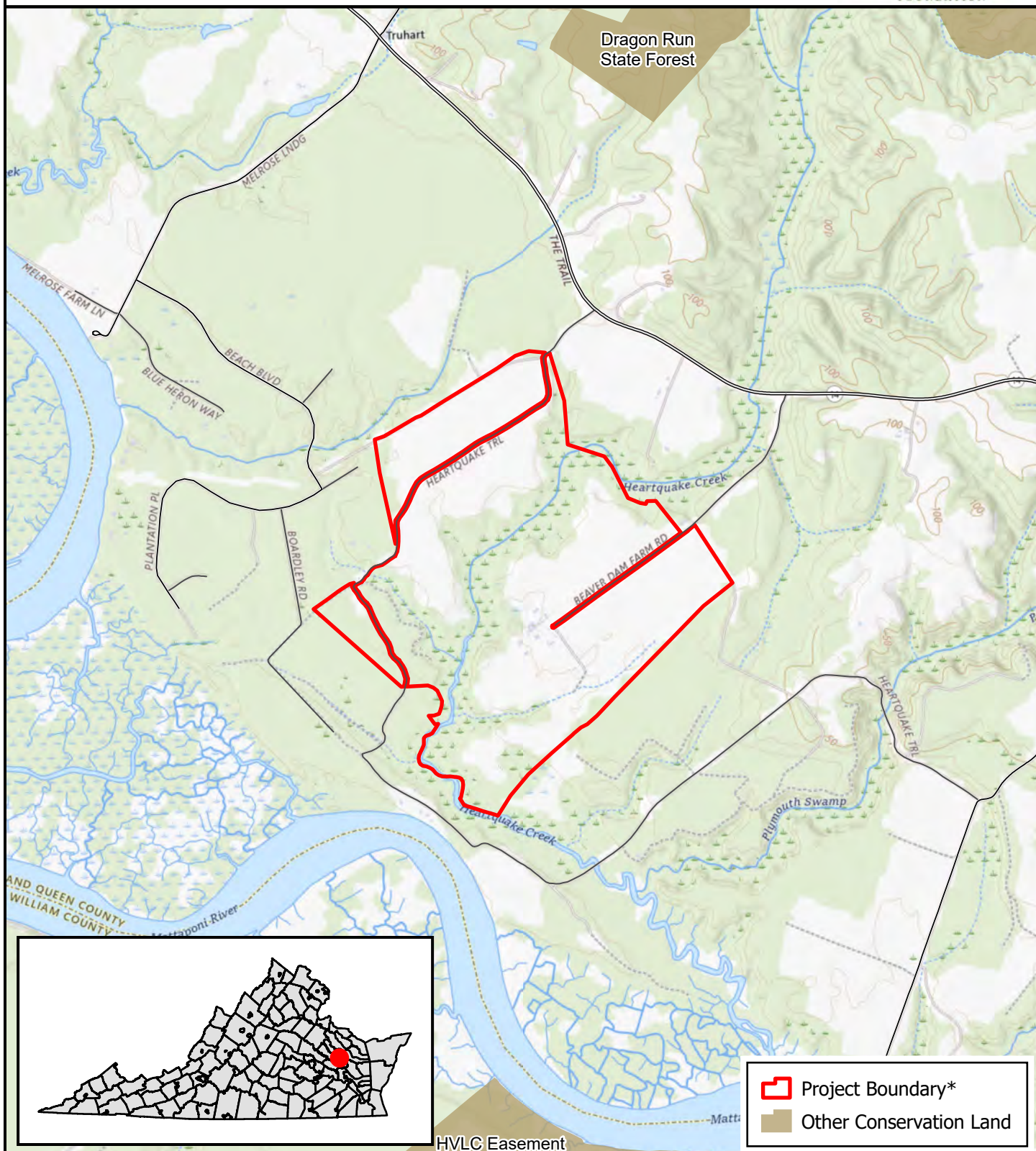
DETAILS: Letter of August 6, 2025 from Director of Community Development

Public Infrastructure Information	Conflicts with published plans	Yes	No
<b>Roads:</b> no road frontage		<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"/>
<b>Notes:</b> <i>Enter additional details here</i>			

