

NOW OR FORMERLY BERRANE ENTERPRISES INC.

**GEORGE WASHINGTON MEMORIAL HIGHWAY**  
**U.S. ROUTE 17 160' R/W**

ERROR OF CLOSURE: 0 (CALCULATED)

Plat Book No. 10 Page 593

Filed in the Clerk's Office, Circuit Court, York Co., Va.  
 the 17th day of October 1988

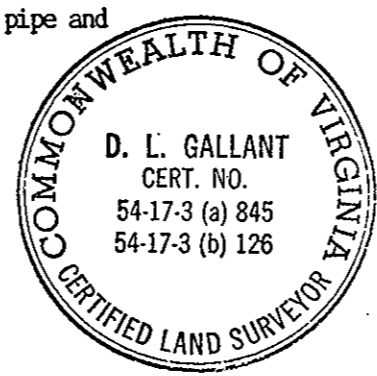
Teste:  
 Edith M. Elliott, Clerk  
*James D. Baysman* D.C.

**METES AND BOUNDS DESCRIPTION**  
 LOT A-1

The point or place of beginning being an iron pipe, is located northwesterly 180.42 feet along the arc of a curve along the westerly right-of-way line of U.S. Route 17 from the northeasterly corner of the property of the United States of America.

The point of beginning being established thusly; thence, departing the said right-of-way line of route 17, N 64° 46' 19" W a distance of 307.77 feet to an iron pipe, thence N 25° 13' 41" E a distance of 652.04 feet to an iron pipe, thence S 57° 08' 09" E a distance of 302.68 feet to a concrete monument on the westerly right-of-way line of U.S. Route 17, thence, along said right-of-way line S 25° 13' 41" W a distance of 224.98 feet to a concrete monument, thence along a curve to the left having a radius of 9,629.27 feet, an arc distance of 386.94 feet to an iron pipe and the point or place of beginning.

The above described property contains 4.3751 acres.



This survey is made for the benefit of Southern Farm Bureau Life Insurance Company.

"I hereby certify that this survey was made on the ground as per field notes and that the legal description shown hereon is correct; that this survey shows the location of all improvements and other matters on the subject property, shows the location of all easements and other matters of record affecting the subject property per legal description in such easements and other matters, and shows any other matters on the ground which may adversely affect the subject title; that there are no encroachments either way across the boundary lines of the subject property except as shown on the survey; that all utilities enter the subject property by way of public easements; that adequate ingress and egress to and from the subject property is provided by streets and dedicated public rights-of-way maintained by Virginia Department of Transportation; that the location of all improvements, if any, on the subject property is in accordance with all applicable zoning laws, applicable laws containing minimum set-back provisions, and covenants and restrictions of record; and that the subject property does not serve any adjoining properties for drainage, ingress and egress, or other purposes, except as shown."

*D. L. Gallant*  
 D. L. GALLANT  
 CERTIFIED LAND SURVEYOR

**DENOTES**

|      |                |
|------|----------------|
| ▲    | CLEANOUT       |
| ⊕    | C&P PEDESTAL   |
| ⊕    | FIRE HYDRANT   |
| ⊕    | LANDSCAPING    |
| ⊕    | LIGHT POLE     |
| ○    | MANHOLE        |
| —SS— | SANITARY SEWER |
| ---  | STORM SEWER    |
| ⊕    | TELEPHONE      |
| ⊕    | WATER METER    |
| ⊕    | YARD DRAIN     |

Lot A-1 is not located within the special Flood Hazard Area Designated as Zone A on the Flood Hazard Boundary Map prepared by the Federal Emergency Management Agency, Dated November 29, 1988.

#1215A THRU #1215X GEORGE WASHINGTON MEMORIAL HIGHWAY

**PLAT OF THE PROPERTY OF  
 KILN CREEK ASSOCIATES, L.P.  
 A VIRGINIA LIMITED PARTNERSHIP  
 PARCEL A-1  
 RESUBDIVISION OF PARCEL "A"  
 KILN CREEK CENTER  
 YORK COUNTY, VIRGINIA**

|                    |                    |                               |                   |
|--------------------|--------------------|-------------------------------|-------------------|
| JOB NO.<br>15066-L | DRAWN BY<br>C.L.S. | FIELD BOOK NO.<br>9248 K.C.C. | SCALE<br>1" = 40' |
|                    |                    | DATE<br>AUG. 25, 1988         |                   |

**COENEN & ASSOCIATES, INC.** ENGINEERS-PLANNERS-SURVEYORS  
 696 J. CLYDE MORRIS BLVD.-NEWPORT NEWS, VIRGINIA 23601