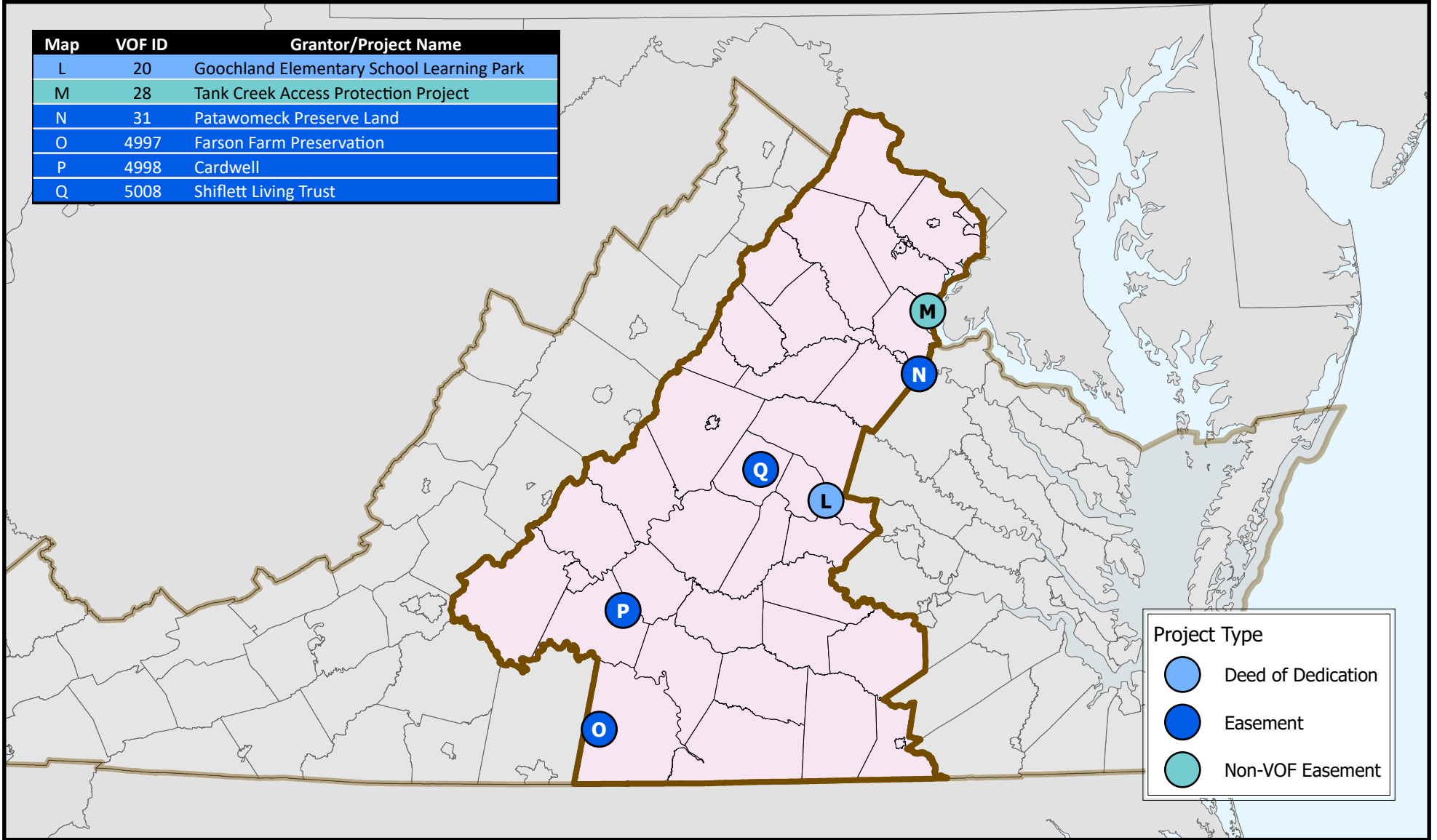


Map	VOF ID	Grantor/Project Name
L	20	Goochland Elementary School Learning Park
M	28	Tank Creek Access Protection Project
N	31	Patawomeck Preserve Land
O	4997	Farson Farm Preservation
P	4998	Cardwell
Q	5008	Shiflett Living Trust



Project Type

- Deed of Dedication
- Easement
- Non-VOF Easement

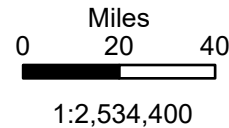
Projection: Lambert Conformal Conic
 GCS North America 1983
 Datum: North America 1983

Map created 5/22/24 by VOF-LV
 Source data provided by County Boundaries -
 US Census Bureau/VOF; all else - VOF.

This map is for general reference and display purposes only.

Proposed Conservation Projects Central Region

June 13, 2024
 Board of Trustees Meeting





PROJECT SUMMARY

Goochland County Public Schools Goochland Elementary School Learning Park

Locality: Goochland County

Acres: 1.32

Meeting Date: June 13, 2024

Staff Lead: Emily White

Region: Central

Project Description

This project will transform a fenced 1.3-acre grass field into a Learning Park for Goochland Elementary School students and the community. The Learning Park will feature several native outdoor areas - various shade and flowering trees to provide shade for picnic and outdoor classroom spaces, a butterfly garden, local climbing rocks, and a wetlands habitat area. With nearby parking lots and playgrounds, the ADA-compliant sidewalks will become the first accessible outdoor park in Goochland County.

Project Type

- Charitable Contribution
- Purchase of Open-Space Easement
- Fee Simple Acquisition
- Protection of Owned Land
- Site Enhancement for Passive Public Use
- 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: Goochland County
- Other: _____

Funding Source & Amount

- VOF Grant Program(s): PTF
- External Grant Program(s): _____
- Amount Requested: \$323,576
- 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: \$300,000
- Approved administratively, PTF-Easement Assistance: \$ _____

Notes:

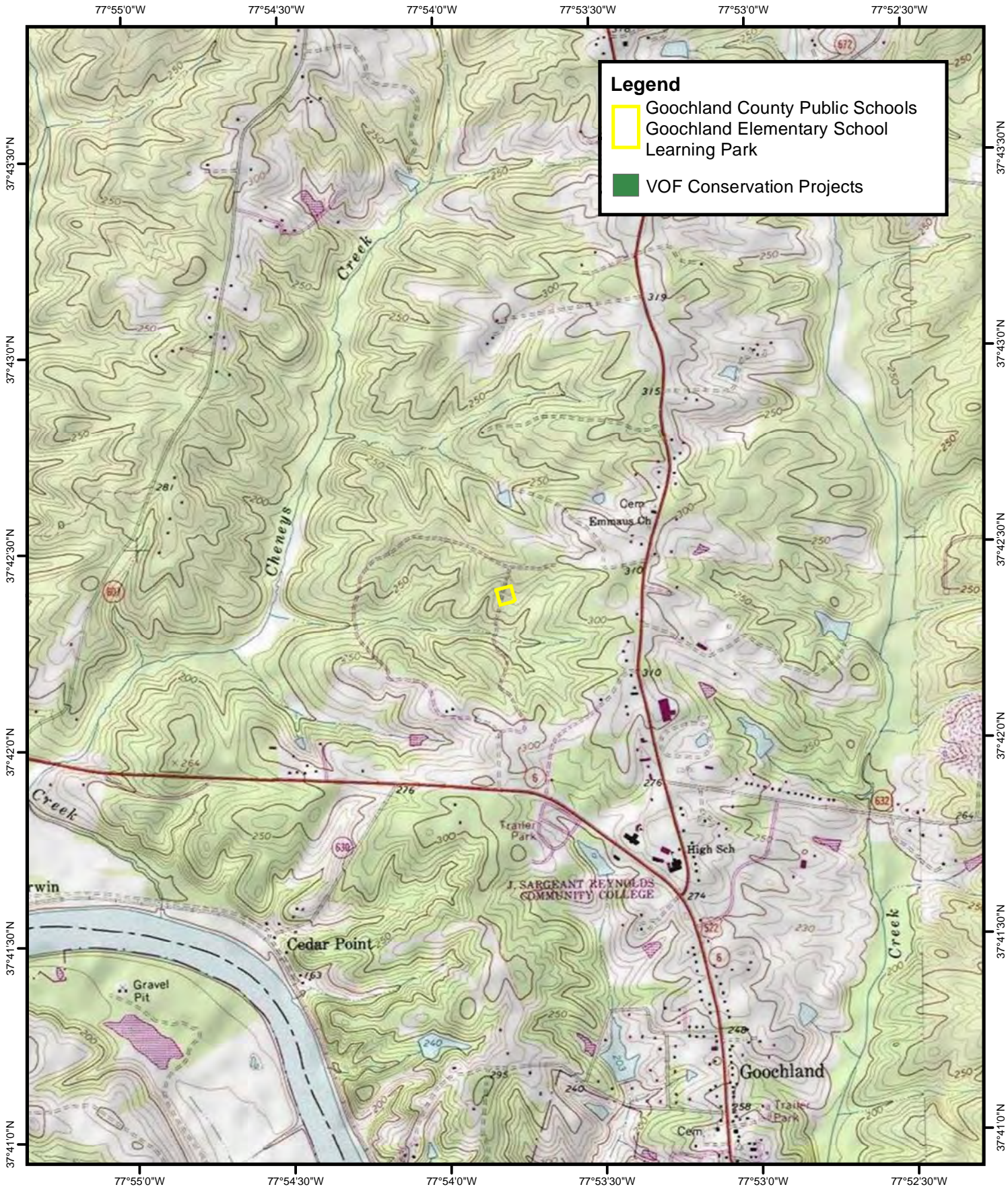
Conservation Purposes/Property Features
<p>Open Space as Designated by a Government or Conservation Organization:</p> <ul style="list-style-type: none"> The Goochland Courthouse Village Small Area Plan, which includes this property, calls for a series of connecting bike and/or walking trails. <p>Outdoor Recreation, Education, or Research:</p> <ul style="list-style-type: none"> Land-based Recreational Need as modeled by the Department of Conservation and Recreation is ranked 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> <ol style="list-style-type: none"> Divisions permitted: 0 Maximum Properties: 1 Impervious Coverage Limitations: Total impervious coverage, including that of both existing and future improvements, may not exceed 10% of the total property. Buildings and Structures: Only buildings and structures allowed are those that support public use of the Property as a park. Water Quality Protection Areas: N/A Unique Deed Provisions: N/A Public Access: <input type="checkbox"/> NO <input checked="" type="checkbox"/> YES Sign Required: <input type="checkbox"/> NO <input checked="" type="checkbox"/> YES Consolidation of Tax Parcels: <input type="checkbox"/> NO <input type="checkbox"/> YES <input checked="" type="checkbox"/> N/A

