PLAT OF SUBDIVISION
THE VILLAGES OF KILN CREEK

CORPORATE CENTER 16
PARCEL A

BETHEL MAGISTERIAL DISTRICT
COUNTY OF YORK, VIRGINIA

DATE: 05/04/05	SHEET 2 OF 2	SCALE: 1"=50'
PROJECT NO: 32037.00	DRAWN BY: TAW	

VHB Vanasse Hangen Brustlin, Inc.
Transportation Land Development Environmental Services
11832 Rock Landing Drive, Suite 205
Newport News, Virginia 23606-4231
(757) 873-3386 • FAX (757) 873-0757

COMMONWEALTH OF VIRGINIA
12/21/05
DAVID W. ANDREA
NO. 2215
LAND SURVEYOR

P.B. 11, PG. 372

NOW OR FORMERLY
BETHEL INDUSTRIAL PARK
LOT 23
P.B. 9, PG. 448-449
ZONED IL
TAX PARCEL NO: 37B-02-00-023

NOW OR FORMERLY
YORK MANOR, SECTION 1
BLOCK A – LOT 17
P.B. 5, PG. 225
ZONED R13
TAX PARCEL NO: 36B-01-000A-017

NOW OR FORMERLY
BETHEL INDUSTRIAL PARK
LOT 22
P.B. 9, PG. 448-449
ZONED IL
TAX PARCEL NO: 37B-02-00-022

PRODUCTION DRIVE
S.R. 799 (50' R/W)

EXISTING COUNTY OF YORK
VARIABLE WIDTH DRAINAGE
& UTILITY EASEMENT
(D.B. 604, PG. 419)

EXISTING YORK COUNTY 5'
DRAINAGE & UTILITY EASEMENT
P.B. 9, PG. 448-449

S28°02'37"W
2.65'

IRF

S27°30'49"W 138.41'

IRS

36.00'

286.92'

L=191.32'
R=74.80'
Δ=146°32'59"
Tan=248.92'
CH=143.27'
CHB=N45°13'52"W

S29°40'49"W
250.92'

S33°18'21"W
99.11'

IRF

EXISTING 10' YORK COUNTY
DRAINAGE & UTILITY EASEMENT
(P.B. 11, PG. 564-566)

EXISTING 10' YORK COUNTY
DRAINAGE EASEMENT
(D.B. 359, PG. 476)

N 3571188.36
E 12076716.49

LAKE 13

NOW OR FORMERLY
VILLAGES OF KILN CREEK PROFESSIONAL
& BUSINESS ASSOCIATION, INC.
D.B. 1038, PG. 762
ZONED GB
TAX PARCEL NO: 36-02-16-000D

IRF

S61°29'37"W 180.55'

N 3570745.85
E 12076194.46

IRF

EXISTING 20' YORK COUNTY
DRAINAGE & UTILITY EASEMENT
(P.B. 11, PG. 564-566)

NOW OR FORMERLY
YORK MANOR
SECTION 1
BLOCK A – LOT 18
P.B. 5, PG. 225
ZONED R13
TAX PARCEL NO: 36B-01-000A-018

S60°38'31"E

347.75'

N44°05'42"W

PARCEL A1
2.1804 AC.

PARCEL A2
2.2094 AC.

CORPORATE CENTER 16A
P.B. 12, PG. 449-450

CORPORATE CENTER 16
PARCEL B
P.B. 12, PG. 348-349

NOW OR FORMERLY
KILN CREEK CENTER
YORK COUNTY, VA LP
INSTRUMENT #010011994
ZONED GB
TAX PARCEL NO: 36-02-00-016A

301

EXISTING 20' YORK COUNTY
DRAINAGE & UTILITY EASEMENT
(P.B. 11, PG. 564-566)

EXISTING VIRGINIA DEPARTMENT
OF TRANSPORTATION VARIABLE
WIDTH DRAINAGE EASEMENT
P.B. 11, PG. 564-566

325

EXISTING YORK COUNTY
10' UTILITY EASEMENT
P.B. 12, PG. 348-349

268.22'

N26°07'37"W

NOW OR FORMERLY
HAMPTON ROADS
ICEPLEX, LLC
INSTRUMENT #010015166
ZONED GB
TAX PARCEL NO: 36-02-16-000B

308.87'

45' BUILDING
SETBACK LINE

EXISTING YORK COUNTY VARIABLE
WIDTH DRAINAGE & UTILITY EASEMENT
D.B. 604, PG. 419-425

N 3571339.77
E 12076447.28

IRF CMF
N29°21'29"E
25.76'

IRS

N 3570986.65
E 12076076.33

CMF
N63°52'23"E
19.69'

IRF

773.21' TO
COMMONWEALTH
DRIVE

EXISTING 20' KILN CREEK
PROFESSIONAL AND BUSINESS
ASSOCIATION, INC. EASEMENT
FOR LANDSCAPING, UTILITIES,
IRRIGATION & DRAINAGE
P.B. 11, PGS. 564-566

L=228.15'
R=790.00'
Δ=16°32'49"
Tan=114.87'
CH=227.36'
CHB=N37°37'53"E

L=247.75'
R=790.00'
Δ=17°58'05"
Tan=124.90'
CH=246.73'
CHB=N54°53'20"E

VILLAGE AVENUE
S.R. 1838 (60' R/W)
(P.B. 11, PG. 564-566)

Legend

D.B.	DEED BOOK	CMF	CONC MONUMENT FOUND
INST.	INSTRUMENT	IRF	IRON ROD FOUND
N/F	NOW OR FORMERLY	IRS	IRON ROD SET
PG.	PAGE		
P.B.	PLAT BOOK		
S.F.	SQUARE FEET		

50 0 50 100
SCALE IN FEET

Approved:
York County Board Of Supervisors

BY: Al Maddalena
PLAT APPROVING AGENT

DATE: 2/9/06

State Of Virginia
County Of York

IN THE CLERK'S OFFICE OF THE CIRCUIT COURT FOR THE COUNTY OF YORK-POQUOSON, THE 14th DAY OF February, ~~2005~~ THIS MAP WAS PRESENTED AND ADMITTED TO RECORD AS THE LAW DIRECTS AS INSTRUMENT NUMBER LR060003606.
9:27am

TESTE: Lynn S. Jenkins
CLERK

BY: Lisa Bugden, D.C.

2006 FEB 14 AM 9:28

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