

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.

Signature of Gregory E. Pritchard, Manager, Nelson's Grant Development, LLC, dated 11-22-10.

Signature of Steven N. Miller, Manager, Nelson's Grant Development, LLC, dated 11/22/10.

Signature of Jeffrey L. Mendelsohn, President, Virginia Health Services, Inc., dated 11-23-10.

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 BOUNDARY LINE ADJUSTMENT IS IN THE NAME OF:

TAX MAP 24-56-00-000B: 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 IN INSTRUMENT #100010142, AND TRIANGLE V III, LIMITED PARTNERSHIP, A NORTH CAROLINA LIMITED PARTNERSHIP, BY DEED DATED SEPTEMBER 24, 2010 AND DULY RECORDED IN THE CLERK'S OFFICE OF THE YORK-POQUOSON CIRCUIT COURT IN INSTRUMENT #100016774.

TAX MAP 24-00-00-081B: VIRGINIA HEALTH SERVICES, INC., A VIRGINIA CORPORATION, AND WAS ACQUIRED FROM S. P. TONEY, JR. AND LEE F. TONEY, HIS WIFE, G. R. GOODSON, JR. AND PATRICIA A. GOODSON, HIS WIFE, ROBERT T. LAWSON AND CAROLYN LAWSON, HIS WIFE, AND CLAREN B. FORE AND SARAH E. FORE, HIS WIFE, BY DEED DATED APRIL 21, 1986 AND DULY RECORDED IN THE CLERK'S OFFICE OF THE YORK-POQUOSON CIRCUIT COURT IN DEED BOOK 440, PAGE 643.

I CERTIFY THAT MONUMENTS AND IRON RODS AS SHOWN ON THIS PLAT WILL BE SET ON OR BEFORE FEBRUARY 28, 2011.

Signature of Donald W. Davis, L.S., dated 10/15/10.

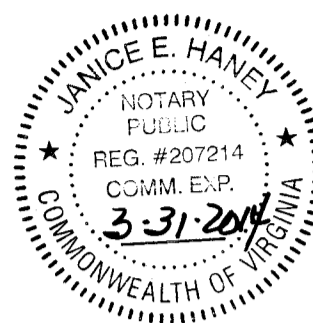
PRIMARY U.S. GEODETIC CONTROL MONUMENTS

- (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)

NOTARY PUBLIC FOR NELSON'S GRANT DEVELOPMENT, LLC

STATE OF Virginia, County/City of Newport News. I, Janice E. Haney, a Notary Public in and for the City of Newport News 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 22nd day of November, 2010.

Signature of Janice E. Haney, Notary Public, dated 2012/14, registration no. 3-31-2014.



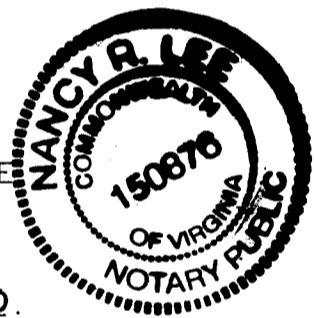
TRUSTEES FOR NELSON'S GRANT DEVELOPMENT, LLC

TRUSTEES- PHILIP M. RUDISILL AND GERALD L. PASSARO, EITHER OF WHOM MAY ACT FOR TOWNEBANK BY DEED DATED JUNE 18, 2010 AND RECORDED AS INST. #100010144, AMENDED SEPTEMBER 29, 2010 AND RECORDED AS INST. #100016780.

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

STATE OF Virginia, County/City of Suffolk. I, Nancy R. Lee, 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 23rd day of November, 2010.

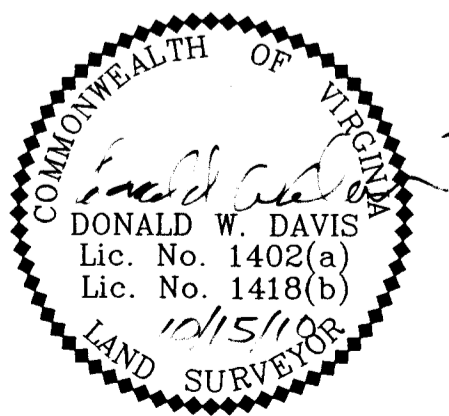
Signature of Nancy R. Lee, Notary Public, dated 12-31-2013, registration no. 150876.



NOTARY PUBLIC FOR VIRGINIA HEALTH SERVICES, INC. STATE OF Virginia, County/City of Newport News.

I, Janice E. Haney, a Notary Public in and for the City of Newport News 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 23rd day of November, 2010.

