

2485.36'

N24° 58' 11" E

S21° 45' 47" E 474.22'

246.07'

S61° 38' 51" E 533.62'

S70° 34' 59" E

415.15'

S12° 21' 00" W

368.42'

S51° 38' 46" E

442.71'

94.57 STONE

676.24'

S31° 44' 20" W

A=787.71 R=4222.14'

277.58'

S21° 02' 58" W

N81° 42' 02" W 703.44'

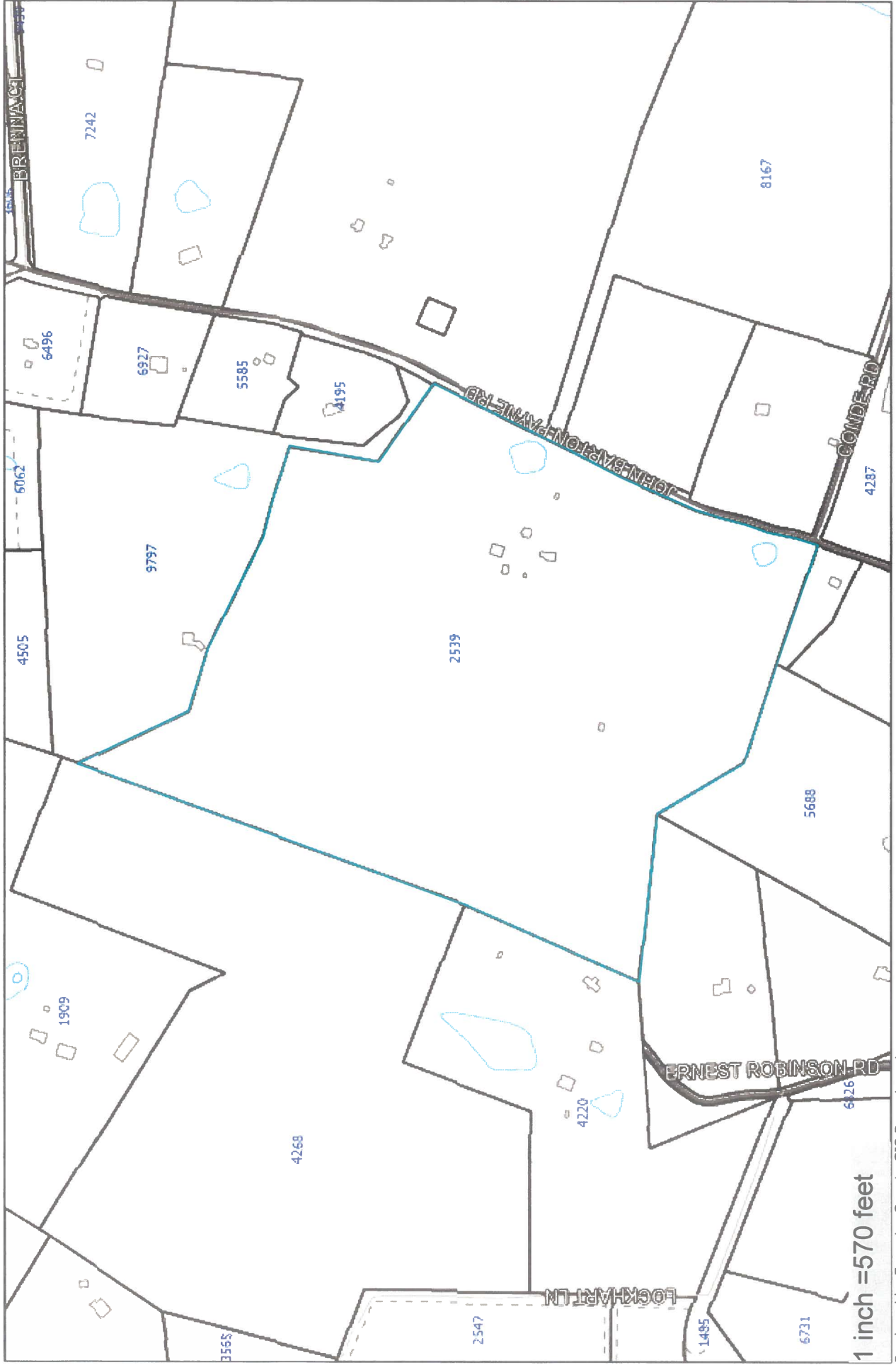
N26° 41' 27" W

419.43'

N68° 09' 41" W 965.89'



Fauquier County



1 inch = 570 feet

Produced by Fauquier County GIS Department
DISCLAIMER: This information is not to be survey accurate or suitable for legal description purposes.
Corrections and additions should be brought to the attention of the above organization.
Phone: (540) 422-8260

Fauquier County



1 inch = 570 feet

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Corrections and additions should be brought to the attention of the above organization.
Phone: (540) 422-8260



APPALACHIAN TIMBERLAND

MANAGEMENT

200 Box 2178 - Winchester VA 22601
Telephone: 540 338 4141

Clients:
(the "Client") Andrew Heck and Jennifer Heck
11604 Norwood Drive
Leawood, KS 66211

Subject Property Location:
(the "Property") Fauquier County, Va.

