



AGRICULTURAL AND FORESTAL DISTRICTS ADVISORY COMMITTEE

AGENDA

7:00 p.m., Thursday, October 24, 2019

Old Manassas Courthouse

Lee and Grant Avenues

Manassas, Virginia

1. Call to Order
2. Citizens' Time
3. Nomination/Election of Officers
 - Chairman
 - Vice Chairman
4. Approval of April 11, 2018 Brief and Resolutions
5. Agricultural and Forestal Districts Applications
 - AFD2019-00002, Farmview Enterprise, LLC
 - AFD2019-00003, TCB Land Management, LLC
6. Staff Time
7. Members' Time
8. Announcements
9. Next Meeting
10. Adjournment



COUNTY OF PRINCE WILLIAM

5 County Complex Court, Suite 210, Prince William, Virginia 22192-9201
(703) 792-7615 FAX (703) 792-4401 www.pwcgov.org

PLANNING
OFFICE

AGRICULTURAL AND FORESTAL DISTRICTS ADVISORY COMMITTEE

Rebecca Horner, AICP, CZA
Director of Planning

BRIEF

**Old Manassas Courthouse
Lee and Grant Avenues, Manassas, VA**

**April 11, 2018
Regular Meeting**

**In Attendance
Members**

Michelle Attreed, Stephanie Cornell, Liz Cronauer, Greg Gorham, Martha Hendley, Harold House, George McKay, Jeanine Lawson, Jay Yankey

Staff

Debra Watson-Grady, Ben Ziskal, David McGettigan, Connie Dalton, Toni Brzyski

Call to Order

7:05 p.m.

Citizens' Time

Chairman Cronauer thanked the citizens who came to the meeting.

RES 18-012

Approve the February 8, 2018 meeting brief and resolutions as presented – APPROVED – MOTION CARRIED [VOTING RECORD: Motion Hendley, Yankey; Ayes by acclamation; Nays None; Absent from Vote None; Absent from Meeting Tirrell]

Update

Connie Dalton, staff, noted that following the February 8, 2018 Agricultural and Forestal Districts Advisory Committee meeting additional requests were received to withdraw parcels which resulted in there being no core for any of the Districts.

David McGettigan, staff, noted that without a core no Agricultural and Forestal District is possible.

RES 18-013

Recommend the termination of AFD#79-1, AFD#80-1 and AFD#91-1 due to the requests for withdrawal resulting in the inability to maintain the required 200-acre core - APPROVED - MOTION CARRIED [VOTING RECORD: Motion Cornell, McKay; Ayes Cornell, Cronauer, House, McKay, Yankey, Lawson, Attreed; Nays None; Abstain Gorham, Hendley, Absent from Vote None; Absent from Meeting Tirrell]

**Review of
Agricultural and
Forestal Districts**

David McGettigan, staff, noted that a local Agricultural and Forestal District can be established by the Board of County Supervisors and/or a new core(s) can be established to create a State Agricultural and Forestal District to be established by the Board of County Supervisors. Discussion followed.

A request was made to explain the difference between the November 1 annual deadline for filing and the current review process. Staff provided clarification.

Members asked for more information about local Agricultural and Forestal Districts. Staff provided copies of the Code of Virginia for each type of district. Discussion followed.

RES 18-014

Agree that the Agricultural and Forestal Districts Advisory Committee plans to continue to explore options for Agricultural and Forestal Districts as tools within Prince William County – APPROVED – MOTION CARRIED [VOTING RECORD: Motion Cronauer, Yankey; Ayes by acclamation; Nays None; Absent from Vote None; Absent from Meeting Tirrell]

Staff Time

David McGettigan reported that staff is working on the Rural Preservation Study. Additionally, Mr. McGettigan noted that staff expects the Board of County Supervisors to act on the review of the Agricultural and Forestal Districts at its May 15, 2018 meeting.

Members' Time

Chairman Cronauer thanked citizens for attending the meeting and thanked staff for the work done in preparation for the meeting.

Greg Gorham asked staff if an Agricultural and Forestal District can cross county lines. Staff said yes.

Next Meeting

A next meeting date of August 23, 2018 was decided. Further discussion suggested that was too long between dates and a meeting should be held sooner than that.

It was determined that the next meeting will be on Thursday, June 28, 2018 at 7:00 p.m. at the Old Manassas Courthouse, if available, located at the Corner of Lee and Grant Aves., Manassas, Virginia.

Members would like information from staff about local Agricultural and Forestal Districts to be provided at the June meeting. Staff requested that additional requests/questions be provided in writing in advance of the June meeting to allow time for research/preparation.

Adjournment

8:20 p.m.

AGRICULTURAL AND FORESTAL DISTRICTS ADVISORY COMMITTEE

MOTION: HENDLEY

**April 11, 2018
Regular Meeting
Res. No. 18-012**

SECOND: YANKEY

**RE: APPROVAL OF FEBRUARY 8, 2018 MEETING BRIEF AND
RESOLUTIONS AS PRESENTED**

ACTION: APPROVED

WHEREAS, the Agricultural and Forestal Districts Advisory Committee considered its February 8, 2018 meeting brief and resolutions; and

WHEREAS, the Agricultural and Forestal Districts Advisory Committee provided no corrections;

NOW, THEREFORE, BE IT RESOLVED, that the Prince William County Agricultural and Forestal Districts Advisory Committee does hereby approve its February 8, 2018 meeting brief and resolutions as presented.

Votes:

Ayes: by acclamation

Nays: None

Absent from Vote: None

Absent from Meeting: Tirrell

MOTION CARRIED

ATTEST: _____
Secretary to the Committee

AGRICULTURAL AND FORESTAL DISTRICTS ADVISORY COMMITTEE

MOTION: CORNNELL

**April 11, 2018
Regular Meeting
Res. No. 18-013**

SECOND: MCKAY

RE: AFD2017-00001, 2017 REVIEW OF AGRICULTURAL AND FORESTAL DISTRICTS – BRENTSVILLE MAGISTERIAL DISTRICT

ACTION: APPROVED

WHEREAS, the Prince William Board of County Supervisors (BOCS) did approve and establish, pursuant to the provisions of the Virginia Agricultural and Forestal Districts Act (“the Act”), three agricultural and forestal districts (AFDs) currently constituting approximately 2459 acres and referenced as AFD#79-1, AFD#80-1 and AFD#91-1; and

WHEREAS, provisions of the Act also authorize the BOCS to complete a review of districts created under the Act, if deemed necessary, no less than four years but no more than ten years after the date of creation and every four to ten years thereafter, to determine whether the districts should be continued, modified or terminated; and

WHEREAS, the BOCS on December 7, 2010 last reviewed and determined that no review of the three Agricultural and Forestal Districts was necessary, by RES 10-896; and

WHEREAS, March 20, 2021, will be the expiration date of the ten-year period since the last review of the Districts, and Section 15.2-4311, VA Code Ann, provides that if the local governing body determines a review is necessary, it shall begin the review at least 90 days before the expiration date; and

WHEREAS, on April 4, 2017 the BOCS determined a review of the three Agricultural and Forestal Districts referenced as AFD#79-1, AFD#80-1 and AFD#91-1 was appropriate at this time and authorized a review by RES 17-150; and

WHEREAS, the Prince William County Agricultural and Forestal Districts Advisory Committee (AFD Advisory Committee) is appointed by the BOCS to advise the Planning Commission and the BOCS and assist in creating, reviewing, modifying, continuing or terminating Agricultural and Forestal Districts in the County; and

WHEREAS, the AFD Advisory Committee held a public meeting on November 16, 2017 and reviewed and discussed information regarding the three Agricultural and Forestal Districts referenced as AFD#79-1, AFD#80-1 and AFD#91-1; and

WHEREAS, at its November 16, 2017 meeting the AFD Advisory Committee recommended that AFD#91-1 be continued; that the review of AFD#79-1 and AFD#80-1 be kept open; that staff contact land owners who have not responded to previous attempts to contact them and that staff make new contacts in an attempt to create a new core for this district; and

WHEREAS, the AFD Advisory Committee held a public meeting on February 8, 2018 and reviewed and discussed new information regarding AFD#79-1 and AFD#80-1; and

WHEREAS, at its February 8, 2018 meeting the AFD Advisory Committee passed several resolutions that recommended that all property requesting withdrawal be withdrawn and that the remainder of the properties remain in the districts utilizing the established 200 acre core of AFD#91-1; and

WHEREAS, following the February 8, 2018 meeting property owners submitted additional requests to withdraw from the AFD; and

WHEREAS, the AFD Advisory Committee held a public meeting on April 11, 2018 to review and discuss the additional requests received to withdraw from the AFD; and

WHEREAS, the AFD Advisory Committee, upon review of this additional information, determined that the requested withdrawals from AFD#79-1, AFD#80-1 and AFD#91-1 eliminated the ability of the Districts to maintain the required core, a minimum of 200 acres in one parcel or in contiguous parcels, thereby impacting the viability of all three AFD; and

WHEREAS, the AFD Advisory Committee shall render expert advice as to the nature of farming and forestry and agricultural and forestal resources within the district and their relation to the entire County; and

WHEREAS, the AFD Advisory Committee considers this relevant to its position to advise in the creation, review, modification, continuation or termination of Agricultural and Forestal Districts in the County;

NOW, THEREFORE, BE IT RESOLVED, that the Prince William County Agricultural and Forestal Districts Advisory Committee does hereby recommend the termination of AFD#79-1, AFD#80-1 and AFD#91-1 due to the requests for withdrawal resulting in the inability to maintain the required 200-acre core.

Votes:

Ayes: Cornell, Cronauer, House, McKay, Yankey, Lawson, Attreed

Nays: None

Abstain: Gorham, Hendley

Absent from Vote: None

Absent from Meeting: Tirrell

MOTION CARRIED

ATTEST: _____



Secretary to the Committee

AGRICULTURAL AND FORESTAL DISTRICTS ADVISORY COMMITTEE

MOTION: CRONAUER

**April 11, 2018
Regular Meeting
Res. No. 18-014**

SECOND: YANKEY

**RE: EXPLORE OPTIONS FOR AGRICULTURAL AND FORESTAL
DISTRICTS AS TOOLS WITHIN PRINCE WILLIAM COUNTY**

ACTION: APPROVED

WHEREAS, the Prince William County Agricultural and Forestal Districts Advisory Committee (AFD Committee) is appointed by the Board of County Supervisors (BOCS) to advise the Planning Commission and the BOCS in the creation, review, modification, continuation or termination of Agricultural and Forestal Districts in the County; and

WHEREAS, the AFD Committee shall also render expert advice as to the nature of farming and forestry and agricultural and forestal resources within the district and their relation to the entire County; and

WHEREAS, modifications have been made to the three existing Agricultural and Forestal Districts since the last review by the BOCS; and

WHEREAS, the BOCS initiated a periodic review of Agricultural and Forestal Districts; and

WHEREAS, at its April 11, 2018 public meeting the AFD Committee passed a resolution recommending termination of the three Agricultural and Forestal Districts due to the extent of requests to withdraw resulting in the loss of the required core of 200 acres of contiguous parcels; and

WHEREAS, the Agricultural and Forestal Districts Advisory Committee considers this relevant to its position to advise in the creation, review, modification, continuation or termination of Agricultural and Forestal Districts in the County;

NOW, THEREFORE, BE IT RESOLVED, the Agricultural and Forestal Districts Advisory Committee plans to continue to explore options for Agricultural and Forestal Districts as tools within Prince William County.

