



REFERENCES: DEED BOOK 721, PAGE 29 (DEED)  
 P.B. 12, PG. 377-378 (PLAT)  
 P.B. 12, PG. 164-165  
 P.B. 12, PG. 487

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

DATE: 06/06/02 SHEET 1 OF 2 SCALE: N/A  
 PROJECT NO: 31318.00 DRAWN BY: MDC/DWP

**VHIB** Vanasse Hangen Brustlin, Inc.  
 Transportation Land Development Environmental Services  
 11832 Rock Landing Drive, Suite 203  
 Newport News, Virginia 23606  
 (757) 873-3386 • FAX (757) 873-0757

**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 GEORGE WASHINGTON HWY (STATE ROUTE 17) AND VICTORY BLVD (STATE ROUTE 171)  
 EASTING (X) = 12078735.772  
 NORTHING (Y) = 3572959.931
- PROPERTY IS ASSESSOR'S PARCEL NO. 36-02-00-009B2
- THIS PROPERTY ZONED GB - CONDITIONAL (GENERAL BUSINESS - CONDITIONAL)
- THIS PROPERTY IS IN FLOOD ZONE X AS INDICATED ON THE FLOOD INSURANCE RATE MAP FOR YORK COUNTY VIRGINIA HAVING COMMUNITY PANEL NO. 510182 0039B, DATED 12/16/88.
- TOTAL SUBDIVIDED AREA = 8.451 ACRES
- MINIMUM BUILDING SETBACKS:  
 FRONT YARD = 45'  
 SIDE YARD = 10'  
 REAR YARD = 10'
- GPIN: S03A-0857-3161

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  
*Joel T. Broynhill* 9/6/02  
 JOEL T. BROYHILL, MANAGING PARTNER DATE

I, Janice M. Johnson, 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 Virginia AND STATE AFORESAID, GIVEN UNDER MY HAND THIS 6 DAY OF September, 2002.

*Janice M. Johnson*  
 NOTARY PUBLIC  
 MY COMMISSION EXPIRES 12/31/05

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 MAY 7, 1993, AND DULY RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF THE COUNTY OF YORK, VIRGINIA, IN DEED BOOK 721, PAGE 29. I CERTIFY THAT MONUMENTS AND IRON RODS AS SHOWN ON THIS PLAT WILL BE SET ON OR BEFORE SEPTEMBER 30, 2002.

*David W. Andrea* August 27, 2002  
 DAVID W. ANDREA DATE  
 LAND SURVEYOR

**CURVE DATA**

CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHORD	BEARING
1	03°46'46"	355.00'	23.42'	11.71'	23.41'	S09°19'56"W
2	41°36'06"	545.00'	395.72'	207.04'	387.08'	S09°34'44"E
3	91°44'28"	25.00'	40.03'	25.77'	35.89'	S15°29'26"W
4	12°42'36"	277.00'	61.45'	30.85'	61.32'	S67°42'58"W
5	90°00'00"	14.00'	21.99'	14.00'	19.80'	N60°55'44"W
6	90°00'00"	14.00'	21.99'	14.00'	19.80'	S29°04'16"W



APPROVED:  
**YORK COUNTY BOARD OF SUPERVISORS**  
 BY: *Al Maddalena*  
 PLAT APPROVING AGENT  
 DATE: 11/25/02

STATE OF VIRGINIA  
 COUNTY OF YORK

IN THE CLERK'S OFFICE OF THE CIRCUIT COURT FOR THE COUNTY OF YORK, THE 25th DAY OF Nov, 2002. THIS MAP WAS PRESENTED AND ADMITTED TO RECORD AS THE LAW DIRECTS AS INSTRUMENT NO. 020023702.

TESTE: *Lynn S. Jenkins*  
 CLERK  
 BY: *Bunde Hughes D.C.*

**UTILITIES NOTES**

WATER: EACH LOT WITHIN THIS SUBDIVISION IS TO BE SERVED BY PUBLIC WATER PROVIDED BY THE CITY OF NEWPORT NEWS.

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