Signature of Janice E. Haney, Notary Public, dated 2012/14, registration no. 3-31-2014.



NOTES:

- 1. THE PROPERTY SHOWN HEREON IS LOCATED IN ZONE X AS SHOWN ON FLOOD INSURANCE RATE MAP COMMUNITY NUMBER 510182, MAP NUMBER 51199C0205C EFFECTIVE DATE: JUNE 16, 2009.
2. THE PROPERTIES SHOWN HEREON ARE ZONED: PDMU- PLANNED DEVELOPMENT MIXED USE DISTRICT (TAX MAP: 24-56-00-000B & PORTION OF TAX MAP: 24-00-00-081B) THE MINIMUM SETBACKS ARE AS FOLLOWS: 20'(FEET) FROM ANY EXTERNAL PROPERTY LINE 50'(FEET) FROM ANY EXTERNAL STREET
GB- GENERAL BUSINESS DISTRICT (TAX MAP: 24-00-00-081B) THE MINIMUM SETBACKS ARE AS FOLLOWS: FRONT : 45'(FEET) SIDE : 10'(FEET) REAR : 10'(FEET)
R20- MEDIUM DENSITY SINGLE-FAMILY RESIDENTIAL DISTRICT (TAX MAP: 24-00-00-081B) THE MINIMUM SETBACKS ARE AS FOLLOWS: FRONT : 40'(FEET) SIDE : 15'(FEET) REAR : 30'(FEET)
3. THE TAX MAP PARCEL NUMBERS FOR THE PROPERTIES SHOWN HEREON ARE: 24-56-00-000B AND 24-00-00-081B.
4. THE GPIN NUMBERS FOR THE PROPERTIES SHOWN HEREON ARE Q09d-4122-0113 AND Q09d-3894-0486.
5. UTILITY NOTES: PARCEL "A" IS SERVED BY PUBLIC WATER PROVIDED BY THE CITY OF NEWPORT NEWS AND PUBLIC SEWER PROVIDED BY THE COUNTY OF YORK. PUBLIC WATER AND PUBLIC SEWER ARE AVAILABLE TO PARCEL "B".
6. THE LAND PROPOSED TO BE CONVEYED OR EXCHANGED BY DEED RECORDED CONTEMPORANEOUSLY HERewith SHALL NOT FOR ANY PURPOSE BE OR BECOME A SEPARATE OR INDEPENDENT LOT, TRACT OR PARCEL BUT FOR ALL PURPOSES SHALL BECOME AND BE CONSIDERED A PART OF THE ADJACENT LOT, TRACT OR PARCEL ALREADY OWNED BY NELSON'S GRANT DEVELOPMENT, LLC AT THE TIME OF THIS CONVEYANCE OR EXCHANGE.
7. THE PROPERTIES SHOWN HEREON LIE WITHIN AND ARE SUBJECT TO THE ROUTE 17 CORRIDOR OVERLAY DISTRICT REGULATIONS, AS SET FORTH IN SECTION 24.1-378 OF THE ZONING ORDINANCE.
8. THE LIMITS OF NATURAL RESOURCES ON THESE PROPERTIES HAVE NOT BEEN INVENTORIED OR FIELD VERIFIED. ALL FUTURE CONSTRUCTION OR LAND DEVELOPMENT ACTIVITIES SHALL BE SUBJECT TO THE REQUIREMENTS OF THE CHESAPEAKE BAY PRESERVATION AREA DESIGNATION AND MANAGEMENT REGULATIONS (9 VAC-10-20-10) AND CHAPTER 23.2 OF THE YORK COUNTY CODE, AS WELL AS SECTION 24.1-376 (WATERSHED MANAGEMENT AND PROTECTION AREA OVERLAY DISTRICT) OF THE YORK COUNTY ZONING ORDINANCE.

