



PROJECT SUMMARY

City of Hampton Parks & Recreation Sandy Bottom Parcel Acquisition

Locality: Hampton, City of

Acres: 15.48+/-

Board Meeting: 6/11/2026

Staff Lead: Emily White

Region: Eastern

VOF Project # TBD

VOF Instrument # TBD

VOF Property # TBD

VOF Application # 26-02-04

Project Description/Property Features

The City of Hampton is seeking funding to acquire a privately owned parcel located within the boundaries of Sandy Bottom Nature Park. This acquisition will resolve a long-standing access issue where a public trail crosses private land, ensure permanent public access to existing park infrastructure, and expand protected open space in alignment with the City's conservation goals. By securing this parcel, Hampton will formally complete the park.

Project Type

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

Instrument Type

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

Land Protection Agent

- VOF
- Other State Agency: _____
- Locality: City of Hampton
- Other: _____

Funding Source & Amount

- VOF Grant Program(s): PTF
Amount Requested: \$77,955.99
- Tax Benefits (Sought by Applicant)
- External Grant Program(s):
Amount Secured: \$ _____
- 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: \$77,955.99
 - Approve recommended funding: \$ _____
 - Approved administratively, PTF-Easement Assistance: \$ _____

Notes: N/A

Conservation Purposes

Forestral Use:

According to a 2012 U. S. Forest Service Report (USFS), scientists at the USFS and partners at universities, nonprofits, and other agencies predict that “urban and developed land areas in the United States will increase 41 percent by 2060. Forested areas will be most impacted by this growth, with losses ranging from 16 to 34 million acres in the lower 48 states”. Preservation of the property in forest helps offset the loss of forest in other areas of the Commonwealth and contributes to water quality and protection of natural habitats in perpetuity.

Natural Habitat and Biological Diversity:

The Virginia Department of Conservation and Recreation developed the Virginia Natural Landscape Assessment (VNLA) as part of the Virginia Conservations Lands Needs Assessment to identify, prioritize, and link natural lands of high ecological integrity that represent important natural connections to facilitate protection of biodiversity and resilience as the landscape changes. These lands identified within the Natural Land Network are targets for protective activities, such as the adoption of conservation easements and the restoration of habitat. VNLA has identified the entire property as having an ecological core of High (C3), which indicates the property may support numerous habitat and ecosystem values. Protection of the property will enhance the integrity of this ecological core.

The Department of Conservation and Recreation-Division of Natural Heritage has identified several state and globally significant species and natural communities on the property.

The property has been identified as a significant site for protection in the ConserveVA Natural Habitat and Ecosystem Diversity category.

Scenic/Open Space:

The property is completely contained within the City of Hampton Sandy Bottom Nature Park, and the restrictions below will contribute to the open-space values of all such other lands and the continuity of wildlife habitat on all these protected properties.

Water Resource Protection:

The property is described as consisting of forested wetlands, with drainage from the property flowing directly to Newmarket Creek, a tributary of the James River and ultimately 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.

The property lies in the Chesapeake Bay watershed and preservation of the property in a relatively undeveloped state by the restrictions below will contribute 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”.

Outdoor Recreation, Education, or Research:

The property is currently open to and used by the public.

Land-based Recreational Need as modeled by the Department of Conservation and Recreation is ranked as High in this area.

Project Details	
<p>The Governing Document: <i>The primary terms contained in the deed or instrument are listed below in a condensed form. The complete terms, conditions, and restrictions are in the recorded deed.</i></p>	
1.	Divisions Permitted: 0 Maximum Properties: 1
2.	<p>Impervious Coverage Limitations: Total impervious coverage, including that of both existing and future improvements, may not exceed 10,000 square feet (1.48% of the total property).</p>
3.	<p>Buildings and Structures: Only buildings and structures allowed are those that support public use of the property as a park.</p>
4.	<p>Management of Forest: Terms to be determined should a grant award be made. No commercial timbering is anticipated on the property.</p>
5.	<p>Water Quality Protection Areas: Terms to be determined should grant award be made.</p>
6.	Unique Deed Provisions: N/A
7.	Public Access: <input type="checkbox"/> NO <input checked="" type="checkbox"/> YES
8.	Sign Required: <input type="checkbox"/> NO <input checked="" type="checkbox"/> YES
9.	<p>Consolidation of Tax Parcels: <input type="checkbox"/> NO <input type="checkbox"/> YES <input checked="" type="checkbox"/> N/A Summarize: Property is a single tax map parcel.</p>

Further Discussion
N/A

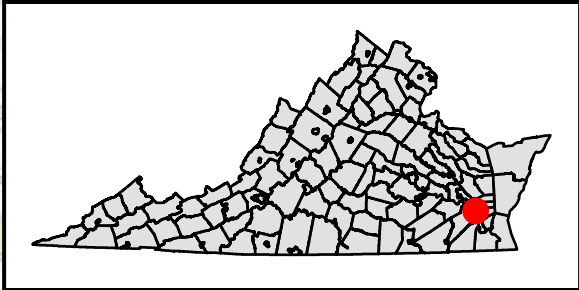
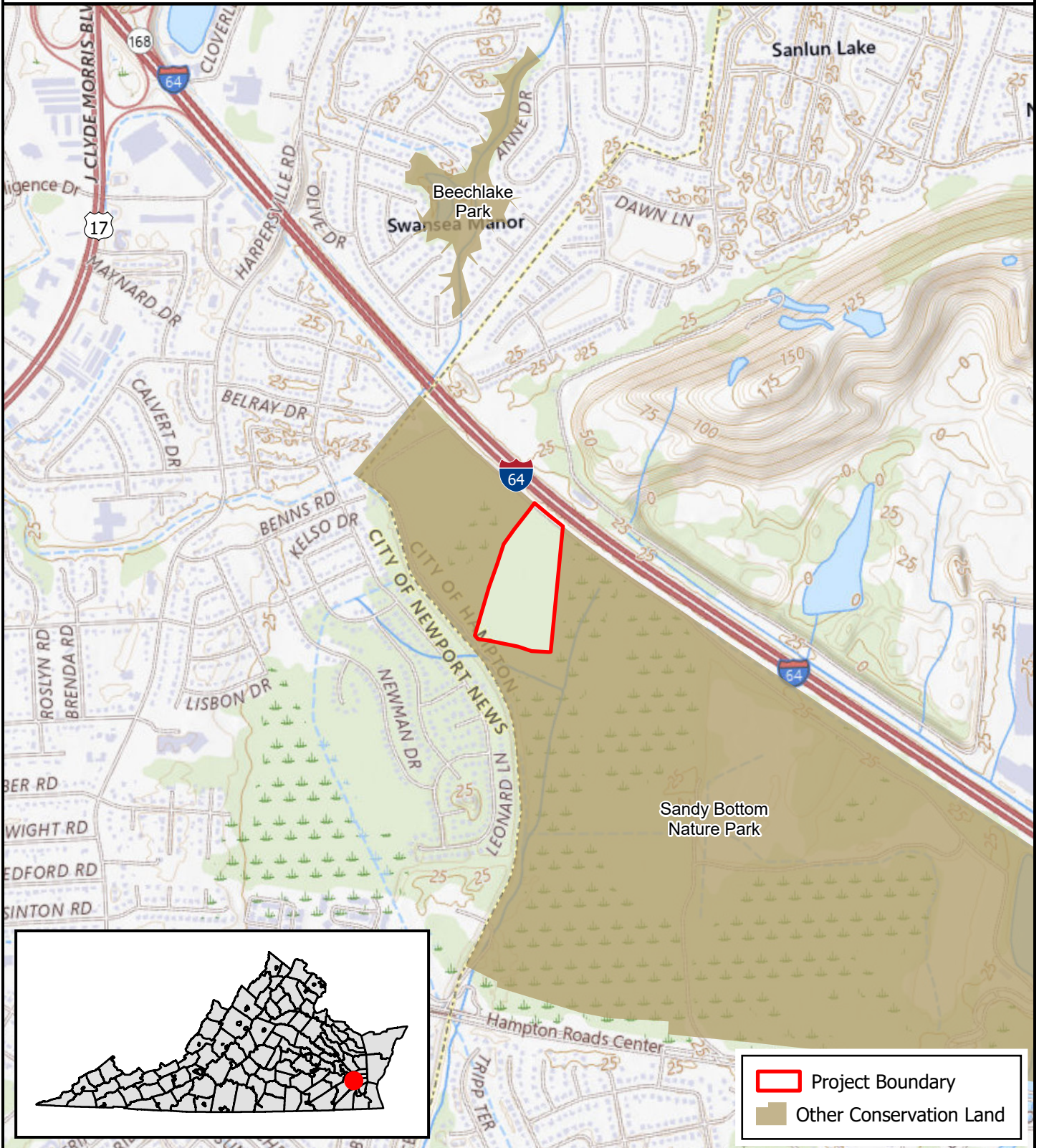
Comprehensive Plan
<p>Has the locality confirmed the project is in compliance with the comprehensive plan? <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO DETAILS: Confirmation documented in PTF grant application submitted by locality through letter from Luciana Newsom, Parks Planner, City of Hampton, dated July 14, 2025.</p>

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

Revision Date 05/21/2026

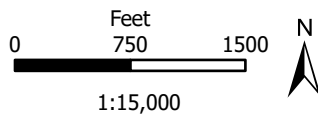
Location

City of Hampton Parks & Recreation



City of Hampton

15.48 ± Acres

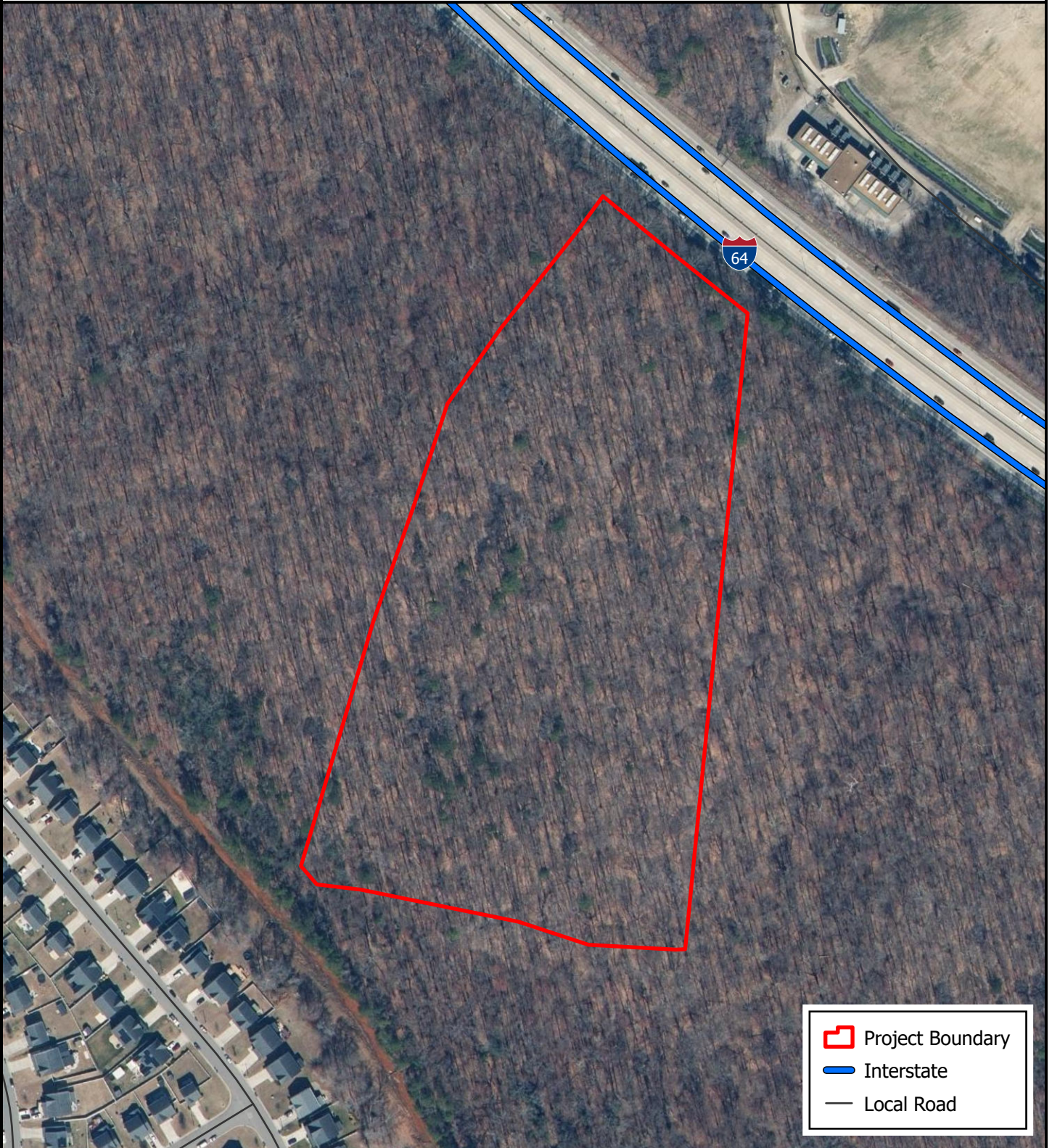





Map created: 5/13/2026 by Emma Weaver
Projection: NAD 1983 Virginia Lambert

Source data: USGS Topo Quad Name: Newport News North; Other Conservation Land - VA DCR; all else - VOF.

Aerial Imagery

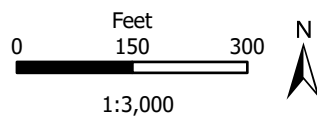
City of Hampton Parks & Recreation



	Project Boundary
	Interstate
	Local Road

City of Hampton

15.48 ± Acres



Map created: 5/13/2026 by Emma Weaver
Projection: NAD 1983 2011 Virginia Lambert

Source data: Aerial Imagery - VGIN/VBMP acquired 3/3/2025; Rivers/Streams - USGS-NHD; Roads - VDOT; all else - VOF.



PROJECT SUMMARY

City of Richmond, Department of Parks, Recreation and Community Facilities Barton Heights Cemeteries Historic Land Protection

Locality: Richmond, City of **Acres:** 13 +/-

Board Meeting: 6/11/2026 **Staff Lead:** Emily White **Region:** Eastern
VOF Project # TBD VOF Instrument # TBD VOF Property # TBD VOF Application # 26-02-05

Project Description/Property Features

The City of Richmond proposes the permanent protection of an historic cemetery through a dedication as open space. The City-owned site holds significant cultural and historical value and serves as a place of remembrance, reflection, and community stewardship. Preservation Trust Fund support will ensure long-term protection of the land, safeguard its cultural landscape, and support responsible public access and ongoing preservation efforts.

Project Type

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

Instrument Type

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

Land Protection Agent

- VOF
- Other State Agency: _____
- Locality: City of Richmond
- Other: _____

Funding Source & Amount

- VOF Grant Program(s): PTF
Amount Requested: \$50,000.00
- Tax Benefits (Sought by Applicant)
- External Grant Program(s):
Amount Secured: \$ _____
- 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: \$50,000.00
- Approve recommended funding: \$ _____
- Approved administratively, PTF-Easement Assistance: \$ _____

Notes: N/A

Conservation Purposes

Scenic/Open Space:

The twelve-acre property is located in the heart of the Barton Heights neighborhood of Richmond, and the grassy, gently rolling property is dotted with mature trees. Grave markers are located sparsely throughout. This historically and culturally significant property is also an oasis of green space within the urban environment of Richmond.

Historic Preservation:

The property lies in the Town of Barton Heights Historic District, a “remarkably intact turn-of-the-20th-century residential quarter” of the City of Richmond, known as a prosperous middle-class neighborhood through the mid-20th century. The Historic District contains “a particularly rich selection” of houses in the architectural styles of the time.

The Barton Heights Cemeteries consist of six contiguous, and originally separate burial grounds established between 1815 and 1865. The individual cemeteries were originally known as Phoenix (Cedarwood), Union Burial Ground (Union Mechanics), Methodist, Sycamore, Ebenezer, and Sons and Daughters of Ham. The cemeteries are described as “representing early efforts by African Americans to establish their own cemeteries through burial societies offering death benefits”.

From the Virginia Department of Historic Resources nomination form, the property is described as containing “the graves of a number of Richmond’s prominent African Americans, including ministers, doctors, barbers, city councilmen, tradesmen, craftsmen, undertakers, and their families”.

The Cemeteries are listed on Virginia Landmarks Register (VLR) and the National Register of Historic Places (NRHP) in recognition of the statewide level of significance under Criterion A (Ethnic Heritage: Black) and Criterion B (Persons Significant in Local and/or State History).

The property is located in an area identified as important for Cultural and Historic Preservation by the ConserveVA model.

Outdoor Recreation, Education, or Research:

The property is currently open to and used by the public.

Land-based Recreational Need as modeled by the Department of Conservation and Recreation is ranked as High in this area.

Project Details

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

- 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 2,830 square feet (0.5% of the total property).
- 3. Buildings and Structures:**
Only buildings and structures allowed are those that support public use of the property for passive recreation.
- 4. Management of Forest:**
N/A, No forest on property.
- 5. Water Quality Protection Areas:**
N/A, No waterways on property.
- 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 a single tax map parcel.