Revision Date 04/10/2025

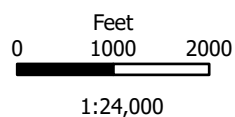
# Location

Bruce & Mike Carlton



King and Queen County

462.43± Acres\*



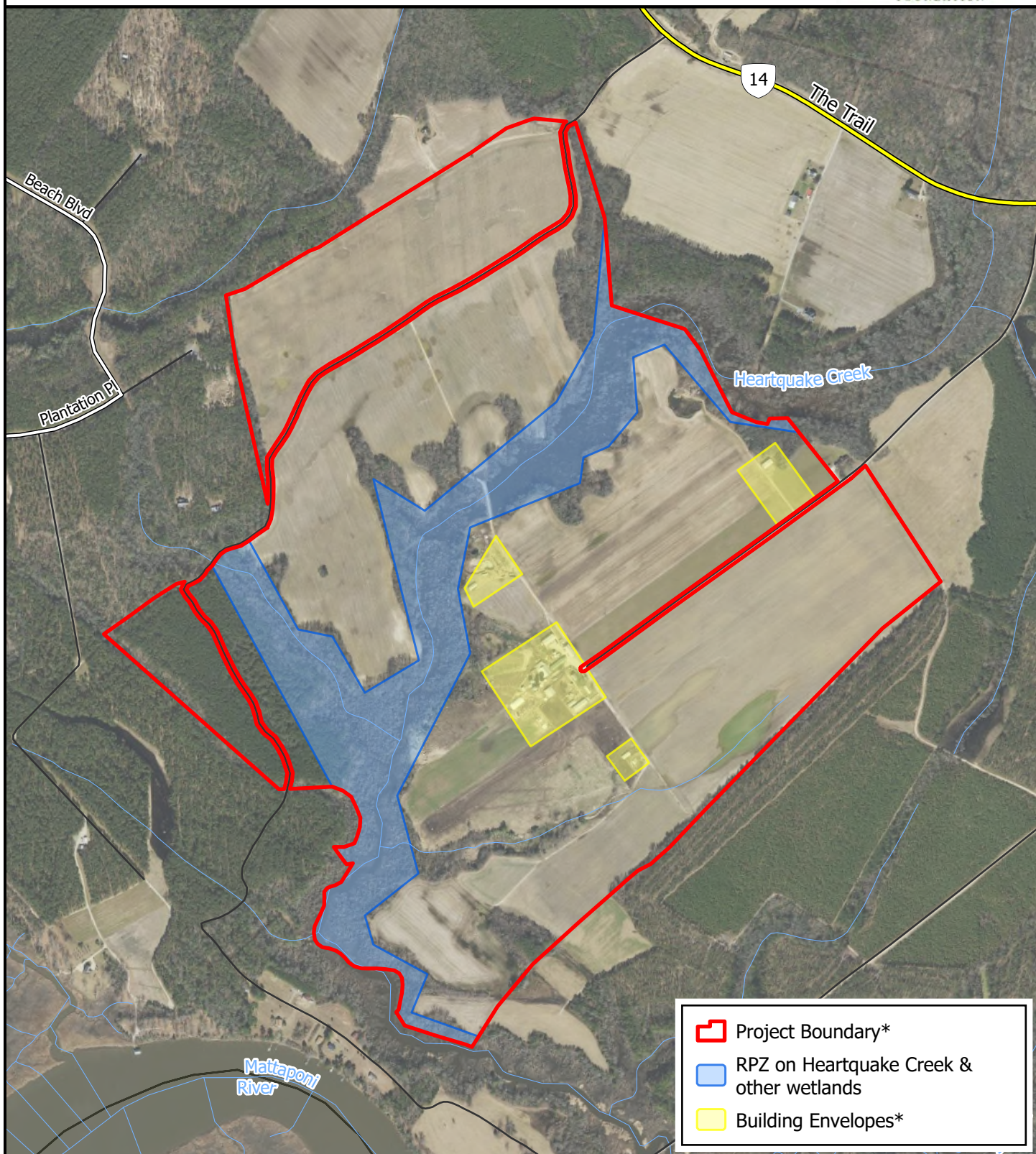
Map created: 8/8/2025 by Baron Lin  
 Projection: NAD 1983 2011 Virginia Lambert  
 Source data: USGS Topo Quad Name: Truhart & West Point; Roads - VDOT; Other Conservation Land - VA DCR; all else - VOF.

\*Displayed Project Boundary & acreage from tax map parcels.



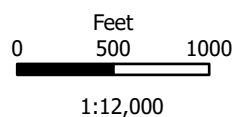
# Special Conditions

Bruce & Mike Carlton



King and Queen County

462.43± Acres\*



Map created: 8/8/2025 by Baron Lin  
Projection: NAD 1983 2011 Virginia Lambert

Source data: Aerial Imagery - VGIN/VBMP acquired 02/24/2021; Rivers/Streams - USGS-NHD; Roads - VDOT; all else - VOF.

