

202609463

CERTIFICATION OF SOURCE OF TITLE

THE PROPERTY SHOWN ON THIS PLAT AND IDENTIFIED AS "PARCEL "A"" WAS CONVEYED BY MARK ROUSSE HUFF TO MARK ROUSSE HUFF AND CATHERINE HUFF (HUSBAND AND WIFE) BY DEED DATED 09/13/2024 AND RECORDED IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT OF THE COUNTY OF JAMES CITY AS DOCUMENT NO: 202412412.

THE PROPERTY SHOWN ON THIS PLAT AND IDENTIFIED AS "PARCELS "B & C"" WERE CONVEYED BY MARK ROUSSE HUFF TO MARK ROUSSE HUFF AND CATHERINE HUFF (HUSBAND AND WIFE) BY DEED DATED 09/13/2024 AND RECORDED IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT OF THE COUNTY OF JAMES CITY AS DOCUMENT NO: 202412412.

OWNER'S CERTIFICATE

THE SUBDIVISION AND BOUNDARY LINE EXTINGUISHMENT OF LAND SHOWN ON THIS PLAT AND KNOWN AS PARCEL "A" AND PARCELS "B & C" IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRE OF THE UNDERSIGNED OWNERS, PROPRIETORS AND/OR TRUSTEES.

Mark Rousse Huff 7/6/26
SIGNATURE (MARK ROUSSE HUFF) DATE

Catherine Huff 7-6-26
SIGNATURE (CATHERINE HUFF) DATE

CERTIFICATE OF NOTARIZATION

COMMONWEALTH OF VIRGINIA
CITY/COUNTY OF James City

I, Jodie Hutcherson, A NOTARY PUBLIC IN AND FOR THE CITY/COUNTY AND STATE AFORESAID, DO HEREBY CERTIFY THAT THE PERSON(S) WHOSE NAMES ARE SIGNED TO THE FOREGOING WRITING HAVE ACKNOWLEDGED THE SAME BEFORE ME IN THE CITY/COUNTY AFORESAID. GIVEN UNDER MY HAND THIS 6th DAY OF July, 2026

Jodie Hutcherson
SIGNATURE

MY COMMISSION EXPIRES 11/30/2028



THIS SUBDIVISION IS APPROVED FOR INDIVIDUAL ONSITE SEWAGE SYSTEMS IN ACCORDANCE WITH THE PROVISIONS OF THE CODE OF VIRGINIA, AND THE SEWAGE HANDLING AND DISPOSAL REGULATIONS (12 VAC 5-610-10 ET SEQ., THE "REGULATIONS").

THIS SUBDIVISION WAS SUBMITTED TO THE HEALTH DEPARTMENT FOR REVIEW PURSUANT TO 32.1-163.5 OF THE CODE OF VIRGINIA WHICH REQUIRES THE HEALTH DEPARTMENT TO ACCEPT PRIVATE SOIL EVALUATIONS AND DESIGNS FROM AN AUTHORIZED ONSITE SOIL EVALUATOR (AOSE) OR A PROFESSIONAL ENGINEER WORKING IN CONSULTATION WITH AN AOSE FOR RESIDENTIAL DEVELOPMENT. THE DEPARTMENT IS NOT REQUIRED TO PERFORM A FIELD CHECK OF SUCH EVALUATIONS. THIS SUBDIVISION WAS CERTIFIED AS BEING IN COMPLIANCE WITH THE BOARD OF HEALTH'S REGULATIONS BY: ADAM CARL HERMAN, LICENSE #1940001109. THIS SUBDIVISION APPROVAL IS ISSUED IN RELIANCE UPON THAT CERTIFICATION.