Further Discussion

N/A

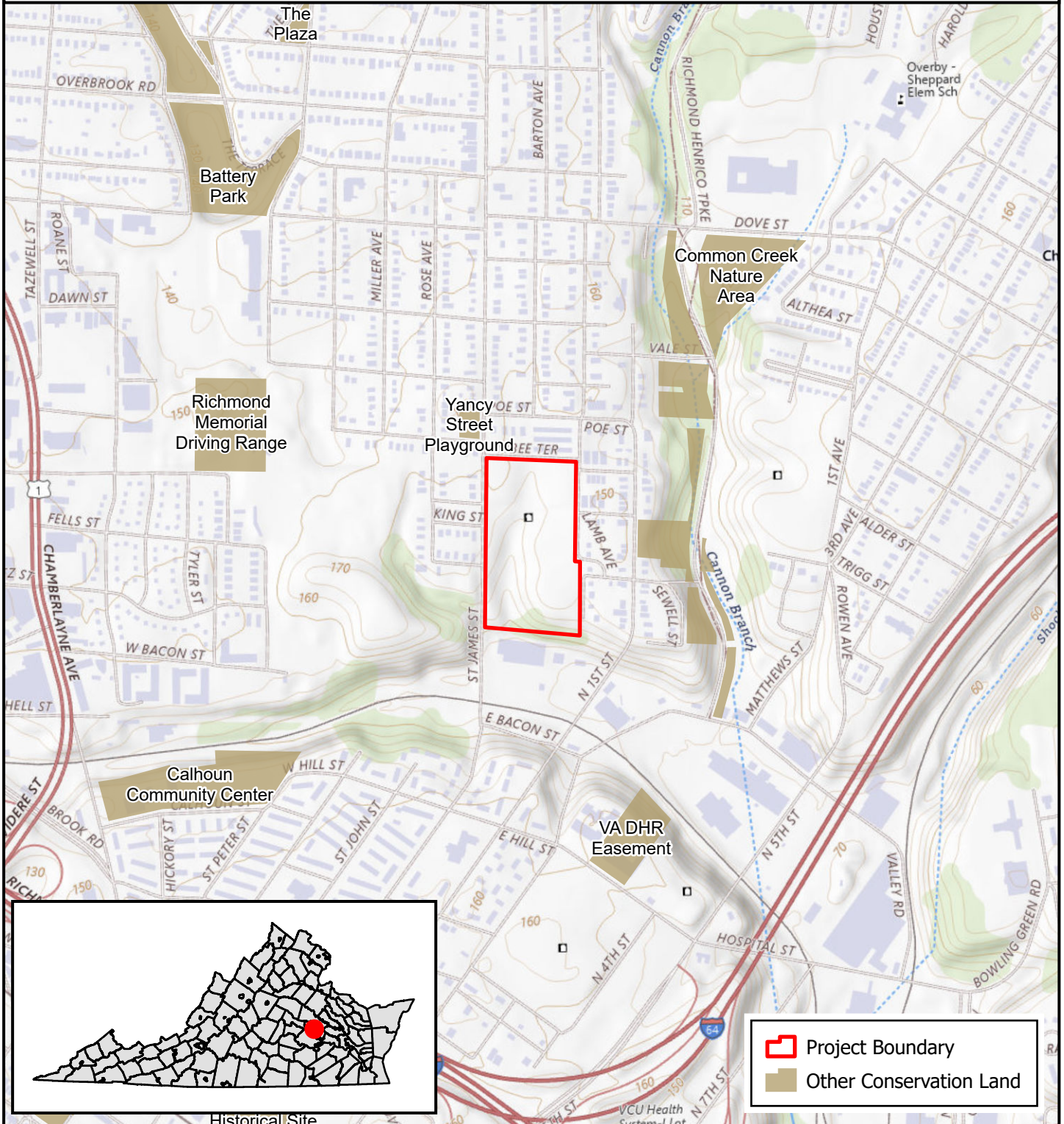
Comprehensive Plan

Has the locality confirmed the project is in compliance with the comprehensive plan?
 YES NO
 DETAILS: Confirmation documented in PTF grant application submitted by locality with letter from Daniel Hazlett, Senior Management Analyst with the City of Richmond Department of Parks, Recreation, and Community Facilities.

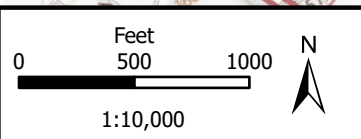
Public Infrastructure Information	Conflicts with published plans	Yes	No
Roads:		<input type="checkbox"/>	<input type="checkbox"/>
Rail:		<input type="checkbox"/>	<input type="checkbox"/>
Utilities:		<input type="checkbox"/>	<input type="checkbox"/>
Notes: To be determined should a grant award be made.			

Location

City of Richmond,
Department of Parks, Recreation and Community Facilities



City of Richmond
13.0 ± Acres



Map created: 5/6/2026 by Emma Weaver
Projection: NAD 1983 2011 Virginia Lambert
Source data: USGS Topo Quad Name: Richmond; Other Conservation Land - VA DCR; all else - VOF.

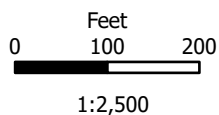
Aerial Imagery

City of Richmond,
Department of Parks, Recreation and Community Facilities



City of Richmond

13.0 ± Acres



Map created: 5/6/2026 by Emma Weaver
Projection: NAD 1983 2011 Virginia Lambert

Source data: Aerial Imagery - VGIN/VBMP acquired 2/26/2025; Rivers/Streams - USGS-NHD; Roads - VDOT; all else - VOF.



PROJECT SUMMARY

Darden Farms

Locality: Southampton County

Acres: 1,052 +/-

Board Meeting: 6/11/2026

Staff Lead: Estie Thomas

Region: Eastern

VOF Project # 5108

VOF Instrument # 8526

VOF Property # 5990

VOF Application # 26-02-06

Project Description/Property Features

A purchase of open space easement on Darden Farm, a certified Virginia Century Farm, will protect substantial conservation values. Located in Southampton County near the Virginia North Carolina line, the property has approximately 630 acres of valuable working forestland and 300 acres of farmland with perennial and intermittent stream systems that drain to the state scenic Nottoway River.

Project Type

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

Instrument Type

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

Land Protection Agent

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

Funding Source & Amount

- VOF Grant Program(s): PTF
Amount Requested: \$250,000.00
- External Grant Program(s): VLCF
Amount Secured: \$775,000.00
- 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: \$150,000.00
- Approved administratively, PTF-Easement Assistance: \$_____

Notes: N/A

Conservation Purposes

Agricultural Use:

The property contains approximately 301 acres of United States Department of Agriculture-designated Prime Farmland Soils. Protecting these productive soils by limiting development of the property helps keep the land available for agricultural production in perpetuity.

The property is 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”. The planned restrictions for the property will help ensure that the property is available for agricultural production in the future.

The property contains approximately 223 acres designated as Exceptional, and approximately 68 acres of the property are designated as Significant for agricultural production, indicating high suitability for long-term production agriculture according to the American Farmland Trust Productivity, Resilience, and Versatility Study. The preservation of the property will provide farmland for future use.

The property is identified as important for protection in the ConserveVA Agriculture and Forestry Category.

Forestal Use:

The Virginia Department of Forestry’s Forest Conservation Value (FCV) model is a tool to strategically identify the highest priority forestland for conservation in Virginia. The intent is to maximize the efficiency of limited resources by focusing conservation efforts on the highest quality, most productive, and most vulnerable forestland statewide. The property contains 397 acres of forest ranked Outstanding (FCV5), 186 acres ranked Very High (FCV4), and 54 acres ranked High (FCV3) quality. Protection of the property in perpetuity helps ensure that the forested areas remain available for availability for wood products, watershed protection, and wildlife habitat.

The property is identified as important for protection in the ConserveVA Agriculture and Forestry Category.

Natural Habitat and Biological Diversity:

The Virginia Department of Conservation and Recreation (DCR) developed the Virginia Natural Landscape Assessment (VNLA) as part of the Virginia Conservations Lands Needs Assessment to identify, prioritize, and link natural lands of high ecological integrity that represent important natural connections to facilitate protection of biodiversity and resilience as the landscape changes. These lands identified within the Natural Land Network are targets for protective activities, such as the adoption of conservation easements and the restoration of habitat. VNLA has identified 422 acres of the property as having an ecological core of High (C3), which indicates the property may support numerous habitat and ecosystem values. Protection of the property will enhance the integrity of this ecological core.

A portion of the property lies within the South Quay Conservation Site, 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). This site has a biodiversity rank of Outstanding (B1) and has been deemed “irreplaceable.”

Conservation Purposes, Continued

Natural Habitat and Biological Diversity, Continued:

The Virginia Department of Wildlife Resources' (DWR) Wildlife Corridor Action Plan indicates the property is within a Wildlife Biodiversity Resilience Corridor Buffer. Wildlife Biodiversity Resilience Corridors represent relatively intact, representative, and biologically diverse habitat connections designed to provide refuge and facilitate species distribution shifts as the climate changes, and the landscape becomes more developed.

The property was identified as a significant site for protection in both the ConserveVA Natural Habitat and Ecosystem Diversity and the Protected Landscapes Resilience categories.

Water Resource Protection:

The Property contains 8,000 feet of perennial stream frontage and 10,000 feet of frontage on intermittent streams all of which drain to the state scenic Nottoway River, a tributary of the Chowan River, which drains to the Albemarle-Pamlico Sound Estuary. Protection of property in perpetuity helps to protect water quality in the Nottoway and Chowan Rivers and 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

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: 3 Maximum Properties: 4**
- 2. Impervious Coverage Limitations:**
Total impervious coverage, including that of both existing and future improvements, may not exceed 114,563 square feet (0.25% of the total property).
- 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. Any new building, structure, or photovoltaic system exceeding 500 square feet in ground area must be located in a designated Building Envelope. Any freestanding dwelling must be located in a Building Envelope.
- 4. Management of Forest:**
A pre-harvest plan must be submitted to VOF for approval no later than fourteen days before the proposed date of a material timber harvest or land clearing activity. Best Management Practices for Water Quality as promulgated by the Virginia Department of Forestry must be used when a material timber harvest or land clearing activity is undertaken.
- 5. Water Quality Protection Areas:**
35-foot buffers with livestock exclusion on the perennial streams.
- 6. Unique Deed Provisions: N/A**
- 7. Public Access:** NO YES
- 8. Sign Required:** NO YES
- 9. Consolidation of Tax Parcels:** NO YES TBD
Summarize: To be determined should grant award be made.

Further Discussion

N/A

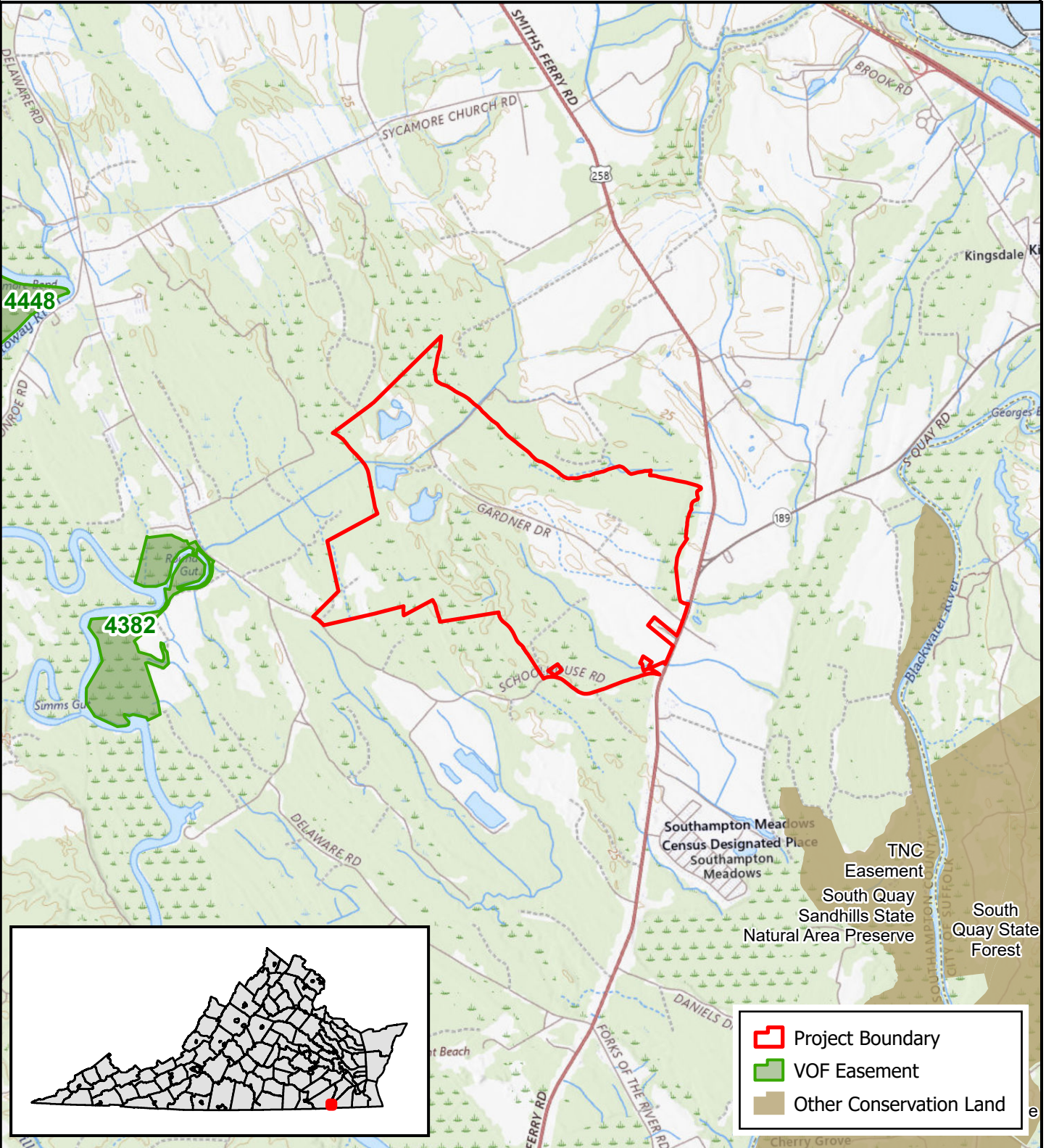
Comprehensive Plan

Has the locality confirmed the project is in compliance with the comprehensive plan?
 YES NO
 DETAILS: Confirmation from locality to be obtained should grant award be made.

Public Infrastructure Information	Conflicts with published plans	
	Yes	No
Roads:	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Rail:	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Utilities:	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Notes:		

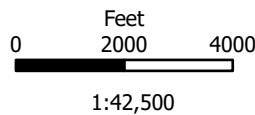
Location

Darden Farms



Southampton County

1,052.0 ± Acres

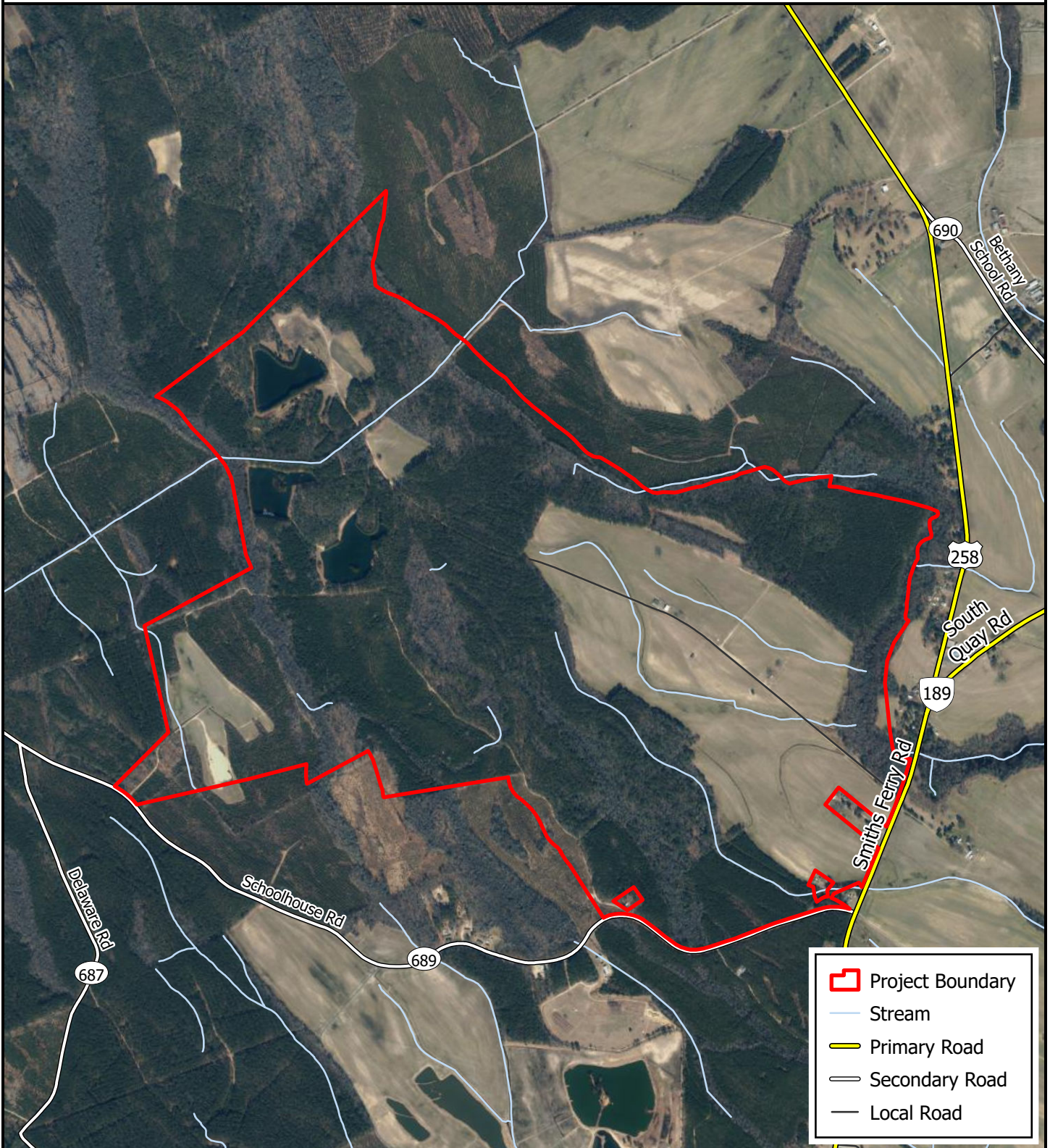


Map created: 5/6/2026 by Emma Weaver
Projection: NAD 1983 2011 Virginia Lambert

Source data: USGS Topo Quad Name: Franklin, Riverdale; Other Conservation Land - VA DCR; all else - VOF.

