

SOURCE OF TITLE:

TITLE TO THE LAND SHOWN HEREON WAS GRANTED BY WILL DATED DECEMBER 15, 1959 AND RECORDED IN WILL BOOK 8, PAGE 76 AT THE CLERK OF THE CIRCUIT COURT'S OFFICE IN THE WILLIAMSBURG/JAMES CITY COUNTY COURTHOUSE AS REQUIRED BY LAW.

DEVELOPMENT NOTES:

1. PROPERTY IS ZONED "A-1".
2. PROPERTY IS SHOWN ON TAX MAP # (4-1) (1-17) & (4-2) (1-3).
3. TOTAL AREA SUBDIVIDED = 43.457 ACRES +/-
 - a. AREA IN LOTS = 33.199 ACRES +/- (76.4% OF TOTAL)
 - b. AREA IN RIGHT-OF-WAYS = 3.584 ACRES +/- (8.2% OF TOTAL)
 - c. RECREATION AREA & ACCESS EASEMENTS = 2.538 ACRES +/- (5.8% OF TOTAL)
 - d. RESERVED AREA = 3.409 ACRES +/- (7.8% OF TOTAL)
 - e. AREA OF WELL LOT = 0.627 ACRES +/- (1.4% OF TOTAL)
4. MINIMUM LOT SIZE = 40,000 SQ. FT.
5. AVERAGE LOT SIZE = 60,256.19 SQ. FT. +/- OR 1.383 ACRES +/-
6. BUILDING SETBACK REQUIREMENTS (BY ORDINANCE): FRONT = 35' MIN. SIDES = 15' MIN. REAR = 35' MIN.

STATE OF VIRGINIA, COUNTY OF JAMES CITY:

I, Ronald W. Eads, A NOTARY PUBLIC, DO HEREBY CERTIFY THAT THE PERSON(S) WHOSE NAME(S) IS (ARE) SIGNED TO THE WRITING BELOW HAS ACKNOWLEDGED THE SAME BEFORE ME IN MY COUNTY AFORESAID.

GIVEN UNDER MY HAND THIS 17TH DAY OF FEBRUARY, 1987.

SIGNED: Ronald W. Eads

MY COMMISSION EXPIRES: August 29, 1989.

OWNERS CONSENT:

THIS SUBDIVISION IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE WISHES AND DESIRES OF THE UNDERSIGNED OWNER(S).

WILKINSON DEVELOPMENT COMPANY

BY: Ronald Wilkinson

BY: Howard V. Madison

CERTIFICATE OF APPROVAL:

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

AGENT OF GOVERNING BODY:

SIGNED: [Signature] DATE: 12/12/87

HEALTH DEPARTMENT:

SIGNED: D.P. Price DATE: 10-16-87

HIGHWAY DEPARTMENT:

SIGNED: G. N. Hall DATE: 10-19-87

SURVEYORS CERTIFICATE:

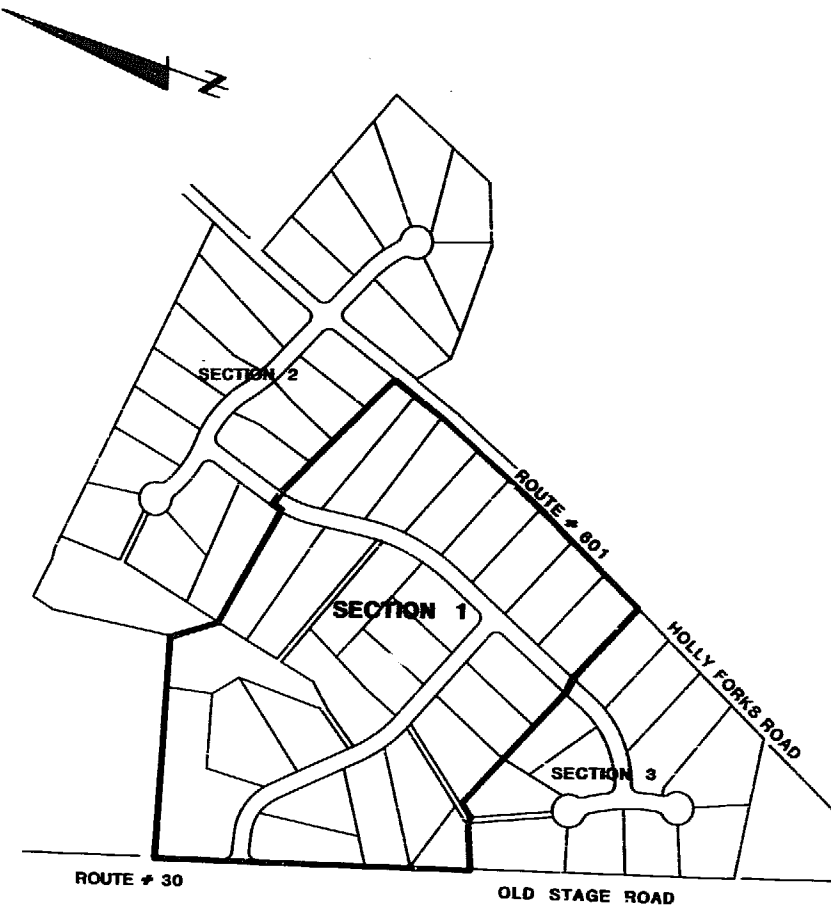
I HEREBY CERTIFY THAT TO THE BEST OF MY KNOWLEDGE AND BELIEF ALL THE REQUIREMENTS FOR THE PLATTING OF SUBDIVISIONS IN THE COUNTY OF JAMES CITY HAVE BEEN COMPLIED WITH.