Property Owner: Andrew Heck and Jennifer Heck
11604 Norwood Drive
Leawood, KS 66211

Property Identification: Pin No. 6936-95-2539-000.

Premise Address: 6370 John Barton Payne Road
Marshall, VA 20115

Total Acres: +/- 94.6585

Productive Forest Land: +/- 31 Acres.

Non-Productive Forest Land: 0.00 Acres.

Subject: **Forest Management Plan solely
for Forestry Land Use Compliance.**

Purpose: To facilitate compliance with *Virginia Code*
Section 58.1-3299 through 58.1-3244, as
amended.

Clients' Objective: Provide documentation to all appropriate
personnel concerning Clients' intent and
purpose to enroll in and maintain Forestall
Land Use status.

Clients' Goal: Proper Management of Forest Resources.

INTRODUCTION

Pursuant to a request by Andrew Heck on 24 June 2025, Appalachian Timberland Management (the "Consultant") was employed to examine the Property in reference to intent of Clients' desire to provide a forest management plan (this "Plan") to the Office of the County Assessor. Subsequently, Consultant examined the Property on 5 August 2025 with Roy Furr. Property lines were shown and described by Mr. Furr. It is the intent, and purpose of the Client that all silvicultural activities so implemented, if any, shall be in accordance with and subject to Forestry Best Management Practices (B.M.P.), as prescribed by the Virginia Department of Forestry (V.D.O.F.) which must be contacted prior to any timber harvest projects, if any.

This Plan has been prepared exclusively for the Property. Therefore, all observations and opinions are based specifically on Clients' goals and objectives; that is, by *your* definition of what is important to you. All information contained herein is for your consideration; thus, provided to guide you in reaching these goals and objectives.

Goals you identified for managing the forest resources are: The production of: (1) Sawtimber (2) Fuelwood.

PARAMETERS and PROCEDURES

The forest cover on the Property considered for inclusion in this Plan has been type-mapped into Stands using the color aerial photograph attached hereto as Exhibit "A", in conjunction with being identified and determined in the field. Cover types lines delineated on Exhibit "A" as well as all quantitative acreage and Stand estimates are carefully calculated, however, are to be considered approximate.

A forest Stand shall be considered a group of trees, closely established together, of similar- to- very much the same species, age, size and condition. Forest types were determined by identifying predominate overstory species. The term Stand is the basic management unit of Forestry.

Technical standards for classification of real estate devoted to Forestry Land Use in Virginia contains specifications that include, but are not limited to, that: (i) The area must be a minimum of twenty (20) acres. (ii) To be qualified as Productive Forest Land the land must be growing a commercial forest crop that is physically accessible for harvesting when mature.

Stand density was determined by randomly spaced sample points measured by a basal area factor (BAF) # 10 prism. Tree diameters were measured at breast height being 4.5 ft. above mean ground level with a foresters' diameter tape.

STAND RESOURCE DATA

Stand A= +/- 31 acres.

Forest Type:	Upland Hardwood, containing associated mixed hardwoods.
Aspect:	Diversified: See 1"= 600' topographical map attached hereto as Exhibit "C" hereby made part of this Plan.
Species Present:	Yellow Poplar, Northern Red Oak, Black Oak, White Oak, Chestnut Oak, Hickory, et als.
Inferior Species Present:	Black Gum, Red Cherry, Elm, et als.
Understory Species Present:	Hornbeam, Seedlings of Chestnut Oak, Holly, Stilt Grass et als.
Age:	Dominate and co-dominate trees 65 to 85+ years.
Size:	Small Pole to large Pole, to Sawtimber (22" -24") to large-Sawtimber (26"-30") sized- boles.
Stand Structure:	Uneven-aged, naturally regenerated mixed hardwoods.
Stand Density:	Random sample points show basal area to be approximately 70-90 square feet per acre.
Stand Stocking:	Moderately stocked to well stocked.
Quality:	Volume per acre = average. Volume per tree = average. Merchantable log length = average. Veneer potential = Fair to good. NOTE: overall quality is good to Excellent.