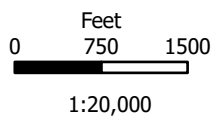
Aerial Imagery

Darden Farms



Southampton County

1,052.0 ± Acres



Map created: 5/4/2026 by Emma Weaver
Projection: NAD 1983 2011 Virginia Lambert

Source data: Aerial Imagery - VGIN/VBMP acquired 2/25/2025; Rivers/Streams - USGS-NHD; Roads - VDOT; all else - VOF.



PROJECT SUMMARY

Hopewell Economic Development Authority

Francisco Landing

Locality: Hopewell, City of

Acres: 4.2 +/-

Board Meeting: 6/11/2026

Staff Lead: Estie Thomas

Region: Eastern

VOF Project # TBD

VOF Instrument # TBD

VOF Property # TBD

VOF Application # 26-02-07

Project Description/Property Features

With the assistance of the Preservation Trust Fund, landowner Francisco Landing LLC will enter into a bargain sale with the City of Hopewell to permanently protect a property offering access and parking for the Hopewell City Park and the Hopewell Riverwalk. This project will provide a much needed resource for locals and visitors alike, fulfilling a long-term goal of the Hopewell Economic Development Authority (EDA) and City Council.

Project Type

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

Instrument Type

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

Land Protection Agent

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

Funding Source & Amount

- VOF Grant Program(s): PTF
Amount Requested: \$250,000.00
- Tax Benefits (Sought by Applicant)
- External Grant Program(s):
Amount Secured: \$ _____
- 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: \$200,000.00
- Approved administratively, PTF-Easement Assistance: \$ _____

Notes: N/A

Conservation Purposes

Scenic/Open Space:

The property contains a portion of the Appomattox River Trail, a 25-mile-long greenway and blueway which follows the Appomattox River from the Brasfield Dam at Lake Chesdin to its confluence with the James River at Hopewell.

The property lies adjacent to Hopewell City Park, one of Hopewell's only riverfront parks which offers a playground, a fishing pier, and access to the Hopewell Riverwalk. The preservation of this property enlarges the City Park and secures access by the public in perpetuity. The restrictions below will contribute to the open-space values of the area.

Water Resource Protection:

The property lies in the Chesapeake Bay watershed and preservation of the property in a relatively undeveloped state by the restrictions below will contribute 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:

The property is located in the Downtown Hopewell Historic District that "contains the commercial heart of the city of Hopewell", which grew from an industrial development to include the government center. The protection of the property by the restrictions below contributes to the historic and cultural values of the area.

The property is adjacent and provides access to the Appomattox River Walk, which overlooks the Appomattox River corridor, a landscape tied to Indigenous Appomattox history, early settlement, and Civil War logistics.

The property is located in an area identified as important for Cultural and Historic Preservation by the ConserveVA model.

Outdoor Recreation, Education, or Research:

The property is currently open to and used by the public.

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 18,295 square feet (10% 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:**
N/A, No forest on property.
- 5. Water Quality Protection Areas:**
N/A, No water features on property.
- 6. Unique Deed Provisions:** N/A
- 7. Public Access:** NO YES
- 8. Sign Required:** NO YES
- 9. Consolidation of Tax Parcels:** NO YES TBD
Summarize: To be determined should a grant award be made.

Further Discussion

N/A

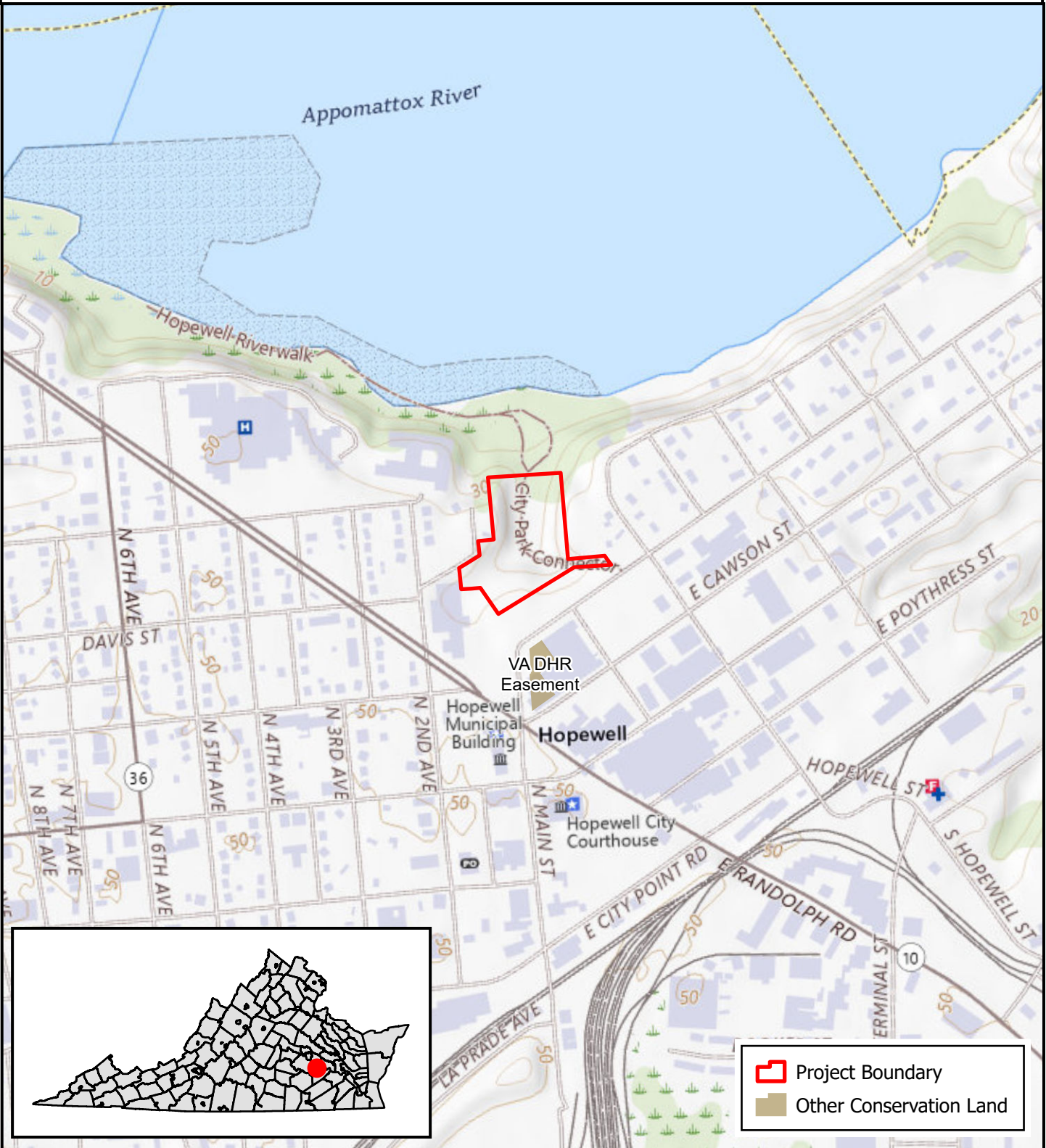
Comprehensive Plan

Has the locality confirmed the project is in compliance with the comprehensive plan?
 YES NO
 DETAILS:
 Documented in PTF grant application. Confirmation from locality to be obtained should grant award be made.

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

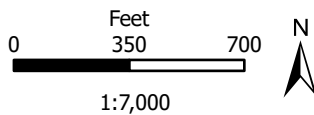
Location

Hopewell Economic Development Authority



City of Hopewell

4.2 ± Acres



Map created: 5/6/2026 by Emma Weaver
Projection: NAD 1983 2011 Virginia Lambert

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

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

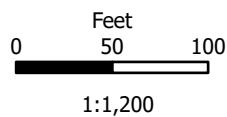
Aerial Imagery

Hopewell Economic Development Authority



City of Hopewell

4.2 ± Acres



Map created: 5/5/2026 by Emma Weaver
Projection: NAD 1983 2011 Virginia Lambert

Source data: Aerial Imagery - VGIN/VBMP acquired 2/14/2025; Roads - VDOT;
all else - VOF.



PROJECT SUMMARY

Middlesex County EDA

Project Access - Waterfront Park (Broad Creek)

Locality: Middlesex County

Acres: 1.18 +/-

Board Meeting: 6/11/2026

Staff Lead: Emily White

Region: Eastern

VOF Project # TBD

VOF Instrument # TBD

VOF Property # TBD

VOF Application # 26-02-10

Project Description/Property Features

Middlesex County plans to create a waterfront park at Broad Creek with direct access to the Rappahannock River protected by a conservation easement to ensure long-term protection of open space, shoreline resources, and public access. Grant funds will be used to purchase the easement, helping offset the acquisition costs associated with this 1.18-acre site and the adjacent property. These were purchased for recreational and waterfront economic development purposes including a public boat ramp.

Project Type

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

Instrument Type

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

Land Protection Agent

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

Funding Source & Amount

- VOF Grant Program(s): PTF
Amount Requested: \$209,500.00
- Tax Benefits (Sought by Applicant)
- External Grant Program(s):
Amount Secured: \$ _____
- 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: \$209,500.00
- Approve recommended funding: \$ _____
- Approved administratively, PTF-Easement Assistance: \$ _____

Notes: N/A

Conservation Purposes

Scenic/Open Space:
 The 2024 Virginia Outdoors Plan prepared by the Virginia Department of Conservation and Recreation lists the segment of the Rappahannock River near the property as eligible for state scenic river designation. The Virginia Scenic Rivers Program’s intent is to identify, designate, and help protect rivers and streams that possess outstanding scenic, recreational, historic, and natural characteristics of statewide significance for future generations.

Water Resource Protection:
 The property is bordered by Broad Creek, almost at the mouth of the Rappahannock River where it meets 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.

The property lies in the Chesapeake Bay watershed and preservation of the property in a relatively undeveloped state by the restrictions below will contribute 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”.

Outdoor Recreation, Education, or Research:
 The property will be open to the public every day per year, providing public access to Broad Creek and the Rappahannock River.

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 4,910 square feet (9.55% 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:**
 N/A, No forest on property.
5. **Water Quality Protection Areas:**
 100-foot buffer on Broad Creek with allowance for installation of public pier/canoe/kayak launch.
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: The property is a single tax map parcel.

Further Discussion
N/A

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

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

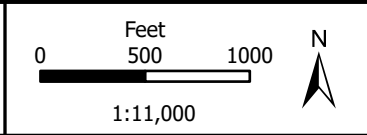
Revision Date 05/21/2026

Location

Middlesex County Economic Development Authority



Middlesex County
1.18 ± Acres



Map created: 5/20/2026 by Emma Weaver
Projection: NAD 1983 2011 Virginia Lambert
Source data: USGS Topo Quad Name: Deltaville; all else - VOF.

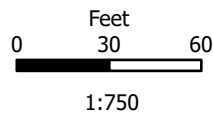
Aerial Imagery

Middlesex County Economic Development Authority



Middlesex County

1.18 ± Acres



Map created: 5/20/2026 by Emma Weaver
Projection: NAD 1983 2011 Virginia Lambert

Source data: Aerial Imagery - VGIN/VBMP acquired 3/12/2025; Roads - VDOT;
all else - VOF.



PROJECT SUMMARY

Newport News Green Foundation Sarfan Food Forest

Locality: Newport News, City of

Acres: 5.02 +/-

Board Meeting: 6/11/2026

Staff Lead: Emily White

Region: Eastern

VOF Project # TBD

VOF Instrument # TBD

VOF Property # TBD

VOF Application # 26-02-11

Project Description/Property Features

The Newport News Green Foundation requests funding for the purchase of an easement on Sarfan Food Forest, a project transforming a 5-acre vacant lot in the Southeast Community into the Peninsula's first public edible forest, providing free, year-round access to fruit trees, berry patches, vegetables, pollinator meadows, and an outdoor classroom. Designed with community input and support from Virginia Tech, it will enhance food access, ecological health, educational opportunities, and neighborhood vitality.

Project Type

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

Instrument Type

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

Land Protection Agent

- VOF
- Other State Agency: _____
- Locality: City of Newport News
- Other: _____

Funding Source & Amount

- VOF Grant Program(s): PTF
Amount Requested: \$185,300.00
- Tax Benefits (Sought by Applicant)
- External Grant Program(s): Several Private Foundations
Amount Secured: \$150,000.00
- 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: \$185,300.00
- Approve recommended funding: \$ _____
- Approved administratively, PTF-Easement Assistance: \$ _____

Notes: N/A

Conservation Purposes

Agriculture:

The property will be developed into a “food forest” to teach gardening and farming techniques as well as to provide fresh local produce for the surrounding community, which is classified as a food desert.

Scenic/Open Space:

This open 5-acre parcel which is spotted with mature trees is nestled within a residential neighborhood near the heavily industrialized shipyard and port of Newport News. Protecting this oasis of green space will preserve this community resource which also serves the science academy located across the street.

Historic Preservation:

The property is located entirely within the Hampton Roads Civil War Battlefield Core Area.

The property is located in an area identified as important for Cultural and Historic Preservation by the ConserveVA model.

Outdoor Recreation, Education, or Research:

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

Land-based Recreational Need as modeled by the Department of Conservation and Recreation is ranked as High in this area.

Project Details

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

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 7,421 square feet (3.39% of the total property).
3. **Buildings and Structures:**
Only buildings and structures that support public use of the property as a park.
4. **Management of Forest:**
N/A, No forest on property.
5. **Water Quality Protection Areas:**
N/A, Waterway on property runs through concrete aqueduct.
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 a single tax map parcel.

Further Discussion
N/A

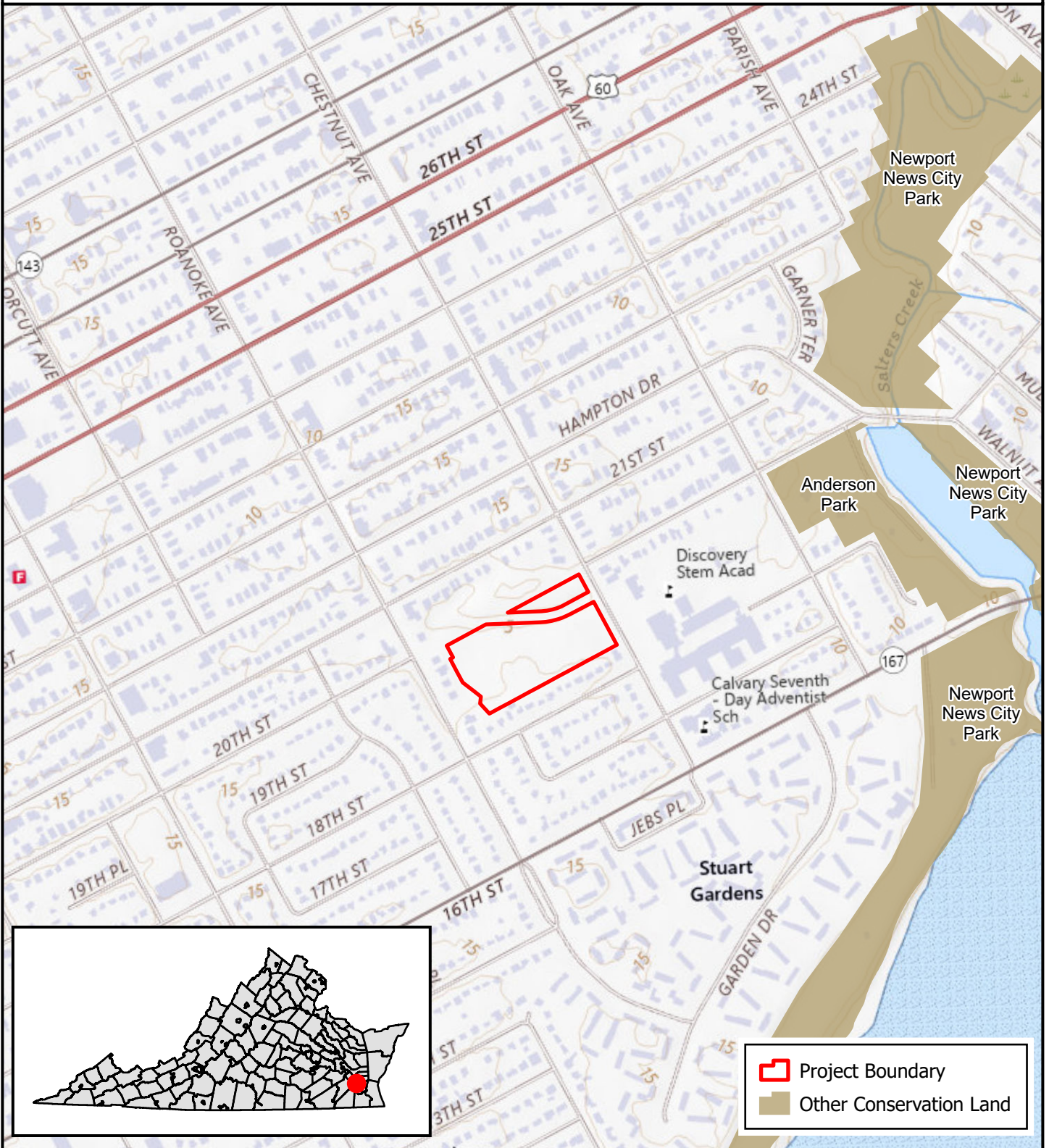
Comprehensive Plan
<p>Has the locality confirmed the project is in compliance with the comprehensive plan?</p> <p><input checked="" type="checkbox"/> YES <input type="checkbox"/> NO</p> <p>DETAILS:</p> <p>Documented in PTF grant application. Confirmation from locality to be obtained should grant award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

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

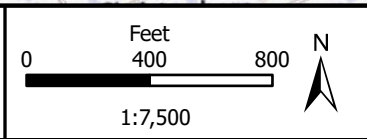
Revision Date 05/21/2026

Location

Newport News Green Foundation



City of Newport News
5.02 ± Acres





Map created: 5/13/2026 by Emma Weaver
Projection: NAD 1983 2011 Virginia Lambert
Source data: USGS Topo Quad Name: Newport News South; Other Conservation Land - VA DCR; all else - VOF.