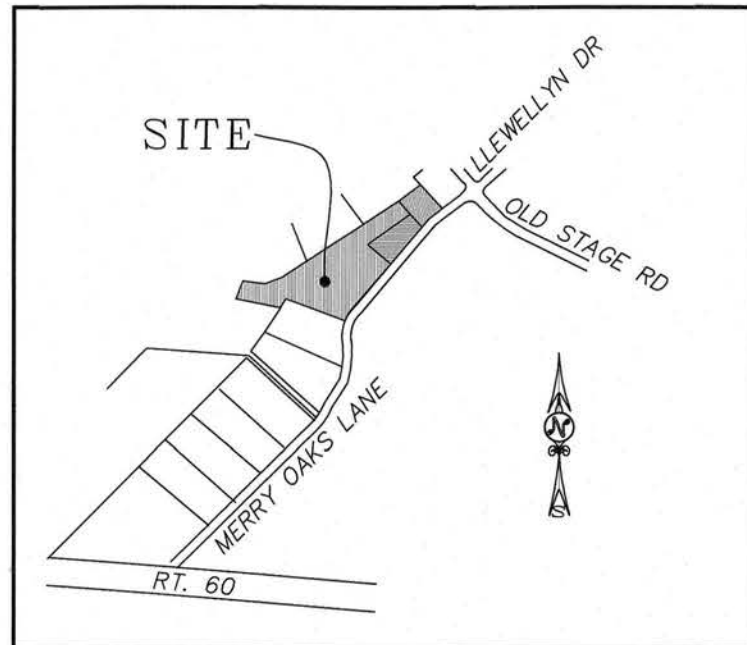
PURSUANT TO SECTION 360 OF THE REGULATIONS THIS APPROVAL IS NOT AN ASSURANCE THAT SEWAGE DISPOSAL SYSTEM CONSTRUCTION PERMITS WILL BE ISSUED FOR ANY LOT IN THE SUBDIVISION UNLESS THAT LOT IS SPECIFICALLY IDENTIFIED AS HAVING AN APPROVED SITE FOR AN ONSITE SEWAGE DISPOSAL SYSTEM, AND UNLESS ALL SITE CONDITIONS AND CIRCUMSTANCES ARE PRESENT AT THE TIME OF APPLICATION FOR A PERMIT AS ARE PRESENT AT THE TIME OF THIS APPROVAL. THIS SUBDIVISION MAY CONTAIN LOTS THAT DO NOT HAVE APPROVED SITES FOR ONSITE SEWAGE SYSTEMS.

THIS SUBDIVISION APPROVAL IS ISSUED IN RELIANCE UPON THE CERTIFICATION THAT THE APPROVED LOTS ARE SUITABLE FOR GENERALLY APPROVED SYSTEMS, HOWEVER ACTUAL SYSTEM DESIGNS MAY BE DIFFERENT AT THE TIME CONSTRUCTION PERMITS ARE ISSUED.

SURVEYOR'S CERTIFICATE

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

A.D. Sebert 03/27/2025
A.D. SEBERT, L.S. DATE



SITEMAP
SCALE: 1"=1000'

GENERAL NOTES:

1. THE PROPERTY IDENTIFIED HEREON AS PARCEL "A" IS ALL OF ASSESSOR'S PARCEL 1120100027 AND THE CURRENT ADDRESS IS #8817 MERRY OAKS LANE. THE PROPERTY IDENTIFIED HEREON AS PARCEL "B & C" IS ALL OF ASSESSOR'S PARCEL 1120100028 AND THE CURRENT ADDRESS IS #8851 MERRY OAKS LANE.
2. THE PROPERTIES ARE NOT SERVED BY PUBLIC WATER AND SEWER.
3. THE PROPERTIES ARE CURRENTLY ZONED A1
4. THE PROPERTIES LIE IN FLOODZONE X (AREAS DETERMINED TO BE OUTSIDE THE 0.2% CHANCE FLOODPLAIN) PER F.I.R.M. 51095C0037D. EFFECTIVE DATE 12/16/15.
5. THE TOTAL AREA SUBDIVIDED IS 5.1 AC ±.
6. MINIMUM BUILDING SETBACK LINES:
FRONT (PARCEL A1) = 75'
FRONT (PARCEL A2) = 50'
SIDE = 15'
REAR = 35'
7. ALL FUTURE UTILITIES SHALL BE PLACED UNDERGROUND IN ACCORDANCE WITH SECTION 19-33 OF THE JAMES CITY COUNTY SUBDIVISION ORDINANCE.
8. ANY EXISTING UNUSED WELLS SHALL BE ABANDONED IN ACCORDANCE WITH STATE PRIVATE WELL REGULATIONS AND JAMES CITY CODE.
9. WETLANDS AND LAND WITHIN RESOURCE PROTECTION AREAS SHALL REMAIN IN A NATURAL UNDISTURBED STATE EXCEPT THOSE ACTIVITIES PERMITTED BY SECTION 23-9(c)(1) OF THE JAMES CITY COUNTY CODE.
10. UNLESS OTHERWISE NOTED, ALL DRAINAGE EASEMENTS DESIGNATED ON THIS PLAT, IF SHOWN, SHALL REMAIN PRIVATE.
11. THERE ARE NO JAMES CITY COUNTY GEODETIC CONTROL MONUMENTS IN THE AREA OF THIS SURVEY.
12. BUILDING SETBACKS ARE SHOWN PER CURRENT JCC ZONING FOR ZONE A1 BUT MAY BE SUBJECT TO APPROVAL BY JCC.
13. ON-SITE SEWAGE DISPOSAL SYSTEM INFORMATION AND SOILS INFORMATION SHOULD BE VERIFIED AND REEVALUATED BY THE HEALTH DEPARTMENT PRIOR TO ANY NEW CONSTRUCTION.
14. ON-SITE SEWAGE DISPOSAL SYSTEMS SHALL BE PUMPED OUT AT LEAST ONCE EVERY FIVE YEARS PER SECTION 23-9(b)(6) OF THE JAMES CITY COUNTY CODE.
15. MONUMENTS SHALL BE SET IN ACCORDANCE WITH SECTIONS 19-34 THROUGH 19-36 OF THE COUNTY CODE.

City of Williamsburg & County of James City
Circuit Court: This PLAT was recorded on
July 23, 2026
at 12:44 AM/PM PB - PG -
Document # 202609463
ELIZABETH E. O'CONNOR, CLERK
Elizabeth E. O'Connor, Clerk

2 Large Small Plat(s) Recorded
herewith as # 202609463

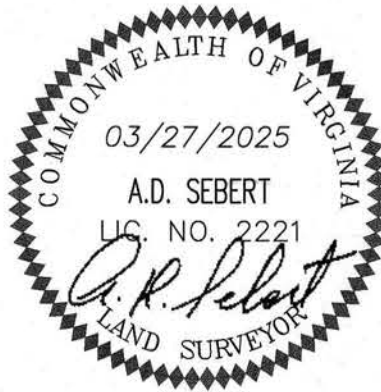
CERTIFICATE OF APPROVAL
THIS PLAT OF SUBDIVISION IS APPROVED BY THE UNDERSIGNED IN ACCORDANCE WITH EXISTING SUBDIVISION REGULATIONS AND MAY BE ADMITTED TO RECORD.

7/21/2026
DATE
7-10-2026
DATE
7/23/2026
DATE

[Signature]
VIRGINIA DEPARTMENT OF TRANSPORTATION
[Signature]
VIRGINIA DEPARTMENT OF HEALTH
[Signature]
SUBDIVISION AGENT OF JAMES CITY COUNTY

SEBERT
SURVEYING
&
LAYOUT, LLC

8675 BARNES ROAD
LANEXA, VA 23089
CELL: (757) 784-2413
asebert@sebertsurveying.com



LEGEND:
N/F NOW OR FORMERLY
IRF IRON ROD FOUND
IPF IRON PIPE FOUND
IRS IRON ROD SET
BSL BUILDING SETBACK LINE
R/W RIGHT-OF-WAY
SMH SANITARY MANHOLE
CO SANITARY CLEANOUT
LTP LIGHT POLE
PP ELEC POWER POLE

