

GRANDE OAK UNIT 1

BEGINNING AT A ROD FOUND ALONG THE NORTH LINE OF OLD MOORETOWN ROAD – STATE ROUTE 603, BEING 1,990± FEET FROM THE EAST LINE OF LIGHTFOOT ROAD;
 THENCE DEPARTING OLD MOORETOWN ROAD – STATE ROUTE 603, N26°48'31"E 236.53 FEET TO A ROD FOUND;
 THENCE N72°47'11"W 258.79 FEET TO A ROD FOUND;
 THENCE N06°37'49"W 90.32 FEET TO A POINT ALONG THE EAST LINE OF HUMELSINE PARKWAY – STATE ROUTE 199;
 THENCE ALONG HUMELSINE PARKWAY – STATE ROUTE 199, N33°53'41"E 234.52 FEET TO A ROD FOUND;
 THENCE DEPARTING HUMELSINE PARKWAY – STATE ROUTE 199, N75°57'05"E 341.48 FEET TO A POINT;
 THENCE S14°02'55"E 140.38 FEET TO A POINT;
 THENCE S18°32'08"W 147.03 FEET TO A POINT;
 THENCE S10°02'50"W 50.00 FEET TO A POINT;
 THENCE S18°29'52"W 401.20 FEET TO A POINT ALONG THE NORTH LINE OF OLD MOORETOWN ROAD – STATE ROUTE 603;
 THENCE ALONG OLD MOORETOWN ROAD – STATE ROUTE 603, ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 1921.73 FEET, AN ARC LENGTH OF 1.84 FEET, A CHORD OF N72°45'32"W 1.84 FEET, AND A DELTA OF 00°03'17" TO A POINT;
 THENCE N72°47'11"W 168.20 FEET TO A ROD FOUND, BEING THE POINT OF BEGINNING.
 CONTAINING 193,668 SQUARE FEET OR 4.446 ACRES OF LAND MORE OR LESS.

GRANDE OAK UNIT 2

COMMENCING AT A ROD FOUND ALONG THE NORTH LINE OF OLD MOORETOWN ROAD – STATE ROUTE 603, BEING 1,990± FEET FROM THE EAST LINE OF LIGHTFOOT ROAD;
 THENCE DEPARTING OLD MOORETOWN ROAD – STATE ROUTE 603, N26°48'31"E 236.53 FEET TO A ROD FOUND;
 THENCE N72°47'11"W 258.79 FEET TO A ROD FOUND;
 THENCE N06°37'49"W 90.32 FEET TO A POINT ALONG THE EAST LINE OF HUMELSINE PARKWAY – STATE ROUTE 199;
 THENCE ALONG HUMELSINE PARKWAY – STATE ROUTE 199, N33°53'41"E 234.52 FEET TO A ROD FOUND;
 THENCE DEPARTING HUMELSINE PARKWAY – STATE ROUTE 199, N75°57'05"E 341.48 FEET TO A POINT, BEING THE POINT OF BEGINNING;
 THENCE N75°57'05"E 252.42 FEET TO A POINT;
 THENCE S14°02'55"E 96.38 FEET TO A POINT;
 THENCE S18°32'08"W 377.06 FEET TO A POINT;
 THENCE N64°55'08"W 67.06 FEET TO A ROD FOUND;
 THENCE N71°30'08"W 115.00 FEET TO A POINT, PASSING A ROD FOUND AT 98.91 FEET;
 THENCE N10°02'50"E 50.00 FEET TO A POINT;
 THENCE N18°32'08"E 147.03 FEET TO A POINT;
 THENCE N14°02'55"W 140.38 FEET TO A POINT, BEING THE POINT OF BEGINNING.
 CONTAINING 83,417 SQUARE FEET OR 1.915 ACRES OF LAND MORE OR LESS.

GRANDE OAK UNIT 3

COMMENCING AT A ROD FOUND ALONG THE NORTH LINE OF OLD MOORETOWN ROAD – STATE ROUTE 603, BEING 1,990± FEET FROM THE EAST LINE OF LIGHTFOOT ROAD;
 THENCE DEPARTING OLD MOORETOWN ROAD, N26°48'31"E 236.53 FEET TO A ROD FOUND;
 THENCE N72°47'11"W 258.79 FEET TO A ROD FOUND;
 THENCE N06°37'49"W 90.32 FEET TO A POINT ALONG THE EAST LINE OF HUMELSINE PARKWAY – STATE ROUTE 199;
 THENCE ALONG HUMELSINE PARKWAY – STATE ROUTE 199, N33°53'41"E 234.52 FEET TO A ROD FOUND;
 THENCE DEPARTING HUMELSINE PARKWAY – STATE ROUTE 199, N75°57'05"E 593.90 FEET TO A POINT, BEING THE POINT OF BEGINNING;
 THENCE N75°57'05"E 251.30 FEET TO A ROD FOUND;
 THENCE S30°39'11"E 112.98 FEET TO A ROD FOUND;
 THENCE S19°25'07"E 172.97 FEET TO A ROD FOUND;
 THENCE S32°49'24"E 104.37 FEET TO A ROD FOUND;
 THENCE S13°20'24"E 37.15 FEET TO A ROD FOUND;
 THENCE S17°58'00"E 45.74 FEET TO A ROD FOUND;
 THENCE S36°12'30"E 54.50 FEET TO A PIPE FOUND;
 THENCE N60°48'25"W 294.65 FEET TO A PIPE FOUND, PASSING A ROD FOUND AT 124.69 FEET;
 THENCE S18°32'23"W 299.01 FEET TO A PIPE FOUND;
 THENCE N60°53'25"W 100.00 FEET TO A PIPE FOUND;
 THENCE N69°16'23"W 104.04 FEET TO A PIPE FOUND;
 THENCE N64°55'08"W 32.94 FEET TO A POINT;
 THENCE N18°32'08"E 377.06 FEET TO A POINT;
 THENCE N14°02'55"W 96.38 FEET TO A POINT, BEING THE POINT OF BEGINNING.
 CONTAINING 168,751 SQUARE FEET OR 3.874 ACRES OF LAND MORE OR LESS.