Aerial Imagery

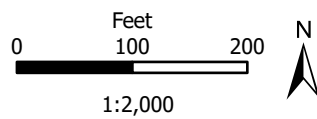
Newport News Green Foundation



 Project Boundary
 Stream

City of Newport News

5.02 ± Acres



Map created: 5/20/2026 by Emma Weaver
Projection: NAD 1983 2011 Virginia Lambert

Source data: Aerial Imagery - VGIN/VBMP acquired 3/11/2025; Rivers/Streams - VGIN-VBMP; all else - VOF.



PROJECT SUMMARY

The Trust for Public Land

Stratford Hall Historic Preserve

Locality: Westmoreland County

Acres: 475+/-

Board Meeting: 6/11/2026

Staff Lead: Estie Thomas

Region: Eastern

VOF Project # TBD

VOF Instrument # TBD

VOF Property # TBD

VOF Application # 26-02-15

Project Description/Property Features

The Trust for Public Land is collaborating with the Virginia Outdoors Foundation to permanently protect a 475-acre forested portion of Stratford Hall Historic Preserve, known as Kentucky Hill, located along the Potomac River in Westmoreland County. This work builds upon earlier efforts of VOF to protect this National Historic Landmark located within the Northern Neck National Heritage Area. The project area contains the Cultural and Historic Preservation, Natural Habitat and Ecosystem Diversity, Water Quality Improvement, and Scenic Preservation categories on the Commonwealth's ConserveVirginia Map.

Project Type

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

Instrument Type

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

Land Protection Agent

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

Funding Source & Amount

- VOF Grant Program(s): PTF
Amount Requested: \$400,000.00
- External Grant Program(s): VLCF, REPI
Amount Secured: \$2,043,000.00
- 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: \$300,000.00
- Approved administratively, PTF-Easement Assistance: \$ _____

Notes: N/A

Conservation Purposes

Agricultural Use:

The property contains approximately 146.2 acres of United States Department of Agriculture-designated prime farmland soils. 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.

According to the American Farmland Trust Productivity, Resilience, and Versatility Study, approximately 33 acres of the property are designated as Exceptional, and approximately 10 acres of the property are designated as Significant for agricultural production, indicating high suitability for long-term production agriculture and preservation of the property will provide farmland for future use.

Forestal Use:

The property contains working forest in a mix of hardwoods and pine, and protection of the property in perpetuity helps ensure that the forested areas remain available for availability for wood products, watershed protection, and wildlife habitat.

Natural Habitat and Biological Diversity:

The Virginia Department of Conservation and Recreation developed the Virginia Natural Landscape Assessment (VNLA) as part of the Virginia Conservations Lands Needs Assessment to identify, prioritize, and link natural lands of high ecological integrity that represent important natural connections to facilitate protection of biodiversity and resilience as the landscape changes. These lands identified within the Natural Land Network are targets for protective activities, such as the adoption of conservation easements and the restoration of habitat. VNLA has identified the property as containing 345 acres of a Very High (C2) ecological core, which indicates the property supports numerous habitat and ecosystem values. Protection of the property will enhance the integrity of this ecological core.

The property contains 450 acres that are categorized 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". This proposed conservation network of representative climate-resilient sites is designed to sustain biodiversity and ecological functions into the future under a changing climate. The Nature Conservancy has identified the property as part of an area of importance for climate & biodiversity resilience.

The property was identified as a significant site for protection in the ConserveVA Natural Habitat and Ecosystem Diversity category.

Conservation Purposes, Continued

Scenic/Open Space:

The property will enlarge a network of Virginia Outdoors Foundation open space easements connecting land along the Potomac River stretching from the federally protected George Washington Birthplace to Westmoreland State Park to this property, which will expand the already protected Stratford Hall property. The protection of this property will contribute to the open-space values of all such other lands and the continuity of wildlife habitat and will create a contiguous block of over 7,200 acres of protected land.

Preservation of the property will protect the viewshed from the Potomac River, an American Heritage River, and along the Captain John Smith-Chesapeake National Historic Trail, a blueway trail.

The Property contains 2,740 feet of frontage on Stratford Hall Road (State Route 214), a designated Virginia Scenic Byway. Members of the driving, hiking, walking, and bicycling public regularly view portions of the Property from this road. Protection of the property from development contributes to the scenic and rural views of the property enjoyed by the public and satisfies the requirements for “visual public access” as defined in IRS regulations §§ 170A-4(d)(4)(ii)(B).

The site is located in a Scenic Preservation area identified for protection through ConserveVA.

Water Resource Protection:

The property contains 12 acres of wetlands and 6,000 feet of perennial streams as well as just over a mile of frontage along the Potomac River, all tributaries of 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.

The property lies in the Chesapeake Bay watershed and preservation of the property in a relatively undeveloped state by the restrictions below contribute 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”.

The property is located in an area targeted for Water Quality Improvement by the ConserveVA model.

Historic Preservation:

The property, located in the Northern Neck Heritage Area, is a component of the Stratford Hall property, which is listed on the National Register of Historic Places (NHRP) and the Virginia Landmarks Register (VLR).

The property is located in an area identified as important for Cultural and Historic Preservation by the ConserveVA model.

Outdoor Recreation, Education, or Research:

Trails will be established, and the property will be open to and used by the public no less than 180 days per year.

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: 1 Maximum Properties: 2

2. Impervious Coverage Limitations:

Total impervious coverage, including that of both existing and future improvements, may not exceed 104,000 square feet (0.50% of the total property).

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 freestanding dwellings may be maintained or constructed on the property. Any new building, structure, or photovoltaic system exceeding 500 square feet in ground area must be located in a designated Building Envelope. Any freestanding dwelling must be located in a Building Envelope.

4. Management of Forest:

During any time that the property contains at least twenty (20) acres of forest lands, Grantor shall obtain a current written forest management plan or Virginia Forest Stewardship Plan for the property prior to the commencement of any timber harvest on the property. A pre-harvest plan must be submitted to VOF for approval no later than fourteen (14) days before the proposed date of a material timber harvest, which approval shall take into consideration whether the pre-harvest plan is consistent with the terms of this Easement. Best Management Practices for Water Quality Field Guide as promulgated by the Virginia Department of Forestry must be used when such a harvest is undertaken.

The cutting, clearing, or removal of trees on less than one (1) acre of the property per year does not constitute a material timber harvest or land-clearing activity and does not require the submission of a pre-harvest plan to Grantees, but shall be consistent with Virginia's Forestry Best Management Practices for Water Quality Guide.

All clearing, or removal of trees must comply with all other restrictions set forth in this Easement involving protected areas of the property.

5. Water Quality Protection Areas:

100-foot forested riparian buffers along the edges of Potomac River and Kentucky Run, as measured from the high-water marks of Potomac River and Kentucky Run along with a riparian protection zone (RPZ) on the associated marshlands, as delineated on the special conditions map. Livestock exclusion from buffers and RPZ.

6. Unique Deed Provisions:

Management of Agricultural Land

If five acres or more of the property are in agricultural production, a written conservation plan shall be developed or be in place that stipulates the use of Best Management Practices for water quality protection (such as proper nutrient management, utilization of cover crops, and stabilization of highly erodible lands) on such lands in agricultural use. The plan shall be developed in consultation with a representative of the Northern Neck Soil and Water Conservation District, the Natural Resources Conservation Service (NRCS"), or their successor organizations, and shall be implemented and periodically updated by Grantor. VOF's responsibility with respect to such plan is to periodically ascertain from the Northern Neck Soil and Water Conservation District, the NRCS, or their successor organizations that Grantor is in compliance with the plan.

Project Details, Continued

6. Unique Deed Provisions, Continued:

Accumulation of Trash and Hazardous Materials

Accumulation or dumping of trash, refuse, dredge spoil, junk, or toxic materials is not permitted on the property. This restriction shall not prevent generally accepted agricultural or wildlife management practices, such as creation of brush piles, composting, or the storage of farm machinery, organic matter, agricultural products, or agricultural byproducts on the property. This Easement does not permit or require Grantees to become operators or to control any use of the property that may result in the treatment, storage, disposal, or release of hazardous materials within the meaning of the Comprehensive Environmental Response, Compensation, and Liability Act of 1980, as amended.

Signs

No billboards or other signs may be displayed on the property, except for signs that relate to the Property or to permitted activities (including commercial activities) thereon. Temporary political signs are allowed. No sign visible from outside the property shall exceed thirty-two (32) square feet in size.

Height Restrictions

The erection, construction, installation, or alteration, whether public or private, of any structure, building, antenna, tower, wire, or other obstruction, whatever its nature, extending more than 120 feet above ground level is prohibited without the express written consent of the Navy.

Visual Hazards

No operations of any type are permitted that produce smoke, glare, or other visual hazards that may pose a danger to aircraft operations from the Installation. Notwithstanding the above, (i) controlled burns for agricultural purposes, habitat improvement, and/or mitigation of fire hazards are permitted with Grantor's notification to the Navy no less than forty-eight (48) hours prior to commencement of such activities, and (ii) the burning of reasonable amounts of yard debris is permitted without prior notification.

Lighting Equipment

Lighting equipment, including floodlights and searchlights, and all protective lighting, such as streetlights, must have positive optical control so that no direct light is emitted above the horizontal plane of the light fixture and located so that lighting does not interfere with military testing and training activities.

7. **Public Access:** NO YES

8. **Sign Required:** NO YES

9. **Consolidation of Tax Parcels:** NO YES TBD

Summarize: To be determined should a grant award be made.

Further Discussion
N/A

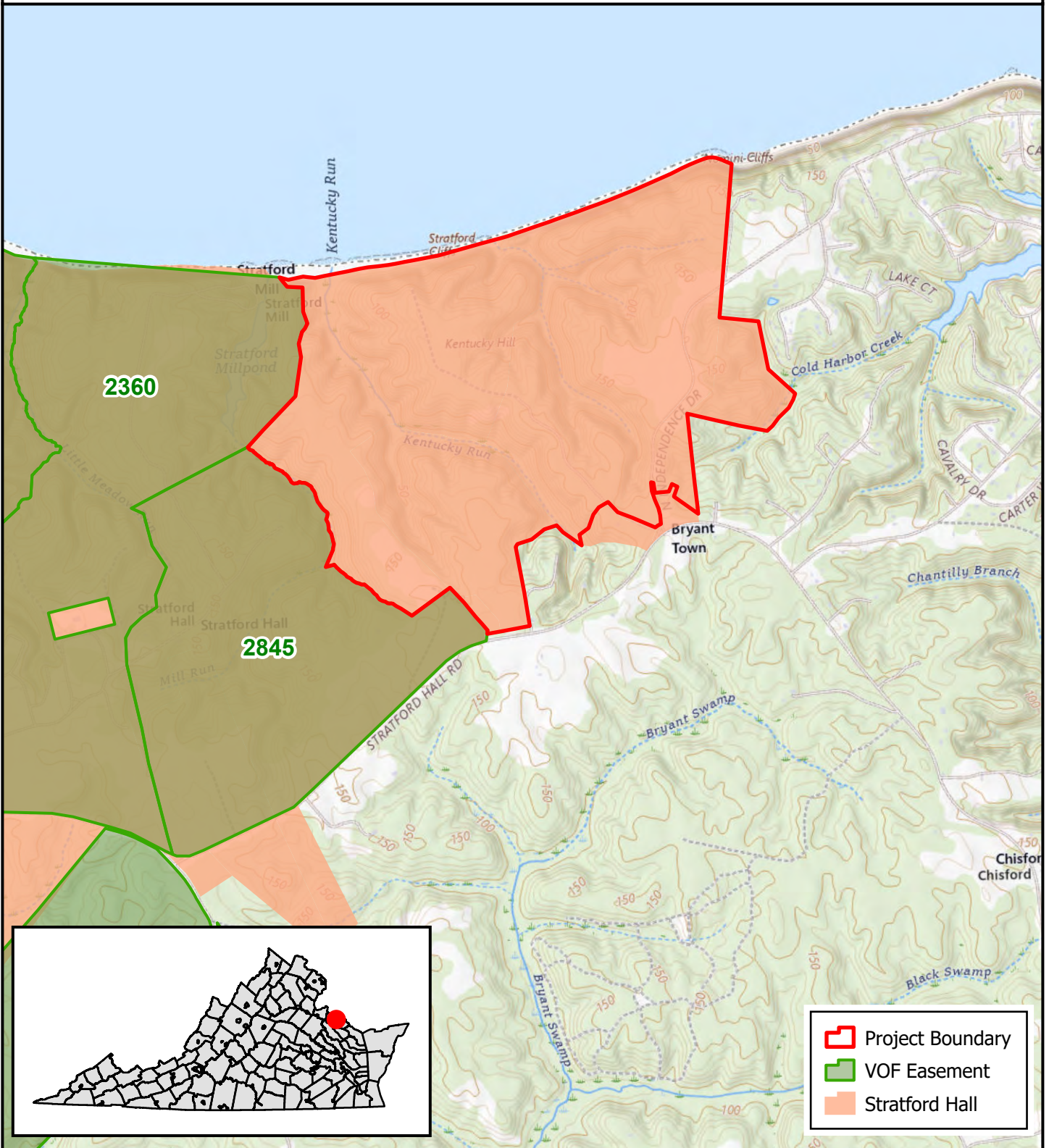
Comprehensive Plan
Has the locality confirmed the project is in compliance with the comprehensive plan? <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO DETAILS: Confirmation from locality to be obtained should grant award be made.

Public Infrastructure Information	Conflicts with published plans	Yes	No
Roads: Stratford Hall Road		<input type="checkbox"/>	<input checked="" type="checkbox"/>
Rail:		<input type="checkbox"/>	<input checked="" type="checkbox"/>
Utilities:		<input type="checkbox"/>	<input checked="" type="checkbox"/>
Notes:			

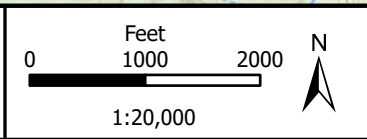
Revision Date 05/21/2026

Location

The Trust for Public Land



Westmoreland County
475.0 ± Acres



Map created: 5/21/2026 by Emma Weaver
Projection: NAD 1983 2011 Virginia Lambert
Source data: USGS Topo Quad Name: Stratford Hall; Stratford Hall - VA DCR; all else - VOF.

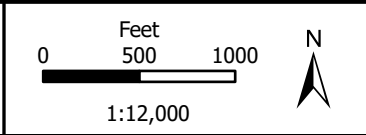
Aerial Imagery

The Trust for Public Land



Westmoreland County

475.0 ± Acres



Map created: 5/5/2026 by Emma Weaver
Projection: NAD 1983 2011 Virginia Lambert

Source data: Aerial Imagery - VGIN/VBMP acquired 3/2/2025; Rivers/Streams - USGS-NHD; Roads - VDOT; all else - VOF.



PROJECT SUMMARY

Ellis, R. Winston, Ryan and Courtnie

Locality: Essex

Acres: 193.068

Board Meeting: 6/11/2026 **Staff Lead:** Estie Thomas **Region:** Eastern

VOF Project # 5146 VOF Instrument # 8917 VOF Property # 6069

Project Description/Property Features

Located just off the Rappahannock River, in the Occupacia-Rappahannock Rural Historic District of Essex County, this family owned and managed farm contains prime agricultural soils that are actively farmed in a small grain rotation in an area containing multiple VOF easements.

Project Type

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

Instrument Type

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

Land Protection Agent

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

Funding Source & Amount

- VOF Grant Program(s): _____
Amount Requested/Approved: \$ _____
- Tax Benefits (Sought by Applicant)
- External Grant Program(s): _____
Amount Requested/Secured: \$ _____
- 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:

The Property contains 106.61 acres of United States Department of Agriculture-designated prime farmland soils and 7.85 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. 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 hereunder will provide farmland for future use.

According to the American Farmland Trust Productivity, Resilience, and Versatility Study, approximately 104.10 acres of the Property are designated as "Exceptional," and approximately 53 acres of the Property are designated as "Significant," for agricultural production and the preservation of the Property hereunder will provide farmland for future use.

Forestal Use:

A portion of the property has been identified by the Virginia Department of Forestry as having a high-ranking (FCV4) in "Forest Conservation Value," and protection of the Property in perpetuity hereunder helps ensure that the forested areas remain available for wood products, watershed protection, and wildlife habitat.

Scenic/Open Space:

The Property lies adjacent to property held under easement by the Virginia Outdoors Foundation and the restrictions set forth herein contribute to the open-space values of all such other lands and the continuity of wildlife habitat on all these protected properties.

Water Resource Protection:

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

The 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:

The Property lies in the Occupacia-Rappahannock Rural Historic District that encompasses a vernacular landscape of more than 44,884 acres that boasts a significant collection of buildings, structures, landscape features, and sites that highlight the evolution of a rural Tidewater community from the early 1700s through the mid-20th century and protection of the property by the restrictions set forth herein contributes to the historic and cultural values of the area.