\*Displayed Project Boundary & acreage from tax map parcels. Special Conditions subject to additions/modifications.



## PROJECT SUMMARY

### Beaver Dam Farm Inc.

**Locality:** King and Queen

**Acres:** 162.22

**Board Meeting:** 9/25/2025

**Staff Lead:** E. Thomas

**Region:** Eastern

VOF Project # 5104   VOF Instrument # 8509   VOF Property # 5986

#### Project Description/Property Features

Located in King and Queen County, this family owned and operated farm contains productive agricultural and forest land with frontage and wetlands along Courthouse Creek, a tributary of the Mattaponi River and the Chesapeake Bay.

#### 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:**

#### Conservation Purposes



**Agricultural Use:**

- Property contains 89.98 acres of United States Department of Agriculture-designated prime farmland soils and 18.25 acres of soils of Statewide Importance.

**Forestal Use:**

- Property scores High, and Very High (*FCV4 and FCV 5*) on the VDOF Forest Conservation Values model. The Forest Conservation Value (FCV) model is a tool designed by the Virginia Department of Forestry (VDOF) 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:**

- Property is designated in The Nature Conservancy's "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.
- Property is classified as a "C2: "Very High" Ecological Core in the Virginia Natural Landscape Assessment created by the Virginia Department of Conservation and Recreation – Division of Natural Heritage. "Ecological Cores and Habitat Fragments are ranked by Ecological Integrity based on variables including rare species habitats, habitat diversity, resilience, and water quality, to reflect the wide range of important benefits and ecosystem services they provide.

**Water Resource Protection:**

- Property contains 800 feet of frontage on Courthouse Creek, a tributary to the Mattaponi River. The *Mattaponi* River flows to the York River, the Chesapeake Bay, and then to the Atlantic Ocean, all of which are important resources for recreation and aquaculture

**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: one**
- 2. Impervious Coverage Limitations:** Total impervious coverage, including that of both existing and future improvements, may not exceed 25,000 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 two 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:** RPZ on Courthouse Creek with livestock exclusion.

**6. Unique Deed Provisions:** N/A

**7. Public Access:** ☒ NO ☐ YES

**8. Sign Required:** ☒ NO ☐ YES

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

**Further Discussion**

**Comprehensive Plan**

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

☒ YES ☐ NO

DETAILS: Letter dated August 8, 2025, from Director of Community Development.

