

20251403

CONSERVATION EASEMENT PLAT
RACEFIELD TRACT PARCEL "A"
HERTZLER CLEARING & GRADING

(P.B. 35, PG. 92)

STONEHOUSE DISTRICT JAMES CITY COUNTY VIRGINIA
DATE: 01/14/2025 SCALE: 1"=50' JOB # 21-018



SHEET 1 OF 4



GENERAL NOTES:

- HORIZONTAL DATUM IS BASED UPON THE VIRGINIA STATE PLANE COORDINATE SYSTEM, SOUTH ZONE (NAD 1983) (2011) US SURVEY FOOT GPS DERIVED.
- THIS PLAT IS BASED ON A CURRENT FIELD SURVEY.
- THE PROPERTY SHOWN HEREON FALLS IN FLOOD ZONE: "X" (AREAS DETERMINED TO BE OUTSIDE AND HIGHER THAN THE 0.2% ANNUAL CHANCE FLOODPLAIN) PER FEMA COMMUNITY MAP NUMBER 51095C0037D FOR JAMES CITY COUNTY, VIRGINIA, REVISED DECEMBER 16, 2015.
- WETLANDS IN THIS AREA ARE SHOWN BASED ON FIELD COLLECTED WETLAND FLAGS DELINEATED BY ROTH ENVIRONMENTAL, LLC.
- CURRENT PROPERTY OWNER: STEVEN L. & MARY E. HERTZLER (INSTR. #980022655)
- ADDRESS: 9537 BARNES ROAD, TOANO, VIRGINIA 23168
- PARCEL I.D. 0430100012A
- ZONING: A1 (GENERAL AGRICULTURE)
- CONSERVATION EASEMENTS SHALL REMAIN IN A NATURAL, UNDISTURBED STATE EXCEPT FOR THOSE ACTIVITIES REFERENCED IN THE DEED OF EASEMENT. (CASE NO. DNOS-24-0001)

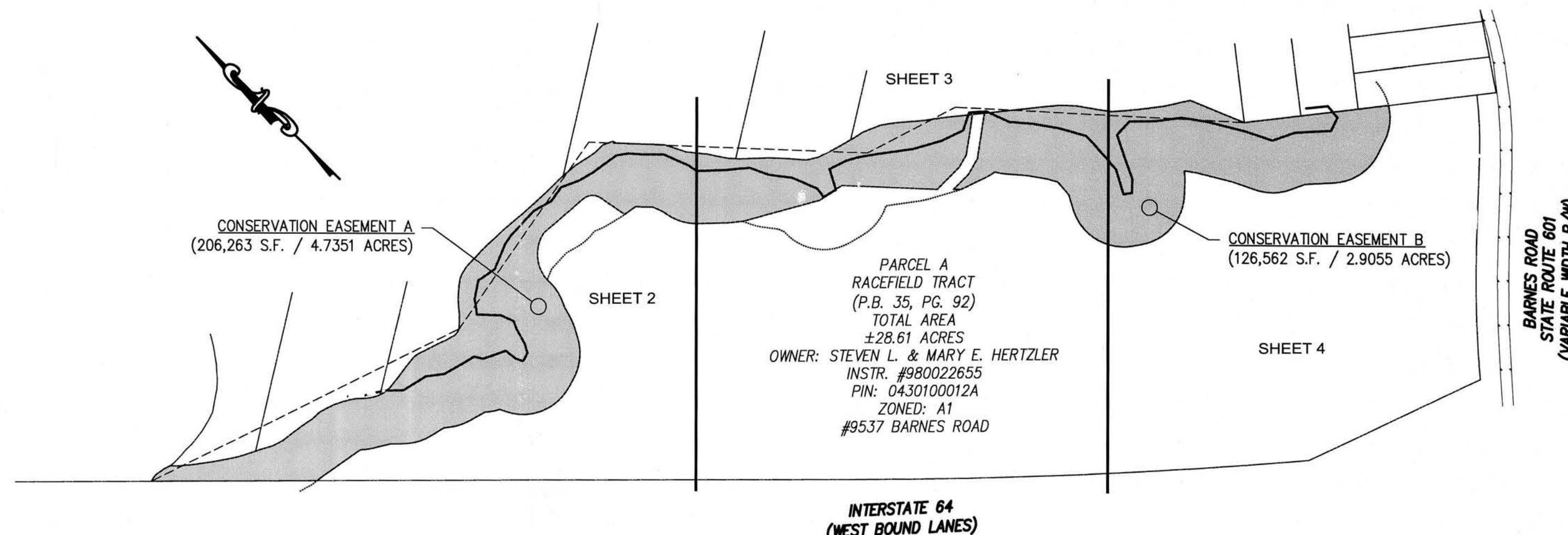
CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	100.00'	68.94'	67.59'	S 51°27'27" W	39°30'06"
C2	100.00'	106.33'	101.39'	N 78°19'50" W	60°55'20"
C3	100.00'	68.20'	66.88'	N 45°17'38" W	39°04'24"
C4	100.00'	19.48'	19.45'	S 41°26'24" W	11°09'40"
C5	100.00'	136.21'	125.92'	S 86°02'28" W	78°02'29"
C6	100.00'	145.57'	133.05'	N 13°14'07" W	83°24'21"
C7	100.00'	20.36'	20.32'	N 34°42'02" W	11°39'52"
C8	100.00'	19.08'	19.06'	N 76°21'19" W	10°56'04"
C9	100.00'	7.20'	7.20'	N 48°28'54" W	4°07'32"
C10	100.00'	63.04'	62.00'	N 28°21'34" W	36°07'07"
C11	100.00'	6.26'	6.26'	N 43°13'08" W	3°35'15"
C12	100.00'	53.35'	52.72'	S 10°07'41" W	30°34'03"
C13	27.30'	36.67'	33.97'	N 47°06'02" W	76°57'46"
C14	73.51'	95.92'	89.25'	S 41°09'08" W	74°45'31"
C15	100.00'	22.00'	21.96'	S 21°40'52" W	12°36'22"
C16	100.00'	81.17'	78.96'	S 51°14'14" W	46°30'22"
C17	100.00'	138.03'	127.33'	N 65°58'06" W	79°04'58"
C18	100.00'	28.86'	28.76'	N 54°49'19" W	16°32'14"
C19	100.00'	2.41'	2.41'	N 74°07'13" W	1°22'50"
C20	100.00'	36.69'	36.48'	N 62°55'09" W	21°01'18"
C21	100.00'	53.70'	53.06'	N 61°02'41" W	30°46'04"
C22	100.00'	22.42'	22.37'	N 51°49'49" W	12°50'42"
C23	100.00'	7.50'	7.50'	N 68°44'20" W	4°17'54"

