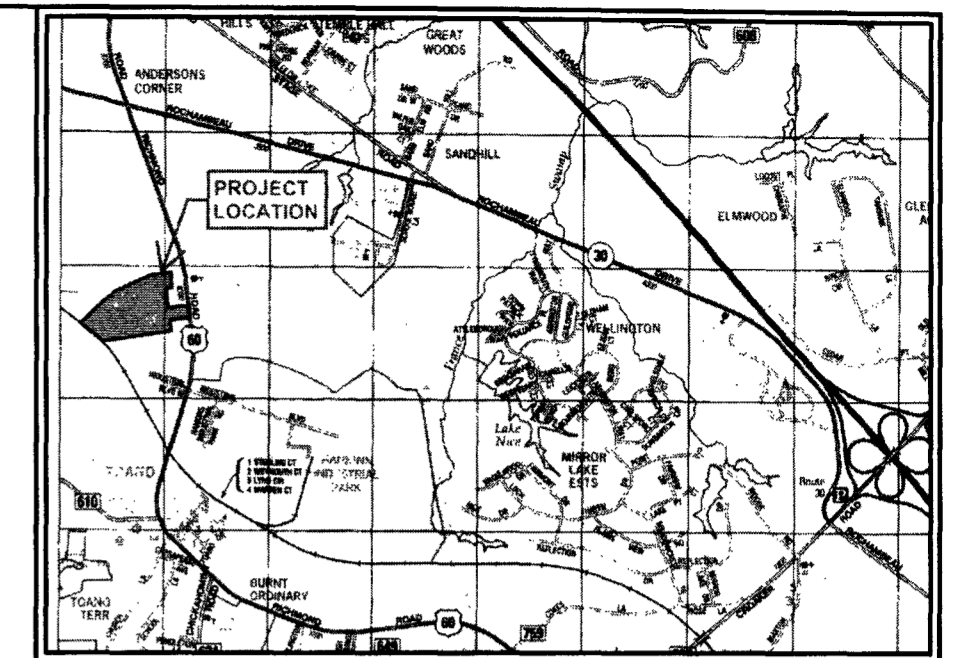


210021860



VICINITY MAP
(Approximate Scale: 1"=2000')
Copyright ADC The Map People permitted use number 20905145

CURVE TABLE						
CURVE #	DELTA	RADIUS	LENGTH	TANGENT	CHORD	CHORD BEARING
C1	1°07'26"	2909.19'	57.07'	28.54'	57.07'	N41°39'20"W
C2	42°42'32"	120.42'	89.76'	47.08'	87.70'	N53°48'57"E
C3	109°25'21"	103.41'	197.48'	146.11'	168.81'	S59°04'11"E
C4	21°24'18"	172.40'	64.40'	32.58'	64.03'	S72°07'23"E
C5	42°14'56"	117.24'	86.45'	45.30'	84.50'	S38°15'48"E

LINE TABLE		
LINE	BEARING	LENGTH
L1	S73°03'31"E	3.59'
L2	S81°19'02"E	6.93'
L3	S77°54'09"E	6.54'
L4	S73°48'13"E	14.73'
L5	S76°12'19"E	22.32'
L6	S77°45'43"E	12.93'
L7	S72°51'30"E	22.28'
L8	S66°05'03"E	19.18'
L9	S67°27'37"E	19.98'
L10	S67°50'38"E	21.84'
L11	S67°58'51"E	16.61'
L12	S74°03'21"E	11.93'

LINE TABLE		
LINE	BEARING	LENGTH
L13	S82°52'23"E	6.31'
L14	N70°18'27"E	11.35'
L15	N69°51'40"E	24.47'
L16	N67°38'04"E	10.60'
L17	N57°23'16"E	18.60'
L18	N58°01'12"E	14.35'
L19	N49°24'02"E	25.46'
L20	N55°13'22"E	26.10'
L21	N67°03'12"E	46.21'
L22	N44°32'40"E	32.12'
L23	S70°56'54"E	7.39'
L24	S83°46'30"W	782.82'

