

VICINITY MAP

SCALE: 1"=2,000'

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

Signature of Gregory E. Pritchard, Manager, Nelson's Grant Development, LLC, dated 6/15/17.

Signature of Steven N. Miller, Manager, Nelson's Grant Development, LLC, dated 6/15/17.

Notary Public for Nelson's Grant Development, LLC, signed by Janice E. Haney, dated 6/15/17, registration no. 207214, commission expires 3-31-2018.

TO THE BEST OF MY KNOWLEDGE AND BELIEF, ALL THE REQUIREMENTS SET FORTH IN THE ORDINANCE FOR APPROVING PLATS IN THE COUNTY OF YORK, VIRGINIA, HAVE BEEN COMPLIED WITH, AND THE SURVEY AND PLAT ARE CORRECT.

TO THE BEST OF MY KNOWLEDGE AND BELIEF, I, DONALD W. DAVIS, A VIRGINIA LICENCED LAND SURVEYOR CERTIFY AS TO THE ACCURACY AND COMPLIANCE WITH THE CODE OF VIRGINIA, SECTION 55-79.58(c) THAT ALL UNITS OR PORTIONS THEREOF DEPICTED THEREON HAVE BEEN SUBSTANTIALLY COMPLETED.

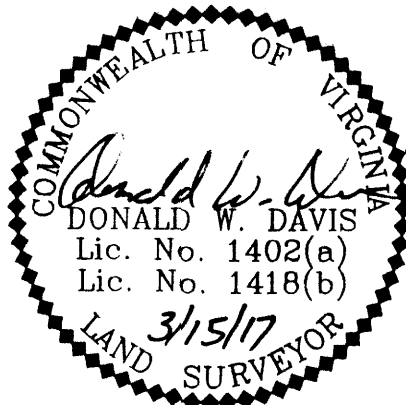
PRIMARY U.S. GEODETIC CONTROL MONUMENTS

- 058 - COORDINATES-U.S.SURVEY FEET- 12,067,979.271(E), 3,601,253.260(N) ELEVATION= 59.25' (NGVD 1929 DATUM)
- 059 - COORDINATES-U.S.SURVEY FEET- 12,069,041.487(E), 3,598,848.801(N) ELEVATION= 52.45' (NGVD 1929 DATUM)

TRUSTEE(S) FOR NELSON'S GRANT DEVELOPMENT, LLC

Signature of Philip M. Rudisill and Gerald L. Passaro, dated 6-16-17. Deed of Trust dated June 18, 2010, modified September 29, 2010, December 15, 2010, January 12, 2012, November 14, 2012 and August 19, 2013. Recorded as Inst. #100010144, #100016780, #100021095, #120000566, #120002873, #120020122 and #130016050. Beneficiary: Townebank.

Notary Public for Trustee(s) (Nelson's Grant Development, LLC), signed by Janice E. Haney, dated 6/15/17, registration no. 207214, commission expires 3-31-2018.

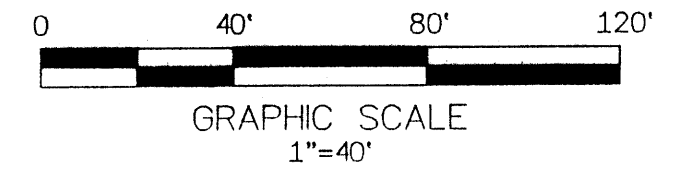


170011306

NOTES:

- 1. THE PROPERTY SHOWN HEREON IS LOCATED IN ZONE X AS SHOWN ON FLOOD INSURANCE RATE MAP COMMUNITY NUMBER 510182, MAP NUMBER 51199C0128D EFFECTIVE DATE: JANUARY 16, 2015.
- 2. THE PROPERTY SHOWN HEREON IS ZONED: PDMU (PLANNED DEVELOPMENT MIXED USE) IN ACCORDANCE WITH ORDINANCE NO. 10-4 ADOPTED BY THE YORK COUNTY BOARD OF SUPERVISORS ON APRIL 20, 2010 AND SUBSEQUENTLY RECORDED ON MAY 6, 2010 IN INSTRUMENT #100007527. THE MINIMUM YARD REQUIREMENTS ARE AS FOLLOWS: TWENTY FEET (20') SETBACK FROM ANY EXTERNAL PROPERTY LINE FIFTY FEET (50') SETBACK FROM ANY EXTERNAL STREET
- 3. THE TAX MAP PARCEL NUMBER FOR THE PROPERTY SHOWN HEREON IS: 24-88-01-000B1.
- 4. THE GPIN NUMBER FOR THE PROPERTY SHOWN HEREON IS: Q09d-3896-0241.
- 5. UTILITY NOTES: WATER : EACH LOT WITHIN THIS CONDOMINIUM IS TO BE SERVED BY PUBLIC WATER PROVIDED BY THE CITY OF NEWPORT NEWS. SEWER : EACH LOT WITHIN THIS CONDOMINIUM IS TO BE SERVED BY PUBLIC SEWER PROVIDED BY THE COUNTY OF YORK.
- 6. THE PROPERTY SHOWN HEREON LIES WITHIN AND IS SUBJECT TO THE ROUTE 17 CORRIDOR OVERLAY DISTRICT REGULATIONS, AS SET FORTH IN SECTION 24.1-378 OF THE ZONING ORDINANCE.
- 7. NONE OF THE AREA CONTAINED IN THIS PROPERTY IS WITHIN A RESOURCE PROTECTION AREA OR A RESOURCE MANAGEMENT AREA.
- 8. ALL RIGHT-OF-WAYS SHOWN AS PUBLIC HAVE PREVIOUSLY BEEN DEDICATED FOR PUBLIC USE.
- 9. THE PROPERTY SHOWN HEREON IS SUBJECT TO THE TERMS AND PROVISIONS OF THE "DECLARATION FOR NELSON'S GRANT" RECORDED AS INSTRUMENT #120023732 AND THE "DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS OF NELSON'S GRANT CONDOMINIUMS" RECORDED AS INSTRUMENT #160001754.
- 10. PROPERTY OWNER MAILING ADDRESS: NELSON'S GRANT DEVELOPMENT, LLC #159 BREEZY POINT DRIVE YORKTOWN, VA 23693
- 11. THE PROPERTY SHOWN ON THIS PLAT IS SERVED BY PUBLIC SEWER AND PUBLIC WATER. MAINTENANCE OUTSIDE THE PUBLIC EASEMENTS WILL BE PROVIDED BY THE NELSON'S GRANT CONDOMINIUM ASSOCIATION.
- 12. THE PROPERTY SHOWN HEREON IS IDENTIFIED AS REMAINDER OF PARCEL "B"(1), AS SHOWN ON THAT CERTAIN PLAT ENTITLED "SUBDIVISION OF NELSON'S GRANT, PHASE THREE, NELSON MAGISTERIAL DISTRICT, COUNTY OF YORK, VIRGINIA" (INST. #150008832).
- 13. COMMON ELEMENTS INCLUDE: ALL PARTS OF THE CONDOMINIUM EXCEPT THE RESPECTIVE UNITS SHOWN AND DESIGNATED HEREON AND DEFINED IN THE CONDOMINIUM DOCUMENTS. EXAMPLES OF COMMON ELEMENTS ARE: PARKING FACILITIES, PAVED AREAS, THE GROUND WHETHER OF NOT LANDSCAPED, ALL PORTIONS OF THE BUILDINGS NOT A PART OF THE UNITS, AND ALL CONDUITS, INSTALLATIONS, WIRES, PIPES AND CABLES WHICH SERVE OTHER COMMON ELEMENTS OR WHICH SERVE MORE THAN ONE UNIT.
- 14. LIMITED COMMON ELEMENTS INCLUDE: (a) PARKING SPACES WHICH MAY BE ASSIGNED TO EACH RESPECTIVE UNIT. (b) THE EXTERIOR OF EACH BUILDING. (c) PATIOS, DECKS, HVAC UNITS, EXTERIOR STAIRS, & ENTRY BALCONIES APPURTENANT TO EACH UNIT.
- 15. AREA BREAKDOWN: PHASE FIVE AREA= 0.1632 ACRE (7,107 S.F.) PHASE FOUR AREA= 0.5674 ACRE (24,718 S.F.) PHASE ONE AREA= 0.5941 ACRES (25,879 S.F.) ADDITIONAL AND EXPANDABLE LAND AREA= 0.2617 ACRE (11,399 S.F.) TOTAL AREA REMAINDER OF PARCEL "B"(1)= 1.5864 ACRES (69,103 S.F.)
- 16. THIS PROPERTY IS SUBJECT TO COVENANTS, CONDITIONS, RESTRICTIONS, EASEMENTS, LIENS FOR ASSESSMENTS, OPTIONS, POWER OF ATTORNEYS, AND LIMITATIONS ON TITLE, CREATED BY THE VIRGINIA CONDOMINIUM STATUTE.
- 17. THE BUILDING DIMENSIONS SHOWN HEREON ARE IN U.S. SURVEY FEET.

CONDOMINIUM PLAT BUILDING #12 NELSON'S GRANT PHASE FIVE NELSON MAGISTERIAL DISTRICT COUNTY OF YORK, VIRGINIA SCALE: 1"=40' DATE: MARCH 15, 2017 SHEET 1 OF 4 DAVIS & ASSOCIATES, P.C. LAND SURVEYORS AND PLANNERS 3630 GEORGE WASHINGTON MEMORIAL HIGHWAY YORKTOWN, VIRGINIA 23693 (757)867-8583



- SYMBOLS -

- 50' B (with arrow) DENOTES MINIMUM BUILDING SETBACK LINES
- DENOTES PROPERTY LINE
- DENOTES IRON PIPE FOUND
- DENOTES IRON ROD FOUND
- DENOTES IRON ROD TO BE SET AT ALL PROPERTY LINE JUNCTURES
- DENOTES CONCRETE MONUMENT FOUND
- DENOTES CONCRETE MONUMENT TO BE SET
- DENOTES PHASE LINE
- ♿ DENOTES HANDICAP PARKING SPACE

APPROVED YORK COUNTY BOARD OF SUPERVISORS BY: Susan Kussel PLAT APPROVING AGENT DATE: JUNE 23, 2017

STATE OF VIRGINIA COUNTY OF YORK IN THE CLERK'S OFFICE OF THE YORK COUNTY CIRCUIT COURT THIS 23rd DAY OF JUNE 2017, THIS MAP WAS PRESENTED AND ADMITTED TO RECORD AS THE LAW DIRECTS AS INSTRUMENT # 170011306 TESTE: Kristen N. Nelson Clerk CLERK BY: Jimmy Runner De