

205279

CERTIFICATION OF SOURCE OF TITLE

#5 FOREST HILL DRIVE - TAX ASSESSOR'S PARCEL 408-04-00-05
THE PROPERTY SHOWN ON THIS PLAT AS #5 FOREST HILL DRIVE WAS CONVEYED BY DUNWOOD HOLDINGS, LLC, TO DONALD M. JANDERUP AND KATHLEEN M. JANDERUP, HUSBAND AND WIFE, BY DEED DATED APRIL 17, 2006 AND RECORDED IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT OF THE CITY OF WILLIAMSBURG AND THE COUNTY OF JAMES CITY, VIRGINIA ON MAY 9, 2006 AS INSTRUMENT NO. 61844.

#6 FOREST HILL DR - TAX ASSESSOR'S PARCEL #408-04-00-006
THE PROPERTY SHOWN ON THIS PLAT AS #6 FOREST HILL DR WAS CONVEYED BY VICTOR S. TORRES, TO VICTOR S. TORRES AND GUYLAINE TORRES, HUSBAND AND WIFE, BY DEED DATED AUGUST 11, 2006 AND RECORDED IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT OF THE CITY OF WILLIAMSBURG AND THE COUNTY OF JAMES CITY, VIRGINIA ON AUGUST 21, 2006 AS INSTRUMENT NO. 63434.

OWNER'S CERTIFICATE

THE RE-SUBDIVISION OF TAX ASSESSOR'S PARCEL'S 408-04-00-005 AND 408-04-00-006 AS SHOWN ON THIS PLAT IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRE OF THE UNDERSIGNED OWNERS, PROPRIETORS AND OR TRUSTEE(S).

Donald M. Janderup 9/18/20
DONALD M. JANDERUP DATE

Kathleen M. Janderup 9/18/2020
KATHLEEN M. JANDERUP DATE

CERTIFICATE OF NOTARIZATION

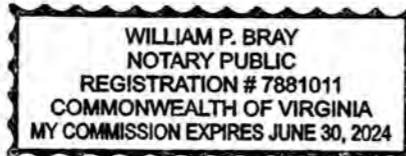
STATE OF VIRGINIA, CITY/COUNTY OF James City
TO-WIT:

I, William P. Bray 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 18th DAY OF September, 2020.

MY COMMISSION EXPIRES June 30, 2024

William P. Bray
NOTARY PUBLIC
NOTARY REGISTRATION NUMBER: 7881011



CERTIFICATE OF NOTARIZATION

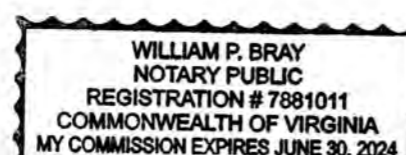
STATE OF VIRGINIA, CITY/COUNTY OF James City
TO-WIT:

I, William P. Bray 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.

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MY COMMISSION EXPIRES June 30, 2024

William P. Bray
NOTARY PUBLIC
NOTARY REGISTRATION NUMBER: 7881011



SURVEYOR'S CERTIFICATE

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

Samuel J. Bickers, L.S. #002304 8-27-19 DATE

OWNER'S CERTIFICATE

THE RE-SUBDIVISION OF TAX ASSESSOR'S PARCEL'S 408-04-00-005 AND 408-04-00-006 AS SHOWN ON THIS PLAT IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRE OF THE UNDERSIGNED OWNERS, PROPRIETORS AND OR TRUSTEE(S).

Victor S. Torres 09/18/2020 DATE

Guyaine Torres 09/18/2020 DATE

CERTIFICATE OF NOTARIZATION

STATE OF VIRGINIA, CITY/COUNTY OF James City
TO-WIT:

I, William P. Bray 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 18th DAY OF September, 2020.

MY COMMISSION EXPIRES June 30, 2024

William P. Bray
NOTARY PUBLIC
NOTARY REGISTRATION NUMBER: 7881011



CERTIFICATE OF NOTARIZATION

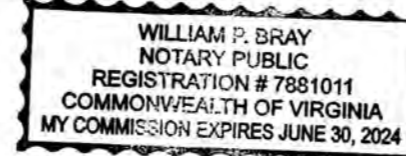
STATE OF VIRGINIA, CITY/COUNTY OF James City
TO-WIT:

I, William P. Bray 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 18th DAY OF September, 2020.

MY COMMISSION EXPIRES June 30, 2024

William P. Bray
NOTARY PUBLIC
NOTARY REGISTRATION NUMBER: 7881011



TRUSTEES CONSENT AND DEDICATION (JANDERUP PARCEL)

Jennifer Register 9/21/20 DATE
TRUSTEE - JENNIFER REGISTER
DEED OF TRUST DATED AUGUST 26, 2015
INSTRUMENT NO.: 152178
BENEFICIARY: 1ST ADVANTAGE FEDERAL CREDIT UNION

CERTIFICATE OF NOTARIZATION

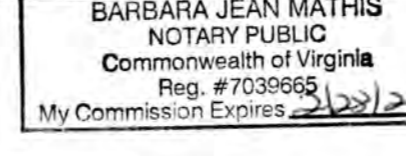
STATE OF VIRGINIA, CITY/COUNTY OF York
TO-WIT:

I, Barbara Jean Mathis 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.