April 11, 2018
Regular Meeting
Res. No. 18-014
Page 2

Votes:

Ayes: by acclamation

Nays: None

Absent from Vote: None

Absent from Meeting: Tirrell

MOTION CARRIED

ATTEST: _____
Secretary to the Committee

September 12, 2019

TO: Agricultural and Forestal Districts Advisory Committee

FROM: Connie M. Dalton, AICP
Planning Office

RE: Agricultural and Forestal Districts Advisory Committee Meeting on September 19, 2019
to review applications AFD2019-00002 and AFD2019-00003
Brentsville Magisterial District

Attached for your review are two requests for the addition of land to an existing district to modify the AFD 91-1. The application information, as submitted to the Planning Office, is being forwarded to you in accordance with the requirements of Section 15.2-4300 of the Code of Virginia. As provided in the Code, the advisory committee shall review and make recommendations concerning the application or modification thereof to the local planning commission. The committee shall advise the local planning commission and the local governing body and assist in creating, reviewing, modifying, continuing or terminating districts within the locality. The advisory committee shall render expert advice as to the nature of farming and forestry and agricultural and forestal resources within the district and their relation to the entire locality. The section of the code that identifies the criteria for evaluating applications is as follows:

§ 15.2-4306. Criteria for evaluating application

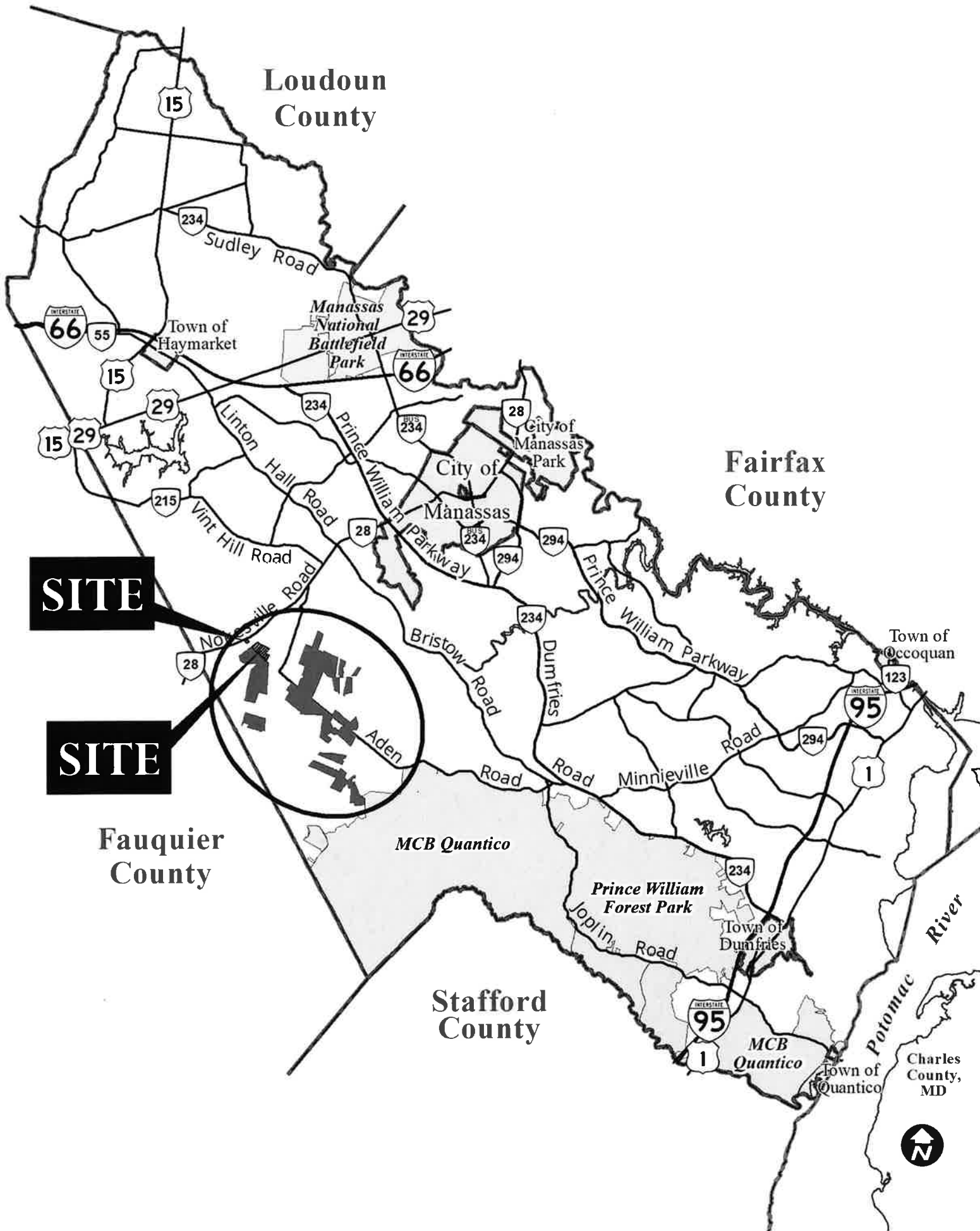
Land being considered for inclusion in a district may be evaluated by the advisory committee and the planning commission through the Virginia Land Evaluation and Site Assessment (LESA) System or, if one has been developed, a local LESA System. The following factors should be considered by the local planning commission and the advisory committee, and at any public hearing at which an application that has been filed pursuant to § 15.2-4303 is being considered:

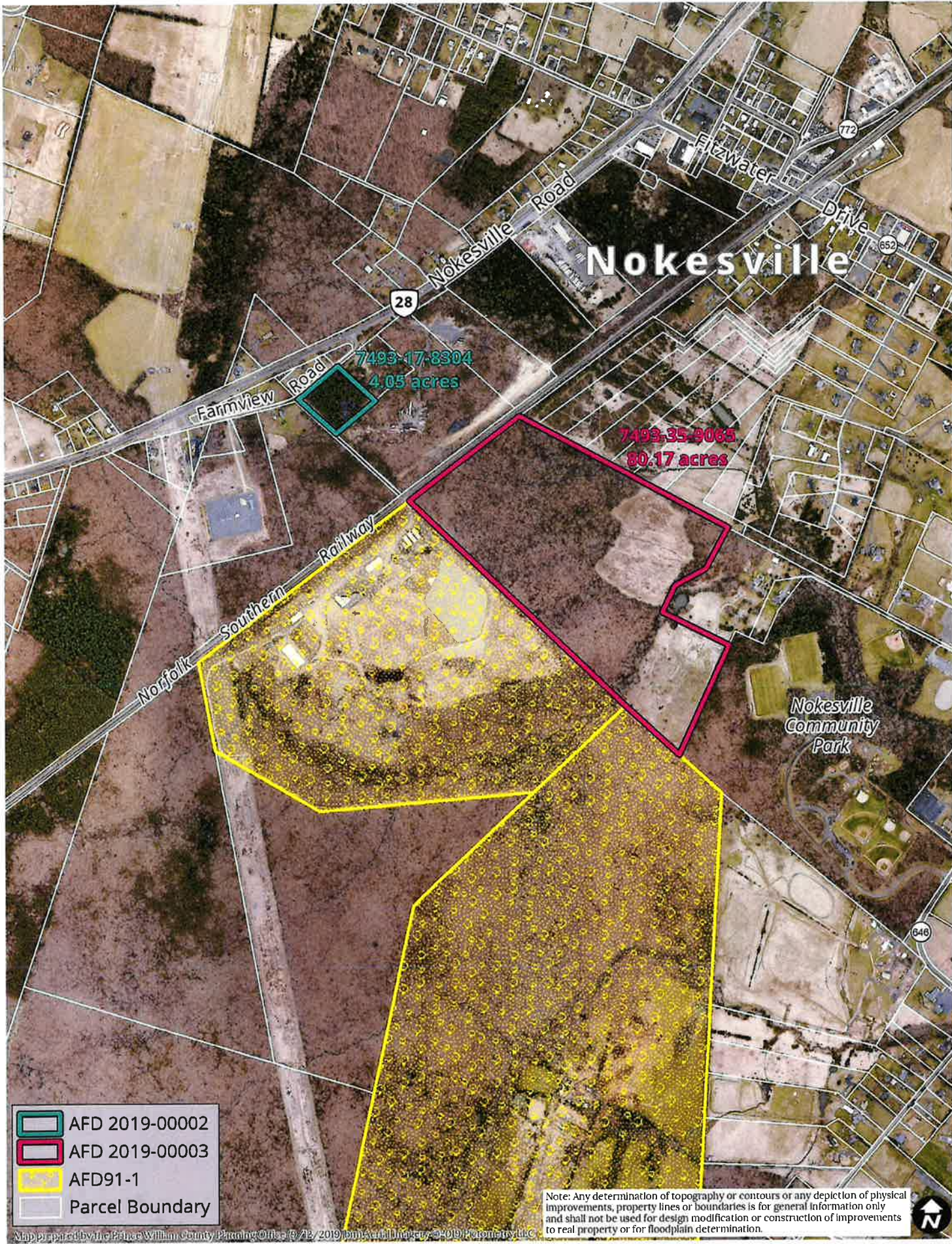
1. The agricultural and forestal significance of land within the district or addition and in areas adjacent thereto;
2. The presence of any significant agricultural lands or significant forestal lands within the district and in areas adjacent thereto that are not now in active agricultural or forestal production;
3. The nature and extent of land uses other than active farming or forestry within the district and in areas adjacent thereto;
4. Local developmental patterns and needs;
5. The comprehensive plan and, if applicable, the zoning regulations;
6. The environmental benefits of retaining the lands in the district for agricultural and forestal uses; and
7. Any other matter which may be relevant.

In judging the agricultural and forestal significance of land, any relevant agricultural or forestal maps may be considered, as well as soil, climate, topography, other natural factors, markets for agricultural and forestal products, the extent and nature of farm structures, the present status of agriculture and forestry, anticipated trends in agricultural economic conditions and such other factors as may be relevant.

The applicant will be present at the meeting to address any questions that you may have.

After receiving the recommendation from the AFD Advisory Committee, staff will forward the applications to the Planning Commission for a Public Hearing. Together with the AFD Advisory Committee's recommendation, the Planning Commission's recommendation and the recommendation of Staff, and in accordance with Section 15.2-4309 of the Code of Virginia, the applications will be forward to the Board of County Supervisors for a public hearing. After such public hearing, the Board may by ordinance create the district or add land to an existing district as applied for, or with any modifications it deems appropriate.





Nokesville

7493-17-8304
4.05 acres

7493-35-9065
80.17 acres

Nokesville
Community
Park

-  AFD 2019-00002
-  AFD 2019-00003
-  AFD91-1
-  Parcel Boundary

Note: Any determination of topography or contours or any depiction of physical improvements, property lines or boundaries is for general information only and shall not be used for design modification or construction of improvements to real property or for floodplain determination.





County of Prince William

Planning Office
 5 County Complex Court, Suite 210
 Prince William, Virginia 22192-9201
 Phone: 703-792-7615 FAX: 703-792-4401
www.pwcgov.org/planning

Date Stamp

RECEIVED
 2018 NOV 13 A 9:33
 PLANNING OFFICE
 PRINCE WILLIAM COUNTY

Rebecca Horner, AICP, CZA
 Planning Director

Code of Virginia, Section §15.2-4300 Application for the Creation or Modification of Agricultural & Forestal Districts (AFD)

Applicant Information¹	Name <u>FARMVIEW Enterprise LLC.</u>		
	Mailing Address <u>PO BOX 80</u>	City/State <u>Clifton VA</u>	Zip Code <u>20124</u>
	Email <u>jake@Lumberjake.com</u>	Phone <u>703 928 - 7793</u>	
Property Information²	Parcel Address <u>13209 Farmview Rd.</u>	City/State <u>Nokesville VA</u>	Zip Code
	GPIN (Grid Parcel Identification Number) <u>7493 - 17 - 8304</u>	Acreage <u>4.05</u>	Zoning District <u>A-1 Bentsville</u>
	Existing Qualifying Use(s) <u>Wooded A-1 property to be forested</u>		

I hereby request that the property described in this application be:

Added to AFD # PLN 2012-00423 Used to create a new AFD

Signature of Owner [Signature] Date Nov 13/2018

(Signature of owner, or, if owner is not an individual, of all persons required to authorize encumbrance of this property¹.)

¹ If a property has multiple owners, please use the Supplemental Information page.

² If this application is for multiple parcels with the same owner(s), complete the appropriate section of the Supplemental Information page.

