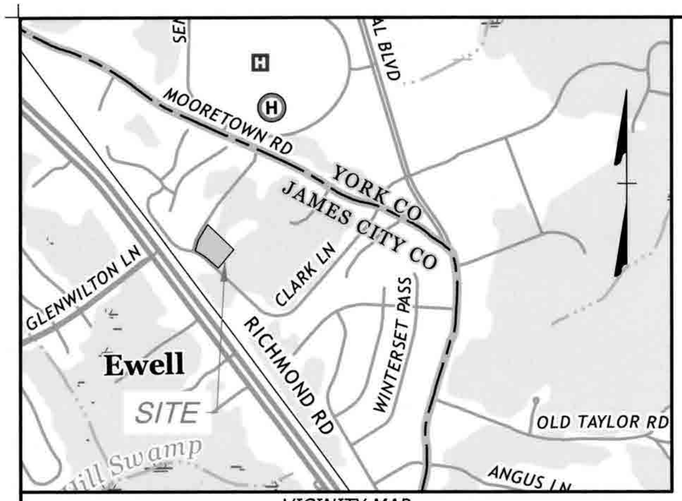
202613489



VICINITY MAP
SCALE: 1" = 1,000'

LEGEND

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

GENERAL NOTES:

1. PROPERTY ADDRESS: 186 CLARK LANE WILLIAMSBURG, VA 23188
   TAX PARCEL ID NO: ALL OF TAX PARCEL #3220100113 AND A PORTION OF TAX PARCEL #3220100040
   OWNER OF RECORD: JAMES CITY COUNTY
2. REFERENCE: PLAT OF BOUNDARY LINE ADJUSTMENT BETWEEN THE PROPERTIES OF JAMES CITY COUNTY AND BLAKELY K. & ANGELA M. WEDDINGTON RECORDED AS INSTRUMENT NO. 202604685.
3. 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.
4. THIS PLAT IS BASED ON AN ACTUAL FIELD SURVEY PERFORMED BY TIMMONS GROUP. FIELDWORK WAS COMPLETED 7/8/2024.
5. PROPERTY IS ZONED R3 - RESIDENTIAL REDEVELOPMENT
6. EXISTING STREAM LOCATIONS WERE TAKEN FROM AERIAL IMAGERY AND HAVE NOT BEEN SURVEY LOCATED.
7. MINIMUM BUILDING SETBACKS
   FRONT 35 FEET
   SIDE 15 FEET
   REAR 35 FEET
8. PROPERTY IS SERVED BY PUBLIC WATER AND PUBLIC SEWER.
9. ANY UNUSED WELL(S) SHALL BE ABANDONED IN ACCORDANCE WITH STATE PRIVATE WELL REGULATIONS AND JAMES CITY COUNTY CODE.
10. ALL NEW UTILITIES SHALL BE PLACED UNDERGROUND.
11. ALL NEW STREET SIGNS SHALL BE IN ACCORDANCE WITH ARTICLE II, DIVISION 3 OF THE JAMES CITY COUNTY ZONING ORDINANCE.
12. ALL NEW MONUMENTS SHALL BE SET IN ACCORDANCE WITH SEC. 19-34 THROUGH 19-36 OF THE JAMES CITY COUNTY SUBDIVISION ORDINANCE.
13. EASEMENTS DENOTED AS "JCSA UTILITY EASEMENTS" ARE FOR THE EXCLUSIVE USE OF THE JAMES CITY SERVICE AUTHORITY AND THE PROPERTY OWNER. OTHER UTILITY SERVICE PROVIDERS DESIRING TO USE THESE EASEMENTS WITH THE EXCEPTION OF PERPENDICULAR UTILITY CROSSINGS MUST OBTAIN AUTHORIZATION FOR ACCESS AND USE FROM JCSA AND THE PROPERTY OWNER. ADDITIONALLY, JCSA SHALL NOT BE HELD RESPONSIBLE FOR ANY DAMAGE TO IMPROVEMENTS WITHIN THIS EASEMENT, FROM ANY CAUSE.
14. NO BUILDING OR PERMANENT STRUCTURES SHALL BE CONSTRUCTED WITHIN A JCSA UTILITY EASEMENT. NO TREES, SHRUBS, STRUCTURES, FENCES, IRRIGATION MAINS, INVISIBLE PET FENCES OR OTHER OBSTACLES SHALL BE PLACED WITHIN AN EASEMENT WHICH WOULD RENDER THE EASEMENT INACCESSIBLE BY EQUIPMENT. SHRUBS SHALL BE A MINIMUM OF 5 FEET, AND TREES A MINIMUM OF 10 FEET FROM THE CENTER OF WATER AND SANITARY SEWER MAINS. JCSA WILL NOT BE RESPONSIBLE FOR REPLACEMENT OF TREES AND SHRUBS PLACED WITHIN THE EASEMENT.
15. PROPERTY IS NOT LOCATED WITHIN AN AGRICULTURAL AND FORESTALL DISTRICT.
16. 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."
17. THERE ARE NO NATURAL OPEN SPACE EASEMENTS CURRENTLY ON THE PROPERTY.
18. UNLESS OTHERWISE NOTED, ALL DRAINAGE EASEMENTS DESIGNATED ON THIS PLAT SHALL REMAIN PRIVATE.
19. 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:				
1. PUBLISHED HORIZONTAL VALUES OBTAINED FROM (NGS) DATA SHEET				
2. PUBLISHED VERTICAL VALUES OBTAINED FROM (NGS) DATA SHEET				

