

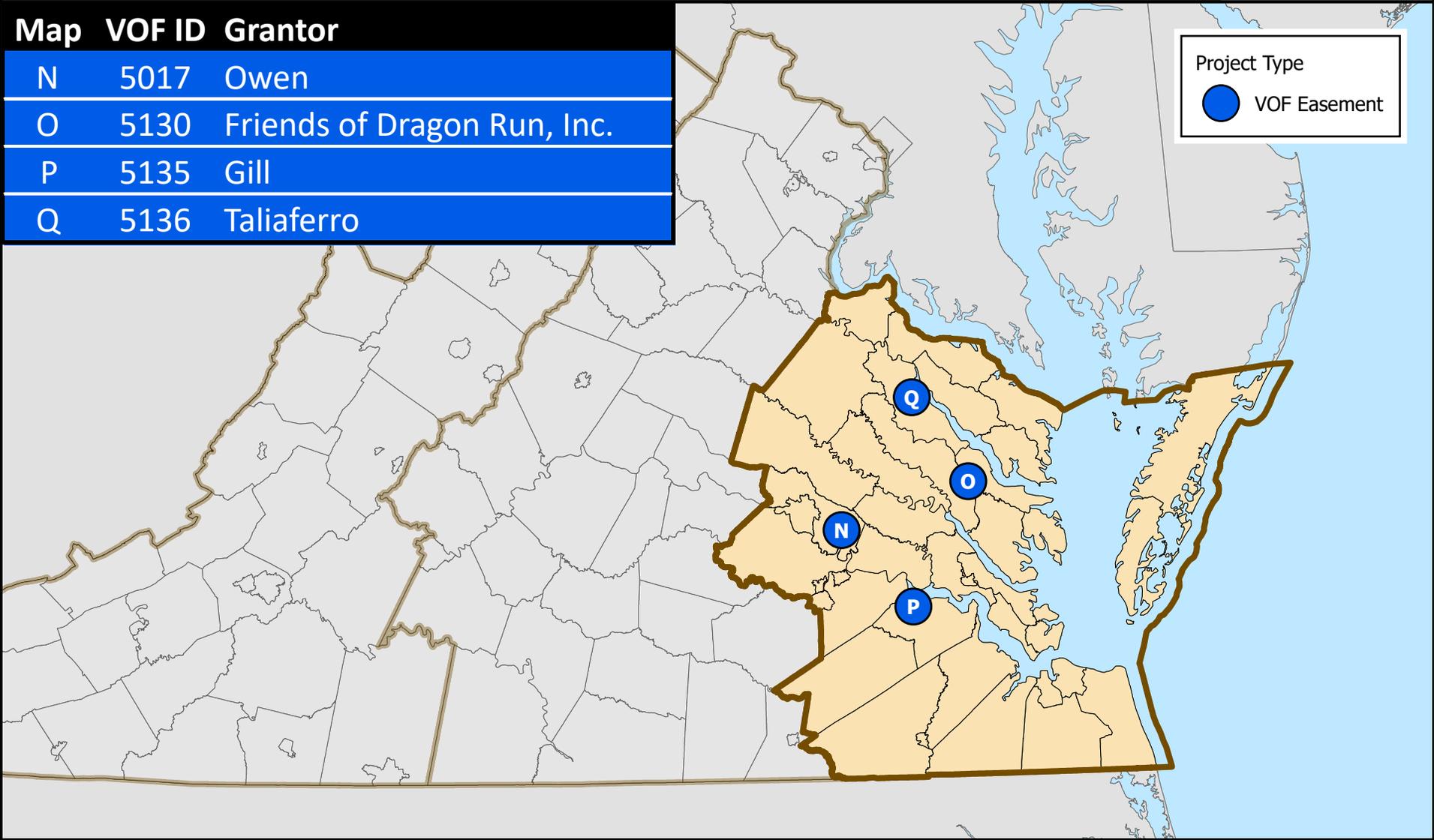
Proposed Conservation Projects: Eastern Region



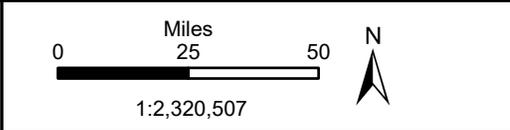
Map	VOF ID	Grantor
N	5017	Owen
O	5130	Friends of Dragon Run, Inc.
P	5135	Gill
Q	5136	Taliaferro

Project Type

 VOF Easement



Board of Trustees Meeting
March 12, 2026



Map created: 2/20/26 by VOF-LV
Projection: NAD 1983 Virginia Lambert
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.



PROJECT SUMMARY

Hubert C. Owen Living Trust

Locality: Henrico

Acres: 62.131

Board Meeting: 3/12/2026

Staff Lead: E. Thomas

Region: Eastern

VOF Project # 5017 VOF Instrument # 8006 VOF Property # 5872 VOF Grant # N/A

Project Description/Property Features

Located immediately adjacent to an existing VOF easement (Project 4229), the property contains a mix of open land and forest area in the historic battlefield region of Deep Bottom in eastern Henrico County.

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

Forestral Use:

- Property has been identified by the Virginia Department of Forestry as having a high ranking in “Forest Conservation Value”, and protection of the Property in perpetuity helps ensure that forested areas remain available for wood products, watershed protection, and wildlife habitat.

Scenic/Open Space:

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

Water Resource Protection:

- Property lies in the Chesapeake Bay watershed and preservation of the Property in a relatively undeveloped state by the restrictions set forth herein contributes to the “Goals and Outcomes” of the 2025 “Chesapeake Bay Watershed Agreement,” entered into by the Commonwealth of Virginia, six other states, the District of Columbia, the Chesapeake Bay Commission, and seven federal agencies. The agreement’s Land Conservation Goal states in part: “By 2040, permanently protect at least an additional 2 million acres of land above the 2025 baseline of 9.3 million acres. The 2 million acres will include specific targets for riparian forests, wetlands, (including mitigation corridors), natural areas supporting healthy streams; agricultural lands; tribal homelands; and urban and community greenspace.”

