

**SOURCE OF TITLE:**  
 LOT 3 AS SHOWN HEREON WAS CONVEYED TO NICOLA COSTA FROM S.J. BAKER, EXECUTOR FOR THE ESTATE OF EDITH B. HAYAS BY DEED DATED APRIL 14, 1997 AND OF RECORD AS INSTRUMENT # 970006922.  
 LOT 4 AS SHOWN HEREON WAS CONVEYED TO DENIS G. & MAUREEN B. ORTON FROM JOHN P. AND JAMET L. WEBER BY DEED DATED NOVEMBER 7, 1975 AND OF RECORD IN DEED BOOK 164, PAGE 815.  
 ALL AS RECORDED AT THE OFFICE OF THE CLERK OF THE CIRCUIT COURT FOR THE CITY OF WILLIAMSBURG AND JAMES CITY COUNTY

**FLOOD CERTIFICATION:**  
 Property shown hereon appears to be in flood hazard Zone "X", (areas outside the 500 year flood plain), as shown on community panel # 510 201 0045B which was prepared by the Federal Emergency Management Agency.  
 Said panel has an effective of February 6, 1991.

**STATE OF VIRGINIA, COUNTY OF JAMES CITY:**

I, Jaqueline I. COFFMAN, 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 WRITING BELOW HAVE ACKNOWLEDGED THE SAME BEFORE ME IN MY CITY OR COUNTY AFORESAID.  
 GIVEN UNDER MY HAND THIS 1st DAY OF March, 2005.  
 MY COMMISSION EXPIRES: 6/30/05  
 SIGNED: Jaqueline I. Coffman

**OWNER'S CONSENT:**

THIS Adjustment IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE WISHES AND DESIRES OF THE UNDERSIGNED OWNERS:  
 SIGNED: Nicola Costa  
 SIGNED: Denis G. Orton  
 SIGNED: Maureen B. Orton

**CERTIFICATE OF APPROVAL:**

THIS Adjustment IS APPROVED BY THE UNDERSIGNED IN ACCORDANCE WITH EXISTING REGULATIONS AND MAY BE COMMITTED TO RECORD.

