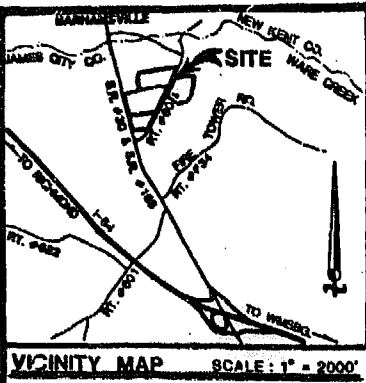


SOURCE OF TITLE:

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:

- PROPERTY IS ZONED "A-1".
- PROPERTY IS SHOWN ON TAX MAP # (4-1) (1-17) & (4-2) (1-3).
- TOTAL AREA SUBDIVIDED = 15,908 ACRES +/-
 - a. AREA IN LOTS = 14,210 ACRES +/- (89.3% OF TOTAL)
 - b. AREA IN RIGHT-OF-WAYS = 1,546 ACRES +/- (9.7% OF TOTAL)
 - c. ACCESS EASEMENTS = 0.15 ACRES +/- (0.9% OF TOTAL)
- MINIMUM LOT SIZE = 40,000 SQ. FT.
- AVERAGE LOT SIZE = 68,271.80 SQ. FT. +/- OR 1.292 ACRES +/-
- BUILDING SETBACK REQUIREMENTS (BY ORDINANCE): FRONT = 35' MIN. SIDES = 15' MIN. REAR = 35' MIN.
 - LOTS MUST BE 150' WIDE AT THE FRONT BUILDING SETBACK.
 - ALL UTILITIES ARE TO BE PLACED UNDERGROUND.
- LOTS ARE TO BE SERVED BY PUBLIC WATER & INDIVIDUAL SEPTIC TANKS & DRAINFIELDS.
- 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.
- DEVELOPER: WILKINSON DEVELOPMENT COMPANY
175 WEST QUEENS DRIVE
WILLIAMSBURG, VIRGINIA
- THE STREETS AND ROADS SHOWN HEREON AND ON SHEET # 2 SHALL BE CONSTRUCTED TO V.D.O.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.
- "UTILITY" EASEMENTS SHOWN ARE HEREBY DEDICATED TO THE JAMES CITY SERVICE AUTHORITY FOR THE PUBLIC USE.
- "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.

STATE OF VIRGINIA, COUNTY OF JAMES CITY:

I, Jackie S. Bell, 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 27th DAY OF March, 1989.

SIGNED: Jackie S. Bell
Commissioner as Jackie S. Bell
MY COMMISSION EXPIRES: July 4, 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: Richard F. Wilkinson
BY: Howard P. Wilkinson

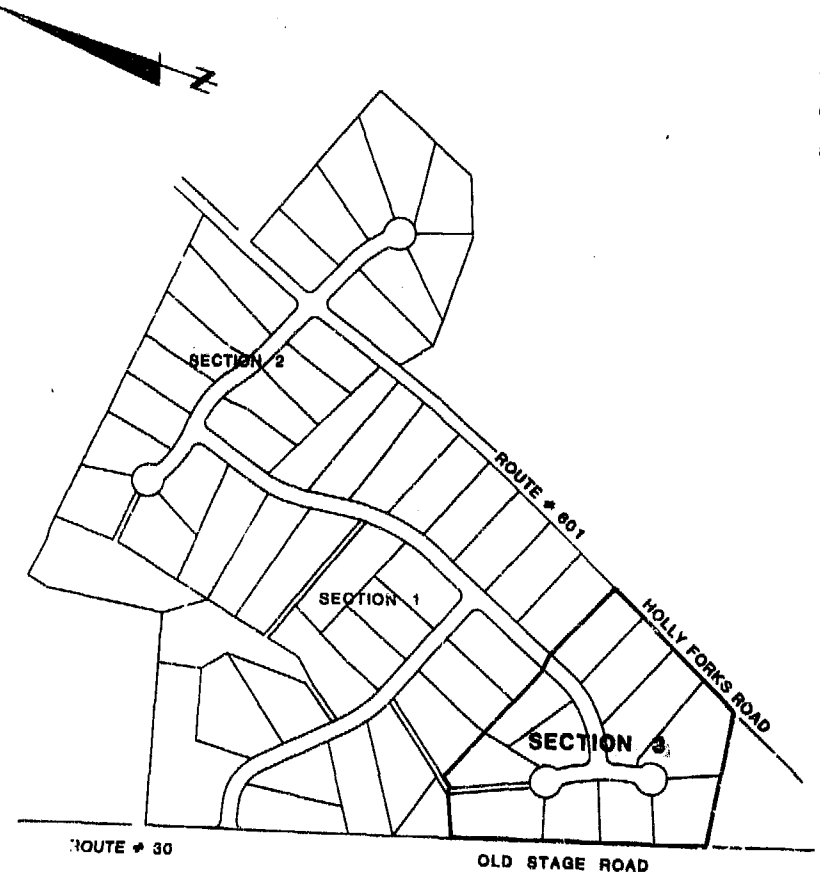
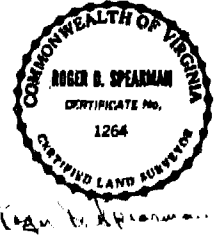
CERTIFICATE OF APPROVAL:

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

AGENT OF GOVERNING BODY:
SIGNED: W. J. Myers DATE: 2/8/89
HEALTH DEPARTMENT:
SIGNED: James H. Bowles DATE: 3-16-89
HIGHWAY DEPARTMENT:
SIGNED: J. D. Hall DATE: 3-13-89

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 _____ DAY OF _____



SUBDIVISION PLAT FOR A SUBDIVISION BEING "KINGS VILLAGE" SECTION 3

LOCATED JAMES CITY COUNTY, VIRGINIA
SCALE: 1"=400' DATE: NOVEMBER 16, 1987
OWNER/DEVELOPER
WILKINSON DEVELOPMENT COMPANY

PREPARED BY
SPEARMAN & ASSOC., INC. - LAND SURVEYING
#489 McLAUREN CIRCLE - BUSCH CORPORATE CENTER
WILLIAMSBURG, VIRGINIA - 23185
(804)253-8720 - PENINSULA 886-8571

Recorded 11/29 day of Jan 1989
in 486 pages 727
By Roger B. Spearman
by Dawn B. Thair Clerk

Recorded 9 day of Dec 1989
in 52 pages 87-88
P. B. No. 52
by Charles H. ... Clerk