



REFERENCES:
 INSTRUMENT NO. 010020540
 P.B. 12, PG. 348

NOTES:

1. NONE OF THE AREA CONTAINED IN THIS SUBDIVISION IS WITHIN A RESOURCE PROTECTION AREA OR RESOURCE MANAGEMENT AREA.
2. YORK COUNTY PRIMARY GEODETIC CONTROL NETWORK MONUMENT NO.120 IS LOCATED AT THE INTERSECTION OF STATE ROUTE 171 & U.S. ROUTE 17.
 X=12078735.772
 Y=3572959.931
3. GPIN: S03C-0647-0411
 PARCEL NO. 36-02-16-000C
4. THIS PROPERTY ZONED GB (GENERAL BUSINESS)
5. THIS PROPERTY IS IN FLOOD ZONE X AS INDICATED ON THE FLOOD INSURANCE RATE MAP FOR YORK COUNTY VIRGINIA HAVING COMMUNITY PANEL NUMBER 510182 0039B DATED 12/16/88.
6. AREA OF PARCEL 16C-1 = 1.878 ACRES
 AREA OF PARCEL 16C-2 = 2.122 ACRES
 TOTAL AREA SUBDIVIDED = 4.000 ACRES
7. MINIMUM BUILDING SETBACKS:
 FRONT SETBACK = 45'
 SIDE SETBACK = 10'
 REAR SETBACK = 10'
 MAX BUILDING HEIGHT = 50'
8. SIGHT EASEMENTS AT EACH STREET INTERSECTION, AS SHOWN ON THIS PLAT, ARE HEREBY CONVEYED TO YORK COUNTY, PURSUANT TO THE PROVISIONS OF SECTION 20.5-101, YORK COUNTY CODE. NO SIGN, PLANTING, STRUCTURES OR OTHER OBSTRUCTIONS WHICH OBSCURE OR IMPEDE SIGHT LINES BETWEEN THREE (3) FEET AND SIX (6) FEET IN HEIGHT SHALL BE ALLOWED WITHIN THESE EASEMENT AREAS. THE COUNTY SHALL HAVE THE RIGHT AT ANY TIME TO ENTER INTO THE SIGHT EASEMENT AREAS TO REMOVE ANY OBJECT, MATERIAL OR OTHER OBSTRUCTION THAT HINDERS CLEAR SIGHT ACROSS THE AREA.

PLAT OF SUBDIVISION
 THE VILLAGES OF KILN CREEK
CORPORATE CENTER 16C
 BETHEL MAGISTERIAL DISTRICT
 COUNTY OF YORK, VIRGINIA

DATE: 02/01/02 SHEET 1 OF 2 SCALE: N/A
 PROJECT NO: 31121.00 DRAWN BY: DWP

VHB Vanasse Hangen Brustlin, Inc.
 Transportation Land Development Environmental Services
 11832 Rock Landing Drive, Suite 203
 Newport News, Virginia 23606-4231
 (757) 873-3386 • FAX (757) 873-0757

OWNER'S CONSENT

THE PLATTING OF THE LAND HEREON SHOWN IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNERS AND PROPRIETORS.

YORK HOSPITALITY, INC., A VIRGINIA CORPORATION.

BY: Hemantrai R. Desai 07/09/2002
 MR. HEMANTRAI R. DESAI PRESIDENT DATE

CERTIFICATE OF NOTARIZATION
 COMMONWEALTH OF VIRGINIA

I, Beverly H. Black, A NOTARY PUBLIC IN AND FOR THE State of Virginia, DO HEREBY CERTIFY THAT THE ABOVE NAMED PERSON WHOSE NAME IS SIGNED TO THE FOREGOING WRITING HAS ACKNOWLEDGED THE SAME BEFORE ME IN MY JURISDICTION AFORESAID.
 GIVEN UNDER MY HAND THIS 9th DAY OF July, 2002.

Beverly H. Black
 NOTARY PUBLIC

MY COMMISSION EXPIRES 4/30/04

TRUSTEE'S CONSENT

THE PLATTING OF THE LAND HEREON SHOWN IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED TRUSTEES, EITHER OF WHOM MAY ACT.

THE OLD POINT NATIONAL BANK OF PHOEBUS
 DEED OF TRUST DATED DECEMBER 10, 2001
 INSTRUMENT NO. 010020541, PAGE 0511

CONSENTED TO:

BY: Eugene M. Jordan II 6/12/02
 EUGENE M. JORDAN II DATE

BY: Cary B. PFS 6/12/02
 CARY B. PFS DATE

CERTIFICATE OF NOTARIZATION
 COMMONWEALTH OF VIRGINIA

I, Jennifer Heigley, A NOTARY PUBLIC IN AND FOR THE State of Virginia, HEREBY CERTIFY THAT THE ABOVE NAMED PERSON WHOSE NAME IS SIGNED TO THE FOREGOING WRITING HAS ACKNOWLEDGED THE SAME BEFORE ME IN MY JURISDICTION AFORESAID.
 GIVEN UNDER MY HAND THIS 12th DAY OF June, 2002.

Jennifer Heigley
 NOTARY PUBLIC

MY COMMISSION EXPIRES 04/30/03

SURVEYOR'S CERTIFICATION

TO THE BEST OF MY KNOWLEDGE AND BELIEF, ALL THE REQUIREMENTS AS SET FORTH IN THE ORDINANCE FOR APPROVING PLATS OF SUBDIVISION IN THE COUNTY OF YORK, VIRGINIA HAVE BEEN COMPLIED WITH, INCLUDING A CLOSURE OF NOT LESS THAN 1' /20,000'. THIS IS TO CERTIFY THAT THE LAND EMBRACED IN THIS SUBDIVISION IS IN THE NAME OF YORK HOSPITALITY, INC. C/O MR. HEMANTRAI R. DESAI, AND WAS ACQUIRED FROM D & B VENTURE, L.C. BY DEED DATED DECEMBER 6, 2001, AND DULY RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF THE COUNTY OF YORK, VIRGINIA, AS INSTRUMENT NO. 010020540, PAGE 508. I CERTIFY THAT MONUMENTS AND IRON RODS AS SHOWN ON THIS PLAT WILL BE SET ON OR BEFORE JUNE 31, 2002.

David W. Andrea 6/6/02
 DAVID W. ANDREA DATE
 LAND SURVEYOR



UTILITIES NOTES

WATER: EACH LOT WITHIN THIS SUBDIVISION IS TO BE SERVED BY PUBLIC WATER PROVIDED BY THE CITY OF NEWPORT NEWS.

SEWER: EACH LOT WITHIN THIS SUBDIVISION IS TO BE SERVED BY PUBLIC SEWER PROVIDED BY THE COUNTY OF YORK.

APPROVED:
YORK COUNTY BOARD OF SUPERVISORS

BY: Al Maddalena
 PLAT APPROVING AGENT

DATE: 8/1/02

STATE OF VIRGINIA
 COUNTY OF YORK



IN THE CLERK'S OFFICE OF THE CIRCUIT COURT FOR THE COUNTY OF YORK, THE 32 DAY OF August, 2002. THIS MAP WAS PRESENTED AND ADMITTED TO RECORD AS THE LAW DIRECTS AS INSTRUMENT NO. 020017150.

TESTE: Lynn S. Jenkins
 CLERK

BY: Natalie Owens, D.C.