Further Discussion

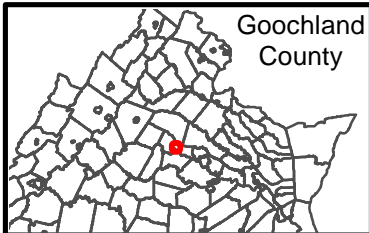
Comprehensive Plan
<p>Is the project in compliance with the locality’s comprehensive plan? <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO DETAILS: Documented in PTF grant application submitted.</p>

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





Legend

- Goochland County Public Schools
- Goochland Elementary School Learning Park
- VOF Conservation Projects



Location Map
Goochland County Public Schools
Goochland Elementary School Learning Park
 1.32 Acres
 Board Meeting: 06/13/24


NORTH
 Feet
 0 1,000 2,000

 1:24,000

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



Legend

- Water
- Roads
- Goochland County Public Schools
Goochland Elementary School Learning Park

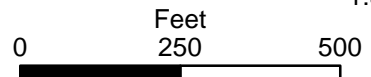
BULLDOG

THREE JAY

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

Map created 05.20.24 by E.White.
 Source data: Boundary-tax maps;
 Roads-VDOT; Water-VGIN 2002
 Aerial imagery-VGIN VBMP
 © Commonwealth of Virginia
 acquired 3/30/2023
 All Else-VOF
 This map is for general reference
 and display purposes only.

Aerial Map
Goochland County Public Schools
Goochland Elementary School
Learning Park
 Acreage: 1.32
 Locality: Goochland County





PROJECT SUMMARY

Northern Virginia Conservation Trust Tank Creek Access Protection Project

Locality: Stafford County

Acres: 19.5

Meeting Date: June 13, 2024

Staff Lead: Emily White

Region: Central

Project Description

Northern Virginia Conservation Trust (NVCT) is requesting funding to purchase an undeveloped 19.5-acre property from a willing conservation-minded seller. The owner purchased it 40 years ago to protect it from development and wants to ensure its continued protection while she is still alive. It is situated in a spot known to be vulnerable to development. NVCT is prepared to purchase and steward the land, with the help of local partners, and we intend to make it available to groups interested in wildlife and watershed conservation.

Project Type

- Charitable Contribution
- Purchase of Open-Space Easement
- Fee Simple Acquisition
- Protection of Owned Land
- Site Enhancement for Passive Public Use
- 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: Stafford County
- Other: _____

Funding Source & Amount

- VOF Grant Program(s): PTF External Grant Program(s): _____
- Amount Requested: \$110,653 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: \$110,653
- Approve recommended funding: \$ _____
- Approved administratively, PTF-Easement Assistance: \$ _____

Notes:

Conservation Purposes/Property Features

Forestal Use:

- The property is entirely wooded with a predominant ranking of High by the Virginia Department of Forestry (VDOF) Forest Conservation Value (FCV) model.

Natural Habitat and Biological Diversity:

- Ranked as having an ecological core rating of C2 (Very High) by the Virginia Department of Conservation and Recreation’s Natural Landscape Assessment (VaNLA) indicates the property supports numerous habitat and ecosystem values.
- The Nature Conservancy has identified the property as an area of importance for climate & biodiversity resilience.
- The site is a designated Audubon Important Bird Area.
- The property was identified as a significant site for protection in the ConserveVA Natural Habitat and Ecosystem Diversity category.

Scenic/Open Space:

- The property is located in close proximity to several other conserved lands and Quantico, all of which lie in a Scenic Preservation area identified for protection through ConserveVA.

Water Resource Protection:

- Tank Creek forms the northernmost boundary of the wooded property, contained within the Chesapeake Bay watershed.

Project Details

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

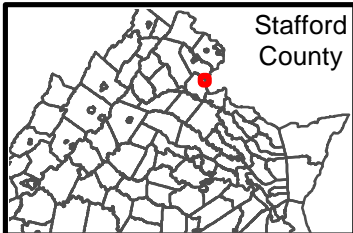
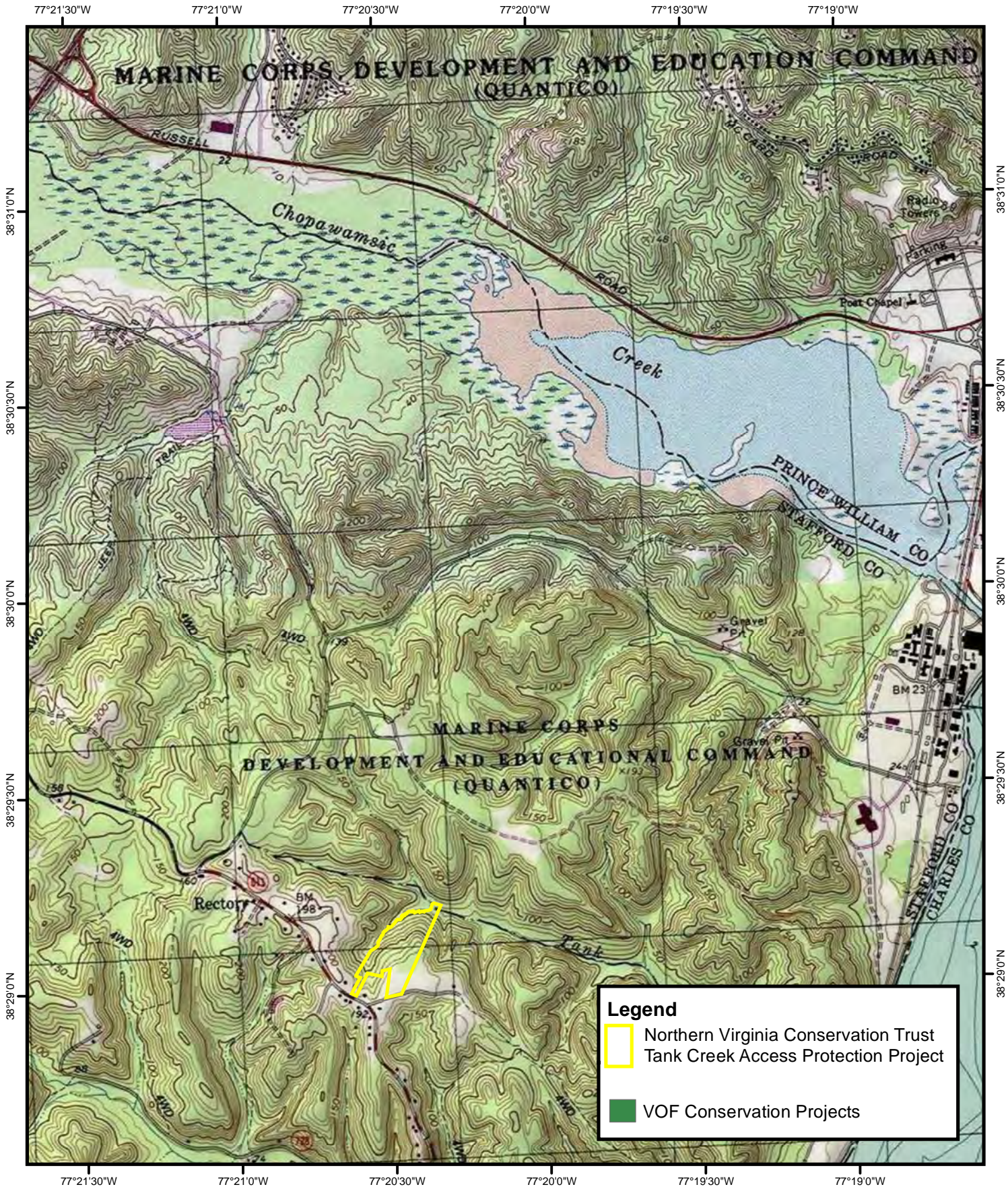
- 1. Divisions permitted: 0 Maximum Properties: 1**
- 2. Impervious Coverage Limitations:** Total impervious coverage, including that of both existing and future improvements, may not exceed 10% of the total property.
- 3. Buildings and Structures:** Only buildings and structures allowed are those that support public use of the Property as a park.
- 4. Water Quality Protection Areas:** N/A
- 5. Unique Deed Provisions:** VOF in the 1704 clause.
- 6. Public Access:** NO YES
- 7. Sign Required:** NO YES
- 8. Consolidation of Tax Parcels:** NO YES N/A

Further Discussion



Comprehensive Plan

Is the project in compliance with the locality’s comprehensive plan?
 YES NO
 DETAILS: Documented in PTF grant application. Confirmation from locality to be obtained if grant award is made.

