

202604685



VICINITY MAP
SCALE: 1" = 1000'

LEGEND

- IRON ROD FOUND
- ⊙ IRON PIPE FOUND
- IRON ROD SET
- MONUMENT FOUND
- MONUMENT SET



SURVEYOR'S CERTIFICATION

I HEREBY CERTIFY THAT, TO THE BEST OF MY KNOWLEDGE OR BELIEF, THIS PLAT COMPLIES WITH ALL OF THE REQUIREMENTS OF THE BOARD OF SUPERVISORS AND ORDINANCES OF THE COUNTY OF JAMES CITY, VIRGINIA, REGARDING THE PLATTING OF SUBDIVISIONS WITHIN THE COUNTY.

Robert D. Mann
ROBERT D. MANN, L.S. #002509

3/5/2026
DATE

CERTIFICATE OF APPROVAL

THIS SUBDIVISION IS APPROVED BY THE UNDERSIGNED IN ACCORDANCE WITH EXISTING SUBDIVISION REGULATIONS AND MAY BE ADMITTED TO RECORD

DATE

VIRGINIA DEPARTMENT OF TRANSPORTATION

04/10/2026
DATE

Susan M. /stones
SUBDIVISION AGENT OF JAMES CITY COUNTY

CERTIFICATION OF SOURCE OF TITLE

THIS IS TO CERTIFY THAT THE LAND EMBRACED IN THIS BOUNDARY LINE ADJUSTMENT WAS ACQUIRED AS FOLLOWS:

JAMES CITY COUNTY, TAX PARCEL NO. 3220100037 ACQUIRED FROM WILLIAM DAVID TALLEY TRUSTEE BY DEED DATED APRIL 25, 2024 RECORDED IN THE CLERKS OFFICE OF THE CIRCUIT COURT OF JAMES CITY COUNTY, VIRGINIA IN INSTRUMENT NO. 202405182.

BLAKELY K. & ANGELA M. WEDDINGTON, TAX PARCEL NO. 3221400004 FROM WAYNE HARBIN BUILDERS INC., BY DEED DATED MARCH 31, 2021 RECORDED IN THE CLERKS OFFICE OF THE CIRCUIT COURT OF JAMES CITY COUNTY, VIRGINIA IN INSTRUMENT NO. 210006151.

OWNER'S CONSENT AND DEDICATION

THE PLATTING OR DEDICATION OF THE FOLLOWING DESCRIBED LAND, DESCRIPTION, IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRE OF THE UNDERSIGNED.

TAX PARCEL NO. 3220100037

[Signature]
JAMES CITY COUNTY DATE 4-10-2026

CERTIFICATE OF NOTARIZATION

COMMONWEALTH OF VIRGINIA

CITY/COUNTY OF James City

I, Anna Eckhardt A NOTARY PUBLIC IN AND FOR THE CITY/COUNTY AND STATE AFORESAID, DO HEREBY CERTIFY THAT THE ABOVE PERSONS WHOSE NAMES ARE SIGNED TO THE FOREGOING WRITING HAVE ACKNOWLEDGED THE SAME BEFORE ME IN THE CITY/COUNTY AND STATE AFORESAID.

GIVEN UNDER MY HAND THIS 10th DAY OF April 2026

MY COMMISSION EXPIRES October 31, 2029

Anna Eckhardt
NOTARY PUBLIC

NOTARY REGISTRATION NUMBER: 7566372

TAX PARCEL NO. 3221400004

ANNA ECKHARDT
NOTARY PUBLIC
REG. #7566372
COMMONWEALTH OF VIRGINIA
MY COMMISSION EXPIRES OCTOBER 31, 2029

Blakely K. Weddington 3-11-26
BLAKELY K. WEDDINGTON DATE

Angela M. Weddington 3-11-26
ANGELA M. WEDDINGTON DATE

CERTIFICATE OF NOTARIZATION

COMMONWEALTH OF VIRGINIA

CITY/COUNTY OF James City

I, Maura Mubur Obi Pain A NOTARY PUBLIC IN AND FOR THE CITY/COUNTY AND STATE AFORESAID, DO HEREBY CERTIFY THAT THE ABOVE PERSONS WHOSE NAMES ARE SIGNED TO THE FOREGOING WRITING HAVE ACKNOWLEDGED THE SAME BEFORE ME IN THE CITY/COUNTY AND STATE AFORESAID.