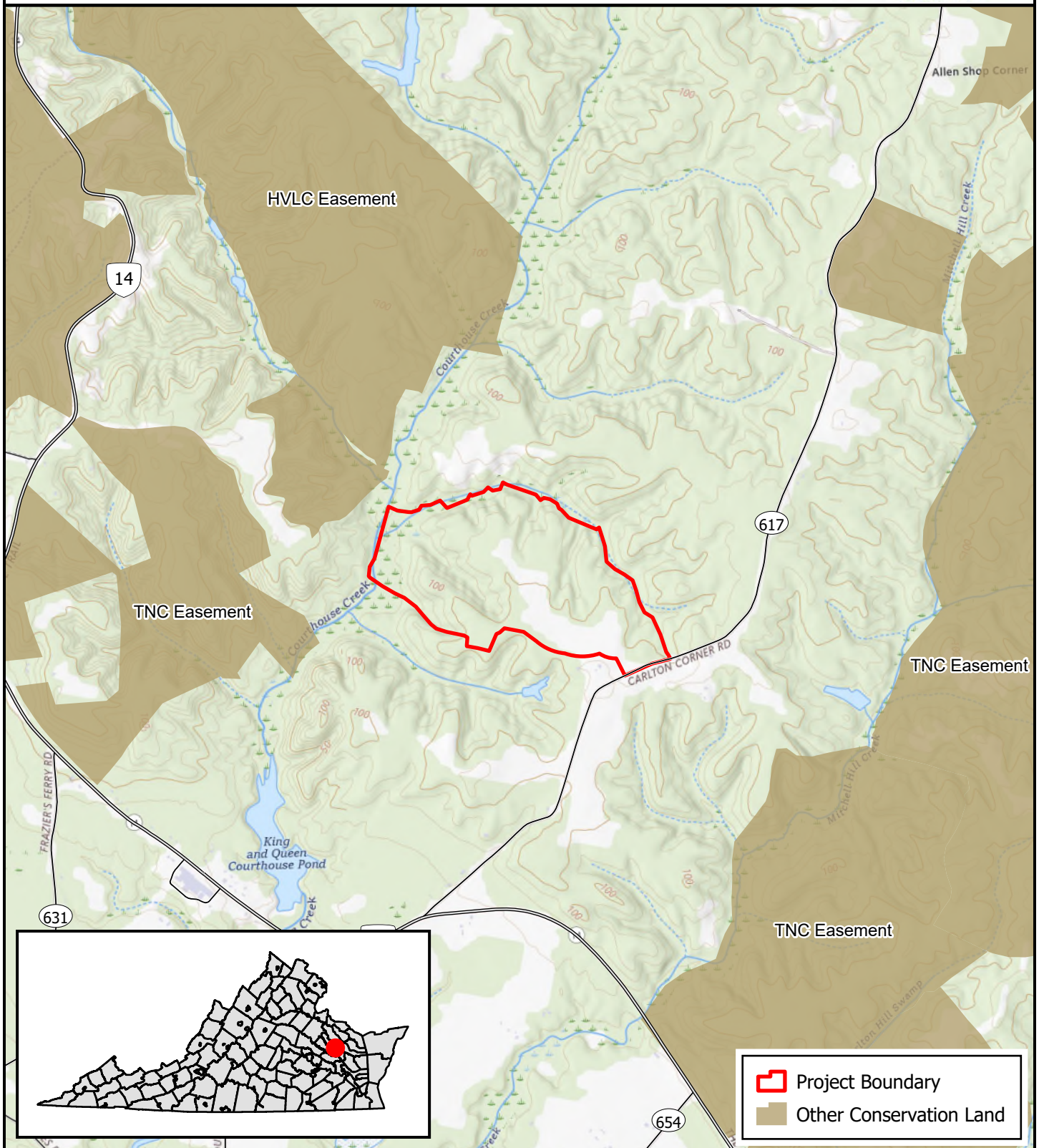
Public Infrastructure Information	Conflicts with published plans	Yes	No
<b>Roads:</b> Carlton Corner Road is a 30-foot RoW		<input type="checkbox"/>	<input checked="" type="checkbox"/>
<b>Rail:</b>		<input type="checkbox"/>	<input checked="" type="checkbox"/>
<b>Utilities:</b> 12-foot Dominion Row for power line run		<input type="checkbox"/>	<input checked="" type="checkbox"/>
<b>Notes:</b>			

Revision Date 04/10/2025

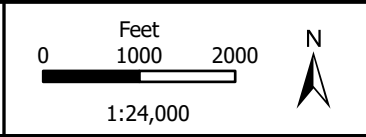


# Location

Beaverdam Farm Inc.



King and Queen County  
162.22 ± Acres



Map created: 8/8/2025 by Baron Lin  
Projection: NAD 1983 2011 Virginia Lambert  
Source data: USGS Topo Quad Name: King and Queen Courthouse & Truhart; Roads - VDOT; Other Conservation Land - VA DCR; all else - VOF.



# Special Conditions

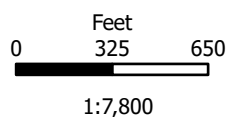
## Beaverdam Farm Inc.



- Project Boundary
- RPZ on Courthouse Creek & other wetlands
- Building Envelope\*
- Secondary Road
- Stream/River

King and Queen County

162.22 ± Acres



Map created: 8/8/2025 by Baron Lin  
Projection: NAD 1983 2011 Virginia Lambert  
Source data: Aerial Imagery - VGIN/VBMP acquired 02/24/2021; Rivers/Streams - USGS-NHD; Roads - VDOT; all else - VOF.  
\*Building Envelope(s) to be added/modified.





# PROJECT SUMMARY

## Lewis, Wilbert and Phyllis

**Locality:** Northumberland

**Acres:** 121.391

**Board Meeting:** 9/25/2025

**Staff Lead:** E. Thomas

**Region:** Eastern

*VOF Project #5105   VOF Instrument # 8510   VOF Property # 5987*

### Project Description/Property Features

The property, located on Owl Town Road, is an excellent example of a typical Northern Neck of Virginia family farm that is cultivated in a crop rotation of small grains. The property has hardwood forest areas and frontage on Lodge Creek, a tributary of the Yeocomico River, that supports a wide range of terrestrial and aquatic habitat.

### 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): _____<br>Amount Requested/Approved: \$ _____ | <input type="checkbox"/> External Grant Program(s): _____<br>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 56.60 acres of United States Department of Agriculture-designated prime farmland soils and 14.19 acres of soils of statewide importance.