**AGENT OF GOVERNING BODY:**

SIGNED: [Signature] DATE: 2/16/05

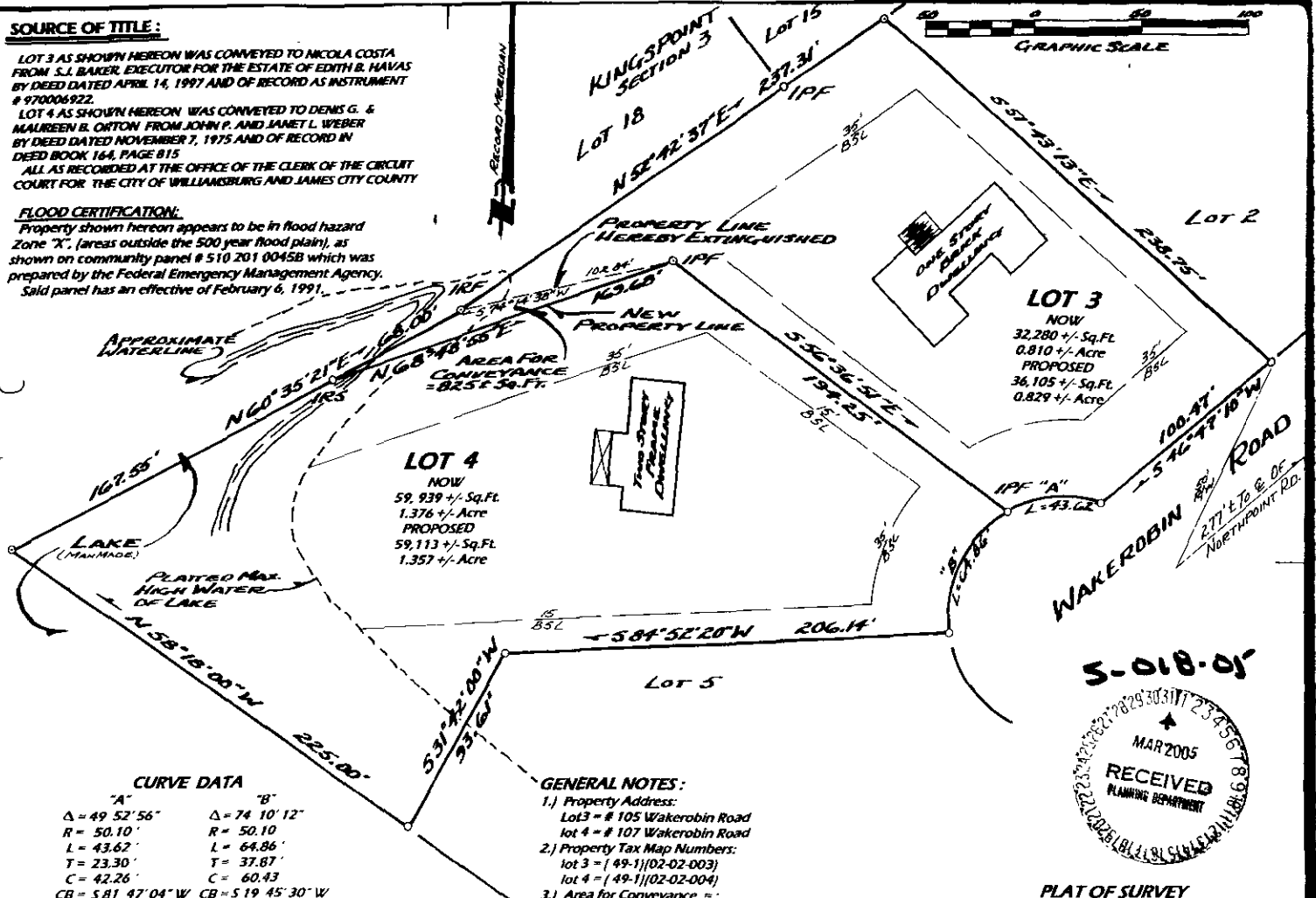
**SURVEYOR'S CERTIFICATE:**

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 COUNTY OF JAMES CITY, VIRGINIA, REGARDING THE PLATING OF SUBDIVISIONS WITHIN THE COUNTY.

SIGNED: [Signature] DATE: Feb 22, 2005



**SPEARMAN & ASSOCIATES, P.C.**  
 SURVEYORS & PLANNERS  
 5682-A MOORETOWN ROAD --- WILLIAMSBURG, VA. 23186  
 (757) 253-8720

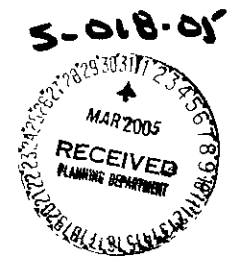


**CURVE DATA**

"A"	"B"
Δ = 49° 52' 56"	Δ = 74° 10' 12"
R = 50.10'	R = 50.10'
L = 43.62'	L = 64.86'
T = 23.30'	T = 37.87'
C = 42.26'	C = 60.43'
CB = 581° 47' 04" W	CB = 519° 45' 30" W

- GENERAL NOTES:**
- 1.) Property Address:  
 Lot 3 = # 105 Wakerobin Road  
 Lot 4 = # 107 Wakerobin Road
  - 2.) Property Tax Map Numbers:  
 lot 3 = (49-1)(02-02-003)  
 lot 4 = (49-1)(02-02-004)
  - 3.) Area for Conveyance =:  
 825 +/- Sq. Ft.  
 0.019 +/- Acre
  - 4.) Dwelling locations shown are By others.
  - 5.) Unless shown as IPF, IRF or IRS, corners are per record data and therefore this Plat does not constitute a full survey in the field
  - 6.) Record plat shows a 10' drainage & utility easement centered on all Property Lines. That easement is hereby vacated on The extinguished line and re-established 5' On either side of the new Property Line.

- LEGEND:**
- IPF = IRON PIPE FOUND
  - IFS = IRON PIPE SET
  - IRP = IRON ROD FOUND
  - IRS = IRON ROD SET
  - BSL = BLDG. SETBACK LINE
  - TAMP = TAX MAP
  - ⊙ = SOIL TEST HOLE (IF APPLICABLE)
  - CMF = CONC. FOUND
  - CMS = CONC. SET



**PLAT OF SURVEY**  
 TO ACCOMPANY A PROPERTY LINE ADJUSTMENT BETWEEN THE PROPERTIES OF **NICOLA COSTA** AND **DENIS G. & MAUREEN B. ORTON** BEING **LOTS 3 & 4, SECTION 2, KINGSPONT** LOCATED IN JAMESTOWN DISTRICT JAMES CITY COUNTY, VIRGINIA  
 SCALE: 1" = 50'  
 DATE: FEBRUARY 22, 2005

JO# 9524 --- FB 7