

VICINITY MAP

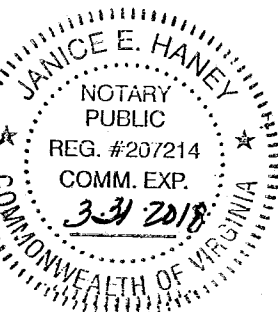
SCALE: 1"=2,000'

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 3/8/18  
 GREGORY E. PRITCHARD, MANAGER DATE  
 NELSON'S GRANT DEVELOPMENT, LLC  
 A VIRGINIA LIMITED LIABILITY COMPANY

Steven N. Miller 3/8/18  
 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 Stafford 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 8th DAY OF March, 2018.  
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

Philip M. Rudisill DATE: 3-14-18  
 TRUSTEE(S)- PHILIP M. RUDISILL  
 DEED OF TRUST DATED JUNE 18, 2010, MODIFIED SEPTEMBER 29, 2010, DECEMBER 15, 2010, JANUARY 12, 2012, NOVEMBER 14, 2012, AUGUST 19, 2013, MARCH 11, 2014 AND SEPTEMBER 24, 2014  
 RECORDED AS INST. #100010144, #100016780, #100021095, #120000566, #120002873, #120020122, #130016050, #140003411 AND #140015729  
 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, 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 14 DAY OF March, 2018.  
Deborah Yarbrough Smith 217342  
 NOTARY PUBLIC REGISTRATION NO.  
 MY COMMISSION EXPIRES: 5-31-20

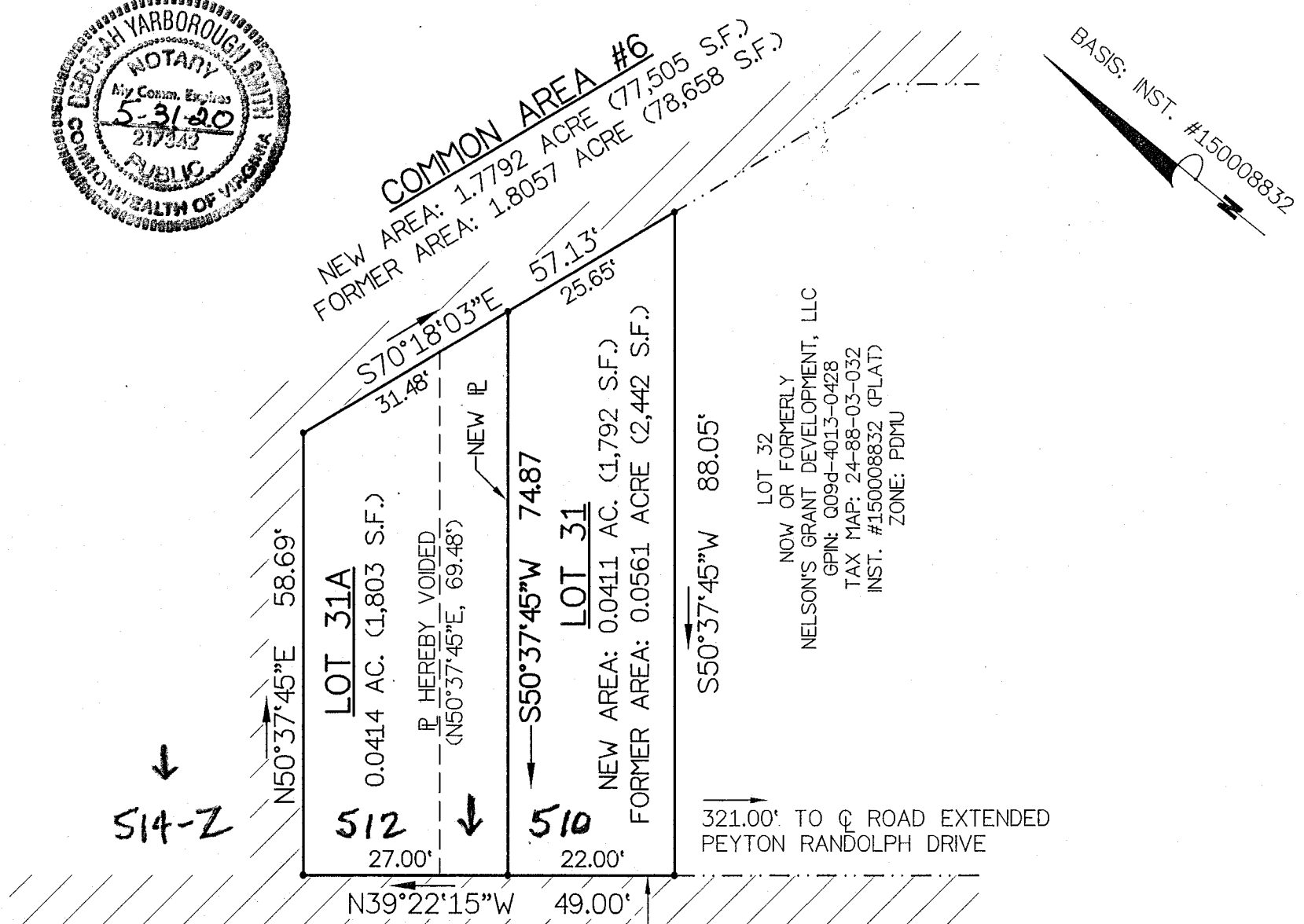
- NOTES:
- THE PROPERTY SHOWN HEREON IS LOCATED IN ZONE X AS SHOWN ON FLOOD INSURANCE RATE MAP COMMUNITY NUMBER 510182, MAP NUMBER 51199C0128D EFFECTIVE DATE: JANUARY 16, 2015.
  - THE PROPERTY SHOWN HEREON IS ZONED: PD11J (PLANNED DEVELOPMENT (MIXED USE)) IN ACCORDANCE WITH ORDINANCE NO. 10-4 ADOPTED 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
  - THE TAX MAP PARCEL NUMBERS FOR THE PROPERTIES SHOWN HEREON ARE: 24-88-03-031 & 24-88-03-000A6.
  - THE GPIN NUMBERS FOR THE PROPERTIES SHOWN HEREON ARE: Q09d-3986-0446 & Q09d-4240-0388.
  - UTILITY NOTES:  
 WATER: LOTS 31 & 31A WITHIN THIS SUBDIVISION ARE TO BE SERVED BY PUBLIC WATER PROVIDED BY THE CITY OF NEWPORT NEWS.  
 SEWER: LOTS 31 & 31A WITHIN THIS SUBDIVISION ARE TO BE SERVED BY PUBLIC SEWER PROVIDED BY THE COUNTY OF YORK.
  - 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.
  - NONE OF THE AREA CONTAINED IN THIS SUBDIVISION IS WITHIN A RESOURCE PROTECTION AREA OR A RESOURCE MANAGEMENT AREA.
  - ALL RIGHT-OF-WAYS SHOWN AS PUBLIC HEREON HAVE PREVIOUSLY BEEN DEDICATED FOR PUBLIC USE.
  - THE PROPERTY SHOWN HEREON IS SUBJECT TO THE TERMS AND PROVISIONS OF THE "DECLARATION FOR NELSON'S GRANT" RECORDED AS INSTRUMENT #120023732.

