

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 9/15/15.

Signature of Steven N. Miller, Manager, Nelson's Grant Development, LLC, dated 9/15/15.

Notary Public for Nelson's Grant Development, LLC, Cresco H. Arnold, dated 15th day of September, 2015.

Signature of Teresa H. Arnold, Notary Public, registration no. 7015230, commission expires 7/31/18.

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.

THIS IS TO CERTIFY THAT THE LAND EMBRACED IN THIS CONDOMINIUM PLAT IS IN THE NAME OF 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.

TO THE BEST OF MY KNOWLEDGE AND BELIEF, I, DONALD W. DAVIS, A VIRGINIA LICENCED LAND SURVEYOR, CERTIFY THAT THIS PLAN IS ACCURATE AND COMPLIES WITH THE PROVISIONS OF SECTION 55-79.58(b) OF THE CODE OF VIRGINIA, 1950 AS AMENDED, THAT ALL UNITS OR PORTIONS THEREOF DEPICTED HEREON HAVE BEEN SUBSTANTIALLY COMPLETED.

Signature of Donald W. Davis, L.S., dated 8/19/13.

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

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: TOWNBANK

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

STATE OF Virginia COUNTY/CITY OF Yorktown TO WIT: I, Marcia Hodges Breaux, 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 10 DAY OF September, 2015.

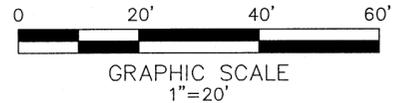
Signature of Marcia Hodges Breaux, Notary Public, registration no. 373981, commission expires June 3, 2018.



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.
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 CONDOMINIUM IS TO BE SERVED BY PUBLIC WATER PROVIDED BY THE CITY OF NEWPORT NEWS. SEWER : EACH 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" TO BE RECORDED SIMULTANEOUSLY HEREWITH.
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 PROPERTY 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 OR 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 ONE AREA= 0.5941 ACRE (25,879 S.F.) ADDITIONAL AND EXPANDABLE LAND AREA= 0.9923 ACRES (43,224 S.F.) TOTAL AREA 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 #9 NELSON'S GRANT PHASE ONE NELSON MAGISTERIAL DISTRICT COUNTY OF YORK, VIRGINIA SCALE: 1"=20' DATE: AUGUST 19, 2013 SHEET 1 OF 3 DAVIS & ASSOCIATES, P.C. LAND SURVEYORS AND PLANNERS 3630 GEORGE WASHINGTON MEMORIAL HIGHWAY YORKTOWN, VIRGINIA 23693 (757)867-8583



SYMBOLS

- 50' B DENOTES MINIMUM BUILDING SETBACK LINES
50' DENOTES PROPERTY LINE
---o--- 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

150023541

APPROVED YORK COUNTY BOARD OF SUPERVISORS BY: U. Maddalena PLAT APPROVING AGENT DATE: 12/8/15

STATE OF VIRGINIA COUNTY OF YORK IN THE CLERK'S OFFICE OF THE YORK - POQUOSON CIRCUIT COURT THIS 28th 10:57am DAY OF December 2015, THIS MAP WAS PRESENTED AND ADMITTED TO RECORD AS THE LAW DIRECTS AS INSTRUMENT #150023541

TESTE: _____ CLERK BY: Lawrence Phillips D.C.