LINE	BEARING	DISTANCE
L1	S 71°12'30" W	28.27'
L2	N 47°52'10" W	54.58'
L3	N 64°49'50" W	30.00'
L4	N 25°45'26" W	45.76'
L5	N 30°42'19" W	71.62'
L6	N 36°16'23" W	23.07'
L7	S 47°01'14" W	26.05'
L8	N 54°56'17" W	16.29'
L9	S 28°28'04" W	28.61'
L10	S 04°58'47" W	14.78'
L11	S 03°00'59" W	17.82'
L12	N 29°16'02" W	21.13'
L13	N 35°32'41" W	40.40'
L14	N 40°31'58" W	39.40'
L15	N 70°53'17" W	46.26'
L16	N 44°52'05" W	13.98'
L17	N 89°49'32" E	40.42'
L18	N 74°58'41" E	34.25'
L19	N 53°54'04" E	88.69'
L20	S 51°02'53" E	122.13'
L21	S 50°50'00" E	20.44'
L22	S 43°16'59" E	33.84'
L23	S 35°23'03" E	44.67'
L24	S 36°55'15" E	22.70'
L25	S 48°21'54" E	17.89'
L26	S 49°47'02" E	31.98'
L27	S 51°46'51" E	48.22'
L28	S 57°11'23" E	53.74'
L29	S 22°47'38" E	110.80'
L30	S 51°42'12" E	276.85'
L31	S 53°54'04" W	78.73'
L32	S 74°58'41" W	27.29'
L33	S 89°49'32" W	59.34'
L34	N 42°34'29" W	182.09'
L35	N 78°39'37" W	50.00'
L36	N 60°08'40" W	152.29'
L37	N 50°32'40" W	23.03'
L38	N 46°25'08" W	55.35'
L39	N 10°18'01" W	9.54'
L40	N 20°59'49" W	20.50'
L41	N 45°00'45" W	15.03'
L42	N 41°25'30" W	11.68'
L43	N 81°06'03" W	25.32'
L44	N 10°29'57" W	54.68'
L45	N 85°34'54" W	99.40'
L46	S 25°24'42" W	7.26'
L47	S 15°22'41" W	21.11'
L48	S 27°59'03" W	20.31'
L49	S 74°29'25" W	17.20'
L50	N 26°25'37" W	13.93'