FOR OFFICIAL USE ONLY

Magisterial District		Date Accepted
Date of Advisory Committee meeting	Date of Planning Commission hearing	Date of Board of County Supervisors hearing
Final Action: <input type="checkbox"/> Approved <input type="checkbox"/> Approved with Modifications <input type="checkbox"/> Denied	Proposed period before first review _____ years	
Notes and Comments		



Application for Modification to the Agricultural and Forestal Districts

Supplemental Information page

Additional Applicant Information	Name <u>Farmview Enterprise LLC</u>		
	Address <u>13209 Farmview Rd</u>	City/State <u>Northville</u>	Zip Code <u>VA 20181</u>
	Email <u>jake@lumberjake.com</u>	Phone <u>703 928-7793</u>	
	Signature <u>[Signature]</u>		Date <u>Nov 13 / 2018</u>

Additional Applicant Information	Name _____		
	Address _____	City/State _____	Zip Code _____
	Email _____	Phone _____	
	Signature _____		Date _____

	GPIN	Acreage	Parcel Address	City
Additional Parcel Information	<u>7493-17-8304</u>		<u>13209 Farmview Rd</u>	<u>Northville</u>

Proposed conditions, if applicable, in accordance with VA State Code §15.2-4309

Wooded Lot to be forested

Requested period for first review (4-10 years) pursuant to VA State Code §15.2-4309

4-10 years

Farmview Enterprise, LLC

July 11, 2019

Prince William County Planning Office
Agriculture and Forestal District Advisory Committee
Ms. Connie Dalton
5 County Complex Court
Prince William, VA 22192

RE: #AFD2019-00002; Addition to AFD 91-1; Farmview Enterprise, LLC

Dear Ms. Dalton:

Thank you for your consideration of our application to add GPIN: 7493-17-8304 of 4.05 acres to AFD91-1.

Throughout Virginia's history, farming and forestry have been central to the culture of the state's residents and continues to provide the Commonwealth with vital economic, industrial, environmental, aesthetic and social benefits.

According to Virginia Department of Agriculture and Consumer Services (VDACS), early in Virginia's history, land devoted to farming and forestry covered most of the state. By 1960, only 13.5 million acres of Virginia's approximately 25 million acres remained in farmland. In 2012, the total was 8.3 million acres, a loss of more than five million acres of Virginia farmland in 52 years. Statistics tell a similar story for Virginia's forests. In 2003, Virginia had 15.8 million acres of forest land which represents a decline of 180,600 acres since 1992.

Times have changed, but the need for farm and forest lands and the businesses they support have not diminished with them. Recognizing the significance of the loss of agricultural land and forests and the negative impact it would have on the state, the 2001 Virginia General Assembly established the Office of Farmland Preservation within VDACS to help reverse the trend. The addition of our property to the Ag Forestry District, will help keep our Agriculture and Forest District alive.

In conjunction with the 125.8417 acre Madera Farm that is already in the district, this Agriculturally significant property will increase the area to a 129.8917 Acre core that, along with the application for TCB Land Management, could increase the core for that district to 210.0617 acres-- continuing the core requirements needed to maintain the district.

The land will be used for forestry uses and natural open space. We are proud to be a part of the forest products industry and are doing what we can to keep the agriculture and forestal districts prosperous and advantageous to the citizens of Prince William County and the Commonwealth of Virginia. We thank you again for your consideration of our application.

Sincerely,

Jake Klitenic

Farmview Enterprise, LLC



Clear Result

Search Results

Parcel: (1 record total)
PIN: 7493-17-8304
Parcel Address:
13209 FARMVIEW RD
NOKESVILLE, VA 20181
Owner:
FARMVIEW ENTERPRISE LLC
PO BOX 80
CLIFTON, VA 20124
Acreage: 4.05
Instrument No.: 201206180056829
Lot Number: 0026
Driving Directions

List Adjainers Tax Info More Info



County of Prince William

Planning Office
 5 County Complex Court, Suite 210
 Prince William, Virginia 22192-9201
 Phone: 703-792-7615 FAX: 703-792-7440
www.pwcgov.org/planning

Date Stamp

RECEIVED

JAN 18 A 10:46

PLANNING OFFICE
 PRINCE WILLIAM COUNTY

Rebecca Horner, AICP, CZA
 Planning Director

Code of Virginia, Section §15.2-4300

Application for the Creation or Modification of Agricultural & Forestal Districts (AFD)

Applicant Information ¹	Name TCB LAND MANAGEMENT, LLC		
	Mailing Address PO BOX 80	City/State CHITON VA	Zip Code 20124
	Email jake@lumberjake.com	Phone (703) 928-7793	
Property Information ²	Parcel Address 13063 HICKERSON LN	City/State Nokesville VA	Zip Code 20181
	GPIN (Grid Parcel Identification Number) 7493-35-9065	Acreage 80.1682	Zoning District Agricultural
	Existing Qualifying Use(s) Wooded A-1 property, fields, hay, etc.		

I hereby request that the property described in this application be:

Added to AFD # **PIN 2012**

Used to create a new AFD

**200+ ACRE
CORE**

Signature of Owner **[Signature]** -00423

Date **JAN 18 2013**

(Signature of owner, or, if owner is not an individual, of all persons required to authorize encumbrance of this property¹.)

¹ If a property has multiple owners, please use the Supplemental Information page.

² If this application is for multiple parcels with the same owner(s), complete the appropriate section of the Supplemental Information page.

FOR OFFICIAL USE ONLY

Magisterial District		Date Accepted
Date of Advisory Committee meeting	Date of Planning Commission hearing	Date of Board of County Supervisors hearing
Final Action: <input type="checkbox"/> Approved	<input type="checkbox"/> Approved with Modifications	<input type="checkbox"/> Denied
		Proposed period before first review _____ years

Notes and Comments

Application for Modification to the Agricultural and Forestal Districts Supplemental Information page

Additional Applicant Information	Name <u>TCB Landmanagement</u>			
	Address _____		City/State _____	Zip Code _____
	Email _____		Phone _____	
	Signature <u>[Signature]</u>		Date <u>Jan 18, 2015</u>	
Additional Applicant Information	Name _____			
	Address _____		City/State _____	Zip Code _____
	Email _____		Phone _____	
	Signature _____		Date _____	
Additional Parcel Information	GPIN	Acreage	Parcel Address	City
Proposed conditions, if applicable, in accordance with VA State Code §15.2-4309				
<p>Agricultural uses tiled, forestal uses, growing trees, crops, livestock, etc. This with the 125 acre parcel Madera Farm, already in the district, will create a 205 acre core.</p>				
Requested period for first review (4-10 years) pursuant to VA State Code §15.2-4309				
<u>4-10</u> years				

TCB Land Management, LLC

July 11, 2019

Prince William County Planning Office
Agriculture and Forestal District Advisory Committee
Ms. Connie Dalton
5 County Complex Court
Prince William, VA 22192

RE: #AFD2019-00003; Addition to AFD 91-1; TCB Management, LLC

Dear Ms. Dalton;

Thank you for your consideration of our application to add GPIN: 7493-35-9065 of 80.17 acres to AFD91-1.

Throughout Virginia's history, farming and forestry have been central to the culture of the state's residents and continues to provide the Commonwealth with vital economic, industrial, environmental, aesthetic and social benefits.

According to Virginia Department of Agriculture and Consumer Services (VDACS), early in Virginia's history, land devoted to farming and forestry covered most of the state. By 1960, only 13.5 million acres of Virginia's approximately 25 million acres remained in farmland. In 2012, the total was 8.3 million acres, a loss of more than five million acres of Virginia farmland in 52 years. Statistics tell a similar story for Virginia's forests. In 2003, Virginia had 15.8 million acres of forest land which represents a decline of 180,600 acres since 1992.

Times have changed, but the need for farm and forest lands and the businesses they support have not diminished with them. Recognizing the significance of the loss of agricultural land and forests and the negative impact it would have on the state, the 2001 Virginia General Assembly established the Office of Farmland Preservation within VDACS to help reverse the trend. The addition of our property to the Ag Forestry District, will help keep our Agriculture and Forest District alive.

In conjunction with the 125.8417 acre Madera Farm that is already in the district, this Agriculturally significant property will create a 206.0117 Acre core that will continue the core requirements needed to maintain the district.

The land will be used for:

Natural grassy areas
Fields, including hay
Forestry uses within the recommendations of the Virginia Department of Forestry (attached)
Growing trees
Growing crops
Raising livestock

This is a United States Department of Agriculture (USDA) farm, Tract # 2575, in Prince William County. This farm has been in continual land use for many years, and is currently approved in active forestry land use, according to the PWC real estate assessment. This 80.17 acre agricultural property has a Virginia Forest Stewardship Management Plan #14005 that is attached.

We are proud to be a part of the forest products industry and are doing what we can to keep the agriculture and forestal districts prosperous and advantageous to the citizens of Prince William County and the Commonwealth of Virginia. We thank you again for your consideration of our application.

Sincerely,

Jake Klitenic

TCB Land Management, LLC

NOTES:

1. THE PROPERTY SHOWN HEREON IS IDENTIFIED AS G.P.L.N.# 7493-45-0260 & # 13011 HICKERSON LANE
2. THERE ARE NO PROFFERS ON THIS PROPERTY.
3. A PORTION OF THE LAND SHOWN HEREON LIES WITHIN AN H.L.U.D. DEFINED 100 YEAR FLOOD ZONE PER F.I.R.M. PANEL #51153 CO 165 D, DATED JANUARY 1, 1995.
4. NO TITLE REPORT FURNISHED, THEREFORE EASEMENTS AND/OR ENCUMBRANCES NOT SHOWN HEREON MAY EXIST.
5. THE BOUNDARY SHOWN HEREON IS BASED ON A CURRENT FIELD SURVEY BY THIS FIRM
6. ALL PARCELS ARE ZONED A-1 WITH EXISTING FARM BUILDINGS AND A DWELLING.



261612126006248
 Prince William County, VA
 Administrative C Smith, Eng, Clerk
 Filed with Instrument Number
 261612126006248

AREA RESUME:

LOT 1 14.1242 ACRES
 LOT 2 80.1682 ACRES
 TOTAL 94.2924 ACRES

SURVEYOR'S CERTIFICATE

I, D. THOMAS BASHAM, A DULY LICENSED LAND SURVEYOR IN THE COMMONWEALTH OF VIRGINIA, DO HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE AND BELIEF, THAT THIS PLAT OF SUBDIVISION AND EASEMENT IS WITHIN THE BOUNDS OF THE ORIGINAL TRACT CONVEYED TO THE B.W.H. REVOCABLE LIVING TRUST AS RECORDED IN INSTRUMENT # 2017100200074707, AMONG THE LAND RECORDS OF PRINCE WILLIAM COUNTY, VIRGINIA.

I FURTHER CERTIFY THAT THIS SURVEY IS BASED UPON AN ACCURATE FIELD SURVEY AT AN ACCURACY GREATER THAN 1:10,000 AND THAT ALL BEARINGS ARE REFERENCED TO TRUE NORTH AND THAT IRON PIPES HAVE EITHER BEEN FOUND OR SET AT ALL CORNERS IN ACCORDANCE WITH THE SUBDIVISION ORDINANCE AND SECTION 120 OF THE DESIGN AND CONSTRUCTION STANDARDS MANUAL.
 GIVEN UNDER MY HAND THIS 5 DAY OF October, 2018.

