
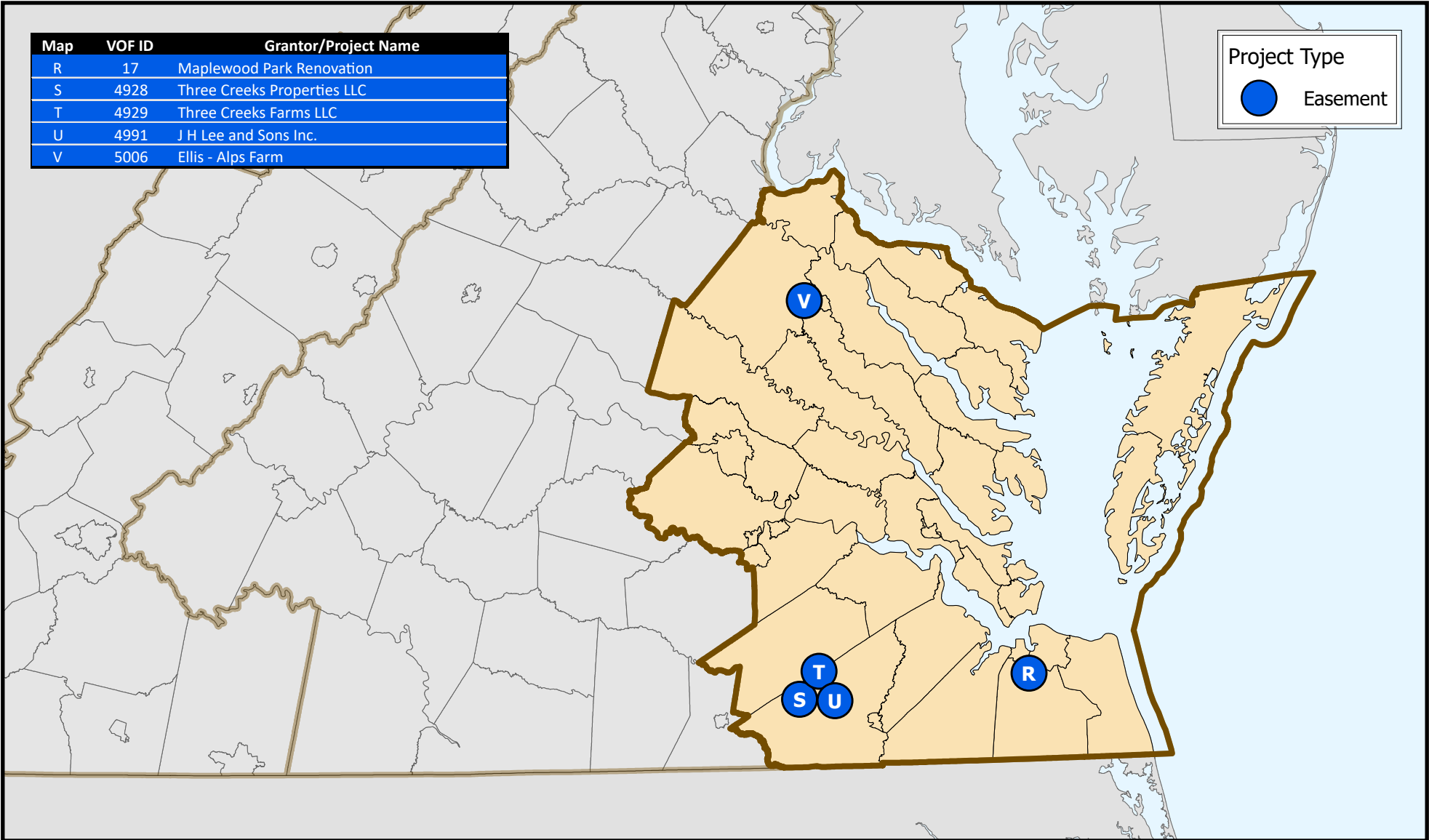


Map	VOF ID	Grantor/Project Name
R	17	Maplewood Park Renovation
S	4928	Three Creeks Properties LLC
T	4929	Three Creeks Farms LLC
U	4991	J H Lee and Sons Inc.
V	5006	Ellis - Alps Farm

Project Type

 Easement



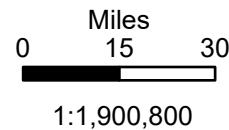
Projection: Lambert Conformal Conic
 GCS North America 1983
 Datum: North America 1983

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 Eastern Region

June 13, 2024
 Board of Trustees Meeting





PROJECT SUMMARY

City of Portsmouth Maplewood Park Renovation

Locality: City of Portsmouth **Acres:** 1.8

Meeting Date: June 13, 2024 **Staff Lead:** Emily White **Region:** Eastern

Project Description

Using Community Development Block Grant (CDBG) funding along with city funds, the City of Portsmouth will add two full-size outdoor basketball courts, ADA accessible paths, a playground, a memorial garden, improved parking, lighting, drainage, and fencing. The old school building on the site is not only a historic building, it is also a Rosenwald School with a historic designation from the Department of Historic Resources.

Project Type

- | | |
|--|---|
| <input type="checkbox"/> Charitable Contribution | <input type="checkbox"/> Protection of Owned Land |
| <input type="checkbox"/> Purchase of Open-Space Easement | <input checked="" type="checkbox"/> Site Enhancement for Passive Public Use |
| <input type="checkbox"/> Fee Simple Acquisition | <input type="checkbox"/> Other: _____ |

Instrument Type

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

Land Protection Agent

- | | |
|--|--|
| <input checked="" type="checkbox"/> VOF | <input type="checkbox"/> Locality: _____ |
| <input type="checkbox"/> Other State Agency: _____ | <input type="checkbox"/> Other: _____ |

Funding Source & Amount

- | | |
|---|--|
| <input checked="" type="checkbox"/> VOF Grant Program(s): _____ PTF | <input checked="" type="checkbox"/> External Grant Program(s): <u>CDBG</u> |
| Amount Requested: <u>\$501,663</u> | Amount Requested/Secured: <u>\$300,000</u> |
| <input type="checkbox"/> Tax Benefits (Sought by Applicant) | <input type="checkbox"/> Not Applicable |

Staff Recommendation

Conservation Project:

- Approve project as presented.
- Approve project, contingent upon satisfaction of the following: _____
- Approve project, final VOF easement terms to be approved at subsequent Board of Trustees Meeting.

Conservation Funding:

- Not applicable
- Approve requested funding: \$ _____
- Approve recommended funding: \$376,247.25
- Approved administratively, PTF-Easement Assistance: \$ _____

Notes:

Conservation Purposes/Property Features

Scenic/Open Space:

- This park has frontage along a busy road, and it is frequently viewed by the public. In addition, this project will result in the preservation of green space in this very urban environment.

Historic Preservation:

- Maplewood Park is the site of Key Road Rosenwald School, which has been recognized by the Department of Historic Resources and is marked with an informational historic sign on site.

Outdoor Recreation, Education, or Research:

- Maplewood Park is a community resource, serving as a gathering space for all ages. Improvements to the park funded through this grant will increase the opportunities for outdoor recreation and education.

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 50% 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 submitted by locality.

