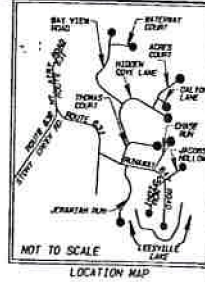


1361

THE PLATTING OR DEDICATION OF THE FOLLOWING DESCRIBED LAND, SEE TITLE BLOCK, IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRE OF THE UNDERSIGNED OWNERS, PROPRIETORS AND TRUSTEES. IF ANY, THE STATEMENT SHALL BE SIGNED BY SUCH PERSONS AND DULY ACKNOWLEDGED BEFORE AN OFFICER AUTHORIZED TO TAKE ACKNOWLEDGMENT THEREOF.

RECORDED 8/10/00 WITH RESTRICTIONS FOR RUNAWAY BAY SUBDIVISION PHASE VII DEED BOOK 999 PAGE 425. ALSO SEE PLAT PAGES 1362 & 1363. Robert E. Boyle CLERK



TO: STATE of Virginia, CITY/County of Lynchburg  
1. James C. Brooke A NOTARY PUBLIC IN AND FOR THE CITY / COUNTY AND HAVE ACKNOWLEDGED THE SAME BEFORE ME THIS 27 DAY OF June, 2000. MY COMMISSION EXPIRES 7-31-2003  
James H. Barbour NOTARY PUBLIC

- NOTES:  
1. THIS PLAT WAS PREPARED AT THE REQUEST OF RIVER OAKS INVESTMENTS OF VIRGINIA, INC.  
2. NO DETERMINATION OF WETLANDS WAS MADE NOR DOES THIS PLAT ADDRESS THE EXISTENCE OR DELINEATION OF ANY ENVIRONMENTALLY SENSITIVE AREAS IN OR AROUND THE BOUNDARIES OF THIS PROPERTY.  
3. THIS PLAT WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT AND DOES NOT THEREFORE NECESSARILY INDICATE ALL ENCUMBRANCES OR IMPROVEMENTS ON THIS PROPERTY. ALL ADDITIONAL OWNERS ARE NOW OR FORMERLY.  
4. THIS PROPERTY AS PLATTED FALLS WITHIN THE FLOOD ZONE "C" AS DETERMINED BY F.E.M.A. AND SHOWN ON THEIR MAP. THE 500 CONTOUR REPRESENTS THE MAXIMUM FLOOD ZONE LIMITS. NO CERTIFICATION BY THIS SURVEYOR IS MADE TO THE ACCURACY OF THE FLOOD LIMITS OR F.E.M.A. MAP.  
5. EACH LOT WILL BE SERVED BY AN INDIVIDUAL WELL AND SEPTIC SYSTEM.  
6. THIS PROPERTY IS ZONED R - 1.  
7. IRON PINS SET AT ALL LOT CORNERS UNLESS OTHERWISE NOTED.

SOURCE OF TITLE:  
THIS PROPERTY WAS CONVEYED TO RIVER OAKS INVESTMENTS OF VIRGINIA, INC. BY DEED DATED SEPTEMBER 17, 1998 AND RECORDED IN DEED BOOK 927 PAGE 687 IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF CAMPBELL COUNTY, VIRGINIA.



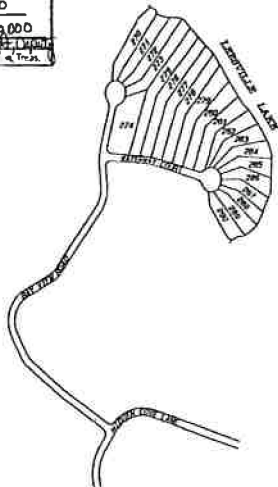
# RUNAWAY BAY PHASE VII

APPROVED BY CAMPBELL COUNTY PLANNING COMMISSION 3/23/98

PLAT FEE \$ 65.00

COMMISSION APPROVED:  
James W. Lewis 6-26-00  
UTILITIES & SERVICE AUTHORITY / DATE  
R. Haines 8/10/00  
AGENT FOR BOARD OF SUPERVISORS / DATE  
S. ... 6-27-00  
EROSION & SEDIMENT CONTROL AUTHORITY / DATE  
L.B. Anderson 6/24/00  
VIRGINIA DEPARTMENT OF TRANSPORTATION / DATE  
Thomas C. Brooke 16 June 00  
HEALTH OFFICER  
THIS SUBDIVISION IS APPROVED FOR INDIVIDUAL ON-SITE SEWER SYSTEMS IN ACCORDANCE WITH THE PROVISIONS OF THE CODE OF VIRGINIA, AND THE SEWER BONDING AND BIOLOGICAL REGULATIONS 112 VAC 5-112-20 ET SEQ. THE REGULATIONS.  
THE APPROVED ON-SITE SEWER SYSTEM SITES ARE NOT SHOWN ON THIS PLAT. THESE SITES ARE SHOWN ON A SEPARATE PLAT ON FILE IN THE OFFICE OF CAMPBELL COUNTY HEALTH DEPARTMENT.