CERTIFICATION OF SOURCE OF TITLE

THIS IS TO CERTIFY THAT THE LAND EMBRACED IN THIS SUBDIVISION IS IN THE NAME OF JAMES CITY COUNTY AND WAS ACQUIRED AS FOLLOWS:

JAMES CITY COUNTY, VIRGINIA - TAX PARCEL ID #3220100037

FROM WILLIAM DAVID TALLEY, TRUSTEE OF THE LILLIAN JEAN TALLEY FAMILY TRUST UNDER THE LILLIAN JEAN F. TALLEY REVOCABLE TRUST DATED FEBRUARY 10. 2014 BY DEED DATED APRIL 17, 2024 RECORDED IN THE CLERKS OFFICE OF THE CIRCUIT COURT OF JAMES CITY COUNTY, VIRGINIA AS INSTRUMENT NO. 202405182.
REFERENCE: BOUNDARY LINE ADJUSTMENT BETWEEN THE PROPERTIES OF JAMES CITY COUNTY AND BLAKELY K. & ANGELA M. WEDDINGTON RECORDED AS INSTRUMENT NO. 202604685.

AARON MICAH SNYDER - TAX PARCEL ID #3220100037A

FROM P. W. DEVELOPMENT, INC., A VIRGINIA CORPORATION BY DEED DATED APRIL 17, 2024 RECORDED IN THE CLERKS OFFICE OF THE CIRCUIT COURT OF JAMES CITY COUNTY, VIRGINIA AS INSTRUMENT NO. 202405182.

LAKEISHA K. LEE & MALCOLM D. LEE - TAX PARCEL ID #3221400001

FROM ABBITT INVESTMENTS, LLC A VIRGINIA LIABILITY COMPANY BY DEED DATED NOVEMBER 18, 2020 RECORDED IN THE CLERKS OFFICE OF THE CIRCUIT COURT OF JAMES CITY COUNTY, VIRGINIA AS INSTRUMENT NO. 200020404.

OWNER'S CONSENT AND DEDICATION

THE PLATTING OR DEDICATION OF THE FOLLOWING DESCRIBED LAND, PLAT OF BOUNDARY LINE ADJUSTMENT BETWEEN THE PROPERTIES OF JAMES CITY COUNTY, AARON MICAH SNYDER, AND LAKEISHA K. LEE & MALCOLM D. LEE IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRE OF THE UNDERSIGNED OWNERS:

JAMES CITY COUNTY, VIRGINIA - TAX PARCEL ID #3220100037

NAME: Scott A. Stevens
TITLE: County Administrator
10-7-2026 DATE

CERTIFICATE OF NOTARIZATION

COMMONWEALTH OF VIRGINIA

CITY/COUNTY OF James City

I, Anna Mckenzie 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 7th DAY OF October 2026.

