



LOCATION OF PRIMARY GEODETIC CONTROL NETWORK MONUMENT NO. 120.  
 X=12078735.772  
 Y=3572959.931

PLAT OF SUBDIVISION  
 THE VILLAGES OF KILN CREEK  
 SINGLE FAMILY AREA 3  
**TRADEWINDS**  
 COUNTY OF YORK, VIRGINIA

DATE: JAN. 27, 1992	SHEET 1 OF 3	SCALE: NONE
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**SLEDD, RUNEY & ASSOCIATES, P.C.**  
 ENGINEERS PLANNERS SURVEYORS  
 11832 ROCK LANDING DRIVE, SUITE 203  
 NEWPORT NEWS, VIRGINIA 23606  
 (804) 873-3386

THE PLATTING OF THE LAND HEREON SHOWN IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNERS AND PROPRIETORS.  
 KILN CREEK JOINT VENTURE, A VIRGINIA GENERAL PARTNERSHIP  
 BY: VILLAGES OF KILN CREEK LIMITED PARTNERSHIP  
 A VIRGINIA LIMITED PARTNERSHIP  
 BY: VKC, INC., GENERAL PARTNER

BY: Marilyn S. Deluca DATE: 9/28/92  
 MARILYN S. DELUCA  
 VICE PRESIDENT

I, LINDA S. ROBEY, A NOTARY PUBLIC IN AND FOR THE CITY OF NEWPORT NEWS 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 CITY AND STATE AFORESAID.  
 GIVEN UNDER MY HAND THIS 25 DAY OF July, 1992.

Linda S. Robey  
 NOTARY PUBLIC  
 MY COMMISSION EXPIRES 9/30/95

THE PLATTING OF THE LAND HEREON SHOWN IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRE OF THE UNDERSIGNED TRUSTEES.  
 CRESTAR BANK (FORMERLY UNITED VIRGINIA BANK)  
 D.B.602,PG.384;D.B.607,PG.406  
 CONSENTED TO:

ROBERT W. HEHL, TRUSTEE  
Robert W. Hehl  
 WILLIAM H. BANDY, TRUSTEE  
 (EITHER OF WHOM MAY ACT)

I, LINDA S. ROBEY, A NOTARY PUBLIC IN AND FOR THE CITY OF NEWPORT NEWS 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 CITY AND STATE AFORESAID.  
 GIVEN UNDER MY HAND THIS 28 DAY OF July, 1992.

Linda S. Robey  
 NOTARY PUBLIC  
 MY COMMISSION EXPIRES 9/30/95

COMMON AREA	2.0713 ACRES
AREA WITHIN LOTS	13.6099 ACRES
AREA WITHIN RIGHT-OF-WAY	3.7868 ACRES
TOTAL AREA	19.4680 ACRES

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 KILN CREEK JOINT VENTURE, A VIRGINIA GENERAL PARTNERSHIP ACQUIRED FROM VILLAGES OF KILN CREEK LIMITED PARTNERSHIP, A VIRGINIA LIMITED PARTNERSHIP BY DEED DATED JUNE 30, 1992, AND DULY RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF THE COUNTY OF YORK, VIRGINIA, IN DEED BOOK 670, PAGE 14. I CERTIFY THAT MONUMENTS AND IRON PIPES AS SHOWN ON THIS PLAT WILL BE SET ON, OR BEFORE 30 JUNE 1993.



UTILITIES NOTES  
 WATER: EACH LOT WITHIN THIS SUBDIVISION IS SERVED BY PUBLIC WATER PROVIDED BY THE CITY OF NEWPORT NEWS.  
 SEWER: EACH LOT WITHIN THIS SUBDIVISION IS SERVED BY PUBLIC SEWER PROVIDED BY THE COUNTY OF YORK.

LEGEND

- INDICATES IRON PIPE TO BE SET
- INDICATES MONUMENT TO BE SET
- INDICATES CURVE NO.
- INDICATES MINIMUM BUILDING SETBACK LINE
- INDICATES EASEMENTS HEREBY CONVEYED TO THE COUNTY OF YORK FOR DRAINAGE AND UTILITIES.
- INDICATES EASEMENTS HEREBY CONVEYED TO THE VIRGINIA DEPARTMENT OF TRANSPORTATION FOR DRAINAGE.

NOTES:

- THE RECORDATION OF THIS PLAT SHALL OPERATE TO TRANSFER, IN FEE SIMPLE, TO THE COUNTY OF YORK SUCH PORTION OF THE PREMISES PLATTED AS IS ON THE PLAT SET APART FOR STREETS, ALLEYS, OR OTHER PUBLIC USE AND TO TRANSFER TO THE COUNTY OF YORK ANY EASEMENT INDICATED ON THE PLAT FOR DRAINAGE AND/OR SANITARY SEWER TO CREATE A PUBLIC RIGHT OF PASSAGE OVER SAME.
- ALL DWELLING UNITS CONSTRUCTED IN THIS SUBDIVISION SHALL CONFORM TO THE RESIDENTIAL AREA DESIGN PARAMETERS ESTABLISHED BY YORK COUNTY BOARD OF SUPERVISORS IN ORDINANCE NO. 088-20(R-1).
- THIS PROPERTY IS ZONED PD-MRC.
- ALL EASEMENTS RESERVED BY VILLAGES OF KILN CREEK LIMITED PARTNERSHIP FOR LANDSCAPING, UTILITIES, IRRIGATION, AND DRAINAGE ARE TO BE USED FOR THE PURPOSES AND IN ACCORDANCE WITH THE PROVISIONS FOR SAME AS ARE SET FORTH IN THE DECLARATION OF COVENANTS AND RESTRICTIONS VILLAGES OF KILN CREEK (RECORDED IN DEED BOOK 545, PG. 245 et seq. IN THE CIRCUIT COURT FOR THE COUNTY OF YORK) INCLUDING BUT NOT LIMITED TO ARTICLE 7 THEREOF. THE LANDSCAPING EASEMENT SHOWN HEREON SHALL NOT BE USED IN ANY MANNER TO INHIBIT OR INTERFERE WITH THE RIGHTS OF INGRESS AND EGRESS OVER ANY PUBLIC OR PRIVATE STREET, NOW OR HEREAFTER PLACED ON THE PROPERTY.
- THE EXPRESS ENUMERATION OF EASEMENTS LISTED HEREON SHALL IN NO WAY LIMIT THE EASEMENTS RESERVED BY VILLAGES OF KILN CREEK LIMITED PARTNERSHIP AS DECLARANT IN THE AFORESAID DECLARATION. EASEMENTS ARE IN ADDITION TO THE EASEMENTS SET FORTH HEREON.
- TAX ASSESSOR'S NUMBER: TAX MAP 36, PARCEL 1
- NONE OF THE AREA CONTAINED IN THIS SUBDIVISION IS WITHIN A RESOURCE PROTECTION AREA OR RESOURCE MANAGEMENT AREA.

APPROVED:  
 YORK COUNTY BOARD OF SUPERVISORS  
 BY: J. Mark Porter  
 PLAT APPROVING AGENT  
 DATE: August 17, 1992

STATE OF VIRGINIA  
 COUNTY OF YORK  
 IN THE CLERK'S OFFICE OF THE CIRCUIT COURT FOR THE COUNTY OF YORK, THE 18 DAY OF August, 1992  
 THIS MAP WAS PRESENTED AND ADMITTED TO RECORD AS THE LAW DIRECTS IN PLAT BOOK 11, PAGE 522  
 TESTE: NANCY B. KANE, CLERK  
 CLERK  
 BY: Catherine Bender, D.P.