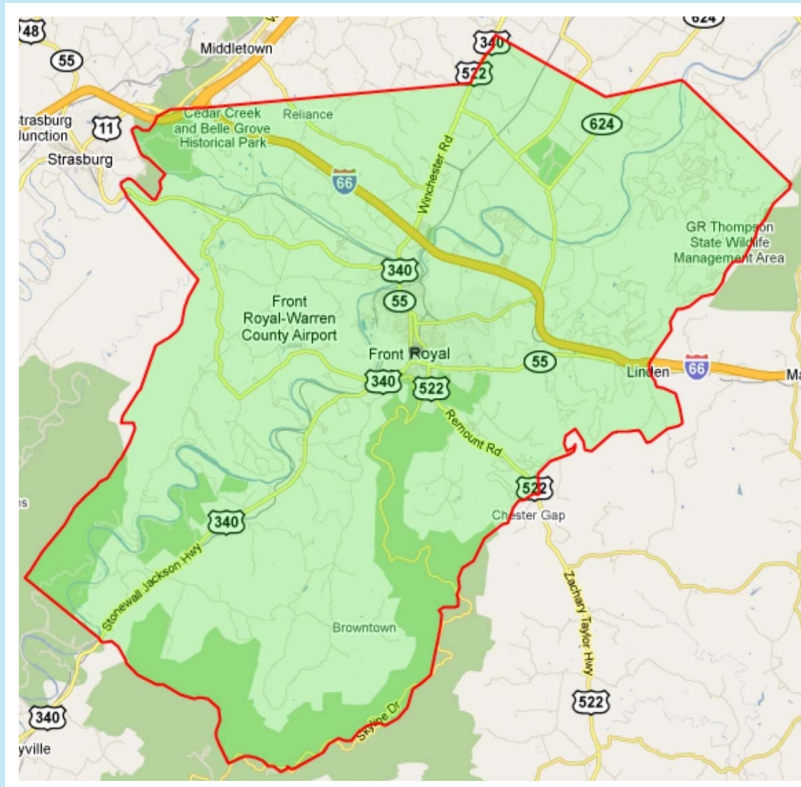




Conservation Easement Application



Warren County Planning Department

220 North Commerce Avenue, Suite 400
Front Royal, Virginia 22630
(540) 636-3354



Conservation Easement Application

Program Information

An informational brochure regarding the program is available in the Planning Department at the Warren County Government Center.

Because issues involved in completing a Conservation Easement can be complex, it is recommended that applicants consult their attorney and accountant. Also, all owners of the property must be agreement with the program as outlined in Chapter 81 of the Warren County Code which may be found on the County's website.

Preliminary Meeting: The owners of the property should schedule a meeting with the Planning Director to discuss the application process.

Application Form: Type or print clearly in dark ink. Complete all items to the best of your ability; if additional space is needed, attached separate pages. ***All property owners must sign the application.**

Attachments: Please attach any necessary documentation requested by the Planning Department for the application as outlined below.

Submit all application materials to:

Warren County Planning Department
220 North Commerce Avenue, Suite 400
Front Royal, Virginia 22630

Necessary Attachments

1. Original Deed of parcel.
2. Deeds of Trust.
3. Appraisal of Property.
4. Completed Survey or Plat.
5. Baseline Documentation Report.
6. Sample Deed of Easement.



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Primary Contact Information

Name: _____

Address: _____ City: _____

State: _____ Zip: _____ Phone: (____) _____

E-mail: _____

General Property Information

Tax Map and Parcel(s) Number(s): _____

Total Acreage: _____ Zoning Designation: _____

Physical Address: _____

Principal Use of Property (crops, timber, pasture, livestock, etc.): _____

Property Owner(s) of Record

Name: _____

Address: _____ City: _____

State: _____ Zip: _____ Phone: (____) _____

E-mail: _____

Name: _____

Address: _____ City: _____

State: _____ Zip: _____ Phone: (____) _____

E-mail: _____



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List all deeds of trust against the parcel:

Deed & Instrument Number- _____

Trustee Name and Address- _____

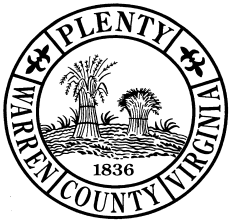
Beneficiary Name & Address- _____

List all present or pending liens; judgments or court proceedings against the parcel by date; parties involved; instrument number; legal reference or case number:

List all types of leases, options or restrictions on the use or sale of any property rights. Include the holder of each category, if applicable:

List all easements established on the parcel (i.e. utilities, storm drainage, access, historical preservation, access, etc.) and their approximate location(s) on the parcel:

Does the property contain cropland or pasture land that has been harvested or grazed in at least 3 out of the past 5 years? If so, include the years and type of crop or livestock.



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What is the approximate acreage of open area on the parcel? _____
(pasture, cropland, fallow land, etc.)

Have any of the following Soil or Water Conservation Quality Conservation Plan Categories approved by the Lord Fairfax Soil and Water District been implemented on the property?

- | | |
|---|---|
| <input type="checkbox"/> Conservation Tillage | <input type="checkbox"/> Streambank Protection |
| <input type="checkbox"/> Cover Crops | <input type="checkbox"/> Structural Practices |
| <input type="checkbox"/> Grazing Land Protection | <input type="checkbox"/> Wet Lands |
| <input type="checkbox"/> Nutrient Management Plan | <input type="checkbox"/> Not Aware if any exists for the property |

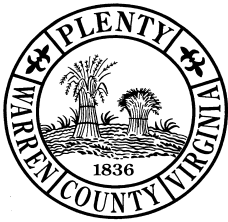
List any other conservation plans that have been filed or implemented through another agency:

List the number of dwellings on the parcel and their use (Primary,secondary;tenant or guest house):

List the number of structures on the parcel and their use:

Is the parcel within a national or state historic/archaeological district or does it contain a natural or state historic landmark? _____

Does the parcel contain areas of archaeological significance identified by an archaeologist? If so, please explain.



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Is the parcel designated as, or associated with, a *Century Farm* as recognized by the Virginia Department of Agriculture and Consumer Services (VDACS) ?

Yes No

Are the owners identified interested in applying any of the following restrictions to the parcel?

- Timber harvesting restrictions or timber buffers
- No new dwellings to be located on the property
- No further division of parcel
- No additional restriction
- Please provide additional information about these restrictions

Are the owners identified interested in including additional restrictions in the Deed of Dedication beyond those described in the Chapter 81 and sample deed? If so, please explain.

If additional dwelling units are proposed on the parcel, state how many and provide their approximate location. _____

Does any portion of the property encroach or front the special flood hazard area (SFHA)?

Any additional information you wish to include in this application:



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The purpose of the Conservation Easement program is to donate and preserve as many development rights as are available; however there are circumstance in which retention of rights is allowable. Do you intend to retain any development rights?

If Yes No yes, how many development rights do you wish to retain? For what purpose?

NOTE: The parcel must obtain at least 15 points under the ranking criteria set forth in §81-7, unless the Board finds that it is in the best interest of the county to waive this requirement.



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ALL OWNERS OF RECORD MUST SIGN AND DATE THIS APPLICATION

Signature: _____ Date: _____

Print Name: _____

Signature: _____ Date: _____

Print Name: _____

Signature: _____ Date: _____

Print Name: _____

Disclaimer: This Application Form is not a legally binding agreement between the Owner/Applicant(s) and Warren County. It is strictly for informational purposes in processing the application.

All application information becomes available to the public by formal request in accordance with the Freedom of Information Act.