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



Legend

-  Roads
-  City of Portsmouth
Maplewood Park Renovation

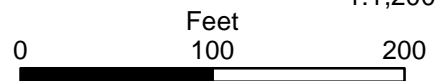
Projection: Lambert Conformal Conic
 GCS North America 1983
 Datum: D North America 1983

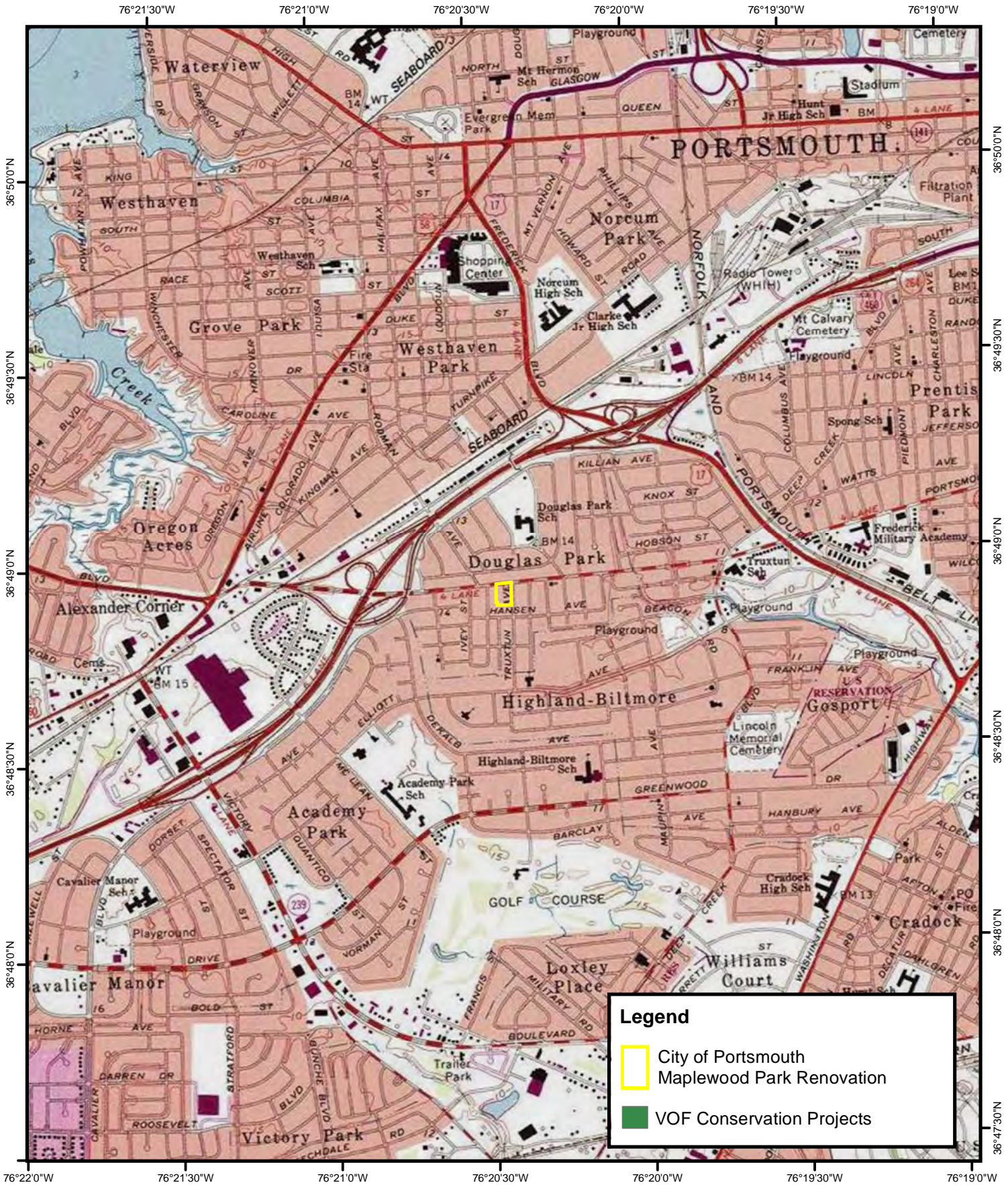
Map created 05.20.24 by E.White.
 Source data: Boundary-tax maps;
 Roads-VDOT; Water-VGIN 2002
 Aerial imagery-VGIN VBMP
 © Commonwealth of Virginia
 acquired 3/30/2023
 All Else-VOF
 This map is for general reference
 and display purposes only.

Aerial Map

City of Portsmouth Maplewood Park Renovation

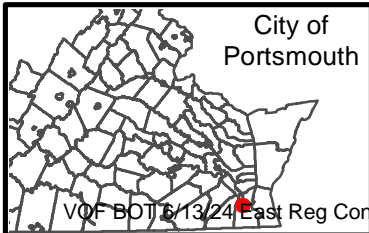
Acreage: 1.8
 Locality: City of Portsmouth





Legend

- City of Portsmouth
Maplewood Park Renovation
- VOF Conservation Projects



Location Map
City of Portsmouth
Maplewood Park Renovation

1.8 Acres
Board Meeting of 06/13/24



0 1,000 2,000
Feet
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: Norfolk South



PROJECT SUMMARY

3 Creeks Properties LLC

Locality: Southampton

Acres: 160 +/- survey in process

Meeting Date: 6/13/2024

Staff lead: Estie Thomas

Region: East

Project Description

Located adjacent to three VOF conservation easements that total 1,575 acres, the property is family-owned undeveloped open space in rural Southampton County consisting of riverfront, wetlands, and woodlands that supports a wide variety of habitats and contains bald cypress and tupelo swamp areas.

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: _____
- Other: _____

Funding Source & Amount

- VOF Grant Program(s): _____
Amount Requested: \$ _____
- External Grant Program(s): NAWCA, Enviva
Amount Requested/Secured: \$225,500 from NAWCA, \$20,000 from Enviva
- 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/Property Features

Agricultural Use:

- Property contains 77.96 acres of United States Department of Agriculture-designated prime farmland soils.

Forestral Use:

- Property contains 64.42 acres of high ranking FCV 4 and 5 “Forest Conservation Value”.

Natural Habitat and Biological Diversity:

- Property lies in the Virginia Piedmont Forest Block Complex Important Bird Area as designated by the National Audubon Society and lies in the Nottoway Bluff Terrestrial Portfolio as designated by The Nature Conservancy and is located in the Inner Coastal Plain of Southeastern Virginia, which provides important breeding, stopover, and overwintering habitat for national high-priority waterfowl species and a great diversity of Atlantic Flyway migratory songbirds.

Scenic/Open Space:

- This section of the Nottoway River has been designated as a state Scenic River and Blueway Trail, and the property is a component of the Nottoway River in southeastern Virginia, which is eligible for inclusion in the National Wild and Scenic Rivers System.

Water Resource Protection:

- Property contains 4,300 feet of frontage on Three Creek, a tributary of the Nottoway River, a tributary of the Chowan River, which drains to the Albemarle-Pamlico Sound Estuary.

