



## EASEMENT INSPECTION REPORT

**Property #:** 3972

**Property Name:**

315.35 acres

### Contacts

Name: Aislyn Marisa Hughes  
Role(s): Primary Contact  
Address: 3231 Big Back Creek Rd  
Phone Number: (540) 279-4320, (757) 735-1168  
Email: loafersglory89@gmail.com

Name: Mr. Arthur Barnes  
Role(s): Property Owner  
Address:  
Phone Number: (540) 279-4464  
Email: None

### Inspection Details

Inspection Component(s): Site Visit; Public Records Review

Inspection Date: 04/10/2025

Inspector Name: Rachel Watts

Site Inspection Notification: 04/01/2025

Please see attached if indicated by VOF ☐ Memo Attached ☒ Map Attached ☒ Photos Attached

### **Landowner(s) plans for the Property**

Ms. Hughs stated they may list the easement property for sale.

### **Questions or follow-up needed**

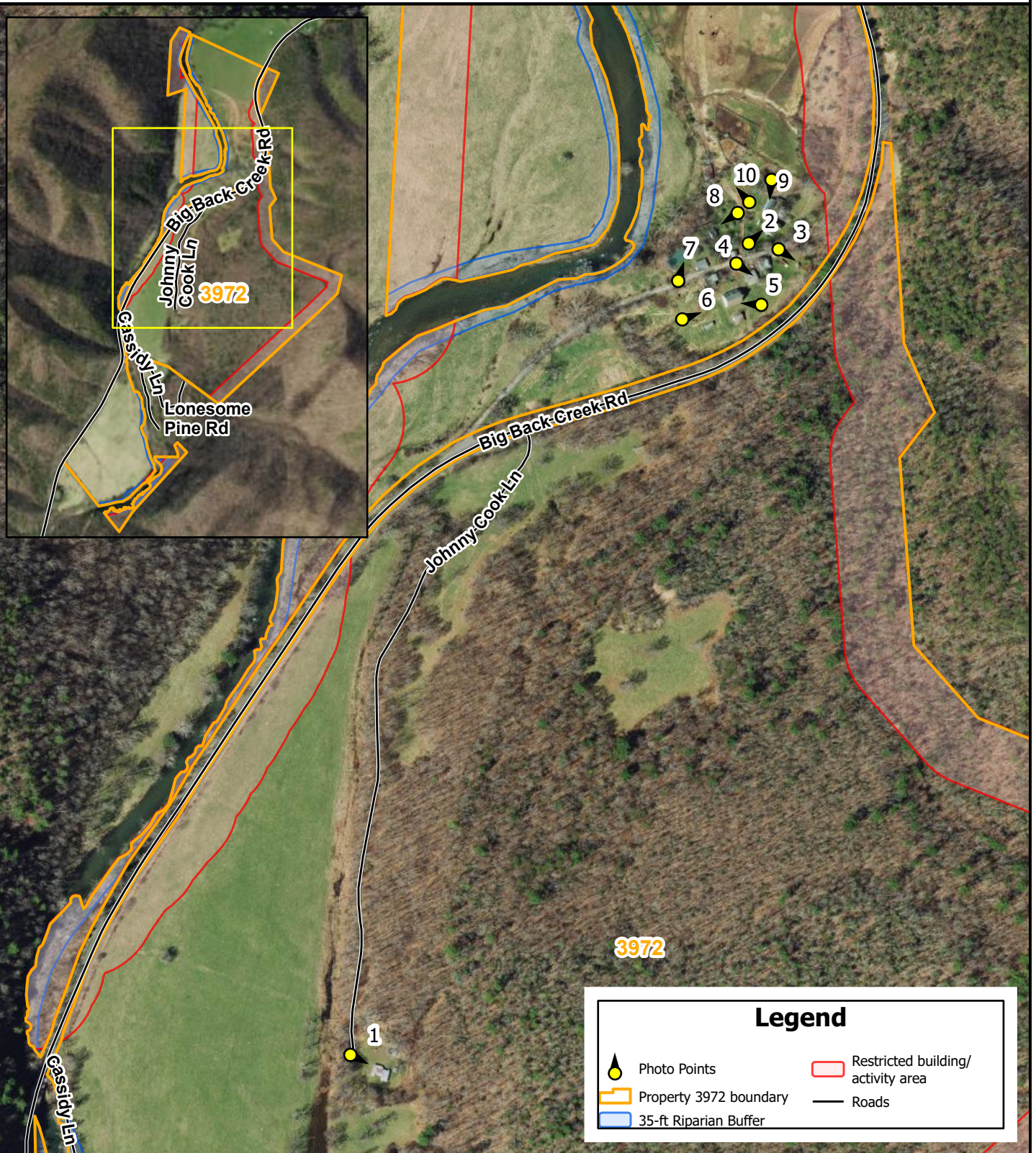
Ms. Hughs had questions regarding a few of the restrictions in the Deed of Gift of Easement.