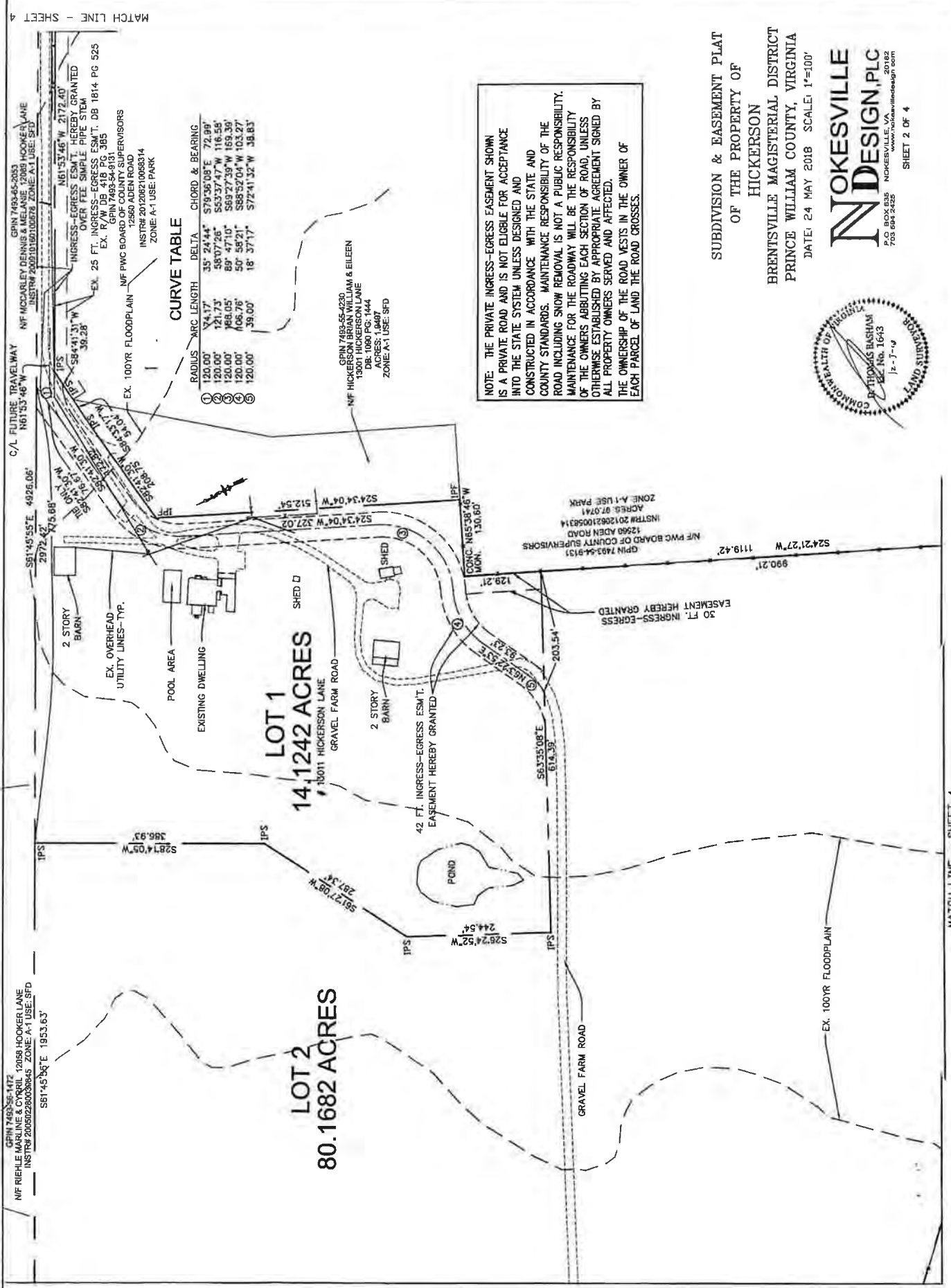
D. THOMAS BASHAM, L.S. 1643

NOTE: THE PRIVATE INGRESS-EGRESS EASEMENT SHOWN IS A PRIVATE ROAD AND IS NOT ELIGIBLE FOR ACCEPTANCE INTO THE STATE SYSTEM UNLESS DESIGNED AND CONSTRUCTED IN ACCORDANCE WITH THE STATE AND COUNTY STANDARDS. MAINTENANCE RESPONSIBILITY OF THE ROAD INCLUDING SNOW REMOVAL IS NOT A PUBLIC RESPONSIBILITY. MAINTENANCE FOR THE ROADWAY WILL BE THE RESPONSIBILITY OF THE OWNERS ABUTTING EACH SECTION OF ROAD, UNLESS OTHERWISE ESTABLISHED BY APPROPRIATE AGREEMENT SIGNED BY ALL PROPERTY OWNERS SERVED AND AFFECTED. THE OWNERSHIP OF THE ROAD VESTS IN THE OWNER OF EACH PARCEL OF LAND THE ROAD CROSSES.



**SUBDIVISION & EASEMENT PLAT
 OF THE PROPERTY OF
 HICKERSON
 BRENTSVILLE MAGISTERIAL DISTRICT
 PRINCE WILLIAM COUNTY, VIRGINIA
 DATE: 24 MAY 2018 SCALE: 1"=100'**

**NOKESVILLE
 DESIGN, PLC**
 P.O. BOX 655 NOKESVILLE, VA 20162
 P.O. BOX 2425 www.nokessurveys.com

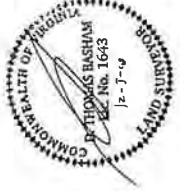


CURVE TABLE

RADIUS	ARC LENGTH	DELTA	CHORD & BEARING
120.00'	35.24'	35° 24' 44"	S79°36'05"E 72.99'
120.00'	121.73'	58°07'26"	S53°37'47"W 116.58'
120.00'	168.05'	89° 47'10"	S69°27'39"W 169.30'
120.00'	206.78'	50° 56'21"	S68°52'04"W 103.27'
120.00'	39.00'	18° 37'17"	S72°41'32"W 38.83'

NOTE: THE PRIVATE INGRESS-EGRESS EASEMENT SHOWN IS A PRIVATE ROAD AND IS NOT ELIGIBLE FOR ACCEPTANCE INTO THE STATE SYSTEM UNLESS DESIGNED AND CONSTRUCTED IN ACCORDANCE WITH THE STATE AND COUNTY STANDARDS. MAINTENANCE RESPONSIBILITY OF THE ROAD INCLUDING SNOW REMOVAL IS NOT A PUBLIC RESPONSIBILITY OF THE OWNERS ABUTTING EACH SECTION OF ROAD, UNLESS OTHERWISE ESTABLISHED BY APPROPRIATE AGREEMENT SIGNED BY ALL PROPERTY OWNERS SERVED AND AFFECTED. THE OWNERSHIP OF THE ROAD VESTS IN THE OWNER OF EACH PARCEL OF LAND THE ROAD CROSSES.

SUBDIVISION & EASEMENT PLAT
OF THE PROPERTY OF
HICKERSON
BRENTSVILLE MAGISTERIAL DISTRICT
PRINCE WILLIAM COUNTY, VIRGINIA
DATE: 24 MAY 2018 SCALE: 1"=100'



NOKESVILLE DESIGN, PLC
200 ROCKSBOROUGH AVENUE, SUITE 200
NOKESVILLE, VA 20185
703.694.2425
www.nokessville.com

MATCH LINE - SHEET 3

MATCH LINE - SHEET 4

GPIN 7483-47-2546
 N/F PLACE
 13028 HOOKER LANE
 INSTR# 20041018017651
 ZONE: A-1 USE: SFD

GPIN 7483-47-3332
 N/F PENNETATHER
 12028 HOOKER LANE
 INSTR# 201512280105549
 ZONE: A-1 USE: SFD

GPIN 7483-47-5654
 N/F TRENUM GILBERT
 12028 HOOKER LANE
 INSTR# 200410180176531
 ZONE: A-1 USE: SFD

GPIN 7483-57-0138
 N/F MILLER PAUL & ANDREA
 12039 HOOKER LANE
 INSTR# 200410180176531
 ZONE: A-1 USE: SFD

GPIN 7483-57-0115
 N/F WYNN OTTIE ASHLEY
 12048 HOOKER LANE
 INSTR# 200410180176531
 ZONE: A-1 USE: SFD

GPIN 7483-56-1288
 N/F COLLIER
 12048 HOOKER LANE
 INSTR# 200410180176531
 ZONE: A-1 USE: SFD

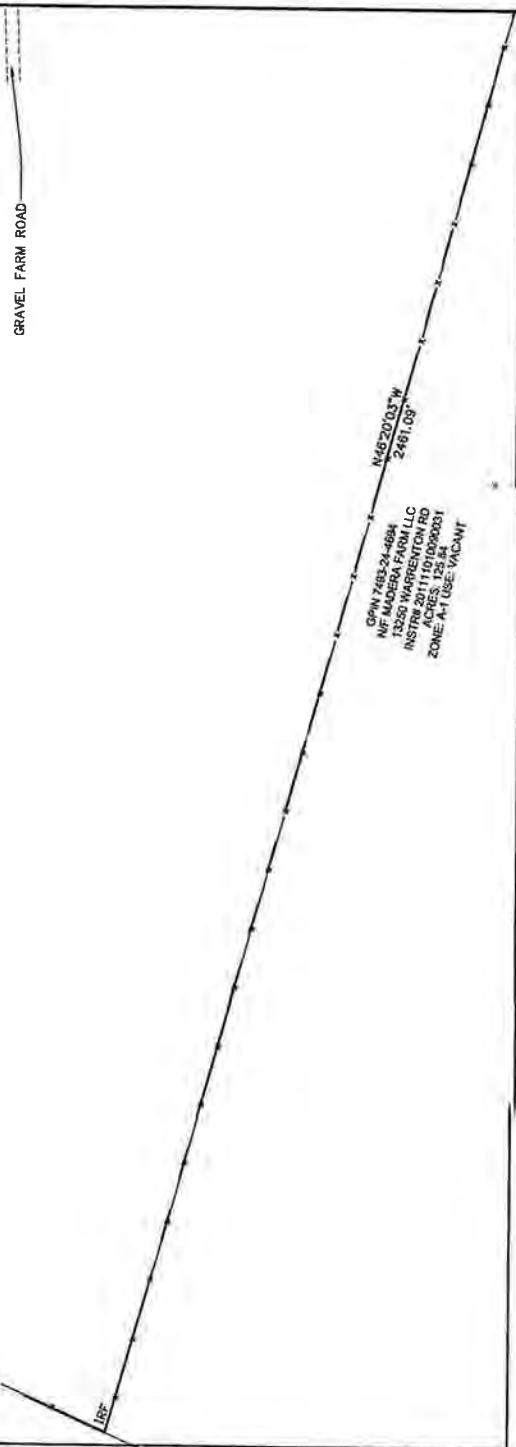
S61°45'55"E 1953.64'

MATCH LINE - SHEET 2

LOT 2 80.1682 ACRES



SUBDIVISION & EASEMENT PLAT
 OF THE PROPERTY OF
 HICKERSON
 BRENTSVILLE MAGISTERIAL DISTRICT
 PRINCE WILLIAM COUNTY, VIRGINIA
 DATE: 24 MAY 2018 SCALE: 1"=100'
NOKESVILLE
DESIGN, PLC
 P.O. BOX 555 NOKESVILLE, VA 22123
 703.984.2425 www.nokessville.com



GPIN 7493-37-6945
 N/F ALL INVESTMENTS LLC
 1301 NOKESVILLE ROAD
 INSTR# 20180229009318
 ZONE: A-1/IM-1 USE:

80 FT. SOUTHERN RAILROAD
 RIGHT-OF-WAY
 1144.091'

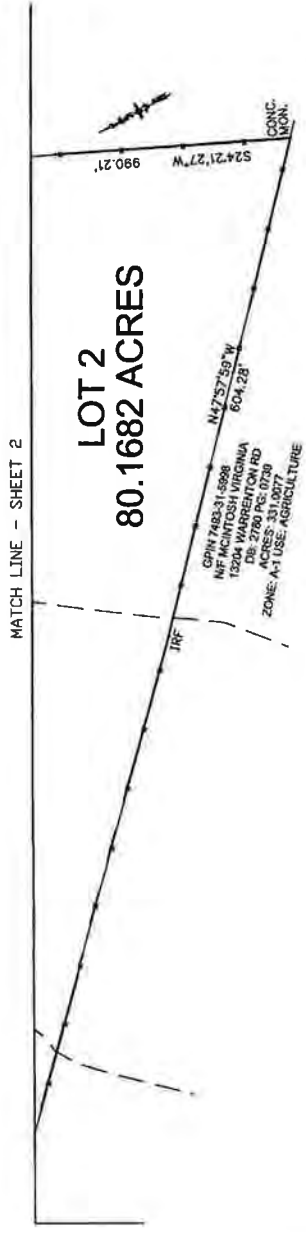
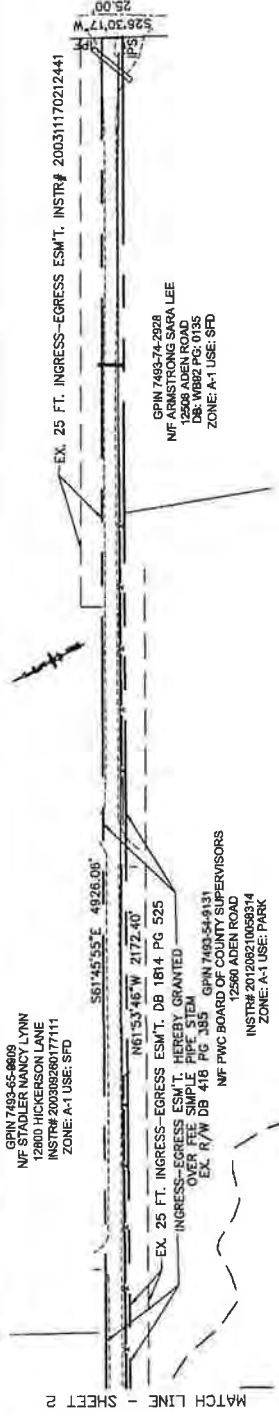
552°31'37"E
 1144.091'