Historic Preservation:

- Property is located within the battlefield area of the Second Battle of Deep Bottom, also known as Fussell’s Mill, which took place from August 14 to August 20, 1864, during the Richmond–Petersburg campaign of the Civil War, and the restrictions on intensive development set forth help to protect the battlefield site

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/just under 1/2%.
- 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. 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:** N/A
- 6. **Unique Deed Provisions:** PIE language for Yahley Mill Road.
- 7. **Public Access:** NO YES
- 8. **Sign Required:** NO YES
- 9. **Consolidation of Tax Parcels:** NO YES N/A

Further Discussion

Comprehensive Plan

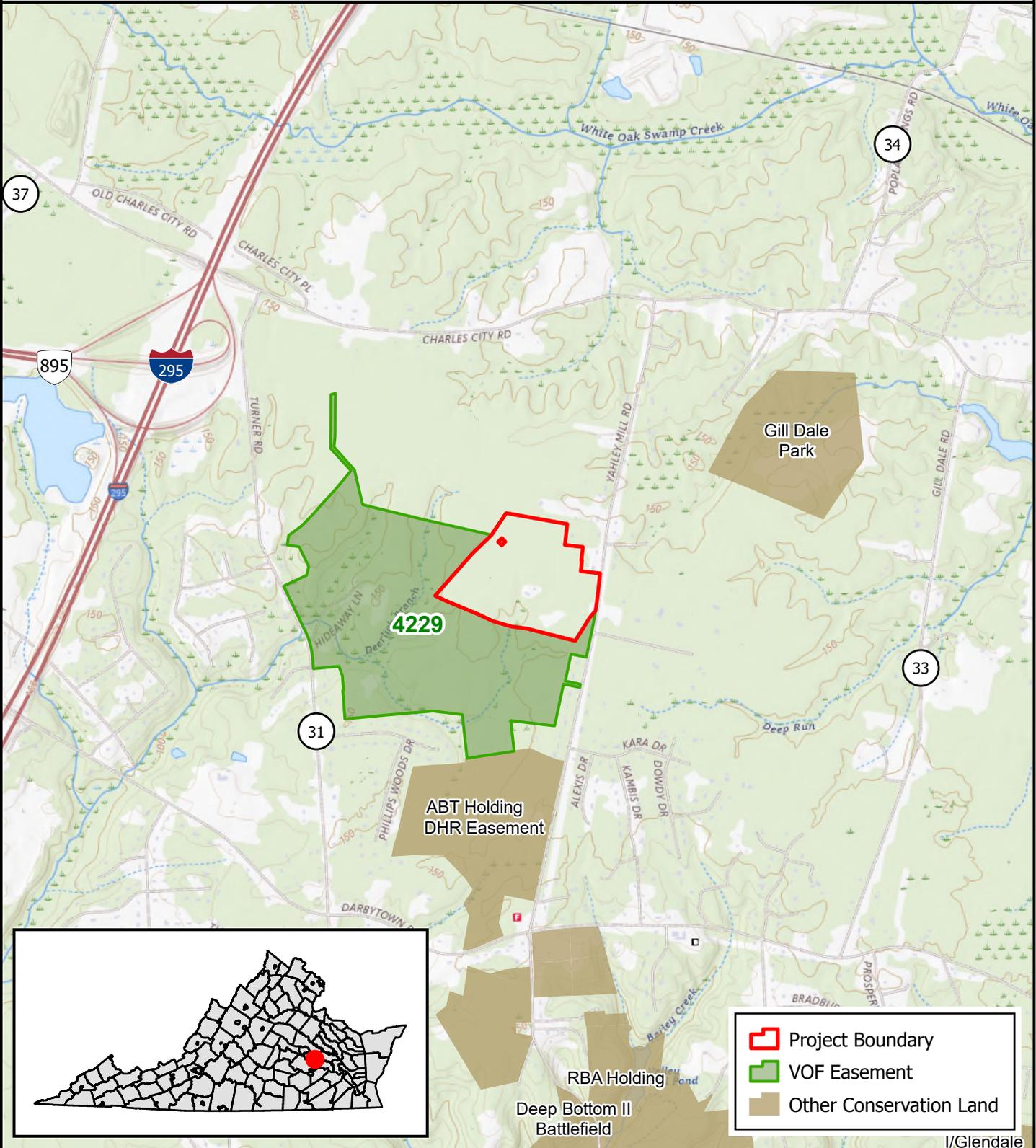
Has the locality confirmed the project is in compliance with the comprehensive plan?
 YES NO
 DETAILS: Letter from Henrico Planning Director, dated 9/24/2024.

Public Infrastructure Information	Conflicts with published plans	Yes	No
Roads: Yahley Mill Road- PIE language in DOE		<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 04/10/2025

