

VICINITY MAP

SCALE : 1" = 2,000'

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.

Signature of Thomas T. Thompson, Manager of Mansion Woods II, LLC, dated 12/1/09.

Signature of Kevin E. Kelly, Vice President for CB Services Corp., dated 10/5/09. Beneficiary: RBC BANK (USA).

Signature of Conway H. Sheild, III, Trustee, dated 10/5/09. Beneficiary: 21ST CENTURY DEVELOPMENT, LLC.

2009 DEC 10 AM 11:00

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: MANSION WOODS II, LLC, A VIRGINIA LIMITED LIABILITY COMPANY, AND WAS ACQUIRED FROM: 21ST CENTURY DEVELOPMENT, LLC, A VIRGINIA LIMITED LIABILITY COMPANY, BY DEED DATED FEBRUARY 27, 2009, AND DULY RECORDED IN THE CLERKS OFFICE OF THE YORK COUNTY - POQUOSON CIRCUIT COURT, VIRGINIA AS INSTRUMENT NUMBER: 090020452

I CERTIFY THAT MONUMENTS AND IRON RODS AS SHOWN ON THIS PLAT WILL BE SET ON OR BEFORE 1 DECEMBER 2009. Signature of Donald W. Davis, C.L.S., dated 8/5/08.

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 U.S. GEODETIC CONTROL MONUMENTS

- (118) - COORDINATES-U.S.SURVEY FEET 12093296.742(E), 3570788.165(N)
(119) - COORDINATES-U.S.SURVEY FEET 12097204.377(E), 3569944.967(N)

NOTARY PUBLIC FOR OWNER STATE OF VIRGINIA TO WIT: I, Ryanne Lynch, A NOTARY PUBLIC IN AND FOR THE COUNTY OF YORK DO HEREBY CERTIFY THAT THE ABOVE NAMED PERSON WHOSE NAME IS SIGNED TO THE FOREGOING WRITING HAS ACKNOWLEDGED THE SAME BEFORE ME IN MY JURISDICTION AFORESAID, GIVEN UNDER MY HAND THIS 1 DAY OF October, 2009.

Signature of Ryanne Lynch, Notary Public, My Commission Expires: 7/30/2012, Registration Number: 7167798

NOTARY PUBLIC FOR TRUSTEE - INST. # 090020453 STATE OF VIRGINIA TO WIT:

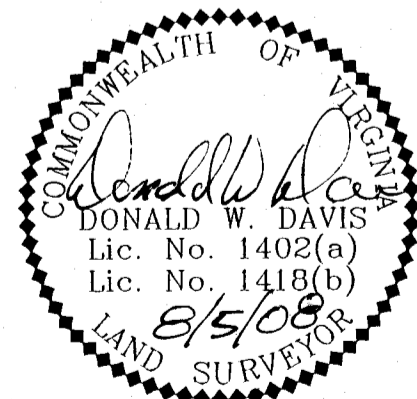
I, Mary R. Gay, A NOTARY PUBLIC IN AND FOR THE STATE OF VIRGINIA DO HEREBY CERTIFY THAT THE ABOVE NAMED PERSON WHOSE NAME IS SIGNED TO THE FOREGOING WRITING HAS ACKNOWLEDGED THE SAME BEFORE ME IN MY JURISDICTION AFORESAID, GIVEN UNDER MY HAND THIS 5 DAY OF October, 2009.

Signature of Mary R. Gay, Notary Public, My Commission Expires: 12/31/12, Registration Number: 203524

NOTARY PUBLIC FOR TRUSTEE - INST. # 090020454 STATE OF VIRGINIA TO WIT:

I, Mary E. Cantton, A NOTARY PUBLIC IN AND FOR THE STATE OF VIRGINIA DO HEREBY CERTIFY THAT THE ABOVE NAMED PERSON WHOSE NAME IS SIGNED TO THE FOREGOING WRITING HAS ACKNOWLEDGED THE SAME BEFORE ME IN MY JURISDICTION AFORESAID, GIVEN UNDER MY HAND THIS 5 DAY OF October, 2009.