GENERAL NOTES

- PROPERTY IS ZONED GENERAL AGRICULTURE, A-1, (WITH SUP CONDITIONS) (SP-21-0028)(SUP-20-0018).
- THIS PLAT IS BASED UPON RECORD AND OTHER AVAILABLE INFORMATION AND DOES NOT REPRESENT A CURRENT FIELD BOUNDARY SURVEY. THIS PLAT WAS PREPARED WITHOUT THE BENEFIT OF A CURRENT TITLE REPORT, OTHER THAN SHOWN THERE MAY BE ADDITIONAL EASEMENTS, COVENANTS, AND / OR RESTRICTIONS WHICH MAY AFFECT THESE PROPERTIES.
- PROPERTY SHOWN HEREON IS PARCEL ID NO. 1240100064, 8251 RICHMOND ROAD, TOANO, VIRGINIA 23168.
- THE PURPOSE OF THIS PLAT IS FOR THE DEDICATION OF NATURAL OPEN SPACE EASEMENT TO JAMES CITY COUNTY.

2 Large/Small Plat(s) Recorded
herewith as # 210021860

STATE OF VIRGINIA
COUNTY OF JAMES CITY

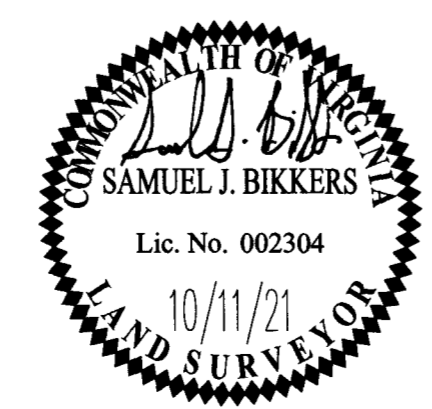
IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF THE COUNTY OF JAMES CITY, THIS 5th DAY OF November, 2021, THE MAP SHOWN HEREON WAS PRESENTED AND ADMITTED TO THE RECORD AS THE LAW DIRECTS. 9:08 AM