Project Details

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

- Divisions permitted:** No division **Maximum Properties:** One
- Impervious Coverage Limitations:** Total impervious coverage, including that of both existing and future improvements, may not exceed 20,000 square feet.
- Buildings and Structures.**
Any new building or structure exceeding 10,000 square feet in ground area, must have Grantee’s prior review and written approval. All new buildings and structures larger than 500 square feet in ground area must be located within designated Building Envelopes. Any detached (freestanding) dwelling larger than 500 square feet in ground area must be located in a Building Envelope.
- Water Quality Protection Areas:**
RPZ on Three Creek and wetland areas.
- Unique Deed Provisions:** N/A
- Public Access:** NO YES
- Sign Required:** NO YES
- Consolidation of Tax Parcels:** NO YES N/A

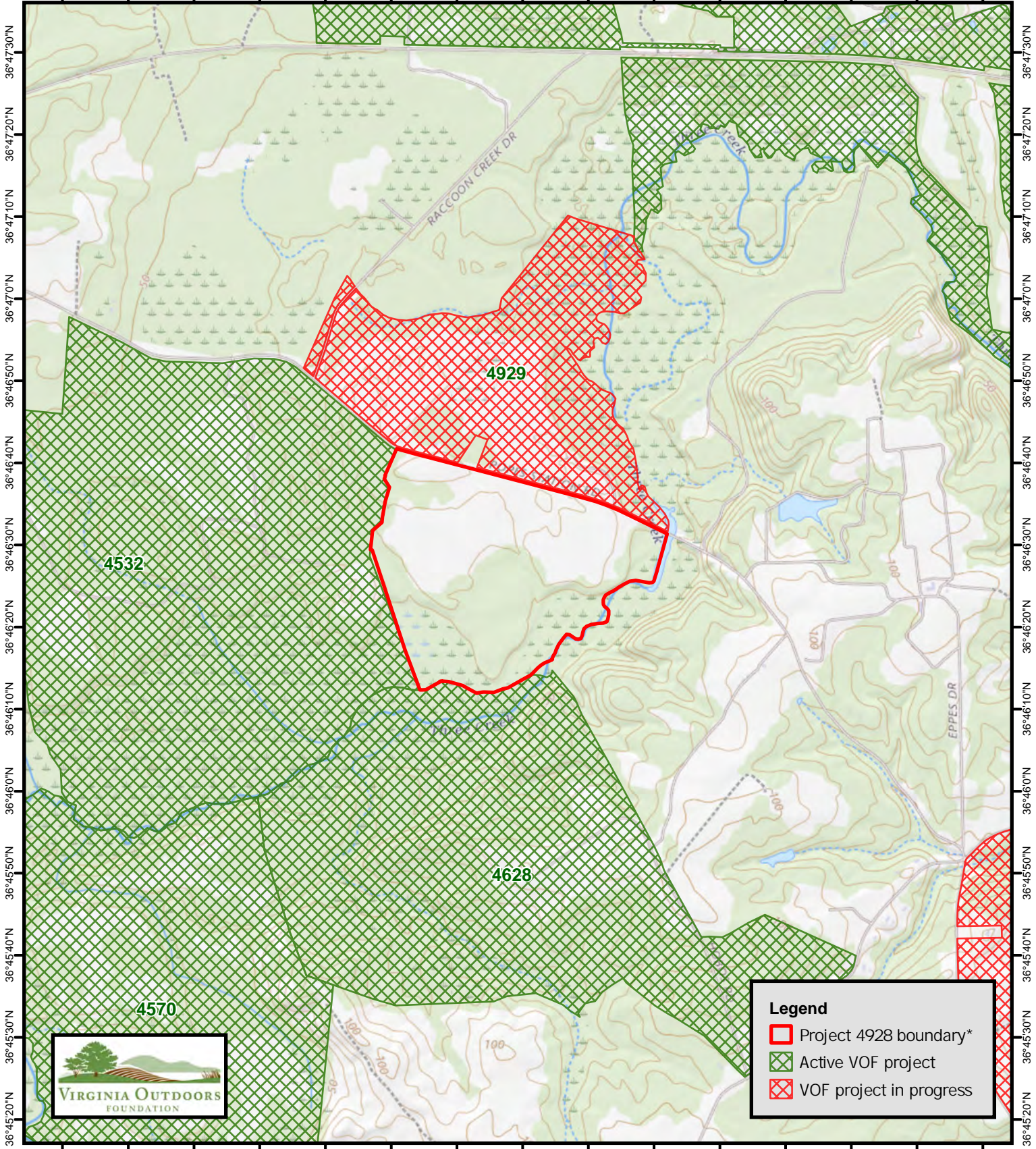
Summarize:

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</p> <p>DETAILS: Correspondence dated 4/22/2024 from Beth Lewis, Southampton County Director of Community Development.</p>

Public Infrastructure Information	Conflicts with published plans	Yes	No
Roads: Route 609 is a 30-foot ROW, no VDOT planned improvements.		<input type="checkbox"/>	<input checked="" type="checkbox"/>
Rail:		<input type="checkbox"/>	<input checked="" type="checkbox"/>
Utilities:		<input type="checkbox"/>	<input checked="" type="checkbox"/>

77°12'40"W 77°12'30"W 77°12'20"W 77°12'10"W 77°12'0"W 77°11'50"W 77°11'40"W 77°11'30"W 77°11'20"W 77°11'10"W 77°11'0"W 77°10'50"W 77°10'40"W 77°10'30"W 77°10'20"W



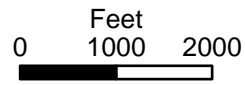
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Projection: Lambert Conformal Conic
GCS North America 1983
Datum: D North America 1983

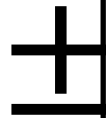
Map created 04/30/2024 by Baron Lin.
Source data provided by: topography- USGS, all else- VOF.
USGS Quadrangle: Sebrell
This map is for general reference and display purposes only.

Location Map

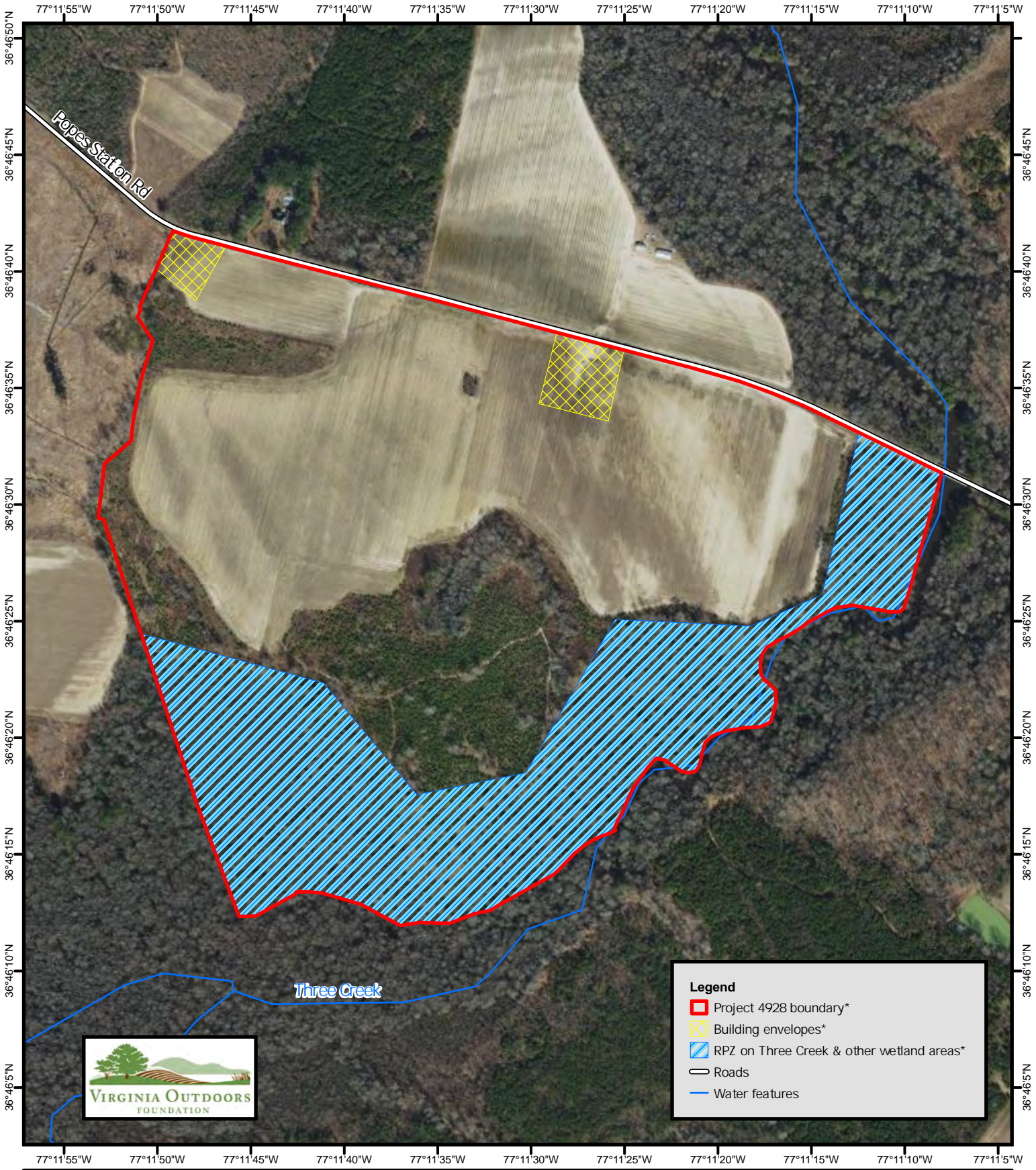
3 Creeks Properties LLC
Southampton County
~160.89 Acres*