MY COMMISSION EXPIRES October 31, 2030.

Anna Mckenzie
NOTARY PUBLIC

NOTARY REGISTRATION NUMBER: 7566372

ANNA MCKENZIE
NOTARY PUBLIC
REGISTRATION # 7566372
COMMONWEALTH OF VIRGINIA
MY COMMISSION EXPIRES
OCTOBER 31, 2030

AARON MICAH SNYDER - TAX PARCEL ID #3220100037A

NAME:
TITLE:
10 OCT 2026 DATE

CERTIFICATE OF NOTARIZATION

COMMONWEALTH OF VIRGINIA

CITY/COUNTY OF Williamsburg

I, Martha Rebecca Theibert 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 1st DAY OF October 2026.

MY COMMISSION EXPIRES 03/31/2028.

Martha Rebecca Theibert
NOTARY PUBLIC

NOTARY REGISTRATION NUMBER: 7267637.

Martha Rebecca Theibert
Commonwealth of Virginia
Notary Public
Commission No. 7267637
My Commission Expires 03/31/2028

LAKEISHA K. LEE & MALCOLM D. LEE - TAX PARCEL ID #3221400001

Lakeisha K. Lee
NAME:
TITLE:
10-1-2026 DATE

NAME:
TITLE:
10-1-2026 DATE

CERTIFICATE OF NOTARIZATION

COMMONWEALTH OF VIRGINIA

CITY/COUNTY OF Williamsburg

I, Martha Rebecca Theibert 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 1st DAY OF October 2026.

MY COMMISSION EXPIRES 03/31/2028.

Martha Rebecca Theibert
NOTARY PUBLIC

NOTARY REGISTRATION NUMBER: 7267637.

Martha Rebecca Theibert
Commonwealth of Virginia
Notary Public
Commission No. 7267637
My Commission Expires 03/31/2028

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, L.S. #002509
6/9/2026 DATE

COMMONWEALTH OF VIRGINIA
ROBERT D. MANN
Lic. No. 002509
6/9/2026
LAND SURVEYOR

CERTIFICATE OF APPROVAL

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

10/08/26 DATE

SUBDIVISION AGENT OF JAMES CITY COUNTY

City of Williamsburg & County of James City
Circuit Court: This PLAT was recorded on
10/10/2026
at 2:18 AM/PM, PB ___ PG ___
Document # 202613489
ELIZABETH E. O'CONNOR, CLERK
Elizabeth E. O'Connor, Clerk

3 Large/~~Small~~ Plat(s) Recorded herewith as # 202613489

PLAT OF BOUNDARY LINE ADJUSTMENT BETWEEN THE PROPERTIES OF JAMES CITY COUNTY, AARON MICAH SNYDER, AND LAKEISHA K. LEE & MALCOLM D. LEE

JAMES CITY COUNTY PROJECT NO. S-25-0044

POWHATAN DISTRICT	JAMES CITY COUNTY, VA
DATE: 6/9/2026	SCALE: AS SHOWN
SHEET 1 OF 3	J.N.:46163.009
DRAWN BY: R. MANN	CHECK BY:
REVISED:	

THIS DRAWING PREPARED AT THE
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800 Tech Center Parkway, Suite 103 | Newport News, VA 23606
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20260013489

CURVE TABLE						
CURVE	RADIUS	LENGTH	TANGENT	DELTA	CHORD BEARING	CHORD
C1	285.39'	97.55'	49.26'	19°35'06"	N57°54'17"W	97.08'
C2	25.01'	36.09'	22.01'	82°42'11"	N26°20'45"W	33.04'
C3	610.55'	141.02'	70.83'	13°14'03"	N21°37'21"E	140.71'