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"/>
<i>Notes: To be determined if grant award is made.</i>			



Location Map
Northern Virginia Conservation Trust
Tank Creek Access Protection Project
 19.5 Acres
 Board Meeting: 06/13/24

 **NORTH**
 Feet
 0 1,000 2,000

 1:24,000

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

77°20'30"W



38°29'0"N

38°29'0"N

Legend

- Northern Virginia Conservation Trust Tank Creek Access Protection Project
- Water
- Roads



77°20'30"W

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

Map created 05.20.24 by E.White.
 Source data: Boundary-tax maps;
 Roads-VDOT; Water-VGIN 2002
 Aerial imagery-VGIN VBMP
 © Commonwealth of Virginia
 acquired 3/30/2023
 All Else-VOF
 This map is for general reference
 and display purposes only.

Aerial Map

**Northern Virginia Conservation Trust
 Tank Creek Access Protection Project**

Acreage: 19.5 Locality: Stafford County

NORTH

Feet
 0 250 500

1:3,600



PROJECT SUMMARY

The Trust for Public Land Patawomeck Preserve Land

Locality: Spotsylvania & Caroline Counties Acres: 864

Meeting Date: June 13, 2024

Staff Lead: Emily White

Region: Central

Project Description

The Patawomeck Indian Tribe of Virginia has an opportunity to secure an 864-acre forested property along the Rappahannock River in Spotsylvania and Caroline Counties within their broader ancestral homelands. The tribe will utilize the property for education of traditional cultural practices and nature observation. The Trust for Public Land (TPL) will use the Preservation Trust Fund grant to match a North American Wetlands Conservation Act (NAWCA) grant to acquire and transfer ownership to the tribe. A conservation easement providing public access will be granted to Virginia Outdoors Foundation.

Project Type

- Charitable Contribution
- Purchase of Open-Space Easement
- Fee Simple Acquisition
- Protection of Owned Land
- Site Enhancement for Passive Public Use
- Other: Establishment of Stewardship Funds for Patawomeck Tribe

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 External Grant Program(s): NAWCA
- Amount Requested: \$333,000 Amount Requested/Secured: \$807,000
- 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: \$333,000
- Approve recommended funding: \$ _____
- Approved administratively, PTF-Easement Assistance: \$ _____

Notes:

Conservation Purposes/Property Features

Agricultural Use:

- The property contains 250 acres of prime farmland soil and 130 acres of farmland of statewide importance.

Forestal Use:

- The property is entirely wooded with forest composition identified by the Department of Conservation & Recreation (DCR) Division of Natural Heritage as a high priority for protection.

Natural Habitat and Biological Diversity:

- Ranked as having an ecological core rating of C2 (Very High) by the Virginia DCR's Natural Landscape Assessment (VaNLA) indicates the property supports numerous habitat and ecosystem values.
- The Nature Conservancy has identified the property as an area of importance for climate & biodiversity resilience.
- The property contains a DCR-Division of Natural Heritage dedicated Natural Heritage Conservation Site, indicating the property contains habitat for one or more natural heritage resources (rare plants, animals, communities, or geologic features).
- The property was identified as a significant site for protection in the ConserveVA Natural Habitat and Ecosystem Diversity category.

Scenic/Open Space:

- The parcel is contiguous with several large already-conserved lands.
- The property is bordered by the Rappahannock River, a designated Blueway in the Virginia Outdoors Plan.
- The site is also located in a Scenic Preservation area identified for protection through ConserveVA.

Water Resource Protection:

- Located within the Chesapeake Bay watershed, the entirely wooded property contains several perennial streams and has significant frontage along the Rappahannock River (~5,000-ft).
- The property contains 180 acres of wetlands.
- The property is located in an area identified as important for the protection of floodplains and flooding resilience as well as water quality by the ConserveVA model.

Outdoor Recreation, Education, or Research:

- The property is currently owned by the Nature Conservancy, a portion of which is open to the public, and the proposed route of the future Potomac Heritage Trail will pass through it.
- There is a High Water-based Recreational Need as modeled by the Department of Conservation and Recreation 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 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. **Water Quality Protection Areas:** N/A
5. **Unique Deed Provisions:** N/A
6. **Public Access:** NO YES
7. **Sign Required:** NO YES
8. **Consolidation of Tax Parcels:** NO YES N/A

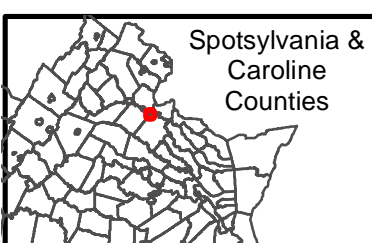
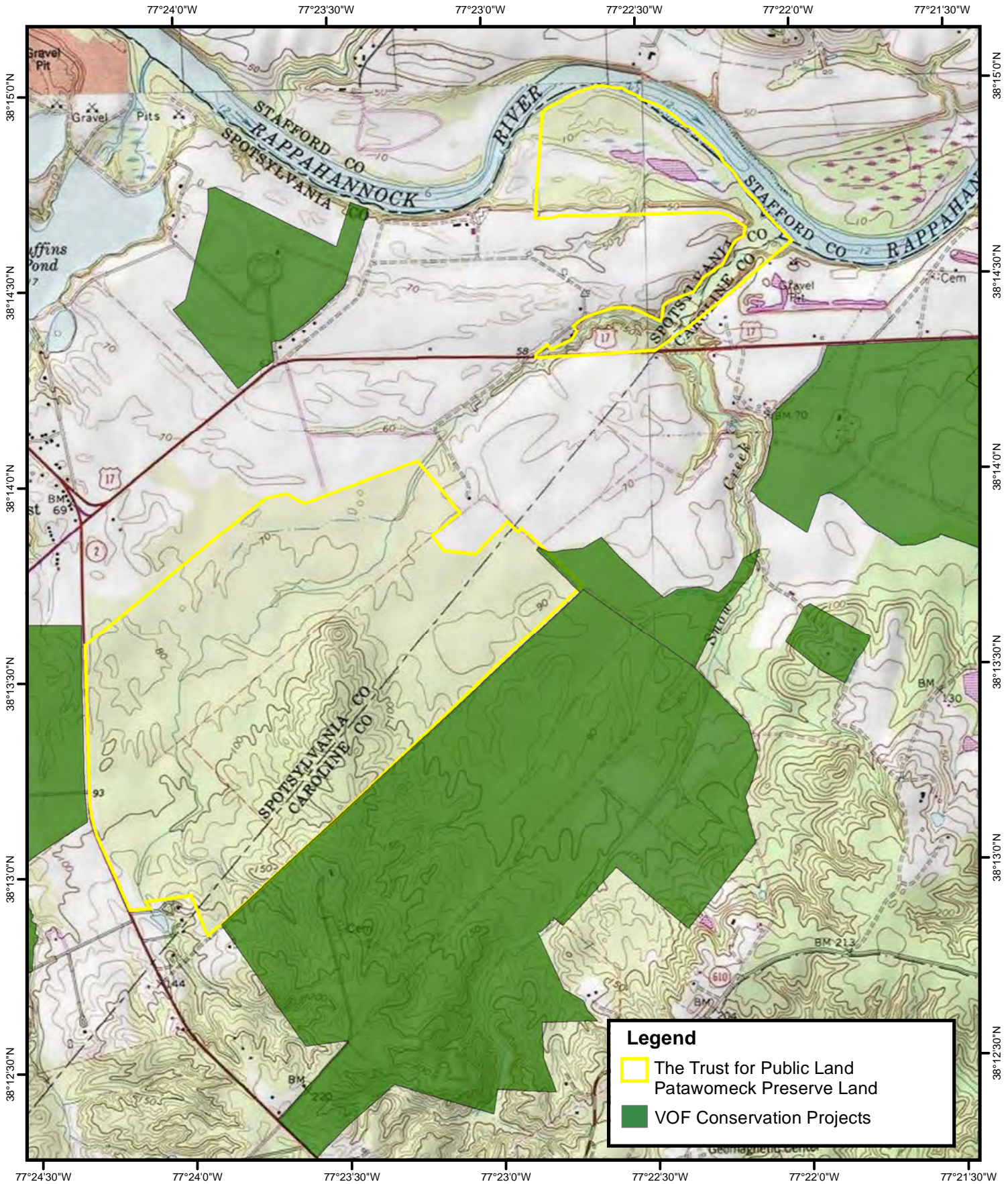
Further Discussion

Comprehensive Plan

Is the project in compliance with the locality’s comprehensive plan?
 YES NO
 DETAILS: Documented in PTF grant application. Confirmation from locality to be obtained if grant award is made.

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

Notes: To be determined if grant award is made.