STAND RESOURCE DATA (continued)

Growth Rate:	Oaks poor, Yellow Poplar fair.
Topography:	Gently sloping to moderately steep to very steep.
Waterbodies:	Two man-made ponds on the Property.
Waterways:	Several ephemeral drains.
Soils	Soils: 20-C-D----Tankerville-Purcellville complex: Rocky (7-15% slope) to (15-25% slope). 18-D--- Tankerville loam very rocky (15-25% slope). 10-A--- Mongle loam (0-2% slope) 31-C--- Purcellville-Tankerville complex (7- 15% slope). See 1" = 600' soils map attached hereto as Exhibit "B" hereby made part of this Plan.
Detrimental Insects:	None observed.
Stand History:	The Stand has been in forest cover for 65+ years, and was established from naturally regenerated species of upland hardwoods, predominately Yellow Poplar and Oak located on gentle to steep slopes not formerly used for agriculture fields. No prior harvesting of hardwoods 35+/- years prior to this examination.
Unique Natural Features:	None observed.

FOREST RESOURCES-GENERAL OBSERVATIONS

This Plan covers the examination of 31 +/- wooded acres. A 1"= 600' aerial color photograph defining the general outline and location of the Property including designated resource management unit (stand) delineation is attached hereto as Exhibit "A", and is hereby made part of this Plan. The objective of this Plan is to develop a forest management plan that will provide opportunities for woodland evaluation and improve timber yield for future growth and income. A managed forest produces a much greater yield of forest-resources and a much greater profit than an unmanaged forest.

The suggestions and recommendations contained herein may be modified or changed to meet the dynamic desires and interests of the Client; However, *the primary management objective(s) of the Client should not be neglected.*

FOREST RESOURCES-RECOMMENDATIONS

Based on the specific goals and objectives of the Client, including short- and long-term goals, the Client may wish to consider the following:

(1) Stand "A" (the "Stand") contains naturally regenerated hardwoods of small-pole to large-pole to Sawtimber- to large Sawtimber- sized boles of good to excellent quality, which are at present mostly healthy and are gaining some appreciable growth. The Stand consists of 22"- 30+" diameter-breast-high sawtimber-sized trees. The predominate species in the overstory are Yellow Poplar and Chestnut Oak, which are of good merchantable height, despite the fact that the soils guide for Fauquier County indicates a low to moderate rating for hardwoods. There are present are scattered Northern Red Oak, and White Oak trees of very good quality.

There are good-to-excellent quality hardwood trees in Stand "A" that could be harvested for sawtimber at the present time, if Client chooses to do so, only Client can make that decision. If no harvest is implemented: then, it is recommended that this Stand remain as is and be reexamined for future management options in +/- 5-10 years

At present the Black Oak, White Oak and Chestnut Oak species are showing in scattered trees, signs of decline and mortality due to the age of the oak trees in the Stand and, it is most likely that the Black Oak, White Oak and Chestnut Oak have a disease known as Hypoxylon Canker or other pathogens which affect trees that are already stressed from drought and/or advanced age as well as trees established on poor quality soil. Hypoxylon Canker and other pathogens are prolific in oak stands of this region. The oaks showing decline, mortality, and decay are a very noticeable component of the Stand in some areas. With the age of the Stand it will be prudent to keep close observation on the overall health of the oak trees, both individually and in the aggregate, so as not to lose valuable wood volume and potential financial income. Any dead Oak trees should be utilized for fuel wood or sawtimber if possible.

FOREST RESOURCES-RECOMMENDATIONS (continued)

It is recommended that the Client check the Stand annually to see if it is showing signs of decline including wind-thrown and/or dead trees. If these signs become prolific, then it will be time to consider a harvest/salvage of the hardwoods. This Stand does now and gives evidence to the future of producing and propagating legitimate forest-resources.

(2) If Client chooses to implement a selection-harvest cut and sale of the mature sawtimber it is recommended that Client seek professional advice and counsel from a reputable forestry consultant with experience in forest-products marketing, prior to engaging in a sale of timber resources; thus, be an informed seller. Additionally, a forestry consultant can delineate stream-side management areas, monitor and review logging operations; as well as, oversee stabilization of completed harvest projects.

(3) Consultant recommends the boundary lines of the Property be delineated and adequately posted. Posting the Property will serve as a tangible on-the-ground security, as well as, a deterrent to illegal hunting, timber theft and trespass. Additionally, posting will prevent misunderstandings with adjoining owners. If requested, Consultant can provide the service of professional boundary line retracement and posting with durable metal signs including delineation by the traditional blaze-and-paint method.

(4) Utilize dead and wind-thrown trees for fuelwood especially the Hickory and Oak species.

(5) At this time, no immediate silvicultural treatment is recommended, however, the forest resources should be reexamined in 5-10 years to monitor any changes that will occur.