GIVEN UNDER MY HAND THIS 11 DAY OF March 2026

MY COMMISSION EXPIRES July 31, 2028

Maura Mubur Obi Pain
NOTARY PUBLIC

NOTARY REGISTRATION NUMBER: 150701

2 Large/Small Plat(s) Recorded
herewith as # 202604685

City of Williamsburg & County of James City
Circuit Court: This PLAT was recorded on
April 20, 2026
at 12:15 AM/PM PB PG
Document # 202604685
ELIZABETH E. O'CONNOR, CLERK
Elizabeth E. O'Connor, Clerk

GENERAL NOTES:

- PROPERTY ADDRESS: 186 CLARK LANE, WILLIAMSBURG, VA 23188 AND 215 CURRY DRIVE, WILLIAMSBURG, VA 23188
TAX PARCEL ID NO: TAX PARCEL #3221400004
OWNER OF RECORD: JAMES CITY COUNTY
TAX PARCEL #3220100037
OWNER OF RECORD: BLAKELY K. & ANGELA M. WEDDINGTON
- THE PROPERTY LIES IN AS SHOWN ON MAP NUMBER 51095C0128D OF THE FEMA FLOOD INSURANCE RATE MAPS FOR JAMES CITY COUNTY, VIRGINIA; EFFECTIVE DATE: DECEMBER 16, 2015.
- THIS PLAT IS BASED ON AN ACTUAL FIELD SURVEY PERFORMED BY TIMMONS GROUP. FIELDWORK WAS COMPLETED 7/8/2024.
- PROPERTY IS ZONED R3 - RESIDENTIAL REDEVELOPMENT
- EXISTING STREAM LOCATIONS WERE TAKEN FROM AERIAL IMAGERY AND HAVE NOT BEEN SURVEY LOCATED.
- MINIMUM BUILDING SETBACKS
FRONT 35 FEET
SIDE 15 FEET
REAR 35 FEET
- PROPERTY IS SERVED BY PUBLIC WATER AND PUBLIC SEWER.
- ANY UNUSED WELL(S) SHALL BE ABANDONED IN ACCORDANCE WITH STATE PRIVATE WELL REGULATIONS AND JAMES CITY COUNTY CODE.
- ALL NEW UTILITIES SHALL BE PLACED UNDERGROUND.
- ALL NEW STREET SIGNS SHALL BE IN ACCORDANCE WITH ARTICLE II, DIVISION 3 OF THE JAMES CITY COUNTY ZONING ORDINANCE.
- ALL NEW MONUMENTS SHALL BE SET IN ACCORDANCE WITH SEC. 19-34 THROUGH 19-36 OF THE JAMES CITY COUNTY SUBDIVISION ORDINANCE.
- PROPERTY IS NOT LOCATED WITHIN AN AGRICULTURAL AND FORESTALL DISTRICT.
- WETLANDS AND LAND WITHIN RESOURCE PROTECTION AREAS SHALL REMAIN IN A NATURAL UNDISTURBED STATE EXCEPT FOR THOSE ACTIVITIES PERMITTED BY SECTION 23-7(C)(1) OF THE JAMES CITY COUNTY CODE.
- THERE ARE NO NATURAL OPEN SPACE EASEMENTS CURRENTLY ON THE PROPERTY.
- UNLESS OTHERWISE NOTED, ALL DRAINAGE EASEMENTS DESIGNATED ON THIS PLAT SHALL REMAIN PRIVATE.
- DATUM
VIRGINIA STATE PLANE COORDINATE SYSTEM, SOUTH ZONE
HORIZONTAL DATUM : NAD 1983 (2011).
U.S. SURVEY FEET.
HORIZONTAL POSITIONS WERE DETERMINED BY GPS METHODS USING THE LEICA VIRTUAL REFERENCE STATION (VRS) SERVICE. (SEE GEODETIC CONTROL MONUMENTS TABLE SHOWN BELOW)

