

Virginia Outdoors Foundation

BASELINE DOCUMENTATION REPORT

Jennie Sue Dodd Revocable Trust

Open-Space Easement

Project 5016 Instrument 8000 Property 5871



Caroline County –169.3 acres

Date of Report: October 22, 2024

Site Visit Date: October 9, 2024

Report and photographs by: E. Thomas, M. Hallock-Solomon, J. Persinger, and L. McCoy



Executive Office | 39 Garrett St., Ste. 200, Warrenton, VA 20186
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Phone | 844-863-9800

A Complete Copy for interested parties is available on request.

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 35,000 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 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.
4. **Water Quality Protection Areas:** 100-foot buffer on both sides of intermittent stream with livestock exclusion.
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

Public Infrastructure Information	Conflicts with published plans	Yes	No
Roads: US Highway 301 – Richmond Turnpike 80-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"/>
PIE language included for US Hwy 301 (Richmond Turnpike)			

DCR Conservation Purpose (VLCF Criteria)

Agricultural Use	<input checked="" type="checkbox"/>	Natural Habitat/Biological Diversity	<input type="checkbox"/>
Forestal Use	<input checked="" type="checkbox"/>	Natural-Resource Based Outdoor Recreation or Education	<input type="checkbox"/>
Historic Preservation	<input type="checkbox"/>	Preservation of Scenic Open Space	<input type="checkbox"/>
Watershed Preservation	<input checked="" type="checkbox"/>	Conservation of Open Space Lands Designated by Local Govt	<input type="checkbox"/>

Water Protection Details

Livestock excluded from: ☐ waterbody only ☒ waterbody and surrounding buffer

Waterbody	Feature Length (ft)	Buffer Width (ft)	Buffer Sides	Livestock Restriction	SC ID
Unnamed intermittent stream	~860 ft	100 ft	Both sides	Yes	7084

Unnamed intermittent stream	~910 ft	100 ft	One side	Yes	7125
Total length of shoreline in which livestock are excluded:			~2,630 feet		

Siting Condition Details	Description	SC ID
Building Envelopes	2 building envelopes (~7.7 acres, ~2.4 acres)	7083

Mapping Information/Easement Boundary	
<u>Source Type</u>	<u>Description of Use and Extent/Other Comments</u>
Plat made by William Hugh Redd, dated February 16, 1952 entitled "Plat of two tracts of land totaling 158.3 acres" recorded in the Clerk's Office of Caroline County in Deed Book 134, Page 225.	Tax map parcel 107-A-6
Plat made by William Hugh Redd, dated February 7, 1961 entitled "Plat of 62.0 acres of land" recorded in the Clerk's Office of Caroline County in Deed Book 151, Page 243.	Tax map parcel 108-A-23
Virginia DEM VBMP orthoimagery with flight date of March 8, 2021	Alignment of plats. Aerial resolution: 1 foot
Mapping Confidence Factor: B	
GIS Acreage: 165.87	
Boundary Approved by GIS Team: <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO	