1:24,000



*Displayed boundary is a page 100 page 100 parcels Proj



Legend

- Project 4928 boundary*
- Building envelopes*
- RPZ on Three Creek & other wetland areas*
- Roads
- Water features



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

Map created 04/30/2024 by Baron Lin.
 Source data provided by: aerial imagery- VDEM/VBMP, roads- VDOT, water features- USGS, all else- VOF.
 Aerial imagery acquired 02/21/2021.
 Aerial imagery © Commonwealth of Virginia.
 This map is for general reference and display purposes only.

*Displayed boundary, acreage, & special conditions subject to change. VOF BOT 6/13/24 East Reg Cons Proj

Special Conditions Map

3 Creeks Properties LLC Southampton County

~160.89 Acres*

10 of 25

Feet

0 350 700

1:8,400



PROJECT SUMMARY

3 Creeks Farms LLC

Locality: Southampton **Acres: 180 +/- (survey underway)**

Meeting Date: June 13, 2024 **Staff lead: Estie Thomas** **Region: East**

Project Description

Located adjacent to three VOF conservation easements that total 1,575 acres, the property is family-owned undeveloped open space in rural Southampton County consisting of riverfront, wetlands, and woodlands that supports a wide variety of habitats and contains bald cypress and tupelo swamp areas.

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): NAWCA, Enviva
Amount Requested/Secured: \$225,500 NAWCA,
20,000 Enviva
- 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/Property Features

Agricultural Use:

- Property contains 26.54 acres of United States Department of Agriculture-designated prime farmland soils.

Forestal Use:

- Property contains 86.47 acres of high ranking FCV 4 and 5 “Forest Conservation Value”.

Natural Habitat and Biological Diversity:

- Property lies in the Virginia Piedmont Forest Block Complex Important Bird Area as designated by the National Audubon Society and lies in the Nottoway Bluff Terrestrial Portfolio as designated by The Nature Conservancy and is located in the Inner Coastal Plain of Southeastern Virginia, which provides important breeding, stopover, and overwintering habitat for national high-priority waterfowl species and a great diversity of Atlantic Flyway migratory songbirds.

Scenic/Open Space:

- This section of the Nottoway River has been designated as a state Scenic River and Blueway Trail, and the property is a component of the Nottoway River in southeastern Virginia, which is eligible for inclusion in the National Wild and Scenic Rivers System.

Water Resource Protection:

- Property contains 4,000 feet of frontage on Three Creek, a tributary of the Nottoway River, a tributary of the Chowan River, which drains to the Albemarle-Pamlico Sound Estuary.

Project Details

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

- 1. Divisions permitted:** No division.
- 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. All new buildings and structures larger than 500 square feet in ground area must be located within designated Building Envelopes. Any detached (freestanding) dwelling larger than 500 square feet in ground area must be located in a Building Envelope.
- 4. Water Quality Protection Areas:**
RPZ on Nottoway River and wetland/swamp areas.
- 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

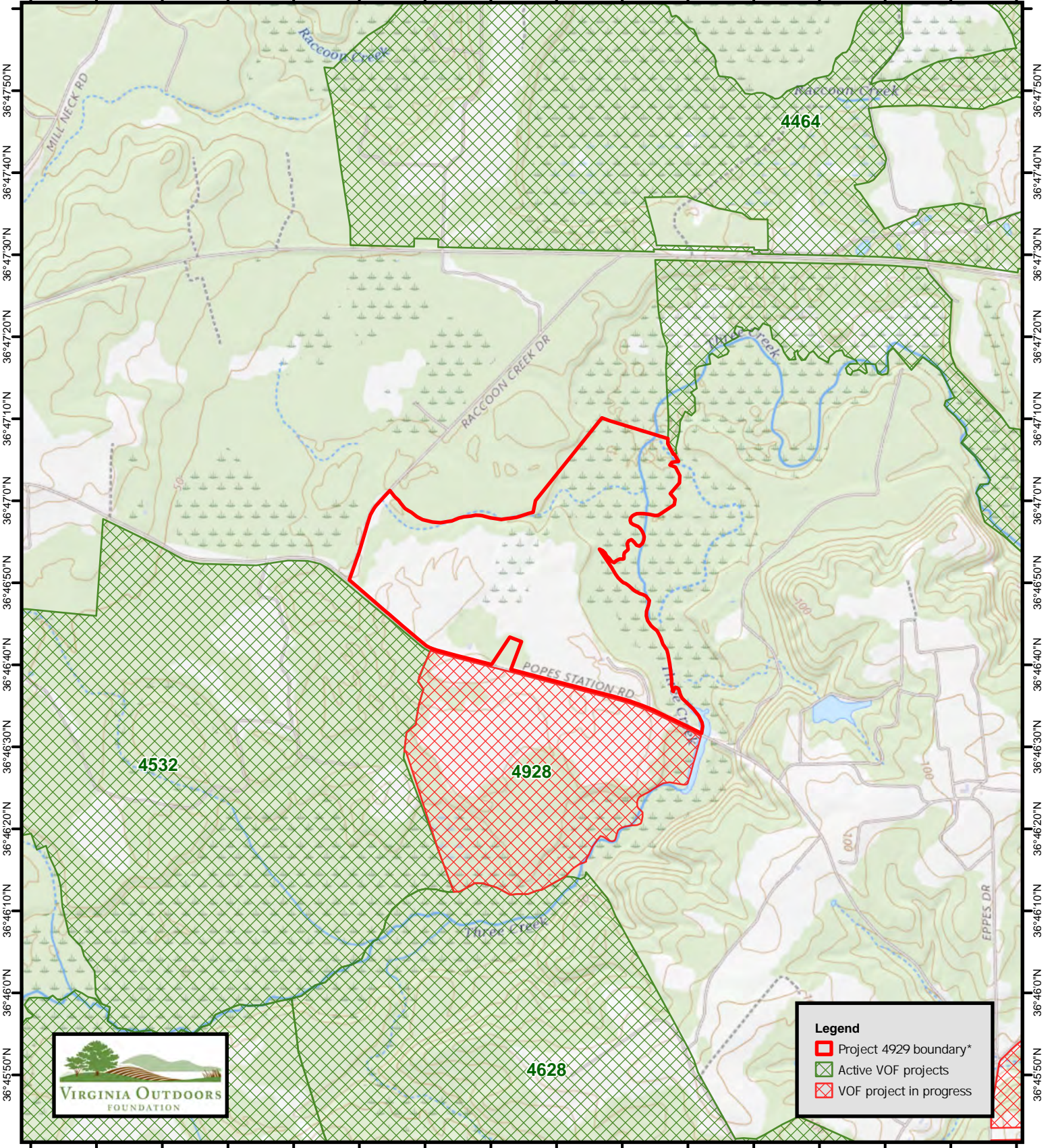
Summarize:

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</p> <p>DETAILS: Correspondence dated 4/22/2024 from Beth Lewis, Southampton County Community Development Director.</p>

Public Infrastructure Information	Conflicts with published plans	Yes	No
Roads: Popes Station Road is a 30-foot RoW, no programmed improvements.		<input type="checkbox"/>	<input checked="" type="checkbox"/>
Rail:		<input type="checkbox"/>	<input checked="" type="checkbox"/>
Utilities:		<input type="checkbox"/>	<input checked="" type="checkbox"/>

77°12'50"W 77°12'40"W 77°12'30"W 77°12'20"W 77°12'10"W 77°12'0"W 77°11'50"W 77°11'40"W 77°11'30"W 77°11'20"W 77°11'10"W 77°11'0"W 77°10'50"W 77°10'40"W 77°10'30"W 77°10'20"W



77°12'50"W 77°12'40"W 77°12'30"W 77°12'20"W 77°12'10"W 77°12'0"W 77°11'50"W 77°11'40"W 77°11'30"W 77°11'20"W 77°11'10"W 77°11'0"W 77°10'50"W 77°10'40"W 77°10'30"W 77°10'20"W



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

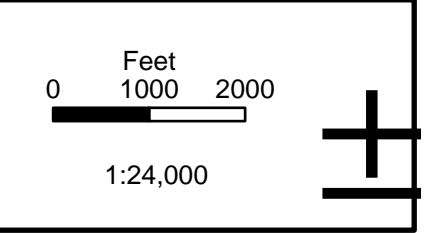
Map created 04/30/2024 by Baron Lin.
 Source data provided by: topography- USGS, all else- VOF
 USGS Quadrangle: Sebrell
 This map is for general reference and display
 purposes only.

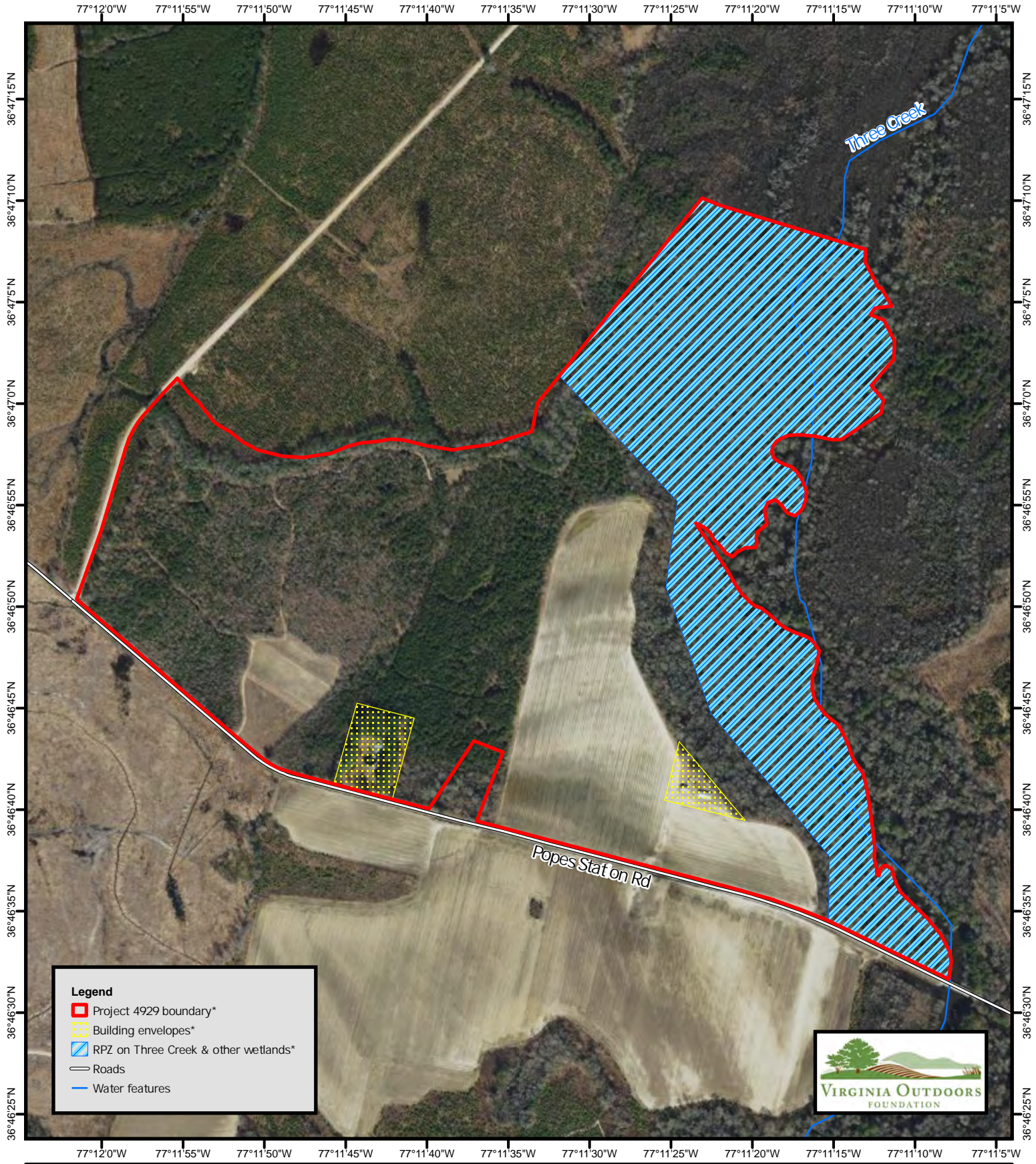
*Displayed boundary and acreage based on tax map parcels
 and subject to change

Location Map

3 Creeks Farms LLC Southampton County

~185.59 Acres*





Legend

- ▭ Project 4929 boundary*
- ▭ Building envelopes*
- ▭ RPZ on Three Creek & other wetlands*
- Roads
- Water features



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

Map created 04/30/2024 by Baron Lin.
 Source data provided by: aerial imagery- VDEM/VBMP,
 roads- VGIN, water features- USGS, all else- VOF.
 Aerial imagery acquired 02/21/2021.
 Aerial imagery © Commonwealth of Virginia.
 This map is for general reference and display purposes only.

*Displayed boundary, acreage, and special conditions
 based on tax map parcel & subject charges

Special Conditions Map

3 Creeks Farms LLC
Southampton County
~185.59 Acres*

Feet

0 400 800

1:9,600



PROJECT SUMMARY

J.H. Lee and Sons, Inc.

Southampton County

187.07 Acres

Meeting Date: 6/13/2024

Staff lead: Estie Thomas

Region: East

Project Description

Located in the Sebrell Rural Historic District and the Flaggy Run Agricultural and Forest District, the property contains shoreline and wetlands on the state scenic Nottoway River with productive agricultural and forest land that supports a wide variety of habitat area for several terrestrial and aquatic species.

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: _____
- Other: _____

Funding Source & Amount

- VOF Grant Program(s): _____
Amount Requested: \$ _____
- External Grant Program(s):
NAWCA, VLCF, and ENVIVA
Amount Requested/Secured: \$150,000 NAWCA,
\$537,500 VLCF, \$20,000 ENVIVA
- 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/Property Features

Agricultural Use:

- Contains 38.19 acres of United States Department of Agriculture-designated prime farmland soils.

Forestal Use:

- Contains 38.74 acres of high ranking FCV 4 and 5 “Forest Conservation Value” as identified by the Virginia Department of Forestry.