RAILROAD TRACKS

GRAVEL FARM ROAD

N46°20'03.7"W
 2461.109'

GPIN 7483-24-4884
 N/F MAHERA FARM LLC
 13250 WARRENTON RD
 4.00 ACRES 11010000001
 ZONE: A-1 USE: VAD/MT



SUBDIVISION & EASEMENT PLAT
 OF THE PROPERTY OF
 HICKERSON
 BRENTSVILLE MAGISTERIAL DISTRICT
 PRINCE WILLIAM COUNTY, VIRGINIA
 DATE: 24 MAY 2018 SCALE: 1"=100'



NOKESVILLE
DESIGN, PLC
 500 S. MAIN ST.
 FLORENCE, VA 22635
 WWW.NOKESVILLEDESIGN.COM



Parcel: 7493-35-0065
 Parcel Address:
 13063 HICKERSON LN
 AOKESVILLE VA 20181
 Owner:
 TCB LAND MANAGEMENT LLC
 13114 CEDAR RIDGE DR
 CLIFTON VA 20124
 Acreage: 80.1682
 Instrument No.: 201612120088250
 Lot Number: 2
 Div: 0

List Adjorners Tax Info More Info



Common Land Unit
 Cropland Non-cropland CRP

Wetland Determination Identifiers
 ● Restricted Use
 ○ Limited Restrictions
 ■ Exempt from Conservation Compliance Provisions

2019 Crop Year



Farm 1079
Tract 2575

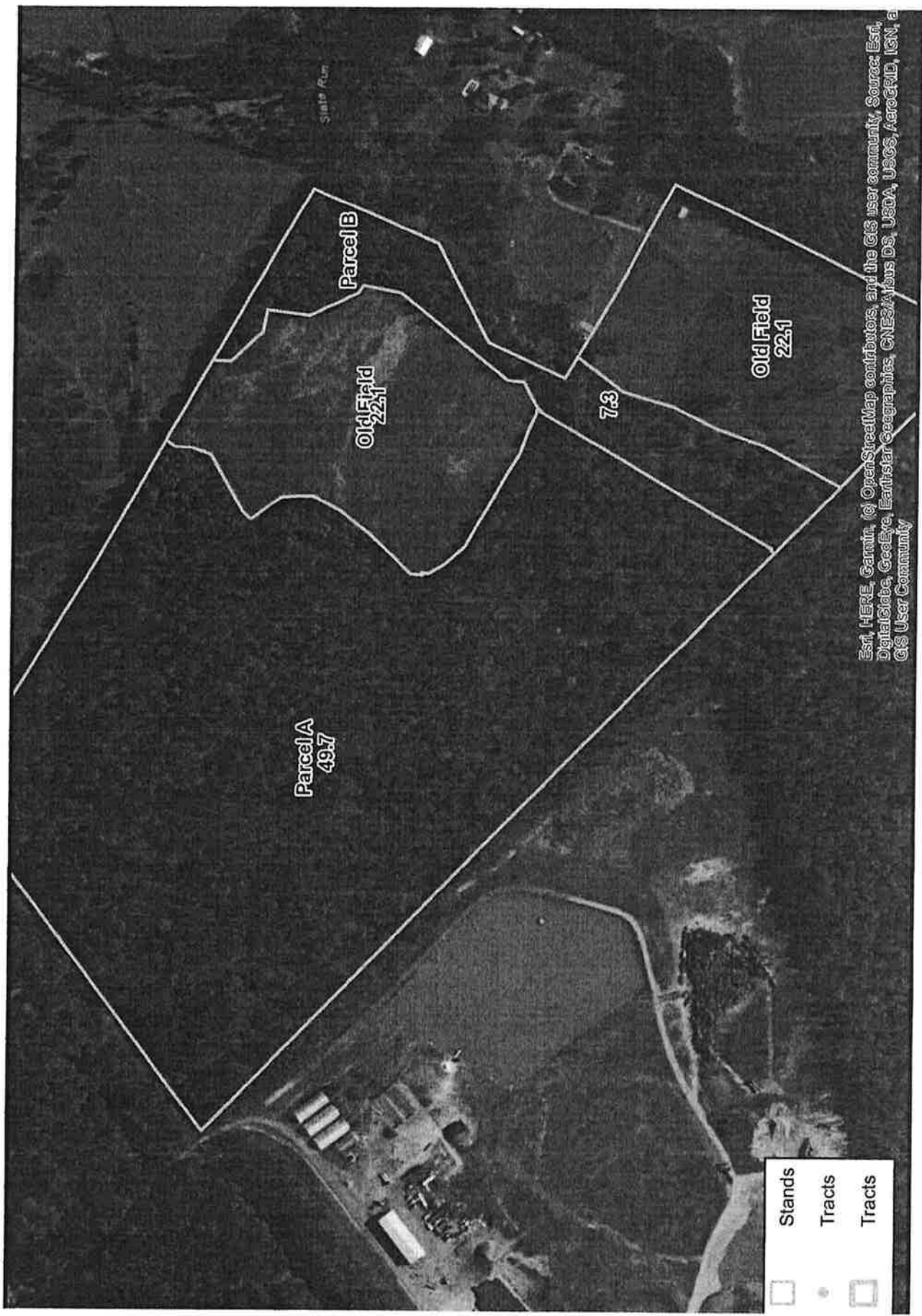
Tract 1 of 1

United States Department of Agriculture (USDA) Farm Service Agency (FSA) maps are for FSA Program administration only. This map does not represent a legal survey or reflect actual ownership, rather it depicts the information provided directly from the producer and/or National Agricultural Imagery Program (NAIP) imagery. The producer accepts the data 'as is' and assumes all risks associated with its use. USDA-FSA assumes no responsibility for actual or consequential damage incurred as a result of any user's reliance on this data outside FSA Programs. Wetland identifiers do not represent the size, shape, or specific determination of the area. Refer to your original determination (CPA-026 and attached maps) for exact boundaries and determinations or contact USDA Natural Resources Conservation Service (NRCS)



Klitenic stewardship Plan Stand Map

James Mc
(703)324
jim.mcglone@dof.virgin
4/23



Esri, HERE, Garmin, (c) OpenStreetMap contributors, and the GIS user community, Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, a GIS User Community

While VDOF has attempted to ensure that the features shown on this map are accurate, VDOF did not perform survey work or otherwise verify information provided to it in preparing this map and all features and acreages shown are approximate. VDOF expressly disclaims all warranties of any type concerning this map, and any use of the map assumes you understand and agree with this disclaimer.

Virginia Forest Stewardship Management Plan

ABOUT THIS PLAN

This Forest Stewardship Plan was developed to help guide you in the active management of the natural resources on your property. The plan is based upon the objectives you identified as being important to you. All of the management recommendations are for your consideration.

PRIMARY GOALS THAT YOU IDENTIFIED FOR MANAGING THE PROPERTY

1. Managing Timber for Income (to sell timber)
2. Wildlife Habitat
3. Forest Stand Management
4. Wildlife for Hunting
5. Real Estate Investment

INTRODUCTION

This multiple-use forest management plan covers the examination of approximately 57 acres of forestland in Prince William County, Virginia. The management recommendations, given on the following pages, were developed for each specific parcel on your property. Boundaries and acres are only estimates derived from aerial photographs. The tract map is located in the plastic folder at the front of this book, allowing you to see the map as you read through your plan.

By having this plan developed, your property is now eligible to become a certified Tree Farm through the American Forest Foundation's Tree Farm System. It also qualifies as a Natural Resources Conservation Service's Conservation Activity Plan #106. Contact your local VDOF Forester to learn more about the benefits of these two programs.

TRACT LOCATION

Adjacent to Madera Farm off of Farmview Road, Nokesville Virginia.

PROPERTY OVERVIEW

This property is surrounded by agricultural land and large lot residential areas. To the west and south is a large area of forestland.

The terrain is generally flat, with a southeastern aspect. There is a small knoll in the southwest of parcel A. Slate Run runs roughly north and south through Parcel B. The entire tract is cut through with ephemeral and intermittent streams. The entire track was very wet when visited in April 2019. However, the area received almost twice the normal annual rainfall in the preceding 12 months and ground water levels are about 5

VIRGINIA FOREST STEWARDSHIP MANAGEMENT PLAN

Klitenic

PWM14005

feet higher than normal. Therefore the amount of surface water present may be abnormal. A plan written in 2015 mentions only the possibility of standing water, further suggesting that the property is currently abnormally wet.

Aerial photos indicate the property began developing as forest in the early 1900s. The 1937 photo shows extensive pine and areas of non-forest in the northeast. By 1954 most of the property was forested in pine, which has since given way to hardwoods.

Klitenic 1954



The information contained on this page is not to be construed or used as a legal description. Map information is believed to be accurate but accuracy is not guaranteed. Any errors or omissions should be reported to the Prince William County Geographic Information Systems Division of the Department of Information Technology. In no event will Prince William County be liable for any damages, including loss of data, lost profits, business interruption, loss of business information or other pecuniary loss that might arise from the use of this map or the information it contains.

Klitenic 1937



The information contained on this page is not to be construed or used as a legal description. Map information is believed to be accurate but accuracy is not guaranteed. Any errors or omissions should be reported to the Prince William County Geographic Information Systems Division of the Department of Information Technology. In no event will Prince William County be liable for any damages, including loss of data, lost profits, business interruption, loss of business information or other pecuniary loss that might arise from the use of this map or the information it contains.

VIRGINIA FOREST STEWARDSHIP MANAGEMENT PLAN

Klitenic

PWM14005

PARCEL A

Descriptions and Recommendations: Dominated by wet poorly drained soils. There is a considerable amount of mature oak, but poor oak regeneration. Convert to loblolly pine, or thin from the bottom

Acres: 49.7

Forest Type: Upland and Bottomland hardwoods

Species Present: Overstory: White Oak (*Quercus alba*), Northern Red Oak (*Q. rubra*), Pin Oak (*Q. palustris*), Post Oak (*Q. stellata*), Scarlet Oak (*Q. coccinea*), Swamp White Oak (*Q. bicolor*), Black Oak (*Q. velutina*), Willow Oak (*Q. phellos*), Virginia Pine (*Pinus virginiana*), Red Maple (*Acer rubrum*), Hickory (*Carya* spp.)

Understory: Eastern Redcedar (*Juniperus Virginiana*), Greenbrier (*Smilax* spp.), Eastern Redbud (*Cersis canadensis*), Deerberry (*Vaccinium stamineum*), Poison Ivy (*Toxicodendron radicans*), Virginia Creeper (*Parthenocissus quinquefolia*), Blackhaw (*Viburnum prunifolium*), Fringetree (*Chionanthus virginicus*)

Advanced: Hickory, Red Maple, Some Oak

Age: 80-132+ for hardwoods, Virginia pine is approximately 50

Stand History: Began developing from agricultural land in the early 1900s. Never harvested.

Size: Pulpwood to sawtimber 4"-28"+DBH (diameter at breast height, 4'6" above ground), Average: 7.8"DBH

Tree Quality: Fair to Good

Stocking/Density: Well stocked

Growth Rate & Vigor: Low growth and good vigor.

Site Quality & Soils: Site Quality:

The soils are naturally not as productive in relation to surrounding soils. Trees here have grown slowly and struggled to deal with water in the poorly drained soils. Planted loblolly pine would do better than the hardwoods because it can deal with poorly drained soils, grow faster and could be harvested sooner than another rotation of hardwoods.