LINE	BEARING	DISTANCE
L51	N 74°48'38" W	7.35'
L52	N 73°25'48" W	23.75'
L53	N 52°24'30" W	14.55'
L54	N 76°25'43" W	28.67'
L55	N 45°39'39" W	25.61'
L56	N 58°15'10" W	36.29'
L57	N 79°33'57" W	83.78'
L58	N 82°11'27" W	17.56'
L59	N 44°58'18" W	316.05'
L60	N 77°15'04" E	9.64'
L61	N 89°08'54" E	8.35'
L62	S 78°50'44" E	15.91'
L63	S 70°22'42" E	14.20'
L64	S 41°58'59" E	13.39'
L65	S 49°39'03" E	25.51'
L66	S 52°46'48" E	46.48'
L67	S 55°32'54" E	30.70'
L68	S 57°08'09" E	15.20'
L69	S 62°31'53" E	24.33'
L70	S 63°37'10" E	19.91'
L71	S 61°35'10" E	24.90'
L72	S 73°05'33" E	20.80'
L73	S 82°11'27" E	25.40'
L74	S 81°09'56" E	23.20'
L75	S 77°46'55" E	20.80'
L76	S 87°39'50" E	17.76'
L77	S 74°02'09" E	14.01'
L78	S 70°56'38" E	16.40'
L79	S 63°28'17" E	19.26'
L80	S 58°31'46" E	14.60'
L81	S 55°06'27" E	11.70'
L82	S 46°30'05" E	16.72'
L83	S 50°49'59" E	9.97'
L84	S 58°56'55" E	8.42'
L85	S 63°11'46" E	8.50'
L86	S 70°47'53" E	9.60'
L87	S 83°27'01" E	14.59'
L88	N 84°24'21" E	21.72'
L89	N 82°17'56" E	30.41'
L90	N 85°28'58" E	15.92'
L91	N 85°01'51" E	7.17'
L92	S 81°01'37" E	8.91'
L93	S 70°57'33" E	11.10'
L94	S 71°37'32" E	35.29'
L95	S 69°06'43" E	15.92'
L96	S 76°26'42" E	7.72'
L97	S 72°38'58" E	8.70'
L98	N 86°03'07" E	8.37'
L99	N 71°28'22" E	6.41'
L100	N 46°37'48" E	27.51'

LINE	BEARING	DISTANCE
L101	N 39°40'42" E	24.83'
L102	N 46°00'10" E	13.77'
L103	N 51°04'10" E	17.32'
L104	N 54°54'18" E	11.29'
L105	N 67°12'00" E	8.54'
L106	N 77°05'39" E	18.43'
L107	N 89°57'39" E	18.01'
L108	N 87°50'05" E	21.45'
L109	S 89°26'28" E	18.61'
L110	S 86°20'55" E	20.00'
L111	S 88°22'24" E	22.23'
L112	S 85°20'58" E	23.34'
L113	S 84°15'03" E	22.14'
L114	S 86°44'45" E	59.09'
L115	S 89°06'36" E	47.95'
L116	S 84°15'55" E	31.26'
L117	S 77°44'45" E	31.26'
L118	S 79°27'36" E	11.58'
L119	S 89°37'03" E	9.94'
L120	S 89°11'54" E	11.25'
L121	S 65°03'40" E	19.32'
L122	S 21°39'31" E	7.86'
L123	S 42°47'38" E	92.21'
L124	S 26°21'07" E	43.35'
L125	S 38°54'47" E	39.94'
L126	S 33°22'35" E	40.38'
L127	S 42°05'20" E	22.81'
L128	S 46°58'08" E	55.42'
L129	S 42°41'00" E	33.49'
L130	S 40°24'57" E	37.76'
L131	S 58°01'18" E	22.68'
L132	S 71°38'04" E	32.90'
L133	S 74°37'17" E	46.89'
L134	S 78°48'24" E	18.99'
L135	S 66°25'04" E	36.34'
L136	S 54°13'06" E	28.19'
L137	S 49°35'04" E	53.75'
L138	S 53°17'13" E	37.82'
L139	S 51°02'53" E	56.43'

CONSERVATION EASEMENT TABLE		
EASEMENT A	206,263 S.F.	4.7351 AC.
EASEMENT B	126,562 S.F.	2.9055 AC.
TOTAL AREA	332,825 S.F.	7.6406 AC.