ALSO, THAT THIS PLAT IS CORRECT AND COMPLIES WITH THE MINIMUM STANDARDS ESTABLISHED BY THE VIRGINIA STATE BOARD OF ARCHITECTS, PROFESSIONAL ENGINEERS, LAND SURVEYORS AND CERTIFIED LANDSCAPE ARCHITECTS.

GIVEN UNDER MY HAND THIS 19TH DAY OF FEBRUARY, 1987.



Roger B. Spearman



- LOTS MUST BE 150' WIDE AT THE FRONT BUILDING SETBACK.
7. ALL UTILITIES ARE TO BE PLACED UNDERGROUND. EXISTING OVERHEAD UTILITY LINES ALONG S.R. #30 ARE TO BE RELOCATED UNDERGROUND.
 8. LOTS ARE TO BE SERVED BY PUBLIC WATER & INDIVIDUAL SEPTIC TANKS & DRAINFIELDS.
 9. PROPOSED SEPTIC TANK & DRAINFIELD LOCATIONS ARE PER PERMITS ON FILE WITH THE JAMES CITY COUNTY HEALTH DEPARTMENT. DATA FOR SAID PERMITS WERE PROVIDED BY LARRY W. MADISON, SR. - SOIL SCIENTIST.
 10. DEVELOPER: WILKINSON DEVELOPMENT COMPANY
175 WEST QUEENS DRIVE
WILLIAMSBURG, VIRGINIA
 11. THE STREETS AND ROADS SHOWN HEREON AND ON SHEET # 2 SHALL BE CONSTRUCTED TO VDH & T STANDARDS AND ARE HEREBY OFFERED FOR DEDICATION TO THE COUNTY OF JAMES CITY AND/OR VDH & T FOR INCLUSION INTO THEIR SECONDARY ROAD SYSTEM.
 12. "UTILITY" EASEMENTS SHOWN ARE HEREBY DEDICATED TO THE JAMES CITY SERVICE AUTHORITY FOR THE PUBLIC USE.
 13. "DRAINAGE" EASEMENTS AS SHOWN ARE HEREBY DEDICATED TO THE VIRGINIA DEPT. OF HIGHWAYS & TRANSPORTATION. ALL OTHER UTILITIES OR COMPANIES SHALL SECURE EASEMENTS BY SEPARATE INSTRUMENTS AND/OR PLATS.

**SUBDIVISION PLAT
FOR A SUBDIVISION BEING
"KING'S VILLAGE"
SECTION 1**

LOCATED
JAMES CITY COUNTY, VIRGINIA
SCALE: 1"=400' DATE: JANUARY 31, 1987

OWNER/DEVELOPER
WILKINSON DEVELOPMENT COMPANY

PREPARED BY
SPEARMAN & ASSOC., INC. LAND SURVEYING
P.O. BOX # 1244
WILLIAMSBURG, VIRGINIA - 23187

3:16 p.m.
5th of Dec 1987
377-465
Nikole Award

