

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.

Gregory E. Pritchard 12/2/15
 GREGORY E. PRITCHARD, MANAGER DATE
 NELSON'S GRANT DEVELOPMENT, LLC
 A VIRGINIA LIMITED LIABILITY COMPANY

Steven N. Miller 12/2/15
 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. Long, 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 2nd DAY OF December, 2015.
Janice E. Long 2/2/15
 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: _____
 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 Newport News TO WIT:
 I, Janice E. Long, 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 2 DAY OF December, 2015.
Janice E. Long
 NOTARY PUBLIC REGISTRATION NO. _____
 MY COMMISSION EXPIRES: June 30, 2018

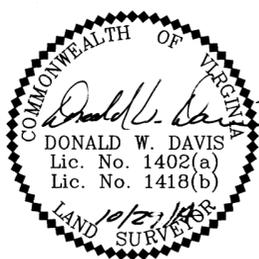


TO THE BEST OF MY KNOWLEDGE AND BELIEF, ALL THE REQUIREMENTS SET FORTH IN THE ORDINANCE FOR APPROVING PLATS IN THE COUNTY OF YORK, VIRGINIA, HAVE BEEN COMPLIED WITH, AND THE SURVEY AND PLAT ARE CORRECT.

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 AS TO THE ACCURACY AND COMPLIANCE WITH THE CODE OF VIRGINIA, SECTION 55-79.58(a) THAT ALL UNITS OR PORTIONS THEREOF DEPICTED HEREON HAVE BEEN SUBSTANTIALLY COMPLETED.

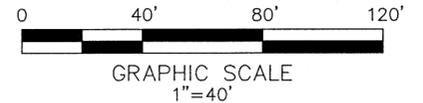
Donald W. Davis 10/29/14
 DONALD W. DAVIS, L.S. DATE



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: 24-88-01-000B2.
4. THE GPIN NUMBER FOR THE PROPERTY SHOWN HEREON IS: Q08b-3928-4647.
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 PART OF PARCEL "B"(2), AS SHOWN ON THAT CERTAIN PLAT ENTITLED "SUBDIVISION OF NELSON'S GRANT, PHASE ONE, NELSON MAGISTERIAL DISTRICT, COUNTY OF YORK, VIRGINIA" (INST. #120023730).
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 TWO AREA= 1.2832 ACRES (55,898 S.F.)
 ADDITIONAL AND EXPANDABLE LAND AREA= 1.1780 ACRES (51,314 S.F.)
 TOTAL AREA PARCEL "B"(2)= 2.4612 ACRES (107,212 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 #1
 NELSON'S GRANT
 PHASE TWO
 NELSON MAGISTERIAL DISTRICT
 COUNTY OF YORK, VIRGINIA
 SCALE: 1"=40' DATE: OCTOBER 29, 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 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

PLAT NO. 150023542

APPROVED
 YORK COUNTY BOARD OF SUPERVISORS
 BY: *Al Maddalena*
 PLAT APPROVING AGENT
 DATE: 12/9/15

STATE OF VIRGINIA
 COUNTY OF YORK
 IN THE CLERK'S OFFICE OF THE YORK
 POQUOSON CIRCUIT COURT THIS 28th
 DAY OF Dec, 2015, THIS MAP WAS
 PRESENTED AND ADMITTED TO RECORD AS
 THE LAW DIRECTS AS INSTRUMENT # 150023542
 TESTE: *Kristen U. Nelson*
 CLERK
 BY: *Douane Holt A.C.*