JCC Subdivision Agent
Approval Not Required

4 Large/Small Plat(s) Recorded
herewith as # 202514703

City of Williamsburg & County of James City
Circuit Court: This PLAT was recorded on
October 16, 2025
at 1:44 AM (PM) PB PG
Document # 202514703
ELIZABETH E. O'CONNOR, CLERK
Elizabeth E. O'Connor, Clerk

INTERSTATE 64
(WEST BOUND LANES)

OVERVIEW MAP
SCALE: 1"=200'

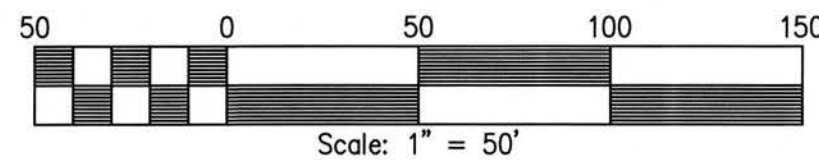
202514703

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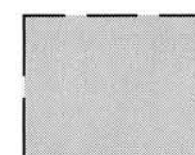
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LRI
LANDTECH
RESOURCES, INC.
ENGINEERING • SURVEYING • GPS
205-E Bullfants Boulevard - Williamsburg, VA 23188
Ph: (757) 565-1677 Fax: (757) 565-0782
web: landtechresources.com

SHEET 2 OF 4



CONSERVATION EASEMENT LEGEND



CONSERVATION EASEMENT DEDICATED TO JAMES CITY COUNTY
(332,825 S.F. / 7.6406 AC.)



N/F
AGUILAR & LOPEZ
INST #190015987
PIN: 0430100001
ZONED: A1
#9751 OLD STAGE ROAD

N/F
WENDELL & ANISA WATKINS
INST #990004830
PIN: 0430100002C
ZONED: A1
#9747 OLD STAGE ROAD

N/F
JAMES TEMPLE
INST #050016186
PIN: 0410100026
ZONED: A1
#9809 OLD STAGE ROAD

N/F
MELINDA
HOFRICHTER
INST #180018444
PIN: 0410100025
ZONED: A1
#9819 OLD STAGE ROAD

N/F
JONATHAN C.
KINNEY
INST #010024036
PIN: 0410100010
ZONED: A1
#10039 OLD STAGE ROAD

PARCEL A
RACEFIELD TRACT
(P.B. 35, PG. 92)
TOTAL AREA
±28.61 ACRES
OWNER: STEVEN L. & MARY E. HERTZLER
INSTR. #980022655
PIN: 0430100012A
ZONED: A1
#9537 BARNES ROAD

CONSERVATION EASEMENT A
HEREBY DEDICATED TO JAMES CITY COUNTY
(206,263 S.F. / 4.7351 ACRES)