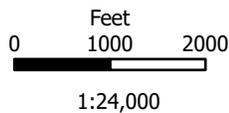
Location

Hubert C. Owen



Henrico County

62.26± Acres

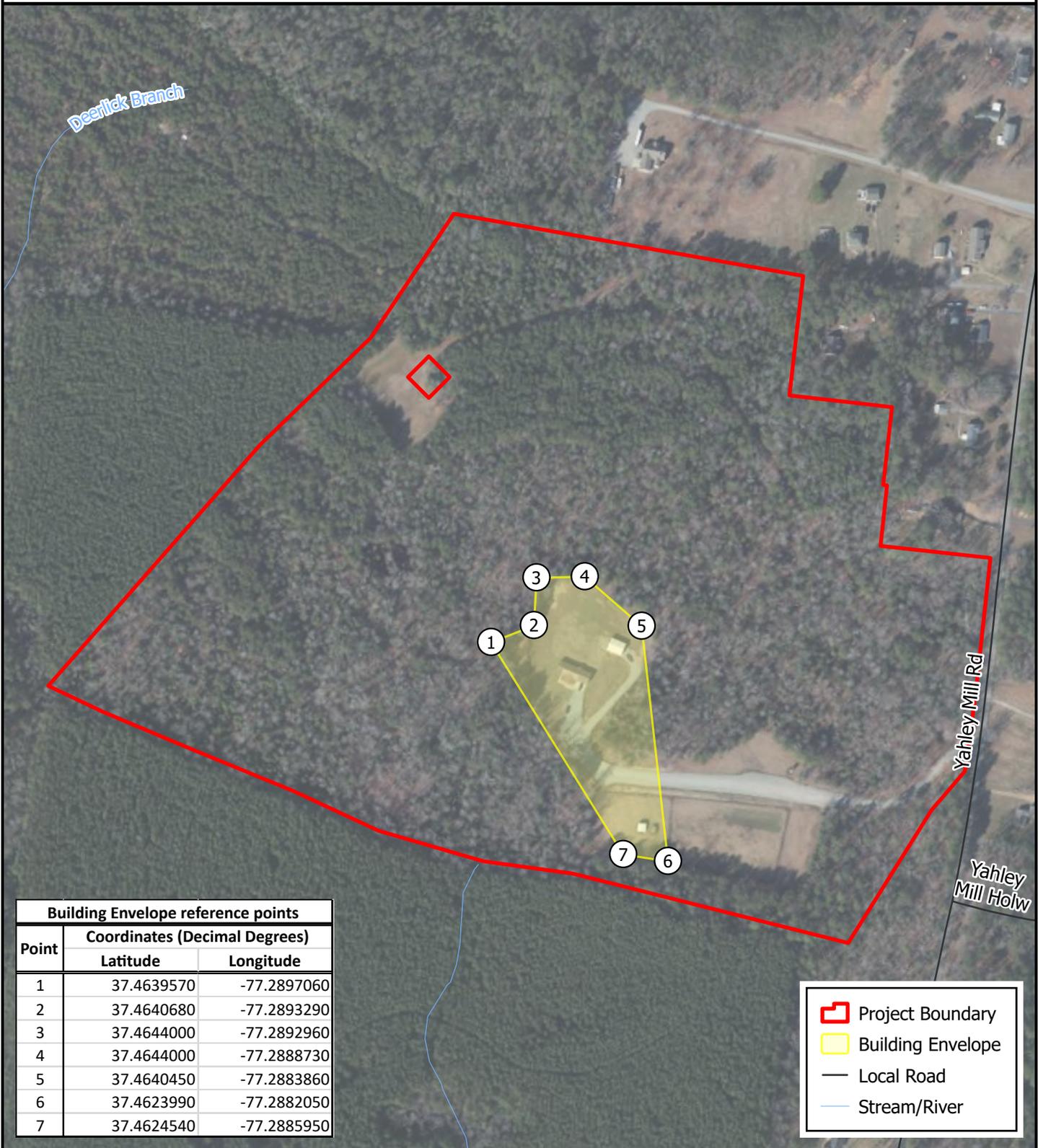


Map created: 01/28/2026 by Baron Lin
Projection: NAD 1983 Virginia Lambert
Source data: USGS Topo Quad Name: Dutch Gap; Other Conservation Lands - DCR; all else - VOF.

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.

Special Conditions

Hubert C. Owen

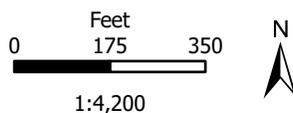


Building Envelope reference points		
Point	Coordinates (Decimal Degrees)	
	Latitude	Longitude
1	37.4639570	-77.2897060
2	37.4640680	-77.2893290
3	37.4644000	-77.2892960
4	37.4644000	-77.2888730
5	37.4640450	-77.2883860
6	37.4623990	-77.2882050
7	37.4624540	-77.2885950

- Project Boundary
- Building Envelope
- Local Road
- Stream/River

Henrico County

62.26± Acres



Map created: 1/28/2026 by Baron Lin
 Projection: NAD 1983 Virginia Lambert
 Source data: Aerial Imagery - VGIN/VBMP acquired 02/26/2025; Rivers/Streams - USGS-NHD; Roads - VDOT; all else - VOF. ArcGIS Pro used to determine points.

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PROJECT SUMMARY

Friends of Dragon Run/CBF Assignment

Locality: Middlesex

Acres: 32.4

Board Meeting: 3/12/2026

Staff Lead: E. Thomas

Region: Eastern

VOF Project # 5130 VOF Instrument # 8791 VOF Property # 6031 VOF Grant # N/A

Project Description/Property Features

Property is located on the Dragon Run in Middlesex County. Property is owned by Friends of Dragon Run (FODR). Since 1988 the property has been protected by conservation easement held by the Chesapeake Bay Foundation (CBF). CBF and property owner FODR wish to assign the easement to VOF. VOF holds an easement on the adjacent 450.6525-acre property that FODR owns. (Project 5055).

Project Type

- Charitable Contribution
- Partial Purchase of Open-Space Easement
- Fee Simple Acquisition
- Protection of Owned Land
- Other: Conservation Easement Assignment

Instrument Type

- Deed of Open-Space Easement
- Deed of Dedication to Open Space
- Deed of Conveyance/Acquisition
- Other: Assignment

Land Protection Agent

- VOF
- Other State Agency: _____
- Locality: _____
- Other: _____

Funding Source & Amount

- VOF Grant Program(s): _____
Amount Requested/Approved: \$ _____
- External Grant Program(s): _____
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: \$ _____