GEODETIC CONTROL MONUMENTS				
STATION		PUBLISHED VALUES	OBSERVED VALUES	DELTA (PUBLISHED - OBSERVED)
308	NORTHING:	3649525.37	3649525.42	-0.05
	EASTING:	11987971.69	11987971.66	0.03
	ELEVATION:	112.860	112.33	0.53

- NOTE:
- PUBLISHED HORIZONTAL VALUES OBTAINED FROM (NGS) DATA SHEET
 - PUBLISHED VERTICAL VALUES OBTAINED FROM (NGS) DATA SHEET

PLAT OF BOUNDARY LINE ADJUSTMENT
BETWEEN THE PROPERTIES OF
JAMES CITY COUNTY AND BLAKELY K. &
ANGELA M. WEDDINGTON

POWHATAN DISTRICT - JAMES CITY COUNTY, VIRGINIA

POWHATAN DISTRICT	JAMES CITY COUNTY, VA
DATE: 6/17/2025	SCALE: AS SHOWN
SHEET 1 OF 2	J.N.:46163.009
DRAWN BY: R. MANN	CHECK BY:
REVISED:	

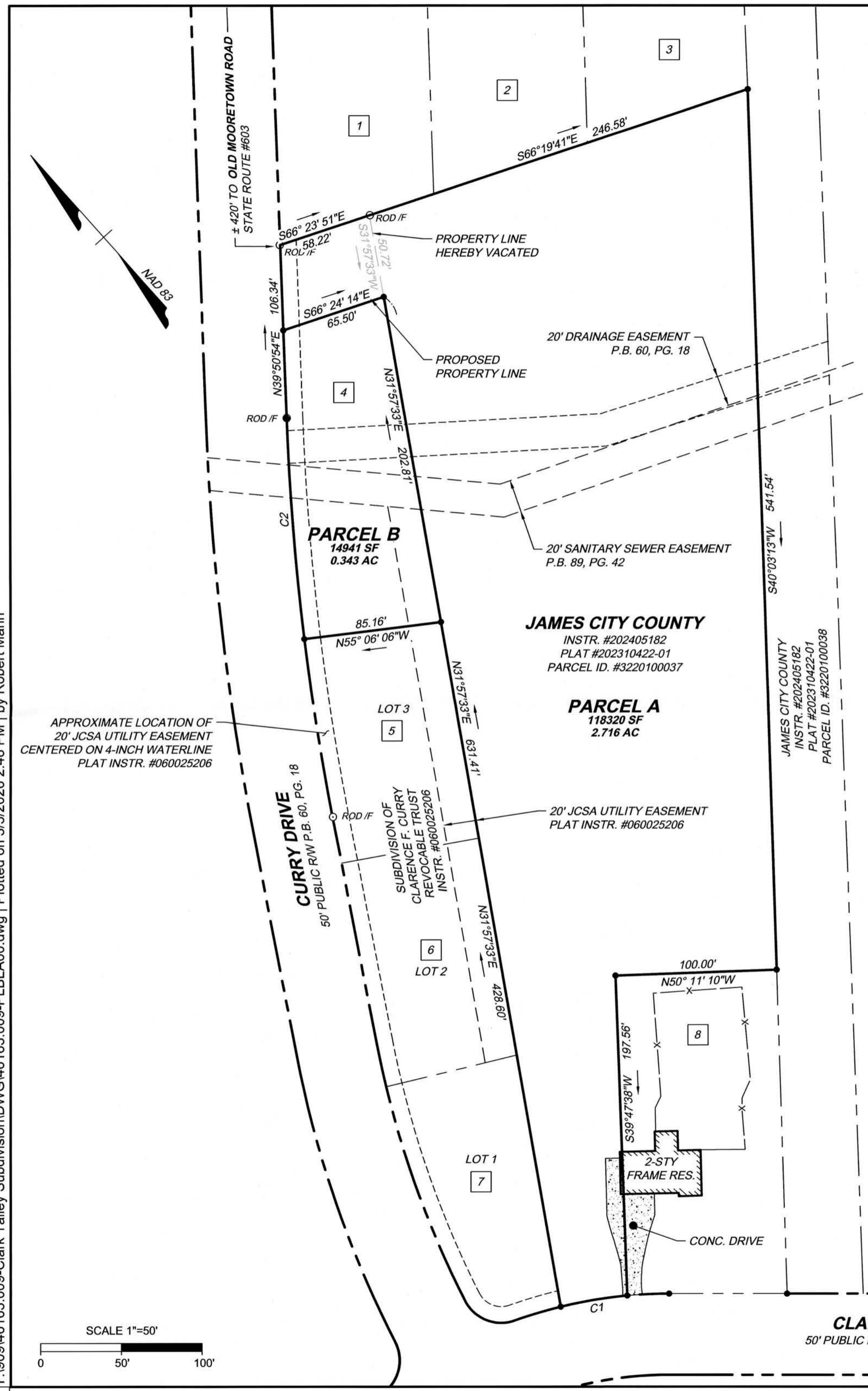
Y:\1909\46163.009-Clark Talley Subdivision\DWG\46163.009-PLBLA00.dwg | Plotted on 3/5/2026 2:47 PM | by Robert Mann

