

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.

Gregory E. Pritchard 3/9/15
 GREGORY E. PRITCHARD, MANAGER DATE
 NELSON'S GRANT DEVELOPMENT, LLC
 A VIRGINIA LIMITED LIABILITY COMPANY

Steven N. Miller 3/9/15
 STEVEN N. MILLER, MANAGER DATE
 NELSON'S GRANT DEVELOPMENT, LLC
 A VIRGINIA LIMITED LIABILITY COMPANY

NOTARY PUBLIC FOR NELSON'S GRANT DEVELOPMENT, LLC
 STATE OF Virginia
 COUNTY/CITY OF Newport News TO WIT:
 I, Janice E. Haney, 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 9th DAY OF March, 2015.

Janice E. Haney 20724
 NOTARY PUBLIC REGISTRATION NO.
 MY COMMISSION EXPIRES: 3-31-2018

PRIMARY U.S. GEODETIC CONTROL MONUMENTS

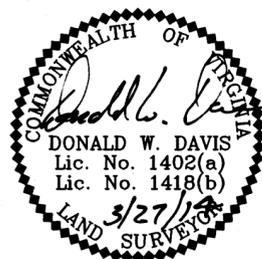
- (058) - COORDINATES—U.S.SURVEY FEET—
12,067,979.271(E), 3,601,253.260(N)
ELEVATION= 59.25' (NGVD 1929 DATUM)
- (059) - COORDINATES—U.S.SURVEY FEET—
12,069,041.487(E), 3,598,848.801(N)
ELEVATION= 52.45' (NGVD 1929 DATUM)

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

DATE: 3-19-15
 TRUSTEES— PHILIP M. RUDISILL AND GERALD L. PASSARO, EITHER OF WHOM MAY ACT 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)
 STATE OF Virginia
 COUNTY/CITY OF Stafford TO WIT:
 I, Deborah Yarbrough Smith, 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 19 DAY OF March, 2015.

Deborah Yarbrough Smith 217342
 NOTARY PUBLIC REGISTRATION NO.
 MY COMMISSION EXPIRES: 5-31-16



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:

TAX MAP 24-88-01-000B1: NELSON'S GRANT DEVELOPMENT, LLC, A VIRGINIA LIMITED LIABILITY COMPANY, AND WAS ACQUIRED FROM C.L. PARRISH, MARY B. PARRISH & PRITCHARD AND MILLER REAL ESTATE LIMITED PARTNERSHIP, A VIRGINIA LIMITED PARTNERSHIP, BY DEED DATED JUNE 1, 2010 AND DULY RECORDED IN THE CLERK'S OFFICE OF THE YORK-POQUOSON CIRCUIT COURT ON JUNE 21, 2010 IN INSTRUMENT #100010142.

I CERTIFY THAT MONUMENTS AND IRON RODS AS SHOWN ON THIS PLAT WILL BE SET ON OR BEFORE JULY 31, 2015.

Donald W. Davis 3/27/14
 DONALD W. DAVIS, L.S. DATE

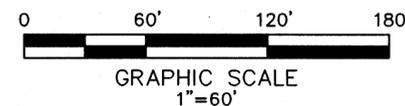
LOT AREA = 1.5308 ACRES (66,681 S.F.)
 PUBLIC R/W AREA = 0.8414 ACRES (36,651 S.F.)
 COMMON AREAS = 2.2866 ACRES (99,607 S.F.)
 REMAINDER OF PARCEL "B"(1) = 1.5864 ACRES (69,102 S.F.)
 TOTAL SUBDIVIDED AREA = 6.2452 ACRES (272,041 S.F.)

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 SUBDIVISION IS TO BE SERVED BY PUBLIC WATER PROVIDED BY THE CITY OF NEWPORT NEWS.
 SEWER : EACH LOT WITHIN THIS SUBDIVISION 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 SUBDIVISION IS WITHIN A RESOURCE PROTECTION AREA OR A RESOURCE MANAGEMENT AREA.
8. ALL RIGHT-OF-WAYS SHOWN AS PUBLIC HEREON ARE HEREBY DEDICATED FOR PUBLIC USE.
9. SIGHT EASEMENTS AT EACH STREET 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.
10. THE 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 PROPERTY SHOWN HEREON IS SUBJECT TO THE TERMS AND PROVISIONS OF THE "DECLARATION FOR NELSON'S GRANT" RECORDED AS INSTRUMENT #120023732.
12. THE RECORDATION OF THIS PLAT SHALL OPERATE TO TRANSFER, IN FEE SIMPLE, TO THE COUNTY OF YORK SUCH PORTIONS OF THE PREMISES PLATTED AS IS ON THE PLAT SET APART FOR STREETS AND TO TRANSFER TO THE COUNTY OF YORK ANY EASEMENTS INDICATED ON THE PLAT FOR DRAINAGE AND/OR UTILITIES TO CREATE A PUBLIC RIGHT-OF-PASSAGE OVER THE SAME, UNLESS OTHERWISE NOTED ON THIS PLAT.
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 INCLUDES: (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.

SUBDIVISION OF
NELSON'S GRANT
 PHASE THREE
 NELSON MAGISTERIAL DISTRICT
 COUNTY OF YORK, VIRGINIA
 SCALE: 1"=60' DATE: MARCH 27, 2014
 SHEET 1 OF 3

DAVIS & ASSOCIATES, P.C.
 LAND SURVEYORS AND PLANNERS
 3630 GEORGE WASHINGTON MEMORIAL HIGHWAY
 YORKTOWN, VIRGINIA 23693
 (757)867-8583



- SYMBOLS -

- DENOTES MINIMUM BUILDING SETBACK LINES
- 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 COMMON AREAS TO BE CONVEYED TO NELSON'S GRANT HOMEOWNERS ASSOCIATION

APPROVED
 YORK COUNTY BOARD OF SUPERVISORS

BY: Al Maddalena
 PLAT APPROVING AGENT

DATE: 5/21/15

APPROVED
 VIRGINIA DEPARTMENT OF TRANSPORTATION

BY: Bruce

DATE: 5/27/15

STATE OF VIRGINIA
 COUNTY OF YORK
 IN THE CLERK'S OFFICE OF THE YORK-POQUOSON CIRCUIT COURT THIS 28th DAY OF May, 2015, THIS MAP WAS PRESENTED AND ADMITTED TO RECORD AS THE LAW DIRECTS AS INSTRUMENT # 130008832

TESTE: Kristen N. Nelson 9:57am
 CLERK

BY: Jessie Bugden, D.C.