Natural Habitat and Biological Diversity:

- Lies along the Nottoway River which is designated “Threatened and Endangered Waters by the Virginia Department of Wildlife Resources due to the presence of the Roanoke Logperch (*Percina rex*) and the Dwarf wedge mussel (*Alasmidonta heterodon*). Located in the Inner Coastal Plain of Southeastern Virginia, which provides important breeding, stopover, and overwintering habitat for national high-priority waterfowl species and a great diversity of Atlantic Flyway migratory songbirds and contains habitat for Federal and State threatened fish species including Oak Toad and Bluejack Oak.

Scenic/Open Space:

- Nottoway River has been designated as a state Scenic River and Blueway Trail.

Water Resource Protection:

- Contains 2,700 feet of frontage on the Nottoway River, a tributary of the Chowan River, which drains to the Albemarle-Pamlico Sound Estuary.

Historic Preservation:

- Lies within the Sebrell Rural Historic District as identified by the Virginia Department of Historic Resources (“DHR”).

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.*

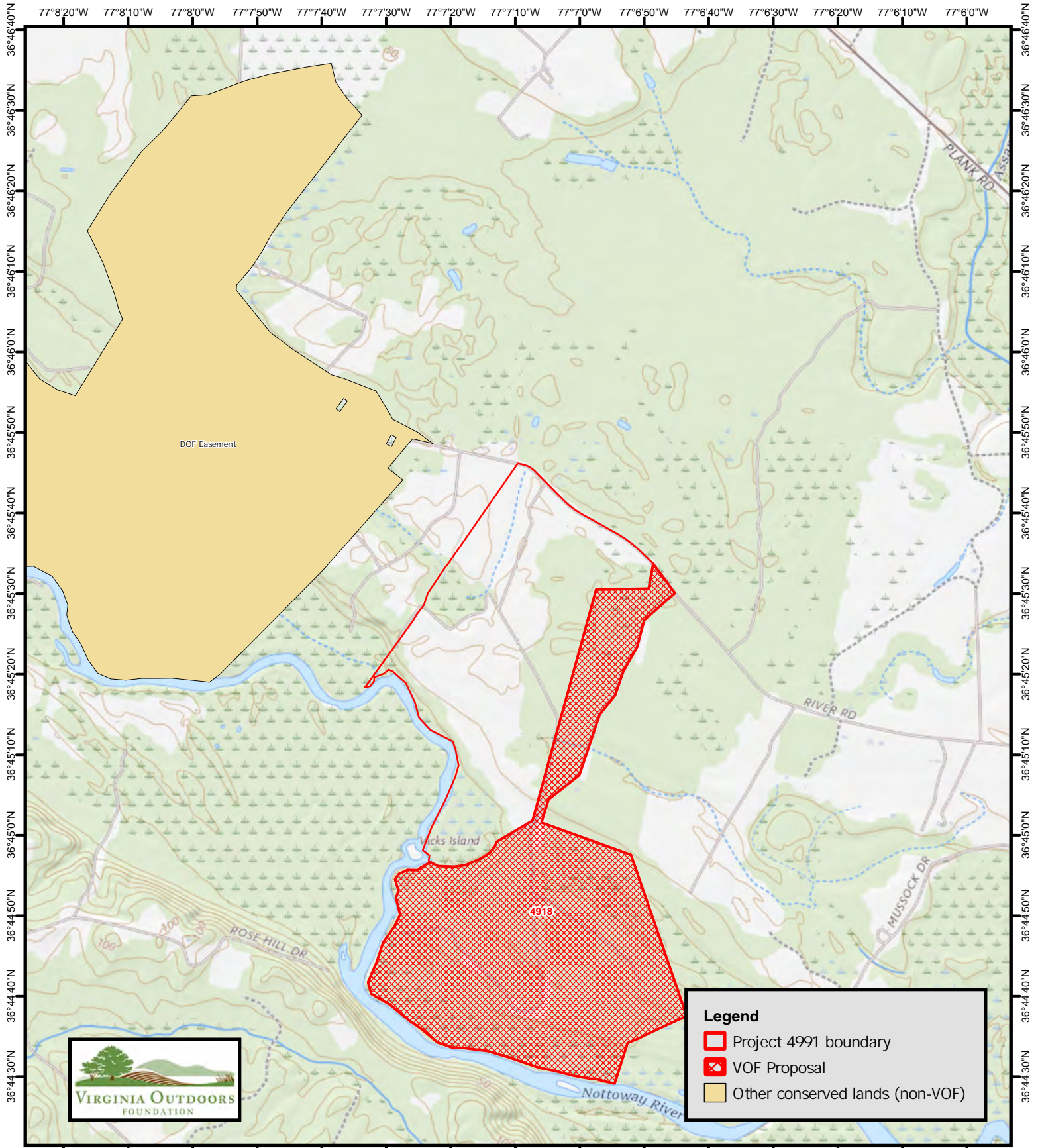
- 1. Divisions permitted:** None **Maximum Properties:** One
- 2. Impervious Coverage Limitations:** Total impervious coverage, including that of both existing and future improvements, may not exceed 20,000 square feet.
- 3. Buildings and Structures.**
Any new building or structure exceeding 10,000 square feet in ground area, must have Grantee’s prior review and written approval. All new buildings and structures larger than 500 square feet in ground area must be located within designated Building Envelopes. Any detached (freestanding) dwelling larger than 500 square feet in ground area must be located in a Building Envelope.
- 4. Water Quality Protection Areas:**
Forested RPZs no less than 50 feet from the edge of the Nottoway River and all other streams and wetlands.
- 5. Unique Deed Provisions:** On VOF model deed with VLCF model deed language which includes requirement for Agricultural Plan and mowing in RPZ or buffer no more than 3 times per year.
- 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: Correspondence dated 3/11/2024 from Beth Lewis, Director of Community Development Southampton County.</p>

Public Infrastructure Information	Conflicts with published plans	Yes	No
Roads: RT. 647- River Road is a 30-foot RoW. No programmed VDOT improvements.		<input type="checkbox"/>	<input checked="" type="checkbox"/>
Rail:		<input type="checkbox"/>	<input checked="" type="checkbox"/>
Utilities:		<input type="checkbox"/>	<input checked="" type="checkbox"/>



Legend

- Project 4918 boundary
- VOF Proposal
- Other conserved lands (non-VOF)

