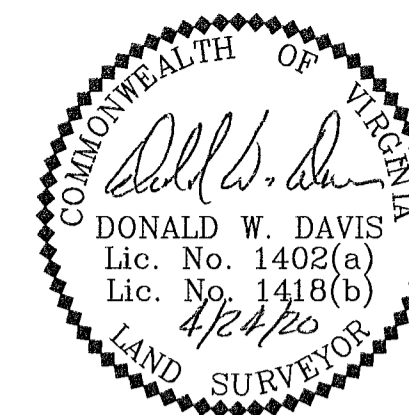
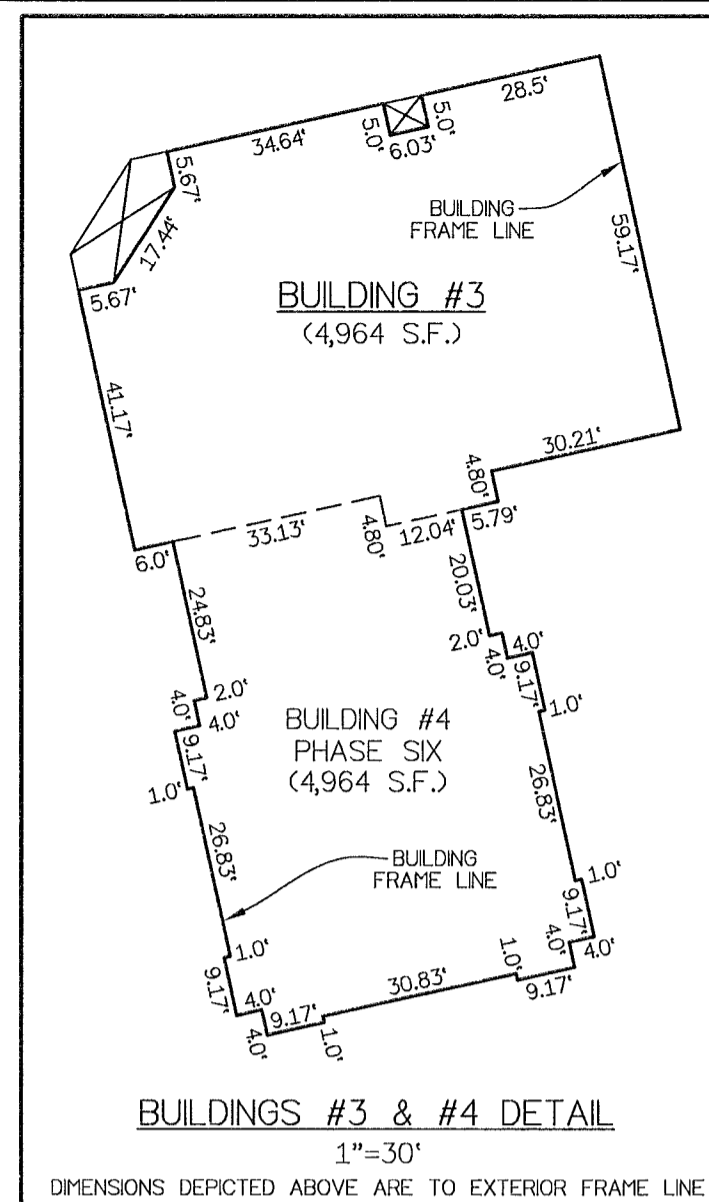