Soils: Predominantly Waxpool silt loam, which is a wet poorly drained soil. Although this would normally be an

VIRGINIA FOREST STEWARDSHIP MANAGEMENT PLAN

Klitenic

PWM14005

	upland site, this soil results in a site resembling a floodplain terrace.
Aspect & Topography:	Slight Southeastern aspect in places with flat topography throughout.
Water Resources:	Numerous drainages meander through the parcel and flow to Slate Branch and eventually the Potomac River.
Invasive Species:	Japanese Stiltgrass (<i>Microstegium vimineum</i>), Japanese Barberry (<i>Berberis thunbergii</i>), Multiflora Rose (<i>Rosa multiflora</i>), Japanese honeysuckle (<i>Lonicera japonica</i>)
Wildlife Habitat:	Seasonal food is available from the hard and soft mast trees present. Cover, access to water, and travel corridors to adjacent properties is provided. For game species, such as deer and turkey, there is not much food present due to the established hardwood cover. Invasive species, such as Japanese stiltgrass, are established in some openings preventing natural regeneration. Controlling invasives and harvesting timber will improve the quality of habitat for wildlife. In addition to invasives deer browse has also been a big issue and is limiting native plant growth.
Recreation/Aesthetics:	The parcel is easily traversed. Trails exist that can be utilized by ATVs or pickups, but the soils in the parcel make it relatively easy to get stuck with a little rain. Utilizing practices that stabilize existing roads will aid motorized travel within the parcel.
Cultural Resources:	None observed
T&E Species Present:	<p>I observed no state or federal threatened or endangered species, while in the parcel. The DGIF data base lists three bat species in the area: northern longeared (<i>Myotis septentrionalis</i>), little brown (<i>Myotis lucifugus lucifugus</i>), and tricolored (<i>Perimyotis subflavus</i>). All three are known to use hardwood trees, especially oaks, for brood and daytime roosts during their active seasons. Do not fell trees in this parcel between May and September.</p> <p>There are a few aquatic species listed. While these species are found in streams and not likely to be present in the Parcel, preventing sedimentation from activities in the parcel from entering streams will be beneficial. Contacting the VDGIF prior to ANY management activity is the best thing to do to ensure all applicable laws and regulations are followed to protect the state and federal species mentioned.</p>
Fire Risk:	Moderate. The presence of oak leaf litter and downed wood debris would make a fire in the parcel fairly intense.

VIRGINIA FOREST STEWARDSHIP MANAGEMENT PLAN

Klitenic

PWM14005

Unique Natural Features: None observed.

Recommendations: Because of the unusual weather in 2018 any long term management decisions should be deferred until 2020.

In the short term:

1. Control invasive species

Invasive species are a big threat to forests and disrupt the native ecology because they have not evolved with the ecosystem, seed prolifically, and compete very well with native plants. Additionally, they provide little value to wildlife and threaten the survival of native species because they take over the growing space. Without efforts to control these species, the future of the forest is in danger because non-native plants will take over and harm the ecosystem. Wildlife will not benefit from lack of food and the forest health will be degraded because the trees are competing with non-native plants that have no natural enemies to keep them in check. If you have a forest full of invasives you are limited in the benefits you can have from owning forestland. Starting control now will help prevent this.

I have included identification sheets with methods to control these species along with a removal contractor list. Control can be initiated by prioritizing areas and setting goals. Then you can systematically work your way through the parcel. If you do the work yourself and use herbicides please be sure to follow ALL directions on the label and use great care when applying these chemicals near water resources. Constant control and monitoring will be required as long as you own the property to keep these species reduced.

The processes for establishing the pines will knock back a lot of the invasives, but will not eliminate them. Continually controlling these after pine establishment will allow you to help out the environment and give more resources to your new pines!

2. Continue to hunt deer

If you don't keep harvesting deer, then invasive control will be thwarted since deer will eat up the native plants giving the edge back to invasives. These first two recommendations will work together to protect the pines from harm.

3. Harvest fire wood and/or mulch.

Regardless of the long term management direction, thinning from below by cutting any trees between 1 inch and 10 inches diameter at breast height will increase light on the forest floor and increase germination and growth of oak seedlings.

In the long term

The exceptional rain fall in 2018 exposed the weakness of this site for commercial forestry: the soil here is very poorly drained and remains saturated for long periods of time. This is a stressor that slows down the growth of any trees, even those adapted to this site. Delaying a decision on the future management of the parcel is driven by the current site condition. Converting to a loblolly pine plantation would be the most profitable use of the site under normal conditions. In the spring of 2019 the site is too wet to harvest or plant. Hopefully the weather will return to normal levels of rain in 2019 and this process can begin in 2020.

VIRGINIA FOREST STEWARDSHIP MANAGEMENT PLAN

Klitenic

PWM14005

The parcel could also be managed for oak. The pin and willow oak that currently dominate the site have their highest and best use as landscape trees. They are typically used as rough lumber. Willow oak has some value as pulp and is being grown in plantations for pulp.

Option 1. Convert the parcel to loblolly pine

Much like harvesting agricultural crops, forest management is based on rotations. For hardwoods it could be 40-100+ years between harvesting. However, managing for pines, such as loblolly, you get rotations from 25-45 years. This involves investing in site preparation, planting, and possibly a chemical release. Then a thinning around age 15 to 20 years to increase the growth and value of the residual trees. The thinning typically is sold for pulpwood and covers the establishment costs, or it could be at cost to you. Finally, all the trees are harvested around age 25 to 45 and the process is repeated. The rotation depends upon the site, proper management and markets. Cost share money is available annually for the establishment of pines through the Department's Reforestation of Timberlands Program (<http://dof.virginia.gov/costshare/rt.htm>). This cost share program can make the process very easy on the landowner.

To establish pines clear the entire parcel of trees, then the amount of slash needs to be addressed. Sometimes you can plant if the tract has been cut clean. If slash (harvesting debris) is present to the extent where it would hinder planting, then site preparation by fire, mechanical (drum chopper) means or both would be utilized. Another factor to consider is the amount of new growth that will become established after the harvest. If completed early in the year, then new growth will take over the site and will have to be controlled in order to plant the pine. This involves aerially applying herbicides. This can be followed by a prescribed burn. The DOF forester looking at the parcel will be the best resource to tell you what to do after the harvest is completed. The less competition the pines have, the better they will grow.

Once the planting site is suitable, plant loblolly pine seedlings at 484 trees per acre (TPA) on 9' x 10' spacing. The first three growing seasons after planting have a DOF forester come out to see if the pines need to be released. This is when herbaceous plants and broad leaved trees are crowding the growing space. If they do need release, then a broad leaved herbicide will be applied, usually by air, and the pines will have the chance to grow above the competition. The herbicide will do very little harm, if any, to the pines if the label is followed.

Research has shown that seedlings grown in Virginia do better if planted in Virginia than seedlings grown further south. The DOF has a nursery that specializes in loblolly pines and I recommend you use the premium loblolly pine seedlings from VDOF.

Timber sales should be facilitated with the assistance of a consulting forester and should include a sales contract. Landowners that use consulting foresters typically see higher returns from timber sales than without using one. I suggest that putting adherence to the Department of Forestry's Best Management Practices (BMPs) be put in the contract to protect the integrity of the forest and water resources, and to help ensure compliance with the state Silvicultural Water Quality Law.

To maintain forest health along with water quality it is recommended that adherence to the Department's BMPs be followed by the logging professionals during the operation.

VIRGINIA FOREST STEWARDSHIP MANAGEMENT PLAN

Klitenic

PWM14005

For more information on logging BMPs please visit www.dof.virginia.gov . I can write you a Pre-Harvest Plan free of charge at your request that will show the recommended locations of stream crossings, roads, skid trails and logging decks. The soils for this property are notorious for causing problems during wet weather and it is recommended that harvesting operations be conducted during dry weather.

Option 2. Manage the site for oak

There is very little advanced oak regeneration currently on the parcel. These would be saplings in the 6 to 20 foot range. There is fair early regeneration in drier parts. To enhance this regeneration more light needs to reach the forest floor. This is usually done by thinning the existing canopy. But, with the current stand composition this will likely lead to a high grading of the forest and the removal of the white oak – the most valuable species in the stand. Instead, the stand should be thinned from below by cutting stems between 1 inch and 10 inches in diameter (which are mostly hickory). This should provide enough light to allow the early regeneration to become advanced regeneration in about 10 to 15 years. At that time, a regeneration harvest that removes all the canopy trees should take place. This process can then repeat in 60 to 100 years.

Notes on soil effects:

1. Decisions about thinning and harvesting are based on tree size. Due to the low site index for Waxpool soil, it is likely that trees on this site will take longer to reach the decision point size.
2. Due to the poor drainage of Waxpool soil, mechanical harvests should be conducted during drier time of the year, usually between September and January. Due to the possibility of roosting bats, you should contact the Virginia Department of Game and Inland Fisheries before conducting any harvest in June, July or August.

VIRGINIA FOREST STEWARDSHIP MANAGEMENT PLAN

Klitenic

PWM14005

PARCEL B

Descriptions and Recommendations: The boundary between Parcels A and B reflects the boundary of the Resource Protection Area on Slate Run. Leave to grow

Acres: 7.3

Forest Type: Mixed Hardwoods

Species Present: Overstory: Persimmon (*Diospyros virginiana*), Ash (*Fraxinus* spp.), Hickory, Pin Oak, Virginia Pine, Northern Red Oak, Black Cherry, Swamp White Oak, Black Oak, Elm (*Ulmus* spp.)

Understory: Poison Ivy, Sumac (*Rhus* spp.), Eastern Redbud, Eastern Redcedar, Blackhaw, Vaccinium, Dogwood (*Cornus florida*), Greenbrier, Elm, Grapevine (*Vitus* spp.)

Advanced Regeneration: Northern Red Oak, Post Oak Hickory

Age: Similar to Parcel A

Stand History: In 1937 this parcel was approximately half hardwood and pines in the western end and pines mixed with open area in the eastern half. Like the other parcels, I believe this one was used for livestock rearing and over time the existing tree species have filled in the growing space. Deer and invasive damage are present here like the other parcels. The biggest differentiation is that this parcel is Resource Protection Area (RPA), which effects management.

Size: Pulpwood to sawtimber 4"-33"+DBH (diameter at breast height, 4'6" above ground), Average: 8"DBH

Tree Quality: Fair

Stocking/Density: Well stocked

Growth Rate & Vigor: Similar to Parcel A

Site Quality & Soils: Site Quality:

This parcel is similar to Parcel A

Soils: Mostly Waxpool, like in Parcel A

Aspect & Topography: Relatively flat with little topography.

Water Resources: This parcel contains a Resource Protection Area. Slate Run is present in the parcel. Numerous drainages flow into Slate Run.

VIRGINIA FOREST STEWARDSHIP MANAGEMENT PLAN

Klitenic

PWM14005

- Invasive Species:** Japanese Stiltgrass, Tree-of-Heaven (*Ailanthus altissima*), Japanese Honeysuckle, Multiflora Rose, Wineberry (*Rubus phoenicolasius*)
- Wildlife Habitat:** The parcel is an outstanding travel corridor species can utilize to access adjacent open and forestland. Seasonal food is provided by the trees and growth in the openings.
- Recreation/Aesthetics:** Wildlife watching opportunities should be ample because of the travel corridor. Traversing this parcel must be done with care to prevent soil erosion and degradation of the RPA. All activities should be followed to comply with Prince William County's RPA regulations.
- Cultural Resources:** None observed.
- T&E Species Present:** Please see description in Parcel A.
- Fire Risk:** Moderate due to leaf litter and downed debris.
- Unique Natural Features:** None observed.

Recommendations:

1. Inform Prince William County's Department of Public Works prior to doing any management activities within the RPA section of your property.

Their Watershed Management Branch can be reached at (703) 792-6819. While my recommendations are aimed at improving the ecological health of the property to facilitate your goals, there may be restrictions under the RPA that might conflict with mine. If you or the Department of Public Works have any questions please contact me and I will be happy to assist. By checking in with them prior to undergoing activities you are ensuring you are following all applicable laws as they pertain to the RPA.

2. Leave parcel to grow for ten years.

Keeping this parcel as is will protect water quality, maintain a travel corridor for wildlife, and provide opportunities for hunting. While there is some valuable timber in this area, there is not enough to warrant a harvest. As is there is plenty of volume in the other parcels that will bring in income. One of the best things to do while the parcel keeps growing is to ensure no erosion and sedimentation from the access trails is entering the Slate Branch. Following Best Management Practices (BMPs) found in the Virginia Department of Forestry's BMP Manual (http://dof.virginia.gov/infopubs/BMP-Field-Guide_pub.pdf) will reduce these issues and is mandatory in the RPA.

3. Control invasive species

Like other parcels please follow prior recommendations. Due to flooding and subsequent seed dispersion invasive will be transported along the stream bank after high water events. Starting control on them as they establish will thwart their efforts to take over the parcel. Coordinate with the Prince William County Watershed Management Branch prior to any invasive species work.

4. Continue to Hunt Deer

This will give the edge back to the natives to grow and prosper.

VIRGINIA FOREST STEWARDSHIP MANAGEMENT PLAN

Klitenic

PWM14005

Old Fields Parcel

As discussed with VDOF staff in the field, these warm season grass meadows represent an increasingly rare habitat type in Virginia. One way to maintain this habitat is livestock grazing, which can generate rental income. These fields are not appropriate for haying, due to the presence of non-hay species. While maintaining these fields as meadows would meet the landowner's habitat goals, meadow has no commercial value other than grazing.