Location Map
The Trust for Public Land
Patawomeck Preserve Land
 864 Acres
 Board Meeting: 06/13/24

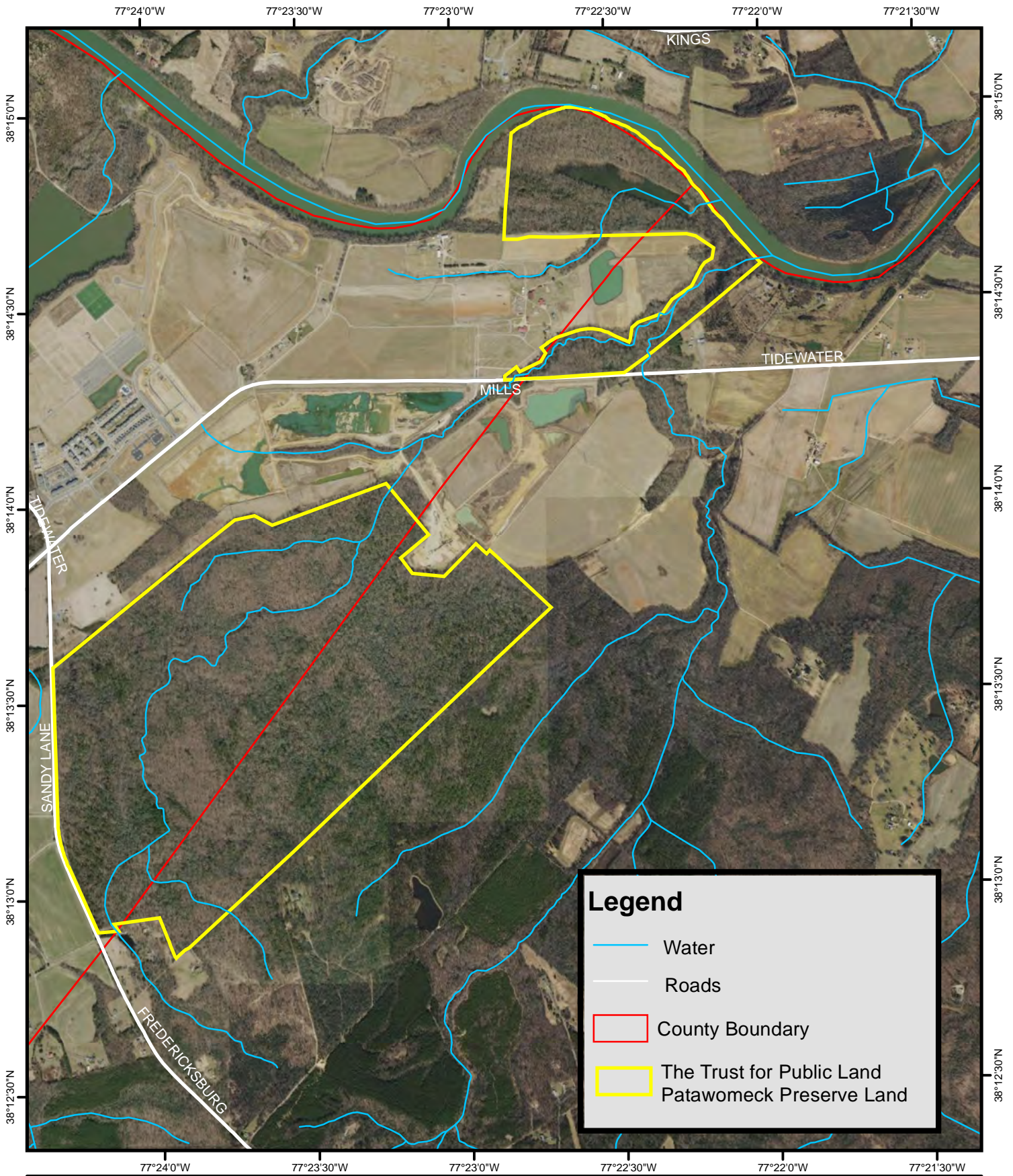
NORTH

Feet
 0 1,000 2,000





1:24,000

This map is for general reference and display purposes only.
 Projection: Lambert Conformal Conic
 GCS North America 1983
 Datum: D North America 1983

Map created 05.20.24 by E.White
 Source data: Boundary-Tax Map; County-Census 2014; All Else-VOF
 USGS Quadrangle: Guinea



Legend

-  Water
-  Roads
-  County Boundary
-  The Trust for Public Land Patawomeck Preserve Land


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

Map created 05.20.24 by E.White.
 Source data: Boundary-tax maps;
 Roads-VDOT; Water-VGIN 2002
 Aerial imagery-VGIN VBMP
 © Commonwealth of Virginia
 acquired 3/30/2023
 All Else-VOF
 This map is for general reference
 and display purposes only.

Aerial Map

**The Trust for Public Land
 Patawomeck Preserve Land**

Acreage: 864
 Localities: Caroline & Spotsylvania



NORTH

Feet
 0 1000 2000

1:24,000



PROJECT SUMMARY

FARSON, Michael S. and Kimberly T.

Locality: Halifax County

Acres: 293.734

Meeting Date: June 13, 2024

Staff lead: Sherry Buttrick

Region: Central

Project Description

This property is a working family farm with good soils in production of crops. Conserve VA and American Farmland Trust rank areas of the property as significant for agriculture. It contains frontage on Polecat Creek in the Kerr Reservoir/Albemarle Sound watershed. The property is located within an Important Bird Area as identified by the National Audubon Society and approximately half the property is identified in the VA Natural Lands Assessment as having importance.

Project Type

- Charitable Contribution
- Purchase of Open-Space Easement
- Fee Simple Acquisition
- Protection of Owned Land
- Site Enhancement for Public Use
- 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: PTF Natural Resource Protection
Amount Requested: \$161,000
- External Grant Program(s): _____
Amount Requested/Secured: \$ _____
- Tax Benefits (Sought by Applicant for remainder)
- 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: \$161,000 _____
- Approve recommended funding: \$ _____
- Approved administratively, PTF-Easement Assistance: \$ _____

Notes:

Project # 4997 VOF Instrument # 7831

Conservation Purposes/Property Features

Agricultural Use:

- Soils: Almost the entire property is Prime or statewide-important soils with approximately 83 acres of Prime Soils and approximately 196 acres of Farmland of Statewide Importance, and is in full-time farming use growing crops. And is in active full time farm use operated primarily by father and son.
- Identified in Conserve VA in Agriculture and Forestry category.
- Ranked by American Farmland Trust study: about half significant and exceptional and half acceptable.

Natural Habitat and Biological Diversity:

- Habitat: About half of Property is within an ecological core area ranked C4 (moderate).
- In Virginia Piedmont Forest Block Complex Important Bird Area.

Water Resource Protection:

- Approx 645 ft on Polecat Creek and approx 2,160 ft on perennial tributary to Polecat Creek. Polecat Creek flows to the Bannister River roughly 10 miles downstream.
- Portions of the property are ranked 41-60 (out of 100) (out of 100) in VA Conservation Vision Watershed Model created by the Virginia Department of Conservation and Recreation.

Open Space as Designated by a Government or Conservation Organization:

- In Conserve VA in the Agriculture/Forestry category.

Project Details

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

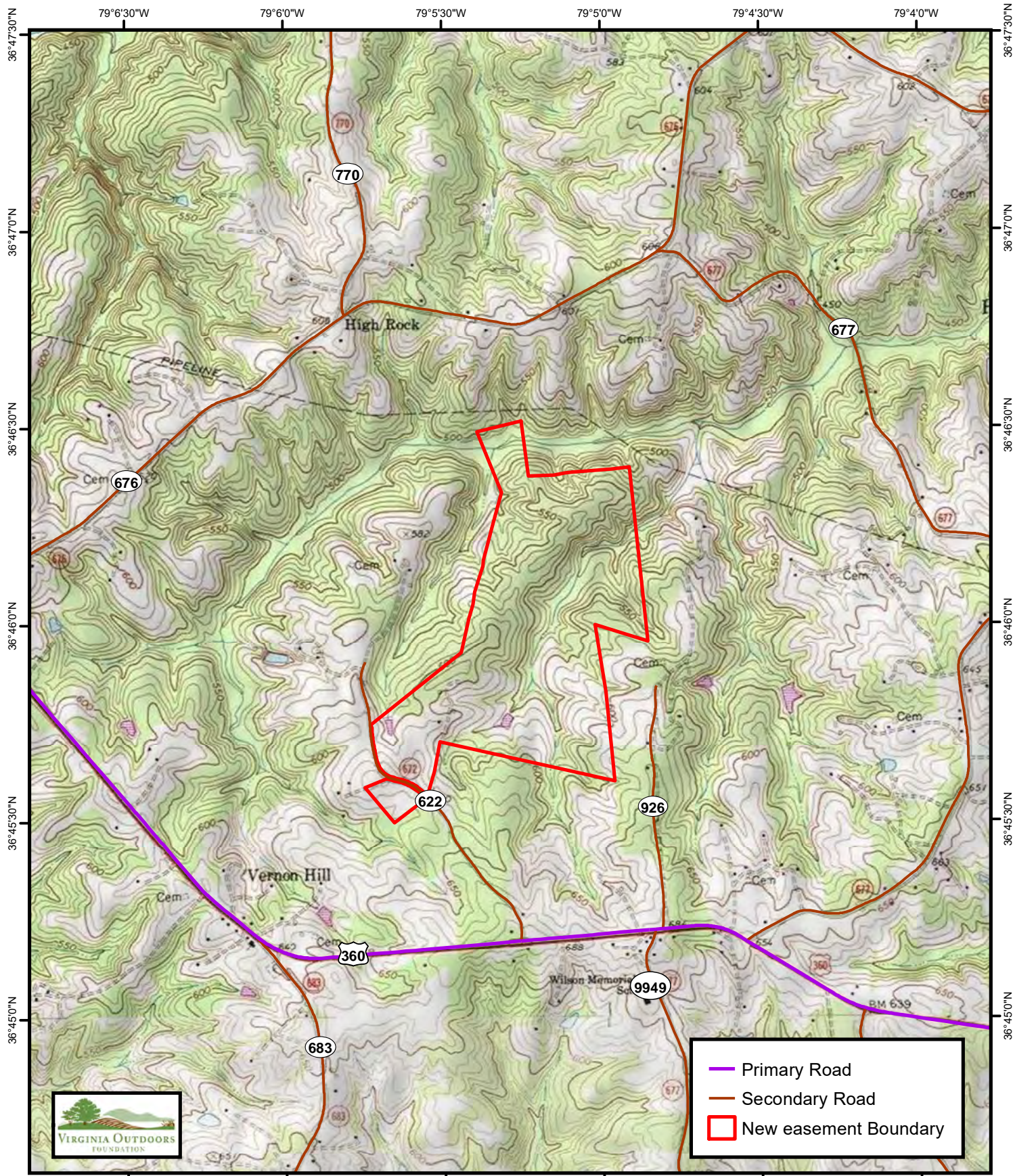
- 1. Divisions permitted:** One division **Maximum Properties:** Two parcels permitted.
- 2. Impervious Coverage Limitations:** Total impervious coverage, including that of both existing and future improvements, may not exceed 55K square feet. Approx. 22K exist.
- 3. Buildings and Structures.**
Any new building or structure exceeding 10,000 square feet in ground area, must have Grantee's prior review and written approval. No more than two detached (freestanding) dwellings may be maintained or constructed on the Property. All new buildings and structures larger than 500 square feet in ground area must be located within designated Building Envelopes. Any detached (freestanding) dwelling must be located in a Building Envelope.
Grain bins not considered buildings so exempt from the 35' limit as are silos.
- 4. Water Quality Protection Areas:**
Fifty-foot buffer from the tops of the banks on Polecat Creek.
Thirty-five-foot buffer from the tops of the banks on the unnamed perennial tributary.
- 5. Public Access:** NO YES
- 6. Sign Required:** NO YES
- 7. Consolidation of Tax Parcels:** NO YES N/A
Summarize: We plan to consolidate from five to three parcels. Halifax requires each house must be on a separate parcel and one smaller parcel lies across the public road. Crutchfield Surveying will do the work.