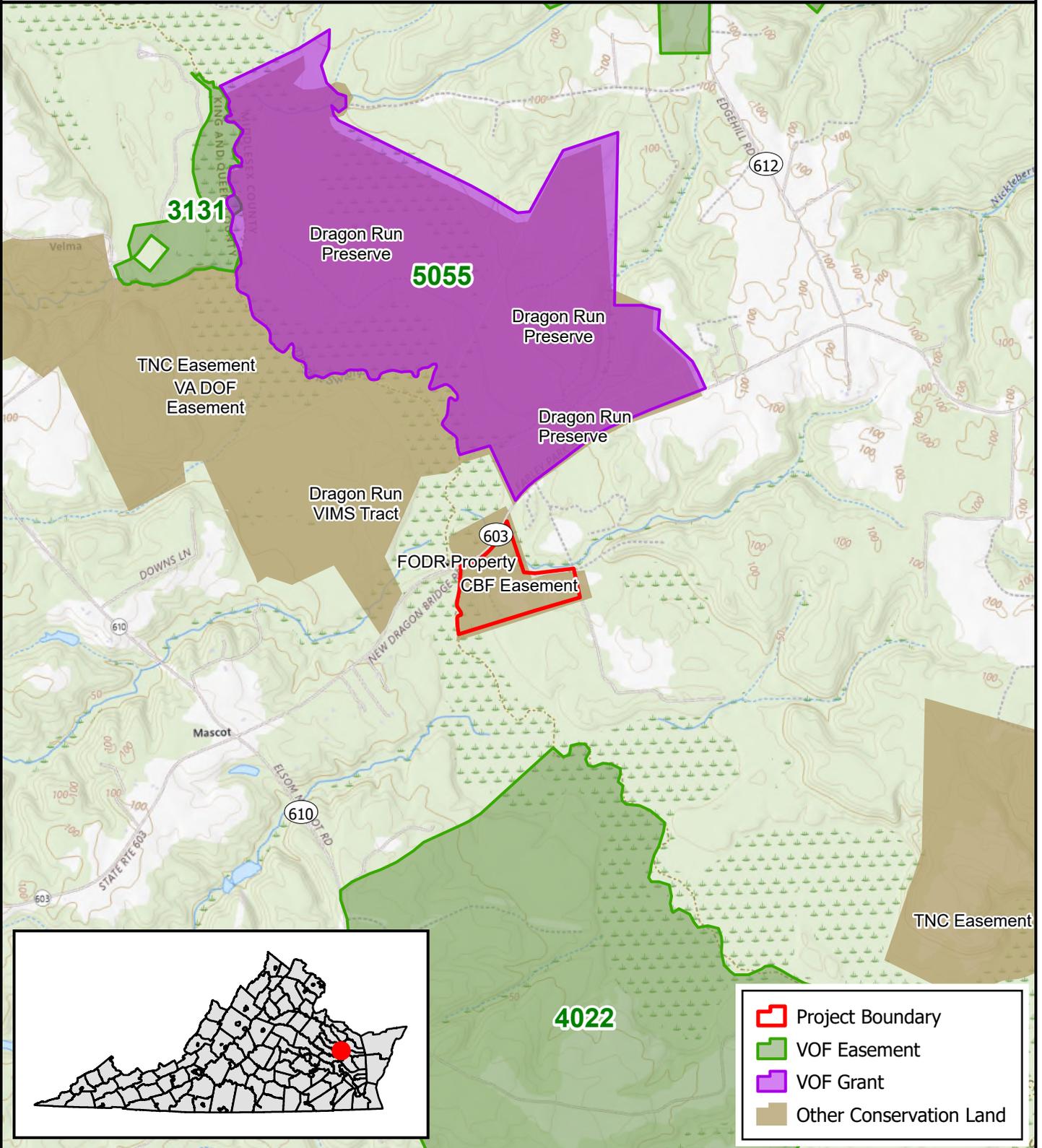
Notes:

Further Discussion

VOF and FODR will amend the original easement once the assignment is complete to VOF template and standards.