TESTE: MONA A. FOLEY, CLERK *V. Stott De*
CLERK

JCC Subdivision Agent
Approval Not Required
-PR 13 Oct 2021

INSTRUMENT NUMBER: 210021860

Rev.	Date	Description	Revised By



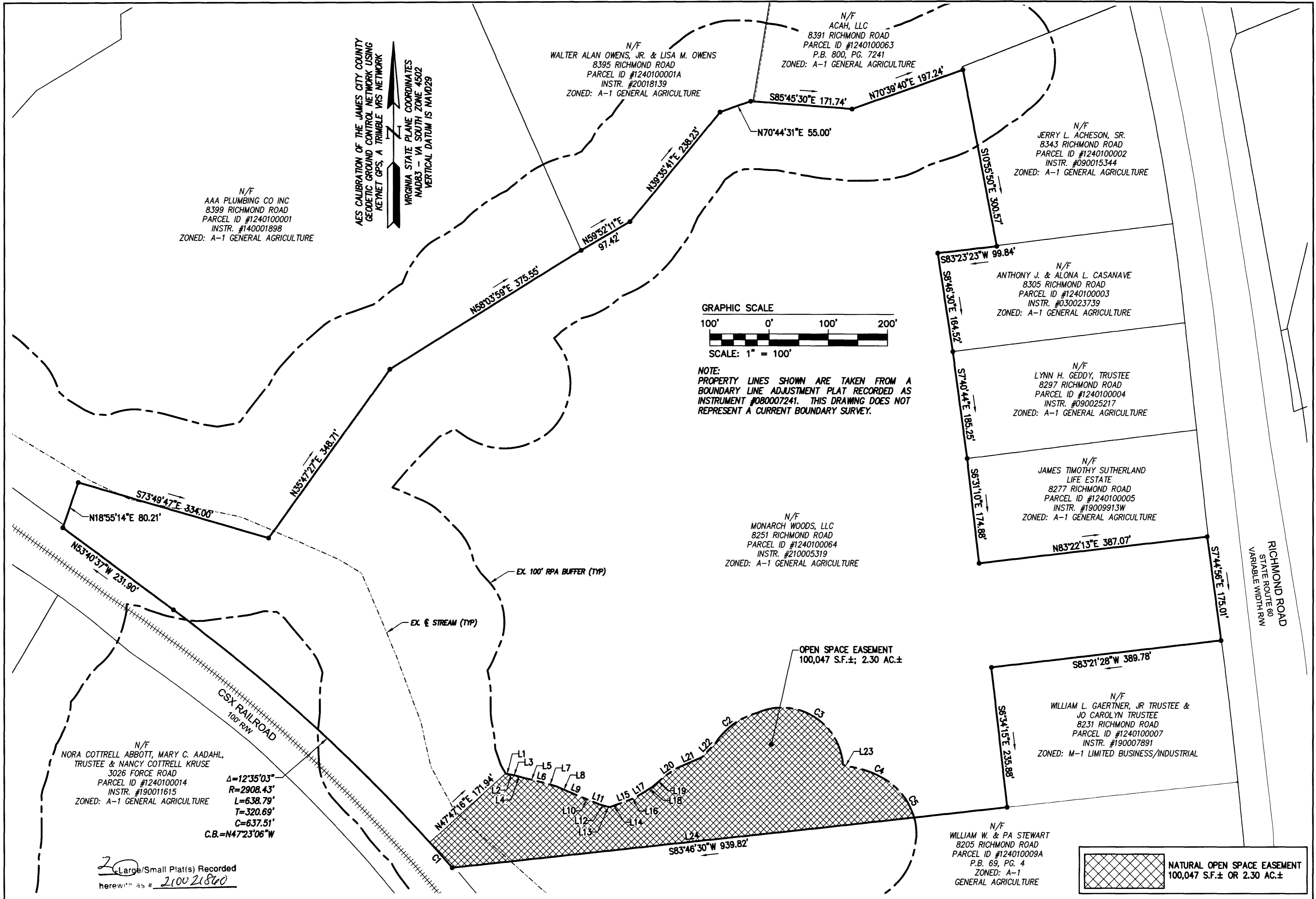
AES
CONSULTING ENGINEERS
Hampton Roads | Central Virginia | Middle Peninsula
5248 Olde Towne Road, Suite 1
Williamsburg, Virginia 23188
Phone: (757) 253-0040
www.aesva.com

PLAT FROM RECORD SHOWING NATURAL OPEN SPACE EASEMENT AND CONSERVATION AREA
8251 RICHMOND ROAD
PREPARED FOR
HERTZLER & GEORGE
POWHATAN DISTRICT | JAMES CITY COUNTY | VIRGINIA

Project Contacts: SJB/TRS
Project Number: W10663-00
Scale: N/A Date: 10/11/21
Sheet Number
1 OF 2

S:\JCS\110883 - HertzlerGeorge Office\05_8251 Richmond Road\Survey\Plan\Plat\210021860.dwg, 10/11/2021 1:37:19 PM, Derry, goss

210021860



N/F
AAA PLUMBING CO INC
8399 RICHMOND ROAD
PARCEL ID #1240100001
INSTR. #140001898
ZONED: A-1 GENERAL AGRICULTURE

AES CALIBRATION OF THE JAMES CITY COUNTY
GEODETIC GROUND CONTROL NETWORK USING
KEYNET GPS, A TRIMBLE VRS NETWORK
VIRGINIA STATE PLANE COORDINATES
NAD83 - VA SOUTH ZONE 4502
VERTICAL DATUM IS NAVD29

N/F
WALTER ALAN OWENS, JR. & LISA M. OWENS
8395 RICHMOND ROAD
PARCEL ID #1240100001A
INSTR. #20018139
ZONED: A-1 GENERAL AGRICULTURE

N/F
ACAH, LLC
8391 RICHMOND ROAD
PARCEL ID #1240100063
P.B. 800, PG. 7241
ZONED: A-1 GENERAL AGRICULTURE

N/F
JERRY L. ACHESON, SR.
8343 RICHMOND ROAD
PARCEL ID #1240100002
INSTR. #090015344
ZONED: A-1 GENERAL AGRICULTURE

N/F
ANTHONY J. & ALONA L. CASANAVE
8305 RICHMOND ROAD
PARCEL ID #1240100003
INSTR. #030023739
ZONED: A-1 GENERAL AGRICULTURE

