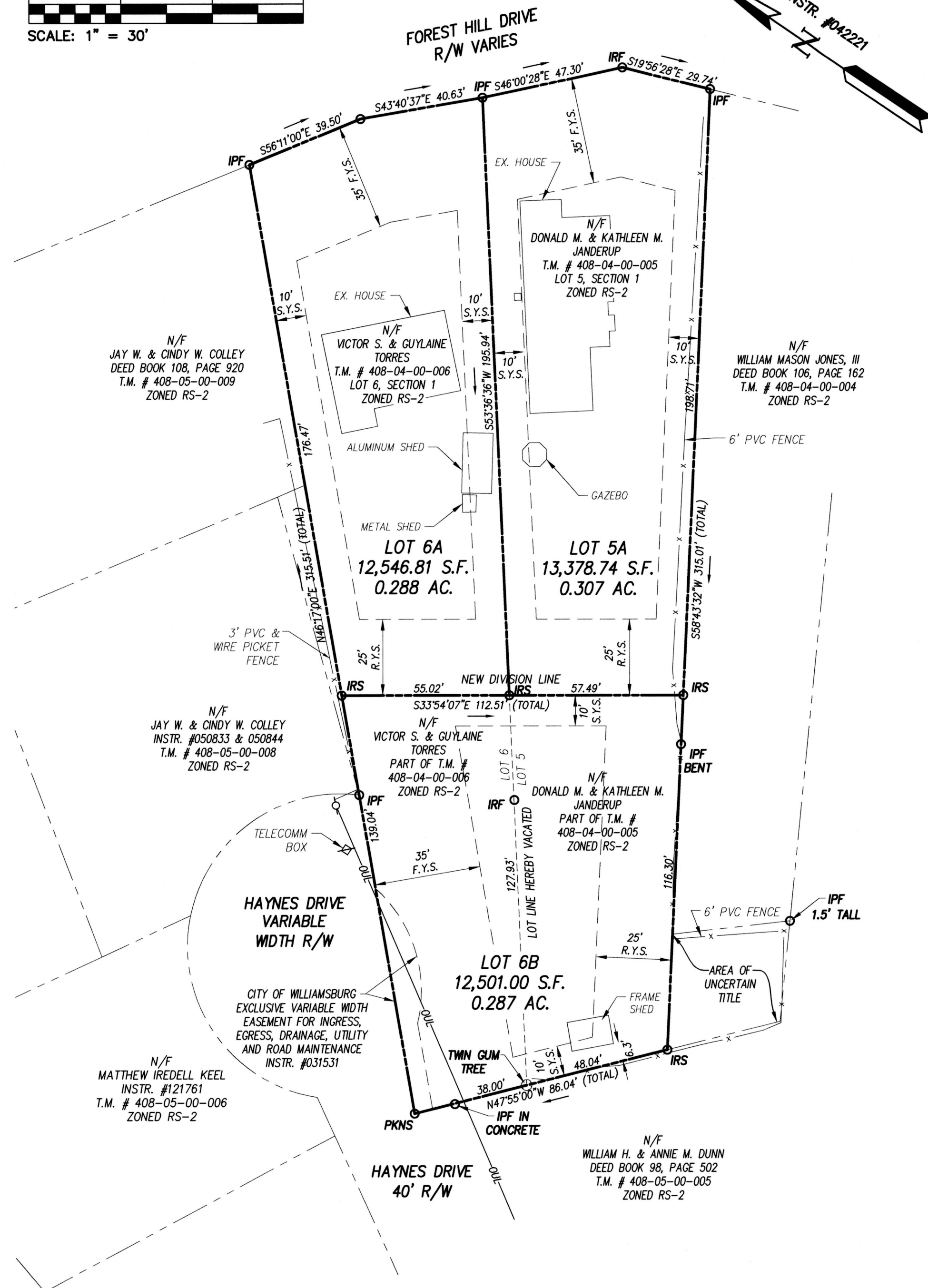
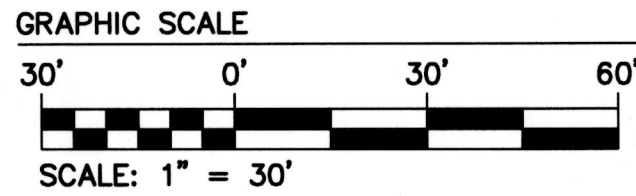