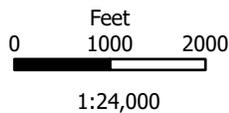
Location

Gregory H. & Catharine R. Moser - Friends of Dragon Run



Middlesex County

32.4± Acres

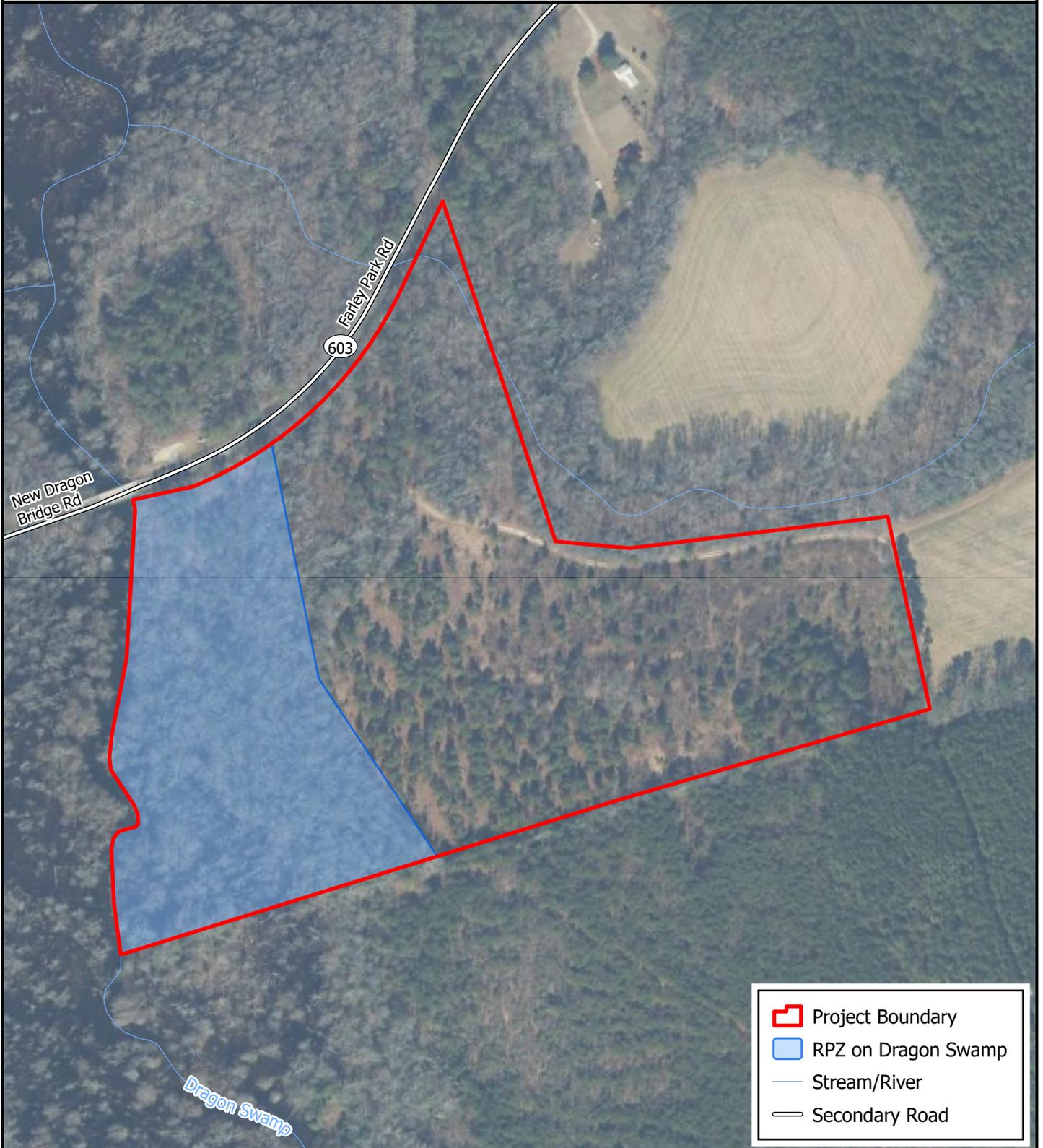


Map created: 01/28/2026 by Baron Lin
Projection: NAD 1983 2011 Virginia Lambert
Source data: USGS Topo Quad Name: Church View & Shacklefords; Roads - VDOT;
Other Conservation Land - VA DCR; all else - VOF.

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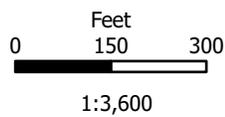
Special Conditions

Gregory H. & Catharine R. Moser - Friends of Dragon Run



Middlesex County

32.4± Acres



Map created: 02/18/2026 by Baron Lin
Projection: NAD 1983 2011 Virginia Lambert

Source data: Aerial Imagery - VGIN/VBMP acquired 03/01/2025; Rivers/Streams - USGS-NHD; Roads - VDOT; 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 3/12/26 Land Cons. Eastern Region



PROJECT SUMMARY

Gill, John F. and Christopher

Locality: Surry

Acres: 122.46

Board Meeting: 3/12/2026

Staff Lead: E. Thomas

Region: Eastern

VOF Project # 5135 VOF Instrument # 8812 VOF Property # 6038 VOF Grant # N/A

Project Description/Property Features

Property is undeveloped open space in Surry County consisting of a mix of farmland, forest land, and swampland with 4,000 feet of frontage on Spring Grove Swamp.

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:

- The Property contains 36.22 acres of United States Department of Agriculture-designated prime farmland soils and 33.14 acres of farmland soils of statewide importance. Prime farmland is of major importance in meeting the nation's short- and long-range needs for food and fiber. The Department of Agriculture recognizes that responsible levels of government, as well as individuals, should encourage and facilitate the wise use of our nation's prime farmland, and the preservation of the Property will provide farmland for future use.

Forestral Use:

- Property contains 114 acres of FCV 3, 4 and 5 "Forest Conservation Value" land as identified by the Virginia Department of Forestry, and protection of the Property in perpetuity helps ensure that the forested areas remain available for wood products, watershed protection, and wildlife habitat.

Natural Habitat and Biological Diversity:

- The 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." Protection of the Property will help to limit development of the Property and continue to provide habitat for wildlife.
- Property is designated 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:

- Property lies within three miles of a conservation easement held by VOF, and the restrictions contribute to the open-space values of such other land and the continuity of wildlife habitat on all these protected properties.

Water Resource Protection:

- Property contains 4,000 feet of frontage on Spring Grove Swamp, a tributary of the Chowan River, which drains to the Albemarle-Pamlico Sound Estuary, and protection of the Property in perpetuity hereunder helps to protect water quality in the Nottoway and Chowan Rivers and the Albemarle-Pamlico Sound Estuary.

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 14,000 square feet - 1/4 %

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. 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 Spring Grove Swamp 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

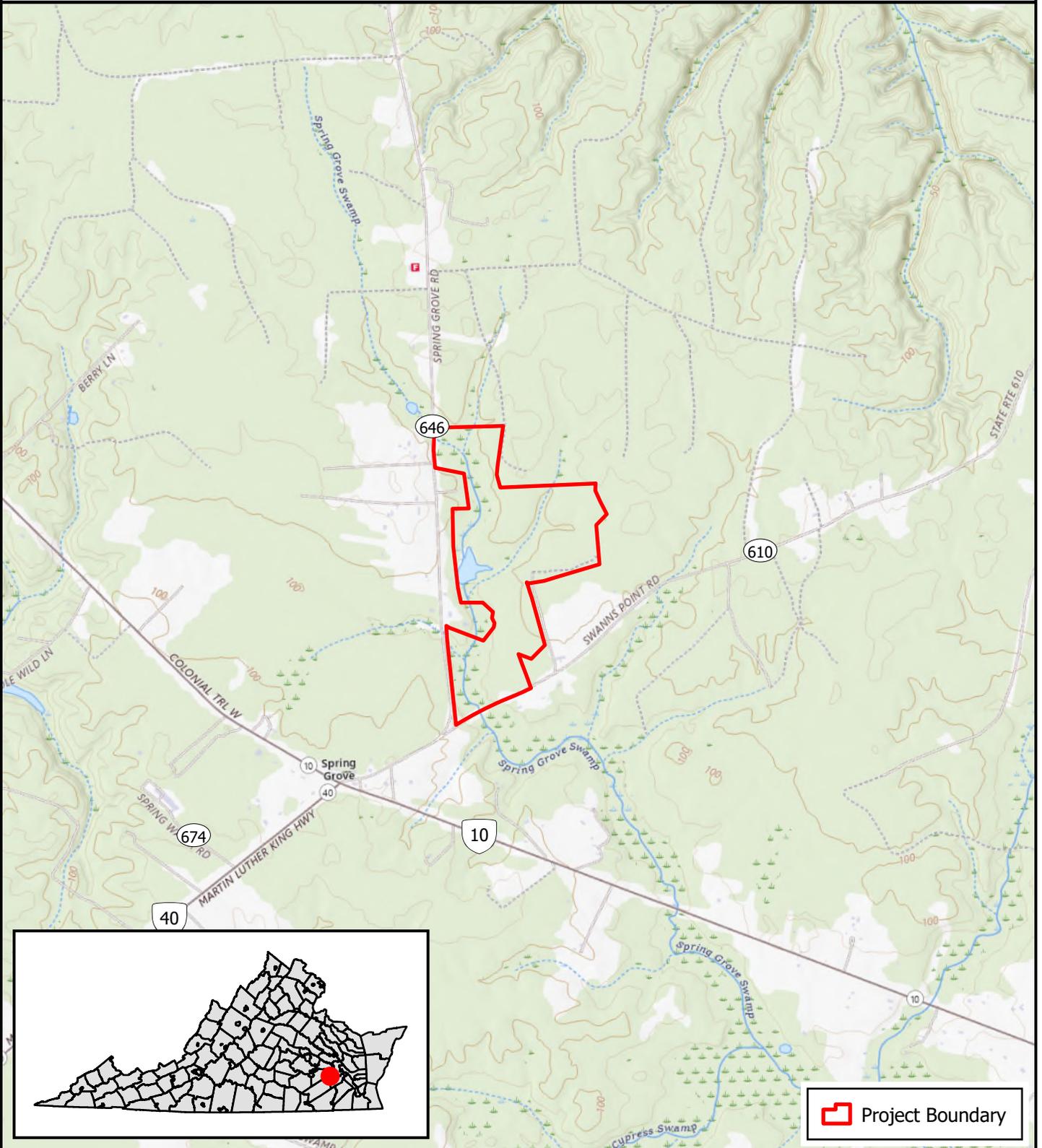
Has the locality confirmed the project is in compliance with the comprehensive plan?
 YES NO
DETAILS: Letter has been requested from locality, waiting on response.

