



- 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 ROUTES 17 & 171. X=12078735.772 Y=3572959.931
 3. PROPERTY IS PORTION OF ASSESSOR'S PARCEL NO. 36-4.
 4. 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 INDICATED.
 5. AREA OF RIGHT-OF-WAY DEDICATION = 4.470 ACRES
 6. THIS PROPERTY ZONED PD-MRC.
 7. 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(R-1).
 8. ALL COMMON AREA TO BE CONVEYED TO VILLAGES OF KILN CREEK OWNERS ASSOCIATION.
 9. 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.
 10. 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.

THE FAIRWAYS GROUP, L.P.

BY: Charles K. Staples 11/4/94
CHARLES K. STAPLES, PRESIDENT DATE

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 4th DAY OF NOVEMBER, 1994.

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

PLAT OF SUBDIVISION
THE VILLAGES OF KILN CREEK
AVERY WOODS
CORPORATE CENTER 7
COUNTY OF YORK, VIRGINIA

DATE: 8/23/94 SHEET 1 OF 4 SCALE: N/A
PROJECT NO: 93-001R DRAWN BY: PAUL MICHAEL

SRA SLEDD, RONEY & 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.

D & B VENTURE, L.C., A VIRGINIA LIMITED LIABILITY COMPANY
BY: R & M KILN CREEK, L.C., A VIRGINIA LIMITED LIABILITY COMPANY

BY: Marilyn S. DeLuca 11/1/94
MARILYN S. DELUCA, MANAGER DATE

I, Jennifer Wilson, A NOTARY PUBLIC IN AND FOR THE COUNTY OF LAUDAN, 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 COUNTY AND STATE AFORESAID. GIVEN UNDER MY HAND THIS 15th DAY OF NOVEMBER, 1994.

Jennifer Wilson
NOTARY PUBLIC
MY COMMISSION EXPIRES 12-31-98

THE PLATTING OF THE LAND HEREON SHOWN IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED DEVELOPER OF THE VILLAGES OF KILN CREEK PURSUANT TO SECTION 8.1 OF THE DECLARATION OF COVENANTS AND RESTRICTIONS.

KILN CREEK JOINT VENTURE, A VIRGINIA GENERAL PARTNERSHIP
BY: VILLAGES OF KILN CREEK LIMITED PARTNERSHIP, A VIRGINIA LIMITED PARTNERSHIP, GENERAL PARTNER
BY: VKC, INC., A VIRGINIA CORPORATION, GENERAL PARTNER

BY: Marilyn S. DeLuca 11/1/94
MARILYN S. DELUCA, VICE-PRESIDENT DATE

I, Jennifer Wilson, A NOTARY PUBLIC IN AND FOR THE COUNTY OF LAUDAN, 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 COUNTY AND STATE AFORESAID. GIVEN UNDER MY HAND THIS 15th DAY OF NOVEMBER, 1994.

Jennifer Wilson
NOTARY PUBLIC
MY COMMISSION EXPIRES 12-31-98

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.721, PG.42, 5/7/93) CONSENTED TO:

Alvin J. Owens 11/4/94
ALVIN J. OWENS, TRUSTEE DATE

STEPHEN A. EISENBERGER, TRUSTEE DATE
(EITHER OF WHOM MAY ACT)

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 D & B VENTURE, L.C., A VIRGINIA LIMITED LIABILITY COMPANY, AND WAS ACQUIRED FROM KILN CREEK JOINT VENTURE, A VIRGINIA GENERAL PARTNERSHIP, BY DEED DATED 7 MAY, 1993, AND DULY RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF THE COUNTY OF YORK, VIRGINIA, IN DEED BOOK 721, PG.29. I CERTIFY THAT MONUMENTS AND IRON PIPES AS SHOWN ON THIS PLAT WILL BE SET ON OR BEFORE OCTOBER 28, 1995.



AREA TABLE

AREA OF LOTS	17.987 AC.
AREA OF R/W	4.470 AC.
AREA OF COMMON AREA	2.315 AC.
TOTAL SUBDIVIDED AREA	24.772 AC.

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.

REFERENCE: SEE P.B. 12, PGS. 114 & 115 FOR PLAT OF CORPORATE CENTER 7 PARCEL BOUNDARY.