Project Details

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

1. **Divisions permitted:** 1 **Maximum Properties:** 2
2. **Impervious Coverage Limitations:** Total impervious coverage, including that of both existing and future improvements, may not exceed 21,000 square feet or 0.24 % of the total property.
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. Any new building structure, or photovoltaic system 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 riparian buffer along both sides of the unnamed tributary running across the property 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

Location and size of building envelopes will be refined during field work with the landowner and finalized in the BDR.

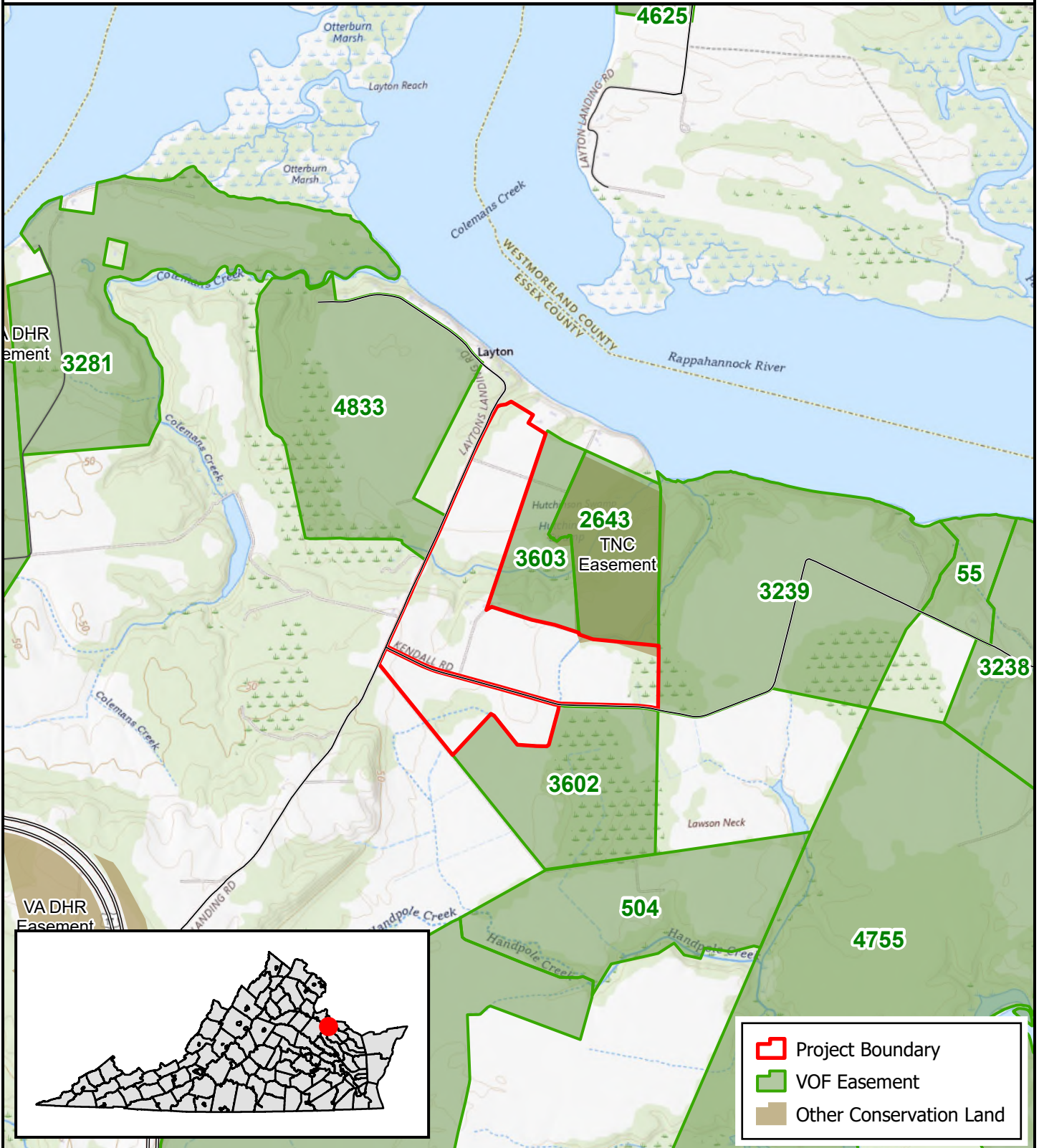
Comprehensive Plan

Has the locality confirmed the project is in compliance with the comprehensive plan?
 YES NO
 DETAILS: Letter dated April 14, 2026, from Lauren Colley, Essex County Deputy Zoning Administrator.

Public Infrastructure Information	Conflicts with published plans	Yes	No
Roads: Property is located on dead end roads.		<input type="checkbox"/>	<input checked="" type="checkbox"/>
Rail:		<input type="checkbox"/>	<input checked="" type="checkbox"/>
Utilities:		<input type="checkbox"/>	<input checked="" type="checkbox"/>
Notes:			

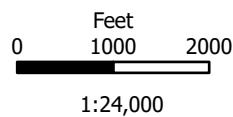
Location

Ellis, R. Winston, Ryan & Courtnie



Essex County

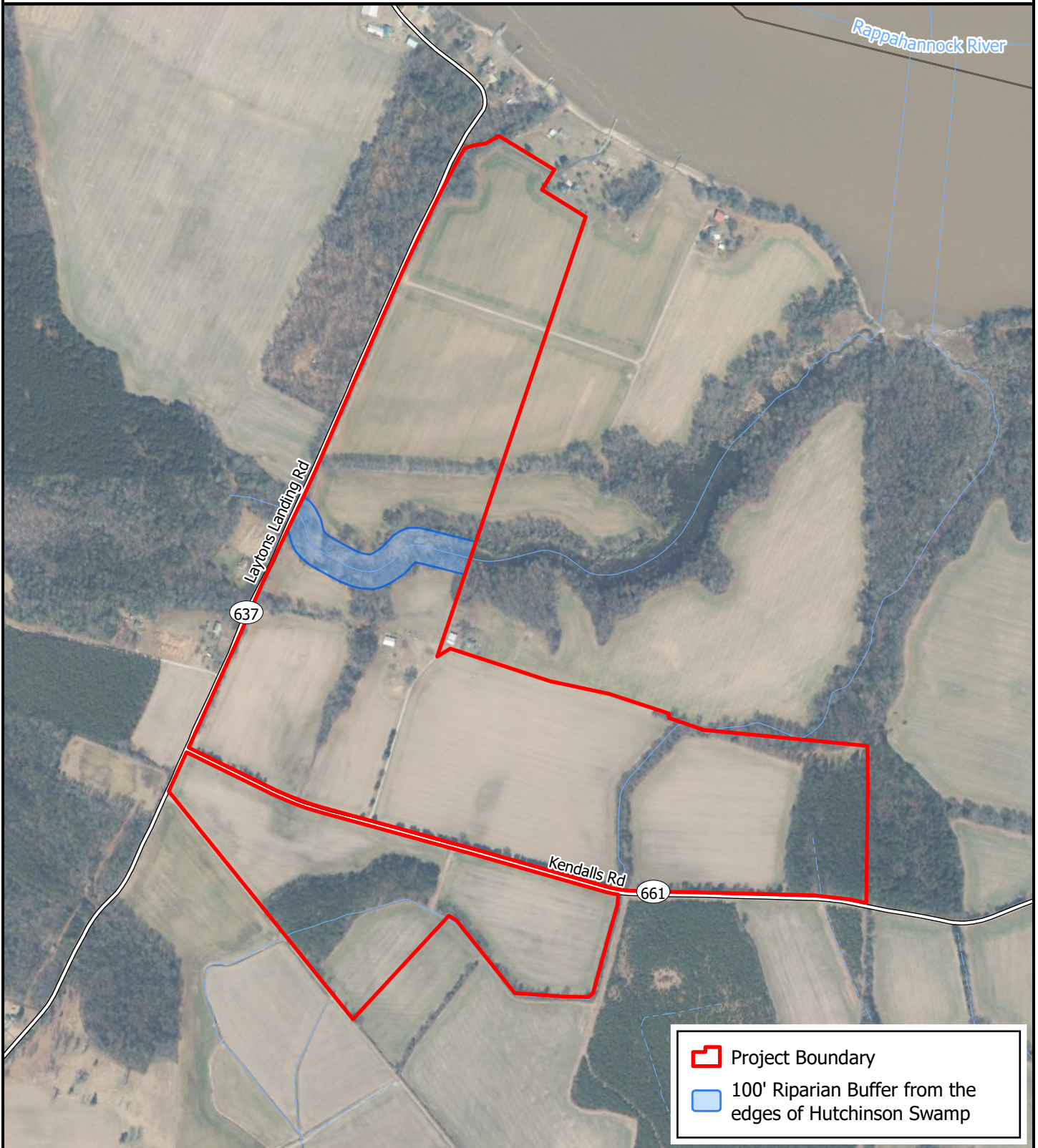
193.068± Acres



Map created: 05/18/2026 by Baron Lin
 Projection: NAD 1983 2011 Virginia Lambert
 Source data: USGS Topo Quad Name: Champlain & Loretto; Other Conservation Land - VA DCR; all else - VOF.

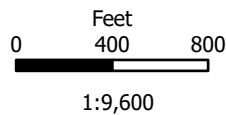
Special Conditions

Ellis, R. Winston, Ryan & Courtnie



Essex County

193.068± Acres



Map created: 05/18/2026 by Baron Lin
Projection: NAD 1983 2011 Virginia Lambert

Source data: Aerial Imagery - VGIN/VBMP acquired 03/03/2025; Rivers/Streams - USGS-NHD; Roads - VDOT; all else - VOF.

*Building Envelopes to be added/confirmed by landowners.

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

Hynson, Alan J. and Victoria M.

Locality: Richmond

Acres: 328 +/-

Board Meeting: 6/11/2026 **Staff Lead:** Estie Thomas **Region:** Eastern

VOF Project # 4804 VOF Instrument # 6222 VOF Property # 5532

Project Description/Property Features

Located along Mitchell's Run, a part of the Cat Point Creek watershed, this Virginia Century farm contains productive soils farmed in a small grain rotation with forest in a mix of hardwood species that supports a wide variety of wildlife resources.

Project Type

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

Instrument Type

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

Land Protection Agent

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

Funding Source & Amount

- VOF Grant Program(s): PTF-EA
Amount Requested: \$35,389
- Tax Benefits (Sought by Applicant)
- External Grant Program(s): _____
Amount Requested/Secured: \$ _____
- 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: \$ 35,389
- Approve recommended funding: \$ _____
- Approved administratively, PTF-Easement Assistance: \$ _____

Notes:

Conservation Purposes

Agricultural Use:

The Property contains 147 acres of United States Department of Agriculture-designated prime farmland soils. 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.

The Property is 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". The restrictions set forth herein help ensure that the Property is available for agricultural production in the future.

Forestal Use:

Property has been identified by the Virginia Department of Forestry as having a high ranking (FCV 3) in "Forest Conservation Value," 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:

Approximately fifty percent of the Property has been identified by the Virginia Department of Conservation and Recreation as being within an ecological core of very high value and within the Natural Land Network, which includes lands of high ecological integrity and identifies lands that represent important natural connections to facilitate protection of biodiversity and resilience as the landscape changes. Preservation of the property will enhance the integrity of this ecological core.

Water Resource Protection:

The Property contains approximately 6,000 feet of frontage on Mitchell Run which drains to Cat Point Creek, a tributary of the Rappahannock 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.

The 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.

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 38,000 square feet or 0.26 % of the total property.
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. Any new building, structure, or photovoltaic system exceeding 500 square feet in ground area must be located in a designated Building Envelope. 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:** Riparian Protection Zone (RPZ) along Mitchell Run. RPZ excludes livestock.
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: 5 existing tax map parcels will be consolidated into one tax map parcel by survey recorded with the County after easement recordation.

Further Discussion

n/a

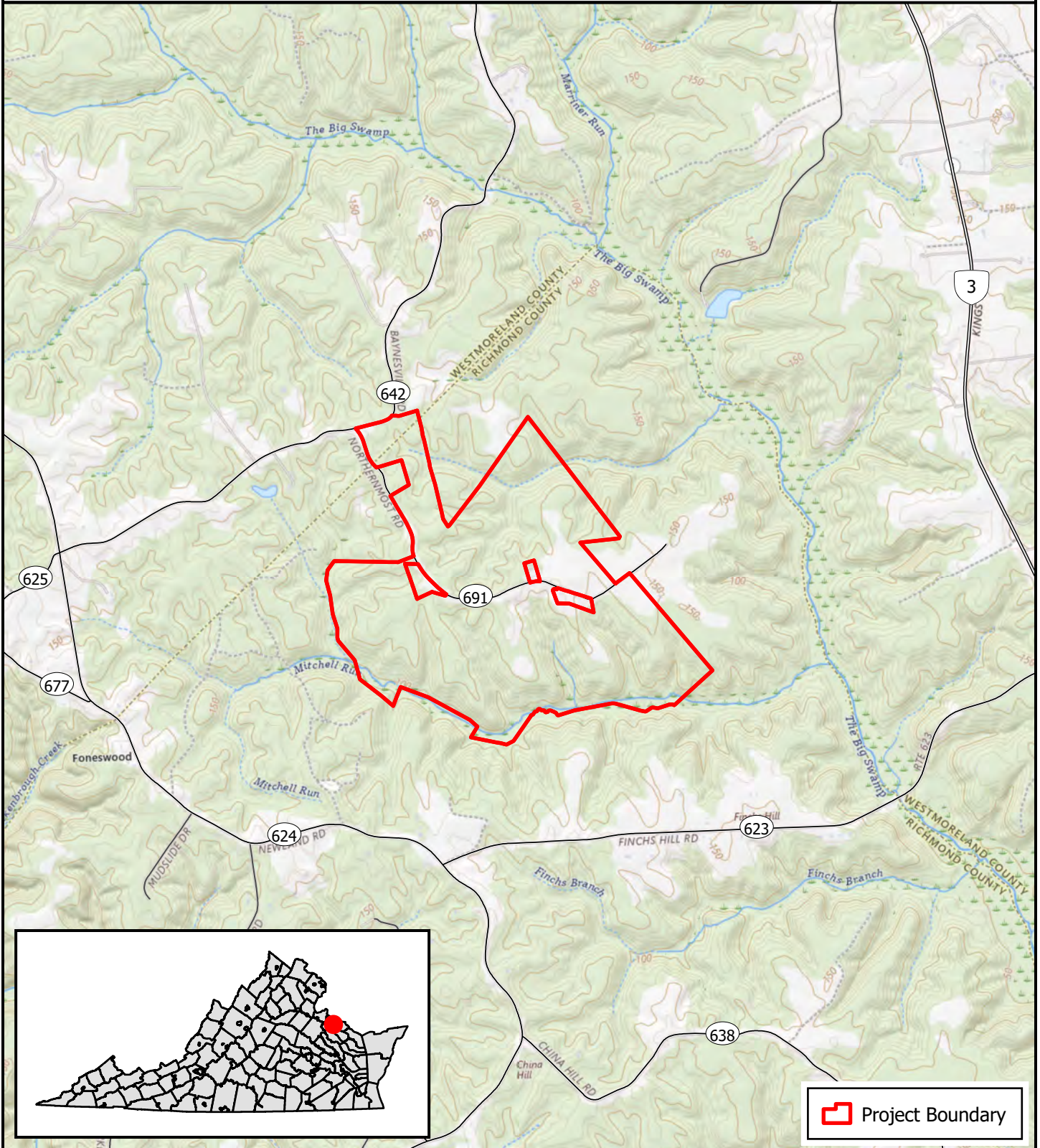
Comprehensive Plan

Has the locality confirmed the project is in compliance with the comprehensive plan?
 YES NO
 DETAILS: Letter dated May 27, 2026 from Hope Mothershead, County Administrator, Richmond County

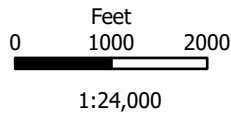
Public Infrastructure Information	Conflicts with published plans	
	Yes	No
Roads: Routes 691 and 642 are 30-foot Row	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Rail:	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Utilities:	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Notes:		

Location

Alan J. & Victoria M. Hynson



Richmond & Westmoreland
Counties
328± Acres

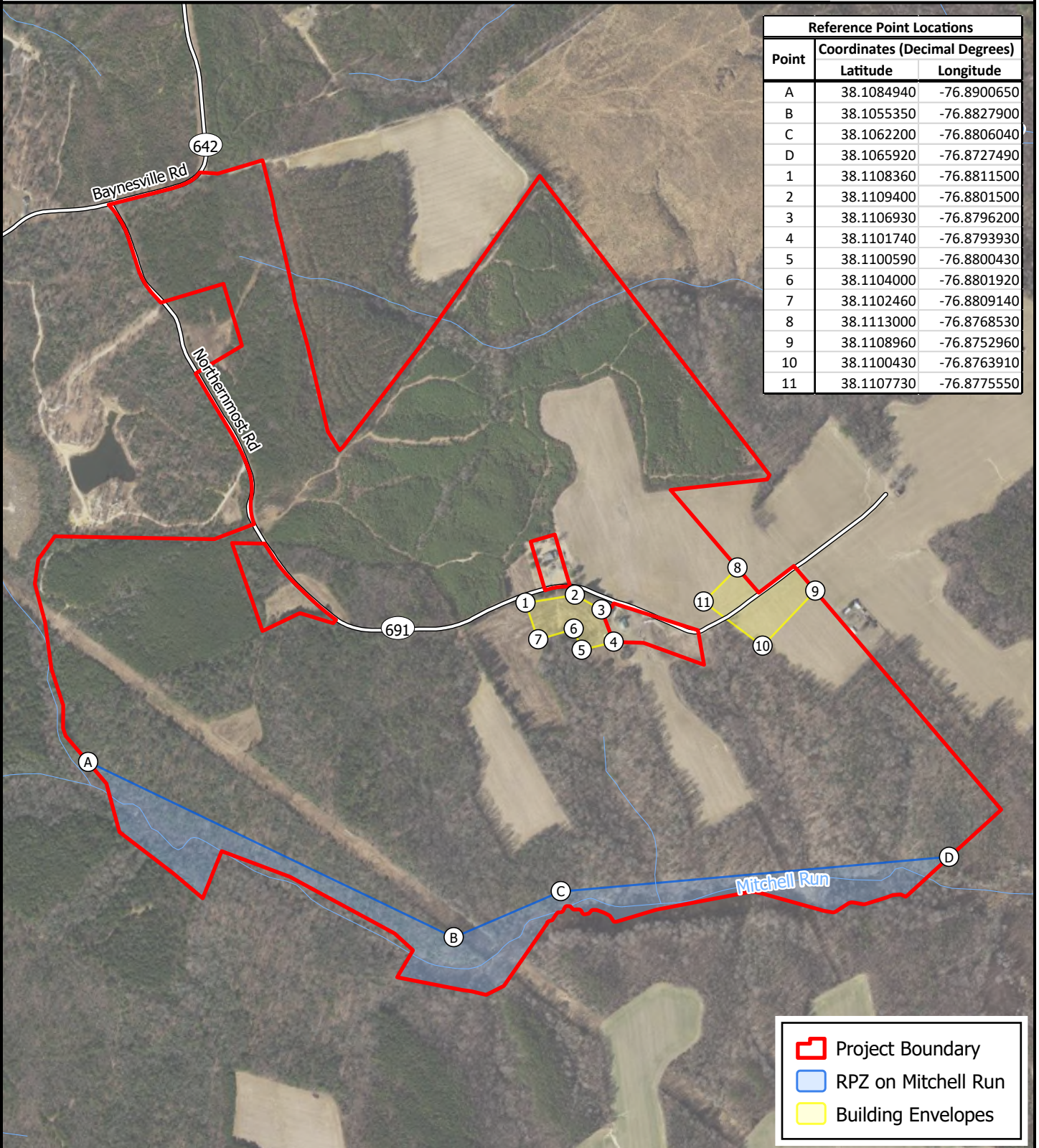


Map created: 02/04/2025 by Baron Lin
Projection: NAD 1983 Virginia Lambert
Source data: USGS Topo Quad Name: Champlain & Montross; all else - VOF.