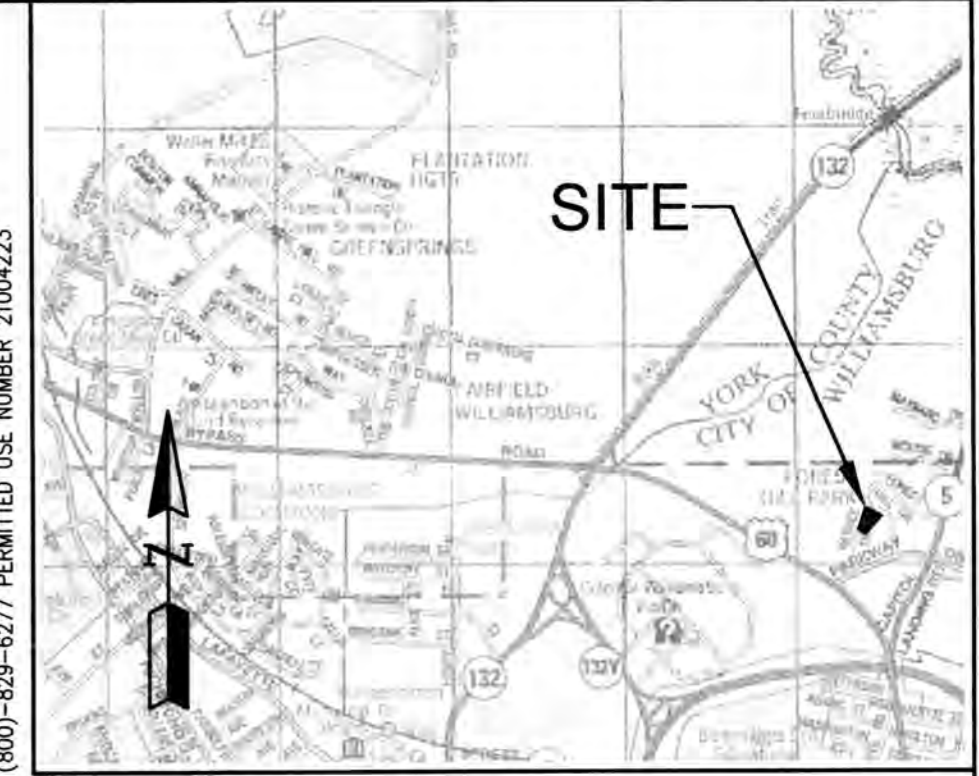
GIVEN UNDER MY HAND THIS 21st DAY OF September, 2020.

MY COMMISSION EXPIRES Feb 28, 2021

Barbara Jean Mathis
NOTARY PUBLIC
NOTARY REGISTRATION NUMBER: 7039665



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



VICINITY MAP
SCALE 1"=2000'

TRUSTEES CONSENT AND DEDICATION (TORRES PARCEL)

Melinda Clayton DATE
TRUSTEE - MELINDA CLAYTON
DEED OF TRUST DATED OCTOBER 31, 2012
INSTRUMENT NO.: 122221
BENEFICIARY: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC.

CERTIFICATE OF NOTARIZATION

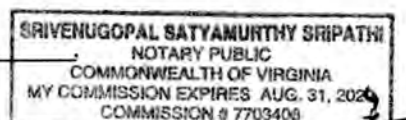
STATE OF VIRGINIA, CITY/COUNTY OF Fairfax
TO-WIT:

I, Srivenugopal Satyanurthy Srirani 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 24th DAY OF September, 2020.

MY COMMISSION EXPIRES 08/31/2024

Srivenugopal Satyanurthy Srirani
NOTARY PUBLIC
NOTARY REGISTRATION NUMBER: 7703406



CERTIFICATE OF APPROVAL

THIS RE-SUBDIVISION OF TAX ASSESSOR'S PARCEL'S 408-04-00-006 AND 408-04-00-005 IS APPROVED BY THE UNDERSIGNED IN ACCORDANCE WITH EXISTING SUBDIVISION REGULATIONS AND MAY BE ADMITTED TO RECORD.

Christopher M. Hunsby 10-27-20 DATE
SUBDIVISION AGENT OF THE CITY OF WILLIAMSBURG

STATE OF VIRGINIA
CITY OF WILLIAMSBURG & COUNTY OF JAMES CITY CIRCUIT COURT.

THIS 16th 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

Table with 4 columns: Rev., Date, Description, Revised By.