Public Infrastructure Information	Conflicts with published plans	Yes	No
Roads: Rt. 646 is 30-foot Row, Rt. 610 is a 30-foot Row.		<input type="checkbox"/>	<input checked="" type="checkbox"/>
Rail:		<input type="checkbox"/>	<input checked="" type="checkbox"/>
Utilities:		<input type="checkbox"/>	<input checked="" type="checkbox"/>
Notes:			

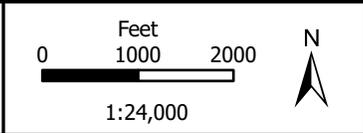
Revision Date 04/10/2025

Location

John F. Gill



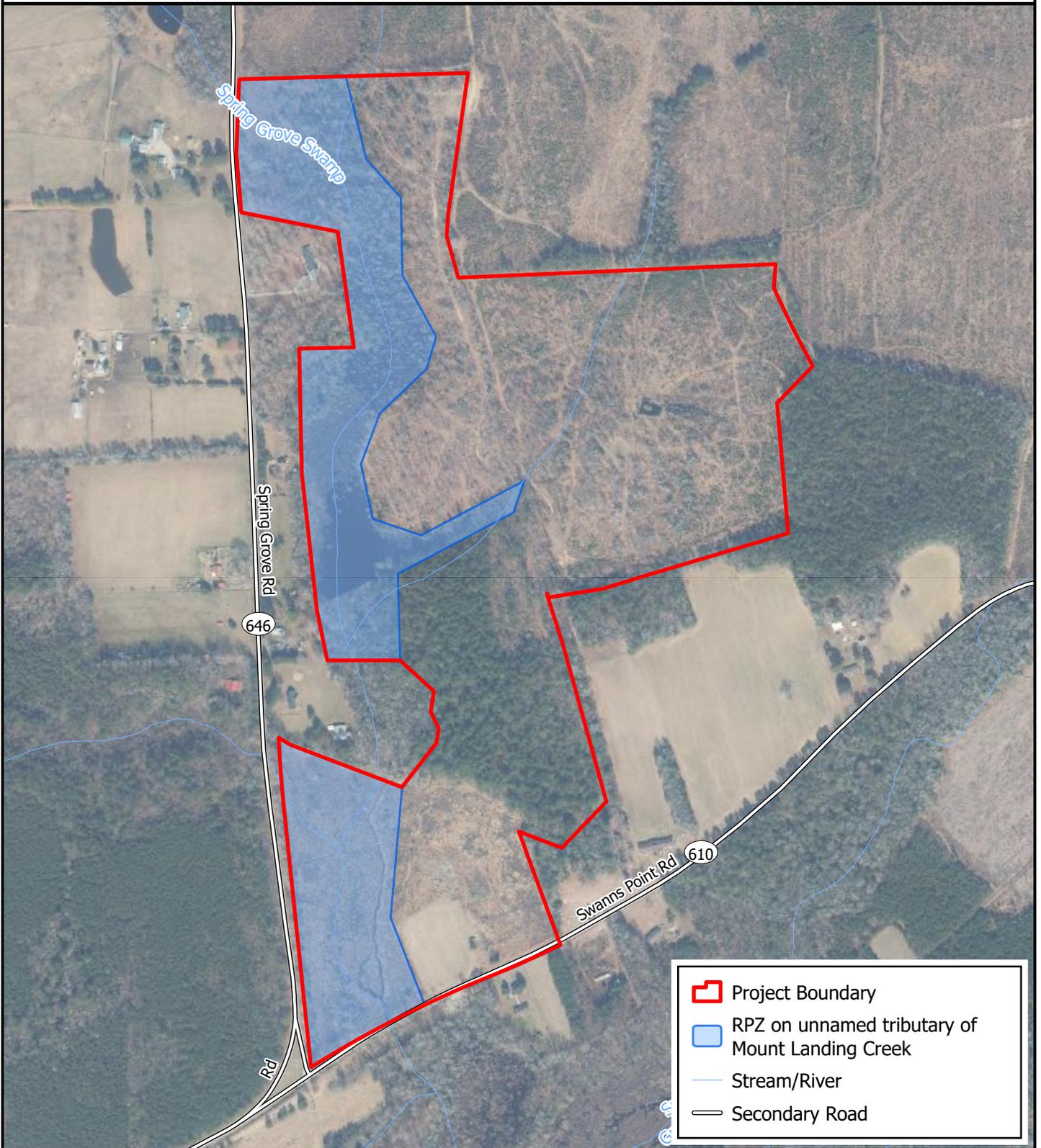
Surry County
122.33± Acres



Map created: 01/28/2026 by Baron Lin
Projection: NAD 1983 2011 Virginia Lambert
Source data: USGS Topo Quad Name: Claremont; Roads - VDOT; all else - VOF.