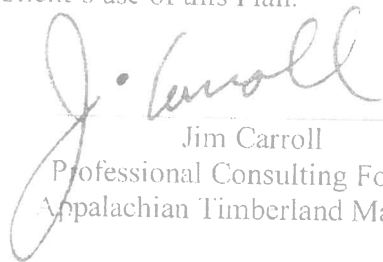
FORESTRY and WILDLIFE -GENERAL RECOMMENDATIONS

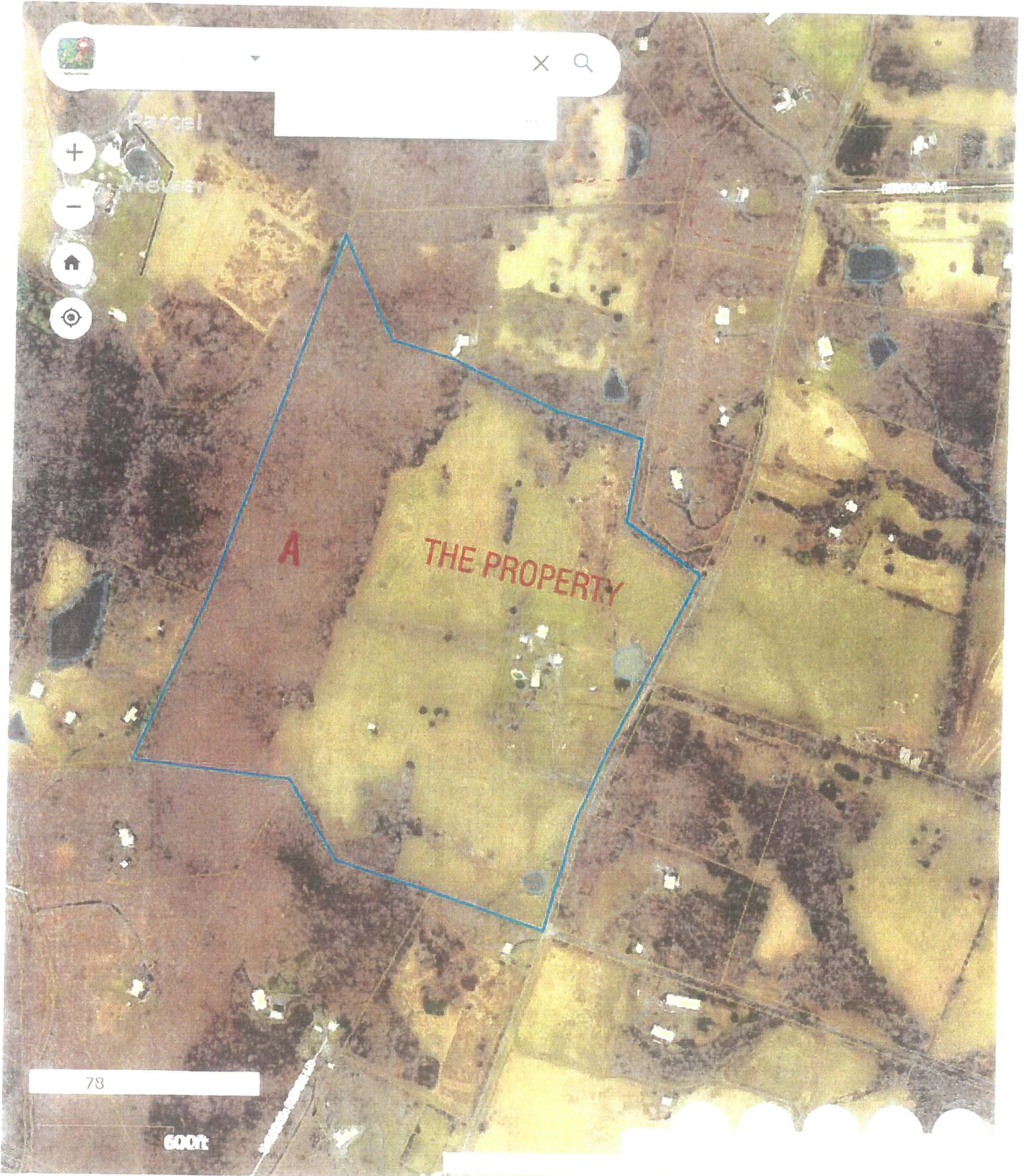
Good forest management can improve wildlife habitat, especially for deer, grouse, turkey and other game species. The greater diversity in timber types and ages developed within a stand unit, the wider range of habitat and food the forest may produce. For example, the early stage of a regenerated stand can provide abundant browse in the form of woody sprouts and herbaceous growth that attracts deer, quail and turkey. Spruing den trees during harvesting provides nesting sites for squirrels and birds. Leaving adequate tree cover undisturbed near streams helps preserve water quality and wildlife habitat. Grazing of woodlands should be discouraged as it causes compaction of soil near the root system that will, in time, effect the growth and possibly kill the trees. Additionally, grazing is also very destructive to wildlife habitat not only because a food source is removed, but also the cover provided by a well-developed understory is destroyed. Report immediately any signs of unidentified smoke or fire by dialing 911.

