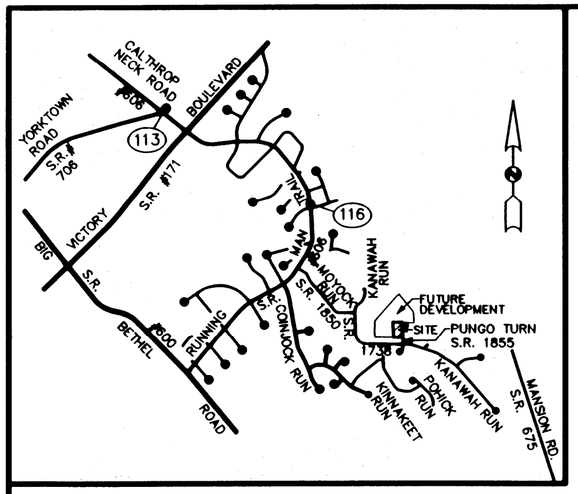

VICINITY MAP

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: 8/25/06

THOMAS T. THOMPSON – MANAGER, RUNNING MAN DEVELOPMENT COMPANY FIVE, L.L.C., A VIRGINIA LIMITED LIABILITY COMPANY

Kevin E. Kelly DATE: 8/25/06

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 NOVEMBER 2006.

Donald W. Davis 4/06/06

DONALD W. DAVIS DATE

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

(113) – COORDINATES–U.S.SURVEY FEET– 12089215.600(E),3575481.740(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, Linda Ellis, A NOTARY PUBLIC IN AND FOR THE City OF Hampton 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 25th DAY OF August, 2006.

Linda Ellis

NOTARY PUBLIC

MY COMMISSION EXPIRES: 1/31/2010

NOTARY PUBLIC FOR TRUSTEE
CB SERVICES CORP.
STATE OF VIRGINIA TO WIT:
I, [illegible], A NOTARY PUBLIC IN AND FOR THE [illegible] OF [illegible] 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 25 DAY OF August, 2006

NOTARY PUBLIC

MY COMMISSION EXPIRES: 11.30.2010

COMMONWEALTH OF VIRGINIA
DONALD W. DAVIS
No. 1402a
1418b
4/06/06
LAND SURVEYOR

LOT AREA = 1.4329 ACRES

COMMON AREA = 1.7602 ACRES

TOTAL SUBDIVIDED AREA = 3.1931 ACRES

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 : 40' (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). A VARIABLE WIDTH CONSERVATION EASEMENT ENCOMPASSING ALL JURISDICTIONAL WETLANDS IS HEREBY CONVEYED TO YORK COUNTY.
8. A 65' WIDE PRIVATE CONSERVATION EASEMENT LOCATED ON LOT 1 IS HEREBY CONVEYED TO THE RUNNING MAN COMMUNITY ASSOCIATION, INC.
9. THE MAXIMUM ALLOWABLE IMPERVIOUS COVER PER LOT IS 3,886 SQUARE FEET.

SUBDIVISION PLAT OF

RUNNING MAN SECTION TEN–A

BETHEL MAGISTERIAL DISTRICT

COUNTY OF YORK, VIRGINIA

SCALE : 1" = 100' DATE : 6 APRIL 2006

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

100 0 100 300

Scale 1" = 100 ft

GRAPHIC SCALE

SHEET 1 OF 2

– SYMBOLS –

- 40'B.S.L. — 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

APPROVED

YORK COUNTY BOARD OF SUPERVISORS

BY: Al Maddalena

PLAT APPROVING AGENT

DATE: 10/4/06

STATE OF VIRGINIA
COUNTY OF YORK
IN THE CLERK'S OFFICE OF THE CIRCUIT COURT FOR THE COUNTY OF YORK–POQUOSON THE 5th DAY OF Oct 2006, THIS MAP WAS PRESENTED AND ADMITTED TO RECORD AS THE LAW DIRECTS AS INSTRUMENT # 060024612 11:01am

TESTE: Lynn S. Jenkins

CLERK

BY: Rachel Riedel

PM10APP