The fields are currently being invaded by eastern red cedar, which the landowner can make commercial use of. Allowing the invasion to continue will create a cedar drop that can be harvested for mulch, poles and other landscaping material.

These fields could also be cleared of cedar and planted in pine along with Parcel A. The species and spacing are the same as Parcel A, but site preparation is different. I recommend a planting machine be used that can scalp and plant at the same time. Prior to this the field will have to be mowed. However this is not the only way. The field could be hand planted by a crew. These pines will also need to be released at some point, but most likely during the first year compared to the other pines planted after the total harvest. Please contact VDOF if you would like to pursue this.

VIRGINIA FOREST STEWARDSHIP MANAGEMENT PLAN

Klitenic

PWM14005

General recommendations that relate to the entire property.

1. Contact Prince William's Department of Public Works (703-792-6819) PRIOR to timber harvesting. Contacting them will keep them informed on the operation and ensure local regulations are followed.
2. Consult with VDGIF (540) 899-4169) prior to activities to check for the presence of state and federal threatened and endangered species. This will ensure all applicable laws relating to the species are followed and he can check to see if there have been sightings of the species in the area.
3. Have a professional surveyor verify or remark your boundary lines, if this was not done as part of the recent purchase. Clear and properly marked boundaries provide protection from inadvertent and intentional timber theft not only to you, but to your neighbors. Contacting your neighbors and discussing the boundaries is another good option to ensure everyone is up to date. Additionally, the lines help protect you from others mistakenly developing or altering your land.
4. Periodically monitor the health and condition of the forest. Monitoring the health of your forest is important to catch disease and insect infestations as they occur. Once a potential problem is detected please contact the Department of Forestry. Emerald ash borer and jumping oak gall (white oaks) were found on your property. If you have any trees you wish to save from the emerald ash borer please consult with a certified arborist (www.goodtreecare.com) for options of saving individual trees. Jumping oak gall is a native insect pest and can harm trees if it defoliates them successive years in a row. Typically this native insect's population numbers will crash due to natural factors
5. Fifth, have the trees you wish to have near your future home or structures periodically inspected by a certified arborist. Ones for this area can be found at <http://goodtreecare.com/>. Having them check the trees around your home periodically will help protect your property, you and your guests from harm. Preventative maintenance of these trees is typically cheaper than paying for failure of a tree. Also, you can save money in the long run by planning development activities to minimize tree damage so you don't have to pay for tree removal due to them in the future.
6. Use best management practices when you are maintaining trails and if you decide to build any trails. Such practices can be found at <http://www.americantrails.org/resources/trailbuilding/Basic-trail-layout-design-TN.html>. Additionally, you can view the Department's BMPs <http://www.dof.virginia.gov/water/index-BMP-Guide.htm>. Please remember that pollution problems caused by trails stems from soil erosion and sedimentation being deposited in streams. Trail building activities need to be planned to minimize their impact on the environment and that all local, state, and federal laws are followed. Simple planning can save years of frustration dealing with a problem trail. Ensure to follow the contour and minimize stream crossings if at all possible. There may be an opportunity for road improvement or creation while the property is logged. Working with the contractor to lay out the permanent trails you want along with following all applicable regulations will ensure you have legal and environmentally friendly roads. Please contact my office for more information. .

VIRGINIA FOREST STEWARDSHIP MANAGEMENT PLAN

Klitenic

PWM14005

COST-SHARE ASSISTANCE PROGRAMS

Cost-share assistance programs may be available to help defray reforestation project costs. Programs generally may pay between 35 percent and 75 percent of the costs involved in certain projects. Funds are available on a first-come, first-served basis and must be approved prior to the start of any management work. Please check with your local Virginia Department of Forestry representative for availability of programs and funds.

CULTURAL AND HISTORIC RESOURCES

Cultural resources refer to landscapes, structures, archeological artifacts and vegetation that represent a culture or society of historic value. Federal and state laws protect some archeological, cultural and historic sites from disturbances, destruction or removal. It is critical to understand where such sites may be located prior to ground-disturbing forest management activities.

Historic and cultural resources are a vital link to past land-use practices in Virginia. While no sites were identified during my visits, old records for the area may exist. The Department of Historic Resources offers programs which survey, catalog and encourage the preservation of historic resources. This Department maintains records of historic sites and these records are available to the general public. More information can be found at www.dhr.virginia.gov or by calling their office at (804) 367-2323.

THREATENED OR ENDANGERED SPECIES

No endangered or protected species were observed on the property. State and federal species that would be found on the property are included in Parcel A's section. Information in this plan concerning the presence of Threatened and Endangered (T&E) species has been determined through observation and/or review of T&E species maps. This information does not substitute for a through exam completed by trained T&E specialists. For more information regarding threatened and endangered species or any regulations involved with them, please contact your local Virginia Department of Game and Inland Fisheries office or the Department of Conservation and Recreation, Natural Heritage office.

FOREST HEALTH AND PROTECTION

A healthy forest is a forest that possesses the ability to sustain the unique species composition and processes that exist within it. Active management of the forest helps to maintain and improve its productive capacity, taking into account all the factors that influence the resource elements addressed in the Forest Stewardship Plan. Silviculture harvest practices and the use of prescribed fire as a tool can reduce risk from wildfire, pests and invasive species, and ensure long-term forest health and vigor. Forest health protection issues are often directly related to the active management of insects and diseases, invasive plants and wildfire. Annual inspections for signs of insects, diseases or invasive plant infestations should be completed by the landowner.

Emerald ash borer and jumping oak gall (white oaks) have been found on your property. Emerald Ash borer is usually fatal to ash trees. Jumping oak gall is a pest that is usually

VIRGINIA FOREST STEWARDSHIP MANAGEMENT PLAN

Klitenic

PWM14005

not fatal, and goes through cyclical outbreaks. If you have any trees you wish to save from the emerald ash borer please consult with a certified arborist (www.goodtreecare.com) for options of saving individual trees. Jumping oak gall is a native insect pest and can harm trees if it defoliates them successive years in a row. Typically this native insect's population numbers will crash due to natural factors. Continued monitoring is the best preventative measure to ensuring forest health. If any unusual problems are found, please contact the Virginia Department of Forestry for an examination.

FIRE

Prescribed fire, also known as "controlled burn," refers to the controlled application of fire by a team of fire experts under specified weather conditions that help restore health to fire-adapted environments to obtain specific management objectives. Prescribed burning is a critical management tool that enhances and benefits forests, grasslands and wildlife habitats. Prescribed fire is an effective tool in site preparing harvested areas for replanting tree seedlings as well as reducing excessive amounts of hazardous fuel build up and catastrophic damage of wildfire on our lands and surrounding communities. Prescribed fire is one of the most effective tools we have in preventing the outbreak and spread of wildfires.

Protection of your property from wildfire is essential. Wildfire rapidly destroys valuable timber, wildlife and property. From February 15 through April 30, open air fires are not permitted within 300 feet of woodland, brushland or field containing dry grass or other flammable material between midnight and 4:00 p.m. The number one cause of wildland fire in Virginia is debris burning. In other words, MOST of the fires that occur could have been prevented. In the case of an emergency, please report all woods fires to your local County Fire Dispatch Center at 9-1-1. If you feel that the situation does not warrant a fire department response, you may call a Virginia Department of Forestry representative at (540) 347-6358.

CARBON CYCLE

All forest plants and soils "store" carbon, so active forest management influences the natural cycles of that storage in both living and dead plant material. The removal of carbon from the atmosphere is the process called carbon sequestration. Carbon sequestration is the process by which atmospheric carbon dioxide is consumed by trees, grasses and other plants through photosynthesis and stored as carbon in biomass (trunks, branches, foliage and roots) and soils. Sustainable forestry practices can increase the ability of forests to sequester atmospheric carbon while enhancing other ecosystem services, such as improved soil and water quality. Planting new trees and improving forest health through thinning and prescribed burning are some of the ways to increase forest carbon in the long run. Harvesting and regenerating forests can also result in net carbon sequestration in wood products and new forest growth.

WETLANDS

Wetlands include areas that are inundated or saturated by surface or ground water at a frequency and duration sufficient to support, and that under normal circumstances, do

VIRGINIA FOREST STEWARDSHIP MANAGEMENT PLAN

Klitenic

PWM14005

support, a prevalence of vegetation typically adapted for life in saturated soil conditions. Wetlands generally include swamps, marshes, bogs and similar areas. Wetlands are also highly diverse and productive ecosystems with emphasis on supporting timber production, water quality protection, wildlife habitat and more. It is important for you to be aware of and understand the laws and regulations related to forestry practices before engaging in wetland management activities on your land. Chapter 9 of the publication "Virginia's Forestry Best Management Practices for Water Quality Technical Manual, 2011" offers many of the guidelines for forestry activities within a wetland. The publication can be found on the web at:

<http://www.dof.virginia.gov/print/water/BMP/Technical/BMP-Technical-Guide.pdf>.

Your local Virginia Department of Forestry forester can provide information on forestry practices permitted in wetlands.

BIOLOGICAL DIVERSITY

Biodiversity is the variety of life (including diversity of species, genetic diversity and diversity of ecosystems) and the processes that support it. Landowners can contribute to the conservation of biodiversity by providing diverse habitats. It is important to select management options that offer the greatest opportunities for promoting wildlife habitats and conserving biodiversity while fulfilling other land management objectives. Some of these options include, but are not limited to, the conservation of wildlife habitats and biodiversity by:

1. Managing stand-level habitat features.
2. Promoting aquatic and riparian areas.
3. Managing landscape features.
4. Conserving rare species and communities.
5. Protecting special features and sites.

AGROFORESTRY/SILVOPASTURE

Agroforestry intentionally combines agriculture and forestry to create integrated and sustainable land-use systems. Agroforestry takes advantage of the interactive benefits from combining trees and shrubs with crops and/or livestock. In the United States, agroforestry is commonly divided into five main practices: Windbreaks, Alley Cropping, Silvopasture, Riparian Forest Buffers and Forest Farming.

Silvopasture combines trees with forage and livestock production. The trees are managed for high-value saw logs while providing shade and shelter for livestock and forage, reducing stress and sometimes increasing forage production. Silvopasture is increasingly popular in the southeastern region of the United States as a way to supplement timber income on small pine plantations and some hardwood stands. However, there can be problems with combining the two management schemes if it is not done correctly or actively managed. This management system requires active rotational grazing to avoid damage to the standing trees and allowing the forage to recover. Before any new silvopasture system is established, you should thoroughly explore the associated economic and environmental considerations along with local land use, zoning, cost-share programs and tax regulations.

VIRGINIA FOREST STEWARDSHIP MANAGEMENT PLAN

Klitenic

PWM14005

HIGH CONSERVATION VALUE FORESTS

These are forests of outstanding and critical importance due to their environmental, social, biodiversity, or landscape values. High Conservation Value Forests are considered critically important because they contain a unique combination of values. These can be social, cultural, biodiversity and environmental values.

Social or cultural values are aspects of a forest that are critical to the surrounding community's identity. They can range from significant historical features, such as sacred sites or burial grounds, to the forest's role within the community — for example, whether local residents have traditionally depended on the forest for berries, firewood or other products.

Biodiversity values are critical to preserving local flora and fauna. Such values could include rare ecosystems or habitats, or unusual communities of plant or animal species. Keep in mind that these ecosystems and species need not be on state or Federal Threatened or Endangered Species lists — they may just be considered rare regionally or locally.

Environmental values can benefit the whole community. Some examples are forests whose presence helps protect local watersheds or prevent erosion in vulnerable areas.

When forestry professionals and other experts evaluate a forest as a potential HCVF, they look at the entire landscape — not just a single stand of trees — and consider all of these values.

Places that combine and contain these features are rare, so it's especially important to protect them. (*American Forest Foundation*)

INTEGRATED PEST MANAGEMENT

A pest control strategy may use a variety of complementary strategies including mechanical devices, physical devices, genetic, biological or cultural management and chemical management. (*U.S. EPA*)

Integrated Pest Management (IPM) combines several appropriate pest control tactics into a single plan to reduce pests and their damage to an acceptable level. Using many different tactics to control a pest problem causes the least disruption to the living organisms and non-living surroundings at the treatment site. Relying only on pesticides for pest control can cause pests to develop resistance to pesticides, can cause outbreaks of other pests, and can harm surfaces and non-target organisms. With some types of pests, using only pesticides achieves very poor control.

