

PLAT OF CONDOMINIUM  
**EAGLE SOUND  
 AT KILN CREEK**  
 A CONDOMINIUM  
 PHASE SEVEN  
 THE VILLAGES OF KILN CREEK  
 COUNTY OF YORK, VIRGINIA

DATE: DEC.15, 1992 SHEET 2 OF 2 SCALE: 1" = 50'



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

EXHIBIT A-2

EXISTING COUNTY OF YORK 20' DRAINAGE & UTILITY EASEMENT P.B.11, PG.288

AREA TABULATIONS

PHASE 1	1.251 AC.
PHASE 2	0.484 AC.
PHASE 6	1.121 AC.
PHASE 7	0.542 AC.
PHASE 8	0.739 AC.
ADDITIONAL LAND	3.412 AC.
<b>TOTAL AREA OF SITE</b>	<b>7.549 AC.</b>

PARKING TABULATION  
 153 TOTAL SPACES



Plat Book No. 11 Page 645  
 Filed in the Clerk's Office, Circuit Court, York Co., Va.  
 the 20 day of August, 1993  
 Tests: Nancy B. Kane, Clerk

*Rochelle R. Darvas* D.C.

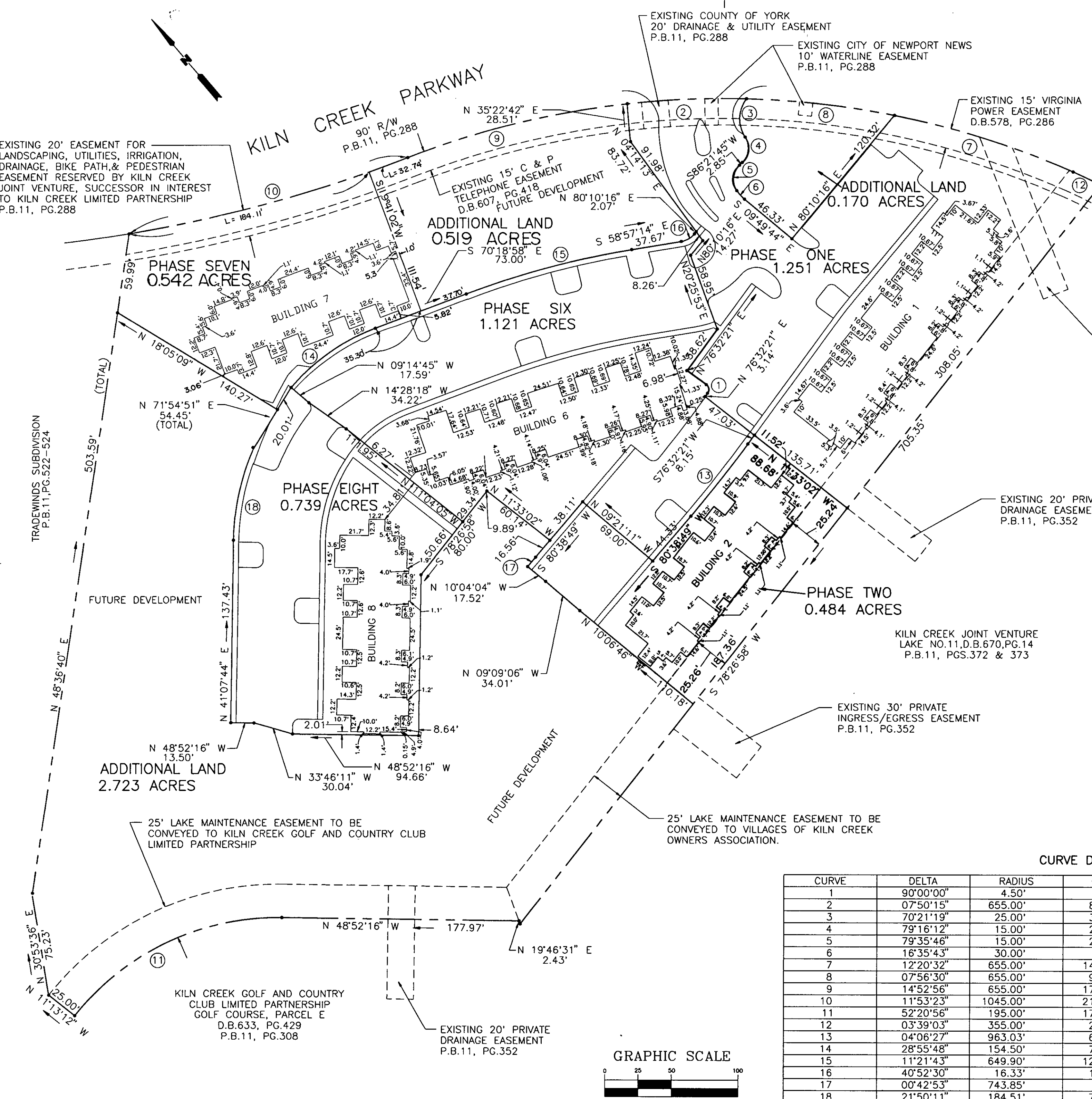
CURVE DATA TABLE

CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHORD	BEARING
1	90°00'00"	4.50'	7.07'	4.50'	6.36'	N 31°32'21" E
2	07°50'15"	655.00'	89.60'	44.87'	89.53'	S 52°00'55" E
3	70°21'19"	25.00'	30.70'	17.62'	28.81'	S 42°16'12" W
4	79°16'12"	15.00'	20.75'	12.42'	19.14'	N 46°43'39" E
5	79°35'46"	15.00'	20.84'	12.50'	19.20'	S 46°33'51" W
6	16°35'43"	30.00'	8.69'	4.38'	8.66'	S 01°35'01" E
7	12°20'32"	655.00'	141.10'	70.82'	140.82'	N 32°07'27" W
8	07°56'30"	655.00'	90.79'	45.47'	90.72'	N 42°15'58" W
9	14°52'56"	655.00'	170.13'	85.55'	169.65'	N 63°22'30" W
10	11°53'23"	1045.00'	216.85'	108.82'	216.46'	S 64°52'16" E
11	52°20'56"	195.00'	178.16'	95.84'	172.03'	N 75°02'44" W
12	03°39'03"	355.00'	22.62'	11.31'	22.62'	S 24°07'40" E
13	04°06'27"	963.03'	69.04'	34.54'	69.03'	N 78°35'35" E
14	28°55'48"	154.50'	78.01'	39.86'	77.18'	N 84°46'51" W