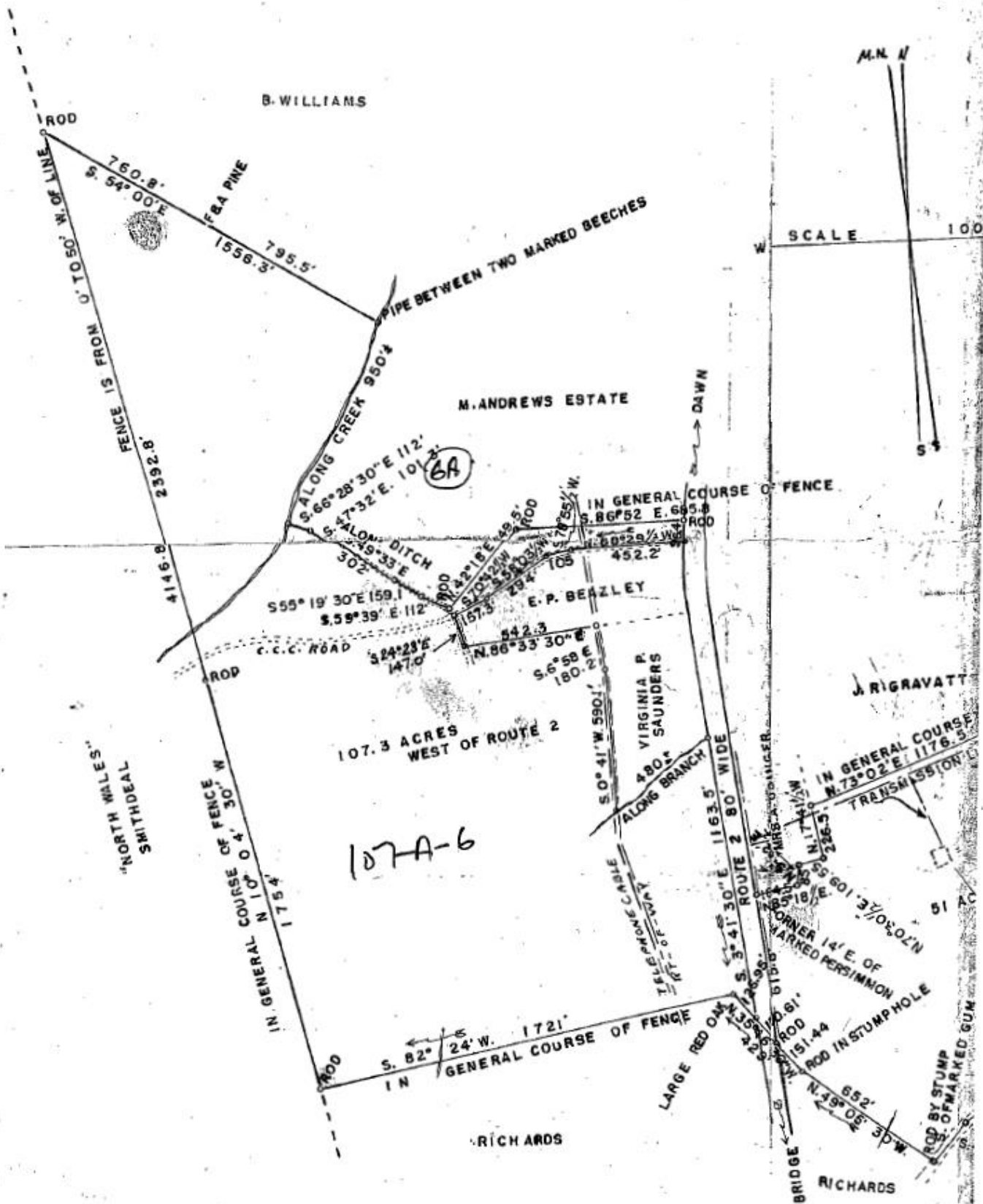
Site Visits
<p>BDR Site Visits: October 9, 2024</p> <p>Other Site Visits: 7/10/2024, 8/29/2024</p> <p>Staff: E. Thomas, J. Persinger, and L. McCoy</p> <p>Extent of BDR Site Visits: Majority of property viewed.</p>

Notes for Stewardship
Property can be accessed from Route 301 or from the back gate off the old logging road. A metal cow fence runs along the woods throughout the property to keep livestock from stream areas.

Property Information					
Property ID: 5871		Owner: Jennie Sue Dodd, Trustee of the Jennie Sue Dodd Revocable Trust			
Physical address of property: 33356 Richmond Turnpike, Hanover, VA 23069			Latitude-Longitude: 37.80276, -77.37243		
Built Env. Map label #	Buildings /Structure	Impervious Coverage Area (square feet)	Feature ID	Shown in Photo Number(s)	In County Record
1	House	2,760	4437	1	<input checked="" type="checkbox"/>
2	Garage	900	4438	2, 3	<input checked="" type="checkbox"/>
3	Utility Shed	108	4555	3	<input checked="" type="checkbox"/>
4	Equipment Shed	2,184	4440	4	<input checked="" type="checkbox"/>
5	Chicken House	9,956	4439	4	<input checked="" type="checkbox"/>
6	Hay Barn	3416	4556	7	<input checked="" type="checkbox"/>
7	Concrete Pad (600 sq ft; does not count towards impervious surface)		4557	8	<input checked="" type="checkbox"/>
All measurements are field measurements.					
Total Impervious Coverage Permitted:		35,000			
Total Impervious Coverage Existing:		19,324			
Total Impervious Coverage Remaining at Recordation:		15,676			