 Project Boundary

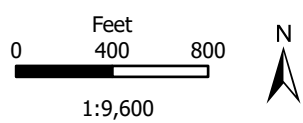
Special Conditions

Alan J. & Victoria M. Hynson



Reference Point Locations		
Point	Coordinates (Decimal Degrees)	
	Latitude	Longitude
A	38.1084940	-76.8900650
B	38.1055350	-76.8827900
C	38.1062200	-76.8806040
D	38.1065920	-76.8727490
1	38.1108360	-76.8811500
2	38.1109400	-76.8801500
3	38.1106930	-76.8796200
4	38.1101740	-76.8793930
5	38.1100590	-76.8800430
6	38.1104000	-76.8801920
7	38.1102460	-76.8809140
8	38.1113000	-76.8768530
9	38.1108960	-76.8752960
10	38.1100430	-76.8763910
11	38.1107730	-76.8775550

Richmond & Westmoreland Counties
328.0 ± Acres



Map created: 9/22/2025 by Baron Lin
Projection: NAD 1983 Virginia Lambert
Source data: Aerial Imagery - VGIN/VBMP acquired 03/10/2021 & 03/11/2021; Rivers/Streams - USGS; Roads - VDOT; all else - VOF. ArcGIS Pro used to determine points. Building Envelopes & RPZ follow Project Boundary from points 3-4, 8-9, & D-A.



PROJECT SUMMARY

Hinton, Jeffrey D. and Tina A.

Locality: Northumberland & Richmond **Acres:** 303.033

Board Meeting: 6/11/2026 **Staff Lead:** Estie Thomas **Region:** Eastern

VOF Project # 5147 VOF Instrument # 8918 VOF Property # 6070

Project Description/Property Features
Located in Northumberland and Richmond Counties, this property contains productive agricultural lands in a small grain rotation, with over a mile and half of tributaries and wetlands draining to Bush Mill Stream which supports a range of wildlife habitat resources.

Project Type

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

Instrument Type

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

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:

Conservation Purposes

Agricultural Use:

Property contains approximately 158.48 acres of United States Department of Agriculture-designated prime farmland soils and 31.94 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. 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.

The Property contains 36.24 acres of 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. 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. This Easement prevents uses and development of the Property that would impair the availability of the Property for productive forestry use, thus providing an important benefit to the general public.

Natural Habitat and Biological Diversity:

Property is classified as a Wildlife Biodiversity Resilience Corridor by the Virginia Wildlife Corridor Action Plan. Virginia is one of the first states in the eastern U.S. to create a Wildlife Corridor Action Plan (Plan) with a clear emphasis on protecting vital wildlife habitat corridors and reducing wildlife-vehicle conflicts, such as collisions, to promote driver safety. The limitations on development included in this Easement will help to preserve this corridor for wildlife passage and minimize wildlife-vehicle conflicts.

Property contains 207.19 acres 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." Protection of the property through the limitations in this Easement 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.

Water Resource Protection:

The Property contains wetlands and approximately 7,000 feet of frontage on unnamed streams, tributaries of Bush Mill Stream and the Wicomico River and ultimately the Chesapeake Bay. Protection of the property from unrestrained development hereunder will help preserve the water quality of the Chesapeake Bay by reducing non-point source pollution.

The 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.

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:** 1 **Maximum Properties:** 2
2. **Impervious Coverage Limitations:** Total impervious coverage, including that of both existing and future improvements, may not exceed 34,000 square feet or 0.24 % of the total property.
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. Any new building, structure, or photovoltaic system 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:** Riparian Protection Zone along unnamed tributaries of Bush Mill 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

This is a cross-county project with acreage in Northumberland and Richmond Counties. Location and size of building envelopes will be refined during field work with the landowner and finalized in the BDR.

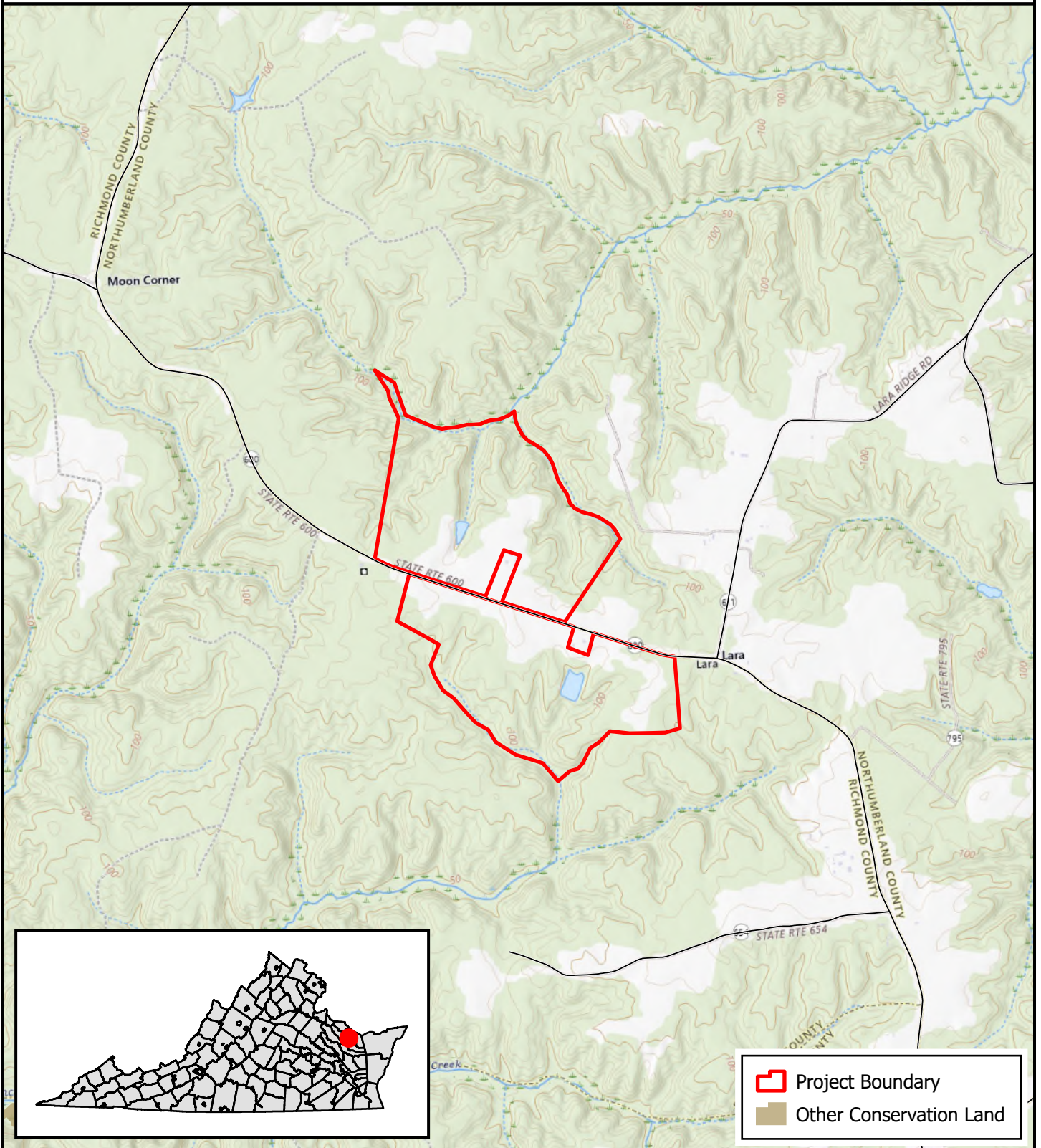
Comprehensive Plan
<p>Has the locality confirmed the project is in compliance with the comprehensive plan? <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO</p> <p>DETAILS: Letter from Northumberland County dated April 21, 2026 from Stuart McKenzie, County Planner. VOF is still awaiting a formal letter from Hope Mothershead, Director of Planning and Zoning for Richmond County.</p>



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

Revision Date 04/10/2025

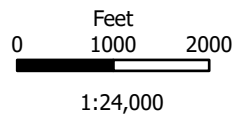
Location

Hinton, Jeffrey & Tina



 Project Boundary
 Other Conservation Land

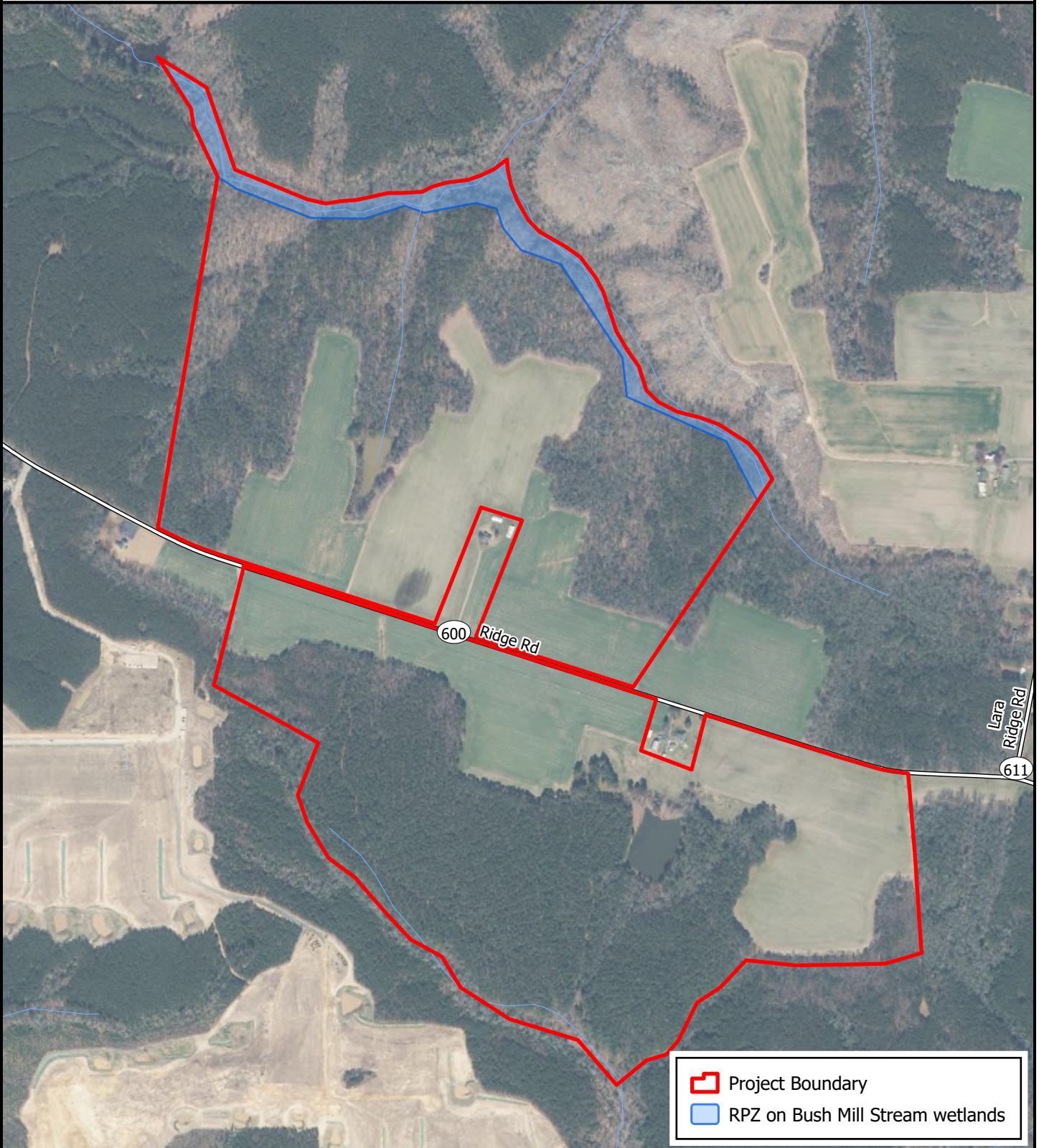
Northumberland &
Richmond Counties
303.033± Acres



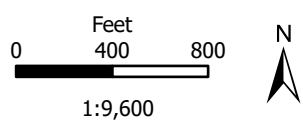
Map created: 05/19/2026 by Baron Lin
Projection: NAD 1983 2011 Virginia Lambert
Source data: USGS Topo Quad Name: Lively; all else - VOF.

Special Conditions

Hinton, Jeffrey & Tina



Northumberland &
Richmond Counties
303.033 ± Acres



Map created: 05/19/2026 by Baron Lin
Projection: NAD 1983 2011 Virginia Lambert
Source data: Aerial Imagery - VGIN/VBMP acquired 03/18/2025; Rivers/Streams - USGS-NHD; Roads - VDOT; all else - VOF.
*Building Envelopes to be added/confirmed by landowners.



PROJECT SUMMARY

Eustace Farm, LLC

Locality: Westmoreland

Acres: 222.406

Board Meeting: 6/11/2026

Staff Lead: Estie Thomas

Region: Eastern

VOF Project # 5153 VOF Instrument # 8929 VOF Property # 6076

Project Description/Property Features

Situated between the Northwest Yeocomico River and the Potomac River in Westmoreland County, this property is maintained in active forestry use, provides excellent habitat, and lies near several other VOF easements in the Sandy Point area.

Project Type

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

Instrument Type

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

Land Protection Agent

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

Funding Source & Amount

- VOF Grant Program(s): _____
Amount Requested/Approved: \$ _____
- Tax Benefits (Sought by Applicant)
- External Grant Program(s): _____
Amount Requested/Secured: \$ _____
- 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

Forestral Use:

The Property contains 131.67 acres of “Outstanding” Forest Conservation Value (FCV) 5 and 57.92 acres of “Very High” FCV 4 identified by the Virginia Department of Forestry and protection of the Property in perpetuity hereunder helps ensure that the forested areas remain available for wood products, watershed protection, and wildlife habitat.

Natural Habitat and Biological Diversity:

The property contains 212.68 acres of high-ranked Ecological Core habitat identified by the Virginia Department of Conservation and Recreation Division of Natural Heritage Resources, which includes observations of Diamond Backed Terrapins; protection of the property helps preserve these resources and habitat.

Water Resource Protection:

The 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.

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 24,000 square feet or 0.24 % of the total property.
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. Any new building, structure, or photovoltaic system exceeding 500 square feet in ground area must be located in the 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 Drain tile was placed in fields by a previous owner.
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

The Property consists of only one existing tax map parcel.

Further Discussion

Location and size of building envelopes will be refined during field work with the landowner and finalized in the BDR.