MATCH: SEE SHEET 3

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web: landtechresources.com

SHEET 3 OF 4



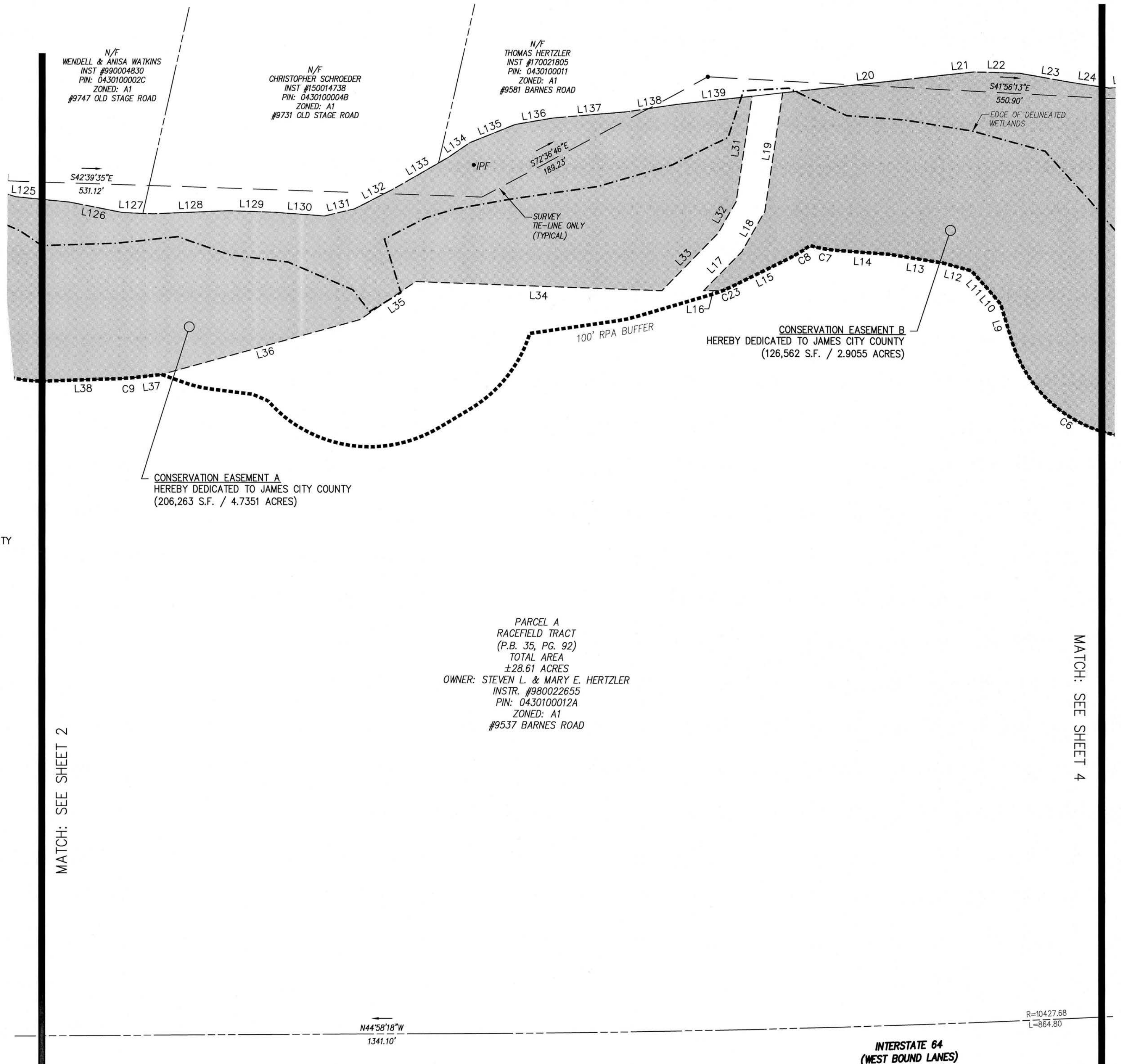
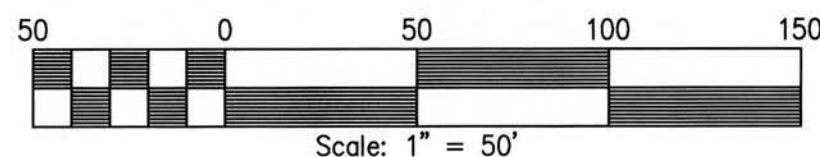
CONSERVATION EASEMENT LEGEND



CONSERVATION EASEMENT DEDICATED TO JAMES CITY COUNTY
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PARCEL A
RACEFIELD TRACT
(P.B. 35, PG. 92)
TOTAL AREA
±28.61 ACRES
OWNER: STEVEN L. & MARY E. HERTZLER
INSTR. #980022655
PIN: 0430100012A
ZONED: A1
#9537 BARNES ROAD

CONSERVATION EASEMENT A
HEREBY DEDICATED TO JAMES CITY COUNTY
(206,263 S.F. / 4.7351 ACRES)

CONSERVATION EASEMENT B
HEREBY DEDICATED TO JAMES CITY COUNTY
(126,562 S.F. / 2.9055 ACRES)

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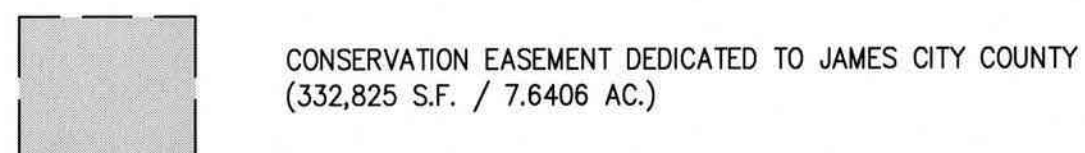
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SHEET 4 OF 4



CONSERVATION EASEMENT LEGEND



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