County of Campbell, Virginia  
PLAT FEE PAID  
\$65.00  
On 8-10-2000  
Robert E. Boyle, Clerk



THIS PLAT WAS PREPARED FROM AN ACTUAL FIELD SURVEY MADE UNDER MY SUPERVISION AND COMPLIED WITH THE MEASUREMENT STANDARDS AND PROCEDURES ESTABLISHED BY THE VIRGINIA STATE BOARD OF ARCHITECTS, PROFESSIONAL ENGINEERS, LAND SURVEYORS, CIVIL ENGINEERS, GEODETIC AND LANDSCAPE ARCHITECTS TO THE BEST OF MY KNOWLEDGE AND BELIEF.  
Thomas C. Brooke, Jr.  
THOMAS C. BROOKE, JR., L.S., No. 2417  
PROFESSIONAL ASSOCIATION OF SURVEYORS  
CONTINUING EDUCATION PROFESSIONAL



SHEET 1 OF 3

ACRES OF VIRGINIA, INC. / THOMAS C. BROOKE, JR., L.S.  
SURVEYING ENGINEERS, PLANNERS & SOIL CONSULTANTS  
404 CLAY STREET LYNCHBURG, VIRGINIA, 24504  
OFFICE (804) 528-4574 FAX (804) 845-1048  
COVER SHEET  
PHASE VII  
**RUNAWAY BAY**  
VISTA DISTRICT  
CAMPBELL COUNTY, VIRGINIA  
COVER SCALE: 1"=200' DATE: DECEMBER 1, 2000  
DRAWN: SRES/EDWARDS/SYSTEM-0 REV. DATE: MAY 12, 2000  
TAX MAP NO. 20-8-7 DATA COLLECTOR

1362

RECORDED 8/10/00 WITH RESTRICTIONS FOR RUNAWAY BAY SUBDIVISION  
PHASE VII DEED BOOK 999 PAGE 425. ALSO SEE PLAT PAGES L361 & L363.  
*Debra E. Hughes*, CLERK



FUTURE DEVELOPMENT  
RIVER OAKS INVESTMENTS  
OF VIRGINIA

D B 927 P 567  
180-A-7)

FUTURE DEVELOPMENT  
RIVER OAKS INVESTMENTS  
OF VIRGINIA

D B 927 P 567  
180-A-7)

CURVE TABLE:

LINE	CHORD	ANGLE	ARC	CHORD	CHORD BEARING
C1	62.28-41	324.75	251.97	326.59	272.50-25.74
C2	75.28-43	85.09	88.70	44.75	303.74-54.78
C3	62.18-54	83.00	73.23	31.54	102.41-28.78
C4	77.25-21	525.00	32.22	36.25	441.58-20.74
C5	89.28-52	175.00	272.77	246.70	118.72-42.74
C6	24.11-25	605.00	65.00	34.24	467.20-60.74
C7	24.11-27	175.00	27.00	33.34	387.28-50.74
C8	89.28-52	325.00	291.98	317.18	278.52-42.74
C9	24.12-23	775.00	118.00	117.30	541.78-20.74
C10	52.18-54	725.00	54.61	54.30	385.21-20.74
C11	81.24-25	25.00	25.61	49.48	512.18-23.74

EASEMENT TABLE:

LINE	BEARING	DISTANCE
E1	N03°25'20"W	85.85
E2	N66°24'59"W	114.45
E3	S03°26'25"E	79.18

APPROVED BY CAMPBELL COUNTY  
PLANNING COMMISSION 3/13/93

THIS PLAT HAS BEEN PREPARED FROM AN ACTUAL  
FIELD SURVEY MADE UNDER MY SUPERVISION  
AND CONFORMS WITH THE MEASUREMENTS  
AND PROCEEDURES ESTABLISHED BY THE VIRGINIA  
STATE BOARD OF PROFESSIONAL ENGINEERS,  
ENGINEERS, LAND SURVEYORS CERTIFIED INVENTORS  
OF SURVEYING AND LANDSCAPE ARCHITECTS TO THE BEST  
OF MY KNOWLEDGE AND BELIEF.

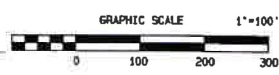
*Thomas C. Brookes, Jr.*  
THOMAS C. BROOKES, JR., L.S., No. 2417  
VIRGINIA ASSOCIATION OF SURVEYORS  
CONTINUING EDUCATION PROFESSIONAL



ACRES OF VIRGINIA, INC. / THOMAS C. BROOKES, SR., L.S.  
SURVEYING ENGINEERING PLANNING & DESIGN CONSULTANTS  
1047 CLAY STREET, LINDSEY, VIRGINIA 22640  
OFFICE: 540-338-4571 FAX: 540-338-1520

MAP VII PHASE VII  
RUNAWAY BAY

VISTA DISTRICT  
CAMPBELL COUNTY, VIRGINIA  
SCALE: 1"=100' DATE: DECEMBER 1, 1999  
DRAWN BY: 38792/ROADS/0001-D REV. DATE: MAY 12, 2000  
TAX MAP NO. 80-A-7 DATA COLLECTOR



SHEET 2 OF 3

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