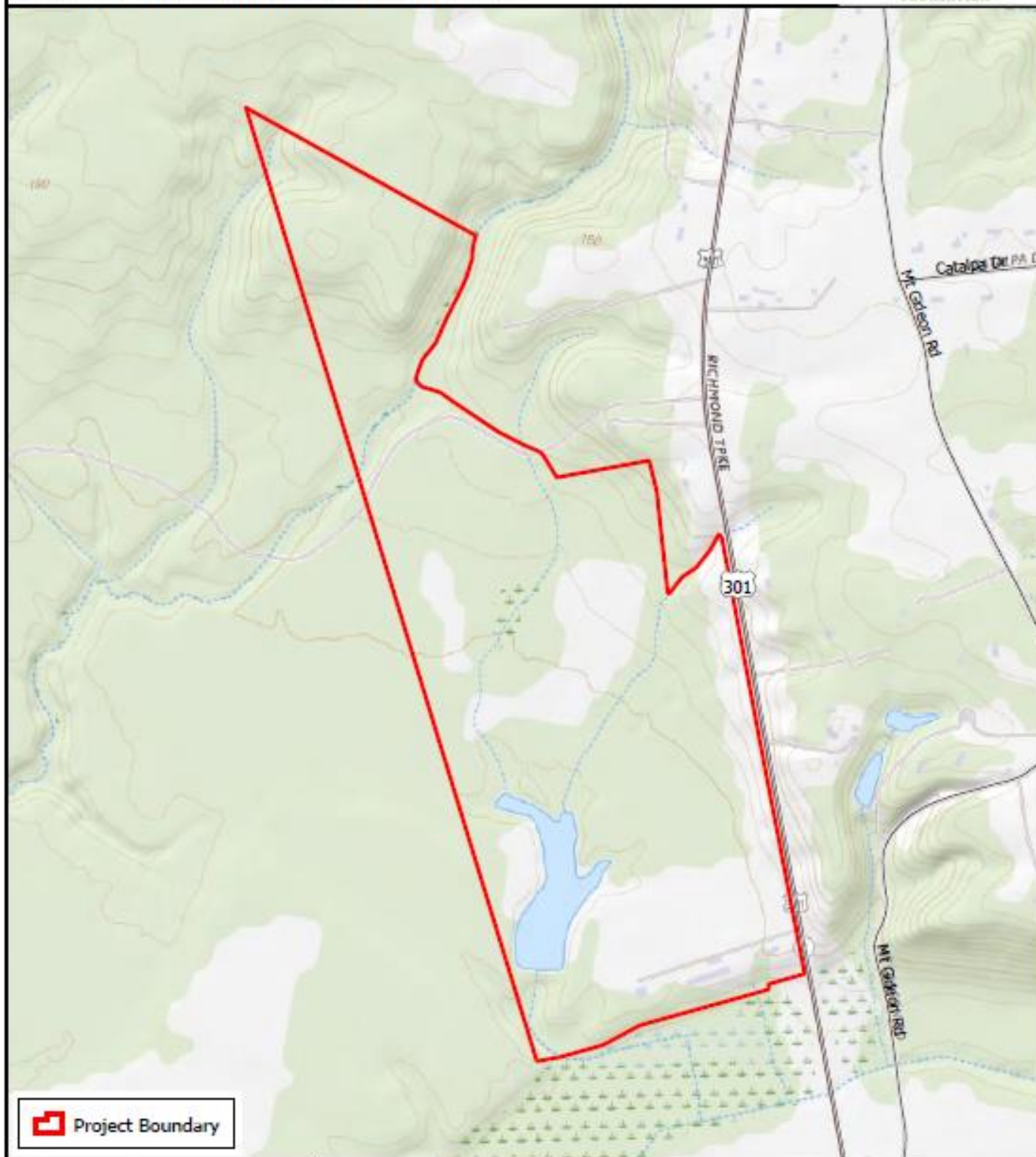
Timber Management
Active timber management on the property? <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO
Approximate acreage of managed area (if known):
Are the property's forested lands reflected accurately in the BDR's aerial imagery? <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO

Current Tax Map Parcel Information			
Owner in Public Record	Tax Map/Parcel Number	Acreage listed on Tax Card	Acreage in Property Description of DOE
Jennie Sue Dodd, Trustee of the Jennie Sue Dodd Revocable Trust	107-A-6	107.3	107.3
Jennie Sue Dodd, Trustee of the Jennie Sue Dodd Revocable Trust	108-A-23	62	62