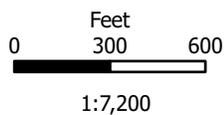
Special Conditions

John F. Gill



Surry County

122.33± Acres



Map created: 02/18/2026 by Baron Lin
Projection: NAD 1983 2011 Virginia Lambert

Source data: Aerial Imagery - VGIN/VBMP acquired 02/25/2025; Rivers/Streams - USGS-NHD; Roads - VDOT; all else - VOF.

*Building Envelopes to be added/confirmed by landowner.

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VOF BOT 3/12/26 Land Cons. Eastern Region



PROJECT SUMMARY

David A. Taliaferro

Locality: Essex

Acres: TBD by survey

Board Meeting: 3/12/2026

Staff Lead: E. Thomas

Region: Eastern

VOF Project # 5136 VOF Instrument # 8813 VOF Property # 6039

Project Description/Property Features

Designated as a Virginia Century Farm, this family owned and operated farm contains open fields and woodlands, and is part of the historic area of Essex County known as Mahockney.

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:

The Property has been designated as a “Virginia Century Farm” under a Virginia Department of Agriculture and Consumer Services program that “recognizes and honors those farms that have been in operation for at least 100 consecutive years and the generations of Virginia farm families whose diligent and dedicated efforts have maintained these farms, provided nourishment to their fellow citizens and contributed so greatly to the economy of the Commonwealth”.

Property contains approximately 162.28 acres of USDA designated Prime farmland soils. American Farmland Trust’s Productivity, Resilience, and Versatility Study identified approximately 78 acres of the Property as “Exceptional,” approximately 93 acres as “Significant” and approximately 160 acres as “Acceptable” for agricultural production.

Natural Habitat and Biological Diversity:

The Nature Conservancy has designated approximately one-third of the Property as “more resilient” in its Resilient Land Mapping Tool, which indicates which lands are more likely to maintain wildlife species diversity and ecological function as the climate changes. Additionally, approximately one-third of the Property is designated as having Recognized Biodiversity Value by the Resilient Land Mapping Tool.

Water Resource Protection:

The Property contains frontage on a tributary of the Rappahannock River and the Chesapeake Bay. Property from unrestrained development hereunder will help preserve the water quality of the Chesapeake Bay by reducing non-point source pollution.

Scenic Open-Space:

The Property lies adjacent to lands protected by a conservation easement held by Evergreen Land Trust and protection of the Property by the restrictions set forth herein contributes to the open-space values of such other lands under easement and the continuity of natural habitat on all these properties under easement.

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 - 1/4%.

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. 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 100-foot riparian buffer along the perennial stream.

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
Survey underway to determine final acreage and boundary.

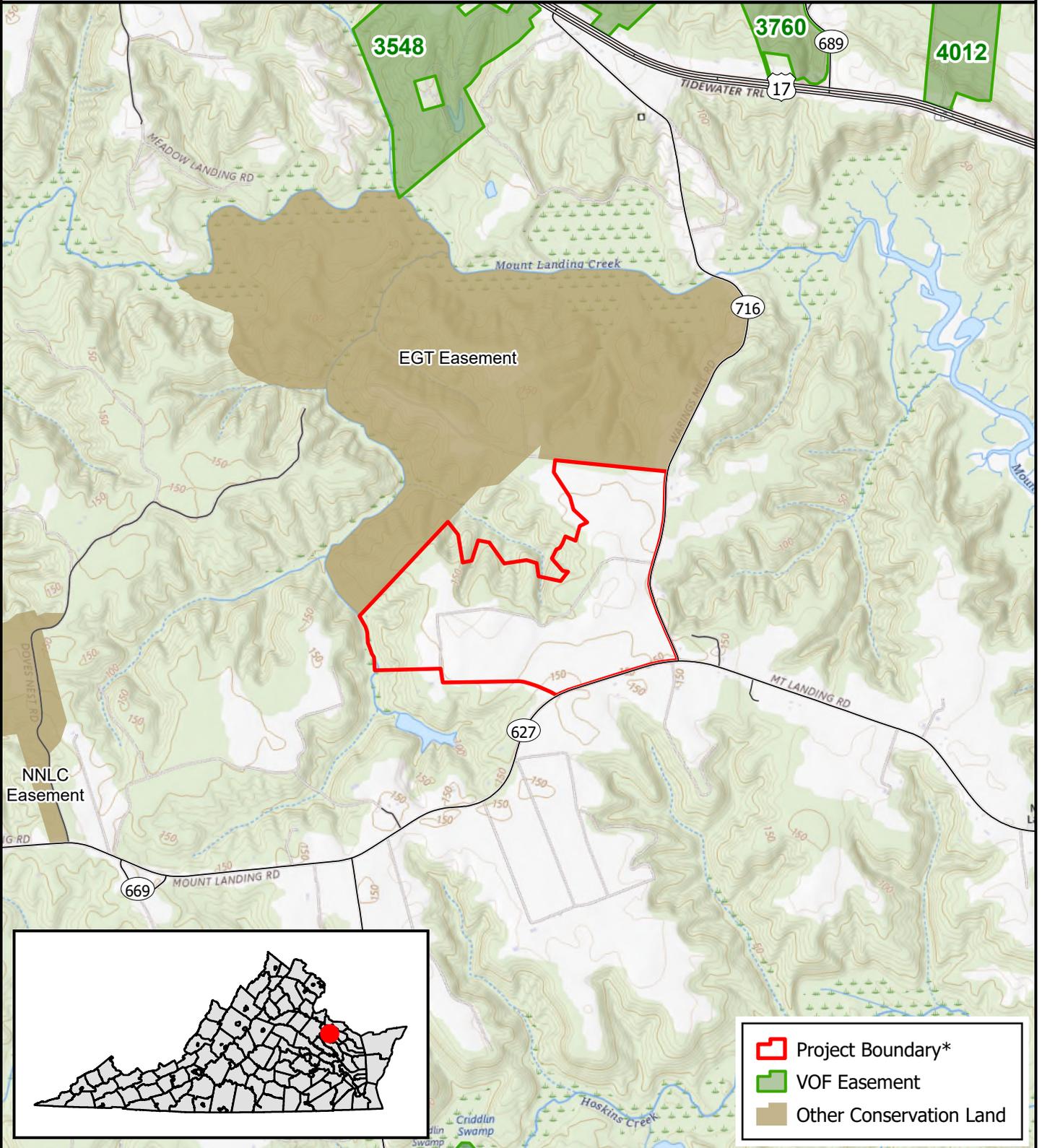
Comprehensive Plan
Has the locality confirmed the project is in compliance with the comprehensive plan?
 YES NO
DETAILS: Letter dated 1/23/2026 from Lauren Colley, Essex County Deputy Zoning Administrator.

