

PLAT OF SUBDIVISION
YORKSHIRE DOWNS
PHASE 3
SECTION B

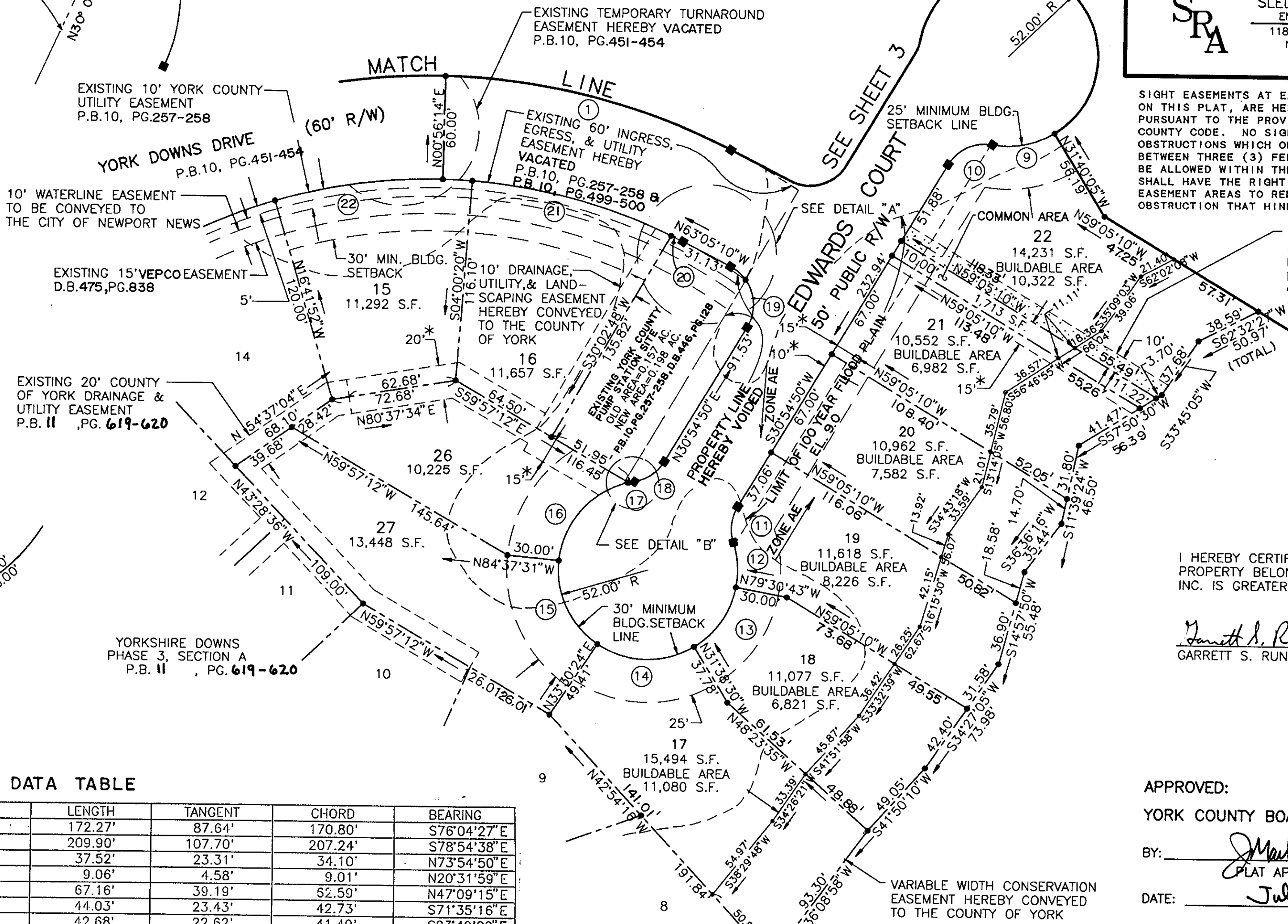