EASEMENT LEGEND

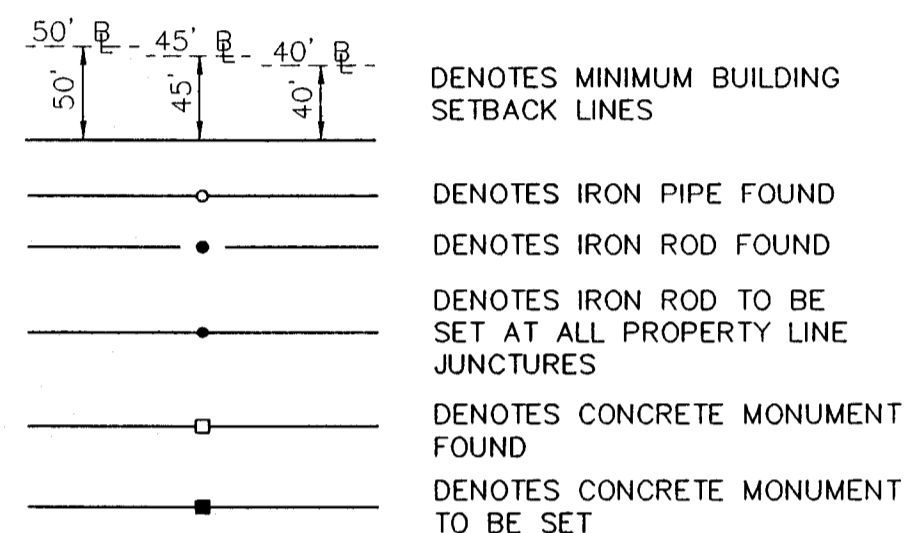
- 1- EXISTING 15' VIRGINIA ELECTRIC AND POWER COMPANY EASEMENT (D.B.513 PG.690)
2- EXISTING 10'x15' CITY OF NEWPORT NEWS WATERLINE EASEMENT (D.B.510 PG.489)
3- EXISTING 10' YORK COUNTY SANITARY SEWER EASEMENT (D.B.500 PG.613)
4- EXISTING 15' VIRGINIA ELECTRIC AND POWER COMPANY EASEMENT (D.B.565 PG.504)
5- EXISTING 20' VIRGINIA ELECTRIC AND POWER COMPANY EASEMENT (D.B.565 PG.504)
6- EXISTING 30' VIRGINIA ELECTRIC AND POWER COMPANY EASEMENT (D.B.543 PG.374)
7- EXISTING 15' CITY OF NEWPORT NEWS WATERLINE EASEMENT (D.B.565 PG.417)
8- EXISTING 10' CITY OF NEWPORT NEWS WATERLINE EASEMENT (D.B.560 PG.123)
9- EXISTING 10' YORK COUNTY RESTRICTED ACCESS EASEMENT (P.B.11 PG.142)
10- EXISTING 12' RESERVATION FOR HIGHWAY PURPOSES (P.B.11 PG.142)
11- EXISTING 40' INGRESS & EGRESS, DRAINAGE & UTILITIES EASEMENT (P.B.10 PG.443)
12- EXISTING 10' YORK COUNTY DRAINAGE & UTILITIES EASEMENT (P.B.11 PG.142)
13- EXISTING 20' YORK COUNTY DRAINAGE & UTILITIES EASEMENT (P.B.10 PG.586)
14- EXISTING 25' TRANSITIONAL BUFFER (P.B.10 PG.586)
15- VARIABLE WIDTH EASEMENT FOR INGRESS, EGRESS, DRAINAGE AND UTILITIES HEREBY CONVEYED TO THE BENEFIT OF NEW PARCEL "A" & NEW PARCEL "B" (7,352 S.F.)
16- 15' PRIVATE BMP MAINTENANCE EASEMENT HEREBY CONVEYED TO THE BENEFIT OF NEW PARCEL "A"
17- 15' PRIVATE BMP MAINTENANCE EASEMENT HEREBY CONVEYED TO THE BENEFIT OF NEW PARCEL "B"
18- EXISTING VARIABLE WIDTH VIRGINIA ELECTRIC & POWER COMPANY AND CHESAPEAKE & POTOMAC TELEPHONE COMPANY EASEMENT (D.B.645 PG.603) (S.H.P.B.6 PG.277)

BOUNDARY LINE ADJUSTMENT BETWEEN THE PROPERTIES OF NELSON'S GRANT DEVELOPMENT, LLC AND VIRGINIA HEALTH SERVICES, INC.

NELSON MAGISTERIAL DISTRICT COUNTY OF YORK, VIRGINIA SCALE: 1"=100' DATE: OCTOBER 15, 2010 SHEET 1 OF 2

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

- SYMBOLS -



APPROVED

YORK COUNTY BOARD OF SUPERVISORS

Signature of Al. Maddalena, Plat Approving Agent.

DATE: 12/9/10

STATE OF VIRGINIA COUNTY OF YORK IN THE CLERK'S OFFICE OF THE YORK-POQUOSON CIRCUIT COURT THIS 16th DAY OF December 2010, THIS MAP WAS PRESENTED AND ADMITTED TO RECORD AS THE LAW DIRECTS AS INSTRUMENT # 100621092.

Signature of Lynn S. Mendibur, Clerk.

Signature of Curran D.C.

2010 DEC 15 11:10:24