



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* 5/1/18  
 GREGORY E. PRITCHARD, MANAGER DATE  
 NELSON'S GRANT DEVELOPMENT, LLC  
 A VIRGINIA LIMITED LIABILITY COMPANY

*Steven N. Miller* 5/1/18  
 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 Newport News TO WIT:  
 I, Jamie 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 4th DAY OF May, 2018.  
*Jamie E. Haney* 207214  
 NOTARY PUBLIC REGISTRATION NO.  
 MY COMMISSION EXPIRES: 3-31-2022

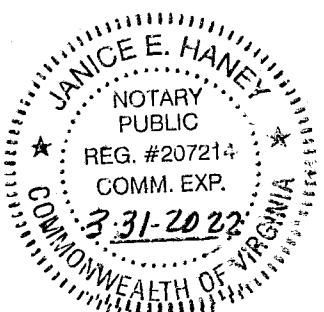
PRIMARY U.S. GEODETIC CONTROL MONUMENTS

- 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*  
 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 Suffolk TO WIT:  
 I, Deborah Barbara Smith NOTARY PUBLIC IN  
 AND FOR THE Commonwealth 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 May, 2018.  
*Deborah Barbara Smith* 217342  
 NOTARY PUBLIC REGISTRATION NO.  
 MY COMMISSION EXPIRES: 5-31-20

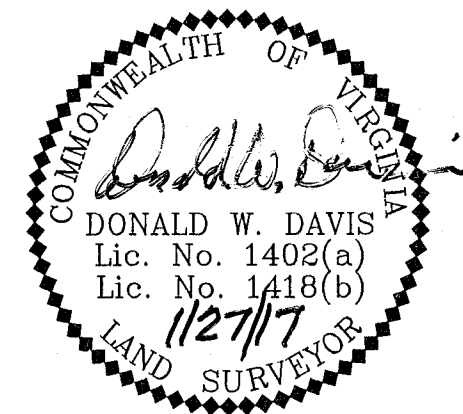


TO THE BEST OF MY KNOWLEDGE AND BELIEF, ALL THE REQUIREMENTS SET FORTH IN THE ORDINANCE FOR APPROVING PLATS IN THE COUNTY OF YORK, VIRGINIA, HAVE BEEN COMPLIED WITH, AND THE SURVEY AND PLAT ARE CORRECT.

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(c) THAT ALL UNITS OR PORTIONS THEREOF DEPICTED HEREON HAVE BEEN SUBSTANTIALLY COMPLETED.

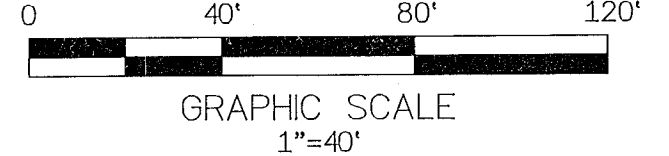
*Donald W. Davis* 1/27/17  
 DONALD W. DAVIS, L.S. DATE



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: 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
- THE TAX MAP PARCEL NUMBER FOR THE PROPERTY SHOWN HEREON IS: 24-88-01-000B2.
- THE GPIN NUMBER FOR THE PROPERTY SHOWN HEREON IS: Q08b-3928-4647.
- 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.
- 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 PROPERTY IS WITHIN A RESOURCE PROTECTION AREA OR A RESOURCE MANAGEMENT AREA.
- ALL RIGHT-OF-WAYS SHOWN AS PUBLIC 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 AND THE "DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS OF NELSON'S GRANT CONDOMINIUMS" TO BE RECORDED SIMULTANEOUSLY HEREWITH.
- PROPERTY OWNER MAILING ADDRESS:  
 NELSON'S GRANT DEVELOPMENT, LLC  
 #159 BREEZY POINT DRIVE  
 YORKTOWN, VA 23693
- 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.
- 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).
- 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.
- 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.
- AREA BREAKDOWN:  
 PHASE SIX AREA= 0.6453 ACRE (28,109 S.F.)  
 PHASE THREE AREA= 0.3184 ACRE (13,868 S.F.)  
 PHASE TWO AREA= 1.2832 ACRES (55,898 S.F.)  
 ADDITIONAL AND EXPANDABLE LAND= 0.2142 ACRE (9,337 S.F.)  
 TOTAL AREA PARCEL "B"(2)= 2.4612 ACRES (107,212 S.F.)
- 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.
- THE BUILDING DIMENSIONS SHOWN HEREON ARE IN U.S. SURVEY FEET.

CONDOMINIUM PLAT  
 BUILDINGS #3 & #4  
 NELSON'S GRANT  
 PHASE SIX  
 NELSON MAGISTERIAL DISTRICT  
 COUNTY OF YORK, VIRGINIA  
 SCALE: 1"=40' DATE: JANUARY 27, 2017  
 SHEET 1 OF 5  
 DAVIS & ASSOCIATES, P.C.  
 LAND SURVEYORS AND PLANNERS  
 3630 GEORGE WASHINGTON MEMORIAL HIGHWAY  
 YORKTOWN, VIRGINIA 23693  
 (757)867-8583



- S Y M B O L S -
- 50' BSL (with arrow) 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

18 MAY 10 AM 11:43

APPROVED  
 YORK COUNTY BOARD OF SUPERVISORS  
 BY: *Susan Kassel*  
 PLAT APPROVING AGENT  
 DATE: MAY 4, 2018

STATE OF VIRGINIA  
 COUNTY OF YORK  
 IN THE CLERK'S OFFICE OF THE YORK -  
 POQUOSON CIRCUIT COURT THIS 10  
 DAY OF May, 2018, THIS MAP WAS  
 PRESENTED AND ADMITTED TO RECORD AS  
 THE LAW DIRECTS AS INSTRUMENT # 180008036  
 TESTE: *Kristen N. ...*  
 CLERK  
 BY: *Jessica McCann, DC*