Project # 4997 VOF Instrument # 7831

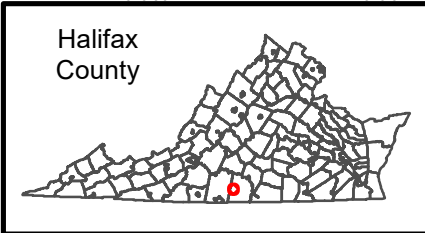
Further Discussion
This property has applied for a Preservation Trust Fund grant. Recommended awards expected in May.

Comprehensive Plan
<p>Is the project in compliance with the locality’s comprehensive plan? <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO</p> <p>DETAILS: Email correspondence from February 9, 2024 as well as phone conversations with Detrick Easley on consistency with CP, consolidation of parcels.</p>

Public Infrastructure Information	Conflicts with published plans	Yes	No
Roads: Rt. 622 (Waltman Trail) 30 ft R/W		<input type="checkbox"/>	<input checked="" type="checkbox"/>
Rail:		<input type="checkbox"/>	<input checked="" type="checkbox"/>
Utilities:		<input type="checkbox"/>	<input checked="" type="checkbox"/>
Notes: For this project VDOT is requesting 10 ft for each side to cover routine maintenance of pipes in the area. De minimis language covers this. The road ends shortly after property.			



	Primary Road
	Secondary Road
	New easement Boundary



Location Map

Farson — 293.73 acres
Board Meeting Date: xx/xx/xx


0 1000 2000
 Feet

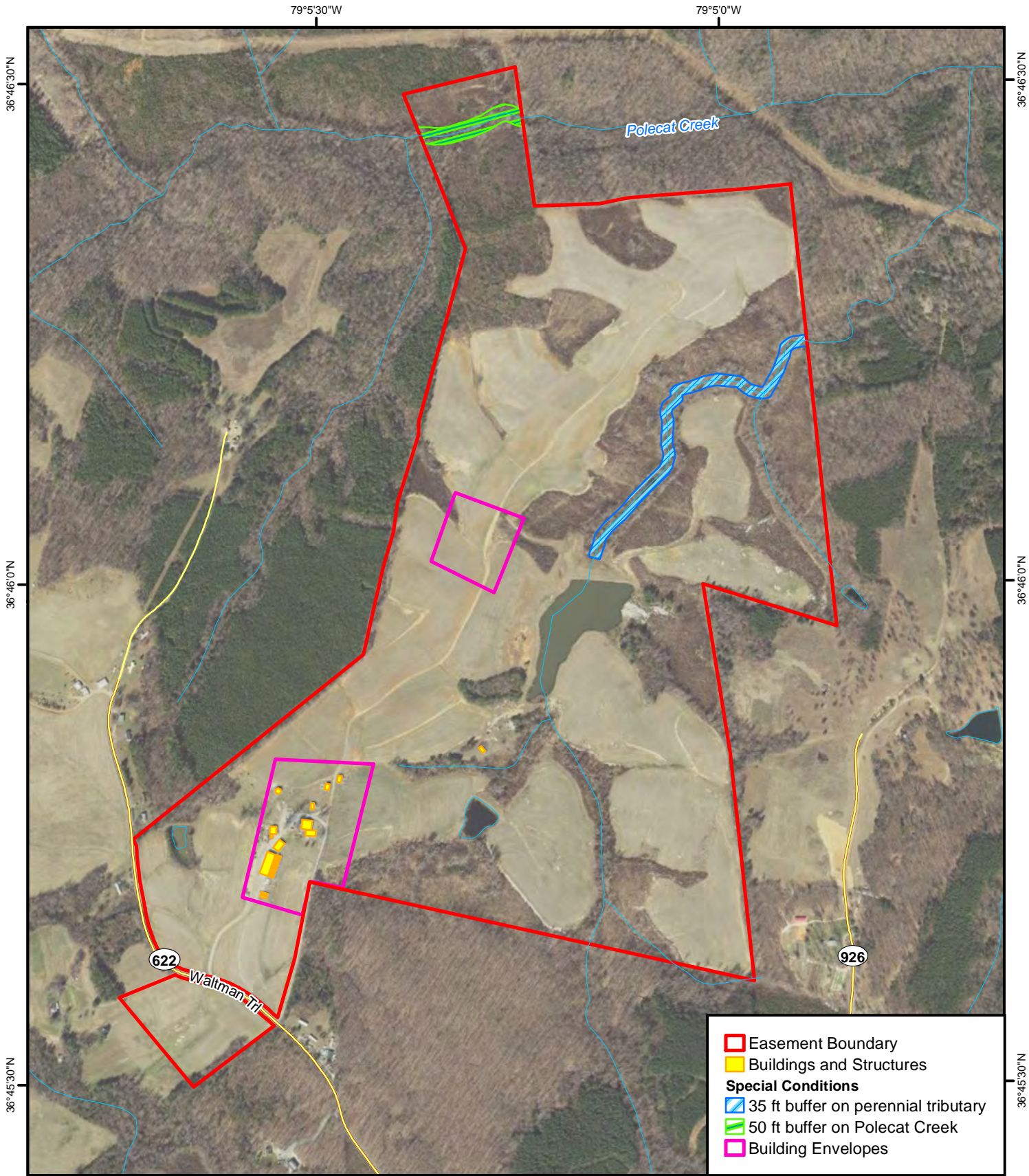
Projection: Lambert Conformal Conic
 GCS North America 1983
 Datum: D North America 1983

Map created 2/1/2024 by Anna Clayton Bullock, VOF.
 Source data: Roads-VDOT; Topo map - USGS/NGS- VGIN;
 All else-VOF

USGS Quadrangle: Vernon Hill

This map is for general reference and display purposes only.





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

Map created 2/7/2024 by Anna Clayton Bullock.
 Source data: Roads-VDOT; Water-VGIN 2012; All Else-VOF.
 Geneq iSXBlueII GPS used to locate points.
 Aerial imagery © Commonwealth of Virginia,
 acquired 3/4/2022.

This map is for general reference and display purposes only.

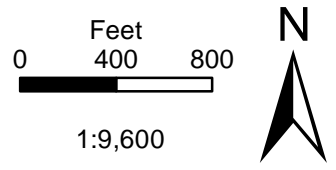


Special Conditions Map

Farson, Michael and Kim

293.73 acres

Halifax County





PROJECT SUMMARY

David M. Cardwell, Jr. and Lindsey J. Cardwell

Locality: Campbell County

Acres: 104.667

Meeting Date: June 13, 2024

Staff lead: Sherry Buttrick

Region: Central

Project Description

This working farm producing crops adjoins an existing VOF easement and is within a mile of two additional VOF easements. Soils on this property are classified as Prime or Statewide. It provides an expansive view from the public road of the majority of the property and the mountains in the distance. In addition, the land lies in an Important Bird Area designated by the National Audubon Society.

Project Type

- Charitable Contribution
- Purchase of Open-Space Easement
- Fee Simple Acquisition
- Protection of Owned Land
- Site Enhancement for Public Use
- 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 Easement Assistance
Amount Requested: \$ 14,000
- 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: \$ 14,000

Notes:

Conservation Purposes/Property Features

Agricultural Use:

- American Farmland Trust - Productivity Versatility Resilience Index, about 24 ac ranked Exceptional, 15 ac ranked Significant, and 10 ac ranked Acceptable.
- Almost entire property good farmland soils – 46 acres Prime farmland and 56 acres farmland of statewide importance.
- Whole farm has Nutrient Management Plan with RE Lee Soil and Water Conservation District.

Forestral Use:

- Approximately 40 acres are ranked as having High Forest Conservation Value.

Natural Habitat and Biological Diversity:

- About half of Property is within an ecological core area ranked C4 (moderate).
- Property is located within the Virginia Piedmont Forest Block Complex Important Bird Area.

Scenic/Open Space:

- Fronts for approx. 2,100 feet along Rt. 648, Nowlins Mill Rd.
- Adjoins another VOF easement of 109 acres.