Public Infrastructure Information	Conflicts with published plans	Yes	No
Roads: 30 foot Row on Rt. 716 and 627		<input type="checkbox"/>	<input checked="" type="checkbox"/>
Rail:		<input type="checkbox"/>	<input checked="" type="checkbox"/>
Utilities:		<input type="checkbox"/>	<input checked="" type="checkbox"/>
Notes: <i>Enter additional details here</i>			

Revision Date 04/10/2025

Location

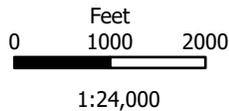
David A. & Margaret T. Taliaferro



- Project Boundary*
- VOF Easement
- Other Conservation Land

Essex County

209.0± Acres*

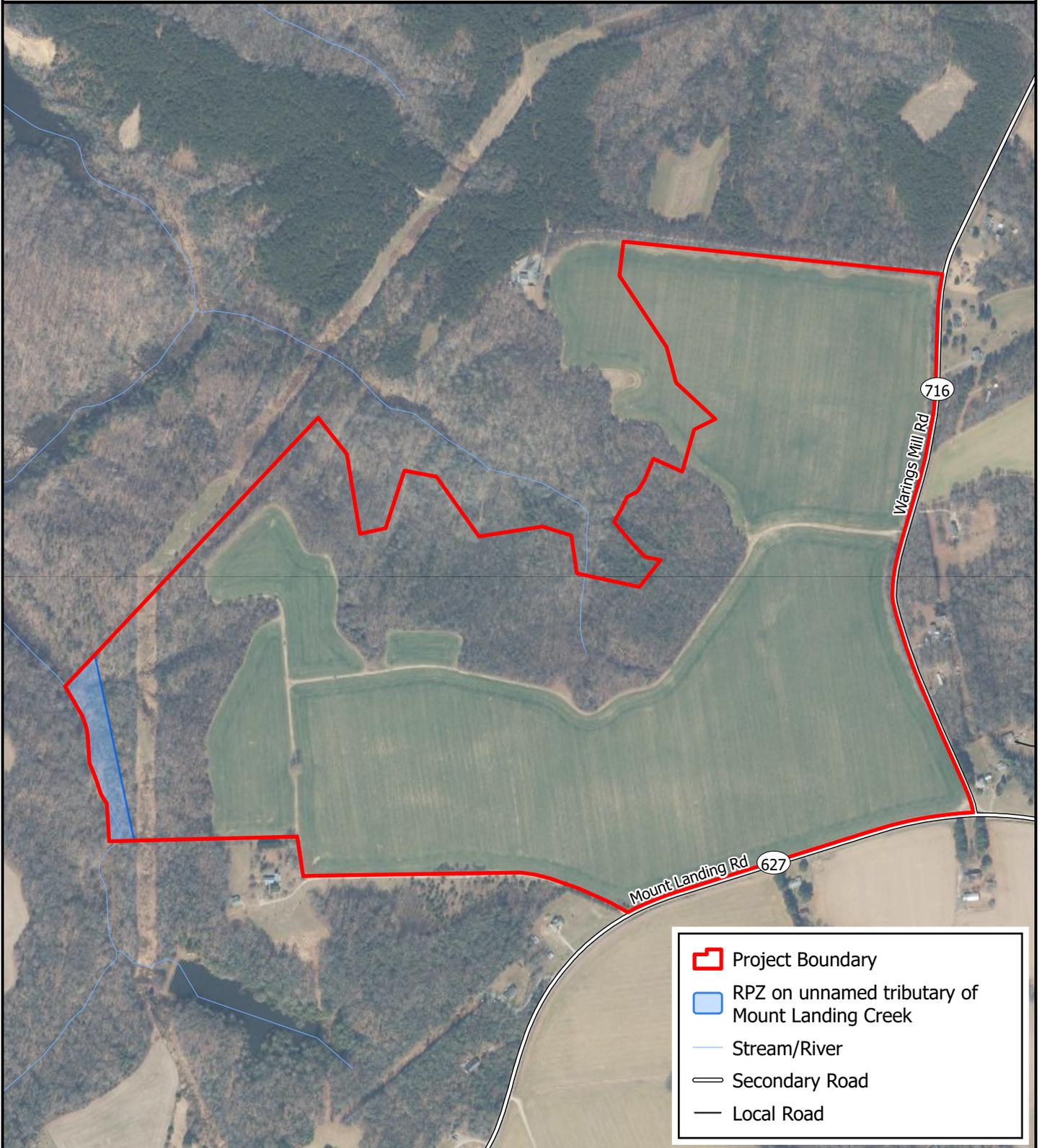


Map created: 01/28/2026 by Baron Lin
Projection: NAD 1983 2011 Virginia Lambert
Source data: USGS Topo Quad Name: Mount Landing; Roads - VDOT; Other Conservation Land - VA DCR; all else - VOF.
*Displayed acreage & Project Boundary from tax map parcels. Mapping still underway.

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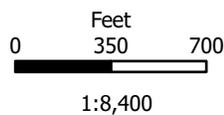
Special Conditions

David A. & Margaret T. Taliaferro



Essex County

209.0± Acres



Map created: 02/18/2026 by Baron Lin
Projection: NAD 1983 2011 Virginia Lambert
Source data: Aerial Imagery - VGIN/VBMP acquired 03/01 & 03/03/2025; Rivers/
Streams - USGS-NHD; Roads - VDOT; all else - VOF.
*Project Boundary, acreage, & Special Conditions based on TMPs.