Topography

Jennie Sue Dodd Revocable Trust



 Project Boundary

Caroline County

169.3 ± Acres

Feet
0 400 800
1:9,600



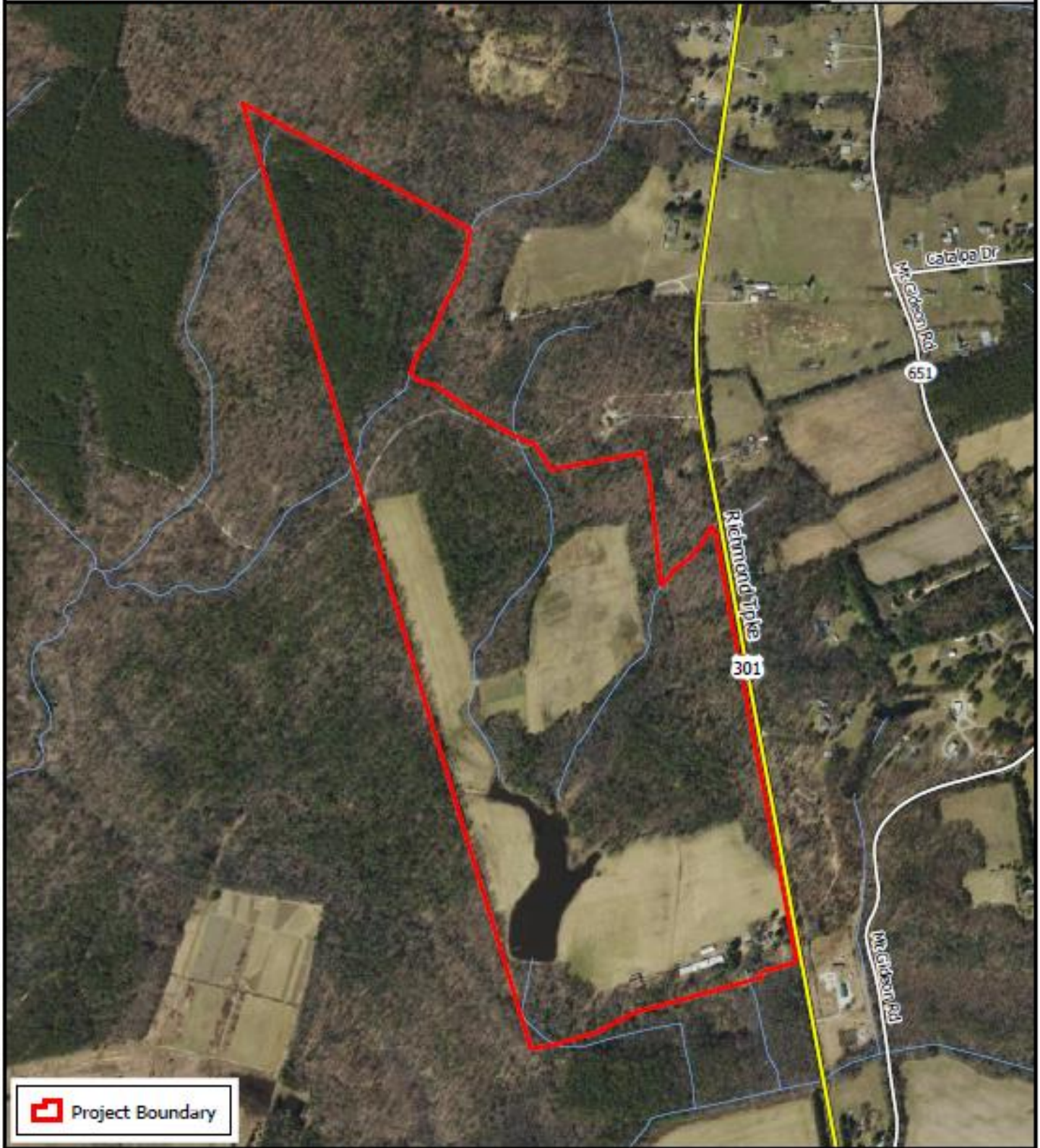
Map created: 10/18/2024 by VOF-mhs
Projection: NAD 1983 Virginia Lambert

Source data: USGS Topo Quad Name: Ashland, Hanover; Roads - VDOT; all else - VOF.

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

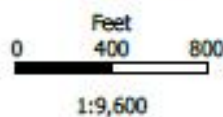
Aerial Imagery

Jennie Sue Dodd Revocable Trust



Caroline County

169.3 ± Acres



Map created: 10/18/2024 by VOF-mHB
Projection: NAD 1983 Virginia Lambert

Source data: Aerial Imagery - VGIN/VBMP acquired 3/8/2021; Rivers/Streams - USGS-NHD/VGIN-VBMP; Roads - VDOT; all else - VOF.

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Special Conditions

Jennie Sue Dodd Revocable Trust



Point	Latitude	Longitude
1	37.809550	-77.380807
2	37.809700	-77.379714
3	37.808837	-77.379401
4	37.808661	-77.380493
5	37.801925	-77.377128
6	37.802873	-77.372482
7	37.802171	-77.372333
8	37.801306	-77.377055

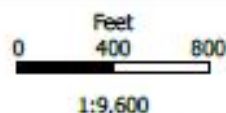
Building envelope follows easement boundary between points 4 and 1.

Building envelope follows easement boundary between points 6 and 7.

- Project Boundary
- 100 ft Riparian Buffer
- Building Envelope

Caroline County

169.3 ± Acres



Map created: 10/22/2024 by VOF-mHS
Projection: NAD 1983 Virginia Lambert

Source data: Aerial Imagery - VGIN/VBMP acquired 3/8/2021; Rivers/Streams - USGS-NHD/VGIN-VBMP; Roads - VDOT; all else - VOF. ArcGIS Pro/VBMP aerial imagery used to determine points.

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