### Natural Habitat and Biological Diversity:

- Property has been identified in the VA Natural Landscape Assessment Ecological Cores as being C-4, moderate ecological integrity.

### Water Resource Protection:

- Property contains frontage on Lodge Creek, a tributary of the Yeocomico River and the Chesapeake Bay.

Property lies within the Chesapeake Bay watershed, and the protection of the rivers and streams in the bay watershed will help implement the goals of Federal Executive Order 13508 (May 19, 2009), which include “restore clean water, recover habitat, sustain fish and wildlife, conserve land and increase public access in the Bay watershed by 2025”.

## 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:** one
- 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 5000 square feet in ground area, must have Grantee’s prior review and written approval. No building may exceed 35 feet in height. Other than renewable energy facilities, all new buildings and structures exceeding 500 square feet in ground area must be located in the designated Building Envelope. Any freestanding dwelling must be located in the 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:** 100-foot buffer with livestock exclusion on Lodge Creek.
6. **Unique Deed Provisions:** N/A
7. **Public Access:** ☒ NO ☐ YES
8. **Sign Required:** ☒ NO ☐ YES
9. **Consolidation of Tax Parcels:** ☒ NO ☐ YES ☐ N/A

#### Further Discussion

#### Comprehensive Plan

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

☒ YES ☐ NO

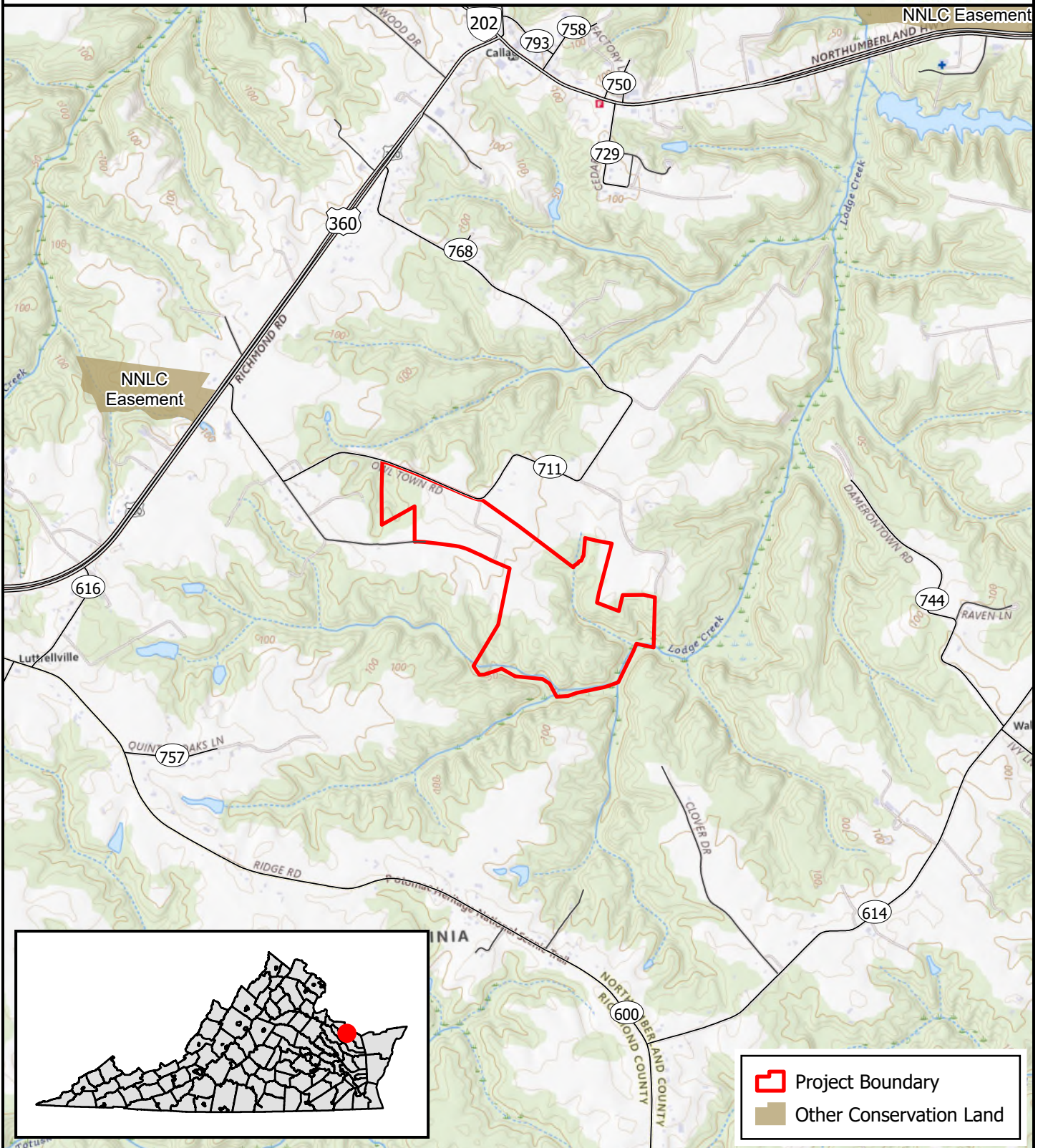
DETAILS: Stuart McKenzie, Planner 8/7/2025