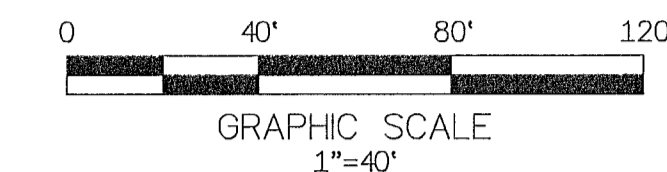
EASEMENT LEGEND

- 1 - EXISTING 10' COUNTY OF YORK RESTRICTED ACCESS EASEMENT (INST. #120023730)
- 2 - EXISTING 12' VDOT CONSTRUCTION AND MAINTENANCE EASEMENT (INST. #120023730)
- 3 - EXISTING 15' VIRGINIA ELECTRIC AND POWER COMPANY EASEMENT (D.B.513 PG.690)
- 4 - EXISTING VARIABLE WIDTH VDOT SIGHT EASEMENT (INST. #120023730)
- 5 - EXISTING VARIABLE WIDTH COUNTY OF YORK SIGHT EASEMENT (INST. #120023730)
- 6 - EXISTING 30' VIRGINIA ELECTRIC AND POWER COMPANY EASEMENT (D.B.543 PG.374)
- 7 - EXISTING 10' COUNTY OF YORK RESTRICTED ACCESS EASEMENT (P.B.11 PG.142)
- 8 - EXISTING 30' INGRESS/EGRESS EASEMENT (P.B.11 PG.142)
- 9 - EXISTING VARIABLE WIDTH VIRGINIA ELECTRIC AND POWER COMPANY EASEMENT (INST. #120006167)
- 10 - EXISTING 10' COUNTY OF YORK DRAINAGE & UTILITES EASEMENT (P.B.11 PG.142)
- 11 - EXISTING 10' CITY OF NEWPORT NEWS WATERLINE EASEMENT (D.B.560 PG.123)
- 12 - EXISTING 40' INGRESS & EGRESS, DRAINAGE & UTILITIES EASEMENT (P.B.10 PG.443)
- 13 - EXISTING 10' CITY OF NEWPORT NEWS WATERLINE EASEMENT (INST. #130000704)
- 14 - EXISTING 10' CITY OF NEWPORT NEWS WATERLINE EASEMENT (INST. #140003248)



CONDOMINIUM PLAT  
**BUILDING #3**  
**NELSON'S GRANT**  
**PHASE SIX-A - UNIT 3-3C**  
 NELSON MAGISTERIAL DISTRICT  
 COUNTY OF YORK, VIRGINIA  
 SCALE: 1"=40' DATE: APRIL 24, 2020  
 SHEET 2 OF 5

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



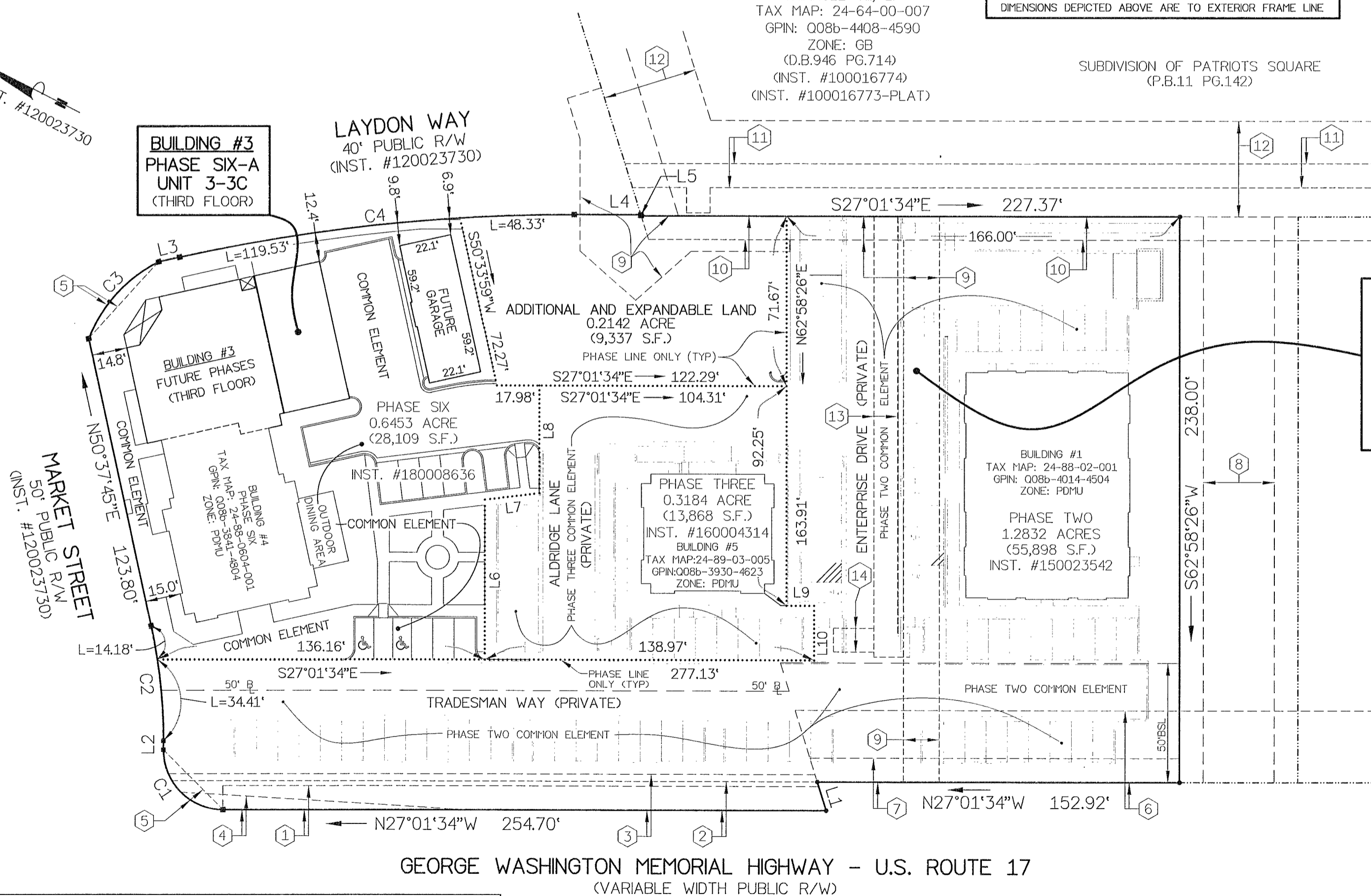
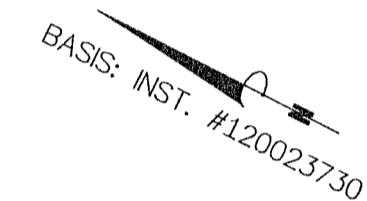
- S Y M B O L S -