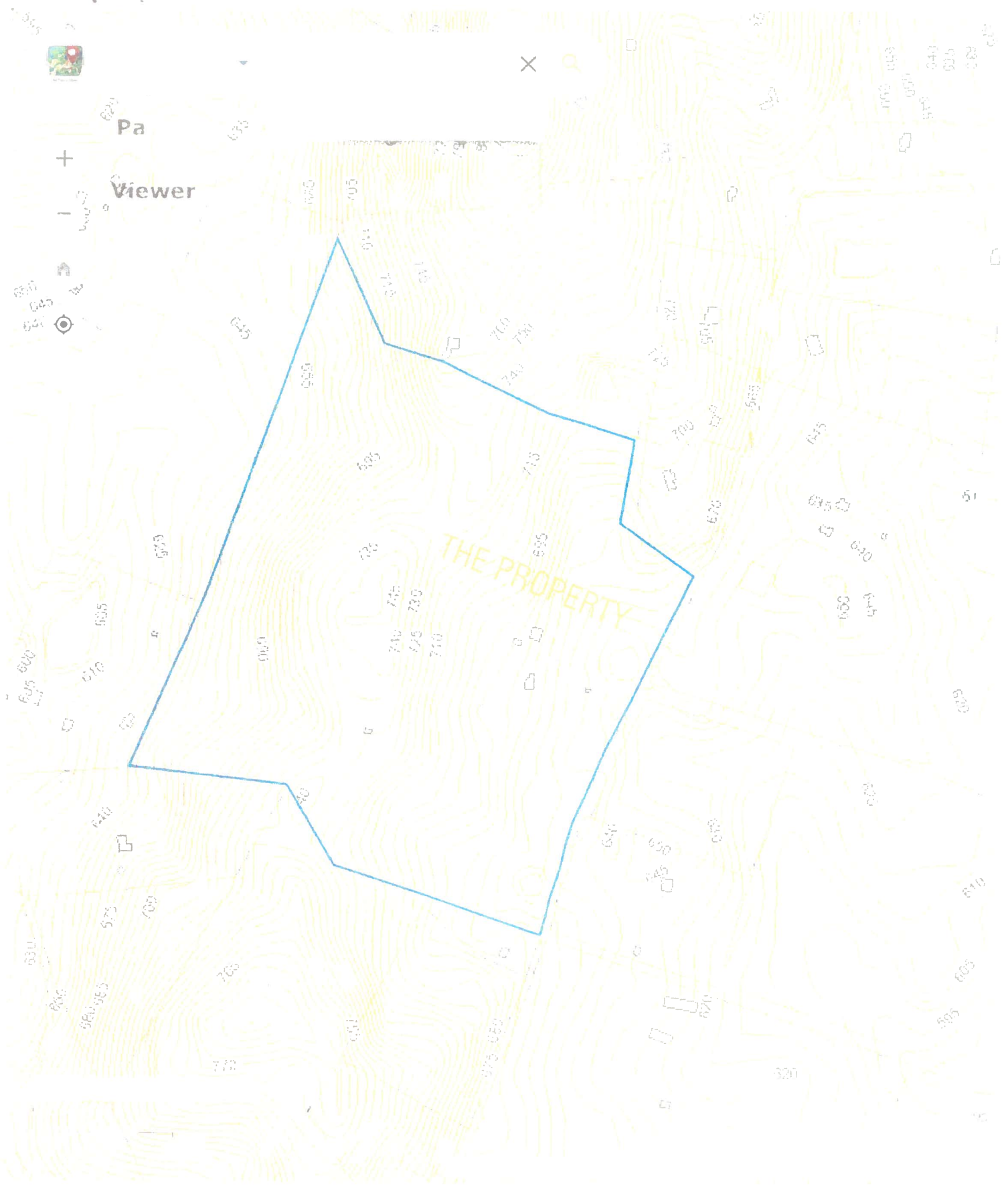
PREPARER'S AFFIRMATION

I hereby affirm the following to be true and correct: (i) I have no present or contemplated interest in the Property and I have made a personal on-site inspection of the Property described herein. (ii) Information contained in this Plan was prepared and provided at the request of the Client as a professional fee-based opinion. Services thus provided by Consultant at rate charged, and payment received, solely based on wooded acreage examined of the Property in aggregate; NOT contingent upon commission(s), information provided or the outcome of Client's use of this Plan.

