



Preserving Virginia's scenic, natural, historic, recreational,  
and open-space lands for future generations.

## **Memo**

**To: Board of Trustees and Executive Director**

**From: Estie Thomas, Easement Project Manager**

**Re: Wright's Island Game Association (WIGA) Easement Proposal**

The Board of Trustees approved this purchase of an easement on September 28, 2017 as one easement over 1469 acres in Charles City and James City Counties using National Coastal Wetlands Conservation Grant funds. The grant funding helped to acquire significant protections in the easements such as no division of the property, no dwellings and increase riparian protection zones. Since the initial approval in September 2017, the US Fish and Wildlife Service has secured additional grant funding through the North American Wetlands Conservation Act program. As a result of the additional funding, the project will be split into two separate easements although the acreage will remain nearly the same.

With its proximity to the Chickahominy State Wildlife Management Area and bordering the Chickahominy River, this property is a high priority for both VOF and the US Fish and Wildlife Service. I recommend that you approve acceptance of the now two separate easements under the same conditions as described at the September 28, 2017 proposal. The James City County will be 820 acres more or less while the Charles City County easement will be 531 more or less.



## Wright's Island Game Club (WIGA)

### RECONSIDERATION

#### USFWS National Coastal Wetlands Conservation Grant Program

County: Charles City/James City      Acres: 1469

Board Meeting Date: 9/28/17	Staff: E. Thomas
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Property Features/Conservation Values
Property contains shoreline and wetlands on the Chickahominy River, which is a tributary of the Chesapeake Bay. Property lies adjacent to land under open-space easements deeded to The Historic Virginia Land Conservancy. Property lies adjacent to the Chickahominy State Wildlife Management Area.  Easement acquired in part with funding received by the Virginia Outdoors Foundation from the U.S. Fish and Wildlife Service's, National Coastal Wetlands Conservation Grant Program.

<b>Staff Recommendation/ Conformance with VOF Guidelines</b>	Approve As Presented: <input checked="" type="checkbox"/> Approve Subject to Suggested Changes: <input type="checkbox"/> Deny: <input type="checkbox"/>
Basic components of project to be approved by VOF Board on 9/28/17.	

Built Environment
No. of Existing Dwellings: zero    Total No. of Dwellings Permitted: zero

Easement Terms
<b><u>Division of land:</u></b> No division.
<b><u>Dwellings:</u></b> No dwellings allowed.
<b><u>Farm buildings:</u></b> Small scale buildings no larger than 500 square feet allowed with VOF approval.
<b><u>Riparian Protection Zone:</u></b> 100 foot RPZ on Chickahominy River and wetlands.
<b><u>Other provisions:</u></b> Standard VOF language.
<b><u>Variations from Template:</u></b> Notice of grant agreement language. Restrictions on forestry activity for upland woods on Parson's Island area and southern woodland portion of Wright's Island. Language to allow for wildlife habitat enhancement and waterfowl impoundment improvements.

**Further Discussion**

*In order to meet Coastal Grant funding criteria, some acreage will be cut out and not included in the easement project, this acreage will contain the current hunting lodge area, sheds and storage buildings, and the remains of the old hunting lodge. Landowners have plans to work with USFWS for wildlife habitat enhancement, some language will be added to accommodate waterfowl impoundment and planting activity. Tax Map parcel 45-40 consisting of 203 acres in Charles City County might possibly be added to the project pending more information from title insurance and surveys to be provided.*