AREA TABLE

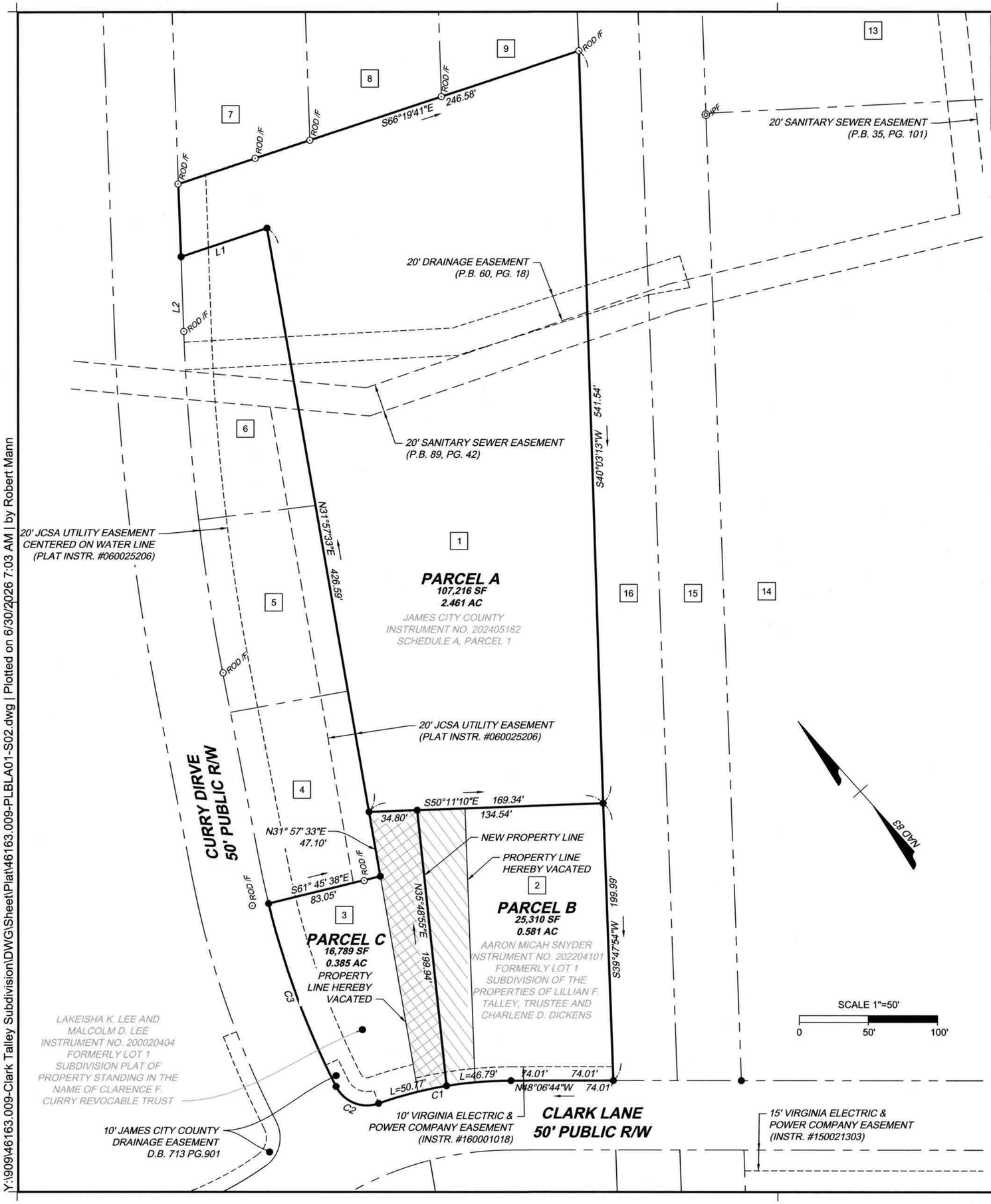
#	ADDRESS	PARCEL	OLD AREA		NEW AREA	
			SF	ACRES	SF	ACRES
1	186 CLARK LN	A	118,318	2.716	107,216	2.461
2	182 CLARK LN	B	19,828	0.455	25,310	0.581
3	201 CURRY DR	C	11,168	0.256	16,789	0.385
	TOTAL		149,315	3.428	149,315	3.428

NOTE :

SEE SHEET 3 FOR NOTES AND INFORMATION REGARDING THE PROPERTY BOUNDARIES AND DISCREPANCIES FOUND IN THE PROCESS OF CONDUCTING THE BOUNDARY SURVEY.