5 August 2025


Jim Carroll
Professional Consulting Forester
Appalachian Timberland Management







TM 6936-75-4220
N/F MARION G. &
MARY E. LONG
DB 801 PG 1285

TM 6936-76-4268
N/F MARCIA R. LARSON
DB 851 PG 244

TM 6936-74-9692
N/F LEE ALLEN &
LYNN MICHELLE SWEETAPPLE
DB 789 PG 531

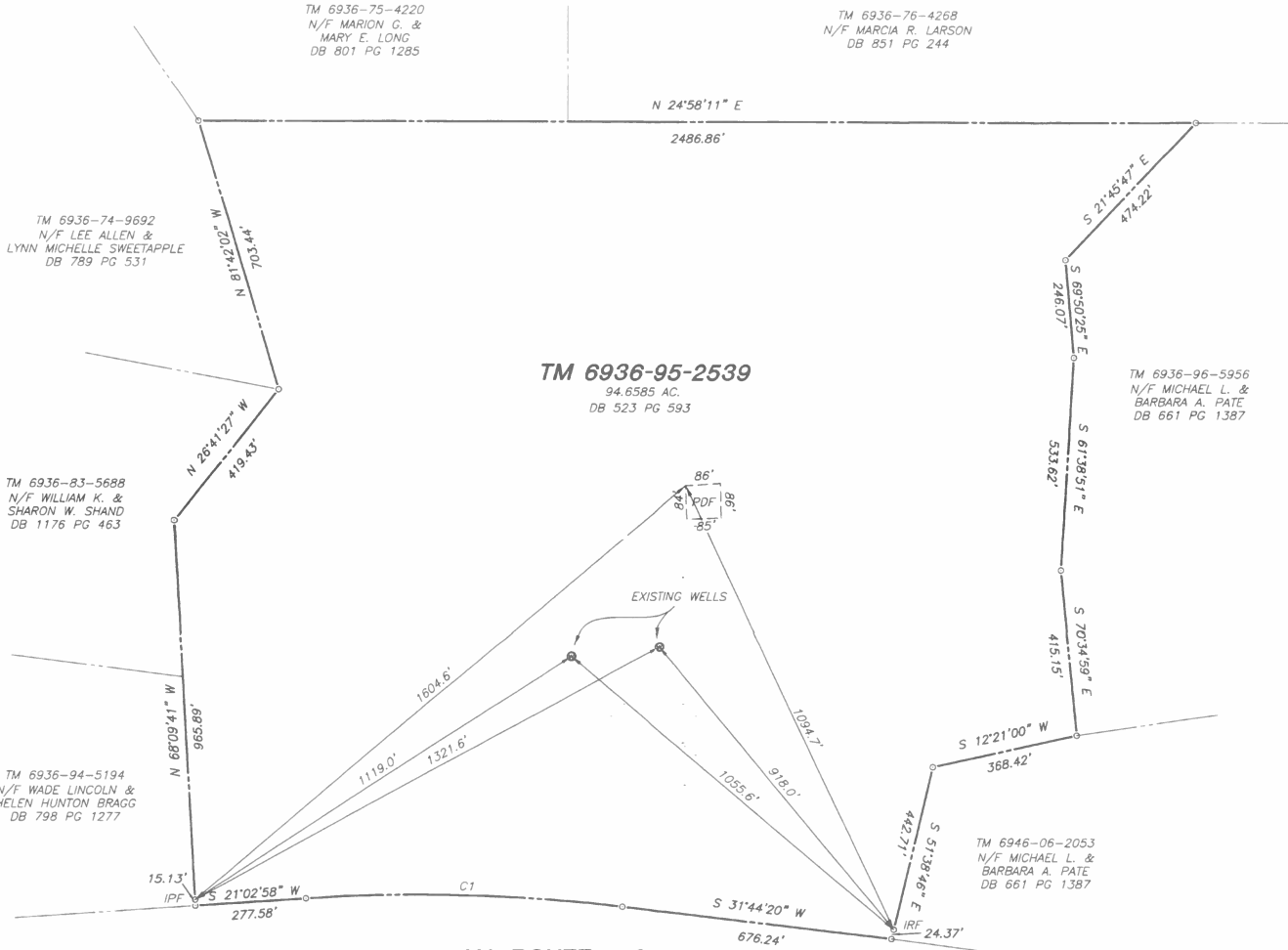
TM 6936-83-5688
N/F WILLIAM K. &
SHARON W. SHAND
DB 1176 PG 483