5248 Olde Towne Road, Suite 1
Williamsburg, Virginia 23188
Phone: (757) 253-0040
Fax: (757) 220-8994
www.aesva.com

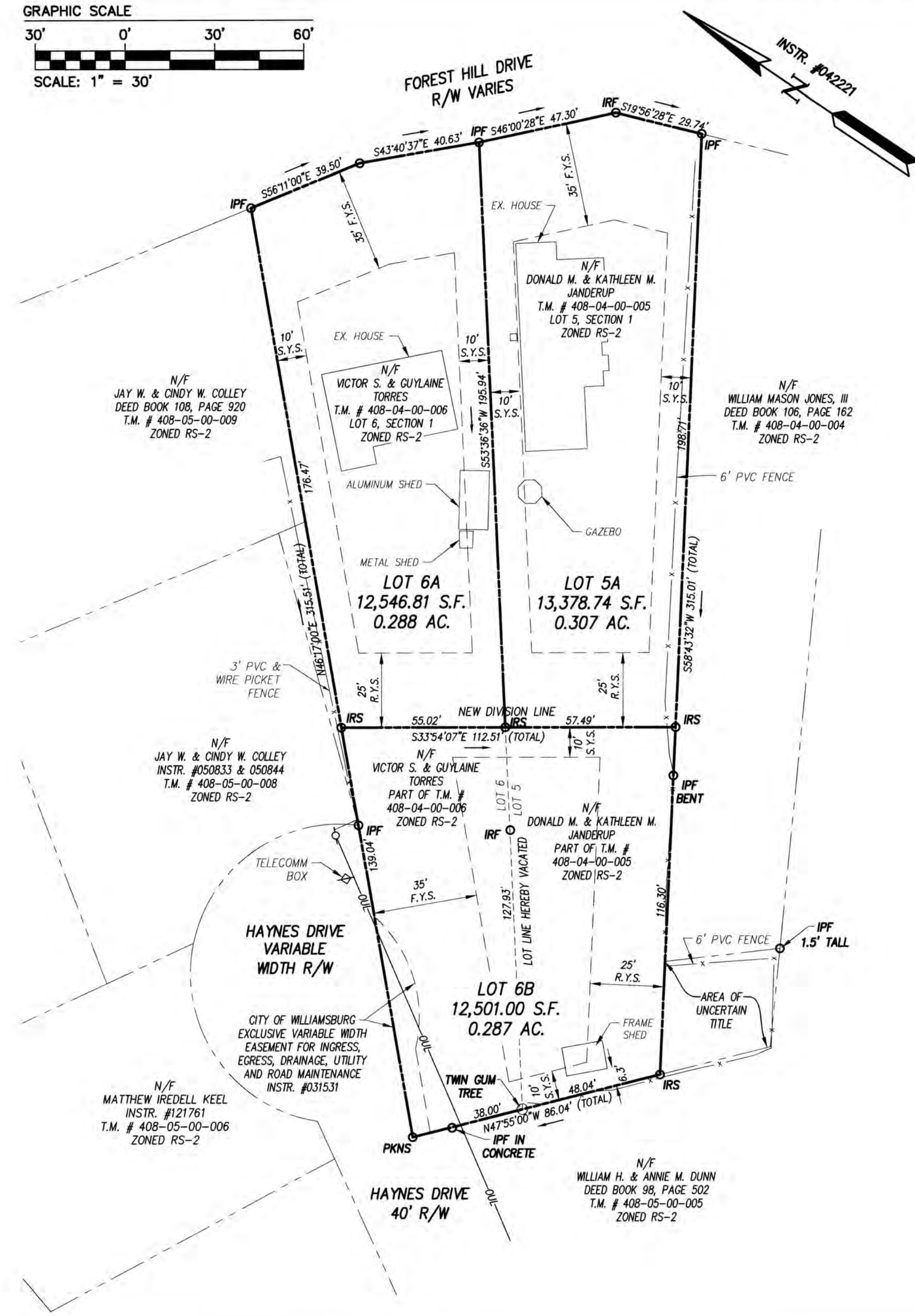
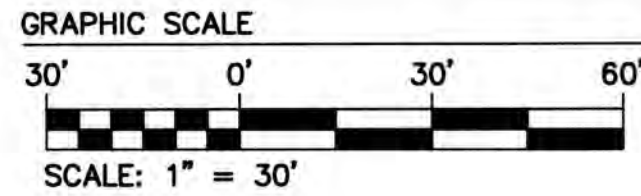
Hampton Roads | Central Virginia | Middle Peninsula

PLAT OF SURVEY SHOWING THE RE-SUBDIVISION OF TAX ASSESSOR'S PARCEL'S 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: 1"=30' Date: 8/27/2019
Sheet Number: 1 of 2



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  
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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:	1"=30'
Date:	8/27/2019
Sheet Number	2 of 2