

VICINITY MAP: 1" = 2000'

PLAT OF SUBDIVISION
THE VILLAGES OF KILN CREEK
**THE SANCTUARY
AT KILN CREEK**
SECTION TWO
SINGLE FAMILY ATTACHED 1
YORK COUNTY, VIRGINIA

DATE: JAN. 3, 1994 SHEET 1 OF 3 SCALE: N/A

SRPA
SLEDD, RUNEY & ASSOCIATES, P.C.
ENGINEERS PLANNERS SURVEYORS
11832 ROCK LANDING DRIVE, SUITE 203
NEWPORT NEWS, VIRGINIA 23606
(804) 873-3386

- NOTES:
- NONE OF THE AREA CONTAINED IN THIS SUBDIVISION IS WITHIN A RESOURCE PROTECTION AREA OR RESOURCE MANAGEMENT AREA.
 - YORK COUNTY PRIMARY GEODETIC CONTROL NETWORK MONUMENT NO.120 IS LOCATED AT THE INTERSECTION OF STATE ROUTES 17 & 171.
X=12078735.772
Y=3572959.931
 - THIS PROPERTY IS ZONED PD-MRC.
 - PROPERTY IS PORTION OF ASSESSOR'S PARCEL NO. 36-1.
 - YORK COUNTY IS RESPONSIBLE FOR THE MAINTENANCE OF ONLY THE SANITARY SEWER WITHIN THE SANITARY EASEMENTS SHOWN HEREON. YORK COUNTY IS NOT RESPONSIBLE FOR THE MAINTENANCE OF ANY STREETS, OR STORM SEWER SYSTEM WITHIN THIS SUBDIVISION.
 - 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 THE SAME, UNLESS OTHERWISE NOTED ON THIS PLAT.

- ALL DWELLING UNITS CONSTRUCTED IN THIS SUBDIVISION SHALL CONFORM TO THE RESIDENTIAL AREA DESIGN PARAMETERS ESTABLISHED BY THE YORK COUNTY BOARD OF SUPERVISORS IN ORDINANCE NO. 088-20(R1).
- 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 SIGHT 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.

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

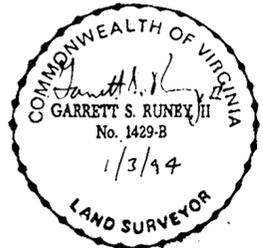
TERRY/PETERSON RESIDENTIAL TWO, L.L.C.
A VIRGINIA LIMITED LIABILITY COMPANY

BY: [Signature] 1/7/94
JOHN H. PETERSON, JR. DATE
OPERATING MANAGER

I, Delores M. Firnstahl, A NOTARY PUBLIC IN AND FOR THE City OF Va Beach, 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 7th DAY OF January, 1994.

Delores M. Firnstahl
NOTARY PUBLIC
MY COMMISSION EXPIRES 12/31/95

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 TERRY/PETERSON RESIDENTIAL TWO, L.L.C., A VIRGINIA LIMITED LIABILITY COMPANY, AND WAS ACQUIRED FROM KILN CREEK JOINT VENTURE, A VIRGINIA GENERAL PARTNERSHIP, BY DEED DATED DECEMBER 21, 1992, AND DULY RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF THE COUNTY OF YORK, VIRGINIA, IN DEED BOOK 700 PAGE 673. I CERTIFY THAT MONUMENTS AND IRON PIPES AS SHOWN ON THIS PLAT WILL BE SET ON OR BEFORE AUG. 2, 1995.



UTILITIES NOTES

WATER: EACH LOT WITHIN THIS SUBDIVISION IS SERVED BY PUBLIC WATER PROVIDED BY NEWPORT NEWS WATERWORKS.

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

- LEGEND
- INDICATES CONC. MON. TO BE SET
 - INDICATES IRON PIPE TO BE SET

CURVE DATA

CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHORD	BEARING
1	90°00'00"	20.00'	31.42'	20.00'	28.28'	N85°39'02"E
2	33°07'52"	70.00'	40.48'	20.82'	39.92'	S32°47'02"E
3	14°15'21"	110.00'	27.37'	13.76'	27.30'	N23°20'46"W
4	13°03'53"	110.00'	25.08'	12.60'	25.03'	N37°00'23"W
5	05°48'38"	110.00'	11.16'	5.58'	11.15'	N46°26'39"W
6	22°43'24"	50.00'	19.83'	10.05'	19.70'	N60°42'40"W
7	19°35'51"	50.00'	17.10'	8.64'	17.02'	N81°52'17"W
8	20°40'54"	50.00'	18.05'	9.12'	17.95'	S77°59'20"W
9	24°42'05"	50.00'	21.56'	10.95'	21.39'	S55°17'51"W
10	27°17'40"	50.00'	23.82'	12.14'	23.59'	S29°17'59"W
11	27°17'40"	50.00'	23.82'	12.14'	23.59'	S02°00'19"W
12	25°26'07"	50.00'	22.20'	11.28'	22.01'	S24°21'34"E
13	32°12'14"	50.00'	28.10'	14.43'	27.73'	S53°10'45"E
14	18°43'25"	50.00'	16.34'	8.24'	16.27'	S78°38'34"E
15	39°48'28"	50.00'	34.74'	18.10'	34.04'	N72°05'29"E
16	78°27'47"	25.00'	34.24'	20.41'	31.62'	S88°34'51"E
17	90°00'00"	20.00'	31.42'	20.00'	28.28'	S04°20'58"E

AREA TABULATIONS

LOT AREA	2.769 AC.
PRIVATE STREET AREA	0.589 AC.
TOTAL SUBDIVIDED AREA	3.358 AC.

THE PLATTING OF THE LAND HEREON SHOWN IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRE OF THE UNDERSIGNED TRUSTEES.
CRESTAR BANK
D.B.700, PG.683 & D.B.700, PG.691 12/23/92
CONSENTED TO:

ROBERT W. HEHL, TRUSTEE DATE
Harry B. Gibson 1/18/94
HARRY B. GIBSON, TRUSTEE DATE

(EITHER OF WHOM MAY ACT)

I, Bilene J. Shipp, A NOTARY PUBLIC IN AND FOR THE City OF Charlottesville, 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 18th DAY OF January, 1994.

Bilene J. Shipp
NOTARY PUBLIC
MY COMMISSION EXPIRES 8/31/95

APPROVED:
YORK COUNTY BOARD OF SUPERVISORS
BY: Mark Carter
PLAT APPROVING AGENT
DATE: SEPTEMBER 7, 1994

STATE OF VIRGINIA
COUNTY OF YORK

IN THE CLERK'S OFFICE OF THE CIRCUIT COURT FOR THE COUNTY OF YORK, THE 12th DAY OF Sept, 1994. THIS MAP WAS PRESENTED AND ADMITTED TO RECORD AS THE LAW DIRECTS IN PLAT BOOK 12, PAGE 136.
11:55

TESTE: Nancy B. Kane
CLERK
BY: [Signature]