Comprehensive Plan

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

YES NO

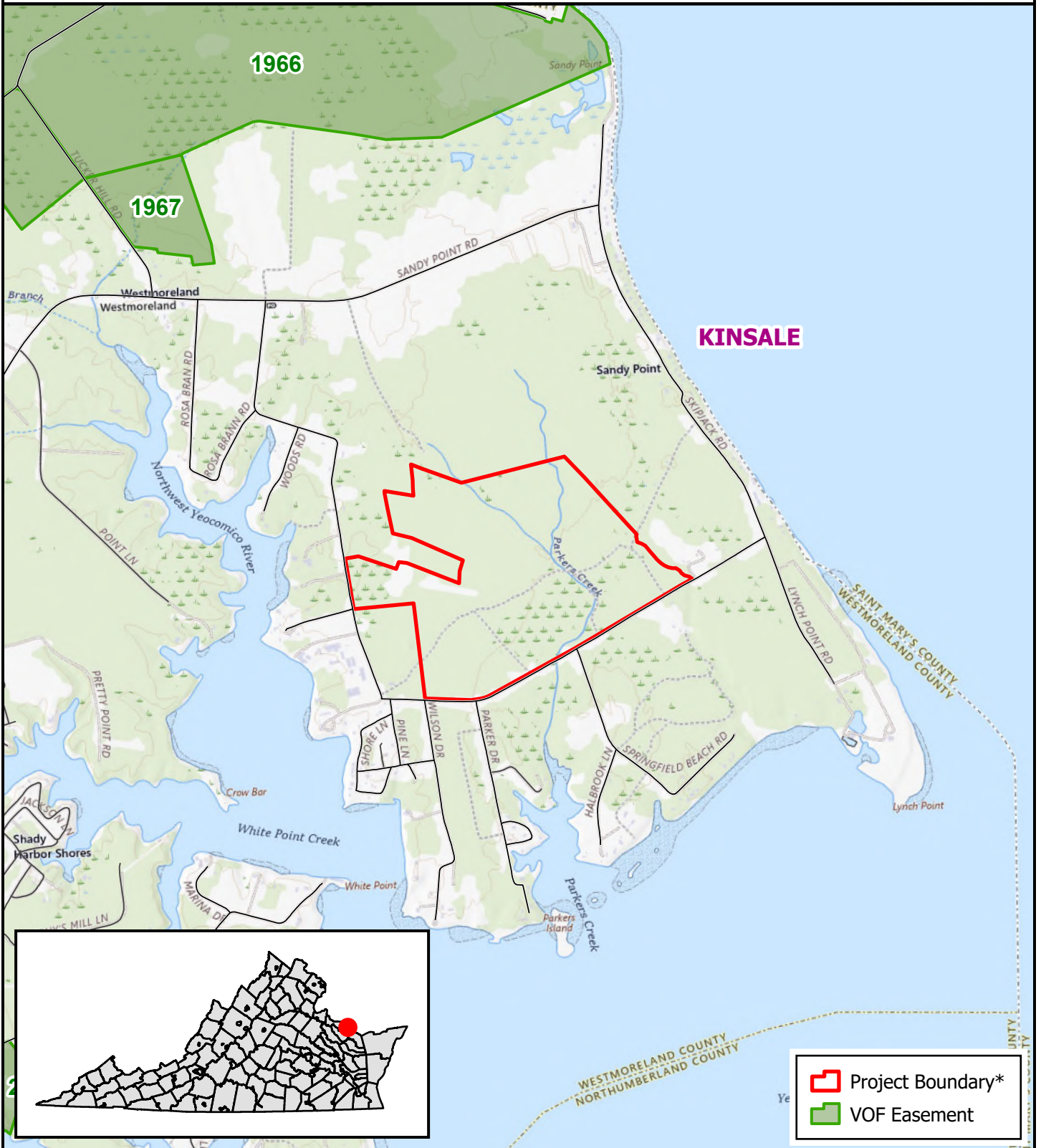
DETAILS: Letter dated April 21, 2026, from Richard Stuart, Director of Land Use Administration.

Public Infrastructure Information	Conflicts with published plans	Yes	No
Roads: Rt. 610-Skipjack Road is a 30 foot Row, currently slated for VDOT widening.		<input type="checkbox"/>	<input checked="" type="checkbox"/>
Rail:		<input type="checkbox"/>	<input checked="" type="checkbox"/>
Utilities:		<input type="checkbox"/>	<input checked="" type="checkbox"/>
Notes: VDOT and VOF are in discussions about the improvement and widening project for Skipjack Road. Accommodating language will be added to the deed.			

Revision Date 04/10/2025

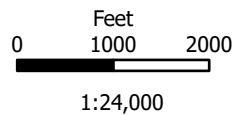
Location

Eustace Farm LLC



Westmoreland County

222.406± Acres

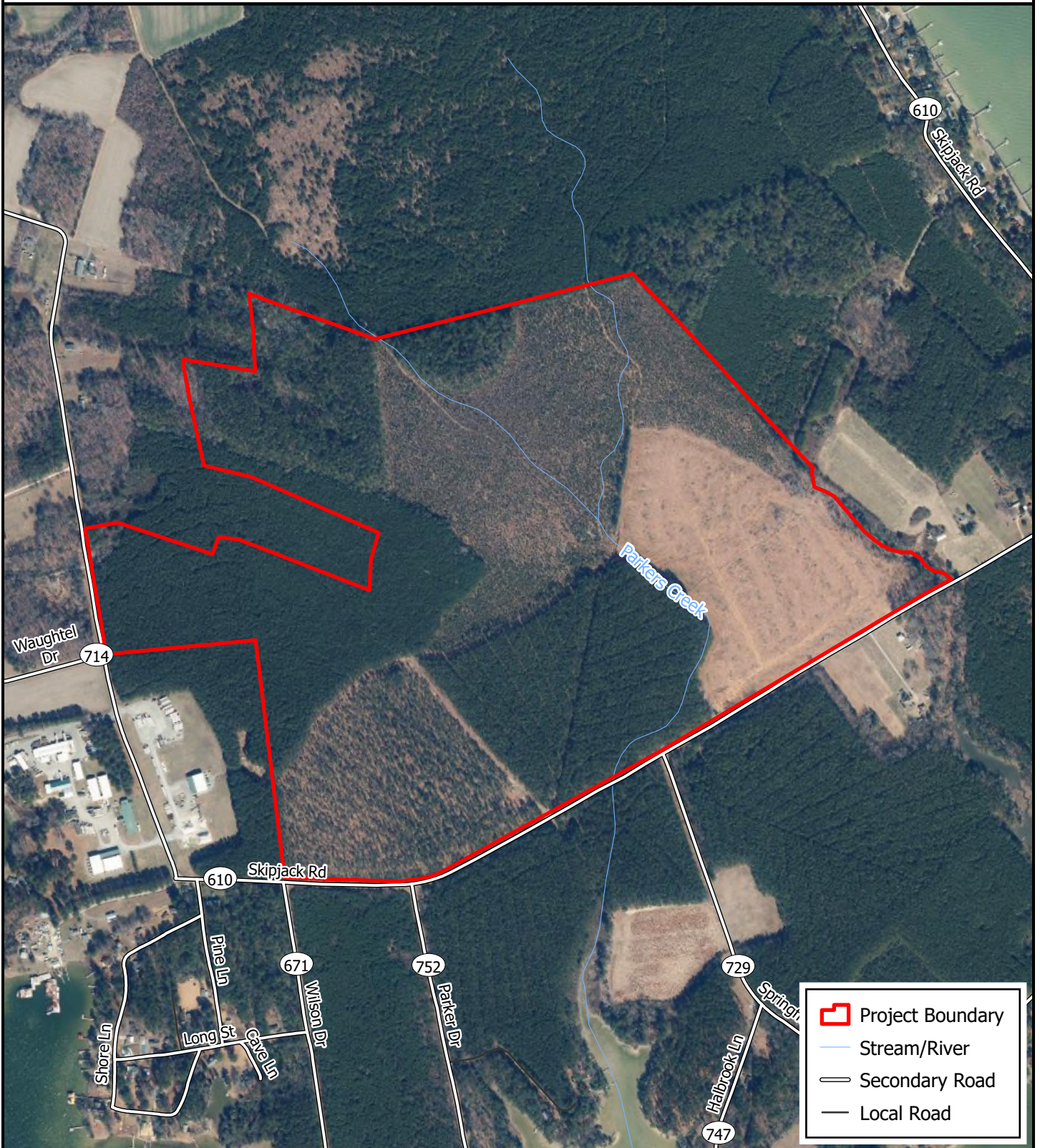


Map created: 05/18/2026 by Baron Lin
Projection: NAD 1983 2011 Virginia Lambert
Source data: USGS Topo Quad Name: Kinsale; Other Conservation Land - VA DCR; all else - VOF.

*Displayed boundary based on tax map parcels. Mapping in progress.

Aerial Imagery

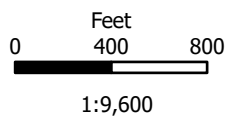
Eustace Farm LLC



	Project Boundary
	Stream/River
	Secondary Road
	Local Road

Westmoreland County

222.406± Acres



Map created: 05/18/2026 by Baron Lin
Projection: NAD 1983 2011 Virginia Lambert

Source data: Aerial Imagery - VGIN/VBMP acquired 03/02/2025; Rivers/Streams - USGS-NHD; Roads - VDOT; all else - VOF.

*Building Envelopes to be added/confirmed by landowners.



PROJECT SUMMARY

Brooks, John Lane, Jr. and Caroline Hope

Locality: Essex

Acres: 117.635

Board Meeting: 6/11/2026

Staff Lead: Estie Thomas **Region:** Eastern

VOF Project # 5154 VOF Instrument # 8930 VOF Property # 6077

Project Description/Property Features

Located in an area of Essex County that contains multiple VOF easements, this property is undeveloped open space containing highly productive farm soils. This property is family owned and farmed in a small grain rotation.

Project Type

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

Instrument Type

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

Land Protection Agent

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

Funding Source & Amount

- VOF Grant Program(s): _____
Amount Requested/Approved: \$ _____
- Tax Benefits (Sought by Applicant)
- External Grant Program(s): _____
Amount Requested/Secured: \$ _____
- 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:

According to the American Farmland Trust Productivity, Resilience, and Versatility Study, the property is designated as “Exceptional,” for agricultural production and the preservation of the property will provide farmland for future use.

The property contains 106.61 acres of United States Department of Agriculture-designated prime farmland soils and 7.85 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. 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.

Natural Habitat and Biological Diversity:

The Nature Conservancy has designated approximately 3.24 acres of the property as “More Resilient” in its Terrestrial Resilience layer on its Resilient Land Mapping Tool, which indicates which lands are more likely to maintain wildlife species diversity and ecological function as the climate changes. About one-third of the Property is also designated as having Recognized Biodiversity Value by the Resilient Land Mapping Tool. Protection of the property will help to maintain wildlife species diversity and ecological function.

Scenic/Open Space:

The Property lies adjacent to property held under easement by the Virginia Outdoors Foundation and the restrictions set forth herein contribute to the open-space values of all such other lands and the continuity of wildlife habitat on all these protected properties.

Water Resource Protection;

The 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.

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 or 0.25 % of the total property.
- 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. Any new building, structure, or photovoltaic system exceeding 500 square feet in ground area must be located in the 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: N/A

7. Public Access: NO YES

8. Sign Required: NO YES

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

Summarize: Property consists of only one existing tax map parcel

Further Discussion

Location and size of building envelopes will be refined during field work with the landowner and finalized in the BDR.

Comprehensive Plan

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

YES NO

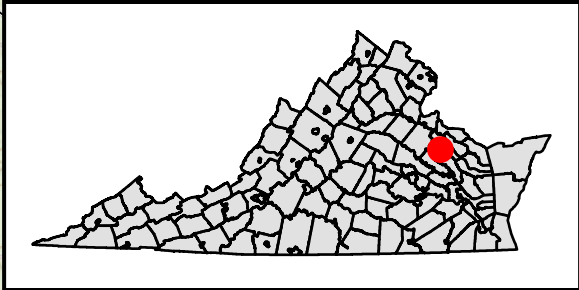
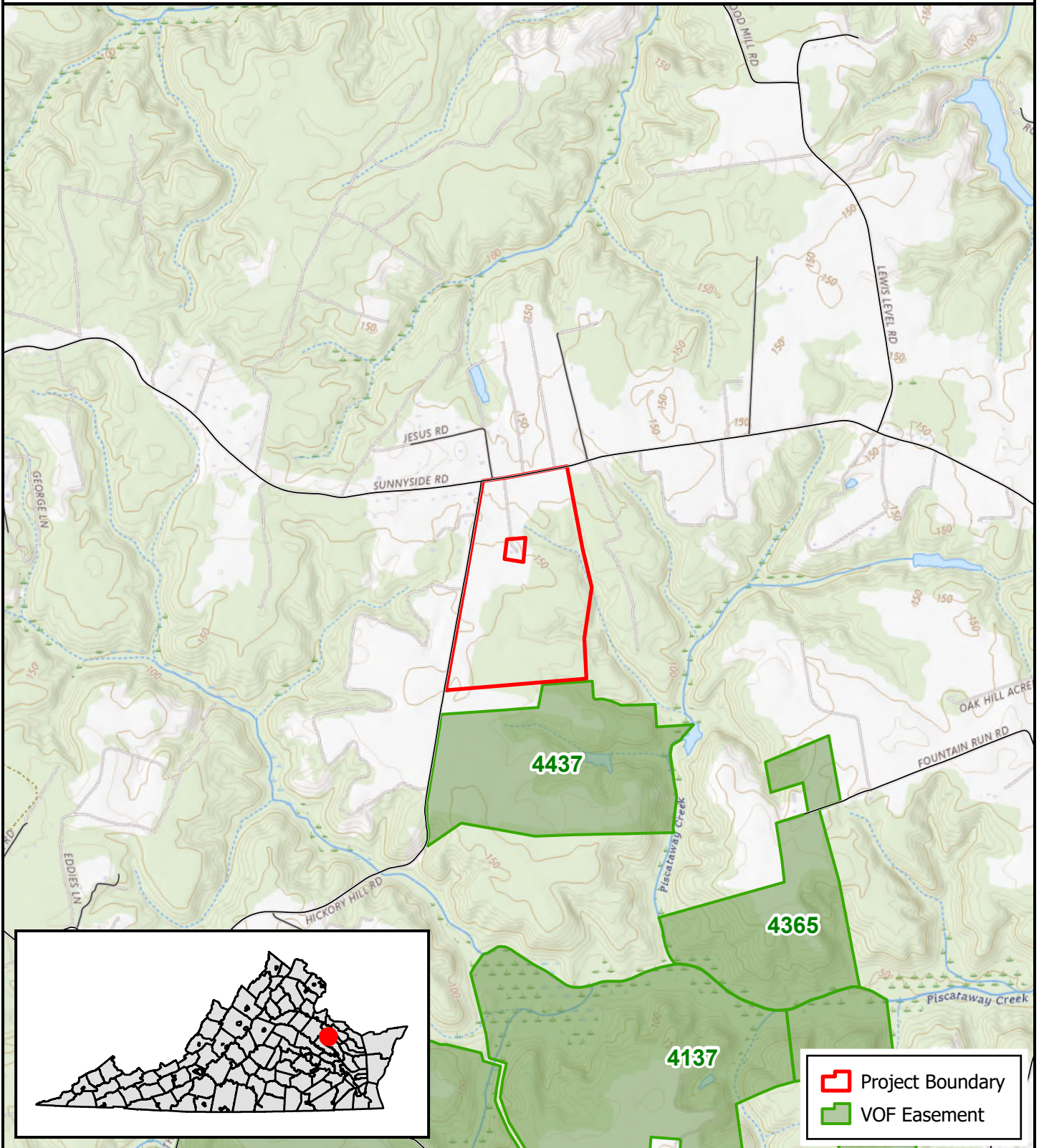
DETAILS: Letter dated April 14, 2026, from Lauren Colley, Essex County Deputy Zoning Director.



Public Infrastructure Information	Conflicts with published plans		Yes	No
Roads: Rt. 650 and Rt. 619 are 40 foot RoW,	<input type="checkbox"/>	<input checked="" type="checkbox"/>		
Rail:	<input type="checkbox"/>	<input checked="" type="checkbox"/>		
Utilities:	<input type="checkbox"/>	<input checked="" type="checkbox"/>		
Notes:				

Revision Date 04/10/2025

Location

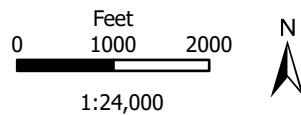
Brooks, John Lane Jr. & Caroline Hope



 Project Boundary
 VOF Easement

Essex County

117.635± Acres



Map created: 05/18/2026 by Baron Lin
Projection: NAD 1983 2011 Virginia Lambert
Source data: USGS Topo Quad Name: Cauthornville, Mount Landing, & Millers Tavern;
Other Conservation Land - VA DCR; all else - VOF.

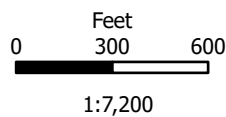
Aerial Imagery

Brooks, John Lane Jr. & Caroline Hope



Essex County

117.635± Acres



Map created: 05/18/2026 by Baron Lin
Projection: NAD 1983 2011 Virginia Lambert

Source data: Aerial Imagery - VGIN/VBMP acquired 03/03 & 03/12/2025; Rivers/
Streams - USGS-NHD/VGIN-VBMP; Roads - VDOT; all else - VOF.

*Building Envelopes to be added/confirmed by landowners.



PROJECT SUMMARY

Moran, Robert L., Jr., Bernard M., and James W.

Locality: King William

Acres: 412.93

Board Meeting: 6/11/2026

Staff Lead: Estie Thomas

Region: Eastern

VOF Project # 5155 VOF Instrument # 8931 VOF Property # 6078

Project Description/Property Features

Located in upper King William County in an area containing several open-space easements and state managed public lands, this property is managed as working forest and a portion of the property has been in the same family ownership since 1858.

Project Type

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

Instrument Type

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

Land Protection Agent

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

Funding Source & Amount

- VOF Grant Program(s): _____
Amount Requested/Approved: \$ _____
- Tax Benefits (Sought by Applicant)
- External Grant Program(s): _____
Amount Requested/Secured: \$ _____
- 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 approximately 158.48 acres of United States Department of Agriculture-designated prime farmland soils and 31.94 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. 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.

A portion of the Property has been in Grantor's family since 1858 and is 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". The restrictions set forth herein help ensure that the Property is available for agricultural production in the future.

Forestral Use:

The Property contains 133.02 acres of "Very High" Forest Conservation Value (FCV) 4 and 12.82 acres of "Outstanding" FCV 5, identified by the Virginia Department of Forestry and protection of the Property in perpetuity hereunder helps ensure that the forested areas remain available for wood products, watershed protection, and wildlife habitat.

Natural Habitat and Biological Diversity:

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.