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

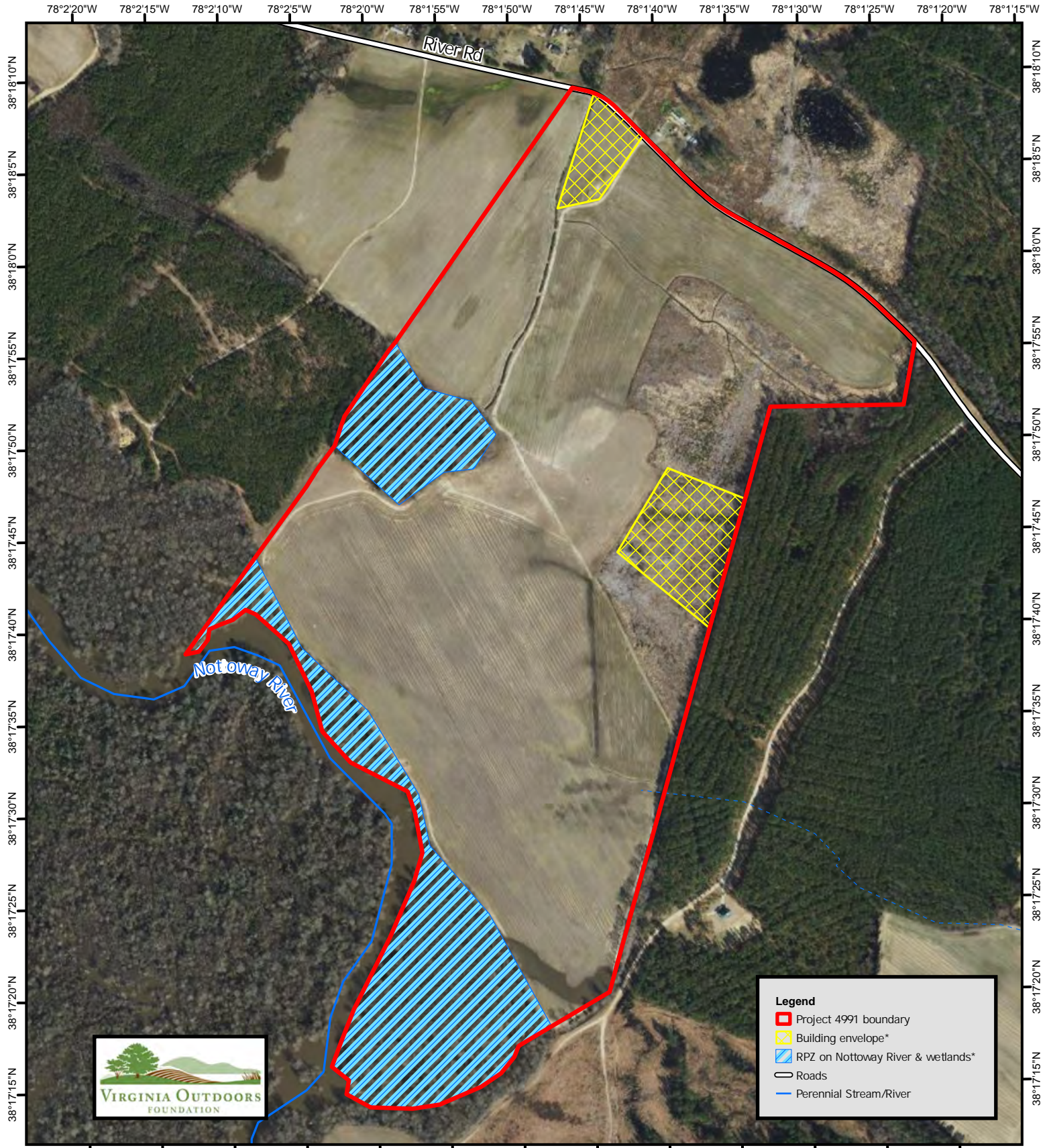
Map created 04/24/2024 by Baron Lin.
 Source data provided by: topography- USGS, other conserved lands- DCR, all else- VOF.
 USGS Quadrangle: Vicksville
 This map is for general reference and display purposes only.

Location Map

J H Lee & Sons, Inc.
Southampton County
186.33 Acres

0 1000 2000

1:24,000



Legend

- █ Project 4991 boundary
- ▨ Building envelope*
- ▨ RPZ on Nottoway River & wetlands*
- ▬ Roads
- ▬ Perennial Stream/River

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

Map created 05/23/2024 by Baron Lin.
 Source data provided by: aerial imagery- VDEM/VBMP, roads- VDOT, water features- USGS, all else- VOF.
 Aerial imagery acquired 02/21/2021.
 Aerial imagery © Commonwealth of Virginia.
 This map is for general reference and display purposes only.

*Special conditions subject to change.
 VOF BOT 6/13/24 East Reg Cons Pro

Special Conditions Map

J H Lee & Sons, Inc.
Southampton County
186.33 Acres

0 400 800
 Feet

1:9,600



PROJECT SUMMARY

Benjamin and Shannon Ellis

Locality: Caroline

Acres: 357.886 (survey pending)

Meeting Date: 6/13/2024

Staff lead: E. Thomas

Region: East

Project Description

Located in an area designated as Rural Preservation by Caroline County, this family owned and managed farm property contains a large amount of prime soils and productive cropland.

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: _____
- Other: _____

Funding Source & Amount

- VOF Grant Program(s): _____
- External Grant Program(s): _____
- Amount Requested: \$ _____
- 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: \$ for survey TBD

Notes:

Conservation Purposes/Property Features

Agricultural Use:
• Property contains 143.46 acres of United States Department of Agriculture-designated prime farmland soils and 182.79 acres of Farmland of Statewide Importance soils.

Forestal Use:
• Property contains 142 acres of forest ranked FCV “Very High” and “Outstanding” in the Virginia Department of Forestry’s Forest Conservation Model.

Scenic/Open Space:

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

Open Space as Designated by a Government or Conservation Organization:
• Property is located in a three-mile radius of several other properties under open-space easements held by Grantee.

Project Details

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

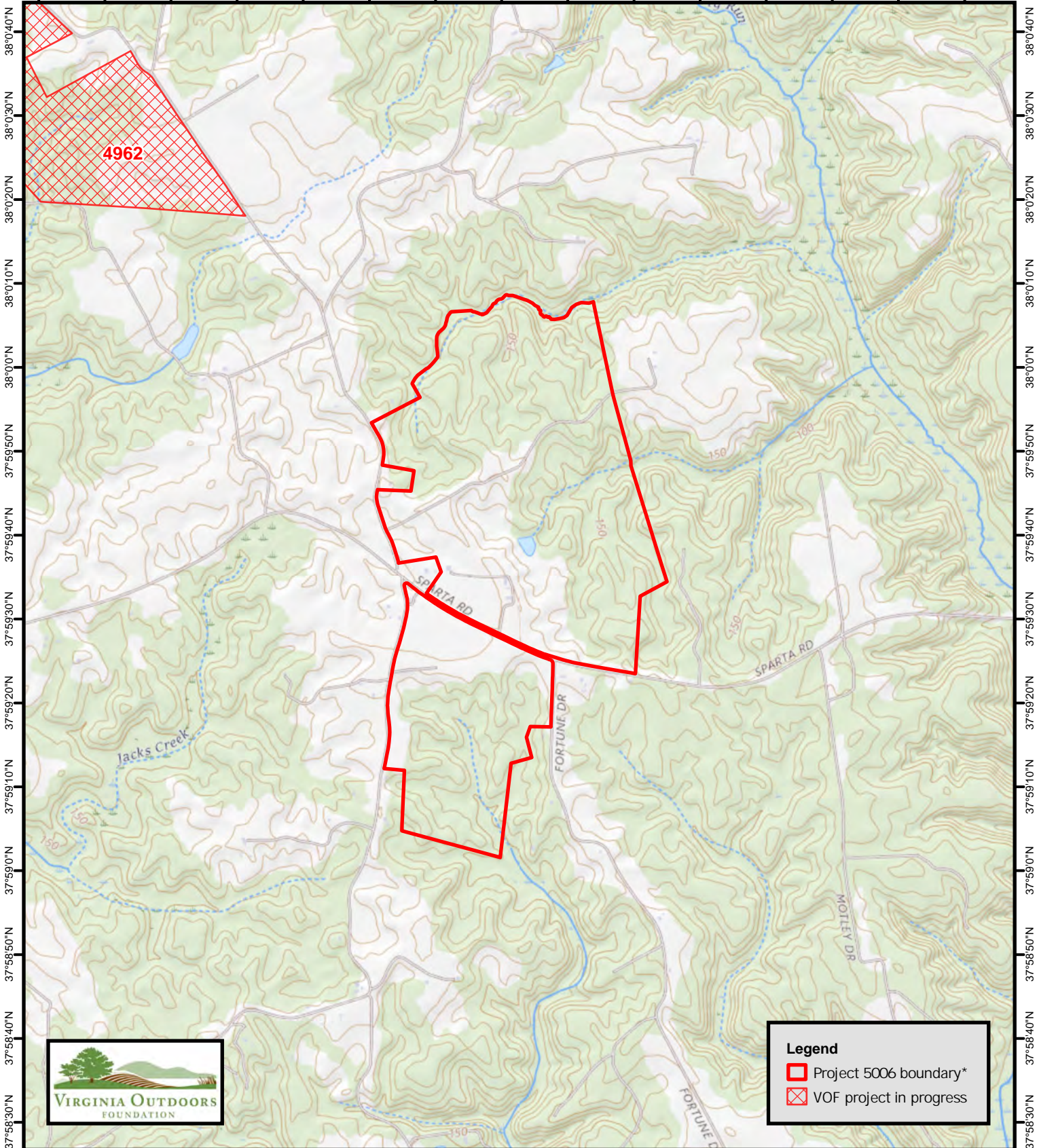
- Divisions permitted:** Two **Maximum Properties:** Three parcels.
- Impervious Coverage Limitations:** Total impervious coverage, including that of both existing and future improvements, may not exceed 39,000 square feet.
- Buildings and Structures.**
Any new building or structure exceeding 10,000 square feet in ground area, must have Grantee’s prior review and written approval. All new buildings and structures larger than 500 square feet in ground area must be located within designated Building Envelopes.
- Water Quality Protection Areas:**
N/A
- Unique Deed Provisions:** N/A
- Public Access:** NO YES
- Sign Required:** NO YES
- Consolidation of Tax Parcels:** NO YES N/A
Summarize: Waiting on survey to determine how many and which parcels to consolidate.