To solve pest problems, first:

- Identify the pest or pests and determine whether control is warranted for each,
- Determine pest control goals,
- Know what control tactics are available,
- Evaluate the benefits and risks of each tactic or combination of tactics,
- Choose the most effective strategy that causes the least harm to people and the environment,

VIRGINIA FOREST STEWARDSHIP MANAGEMENT PLAN

Klitenic

PWM14005

- Use each tactic in the strategy correctly, and
- Observe local, state, and Federal regulations that apply to the situation.

The best strategy for each situation depends on the pest and the control needed.

VIRGINIA FOREST STEWARDSHIP MANAGEMENT PLAN

Kitenic

PWM14005

10-YEAR RECOMMENDED SCHEDULE OF MANAGEMENT ACTIVITIES

Year	Parcel	Activity	*Possible Cost Share	Future Stand Conditions		
				Year	Stocking	Species
2019-29	ALL	Invasive and deer control				
2019	A	Conduct firewood/mulch harvest of all trees between 1 and 10 inches				
2020	A	Conduct harvest				
2021	A	Plant pine	RT	2014	Full	Loblolly
2022	A	Check if pines need to be released	RT			
2023	A	Check if pines need to be released	RT			
2029	All	Revise Stewardship plan				

This schedule may need to be adjusted depending on financial needs, timber markets, timing of actual harvest and availability of contractors.

*Cost-share program eligibility requirements vary between the programs and funding may not be available. Contact your local VDOF forester for up-to-date information about the various programs.

RT – Reforestation of Timberlands Program CRP – Conservation Reserve Program AgBMP – Agricultural Best Management Practices Program
 EQIP – Environmental Quality Incentives Program CREP – Conservation Reserve Enhancement Program



Jake Klitenic
Madera Farm
13209 Farmview Road
Nokesville, VA 20180

February 5, 2019

Dear Agricultural Forestal District Committee Members:

Prince William County has a designated tool to help preserve the agricultural and forestry lands in Prince William County. It's called the Agricultural and Forestal District Act. This is a tool for the promotion of Agrarian uses available to the county through the State Code. Currently, the existence of the Ag Forestal District in Prince William County is up for review before the Board in 2019. The Board can choose the continuance of the Ag Forestal District or vote to eliminate it completely.

To be brief, my District lost its core 200 acres of contiguous land in late 2018. With the Board's approval of a 330-acre solar farm on ag land next to my property, and the removal of that land from the Ag Forestal District, we temporarily lost the 200 acres needed for the creation of an Ag Forestal District.

Previously, with no 200-acre core on the horizon, the Ag Forestal Advisory Committee, along with the Planning Commission, believed they had no choice but to shut down the District. Now there is new information. I have now secured 80 acres adjacent to my property which is currently in the process of being added to the District. Together with the 125 acres previously added to the District by the Board on 1/19/2016, this will secure the minimum 200-acre core needed. This voluntary 80-acre farm application was submitted to Prince William County on 1/18/2019. It must still go before this committee, the Planning Commission, and then the Board for final approval.

The Ag Forestal Committee has an opportunity to preserve significant Ag Forestal District land, and send a message, that this type of preservation is important to Prince William County. Our agricultural and forestry significant lands are fast being depleted in Prince William County. Agriculture and forestry are part of our county history. If we want local Farm to table products and Virginia Grown products, we must preserve precious, **local**, Ag and Forestry land. If we want natural barriers for sediment control to prevent erosion and flooding, we must preserve Ag and Forestry land. We need to leverage every incentive available to preserve and protect these lands. The Agricultural and Forest District Act is the tool to do this.

Please reconfirm your commitments to the Ag Forestal District and the Prince William community, by approving this application. Please schedule an Ag Forestal District meeting and approve the core; thus, preserving the open space and natural area on this property, and keeping the Ag Forestal District core intact for many Prince William County property owners who wish to remain or for more to join. (See attached list of 30+ land owners in the Nokesville area that want to remain in my District.) This would be a win-win, for Prince William County residents, and help preserve a little piece of agriculture and forestry where we can. Fairfax, Loudoun, and Fauquier counties all have active Ag Forestal Districts. Don't be the first county in Virginia to eliminate the Ag Forestal District, sending the message that this land is not important.

Sincerely,

Jake Klitenic

Owner, Madera Farm

Property Address		Property Street		Town	Zip	Aces	Owners	Phone #	Response	Mailing Address
7593-11-5868	AFD80-1	12705	BROOKFIELD	NOKESVILLE	20181	3.25	BEARD DAVID L & AMY W	703.594.2791	Remain	SAME AS PARCEL ADDRESS
7492-97-6880	AFD80-1	12788	ADEN	NOKESVILLE	20181	10.01	BIRD JAMES & MARLA	703.594.3777	Remain	SAME AS PARCEL ADDRESS
7492-98-4841	AFD80-1	12784	ADEN	NOKESVILLE	20181	10.02	ECHOLS ERIC & CATHERINE RUDACILLE	703.794.1150	Remain	SAME AS PARCEL ADDRESS
7592-30-1306	AFD79-1	11851	MEADOW GREEN	NOKESVILLE	20181	10.00	ENGEL WILLIAM H & LORI A SURV	703.594.2684	Remain	SAME AS PARCEL ADDRESS
7492-97-1120	AFD80-1	12796	ADEN	NOKESVILLE	20181	10.06	GRIFFITH DAVID W & JUANITA M	703.594.2539	Remain	SAME AS PARCEL ADDRESS
7591-28-4223	AFD79-1	14550	FLEETWOOD	NOKESVILLE	20181	90.00	HAZELWOOD FARMS LLLP	571.490.4925	Remain	14610 Deepwood Lane, Nokesville, VA 20181
7591-55-7774	AFD79-1	14650	DEEPWOOD	NOKESVILLE	20181	48.76	HAZELWOOD FARMS LLLP		Remain	14610 Deepwood Lane, Nokesville, VA 20181
7593-60-6752	AFD80-1	12850	FLEETWOOD	NOKESVILLE	20181	10.03	HILL JUSTIN D	703.594.3202	Remain	SAME AS PARCEL ADDRESS
7591-74-8042	AFD79-1	14920	DEEPWOOD	NOKESVILLE	20181	49.88	HOSTETTER JOSEPH B & CAROL A	703.594.3037, 703.346.4846	Remain	SAME AS PARCEL ADDRESS
7591-56-2799	AFD79-1	14501	FLEETWOOD	NOKESVILLE	20181	5.00	JONES CHARLES	703.594.2733	Remain	14610 Deepwood Lane, Nokesville, VA 20181
7591-55-6474	AFD79-1	14610	DEEPWOOD	NOKESVILLE	20181	10.00	JONES CHARLES E		Remain	SAME AS PARCEL ADDRESS
7592-69-7488	AFD80-1	12900	FLEETWOOD	NOKESVILLE	20181	10.70	KANE KEVIN K & DENISE M SURV	703.730.6122	Remain	SAME AS PARCEL ADDRESS
7591-75-4887	AFD79-1	14714	DEEPWOOD	NOKESVILLE	20181	3.07	KELLY LARNER W	703.795.1329	Remain	PO Box 370, Nokesville, VA 20181
7492-98-1113	AFD80-1	12792	ADEN	NOKESVILLE	20181	10.01	KEYS SUSAN M	703.594.3203	Remain	SAME AS PARCEL ADDRESS
7492-78-9292	AFD80-1	12776	ADEN	NOKESVILLE	20181	10.00	KNECHT RONALD J TR & RONALD J KNECHT TR	703.876.9125	Remain	11813 Colvin Lane, Nokesville, VA 20181
7592-69-3845	AFD80-1	12950	FLEETWOOD	NOKESVILLE	20181	17.00	LEMUS WILLIAM A & MIRIAM RODRIGUEZ	703.594.3572	Remain	SAME AS PARCEL ADDRESS
7493-24-4694	AFD91-1	13250	WARRENTON	CATLETT	20119	125.84	MADERA FARM LLC		Remain	13114 Cedar Ridge Drive, Clifton, VA 20124
7592-74-5221	AFD79-1	13855	ADEN	NOKESVILLE	20181	10.00	ORPOL-SERMACHAI & SARN SURV	703.719.7812	Remain	6604 Forsythia Street, Springfield, VA 22150
7592-75-7419	AFD79-1	13500	FLEETWOOD	NOKESVILLE	20181	10.07	PATNAIK SHALINI CHELLIAH		Remain	SAME AS PARCEL ADDRESS
7592-96-4096	AFD80-1	13050	ADEN	NOKESVILLE	20181	10.01	PAZ JOSE R & ESPERANZA VASQUEZ	703.594.2882	Remain	SAME AS PARCEL ADDRESS
7593-27-5251	AFD80-1	11969	COLVIN	NOKESVILLE	20181	10.00	POPESCU DANIEL & JEANNETTE WHITMIRE	703.477.8823	Remain	SAME AS PARCEL ADDRESS
7492-97-6828	AFD80-1	12800	ADEN	NOKESVILLE	20181	10.46	POWERS JUSTIN A & MARGARET M	703.448.9324	Remain	SAME AS PARCEL ADDRESS
7592-74-3371	AFD79-1	13605	ADEN	NOKESVILLE	20181	13.75	PUCKETT WILLIAM C & GLORIA J SURV	703.594.3226	Remain	SAME AS PARCEL ADDRESS
7492-25-8724	AFD91-1	13520	CARRIAGE FORD	NOKESVILLE	20181	128.00	PWC BOARD OF COUNTY SUPERVISORS		Remain	One County Complex Court, Prince William, VA 22192
7492-34-8902	AFD91-1	13600	CARRIAGE FORD	NOKESVILLE	20181	10.00	PWC BOARD OF COUNTY SUPERVISORS		Remain	One County Complex Court, Prince William, VA 22192
7593-70-1574	AFD80-1	12800	FLEETWOOD	NOKESVILLE	20181	10.01	RODRIGUEZ ANGELICA & JUAN C	912.349.4341	Remain	SAME AS PARCEL ADDRESS
7593-53-9460	AFD80-1	11520	PARKGATE	NOKESVILLE	20181	25.64	ROSS DANIEL B	703.594.2714	Remain	SAME AS PARCEL ADDRESS
7593-22-7641	AFD80-1	12001	PARKGATE	NOKESVILLE	20181	1.03	STORM CHARLES EDWARD	703.601.3710	Remain	SAME AS PARCEL ADDRESS
7591-56-5723	AFD79-1	14505	FLEETWOOD	NOKESVILLE	20181	10.00	THORPE DERECK WADE	703.594.2081	Remain	14610 Deepwood Lane, Nokesville, VA 20181
7593-61-9933	AFD80-1	11409	PARKGATE	NOKESVILLE	20181	10.02	TIRRELL RICHARD P & ZARA E	520.782.5070	Remain	SAME AS PARCEL ADDRESS
7593-27-8289	AFD80-1	11949	COLVIN	NOKESVILLE	20181	10.00	TRAY PATRICK & TINA	703.594.2095	Remain	SAME AS PARCEL ADDRESS
7591-83-9207	AFD79-1	15008	DEEPWOOD	NOKESVILLE	20181	20.00	WEASE DAVID A	703.594.3273, 571.236.7576	Remain	SAME AS PARCEL ADDRESS
7492-88-2267	AFD80-1	12780	ADEN	NOKESVILLE	20181	10.00	WHYSONG BRETT K & TRACEY W	571.217.3697	Remain	SAME AS PARCEL ADDRESS
7592-26-1259	AFD80-1	13204	ADEN	NOKESVILLE	20181	13.02	WINSLOW JOHN & KAREN	703.594.3785	Remain	SAME AS PARCEL ADDRESS
7592-36-4052	AFD80-1	13000	ADEN	NOKESVILLE	20181	8.00	WINSLOW JOHN & KAREN		Remain	13204 Aden Road, Nokesville, VA 20181
7592-36-5613	AFD80-1	13020	ADEN	NOKESVILLE	20181	12.90	WINSLOW JOHN & KAREN SURV		Remain	13204 Aden Road, Nokesville, VA 20181
7592-17-9702	AFD80-1	13160	ADEN	NOKESVILLE	20181	10.43	WINSLOW JOHN & KAREN ETAL		Remain	13204 Aden Road, Nokesville, VA 20181
7592-63-4122	AFD79-1	13710	ADEN	NOKESVILLE	20181	99.38			Remain	