| Observations                                      | Observed? | Notes                                                                                                                                                |
|---------------------------------------------------|-----------|------------------------------------------------------------------------------------------------------------------------------------------------------|
| Changes in Ownership or Owner Contact Information | Yes       | Arthur R. Barnes now owns the property. Aislyn Hughs is the power of attorney and primary contact for Mr. Barnes. See below for further information. |

|                                                                     |     |                                                                                                                                                                                                                                               |
|---------------------------------------------------------------------|-----|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Discovery of Recorded Instruments Associated with the Property      | Yes | In 2019, a Will was recorded that conveyed the property to Arthur R. Barnes (Inst#19000001). In 2025, General Durable Power of Attorney was granted by Arthur Barnes to Aislyn Hughes (Inst250000078). See Service 30776 for further details. |
| New or Modified Buildings and/or Structures (Including Removal)     | No  |                                                                                                                                                                                                                                               |
| New or Modified Roads, Driveways, and/or Trails                     | No  |                                                                                                                                                                                                                                               |
| New or Modified Utilities and/or Alternative Energy                 | No  |                                                                                                                                                                                                                                               |
| Industrial and/or Commercial Activities (Other than Agriculture)    | No  |                                                                                                                                                                                                                                               |
| Timber Harvest or Other Forest Management Activity                  | No  |                                                                                                                                                                                                                                               |
| Disturbance or Activity within Water Quality Protection Areas       | No  |                                                                                                                                                                                                                                               |
| Disturbance or Activity within Restricted Building/Activity Area(s) | No  |                                                                                                                                                                                                                                               |
| Topographical Changes to the Property                               | No  |                                                                                                                                                                                                                                               |
| New Trash, Refuse, Junk, and/or Toxic Material                      | No  |                                                                                                                                                                                                                                               |
| Signs                                                               | No  |                                                                                                                                                                                                                                               |

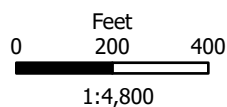
# Photo Points

## Project 3521 - Barnes/Hughs



Bath County

315.35 ± Acres



Map created: 4/16/2025 by VOF-Rachel Watts  
Projection: NAD 1983 Virginia Lambert

Source data: Aerial Imagery - VGIN/VBMP acquired 4/10/2022; Rivers/Streams - USGS-NHD/VGIN-VBMP; Roads - VDOT; all else - VOF. Photo points collected with iPhone 14 internal GPS. Site visit date: 4/10/2025

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



# Project 3521 - Property 3972

Bath County

## Stewardship Field Report Photographs

Unless otherwise noted, all pictures taken by Rachel Watts on April 10, 2025 using an iPhone 14.



1. 1955 camp and sheds. Not pictured is the mobile home area and it's outbuildings and the 1925 'Foster' home, but all still exist on the property.

Facing Southeast (117°)

Location from iPhone 14

20250410\_Proj3521\_Hughs\_001.jpg



2. 1850 dwelling and hobby building.

Facing Northeast (47°)

Location from iPhone 14

20250410\_Proj3521\_Hughs\_002.jpg



### 3. Shed.

Facing Southeast (124°)

Location from iPhone 14

20250410\_Proj3521\_Hughs\_003.jpg



### 4. Old smokehouse and corn crib.

Facing Southeast (126°)

Location from iPhone 14

20250410\_Proj3521\_Hughs\_004.jpg



### 5. Corn crib and bank barn.

Facing West (275°)

Location from iPhone 14

20250410\_Proj3521\_Hughs\_005.jpg



6. Corn cribs, bank barn, and shed.

Facing East (70°)

Location from iPhone 14

20250410\_Proj3521\_Hughs\_006.jpg



7. Equipment shed and corn crib.

Facing North (17°)

Location from iPhone 14

20250410\_Proj3521\_Hughs\_007.jpg



8. Chicken coop.

Facing Southwest (236°)

Location from iPhone 14

20250410\_Proj3521\_Hughs\_008.jpg



9. Hobby building and sheds behind the 1850 dwelling.

Facing South (185°)

Location from iPhone 14

20250410\_Proj3521\_Hughs\_009.jpg



10. Sheep barn.

Facing Northwest (319°)

Location from iPhone 14

20250410\_Proj3521\_Hughs\_010.jpg