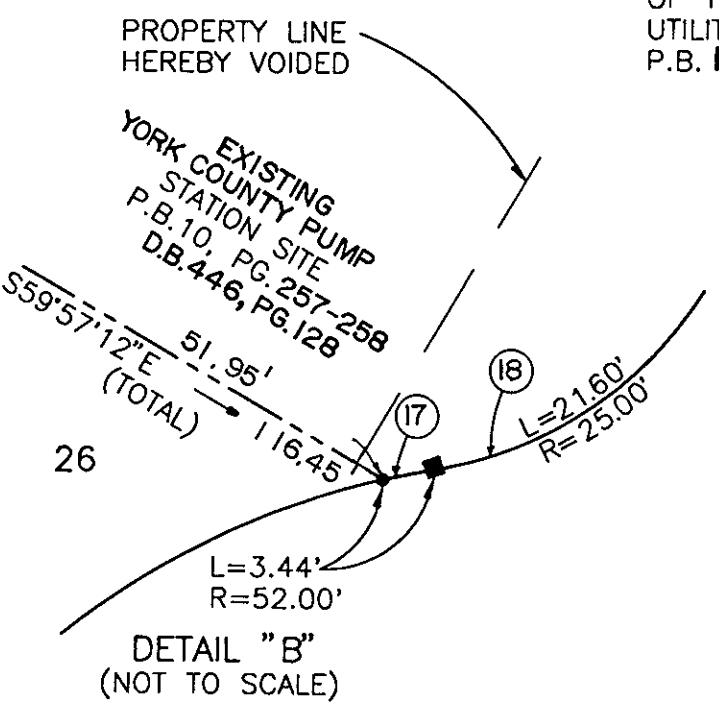
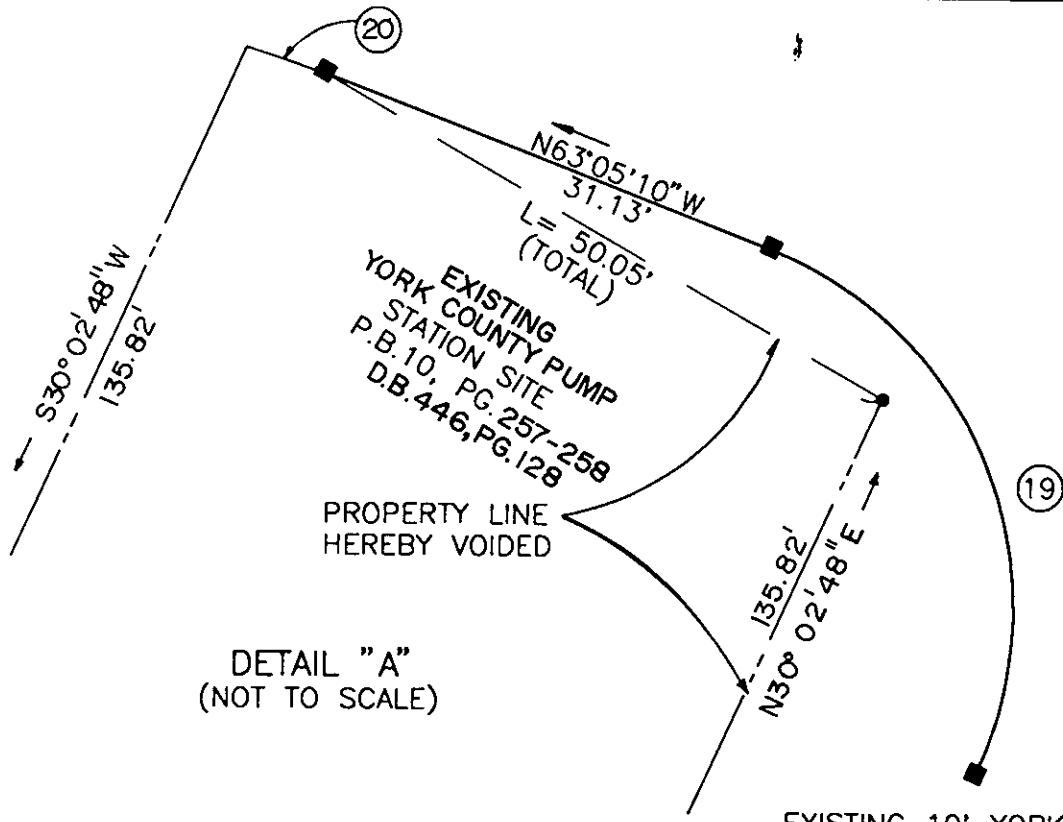
COUNTY OF YORK, VIRGINIA

