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

DATE: 1/27/95	SHEET 3 OF 3	SCALE: 1" = 25'

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

COMMONWEALTH OF VIRGINIA
GARRETT S. RUNEY, JR.
No. 1429-B
1/27/95
LAND SURVEYOR

THE FAIRWAYS GROUP L.P
D.B 791, PG 73

P.B. 11, PG. 407

EXISTING VARIABLE WIDTH PRIVATE DRAINAGE EASEMENT D.B. 700, PG. 675 TERRY/PETERSON RESIDENTIAL TWO & CRESTAR BANK

25' LANDSCAPE BUFFER EASEMENT TO BE CONVEYED TO THE "SANCTUARY AT KILN CREEK COMMUNITY ASSOCIATION, INC."

N21°09'02"E 455.29' (TOTAL)

FUTURE DEVELOPMENT

MATCHLINE SEE SHEET 2

40

41

42

43

44

241.05'

S49° 20' 58"E

THE SANCTUARY AT KILN CREEK SECTION TWO P.B. 12, PGS. 136-138

69

70

S21°09'02"W 90.88'(TOTAL)

10' WATERLINE EASEMENT TO BE CONVEYED TO THE CITY OF NEWPORT NEWS

10.00' (TYP.)

90.88'(TOTAL) N21°09'02"E

24.26'

10.00'(TYP.)

20' MIN. BLDG. SETBACK (TYP.)

BRASSIE DRIVE (40' PRIVATE STREET)

6.00'

(12) (11) (10) (9) (8) (7) (6) (5) (4) (3)

N40°39'02"E 54.00'

40' SANITARY SEWER EASEMENT HEREBY CONVEYED TO THE COUNTY OF YORK. SEE NOTE 5, SHEET 1 OF 3.

S49° 20' 58"E 40.00'

N40°39'02"E 13.97'

40.02'

FUTURE DEVELOPMENT

MATCHLINE SEE SHEET 2

N68°50'58"W 100.00'

61 4,143 S.F.

N62°59'14"W 110.19'

62 5,012 S.F.

N45°08'46"W 111.61'

63 5,031 S.F.

N27°13'40"W 110.00'

64 3,822 S.F.

N28°19'14"W 100.84' 118.46'

65 4,258 S.F.

N36°14'28"W 106.07'

66 3,921 S.F.

N47°20'58"W (N.R.) 100.43'

67 3,606 S.F.

N47°20'58"W 100.58'

68 3,947 S.F.

S47°20'58"E 87.05'

35.09' S38°50'09"W 62.76'

27.67'

27.83' S50°32'29"W 65.91'

38.08'

17.62'

33.04' 47.53'

48.46' S42°39'02"W 158.07'

36.00'

26.08'

20.41' S04°20'58"E

EXISTING "SANCTUARY AT KILN CREEK COMMUNITY ASSOCIATION, INC." COMMON AREA P.B. 11, PG. 659-662

THE SANCTUARY AT KILN CREEK SECTION ONE P.B. 11, PG. 659-662

EXISTING "SANCTUARY AT KILN CREEK COMMUNITY ASSOCIATION, INC." 6' PEDESTRIAN EASEMENT P.B. 11, PG. 659-662

77 76 75 74 73

GRAPHIC SCALE

0 25 50 75

1 inch = 25 ft.

APPROVED:

YORK COUNTY BOARD OF SUPERVISORS

BY: John T. Klumpp, PE
PLAT APPROVING AGENT

DATE: 7-24-95

STATE OF VIRGINIA

COUNTY OF YORK

IN THE CLERK'S OFFICE OF THE CIRCUIT COURT FOR THE COUNTY OF YORK, THE 24th DAY OF July, 1995. THIS MAP WAS PRESENTED AND ADMITTED TO RECORD AS THE LAW DIRECTS IN PLAT BOOK 62, PAGE 270.

TESTE: Nancy B. Kane
CLERK

BY: Rachael R. Darouse DC