AREA CONVEYED FROM JAMES CITY COUNTY TO AARON MICAH SNYDER.
AREA = 5,482 SF OR 0.126 ACRES

AREA CONVEYED FROM JAMES CITY COUNTY TO LAKEISHA K. LEE AND MALCOLM D. LEE
AREA = 5,621 SF OR 0.129 ACRES



3 Large/~~Small~~ Plat(s) Recorded

herewith as # 20260013489

City of Williamsburg & County of James City
Circuit Court: This PLAT was recorded on 10/16/2026
at 2:18 AM/PM, PB ___ PG ___
Document # 20260013489
ELIZABETH E. O'CONNOR, CLERK
Elizabeth E. O'Connor, Clerk

COMMONWEALTH OF VIRGINIA
ROBERT D. MANN
Lic. No. 002509
6/9/2026
LAND SURVEYOR

PLAT OF BOUNDARY LINE ADJUSTMENT BETWEEN THE PROPERTIES OF JAMES CITY COUNTY, AARON MICAH SNYDER, AND LAKEISHA K. LEE & MALCOLM D. LEE

JAMES CITY COUNTY PROJECT NO. S-25-0044

POWHATAN DISTRICT	JAMES CITY COUNTY, VA
DATE: 6/9/2026	SCALE: 1"=50'
SHEET 2 OF 3	J.N.:46163.009
DRAWN BY: R. MANN	CHECK BY:
REVISED:	

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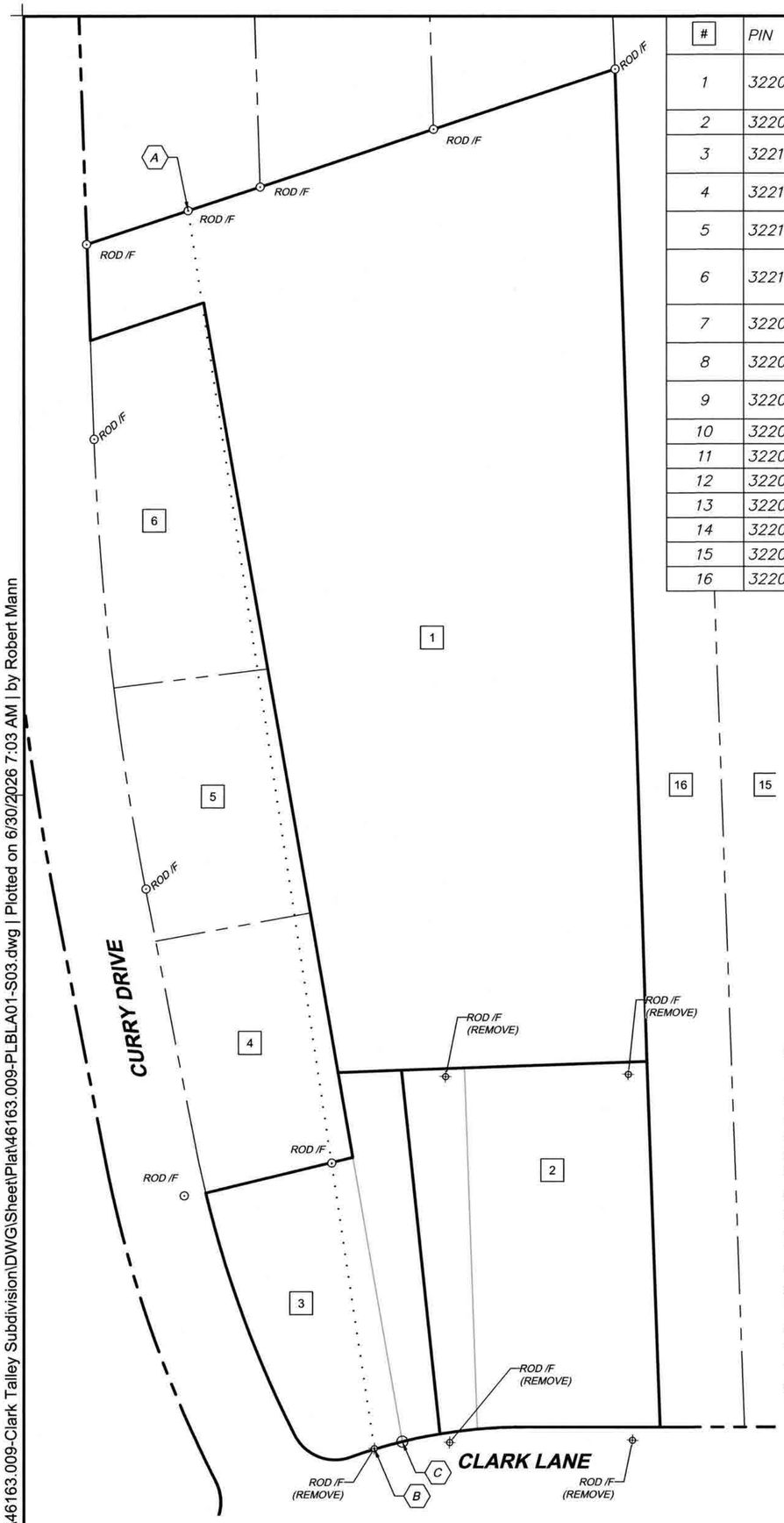
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2026013489