Public Infrastructure Information	Conflicts with published plans	Yes	No
<b>Roads:</b> Owl Town Road is a 30 foot RoW		<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"/>
<b>Notes:</b>			

Revision Date 04/10/2025

# Location

Wilbert & Phyllis Lewis



Northumberland County  
121.391 ± Acres

Feet  
0 1000 2000  
1:24,000

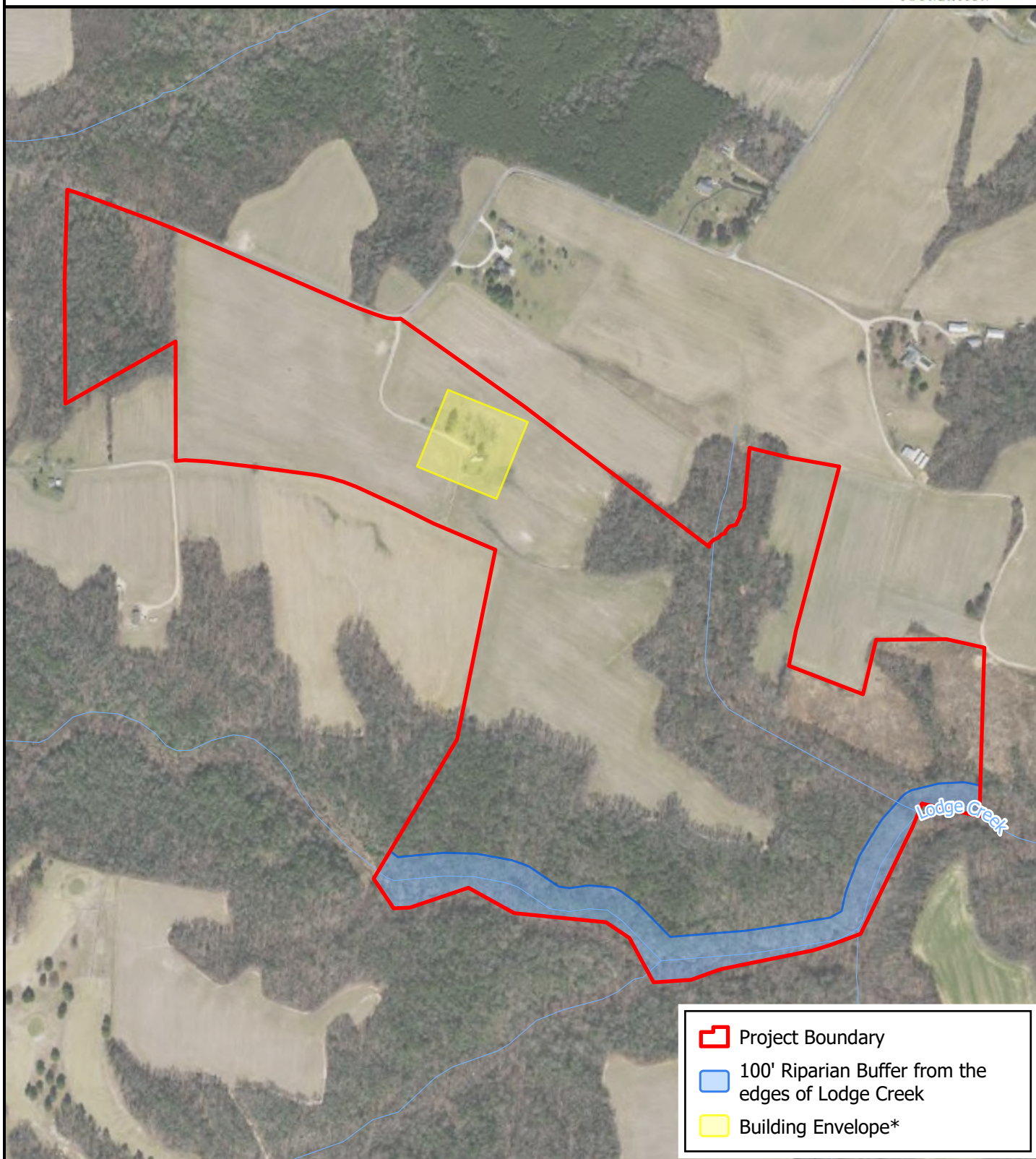


Map created: 8/8/2025 by Baron Lin  
Projection: NAD 1983 2011 Virginia Lambert  
Source data: USGS Topo Quad Name: Lottsburg; Roads - VDOT; Other Conservation Land - VA DCR; all else - VOF.



# Special Conditions

## Wilbert & Phyllis Lewis



Northumberland County

121.391 ± Acres

Feet  
0 300 600  
1:7,200



Map created: 8/8/2025 by Baron Lin  
Projection: NAD 1983 2011 Virginia Lambert

Source data: Aerial Imagery - VGIN/VBMP acquired 03/14/2021; Rivers/Streams - USGS-NHD; Roads - VDOT; all else - VOF.

\*Building Envelope(s) to be added/modified.

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 Eastern Region Conservation Projects

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# PROJECT SUMMARY

## Engel Farms Inc.

**Locality:** King William

**Acres:** 221.34

**Board Meeting:** 9/25/2025

**Staff Lead:** Estie Thomas

**Region:** Eastern

*VOF Project # 5106*

*VOF Instrument # 8511*

*VOF Property # 5988*

*VOF Grant # N/A*

### Project Description/Property Features

Located adjacent to an existing VOF easement this property contains working forest land with frontage on Mill Pond Creek, a tributary of the Pamunkey River.

### 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

### Forestal Use:

- Approximately fifty percent (50%) of the Property has been identified by the Virginia Department of Forestry as having a very high or outstanding ranking in “Forest Conservation Value,” (FCV5).

