

VICINITY MAP

SCALE : 1" = 2,000'
 0 1,000 2,000
 GRAPHIC SCALE

THE PLATTING OF THE LAND HEREON SHOWN IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNERS, PROPRIETORS, AND TRUSTEES IF ANY.

Thomas T. Thompson DATE: 3/1/08
 THOMAS T. THOMPSON - MANAGER, RUNNING MAN DEVELOPMENT COMPANY FIVE, L.L.C., A VIRGINIA LIMITED LIABILITY COMPANY

Kevin E. Kelly DATE: 3/12/08
 TRUSTEE-CB SERVICES CORP., A VIRGINIA CORPORATION, KEVIN E. KELLY, AS AUTHORIZED OFFICER FOR AND ON BEHALF OF CB SERVICES CORP., FOR RBC CENTURA BANK, A NORTH CAROLINA BANKING CORPORATION, BY DEED OF TRUST DATED FEBRUARY 14, 2006. (INST. # 060003998)

TO THE BEST OF MY KNOWLEDGE AND BELIEF, ALL THE REQUIREMENTS 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: RUNNING MAN DEVELOPMENT COMPANY FIVE, L.L.C., A VIRGINIA LIMITED LIABILITY COMPANY, AND WAS ACQUIRED FROM HARRISON AND LEAR LAND CORPORATION, A VIRGINIA CORPORATION, BY DEED DATED FEBRUARY 14, 2006, AND DULY RECORDED IN THE CLERK'S OFFICE OF THE YORK-POQUOSON, VIRGINIA CIRCUIT COURT AS INSTRUMENT # 060003997.

I CERTIFY THAT MONUMENTS AND IRON RODS AS SHOWN ON THIS PLAT WILL BE SET ON OR BEFORE 1 JUNE 2008.
Donald W. Davis DATE: 10/1/07
 DONALD W. DAVIS

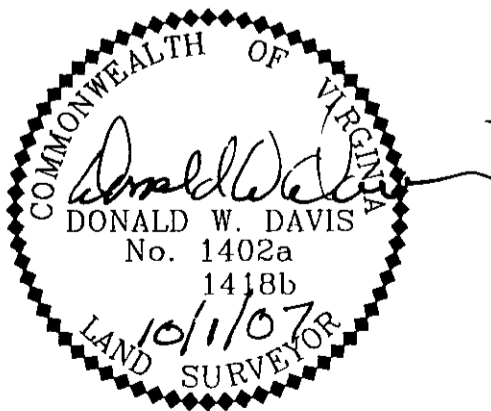
UTILITY NOTES:
 WATER : EACH LOT WITHIN THIS SUBDIVISION IS SERVED BY PUBLIC WATER PROVIDED BY THE CITY OF NEWPORT NEWS, VA.
 SEWER : EACH LOT WITHIN THIS SUBDIVISION IS SERVED BY PUBLIC SEWER PROVIDED BY COUNTY OF YORK, VA.

PRIMARY GEODETIC CONTROL MONUMENTS

- RESET (113) - COORDINATES - U.S. SURVEY FEET - 12089213.561(E), 3575484.683(N)
- (116) - COORDINATES - U.S. SURVEY FEET - 12090222.083(E), 3572675.182(N)

NOTARY PUBLIC FOR MANAGER
 RUNNING MAN DEVELOPMENT COMPANY FIVE, L.L.C.
 STATE OF VIRGINIA TO WIT:
 I, *Ryann Lynch*, A NOTARY PUBLIC IN AND FOR THE STATE OF Virginia DO HEREBY CERTIFY THAT THE ABOVE NAMED PERSONS WHOSE NAMES ARE SIGNED TO THE FOREGOING WRITING HAVE ACKNOWLEDGED THE SAME BEFORE ME IN MY JURISDICTION AFORESAID. GIVEN UNDER MY HAND THIS 11 DAY OF March, 2008.
Ryann Lynch
 NOTARY PUBLIC
 REGISTRATION NUMBER: 7167798
 MY COMMISSION EXPIRES: 9-30-2012

NOTARY PUBLIC FOR TRUSTEE
 CB SERVICES CORP.
 STATE OF VIRGINIA TO WIT:
 I, *Ryann Lynch*, A NOTARY PUBLIC IN AND FOR THE STATE OF March DO HEREBY CERTIFY THAT THE ABOVE NAMED PERSONS WHOSE NAMES ARE SIGNED TO THE FOREGOING WRITING HAVE ACKNOWLEDGED THE SAME BEFORE ME IN MY JURISDICTION AFORESAID. GIVEN UNDER MY HAND THIS 12 DAY OF March, 2008.
Ryann Lynch
 NOTARY PUBLIC
 REGISTRATION NUMBER: 7167798
 MY COMMISSION EXPIRES: 9-30-2012



NOTES:

1. THE PROPERTY SHOWN HEREON IS LOCATED IN ZONE X (AREAS OUTSIDE 500 YEAR FLOOD PLAIN) AS SHOWN ON FLOOD INSURANCE RATE MAP COMMUNITY PANEL NUMBER 510182 0043 B, EFFECTIVE DATE: DECEMBER 16, 1988.
2. NONE OF THE AREA CONTAINED IN THIS SUBDIVISION IS WITHIN A RESOURCE PROTECTION AREA OR RESOURCE MANAGEMENT AREA.
3. MINIMUM BUILDING SETBACK REQUIREMENTS:
 FRONT : 30' (FEET)
 SIDE : 10' (FEET)
 REAR : 20' (FEET)
4. PROPERTY SHOWN HEREON IS ZONED R20 (MEDIUM DENSITY SINGLE FAMILY RESIDENTIAL DISTRICT), BUT IS BEING DEVELOPED AS AN OPEN SPACE DEVELOPMENT (CLUSTER TECHNIQUE).
5. TAX MAP PARCEL # : 38-00-00-015A
6. GPIN# : V03c-0430-0940
7. THE NONTIDAL JURISDICTIONAL WETLANDS LOCATED WITHIN THE BOUNDS OF THIS PROPERTY WERE DELINEATED BY STOKES ENVIRONMENTAL ASSOCIATES, LTD.; THE DELINEATION WAS CONFIRMED BY THE U.S. ARMY CORPS OF ENGINEERS (PROJECT #03-R1055).
8. THE MAXIMUM ALLOWABLE IMPERVIOUS COVER PER LOT IS 3,886 SQUARE FEET, UNLESS BEST MANAGEMENT PRACTICES ARE PROVIDED.
9. ALL STREETS ARE HEREBY DEDICATED FOR PUBLIC USE.
10. VIRGINIA DEPARTMENT OF TRANSPORTATION AND YORK COUNTY SHALL BE SAVED HARMLESS FROM ANY MAINTENANCE RESPONSIBILITY OR LIABILITY ASSOCIATED WITH THE STORMWATER MANAGEMENT BASIN AND ITS OUTFLOW STRUCTURES, TO THE EXTENT ALLOWED BY LAW.
11. THE RECORDATION OF THIS PLAT SHALL OPERATE TO TRANSFER, IN FEE SIMPLE, TO THE COUNTY OF YORK SUCH PORTION OF THE PREMISES PLATTED AS IS ON THE PLAT SET APART FOR STREETS, ALLEYS OR OTHER PUBLIC USE AND TO TRANSFER TO THE COUNTY OF YORK ANY EASEMENT INDICATED ON THE PLAT FOR DRAINAGE AND/OR SANITARY SEWER TO CREATE A PUBLIC RIGHT OF PASSAGE OVER THE SAME, UNLESS OTHERWISE NOTED ON THIS PLAT.
12. SIGHT EASEMENTS AT EACH 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.
13. DRAINAGE AND UTILITY EASEMENTS CONVEYED TO THE COUNTY BY RECORDATION OF THIS PLAT SHALL BE EXCLUSIVE TO THE COUNTY, UNLESS OTHERWISE NOTED. CONVEYANCE OF SUCH EASEMENTS TO THE COUNTY ALSO INCLUDE: (i) THE COUNTY'S RIGHT OF INGRESS AND EGRESS OVER THE OWNER'S LAND ADJACENT TO THE EASEMENT AS NECESSARY TO INSPECT, MAINTAIN AND OPERATE THE COUNTY'S FACILITIES WITHIN THE EASEMENT AND (ii) THE RIGHT OF THE COUNTY TO ASSIGN TO OTHERS FROM TIME TO TIME THE RIGHT TO LOCATE FACILITIES THEREIN SERVING THE PUBLIC, INCLUDING, BUT NOT LIMITED TO, WATER, ELECTRIC, TELEPHONE, COMMUNICATIONS, AND GAS UTILITY FACILITIES.

LOT AREA = 10.0456 ACRES
 R/W AREA = 2.1272 ACRES
 COMMON AREA = 8.4461 ACRES
 TOTAL SUBDIVIDED AREA = 20.6189 ACRES

SUBDIVISION PLAT OF
RUNNING MAN SECTION TEN-B
 BETHEL MAGISTERIAL DISTRICT
 COUNTY OF YORK, VIRGINIA
 SCALE : 1" = 100' DATE : 1 OCTOBER 2007
DAVIS & ASSOCIATES, P.C.
 SURVEYORS - PLANNERS
 3630 GEORGE WASHINGTON
 MEMORIAL HIGHWAY - SUITE "G"
 YORKTOWN, VIRGINIA 23693

Scale 1" = 100 ft
 GRAPHIC SCALE

SHEET 1 OF 3

- S Y M B O L S -

- DENOTES MINIMUM BUILDING SETBACK LINE
- DENOTES IRON PIPE FOUND
- DENOTES IRON ROD FOUND
- DENOTES IRON RODS TO BE SET AT ALL PROPERTY LINE JUNCTURES
- DENOTES CONCRETE MONUMENT FOUND
- DENOTES CONCRETE MONUMENT TO BE SET

A P P R O V E D
 YORK COUNTY BOARD OF SUPERVISORS
 BY: *Al Maddalena*
 PLAT APPROVING AGENT
 DATE: 4/3/08

A P P R O V E D
 VIRGINIA DEPARTMENT OF TRANSPORTATION
 BY: *JW Brewer*
 DATE: 4-1-08

STATE OF VIRGINIA
 COUNTY OF YORK
 IN THE CLERK'S OFFICE OF THE CIRCUIT COURT FOR THE COUNTY OF YORK-POQUOSON THE 4th DAY OF April, 2008, THIS MAP WAS PRESENTED AND ADMITTED TO RECORD AS THE LAW DIRECTS AS INSTRUMENT # 080006511
 10:20 A.M.
 TESTE: *Lynn S. Mendibur*
 CLERK
 BY: *Valerie Lynn Ballwin D.C.*

2008 APR -4 AM 10:21