



- 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. 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.
 6. DRAINAGE AND UTILITY EASEMENTS CONVEYED TO THE COUNTY BY RECORDATION OF THIS PLAT SHALL BE EXCLUSIVE TO THE COUNTY, UNLESS OTHERWISE NOTED. CONVEYANCE OF SUCH EASEMENTS TO THE COUNTY ALSO INCLUDE: (1) THE RIGHT OF INGRESS AND EGRESS OVER THE OWNER'S LAND ADJACENT TO THE EASEMENT AS NECESSARY TO INSPECT, MAINTAIN AND OPERATE THE COUNTY'S FACILITIES WITHIN THE EASEMENT AND (2) THE RIGHT OF THE COUNTY TO ASSIGN TO OTHERS FROM TIME TO TIME THE RIGHT TO LOCATE FACILITIES THEREIN SERVING THE PUBLIC, INCLUDING, BUT NOT LIMITED TO, WATER, ELECTRIC, TELEPHONE, COMMUNICATIONS, AND GAS UTILITY FACILITIES.
 7. TOTAL SUBDIVIDED AREA= 11.145 AC.

PLAT OF SUBDIVISION
THE VILLAGES OF KILN CREEK
PARCEL B
CORPORATE CENTER 9
COUNTY OF YORK, VIRGINIA

DATE: 1/30/96 SHEET 1 OF 2 SCALE: N/A

PROJECT NO: 96-003 DRAWN BY: PAUL MICHAEL

SA SLEDD & 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: Richard D. Houser April 29, 1996
RICHARD D. HOUSER, MANAGER DATE

I, Dean H. Harmon, A NOTARY PUBLIC IN AND FOR THE County OF Arlington 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 29th DAY OF April, 1996.

Dean H. Harmon
NOTARY PUBLIC
MY COMMISSION EXPIRES 9/30/99.

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 JANUARY 30, 1997.



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.

THE PLATTING OF THE LAND HEREON SHOWN IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRE OF THE UNDERSIGNED TRUSTEE. INDUSTRIAL DEVELOPMENT AUTHORITY OF YORK COUNTY (D.B. 826, PG. 64, 7/16/94)

James W. Elliott
JAMES W. ELLIOTT, TRUSTEE

I, Ann N. Sample, 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 9th DAY OF MAY, 1996.

Ann N. Sample
NOTARY PUBLIC
MY COMMISSION EXPIRES August 31, 1997.

THE CONVEYANCE OF THE 2.694 ACRE PARCEL IDENTIFIED ON THIS PLAT AS PARCEL B1 FREE AND CLEAR OF A DISPUTED DEED OF TRUST LIEN IN FAVOR OF SUBURBAN GRADING AND UTILITIES, INC., RECORDED IN DEED BOOK 845, PAGE 397, HAS BEEN AUTHORIZED BY AN ORDER ENTERED MARCH 26, 1996, BY STEPHEN S. MITCHELL, UNITED STATES BANKRUPTCY JUDGE (E.D. VA.) IN THE CASES OF IN RE ROBERT DELUCA AND MARILYN DELUCA (NO. 95-11924) AND IN RE D&B VENTURE, L.C. (NO. 95-12084).

THE ABOVE STATEMENT WAS PROVIDED BY THE COUNTY ATTORNEY, COUNTY OF YORK, VIRGINIA.

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
ALVIN J. OWENS, TRUSTEE

STEPHEN A. EISENBERGER, TRUSTEE

(EITHER OF WHOM MAY ACT)

I, Mildred S. Shackelford, 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 30 DAY OF April, 1996.

Mildred S. Shackelford
NOTARY PUBLIC
MY COMMISSION EXPIRES May 31, 1999.

CURVE DATA

CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHORD	BEARING
1	03°46'46"	355.00'	23.42'	11.71'	23.41'	S09°19'58" W
2	41°36'06"	545.00'	395.72'	207.04'	387.08'	S09°34'44" E
3	04°55'49"	545.00'	46.90'	23.46'	46.88'	S32°50'42" E
4	06°01'36"	655.00'	68.90'	34.48'	68.86'	S32°17'48" E
5	89°21'20"	25.00'	38.99'	24.72'	35.16'	N73°57'40" W
6	22°08'44"	327.00'	126.39'	63.99'	125.60'	S72°26'02" W
7	09°26'08"	277.00'	45.62'	22.86'	45.57'	S78°47'20" W
8	90°00'00"	14.00'	21.99'	14.00'	19.80'	N29°04'16" E
9	90°00'00"	14.00'	21.99'	14.00'	19.80'	S60°55'44" E
10	12°42'36"	277.00'	61.45'	30.85'	61.32'	N67°42'58" E
11	91°44'28"	25.00'	40.03'	25.77'	35.89'	N15°29'26" E

APPROVED:
YORK COUNTY BOARD OF SUPERVISORS

BY: John T. Mann, PE
PLAT APPROVING AGENT

DATE: 5/30/96

STATE OF VIRGINIA
COUNTY OF YORK

IN THE CLERK'S OFFICE OF THE CIRCUIT COURT FOR THE COUNTY OF YORK, THE 31 DAY OF MAY, 1996. THIS MAP WAS PRESENTED AND ADMITTED TO RECORD AS THE LAW DIRECTS IN PLAT BOOK 12, PAGE 377.

TESTE: Nancy B. Kane
CLERK

BY: Richard D. Houser, PE