BOUNDARY SURVEY DIAGRAM

SCALE 1"=50'

0 50' 100'

#	PIN	ADDRESS	OWNER	DESCRIPTION	DEED REFERENCE	PLAT REFERENCE
1	3220100037	186 CLARK LN	JAMES CITY COUNTY	PARCEL A, BOUNDARY LINE ADJ. BETWEEN JAMES CITY COUNTY AND WEDDINGTON	202604685	202604685
2	3220100037A	182 CLARK LN	SNYDER, AARON MICAH	L-1 LILLIAN F TALLEY SUBDIVISION	202204101	200011836
3	3221400001	201 CURRY DR	LEE, LAKEISHA K, & MALCOLM D	L-1 CURRY, CLARENCE F SUBDIVISION	200020404	60025206
4	3221400002	205 CURRY DR	SANGALANG, LEO & SHIELAMAE SANCHEZ	L-2 CURRY, CLARENCE F SUBDIVISION	200010287	60025206
5	3221400003	209 CURRY DR	EDMISTON, TONI	L-3 CURRY, CLARENCE F SUBDIVISION	202301952	60025206
6	3221400004	215 CURRY DR	WEDDINGTON, BLAKELY K & ANGELA M	PARCEL B, BOUNDARY LINE ADJ. BETWEEN JAMES CITY COUNTY AND WEDDINGTON	202604685	202604685
7	3220100034	6209 OLD MOORETOWN RD	FRAZIER, LILLIAN LOUISE LIFE ESTATE	PT TAPLERS	80022920	PB 65, PG 40
8	3220100035	6205 OLD MOORETOWN RD	FRAZIER, HEZEKIAH B III	ADJ HOWARD WALLACE BOXING CLUB	202301254	50007535
9	3220100036	6199 OLD MOORETOWN RD	WRIGHT, CADEL CHARISSEE	PT TAPLERS HOMESITE ON THIS PARCEL	210006151	
10	3220100040C	6191 OLD MOORETOWN RD	TAYLOR, RICHAUNA L	L-2 MARY A TAYLOR	202512731	202310422
11	3220100040B	106 CATALPA DR	JAMES CITY COUNTY	L-3 MARY A TAYLOR	202310422	202310422
12	3220100040A	110 CATALPA DR	JAMES CITY COUNTY	L-4 MARY A TAYLOR	202310422	202310422
13	3220100041	114 CATALPA DR	PIGGOTT, RAYMOND B & JO	TAPLERS		202310422
14	3220100040	179 CLARK LN	JAMES CITY COUNTY	TAPLERS	202310422	202310422
15	3220100039	6195 OLD MOORETOWN RD	JAMES CITY COUNTY	PT TAPLERS	202310422	202310422
16	3220100038	6197 OLD MOORETOWN RD	JAMES CITY COUNTY	PT TAPLERS	202405182	202310422