PLAT OF SUBDIVISION
AND BOUNDARY LINE EXTINGUISHMENT
BEING: PARCEL "A" & PARCEL "B" & "C"
STANDING IN THE NAME OF HUFF
LOCATED ON MERRY OAKS LANE

VIRGINIA
JAMES CITY COUNTY
POWHTAN DISTRICT

REVISIONS

1	PER COMMENTS	06/18/25
2	PER COMMENTS	06/30/26

DESIGNED BY: ADS

DATE: 3/27/25

SCALE: NOTED

PROJECT NO. J112-2

DRAWING NO.
1 OF 2

CASE: S-25-0009

202609463

SEBERT
SURVEYING
&
LAYOUT, LLC

8675 BARNES ROAD
LANEXA, VA 23089
CELL: (757) 784-2413
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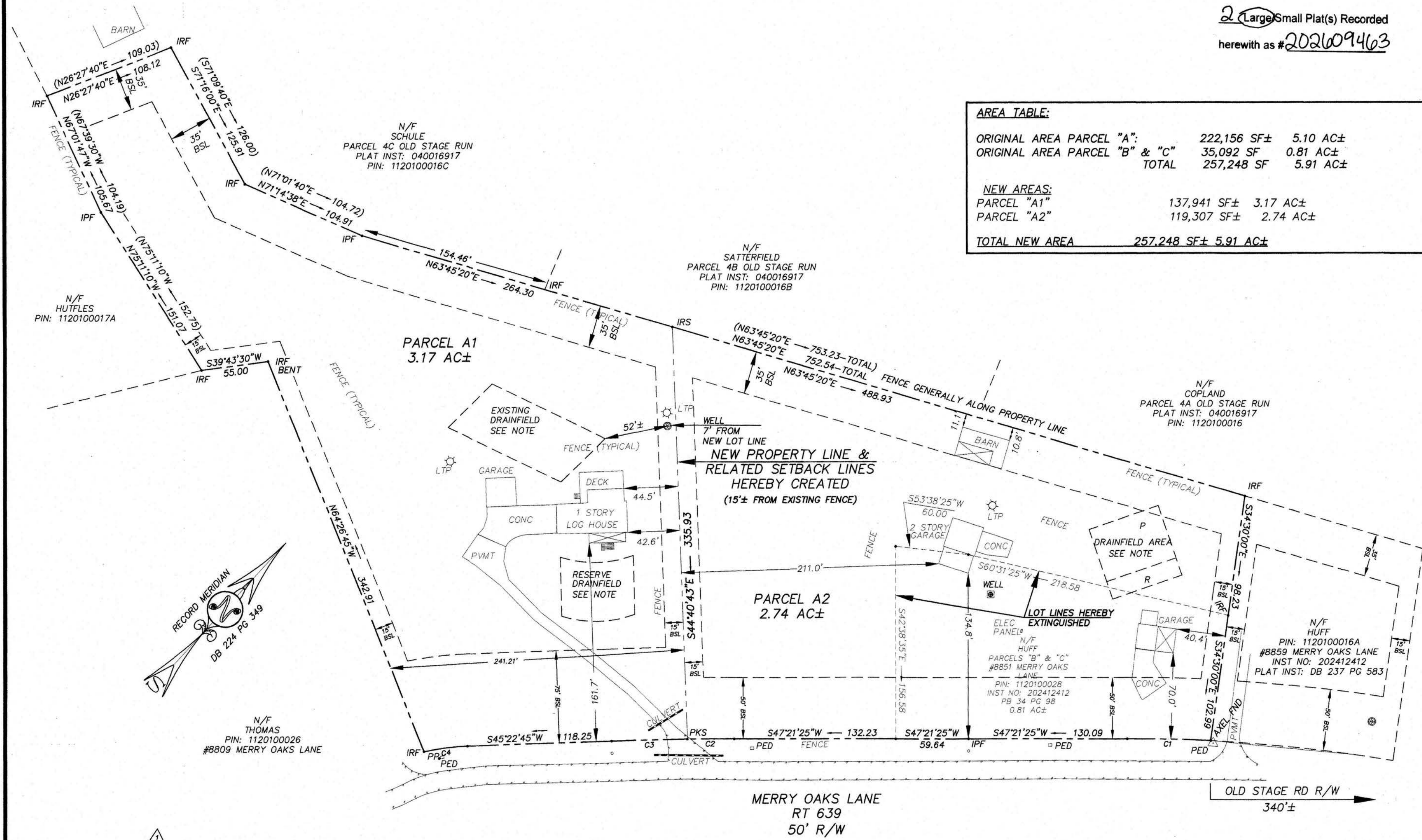
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PKS PK NAIL SET IN PAVEMENT
BSL BUILDING SETBACK LINE
R/W RIGHT-OF-WAY
SMH SANITARY MANHOLE
CO SANITARY CLEANOUT
LTP LIGHT POLE
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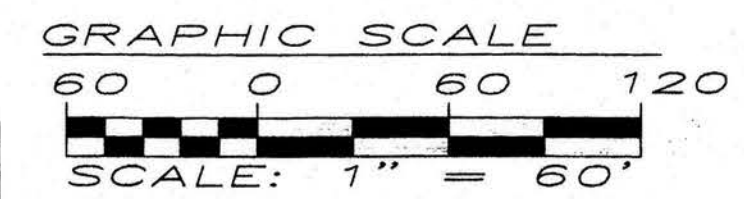
AREA TABLE:			
ORIGINAL AREA PARCEL "A":	222,156 SF±	5.10 AC±	
ORIGINAL AREA PARCEL "B" & "C"	35,092 SF	0.81 AC±	
TOTAL	257,248 SF	5.91 AC±	
NEW AREAS:			
PARCEL "A1"	137,941 SF±	3.17 AC±	
PARCEL "A2"	119,307 SF±	2.74 AC±	
TOTAL NEW AREA	257,248 SF±	5.91 AC±	