### Natural Habitat and Biological Diversity:

- The Virginia Department of Conservation and Recreation has developed the Virginia Natural Heritage Data Explorer (the “NHDE”) and Virginia Conservation Lands Database (“VCLD”) as part of the Virginia Conservation Vision models to identify, prioritize and link natural lands as targets for protection activities such as conservation easements and habitat restoration. The NHDE/VCLD identifies nearly all of the Property as being within an ecological core area of high value and within the Natural Land Network, being within a watershed integrity area of moderate (21-40) value, and as adjacent to an area with highest (Class V) agricultural conservation value.

### Scenic/Open Space:

- Property has approximately 1,705 feet of frontage on Nelsons Bridge Road (SR 615), from which road members of the general public regularly view a substantial portion of the Property.
- Property is an important green infrastructure connector as the Property lies adjacent to a conservation easement in favor of Grantee, and the Property lies approximately 2,870 feet to the southeast of approximately 230 acres of land also subject to a conservation easement in favor of Grantee.

### Water Resource Protection:

- Property contains approximately 2,525 feet of frontage on Millpond Creek forming the western border of the Property. The Virginia Fish and Wildlife Information Service notes that the Pamunkey River where Millpond Creek flows into such river is designated as a federal and state threatened and endangered water body. Millpond Creek is a tributary of the Pamunkey River, which flows into the downstream Chesapeake Bay

## 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:** zero **Maximum Properties:** One
- 2. Impervious Coverage Limitations:** Total impervious coverage, including that of both existing and future improvements, may not exceed 25,000 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 two 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:** 100 foot buffer on Mill Pond Creek.