Open Space as Designated by a Government or Conservation Organization:

- In ConserveVA agriculture category.

Project Details

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

1. **Divisions permitted:** No Division: property to remain as a whole
 2. **Maximum Properties:** One.
 3. **Impervious Coverage Limitations:** Total impervious coverage, including that of both existing and future improvements, may not exceed 23,000 square feet.
 4. **Buildings and Structures.**
Any new building or structure exceeding 10,000 square feet in ground area, must have Grantee's prior review and written approval. No more than **one** detached (freestanding) dwelling may be maintained or constructed on the Property. All new buildings and structures larger than 500 square feet in ground area must be located within designated Building Envelopes. Any detached (freestanding) dwelling must be located in a Building Envelope.
 5. **Water Quality Protection Areas: no perennial stream.**
 6. **Public Access:** NO YES
 7. **Sign Required:** NO YES
 8. **Consolidation of Tax Parcels:** NO YES N/A
- Summarize:

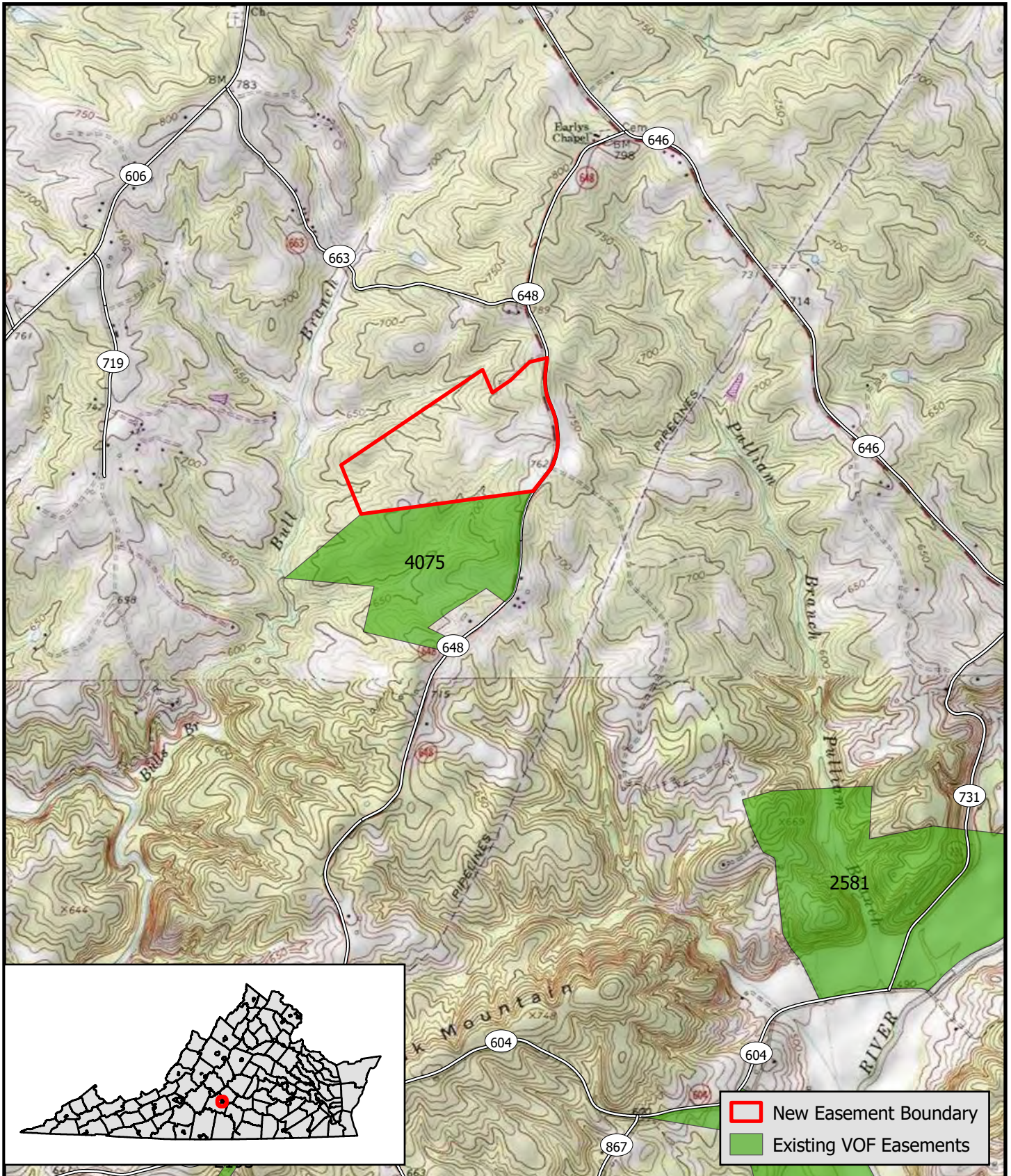
Further Discussion

The farm road accesses the house parcel owned by the donor's mother and will be permitted.

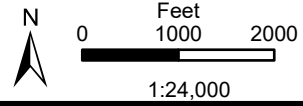
Comprehensive Plan
<p>Is the project in compliance with the locality's comprehensive plan? <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO DETAILS: Correspondence from County Planning Director 4/18/2024,</p>

Public Infrastructure Information	Conflicts with published plans	Yes	No
Roads: Nowlins Mill Rd. Rt. 638 30 ft R/W		<input type="checkbox"/>	<input checked="" type="checkbox"/>
Rail: n/a		<input type="checkbox"/>	<input checked="" type="checkbox"/>
Utilities:		<input type="checkbox"/>	<input checked="" type="checkbox"/>
<i>Notes:</i> Sent to VDOT, no response. Not in 6-year Improvement Plan.			

Locator Map ~ Cardwell



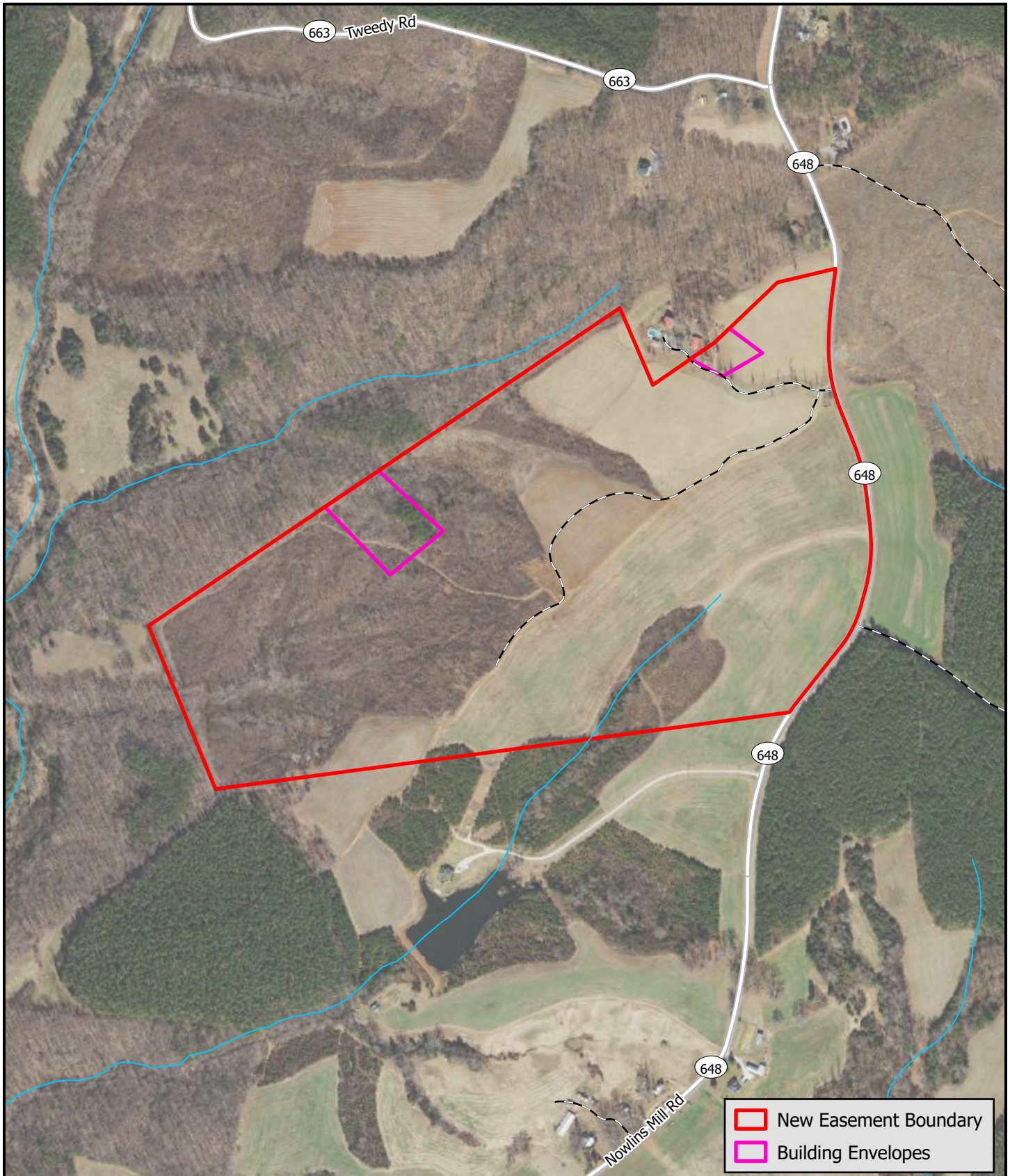
David M. Cardwell Jr. and Lindsay J. Cardwell
 Campbell County ~ 104.667 acres



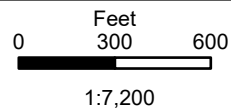
Legend
□ New Easement Boundary
□ Existing VOF Easements

Map created 5/23/2024 by VOF-Anna Clayton Bullock | Projection: Lambert Conformal Conic GCS North America 1983 | Datum: North American 1983
 Source Data: Roads-VDOT; Water-VBMP; Topo-USGS USA Topo 2002; all else - VOF.
 This map is for general reference and display purposes only. Any determination of topography or contours, or any depiction of physical improvements, property lines or boundaries, are solely for general information and should not be used, or relied upon in the design, modification, or construction of improvements to real property or for resource protection area or flood plain determination.