DRAINFIELD NOTE:
DRAINFIELDS FOR PARCEL A1 ARE SHOWN PER HEALTH DEPARTMENT PERMIT # 147-91-6.
DRAINFIELD AREAS FOR PARCEL A2 ARE SHOWN PER DESIGN BY ADAM'S SEPTIC EVALUATION AND DESIGN ON OR ABOUT 06/10/2025. LICENSE # 1940001109.
DRAINFIELD EXISTS ON PARCEL A2, HOWEVER IT'S LOCATION AND CONDITION CANNOT BE VERIFIED.

DISCREPANCIES FOUND BETWEEN RECORD INFORMATION AND FIELD LOCATED MONUMENTS. RECORD INFORMATION SHOWN IN PARENTHESES WHERE APPLICABLE.

CURVE TABLE						
CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHORD	CHORD BRG.
C1	2°54'25"	1343.99	68.19	34.10	68.18	S48°48'37"W
C2	0°45'31"	2906.69	38.49	19.24	38.49	S46°58'39"W
C3	1°13'09"	2906.69	61.85	30.92	61.85	S45°59'19"W
C4	10°34'18"	193.09	35.63	17.86	35.58	S40°05'37"W



CASE: S-25-0009

REVISIONS		
1	PER COMMENTS	06/18/25
2	PER COMMENTS	06/30/26
DESIGNED BY: ADS		
DATE: 3/27/25		
SCALE: 1" = 60'		
PROJECT NO. J112-2		
DRAWING NO. 2 OF 2		