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: Letter dated 4/22/2024 from Leon Hughes, Director, Planning and Community Development.</p>

Public Infrastructure Information	Conflicts with published plans	Yes	No
Roads: Routes 617, 618, and 630 are 30-foot Row, no VDOT programmed improvements.		<input type="checkbox"/>	<input checked="" type="checkbox"/>
Rail:		<input type="checkbox"/>	<input checked="" type="checkbox"/>
Utilities:		<input type="checkbox"/>	<input checked="" type="checkbox"/>

77°11'40"W 77°11'30"W 77°11'20"W 77°11'10"W 77°11'0"W 77°10'50"W 77°10'40"W 77°10'30"W 77°10'20"W 77°10'10"W 77°10'0"W 77°9'50"W 77°9'40"W 77°9'30"W 77°9'20"W



Legend

- Project 5006 boundary*
- VOF project in progress

77°11'40"W 77°11'30"W 77°11'20"W 77°11'10"W 77°11'0"W 77°10'50"W 77°10'40"W 77°10'30"W 77°10'20"W 77°10'10"W 77°10'0"W 77°9'50"W 77°9'40"W 77°9'30"W 77°9'20"W

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

Map created 04/30/2024 by Baron Lin.
 Source data provided by: topography- USGS, all else- VOF.
 USGS Quadrangle: Sparta
 This map is for general reference and display purposes only.

*Displayed boundary & acreage from tax map parcels & subject to VOF BOT 6/13/24 East Reg Cons Proj

Location Map

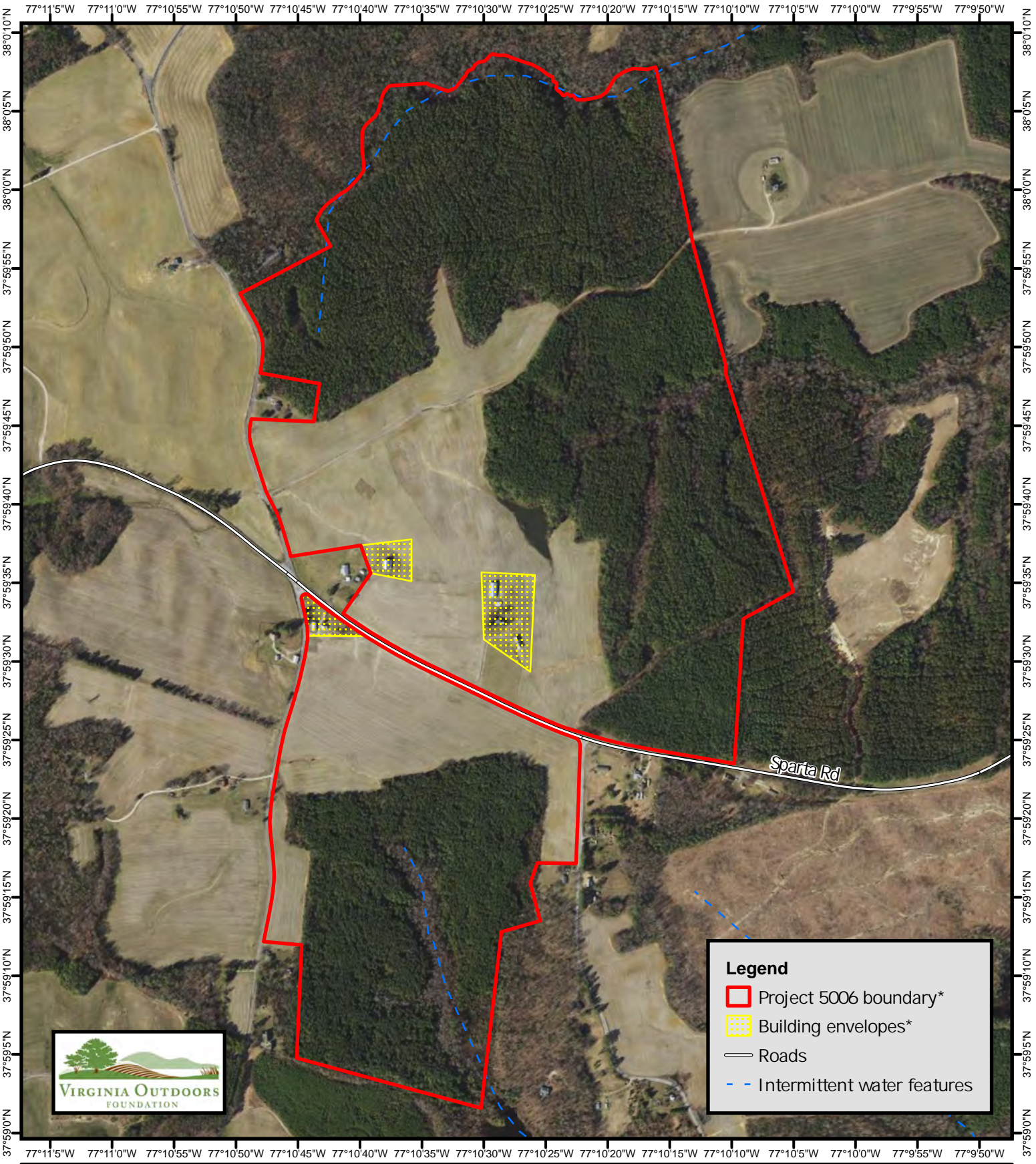
Benjamin Ellis Jr. & Shannon Ellis
 Caroline County
 ~357.886 Acres*

24 of 25

Feet

0 1000 2000

1:24,000



Legend

- Project 5006 boundary*
- Building envelopes*
- Roads
- Intermittent water features

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

Map created 04/30/2024 by Baron Lin.
 Source data provided by: aerial imagery- VDEM/VBMP, roads- VGIN, water features- USGS, all else- VOF.
 Aerial imagery acquired 03/11/2021.
 Aerial imagery © Commonwealth of Virginia.
 This map is for general reference and display purposes only.

*Displayed boundary, acreage, and special conditions from tax map parcels & subject to change

Special Conditions Map

Benjamin Ellis Jr. & Shannon Ellis
 Caroline County
 ~357.886 Acres*

0 Feet 1050

1:12,600