DOCUMENT REFERENCE TABLE

RECORDING INFORMATION	DATE	DOCUMENT TYPE	DESCRIPTION	NOTE
DEED BOOK 87, PAGE 421-423	9/29/1962	PLAT	SUBDIVISION	TURNER & WALLACE
PLAT BOOK 35, PAGE 101	8/9/1979	PLAT	SUBDIVISION	MARY ALICE TAYLOR
PLAT BOOK 60, PAGE 18 & 19	10/20/1994	PLAT	RIGHT-OF-WAY ACQUISITION	CURRY DRIVE & CLARK LANE
PLAT BOOK 65, PAGE 39 & 40	10/24/1996	PLAT	RIGHT-OF-WAY CONVEYANCE	
INSTRUMENT NO. 030004982	7/31/2003	PLAT	BOUNDARY AGREEMENT	PLAT BOOK 89, PAGE 42
INSTRUMENT NO. 050007535	4/5/2005	PLAT	BOUNDARY LINE ADJUSTMENT	
INSTRUMENT NO. 060025206	10/10/2006	PLAT	SUBDIVISION	CLARENCE F. CURRY
INSTRUMENT NO. 200011836	8/3/2020	PLAT	SUBDIVISION	TALLEY AND DICKENS
INSTRUMENT NO. 202310422	10/4/2023	PLAT	BOUNDARY SURVEY	WILLIAM DAVID TALLEY

NOTE :

THE PLAT ENTITLED "BOUNDARY SURVEY OF PROPERTY STANDING IN THE NAME OF WILLIAM DAVID TALLY DESIGNATED AS PIN'S: 3220100037, 3220100038, 3220100039, 3220100040, 3220100040A, 3220100040B, 3220100040D" AND RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT FOR THE CITY OF WILLIAMSBURG AND JAMES CITY COUNTY AS INSTRUMENT NUMBER 202310422 DOCUMENTS A DISCREPANCY IN THE PROPERTY BOUNDARIES.

BASED ON A BOUNDARY SURVEY OF THE PROPERTY AND REVIEW OF DEEDS, PLATS, AND OTHER DOCUMENTS, IT IS MY OPINION THAT THIS DISCREPANCY IS THE RESULT OF A FIELD ERROR THAT OCCURRED AFTER THE RECORDING OF THE PLAT ENTITLED "SUBDIVISION PLAT OF PROPERTY STANDING IN THE NAME OF CLARENCE F. CURRY REVOCABLE TRUST" AND RECORDED AS INSTRUMENT NUMBER 060025206.

IT APPEARS THAT THE LINE FROM POINT A TO POINT B AS SHOWN HEREON WAS USED TO ESTABLISH THE PROPERTY PINS FOR LOTS 1 THROUGH 4 OF THIS SUBDIVISION. HOWEVER THE TRUE LOCATION OF THE BOUNDARY LINE IS BETWEEN POINTS A AND C, AS SOWN HEREON. THIS ERROR RESULTED IN THE MISPLACEMENT OF PROPERTY PINS ALONG LINE A - B.

SUBSEQUENT SURVEYS WERE PERFORMED AND PLATS PREPARED THAT RELIED ON THESE MISPLACED PINS WHICH PERPETUATED THE BOUNDARY LINE ERRORS.

COMMONWEALTH OF VIRGINIA
ROBERT D. MANN
Lic. No. 002509
6/9/2026
LAND SURVEYOR

3 Large/Small Plat(s) Recorded herewith as # 202613489

City of Williamsburg & County of James City
Circuit Court: This PLAT was recorded on
10/16/2026
at 2:15 AM/PM, PB ____ PG ____
Document # 202613489
ELIZABETH E. O'CONNOR, CLERK
Elizabeth E. O'Connor, Clerk

PLAT OF BOUNDARY LINE ADJUSTMENT BETWEEN THE PROPERTIES OF JAMES CITY COUNTY, AARON MICAH SNYDER, AND LAKEISHA K. LEE & MALCOLM D. LEE

JAMES CITY COUNTY PROJECT NO. S-25-0044

POWHATAN DISTRICT	JAMES CITY COUNTY, VA
DATE: 6/9/2026	SCALE: 1"=50'
SHEET 3 OF 3	J.N.:46163.009
DRAWN BY: R. MANN	CHECK BY:
REVISED:	

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