**6. Unique Deed Provisions:** N/A

**7. Public Access:** ☒ NO ☐ YES

**8. Sign Required:** ☒ NO ☐ YES

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

**Further Discussion**

**Comprehensive Plan**

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

☒ YES ☐ NO

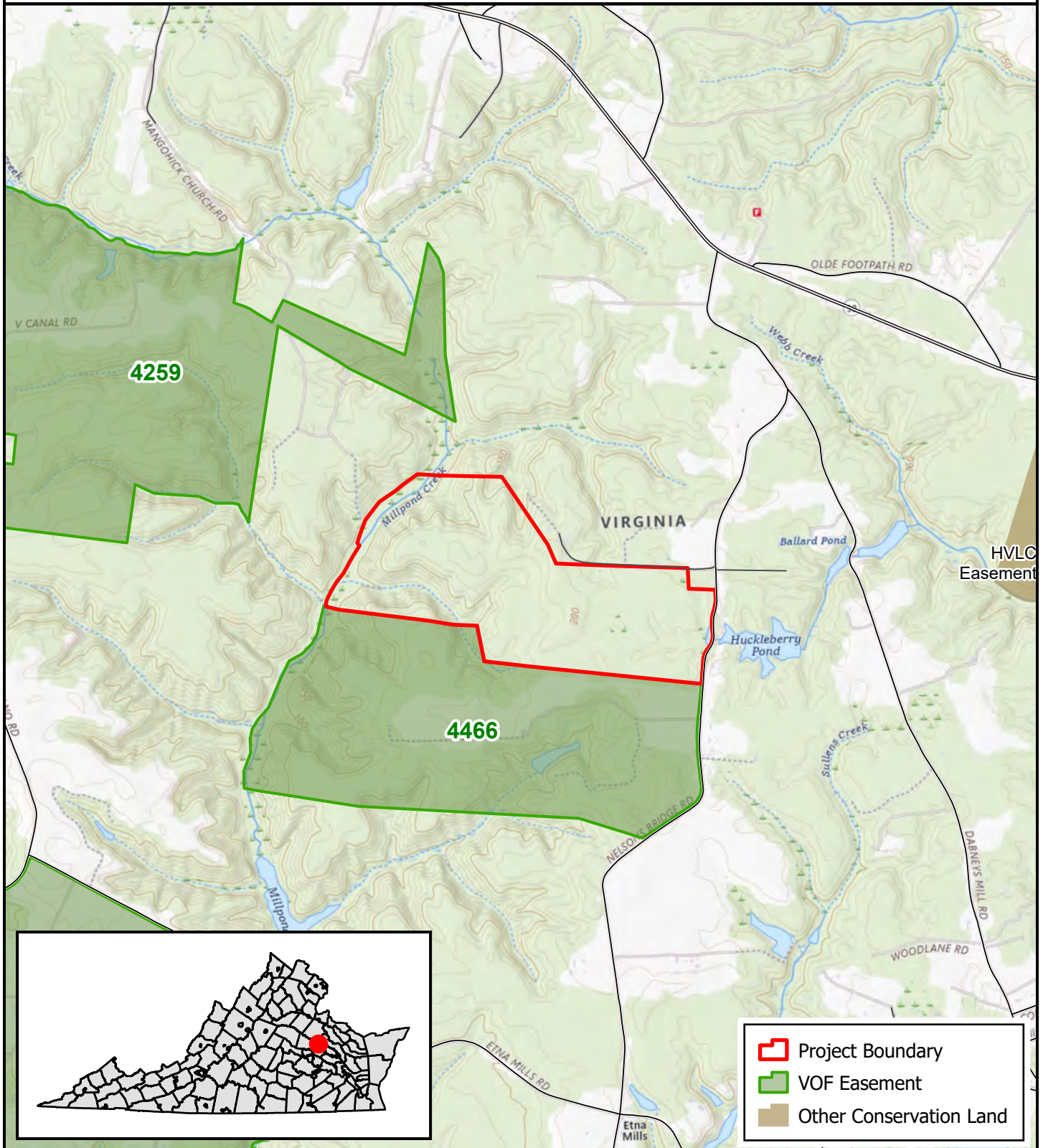
DETAILS: Letter dated 8/1/2025 from Joyce Wolfe, Director of Planning and Zoning

Public Infrastructure Information	Conflicts with published plans	Yes	No
<b>Roads:</b> Rt. 615 is a 30 foot RoW		<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"/>
<b>Notes:</b>			

Revision Date 04/10/2025

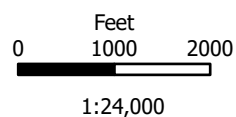
# Location

## Engel Farms Inc.



King William County

221.34± Acres



Map created: 8/8/2025 by Baron Lin  
 Projection: NAD 1983 2011 Virginia Lambert  
 Source data: USGS Topo Quad Name: Hanover & Beulahville; Roads - VDOT; Other Conservation Land - VA DCR; all else - VOF.



# Special Conditions

## Engel Farms Inc.



King William County

221.34± Acres

Feet  
0 400 800  
1:9,600



Map created: 8/8/2025 by Baron Lin  
Projection: NAD 1983 2011 Virginia Lambert

Source data: Aerial Imagery - VGIN/VBMP acquired 03/08/2021; Rivers/Streams - USGS-NHD; Roads - VDOT; all else - VOF.

\*Building Envelope(s) to be added/modified.

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.

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