TM 6936-94-5194
N/F WADE LINCOLN &
HELEN HUNTON BRAGG
DB 798 PG 1277

TM 6936-96-5956
N/F MICHAEL L. &
BARBARA A. PATE
DB 661 PG 1387

TM 6936-95-2539

94.6585 AC.
DB 523 PG 593

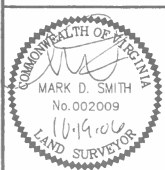


NOTES

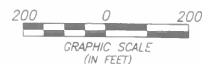
1. NO TITLE REPORT FURNISHED. EASEMENTS OTHER THAN SHOWN MAY EXIST.
2. THE BOUNDARY INFORMATION SHOWN HEREON HAS BEEN PREPARED FROM AVAILABLE RECORDS AND IS NOT PURPORTED TO BE A BOUNDARY SURVEY OF THE TRACT OR ANY PORTION OF THE BOUNDARY LINES.
3. PLAT REFERENCE: DB 523 PG 593
4. TAX MAP REFERENCE: 6936-95-2539

LEGEND

- PDF = PROPOSED DRAINFIELD SITE
- IPF = 1-1/2" IRON PIPE FOUND
- IRF = 1/2" IRON ROD FOUND



CURVE	RADIUS	ARC LENGTH	DELTA ANGLE	TANGENT	CHORD BEARING
C1	4222.14'	787.71'	10°41'22"	395.00'	S 26°23'39" W



PLAT SHOWING PROPOSED DRAINFIELD SITE
ON THE LAND OF
ANDREW HECK

MARSHALL MAGISTERIAL DISTRICT, FAUQUIER COUNTY, VIRGINIA



Founded in 1971

Engineers
Surveyors

GREENWAY ENGINEERING

151 Windy Hill Lane
Winchester, Virginia 22602

Telephone 540-662-4165
FAX 540-722-9528
www.greenwayeng.com

DATE: OCTOBER 19, 2006

SCALE: 1" = 200'

DESIGNED BY: ANH

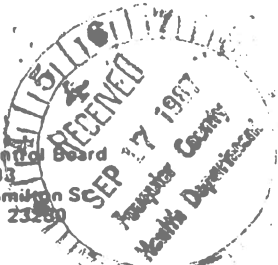
FILE NO. 4828

SHEET 1 OF 1

COMMONWEALTH OF VIRGINIA
WATER WELL COMPLETION REPORT

• BWCM No. _____

State Water Control Board
P. O. Box 11143
2111 North Hamilton Street
Richmond, Va. 23200



(Certification of Completion/County Permit)

County/City Fauquier

County/City Stamp

• Virginia Plane Coordinates
405,900 N
2,158,200 E
 Latitude & Longitude
 _____ N
 _____ W

• Topo. Map No. 207 C
 • Elevation _____ ft.
 • Formation _____
 • Lithology _____
 • River Basin _____
 • Province _____
 • Type Logs Drillers
 • Cuttings _____
 • Water Analysis _____
 • Aquifer Test _____

• Owner Lorie Jenkins B & L Builder Inc.
 • Well Designation or Number SD-87-820
 Address Willow Run Farm P.O.Box 396
Marshall, Va 22115
 Phone 703-364-2556

• Drilling Contractor Valley Drilling Corp. of Va
 Address Rt. 1 Box 6k
Upperville, Va 22176
 Phone 703-592-3239

WELL LOCATION: Rt. 50 East right on Rt. 713 left on Rt. 710
right on Rt. 17 left on Rt. 721 right on Rt. 647 left on Rt. 738 rith on RT
 and 733 right on Rt. 732 to Willow Run Farm.
 (If possible please include map showing location marked)

Date started 8/27/87 • Date completed 8/28/87 Type rig Rotary

SWCB Permit _____
 County Permit _____
 Certification of inspecting official:
 This well does _____ does not _____
 meet code/low requirements.
 S. _____
 Date _____
 For Office Use

Tax Map I.D. No. _____
 Subdivision _____
 Section 59/12
 Block _____
 Lot _____
 Class Well I _____ IIA _____
 IIB X IIIA _____ IIIB _____
 IIIC _____ IIID _____ IIIE _____

I. WELL DATA: New X Reworked _____ Deepened _____

• Total depth 245 ft.
 • Depth to bedrock 20 ft.

• Hole size (Also include reamed zones)
 • 10 inches from 0 to 55 ft.
 • 6 inches from 55 to 245 ft.
 • _____ inches from _____ to _____ ft.

• Casing size (I.D.) and material
 • 6 inches from +1 to 54 ft.
 Material Steel
 Wt. per foot 13# or wall thickness .188 in.
 • _____ inches from _____ to _____ ft.
 Material _____
 Wt. per foot _____ or wall thickness _____ in.
 • _____ inches from _____ to _____ ft.
 Material _____
 Wt. per foot _____ or wall thickness _____ in.