Special Conditions Map ~ Cardwell



Cardwell Jr., David M. and Lindsay J.
Campbell County ~ 104.667 acres



Map created 5/14/2024 by VOF-Anna Clayton Bullock | Projection: Lambert Conformal Conic GCS North America 1983 | Datum: North American 1983
Source data: Aerial Imagery - VGIN/VBMP acquired 2/19/2022 and 3/1/2022; Roads-VDOT; Water Features-VGIN VBMP; all else - VOF. | Geneq iSX Blue II GPS receiver used to collect points
This map is for general reference and display purposes only. Any determination of topography or contours, or any depiction of physical improvements, property lines or boundaries, are solely for general information and should not be used, or relied upon in the design, modification, or construction of improvements to real property or for resource protection area or flood plain determination.

Proj 4998 | Inst 7855 | Prop 5841

David Cardwell Jr. & Lindsey Cardwell
1470 Nowlins Mill Road
Concord, VA 24538
David.CardwellJr@gmail.com
434-841-0041

March 4, 2024

Virginia Outdoors Foundation
39 Garrett St., Suite 200
Warrenton, VA 20186

Subject: Request for Conservation Easement - Cardwell Family Farm

Dear Virginia Outdoors Foundation,

We are writing to express our sincere interest in transitioning our family farm, which has been an integral part of our community for the past 150 years, to a conservation easement through the Virginia Outdoors Foundation. As the current custodians of this land, we, David Cardwell Jr. and Lindsey Cardwell, represent the sixth generation of farmers in the Cardwell family.

Our connection to this land runs deep, and it is our utmost desire to preserve its natural and agricultural values for the benefit of future generations. We believe that placing our property under a conservation easement will play a crucial role in ensuring the protection of the land's unique characteristics and sustaining its legacy as a family farm.

Our commitment extends to maintaining the farm as a family-owned and operated entity, where sustainable agricultural practices are not just a tradition but a way of life. By securing the property under a conservation easement, we aim to safeguard the open spaces, wildlife habitats, and scenic beauty that make our farm special. This decision aligns with our broader vision of contributing to regional conservation efforts, helping to preserve the rural character that defines the landscape we call home.

Choosing a conservation easement is not just a practical step for us; it's a reflection of our dedication to responsible land stewardship and our desire to preserve the historical and cultural significance of our property. We see this as a joint venture with the Virginia Outdoors Foundation, a partnership to protect and enhance the natural and cultural resources that make Virginia a unique and cherished place.

We are eager to engage in any necessary discussions, evaluations, or processes required to move forward with this conservation easement. Your guidance and support in this endeavor are invaluable to us, and we are committed to working closely with the Virginia Outdoors Foundation to ensure the successful implementation of this important conservation initiative.

Thank you for considering our request. We look forward to the opportunity to discuss this further and contribute to the ongoing conservation efforts in our region.

Sincerely,

David M. Cardwell Jr. Lindsey Cardwell

David Cardwell Jr.

Lindsey Cardwell



PROJECT SUMMARY

**PENDLETON M. SHIFLETT, III and ELIZABETH W. SHIFLETT,
TRUSTEES OF THE PENDLETON M. SHIFLETT, III TRUST
and PENDLETON M. SHIFLETT, III and ELIZABETH W. SHIFLETT,
TRUSTEES OF THE ELIZABETH W. SHIFLETT TRUST**

Locality: Fluvanna

Acres: 149

Meeting Date: June 2024

Staff lead: Sherry Buttrick

Region: Central

Project Description

This property adjoins other VOF easements on both sides and will result in a block of protected acres of over a thousand acres. It lies on the Rivanna River, which is a designated state Scenic River that is navigable by recreational boaters and within the Chesapeake Bay watershed. Conserve VA identifies the property as significant in three categories: Scenic Preservation, Biodiversity and Natural Habitat, and Floodplains.

Project Type

- Charitable Contribution
- Purchase of Open-Space Easement
- Fee Simple Acquisition
- Protection of Owned Land
- Site Enhancement for Public Use
- 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: \$ _____
- 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: \$ _____

Notes:

Conservation Purposes/Property Features

Ag/Forestal Use:

- USDA designates 13 acres as Prime Farmland and 57 acres as Farmland of Statewide Importance.
- VA Dept of Forestry classifies the entire property as being of 'high' forest conservation value.

Natural Habitat and Biological Diversity:

- DCR's VA Natural Landscape Assessment Ecological Cores identifies areas of the property with a ranking of 4 (1 being highest of 5)

Scenic:

- The property lies on the Rivanna River, a State Scenic River and designated Blueway.

Water Resource Protection:

- The property fronts on the Rivanna River for approx. 650 feet within the Chesapeake Bay watershed.
- Rivanna River in this segment is identified as Threatened and Endangered Waters by VA Dept. of Wildlife Resources because of the presence of Green Floater in the waterway.
- The Division of Natural Heritage has designated the segment of the river adjoining the property as part of the Rivanna River—Palmyra Stream Conservation Unit, also because of the Green Floater.
- The river is noted as habitat for Anadromous Fish Use
- The entire property is identified in DCR's Watershed Model, with most of the areas being ranked at 41-60, with smaller areas in the 21-40 and 61-80 categories.

Historic Preservation:

- DCR Conservation Vision Index: Cultural Resource Preservation: ranks the southern portion of the property as #2 of three.

Open Space as Designated by a Government or Conservation Organization:

- The property adjoins and connects two VOF easements (Oak Hill and Sunnyside) totaling 1,077 acres.
- Conserve VA identifies the property as significant in three categories: Scenic Preservation, Biodiversity and Natural Habitat, and Floodplains.

Project Details

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

1. **Divisions permitted:** No division. **Maximum Properties:** The property remains as a whole.
2. **Impervious Coverage Limitations:** Total impervious coverage, including that of both existing and future improvements, may not exceed **20,000** square feet.
3. **Buildings and Structures.**

Any new building or structure exceeding 10,000 square feet in ground area, must have Grantee's prior review and written approval. No more than **one** detached (freestanding) dwelling may be maintained or constructed on the Property. All new buildings and structures larger than 500 square feet in ground area must be located within designated Building Envelopes. The detached (freestanding) dwelling must be located in a Building Envelope.

4. Water Quality Protection Areas:

Fifty-foot buffer from the top of the bank of the Rivanna River. Livestock excluded from the buffer.

5. Unique Deed Provisions: None.

6. Public Access: NO YES

7. Sign Required: NO YES

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

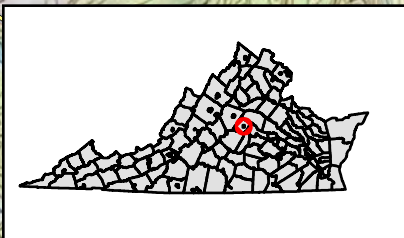
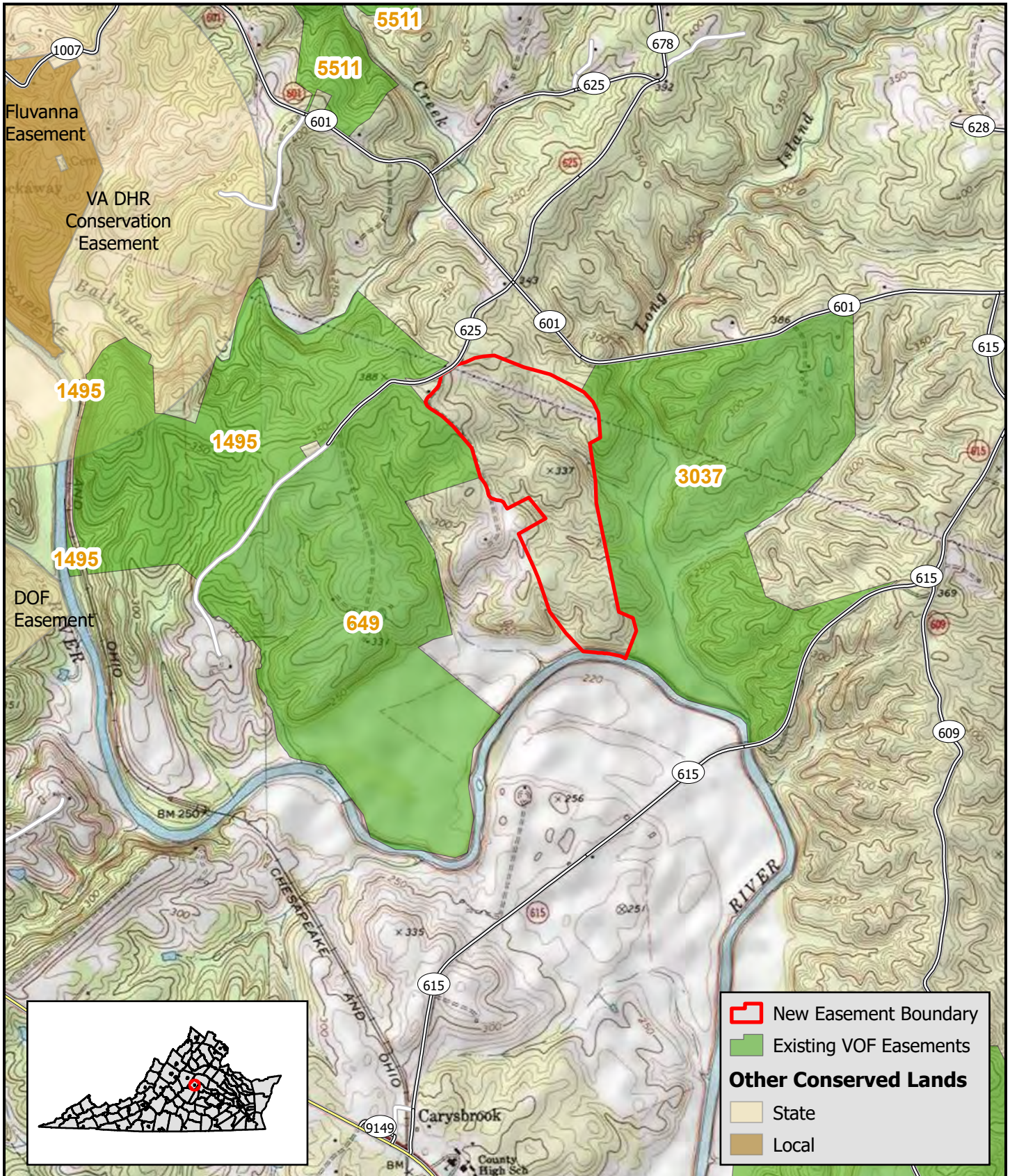
Summarize:

Further Discussion

Comprehensive Plan
<p>Is the project in compliance with the locality's comprehensive plan? <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO DETAILS: <i>Jason Overstreet, interim Planning Director. 4/23/2024</i></p>

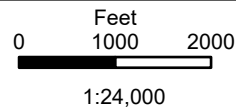
Public Infrastructure Information	Conflicts with published plans	Yes	No
Roads: Rt. 635 (Oak Hill Ln) dead ends soon after the property.		<input type="checkbox"/>	<input checked="" type="checkbox"/>
Rail: n/a		<input type="checkbox"/>	<input checked="" type="checkbox"/>
Utilities:		<input type="checkbox"/>	<input checked="" type="checkbox"/>
<i>Notes: Sent notification to VDOT 4/30/2024. No response yet. Not in 6-yr plan.</i>			

Locator Map ~ Shiflett Trusts



	New Easement Boundary
	Existing VOF Easements
Other Conserved Lands	
	State
	Local

Pendleton M. Shiflett, III and Elizabeth W. Shiflett, Trustees of the Pendleton M. Shiflett, III Trust and the Elizabeth W. Shiflett Trust
 Fluvanna County ~ 149 acres

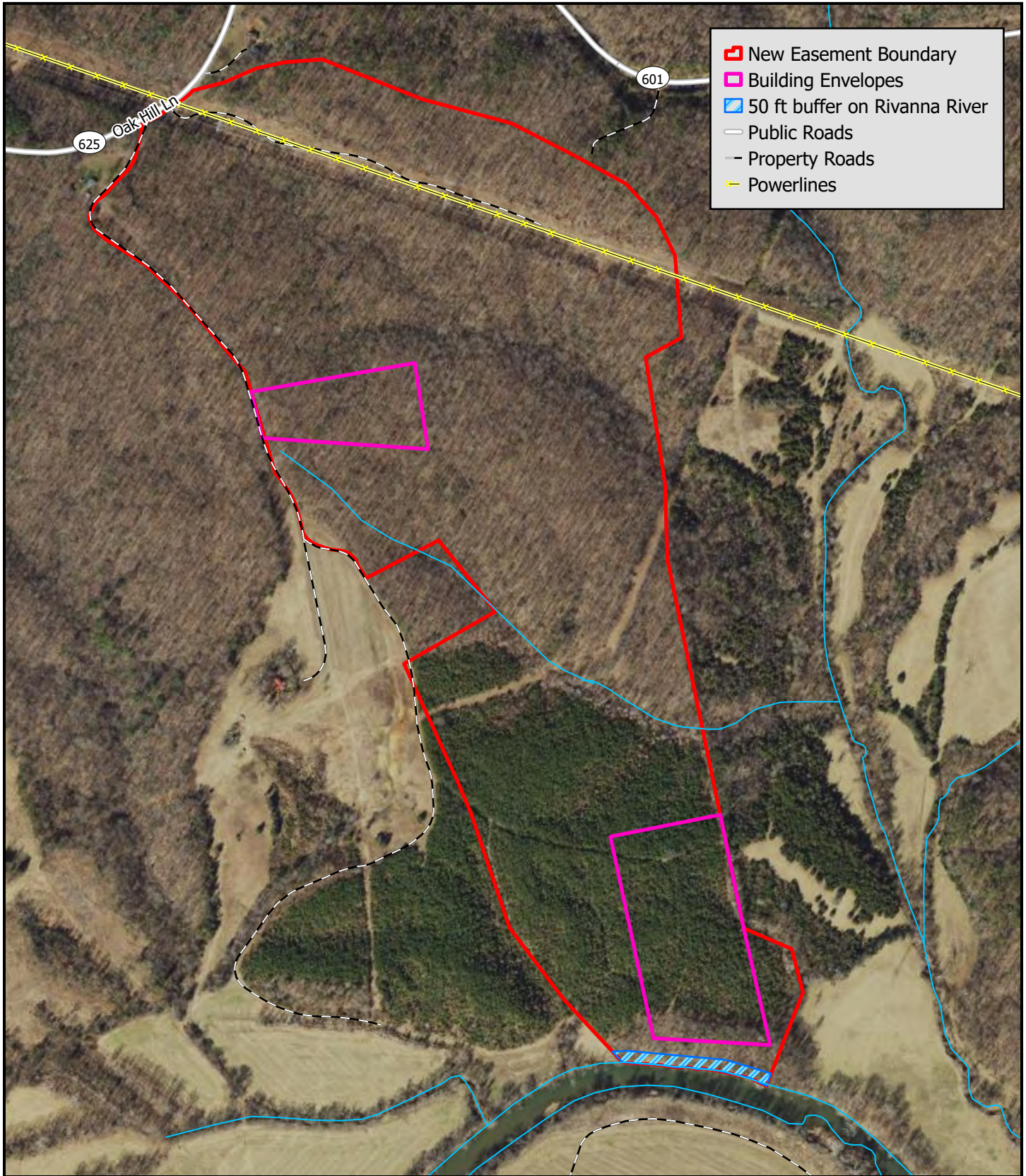


Map created 5/23/2024 by VOF-Anna Clayton Bullock | Projection: Lambert Conformal Conic GCS North America 1983 | Datum: North American 1983
 Source data: Topo map - USGS/NGS- VGIN; County Boundaries - US Census Bureau/VOF; Roads-VDOT; All else - VOF.

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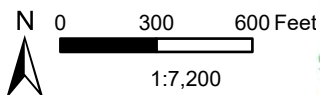
Proj 5008 | Inst 7899 | Prop 5855

Special Conditions Map ~ Shiflett Trusts



- ▬ New Easement Boundary
- ▭ Building Envelopes
- ▭ 50 ft buffer on Rivanna River
- ▬ Public Roads
- - - Property Roads
- ▬ Powerlines

Pendleton M. Shiflett, III and Elizabeth W. Shiflett, Trustees of the Pendleton M. Shiflett, III Trust and the Elizabeth W. Shiflett Trust
 Fluvanna County ~ 149 acres



Map created 5/21/2024 by VOF-Anna Clayton Bullock | Projection: Lambert Conformal Conic GCS North America 1983 | Datum: North American 1983.
 Source data: Roads-VDOT, Water-VBMP Hydro; All else - VOF. Aerial Imagery - VGIN/VBMP acquired 3/9/2022. Geneq iSxBlueII GPS used to locate points.
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Aoril 27, 2024

Ms. Sherry Buttrick
Assistant Director
Virginia Outdoors Foundation

Re: Easement request for 148 acres near Palmyra, Va

Dear Ms. Buttrick:

We have been discussing establishing a conversation easement on some land in Fluvanna County, Virginia for several years. We are now in a position to do so and wish to make an application as soon as possible.

The property consists of three parcels totaling 148 acres approximately two miles east of Palmyra, Virginia. It shares a property line with land adjacent to the east owned by the Covington family. I believe it consists of approximately 560 acres. It is adjacent to the west by two parcels totaling 126 acres, known as Brookview Farm, that is owned by an LLC consisting of me and 6 of my cousins. To the west that property abuts a large farm, once owned by my grandfather, that is also under a conversation easement. We are studying the feasibility of putting an easement on Brookview Farm which consists of two parcels totaling 128 acres.

Our property has the following merits:

- The property has been in our family for many years, sold by my grandfather to my father who sold it to me.
- It contains an area of loblolly pines, planted in 2001. The remainder is mostly covered with hardwoods.
- There is frontage of the Rivanna River. The Nature Conservancy identified the Rivanna basin as “one of the finest remaining freshwater river and stream systems in the Piedmont”. It has the honor of being Virginia’s first governmentally designated Scenic River.
- There are two large nearby properties with easements. One is adjacent and one is one property removed. Immediately adjacent is a farm owned by our family which is designated as a Fluvanna County Heritage Farm, having been in our family over 125 years. The other was put under easement several years ago.

We look forward to favorable consideration of our application and the granting of a conservation easement on this property.

Sincerely,

Pen Shiflett III