- 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

PARCEL 7  
 NOW OR FORMERLY  
 TRIANGLE VIII, LP  
 TAX MAP: 24-64-00-007  
 GPIN: Q08b-4408-4590  
 ZONE: GB  
 (D.B.946 PG.714)  
 (INST. #100016774)  
 (INST. #100016773-PLAT)

SUBDIVISION OF PATRIOTS SQUARE  
 (P.B.11 PG.142)

**PARCEL "B"(2)**  
 TOTAL AREA  
 2.4612 ACRES (107,212 S.F.)  
 PROPERTY OF  
 NELSON'S GRANT DEVELOPMENT, LLC  
 TAX MAP: 24-88-01-000B2  
 GPIN: Q08b-3928-4647  
 ZONE: PDMU  
 (INST. #120023730-PLAT)



LINE	BEARING	DISTANCE	LINE	BEARING	DISTANCE
L1	S45°36'12"W	12.57'	L6	N62°58'26"E	67.20'
L2	N63°00'15"E	3.79'	L7	S33°58'45"E	23.17'
L3	S39°22'15"E	9.10'	L8	N62°58'26"E	42.25'
L4	S27°02'24"E	28.02'	L9	S27°01'34"E	11.65'
L5	S45°36'12"W	0.45'	L10	S62°58'26"W	23.00'

NUMBER	DELTA ANGLE	RADIUS	ARC LENGTH	TANGENT	CHORD LENGTH	CHORD DIRECTION
C1	90°01'49"	25.00'	39.28'	25.01'	35.36'	N17°59'20"E
C2	12°22'30"	225.00'	48.60'	24.39'	48.50'	N56°49'00"E
C3	41°50'37"	61.42'	44.85'	23.48'	43.86'	S74°37'00"E
C4	12°19'51"	780.00'	167.87'	84.26'	167.54'	S33°12'20"E

**APPROVED**  
 YORK COUNTY BOARD OF SUPERVISORS  
 BY: *Erson Kassel*  
 PLAT APPROVING AGENT  
 DATE: SEPTEMBER 9, 2020

STATE OF VIRGINIA  
 COUNTY OF YORK  
 IN THE CLERK'S OFFICE OF THE YORK -  
 POQUOSON CIRCUIT COURT THIS  
 DAY OF September 2020, THIS MAP WAS  
 PRESENTED AND ADMITTED TO RECORD AS  
 THE LAW DIRECTS AS INSTRUMENT # 800015124  
**KRISTEN N. NELSON, CLERK**

TESTE: \_\_\_\_\_  
 CLERK  
 BY: *Erson Kassel*