RESUBDIVISION OF  
 LOT 31  
 AND  
 COMMON AREA #6,  
 SUBDIVISION OF  
 NELSON'S GRANT, PHASE THREE  
 NELSON MAGISTERIAL DISTRICT  
 COUNTY OF YORK, VIRGINIA  
 SCALE: 1"=20' DATE: OCTOBER 12, 2017  
 SHEET 1 OF 1

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

GRAPHIC SCALE  
 1"=20'

- S Y M B O L S -
- 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 ADJACENT PROPERTY LINE
  - ▨ DENOTES COMMON AREA #6 (INST. #150008832-PLAT)

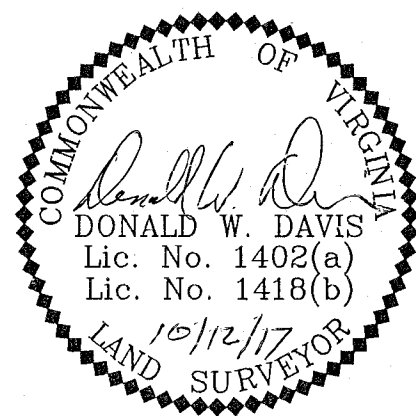


FLEMING WAY  
 40' PUBLIC R/W (INST. #150008832)

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 RE-SUBDIVISION IS IN THE NAME OF:

LOT 31 & COMMON AREA #6: 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 30, 2018.  
Donald W. Davis 10/12/17  
 DONALD W. DAVIS, L.S. DATE



LOT AREA = 0.0825 ACRE (3,595 S.F.)  
 COMMON AREA #6= 1.7792 ACRES (77,505 S.F.)  
 TOTAL SUBDIVIDED AREA = 1.8617 ACRES (81,100 S.F.)

APPROVED  
 YORK COUNTY BOARD OF SUPERVISORS  
 BY: Simon Kassel  
 PLAT APPROVING AGENT  
 DATE: MARCH 23, 2018

STATE OF VIRGINIA  
 COUNTY OF YORK  
 IN THE CLERK'S OFFICE OF THE YORK  
 POQUOSON CIRCUIT COURT THIS 23rd  
 DAY OF March 2018, THIS MAP WAS  
 PRESENTED AND ADMITTED TO RECORD AS  
 THE LAW DIRECTS AS INSTRUMENT # 160005214  
 TESTE: Kristen N. Nelson  
 CLERK  
 BY: Wendene Helf