THIS DRAWING PREPARED AT THE
HAMPTON ROADS PENINSULA OFFICE
800 Tech Center Parkway, Suite 103 | Newport News, VA 23606
TEL: 757.762.3041 www.timmons.com

TIMMONS GROUP
Site Development Residential Infrastructure Technology

202604685

Y:\190946163.009-Clark Talley Subdivision\DWG\163.009-PLBLA00.dwg | Plotted on 3/5/2026 2:48 PM | by Robert Mann



PROPERTY REFERENCE TABLE				
NO.	TAX PARCEL	ZONING	NAME	REFERENCE
1	3220100034	R2	LILLIAN LOUISE FRAZIER	INSTR. #080022920
2	3220100035	R2	HEZEKIAH B. FRAZIER III	INSTR. #202301254
3	3220100036	R2	CADEL CHARISSEE WRIGHT	INSTR. #210023750
4	3221400004	R3	BLAKELY K. & ANGELA M. WEDDINGTON	INSTR. #210006151
5	3221400003	R2	TONI EDMISTON	INSTR. #202301952
6	3221400002	R2	LEO & SHIELAMAE SANCHEZ SANGALANG	INSTR. #200010287
7	3221400001	R2	LAKEISHA K. & MALCOLM D. LEE	INSTR. #200020404
8	3220100037A	R2	AARON MICHA SNYDER	INSTR. #202204101

CURVE TABLE						
CURVE	RADIUS	LENGTH	TANGENT	DELTA	CHORD BEARING	CHORD
C1	285.39'	41.79'	20.93'	8°23'27"	N57°32'02"W	41.76'
C2	1577.38'	136.17'	68.13'	4°56'46"	N37°22'23"E	136.13'

AREA TABLE		
OLD AREA		
PARCEL	SQ. FT.	ACRES
PARCEL A	115,168	2.644
PARCEL B	18,093	0.415
TOTAL	133,261	3.059
NEW AREA		
PARCEL	SQ. FT.	ACRES
PARCEL A	118,320	2.716
PARCEL B	14,941	0.343
TOTAL	133,261	3.059

2 Large/Small Plat(s) Recorded
herewith as # 202604685



City of Williamsburg & County of James City
Circuit Court: This PLAT was recorded on
April 29, 2026
at 12:15 PM PG 1
Document # 202604685
ELIZABETH E. O'CONNOR, CLERK
Elizabeth E. O'Connor, Clerk

PLAT OF BOUNDARY LINE ADJUSTMENT
BETWEEN THE PROPERTIES OF
JAMES CITY COUNTY AND BLAKELY K. &
ANGELA M. WEDDINGTON

POWHATAN DISTRICT - JAMES CITY COUNTY, VIRGINIA

POWHATAN DISTRICT	JAMES CITY COUNTY, VA
6/17/2025	SCALE: 1" = 50'
SHEET 2 OF 2	J.N.:46163.009
DRAWN BY: R. MANN	CHECK BY:
REVISED:	

SP-24-0004

TIMMONS GROUP

YOUR VISION ACHIEVED THROUGH OURS.
 Site Development Residential Infrastructure Technology
 THIS DRAWING PREPARED AT THE
 HAMPTON ROADS PENINSULA OFFICE
 800 Tech Center Parkway, Suite 103 | Newport News, VA 23606
 TEL: 757.762.2601 www.timmons.com