CURVE DATA

CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHORD	BEARING
1	85°19'59"	25.00'	37.23'	23.04'	33.89'	S55°44'31"W
2	85°19'59"	25.00'	37.23'	23.04'	33.89'	S29°35'28"E
3	21°35'07"	650.97'	245.24'	124.09'	243.80'	S87°36'57"W
4	09°20'02"	650.97'	106.05'	53.14'	105.93'	S76°55'28"E
5	07°23'57"	680.97'	87.94'	44.03'	87.88'	S88°22'13"W
6	08°28'50"	680.97'	100.79'	50.49'	100.70'	S83°41'23"E
7	90°00'00"	25.00'	39.27'	25.00'	35.36'	N31°55'28"W
8	90°00'00"	25.00'	39.27'	25.00'	35.36'	N58°04'32"E
9	90°23'19"	25.00'	39.44'	25.17'	35.48'	S32°07'03"E
10	90°00'00"	25.00'	39.27'	25.00'	35.36'	S58°04'32"W
11	72°37'13"	25.00'	31.69'	18.37'	29.61'	S66°45'55"W
12	67°41'26"	52.00'	61.43'	34.87'	57.92'	N64°18'02"E
13	58°23'34"	52.00'	53.00'	29.06'	50.73'	N52°39'28"W
14	58°23'34"	52.00'	53.00'	29.06'	50.73'	N05°44'06"E
15	68°08'39"	52.00'	61.85'	35.17'	58.26'	N69°00'12"E
16	05°16'44"	600.00'	55.28'	27.66'	55.26'	N13°12'00"W
17	07°09'35"	600.00'	74.98'	37.54'	74.93'	N06°58'51"W
18	10°39'12"	675.19'	125.54'	62.95'	125.36'	N07°44'56"E
19	06°33'46"	675.19'	100.91'	50.55'	100.81'	S01°51'33"E
20	NOT USED	NOT USED	NOT USED	NOT USED	NOT USED	NOT USED
21	06°04'23"	725.19'	76.87'	38.47'	76.83'	S10°02'25"W
22	06°04'21"	725.19'	76.86'	38.46'	76.82'	S03°58'03"W
23	06°04'21"	725.19'	76.86'	38.46'	76.82'	S02°06'18"E
24	00°59'58"	725.19'	12.65'	6.32'	12.65'	S05°38'27"E
25	93°23'17"	25.00'	40.75'	26.52'	36.39'	S40°33'13"W
26	90°00'00"	25.00'	39.27'	25.00'	35.36'	N51°08'26"W
27	49°30'26"	25.00'	21.60'	11.53'	20.94'	N59°06'21"E
28	40°47'53"	52.00'	37.03'	19.34'	36.25'	S54°45'04"W
29	58°23'34"	52.00'	53.00'	29.06'	50.73'	S75°39'12"E
30	58°20'21"	52.00'	52.95'	29.03'	50.69'	S17°17'15"E
31	58°23'34"	52.00'	53.00'	29.06'	50.73'	N41°04'43"E
32	63°05'31"	52.00'	57.26'	31.92'	54.41'	N78°10'45"W
33	49°30'26"	25.00'	21.60'	11.53'	20.94'	N71°23'13"W
34	03°56'52"	625.00'	43.06'	21.54'	43.06'	N85°50'00"E
35	07°52'44"	625.00'	85.95'	43.04'	85.88'	N88°15'12"W
36	32°49'39"	625.00'	358.09'	184.11'	353.22'	S67°54'00"E
37	11°23'37"	575.00'	114.34'	57.36'	114.15'	S87°03'20"E
38	13°51'13"	575.00'	139.03'	69.86'	138.69'	S74°25'55"E
39	15°44'11"	575.00'	157.92'	79.46'	157.43'	S59°38'13"E
40	95°12'57"	25.00'	41.55'	27.39'	36.93'	S04°09'39"E
41	99°11'35"	25.00'	43.28'	29.37'	38.07'	N78°55'02"E
42	76°30'15"	25.00'	33.38'	19.71'	30.96'	S04°14'32"E
43	95°12'57"	25.00'	41.55'	27.39'	36.93'	S88°56'42"E
44	23°31'45"	220.00'	90.35'	45.82'	89.71'	S17°33'22"W
45	57°38'42"	25.00'	25.15'	13.76'	24.10'	N23°01'52"W
46	73°06'05"	52.00'	66.34'	38.55'	61.94'	S15°18'10"E
47	77°39'15"	52.00'	70.48'	41.85'	65.21'	S60°04'30"W
48	58°23'34"	52.00'	53.00'	29.06'	50.73'	S51°54'05"E
49	69°09'01"	52.00'	62.76'	35.84'	59.02'	S11°52'13"W
50	43°32'43"	25.00'	19.00'	9.99'	18.55'	N24°40'22"E

CURVE DATA CONTINUED ON SHEET 2

I, Kevin S. Parker, A NOTARY PUBLIC IN AND FOR THE COUNTY OF YORK, 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 COUNTY AND STATE AFORESAID. GIVEN UNDER MY HAND THIS 4th DAY OF NOVEMBER, 1994.

Kevin S. Parker
NOTARY PUBLIC
MY COMMISSION EXPIRES 10/31/95

APPROVED:
YORK COUNTY BOARD OF SUPERVISORS

BY: John T. Quinn, PE
PLAT APPROVING AGENT

DATE: 12-11-95

STATE OF VIRGINIA
COUNTY OF YORK

IN THE CLERK'S OFFICE OF THE CIRCUIT COURT FOR THE COUNTY OF YORK, THE 11th DAY OF Dec, 1995. THIS MAP WAS PRESENTED AND ADMITTED TO RECORD AS THE LAW DIRECTS IN PLAT BOOK 12, PAGE 312-335

TESTE: Nancy B. Kane, Clerk
CLERK

BY: [Signature]