DATE: 15 MAR., 1993 SHEET 2 OF 3 SCALE: 1"=50'

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

AREA TABULATIONS

AREA OF LOTS	4.285 ACRES
AREA OF RIGHT-OF-WAY	1.009 ACRES
COMMON AREA	2.881 ACRES
PUMP STA. AREA CONVEYED	0.041 ACRES
REC. CTR. PARCEL	1.958 ACRES
TOTAL SUBDIVIDED AREA	10.174 ACRES

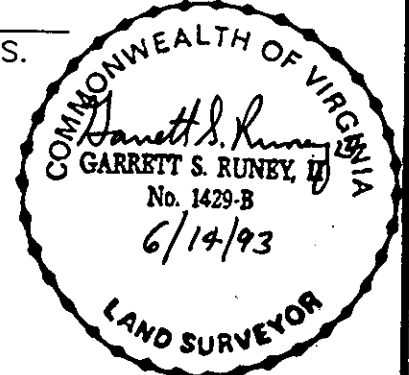


SIGHT EASEMENTS AT EACH STREET INTERSECTION, AS SHOWN ON THIS PLAT, ARE HEREBY CONVEYED TO YORK COUNTY, PURSUANT TO THE PROVISIONS OF SECTION 20.5-101, YORK COUNTY CODE. NO SIGN, PLANTING, STRUCTURES OR OTHER OBSTRUCTIONS WHICH OBSCURE OR IMPEDE SIGHT LINES BETWEEN THREE (3) FEET AND SIX (6) FEET IN HEIGHT SHALL BE ALLOWED WITHIN THESE SIGHT EASEMENT AREAS. THE COUNTY SHALL HAVE THE RIGHT AT ANY TIME TO ENTER INTO THE SIGHT EASEMENT AREAS TO REMOVE ANY OBJECT, MATERIAL OR OTHER OBSTRUCTION THAT HINDERS CLEAR SIGHT ACROSS THE AREA.

10' SPORTS TRAIL EASEMENT HEREBY RESERVED FOR THE HOMEOWNERS ASSOCIATION & 10' UTILITY EASEMENT HEREBY CONVEYED TO THE COUNTY OF YORK & 10' DRAINAGE EASEMENT HEREBY CONVEYED TO VIRGINIA DEPARTMENT OF TRANSPORTATION.

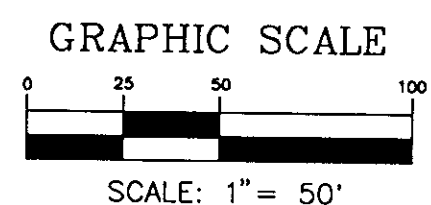
I HEREBY CERTIFY THAT THE REMAINDER OF THE PROPERTY BELONGING TO SHADY BANK ASSOCIATES, INC. IS GREATER THAN 10 ACRES IN SIZE.

Garrett S. Runey, II
 GARRETT S. RUNEY, II, P.E., L.S.



CURVE DATA TABLE

CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHORD	BEARING
1	25°58'30"	380.00'	172.27'	87.64'	170.80'	S76°04'27"E
2	31°38'55"	380.00'	209.90'	107.70'	207.24'	S78°54'38"E
3	86°00'00"	25.00'	37.52'	23.31'	34.10'	N73°54'50"E
4	20°45'41"	25.00'	9.06'	4.58'	9.01'	N20°31'59"E
5	74°00'12"	52.00'	67.16'	39.19'	62.59'	N47°09'15"E
6	48°30'46"	52.00'	44.03'	23.43'	42.73'	S71°35'16"E
7	47°01'28"	52.00'	42.68'	22.62'	41.49'	S23°49'09"E
8	58°38'20"	52.00'	53.22'	29.20'	50.93'	S29°00'45"W
9	41°15'30"	52.00'	37.44'	19.58'	36.64'	S78°57'40"W
10	68°40'35"	25.00'	29.97'	17.08'	28.20'	S65°15'07"W
11	49°30'26"	25.00'	21.60'	11.53'	20.94'	S06°09'37"W
12	29°04'53"	52.00'	26.39'	13.49'	26.11'	S04°03'10"E
13	47°52'13"	52.00'	43.45'	23.08'	42.19'	S34°25'23"W
14	65°08'55"	52.00'	59.13'	33.22'	55.99'	N89°04'03"W
15	61°52'04"	52.00'	56.15'	31.16'	53.46'	N25°33'33"W
16	71°15'18"	52.00'	64.67'	37.27'	60.58'	N41°00'08"E
17	03°47'29"	52.00'	3.44'	1.72'	3.44'	N78°31'32"E
18	49°30'26"	25.00'	21.60'	11.53'	20.94'	N55°40'03"E
19	94°00'00"	25.00'	41.02'	26.81'	36.57'	N16°05'10"W
20	01°20'59"	320.00'	7.54'	3.77'	7.54'	S63°45'40"E
21	21°33'30"	320.00'	120.40'	60.92'	119.69'	S75°12'55"E
22	20°42'12"	320.00'	115.63'	58.45'	115.00'	N83°39'14"E



APPROVED:
 YORK COUNTY BOARD OF SUPERVISORS
 BY: *James C. Carter*
 PLAT APPROVING AGENT
 DATE: July 13, 1993

STATE OF VIRGINIA
 COUNTY OF YORK

IN THE CLERK'S OFFICE OF THE CIRCUIT COURT FOR THE COUNTY OF YORK, THE 14th DAY OF July, 1993. THIS MAP WAS PRESENTED AND ADMITTED TO RECORD AS THE LAW DIRECTS IN PLAT BOOK 11, PAGE 630.

TESTE: NANCY B. KANE, CLERK
 CLERK

BY: Kenneth Kellogg Watkins, Jr.

c 11:35 am