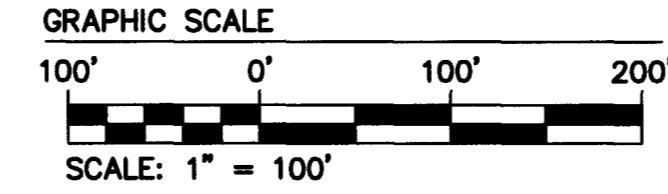
N/F
LYNN H. GEDDY, TRUSTEE
8297 RICHMOND ROAD
PARCEL ID #1240100004
INSTR. #090025217
ZONED: A-1 GENERAL AGRICULTURE

N/F
JAMES TIMOTHY SUTHERLAND
LIFE ESTATE
8277 RICHMOND ROAD
PARCEL ID #1240100005
INSTR. #19009913W
ZONED: A-1 GENERAL AGRICULTURE

N/F
MONARCH WOODS, LLC
8251 RICHMOND ROAD
PARCEL ID #1240100064
INSTR. #210005319
ZONED: A-1 GENERAL AGRICULTURE

N/F
WILLIAM L. GAERTNER, JR TRUSTEE &
JO CAROLYN TRUSTEE
8231 RICHMOND ROAD
PARCEL ID #1240100007
INSTR. #190007891
ZONED: M-1 LIMITED BUSINESS/INDUSTRIAL

N/F
WILLIAM W. & PA STEWART
8205 RICHMOND ROAD
PARCEL ID #124010009A
P.B. 69, PG. 4
ZONED: A-1
GENERAL AGRICULTURE



NOTE:
PROPERTY LINES SHOWN ARE TAKEN FROM A
BOUNDARY LINE ADJUSTMENT PLAT RECORDED AS
INSTRUMENT #080007241. THIS DRAWING DOES NOT
REPRESENT A CURRENT BOUNDARY SURVEY.

N/F
NORA COTTRELL ABBOTT, MARY C. AADAH,
TRUSTEE & NANCY COTTRELL KRUSE
3026 FORCE ROAD
PARCEL ID #1240100014
INSTR. #190011615
ZONED: A-1 GENERAL AGRICULTURE

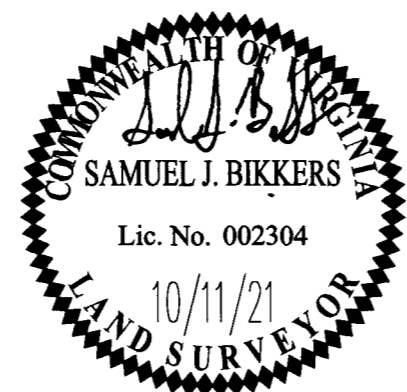
$\Delta=12^{\circ}35'03''$
 $R=2908.43'$
 $L=638.79'$
 $T=320.69'$
 $C=637.51'$
 $C.B.=N47^{\circ}23'06''W$

20 Large/Small Plat(s) Recorded
herewith as # 210021860

NATURAL OPEN SPACE EASEMENT
100,047 S.F.± OR 2.30 AC.±

Rev.	Date	Description	Revised By

City of Williamsburg & County of James City
Circuit Court: This PLAT was recorded on
11-5-2021
at 9:08 AM PM, PG
Document # 210021860
MONA A. FOLEY, CLERK
Mona A. Foley, Clerk



AES
CONSULTING ENGINEERS
Hampton Roads | Central Virginia | Middle Peninsula

5248 Olde Towne Road, Suite 1
Williamsburg, Virginia 23188
Phone: (757) 253-0040
www.aesva.com

PLAT FROM RECORD SHOWING NATURAL OPEN
SPACE EASEMENT AND CONSERVATION AREA
8251 RICHMOND ROAD
PREPARED FOR
HERTZLER & GEORGE

POWHATAN DISTRICT JAMES CITY COUNTY VIRGINIA

Project Contacts:	SJB/TRS
Project Number:	W10663-00
Scale:	1"=100'
Date:	10/11/21
Sheet Number	2 OF 2

S:\0689\10663-1\revised\George_Clerk\0689-00 Plat of Easement\KOS.dwg, 10/11/2021 1:27:54 PM, Cherry.gro