205279



- GENERAL NOTES:
1. THE SUBJECT PROPERTIES ARE ZONED RS-2.
  2. THE SUBJECT PROPERTIES SHALL BE SERVED BY PUBLIC WATER AND SEWER.
  3. THIS PLAT IS BASED ON A CURRENT FIELD SURVEY. THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE REPORT. THE SUBJECT PROPERTIES ARE SUBJECT TO EASEMENTS, SERVITUDES, COVENANTS, AND ENCUMBRANCES OF RECORD.
  4. THE SUBJECT PROPERTIES LIE IN FLOOD ZONE X, (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOOD PLAIN) PER F.I.R.M. #51095C0137D, MAP REVISED DECEMBER 16, 2015.
  5. BUILDING SETBACK AND YARD REQUIREMENTS PER ZONING ORDINANCE FOR RS-2 ARE AS FOLLOWS,  
FRONT = 35'  
SIDE = 10'  
REAR = 25'
  6. REFERENCE PLATS: P.B. 17, PG. 31, P.B. 10, PG. 40, P.B. 4, PG. 135, INSTR. NO. 061844, INSTR. NO. 031531, INSTR. NO. 021138, INSTR. NO. 042221, D.B. 108, PG. 923.

- SOURCE OF TITLE:
1. OWNER OF RECORD: VICTOR S. & GUYLAINE TORRES  
TAX PARCEL: 408-04-00-006  
DEED REFERENCE: INSTR. NO. 063434
  2. OWNER OF RECORD: DONALD M. & KATHLEEN M. JANDERUP  
TAX PARCEL: 408-04-00-005  
DEED REFERENCE: INSTR. NO. 061844

AREA TABULATION		
ORIGINAL LOT 5, SECTION 1 FOREST HILL PARK TAX PARCEL 408-04-00-005	19,729.19 S.F.	0.453 AC.
ORIGINAL LOT 6, SECTION 1 FOREST HILL PARK TAX PARCEL 408-04-00-006	18,697.36 S.F.	0.429 AC.
NEW LOT 5A	13,378.74 S.F.	0.307 AC.
NEW LOT 6A	12,546.81 S.F.	0.288 AC.
NEW LOT 6B	12,501.00 S.F.	0.287 AC.

- LEGEND:
- IRF = IRON ROD FOUND
  - IPF = IRON PIPE FOUND
  - IRS = IRON ROD SET
  - PKNS = "P.K." NAIL SET
  - INSTR.# = INSTRUMENT NUMBER
  - F.Y.S. = FRONT YARD SETBACK
  - S.Y.S. = SIDE YARD SETBACK
  - R.Y.S. = REAR YARD SETBACK

2 Large/Small Plat(s) Recorded  
herewith as # 205279

STATE OF VIRGINIA  
CITY OF WILLIAMSBURG & COUNTY OF JAMES CITY CIRCUIT COURT.  
THIS 16<sup>th</sup> DAY OF December, 2020 THE PLAT SHOWN  
HEREON WAS PRESENTED AND ADMITTED TO RECORD AS THE LAW DIRECTS  
@ 1:25 AM/PM INSTRUMENT # 205279  
TESTE: MONA A. FOLEY, CLERK  
MONA A. FOLEY, CLERK

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  
Fax: (757) 220-8994  
www.aesva.com

PLAT OF SURVEY SHOWING THE RE-SUBDIVISION  
OF TAX ASSESSOR'S PARCELS  
408-04-00-005 AND 408-04-00-006  
BEING THE PROPERTY OWNED BY:  
VICTOR S. TORRES AND GUYLAINE TORRES,  
DONALD M. JANDERUP AND KATHLEEN M. JANDERUP  
CITY OF WILLIAMSBURG VIRGINIA

Project Contacts:	SJB / SDC
Project Number:	25063
Scale:	Date:
1"=30'	8/27/2019
Sheet Number	
2 of 2	