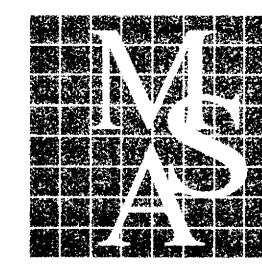


KILN CREEK SHOPPING CENTER, L.L.C.,
A DELAWARE LIMITED LIABILITY COMPANY
(DB 701, PG 751)
PARCEL A2
(PB 13, PG 269-270)
GPIN: 503c-0782-1542
TAX MAP #36-02-00-000A2
ZONE: GB
AREA = 861,362 SF
OR 19.774 AC

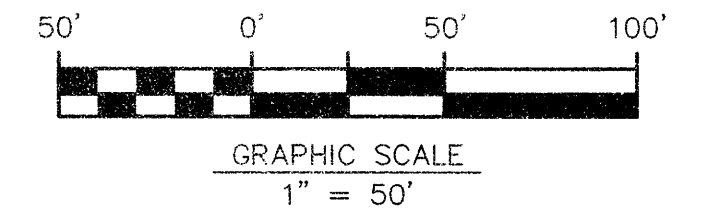
N/F
KILN CREEK SHOPPING CENTER, L.L.C.,
A DELAWARE LIMITED LIABILITY COMPANY
(DB 701, PG 751)
PARCEL C
(PB 11, PG 678-680)
GPIN 503C-0279-1152
TAX MAP # 36-02-00-000C
ZONE: GB

SUBDIVISION OF
PARCEL A2
"THE VILLAGES OF KILN CREEK CORPORATE CENTERS - 12 & 13"
(PB 13, PG 269-270)
BETHEL DISTRICT, YORK COUNTY, VIRGINIA
APRIL 15, 2014
SCALE: 1" = 50'



MSA, P.C.
Environmental Sciences • Planning • Surveying
Civil & Environmental Engineering • Landscape Architecture
5033 Rouse Drive, Virginia Beach, VA 23462
757-490-9264 (Ofc) 757-490-0634 (Fax)
www.msaonline.com

SHEET 2 OF 2



10' & VARIABLE WIDTH CITY OF NEWPORT NEWS WATER LINE EASEMENT (INST. NO. 150001272)

PARCEL A2-1
AREA = 795,377 SF
OR 18.259 AC

EXISTING 20' PRIVATE DRAINAGE EASEMENT FOR THE BENEFIT OF PARCEL 1, PARCEL A AND OTHERS (PB 11, PG 678-680)

N 3571655.1737
E 12075317.5834

N/F
D & A, LLC
(DB 780, PG 502)
PARCEL 1
(PB 11, PG 678-680)
GPIN 503C-0070-1698
TAX MAP #36-02-00-001
ZONE: GB

PARCEL A2-2
AREA = 65,985 SF
OR 1.515 AC

EXISTING 30' YORK COUNTY DRAINAGE AND UTILITY EASEMENT (PB 11, PG 543-544)

N 24'22'15" W
38.41'

90' BUILDING SETBACK LINE (PB 11, PG 678-680)

N 3571900.1692
E 12075193.7796

EXISTING 20' PRIVATE EASEMENT FOR LANDSCAPING, UTILITIES, IRRIGATION AND DRAINAGE (PB 11, PG 564-566)

EXISTING 30' YORK COUNTY DRAINAGE AND UTILITY EASEMENT (PB 11, PG 543-544)

45' LANDSCAPE PRESERVATION EASEMENT HEREBY CONVEYED TO YORK COUNTY

VICTORY BOULEVARD (VARIABLE WIDTH R/W)
STATE ROUTE 171
(DB 1244, PG 1535) (PB 11, PG 543-544) PUBLIC

EXISTING 20' YORK COUNTY DRAINAGE AND UTILITY EASEMENT (PB 11, PG 678-680)

N/F
KILN CREEK SHOPPING CENTER, L.L.C.,
A DELAWARE LIMITED LIABILITY COMPANY
(DB 701, PG 751)
PARCEL A1
(PB 13, PG 269-270)
GPIN 503c-0901-2060
TAX MAP # 36-02-00-000A1
ZONE: GB

90' BUILDING SETBACK LINE (PB 11, PG 678-680)

EXISTING 35' YORK COUNTY LANDSCAPE PRESERVATION EASEMENT (PB 13, PG 269-270)

EXISTING 20' PRIVATE EASEMENT FOR LANDSCAPING, UTILITIES, IRRIGATION AND DRAINAGE (PB 11, PG 564-566)

- LEGEND**
- IRON PIN FOUND - PIN(F)
 - IRON PIN SET - PIN(S)
 - CONC. STEEL PIN FOUND - PIN(F)
 - CONC. STEEL PIN SET - PIN(S)

DRWN. BY WGS
CHK'D. BY JUV DATE 4-15-14

CURVE TABLE						
CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C3	3734.72'	424.54'	212.50'	424.31'	N65° 38' 28"E	6°30'47"
C4	3734.72'	262.10'	131.10'	262.05'	N66° 53' 14"E	4°01'15"
C5	3734.72'	162.44'	81.23'	162.43'	N63° 37' 50"E	2°29'31"

JEFFREY J. VIERRETH
COMMONWEALTH OF VIRGINIA
JEFFREY J. VIERRETH
Lic. No. 2306
7-15-15
LAND SURVEYOR
DATED

APPROVED
YORK COUNTY BOARD OF SUPERVISORS

BY: Al Maddalena
PLAT APPROVING AGENT

DATE: 5/14/15

STATE OF VIRGINIA
COUNTY OF YORK

IN THE CLERK'S OFFICE OF THE CIRCUIT COURT FOR THE COUNTY OF YORK, VIRGINIA, ON THE 15th DAY OF MAY, 2015, THIS MAP WAS PRESENTED AND ADMITTED TO RECORD AS THE LAW DIRECTS AS INSTRUMENT NO. 15ccc8234

TESTE: Kristen A. Nelson, CLERK. 11:28 AM

BY: Valerie Lynn Baldwin, DC.