Signature of Mary E. Cantton, Notary Public, My Commission Expires: Feb. 28, 2011, Registration Number: 139567



REMAINDER LOT 4 : 13.2801 ACRES
LOT 24 : 0.6226 ACRE
COMMON AREA : 0.3776 ACRE
TOTAL SUBDIVIDED AREA : 14.2803 ACRES

NOTES:

- 1. THE PROPERTY SHOWN HEREON IS LOCATED IN ZONE X 500 & AE (EL.=8.5') AS SHOWN ON FLOOD INSURANCE RATE MAP COMMUNITY NUMBER 510182 0285 C MAP NUMBER: 51199C0285C EFFECTIVE DATE : JUNE 16, 2009
2. TAX MAP NUMBER: 38-18-00-004 GPIN: V02B-3184-4539
3. MINIMUM BUILDING SETBACK REQUIREMENTS: CLUSTER DEVELOPMENT FRONT: EXTERNAL STREET BY UNDERLYING ZONING - 40' INTERNAL STREETS - 30' SIDE : 10' REAR : 20'
4. THE PROPERTY SHOWN HEREON IS ZONED R20 - (MEDIUM DENSITY SINGLE FAMILY RESIDENTIAL DISTRICT), BUT IS BEING DEVELOPED AS AN OPEN SPACE DEVELOPMENT (CLUSTER TECHNIQUE), PURSUANT TO THE PROVISIONS OF SECTION 24.1-402 OF THE YORK COUNTY ZONING ORDINANCE.
5. THE RECORDATION OF THIS PLAT SHALL OPERATE 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.
6. 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 RIGHT OF INGRESS AND EGRESS OVER THE OWNERS 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.
7. SIGHT EASEMENTS 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 EASEMENT AREAS. THE COUNTY SHALL HAVE THE RIGHT AT ANY TIME TO ENTER INTO THE SIGHT EASEMENT AREA TO REMOVE ANY OBJECT, MATERIAL OR ANY OTHER OBSTRUCTION THAT HINDERS CLEAR SIGHT ACROSS THE AREA.
8. ALL CONSTRUCTION OR LAND DEVELOPMENT ACTIVITIES SHALL BE SUBJECT TO THE REQUIREMENTS OF THE CHESAPEAKE BAY PRESERVATION AREA DESIGNATION AND MANAGEMENT REGULATIONS (9 VAC 10-20-10 ET. SEQ.) AND CHAPTER 23.2 OF THE YORK COUNTY CODE.
9. NO LAND IN THIS SUBDIVISION SHALL BE DEVELOPED AND NO STRUCTURE SHALL BE LOCATED, RELOCATED, CONSTRUCTED, RECONSTRUCTED, ENLARGED, OR STRUCTURALLY ALTERED WITHIN THE FLOODPLAIN MANAGEMENT AREA EXCEPT IN FULL COMPLIANCE WITH THE TERMS AND PROVISIONS OF SECTION 24.1-373 OF THE YORK COUNTY ZONING ORDINANCE.
10. THE WOODS ON MANSION ROAD, SECTION TWO, IS A RESIDENTIAL RE-SUBDIVISION OF A PORTION OF LOT 4, RESUBDIVISION OF THE PROPERTIES OF: 21ST CENTURY DEVELOPMENT, L.L.C., A VIRGINIA LIMITED LIABILITY COMPANY, RECORDED IN INSTRUMENT NO. 060000489.
11. ALL COMMON AREAS SHOWN HEREON ARE TO BE CONVEYED TO THE WOODS ON MANSION ROAD HOMEOWNERS ASSOCIATION.

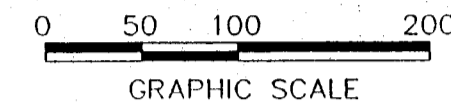
SUBDIVISION PLAT OF THE WOODS ON MANSION ROAD SECTION TWO

BETHEL MAGISTERIAL DISTRICT COUNTY OF YORK, VIRGINIA

SCALE : 1" = 100' DATE : AUGUST 5, 2008

SHEET 1 OF 2

DAVIS & ASSOCIATES, P.C. SURVEYORS - PLANNERS 3630 GEORGE WASHINGTON MEMORIAL HIGHWAY-SUITE "G" YORKTOWN, VIRGINIA 23693



APPROVED: Signature of Virginia Department of Transportation, dated 12/8/09.

APPROVED YORK COUNTY BOARD OF SUPERVISORS BY: U. Maddalena PLAT APPROVING AGENT DATE: 12/10/09

STATE OF VIRGINIA COUNTY OF YORK IN THE CLERK'S OFFICE OF THE YORK COUNTY -POQUOSON CIRCUIT COURT, VIRGINIA THE 10th DAY OF Dec. 2009. THIS MAP WAS PRESENTED AND ADMITTED TO RECORD AS 11:00AM THE LAW DIRECTS AS INSTRUMENT # 090028367

TESTE: Lynn S. Mendibar CLERK

BY: Renee W. Wickaw, D.C.