15	11°21'43"	649.90'	128.88'	64.65'	128.67'	N 64°38'06" W
16	40°52'30"	16.33'	11.65'	6.09'	11.41'	S 79°23'29" E
17	00°42'53"	743.85'	9.28'	4.64'	9.28'	N 80°17'22" E
18	21°50'11"	184.51'	70.32'	35.59'	69.89'	N 52°29'43" E

GRAPHIC SCALE



SCALE: 1" = 50'



EXISTING 20' EASEMENT FOR LANDSCAPING, UTILITIES, IRRIGATION, DRAINAGE, BIKE PATH, & PEDESTRIAN EASEMENT RESERVED BY KILN CREEK JOINT VENTURE, SUCCESSOR IN INTEREST TO KILN CREEK LIMITED PARTNERSHIP P.B.11, PG.288

TRADEWINDS SUBDIVISION P.B.11, PG.522-524

ADDITIONAL LAND 2.723 ACRES

25' LAKE MAINTENANCE EASEMENT TO BE CONVEYED TO KILN CREEK GOLF AND COUNTRY CLUB LIMITED PARTNERSHIP

KILN CREEK GOLF AND COUNTRY CLUB LIMITED PARTNERSHIP GOLF COURSE, PARCEL E D.B.633, PG.429 P.B.11, PG.308

EXISTING 20' PRIVATE DRAINAGE EASEMENT P.B.11, PG.352

EXISTING 30' PRIVATE INGRESS/EGRESS EASEMENT P.B.11, PG.352

EXISTING 20' PRIVATE DRAINAGE EASEMENT P.B.11, PG.352

KILN CREEK JOINT VENTURE LAKE NO.11, D.B.670, PG.14 P.B.11, PGS.372 & 373

EXISTING COUNTY OF YORK 20' DRAINAGE & UTILITY EASEMENT P.B.11, PG.288

EXISTING CITY OF NEWPORT NEWS 10' WATERLINE EASEMENT P.B.11, PG.288

EXISTING 15' VIRGINIA POWER EASEMENT D.B.578, PG.286

EXISTING COUNTY OF YORK 20' DRAINAGE & UTILITY EASEMENT P.B.11, PG.288

EXISTING 15' C & P TELEPHONE EASEMENT D.B.607, PG.418 FUTURE DEVELOPMENT

ADDITIONAL LAND 0.519 ACRES

ADDITIONAL LAND 0.170 ACRES

PHASE ONE 1.251 ACRES

PHASE SIX 1.121 ACRES

PHASE SEVEN 0.542 ACRES

PHASE EIGHT 0.739 ACRES

PHASE TWO 0.484 ACRES

KILN CREEK PARKWAY 90' R/W P.B.11, PG.288

FUTURE DEVELOPMENT

FUTURE DEVELOPMENT

25' LAKE MAINTENANCE EASEMENT TO BE CONVEYED TO VILLAGES OF KILN CREEK OWNERS ASSOCIATION.