• Screen size and mesh for each zone (where applicable)
 • _____ inches from _____ to _____ ft.
 • Mesh size _____ Type _____
 • _____ inches from _____ to _____ ft.
 • Mesh size _____ Type _____
 • _____ inches from _____ to _____ ft.
 • Mesh size _____ Type _____
 • _____ inches from _____ to _____ ft.
 • Mesh size _____ Type _____

• Gravel pack
 • From _____ to _____ ft.
 • From _____ to _____ ft.

• Grout
 • From 0 to 50 ft. Type Cement
 • From _____ to _____ ft. Type _____

2. WATER DATA • Water temperature 56° of _____
 • Static water level (unpumped level-measured) 18 ft.
 • Stabilized measured pumping water level _____ ft.
 • Stabilized yield 12 gpm after 2 1/2 hour
 Natural Flow: Yes _____ No X flow rate _____ gpm
 Comment on quality Clear

3. WATER ZONES: From _____ To 3gal 140'
 From _____ To _____ From 9gal To 170'
 From _____ To _____ From _____ To _____

4. USE DATA:
 Type of use: Drinking X Livestock Watering _____
 Irrigation _____ Food processing _____ Household X
 Manufacturing _____ Fire safety _____ Cleaning _____
 Recreation _____ Aesthetic _____ Cooling or heating _____
 Injection _____ Other _____

• Type of facility: Domestic X Public water supply _____
 Public institution _____ Farm _____ Industry _____
 Commercial _____ Other _____

5. PUMP DATA: Type _____ • Rated H.P. _____
 • Intake depth _____ • Capacity _____ at _____ head

6. WELLHEAD: Type well seal _____
 Pressure tank _____ gal. Loc. _____
 Sample tap _____ Measurement port _____
 Well vent _____ Pressure relief valve _____
 Gate valve _____ Check valve (when required) _____
 Electrical disconnect switch on power supply _____

7. DISINFECTION: Well disinfected _____ yes _____ no _____
 Date _____ Disinfectant used _____
 Amount _____ Hours used _____

8. ABANDONMENT (where applicable) • yes _____ no _____
 Casing pulled yes _____ no _____ not applicable _____
 Plugging grout From _____ to _____ material _____

Owner _____

BWCM No. _____

9. State law requires submitting to the Virginia State Water Control Board information about groundwater and wells for every well made in the State intended for water, or any other non-exempt well. This information must be submitted whether the well is completed, on standby, or abandoned. Information required includes: an accurately and completely prepared water well completion report, full data from any aquifer pumping tests, drill cuttings taken at ten foot intervals (unless exemption is secured), the results of any chemical analyses, and copies of any geophysical logs. Quarterly pumpage and use reports are required from owners of public supply and industrial wells. County or State permits to drill may be required in some parts of the state. Some counties require submission of a water well completion report. The Virginia State Health Department requires a water well completion report for public supply wells.

10. DRILLERS LOG (use additional Sheets if necessary)			REMARKS (water, caving, cavities, broken, core, shot, (etc.))	11. Drilling Time (Min.)	12. DIAGRAM OF WELL CONSTRUCTION (with dimensions)
DEPTH (feet)		TYPE OF ROCK OR SOIL (color, material, fossils, hardness, etc.)			
From	To				
0	20	Overburden			
20	245	Granite			

13. Well lot dedicated? _____; Size _____ ft. X _____ ft.; Well house? _____
 Distance to nearest pollutant source _____ ft., Type _____
 Distance to nearest property line _____ ft., Building _____ ft.

14. WATER SERVICE PIPE: Checked under _____ p.s.i. for _____ minutes. Pipe size _____ inches, Material _____
 Installer _____
 Date _____

State Water Control Board Regional Offices

Valley Reg. Off.
 116 North Main Street
 P. O. Box 268
 Bridgewater, Va. 22812
 703-828-2595

Piedmont Reg. Off.
 4010 West Broad Street
 P. O. Box 6616
 Richmond, Va. 23230
 804-257-1006

Southwest Reg. Off.
 408 East Main Street
 P. O. Box 476
 Abingdon, Va. 24210
 703-628-5183

Tidewater Reg. Off.
 287 Pembroke Office Park
 Suite 310 Pembroke No. 2
 Va. Beach, Va. 23462
 804-499-8742

West Central Reg. Off.
 Executive Park
 5312 Peters Creek Road
 Roanoke, Va. 24019
 703-982-7432

Northern Virginia Reg. Off.
 5515 Cherokee Avenue
 Suite 404
 Alexandria, Va. 22312
 703-750-9111

15. I certify that the information contained herein is true and correct and that this well and/or system has been installed and constructed in accordance with the requirements for well construction as specified in compliance with appropriate county or independent city ordinances and the laws and rules of the Commonwealth of Virginia.

Signature *[Handwritten Signature]* (Seal), Date 8/29/87
 (Well driller or authorized person) License No. 1-85-86