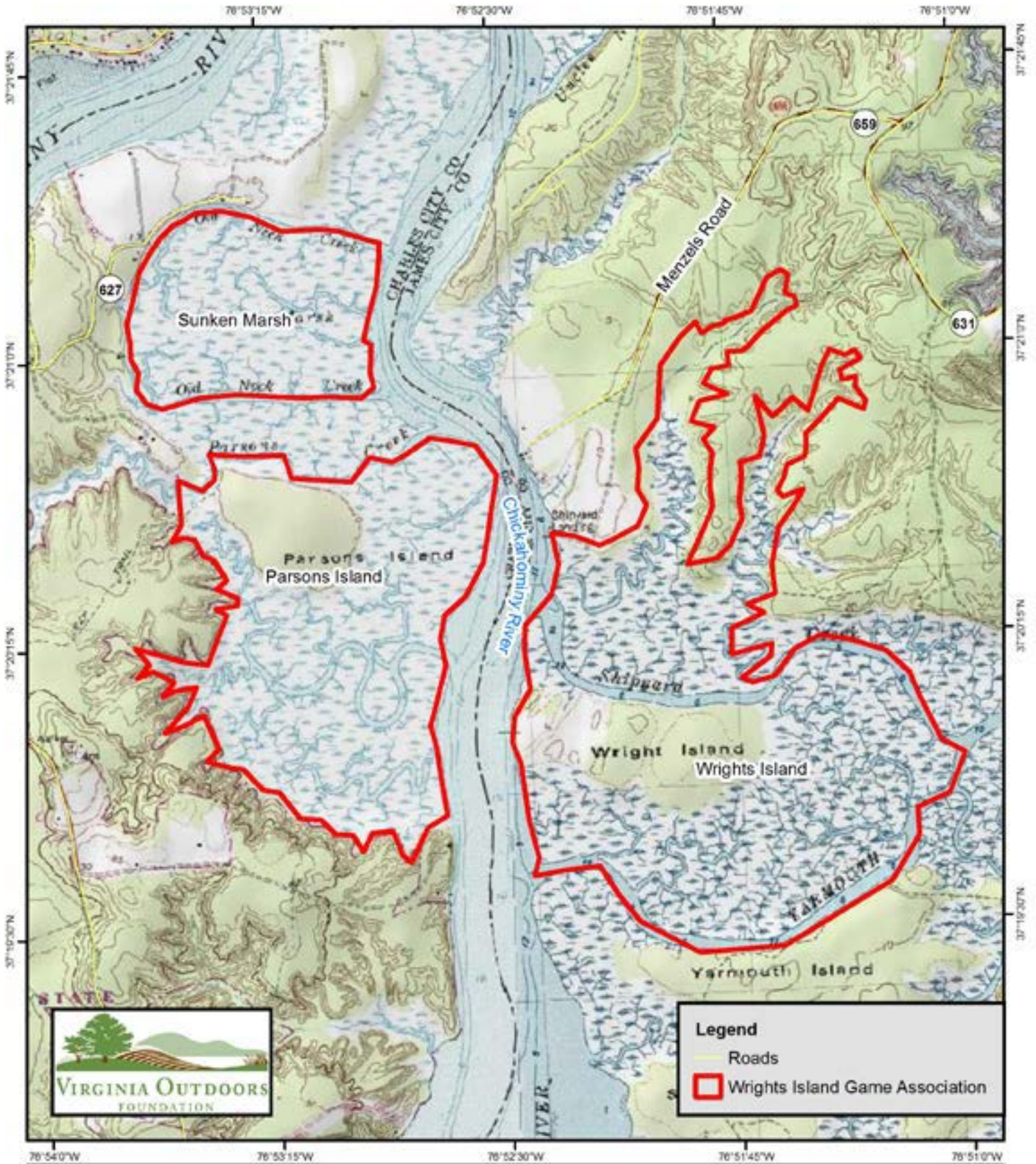
**Complies with County Comp Plans:** YES  NO

<b>Public Infrastructure Info</b>	<b>Conflicts with published plans</b>	<b>Yes</b>	<b>No</b>
<b>Roads:</b> No conflicts in 6 year plan, have not heard back from VDOT on all road inquiries.		<input type="checkbox"/>	<input checked="" type="checkbox"/>
<b>Rail:</b>		<input type="checkbox"/>	<input checked="" type="checkbox"/>
<b>Utilities:</b>		<input type="checkbox"/>	<input checked="" type="checkbox"/>
Notes:			

**Easement Boundary Information**

**Notes:** exact boundaries from surveys not entered yet -landowners have several surveys of the property, will be examined with title insurance.

**Acreage Difference** (Legal description acreage minus GIS acres): to be determined.



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

Map created 10/31/17 by E. Thomas.  
 Source data provided by VDOT, roads, all other VOF  
 USGS Quadrangle: Brandon, Norgie  
 This map is for general reference and display purposes only.

**Topographic Map**  
 Wrights Island Game Association  
 James City and Charles City County  
 1,554 Acres