The Property contains 212 acres of C5 "Very High" and 102 acres of C3 "High" Ecological Core areas as classified in the Virginia Natural Landscape Assessment created by the Virginia Department of Conservation and Recreation's 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 through the limitations in this Easement will help to limit development of the Property and continue to provide habitat for wildlife.

Water Resource Protection:

Property contains approximately 5,400 feet of frontage on tributaries to Herring Creek and 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. The restrictions of this Easement will help to protect water quality in the aforementioned waterbodies.

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.

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: 1 Maximum Properties: 2**
- 2. Impervious Coverage Limitations:** Total impervious coverage, including that of both existing and future improvements, may not exceed 45,000 square feet or 0.25 % of the total property.
- 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. Any new building, structure, or photovoltaic system exceeding 500 square feet in ground area must be located in the 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:** Riparian Protection Zones on two separate unnamed tributaries to Herring 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
Summarize: Property only consists of two existing tax map parcels

Further Discussion

Location and size of building envelopes will be refined during field work with the landowner and finalized in the BDR.

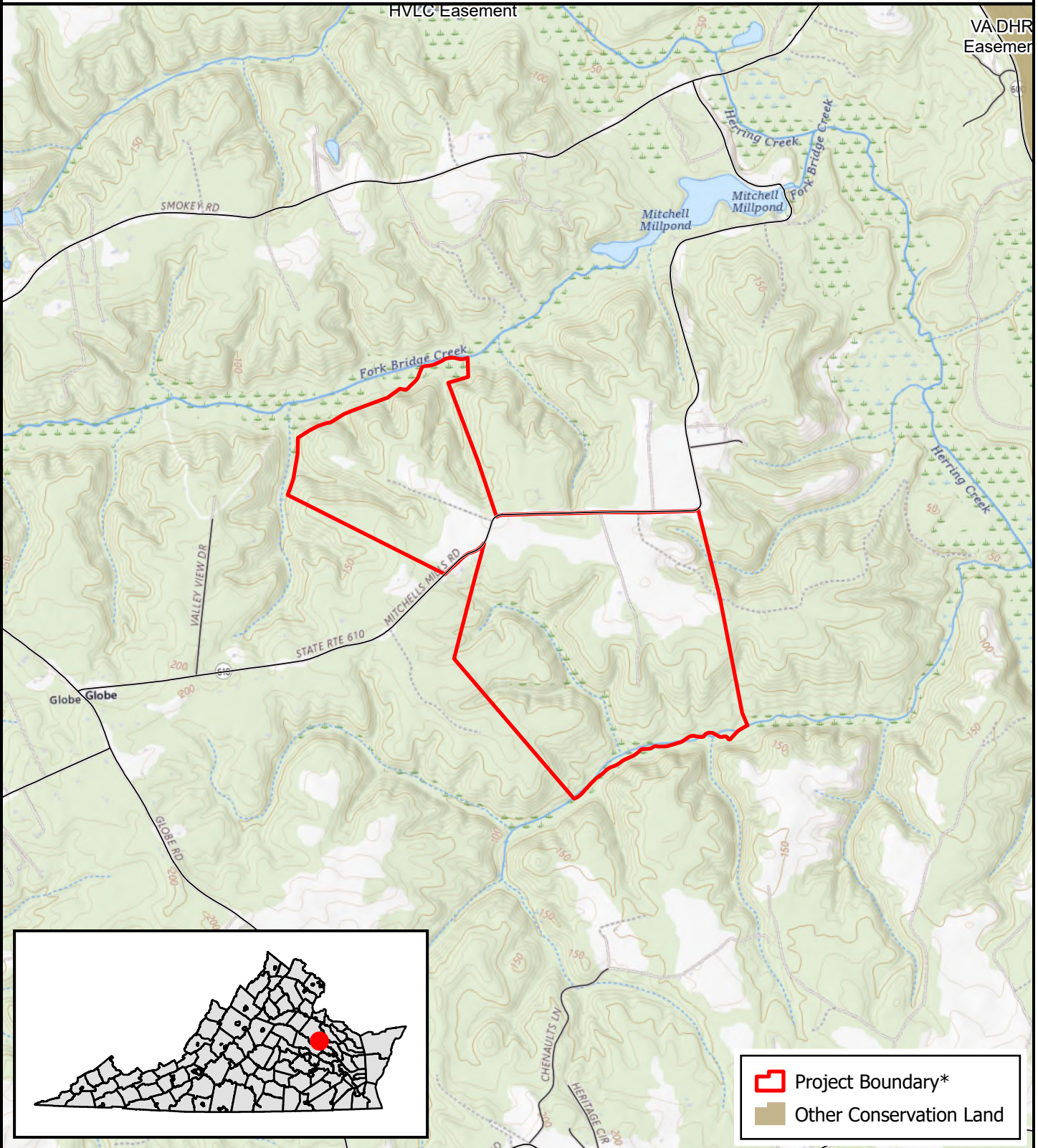
Comprehensive Plan
Has the locality confirmed the project is in compliance with the comprehensive plan? <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO DETAILS: Letter dated April 14, 2026, from Joyce Wolfe, King William County Planner 1.

Public Infrastructure Information	Conflicts with published plans	Yes	No
Roads: 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

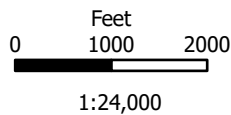
Location

Moran, Robert Jr., Bernard, James & Patsy



King William County

412.93± Acres



Map created: 05/19/2026 by Baron Lin
Projection: NAD 1983 2011 Virginia Lambert
Source data: USGS Topo Quad Name: Beulahville; Other Conservation Land - VA DCR;
all else - VOF.

*Displayed boundary based on tax map parcels. Mapping in progress.

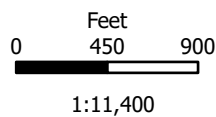
Special Conditions

Moran, Robert Jr., Bernard, James & Patsy



King William County

412.93± Acres



Map created: 05/19/2026 by Baron Lin
Projection: NAD 1983 2011 Virginia Lambert

Source data: Aerial Imagery - VGIN/VBMP acquired 03/12/2025; Rivers/Streams - USGS-NHD; Roads - VDOT; all else - VOF.

*Displayed boundary based on tax map parcels. Mapping in progress. Building Envelopes to be added/confirmed by landowners.



PROJECT SUMMARY

Battlefield Industrial Park, LLC

Locality: King and Queen

Acres: 132.4

Board Meeting: 6/11/2026 **Staff Lead:** Estie Thomas **Region:** Eastern

VOF Project # 5157 VOF Instrument # 8948 VOF Property # 6080

Project Description/Property Features

Located off Powcan Road in rural King and Queen County and located adjacent to an existing VOF easement, this property is a an undeveloped tract of land composed of timberland, streams and wetlands, that supports a variety of wildlife habitat resources.

Project Type

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

Instrument Type

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

Land Protection Agent

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

Funding Source & Amount

- VOF Grant Program(s): _____
Amount Requested/Approved: \$ _____
- Tax Benefits (Sought by Applicant)
- External Grant Program(s): _____
Amount Requested/Secured: \$ _____
- 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

Forestral Use:

The Property contains 39.66 acres of FCV3 “High” and 13.33 acres of FCV4 “Very High” on the Virginia Department of Forestry’s 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. This Easement prevents uses and development of the Property that would impair the availability of the Property for productive forestry use, thus providing an important benefit to the general public.

Natural Habitat and Biological Diversity:

The western portion of the Property is classified as a Wildlife Biodiversity Resilience Corridor by the Virginia Wildlife Corridor Action Plan. Virginia is one of the first states in the eastern U.S. to create a Wildlife Corridor Action Plan (Plan) with a clear emphasis on protecting vital wildlife habitat corridors and reducing wildlife-vehicle conflicts, such as collisions, to promote driver safety. The limitations on development included in this Easement will help to preserve this corridor for wildlife passage and minimize wildlife-vehicle conflicts.

The western portion of the Property contains 40 acres of C3 “High” Ecological Core area as classified 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 through the limitations in this Easement will help to limit development of the Property and continue to provide habitat for wildlife.

Scenic/Open Space:

The Property is adjacent to another property that is protected by an open-space easement held by Grantee, and protection of the Property by this Easement will help to create a larger block of permanently conserved land.

Water Resource Protection:

The Property contains approximately 3,800 feet of frontage on an unnamed intermittent tributary to Dickey’s Swamp, which flows to Garnetts Creek, and then 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. The restrictions of this Easement will help to protect water quality in the aforementioned waterbodies.

The 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.

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 or 0.26 % of the total property.
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 two freestanding dwellings may be maintained or constructed on the Property. Any new building, structure, or photovoltaic system exceeding 500 square feet in ground area must be located in the designated Building Envelope(s). Any freestanding dwelling must be located in a Building Envelope(s).
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 wetlands as shown on Exhibit A.
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: Research into the ownership of the property shows there were three tax map parcels. At one point the County merged them all into one parcel. Property description in the deed includes the older parcels. County will assign one tax parcel number to this property moving forward after recordation.

Further Discussion

Location and size of building envelopes will be refined during field work with the landowner and finalized in the BDR"

Comprehensive Plan

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

YES NO

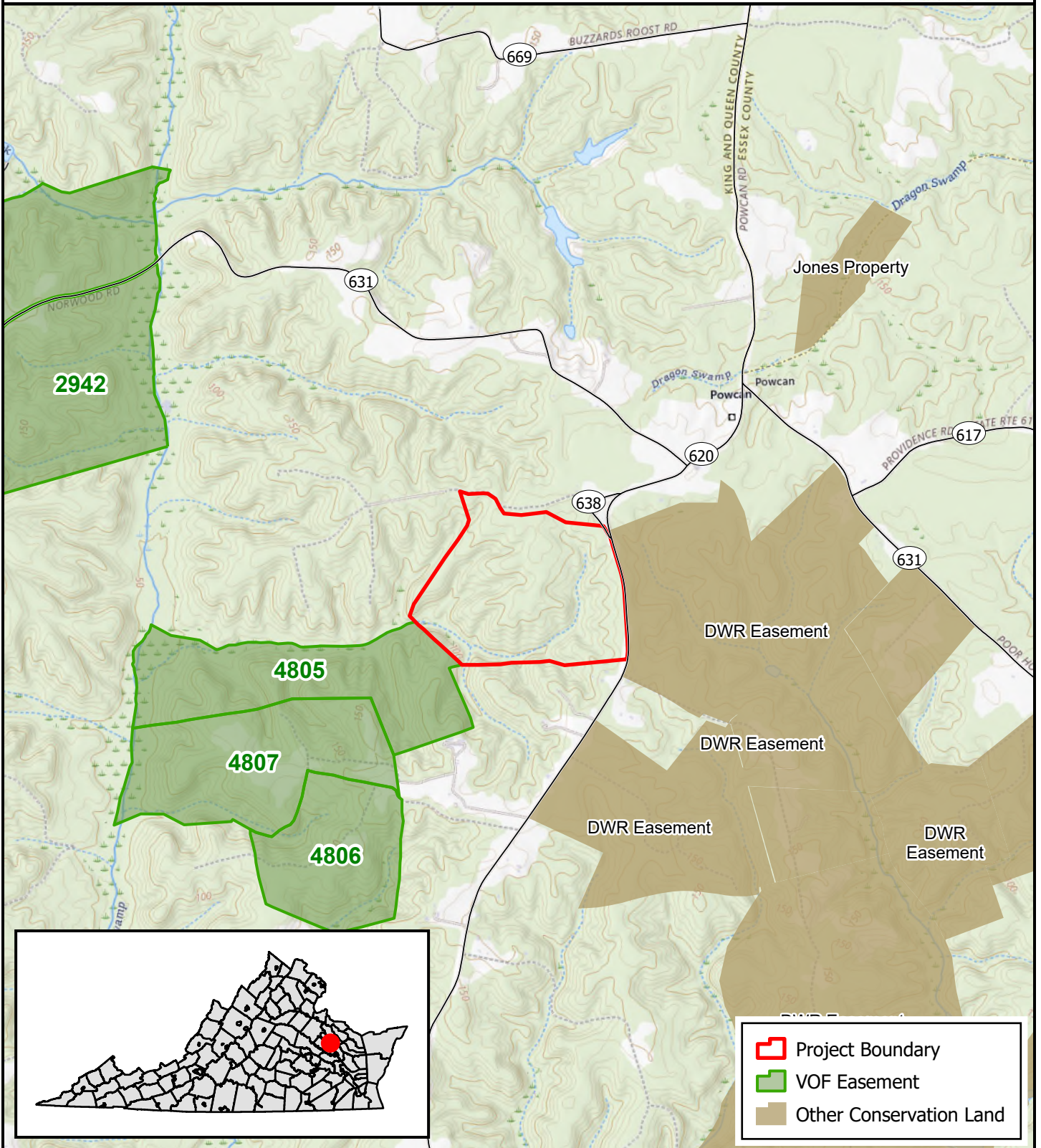
DETAILS: Letter dated April 27, 2026 from Donna Sprouse, Director of Community Development

Public Infrastructure Information	Conflicts with published plans	Yes	No
Roads: Powcan Road is a 50 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

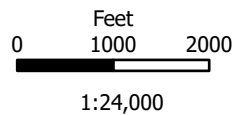
Location

Battlefield Industrial Park LLC



King & Queen County

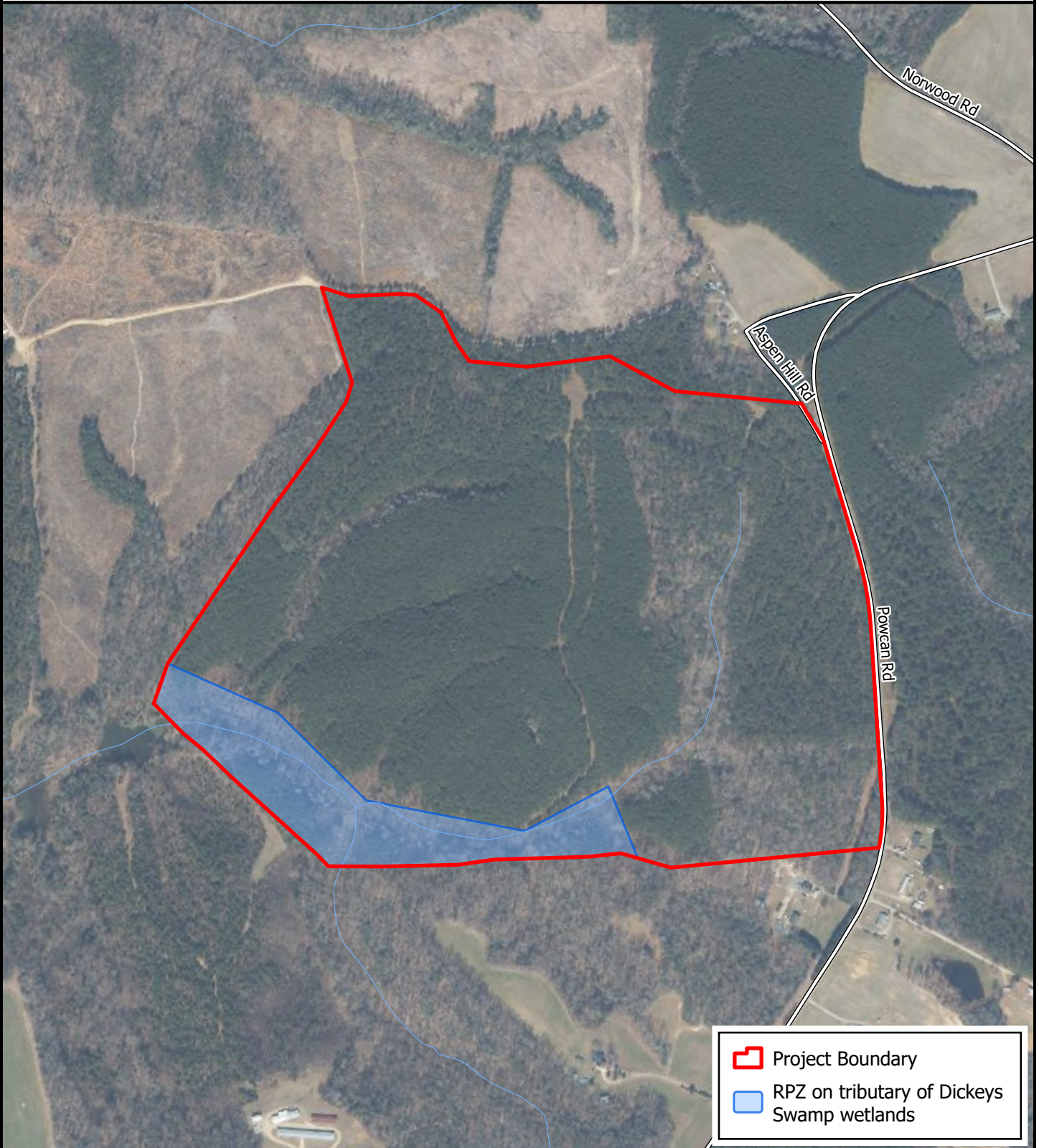
132.4± Acres



Map created: 05/19/2026 by Baron Lin
Projection: NAD 1983 2011 Virginia Lambert
Source data: USGS Topo Quad Name: Millers Tavern; Other Conservation Land - VA DCR; all else - VOF.

Special Conditions

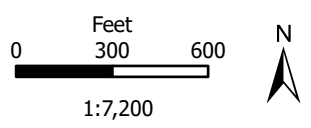
Battlefield Industrial Park LLC



- Project Boundary
- RPZ on tributary of Dickey's Swamp wetlands

King & Queen County

132.4± Acres



Map created: 05/19/2026 by Baron Lin
Projection: NAD 1983 2011 Virginia Lambert
Source data: Aerial Imagery - VGIN/VBMP acquired 03/03/2025; Rivers/Streams - USGS-NHD; Roads - VDOT; all else - VOF.
*Building Envelopes to be added/confirmed by landowners.