SYMBOL LEGEND

	CLEANOUT
	COMMITMENT EXCEPTION No.
	FIRE HYDRANT
	GUY WIRE
	SEWER MANHOLE
	STORM INLET (GRATE)
	TELEPHONE PEDESTAL
	UTILITY POLE
	WATER VALVE
	WATER METER
	WELL
	YARD HYDRANT

TEXT LEGEND

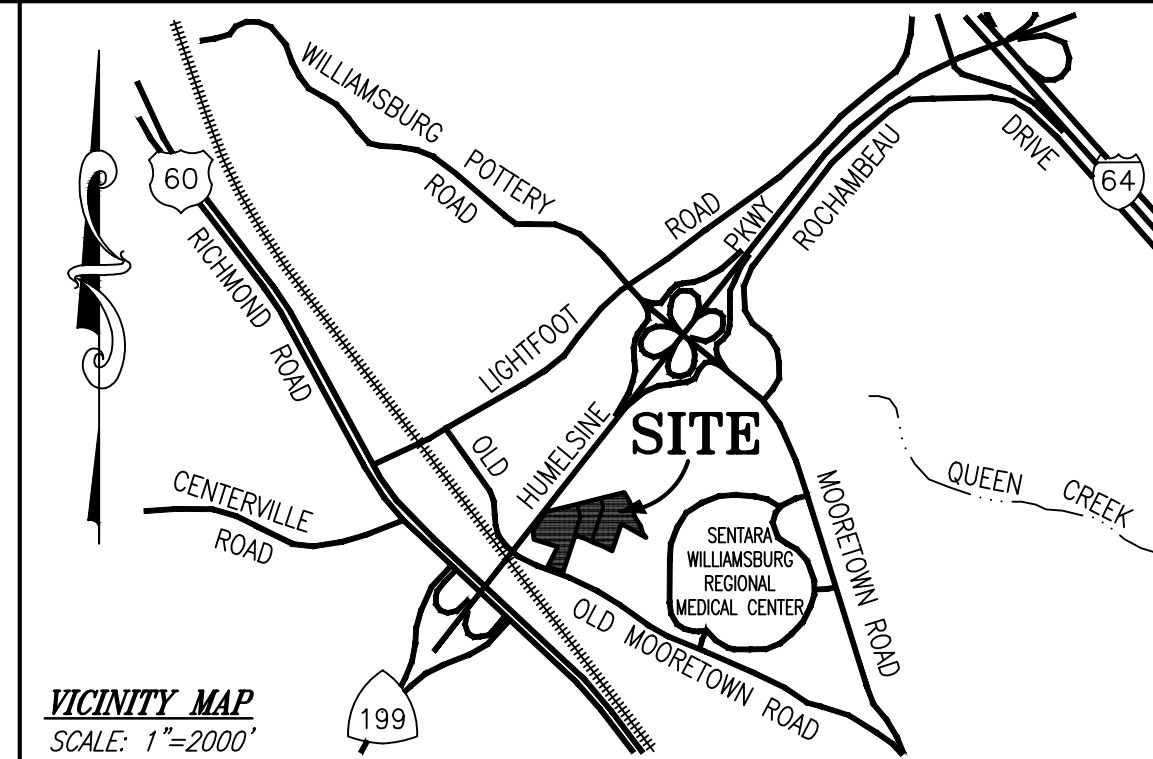
(SQ.FT.)	SQUARE FEET
(P.O.B.)	POINT OF BEGINNING
(R/W)	RIGHT OF WAY
(CL)	CENTERLINE
(P.B.)	PLAT BOOK
(D.B.)	DEED BOOK
(PG.)	PAGE
(U/G)	UNDERGROUND
(E/P)	EDGE OF PAVEMENT
(RCP)	REINFORCED CONCRETE PIPE

LINETYPE LEGEND

	15" RCP	STORM SEWER RCP (U/G)
	OHP	OVERHEAD POWER
	X X X	FENCE
	SAN	SANITARY SEWER (U/G)

CURRENT OWNER

SURBER DEVELOPMENT AND CONSULTING LLC
 #6300 OLD MOORETOWN ROAD
 GPIN: B19d-2675-1434
 INSTR. No. 2100-16762



VICINITY MAP
 SCALE: 1"=2000'

UNIT 1 AREA 193,668 SQ.FT. 4.446 ACRES	UNIT 2 AREA 83,417 SQ.FT. 1.915 ACRES	UNIT 3 AREA 168,751 SQ.FT. 3.874 ACRES
TOTAL AREA 445,836 SQ.FT. 10.235 ACRES		

NOTE: THERE ARE NO COMMON ELEMENTS (CE) OR LIMITED COMMON ELEMENTS (LCE) DESIGNATED ON THIS SURVEY. THE UNITS HAVE NO ARCHITECTURAL ASPECTS.

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THIS PLAT SHOWS ACCURATELY THE INFORMATION DEPICTED HEREON AND THAT IT COMPLIES WITH THE PROVISIONS OF SECTION 55.1-1920 'A' & 'B' OF THE VIRGINIA CONDOMINIUM ACT AND THAT TO THE BEST OF MY KNOWLEDGE AND BELIEF THERE ARE NO EASEMENTS OR APPARENT ENCROACHMENTS OTHER THAN THOSE SHOWN OR NOTED HEREON OR PROVIDED FOR IN THE DECLARATION. ALL UNITS DEPICTED HEREON ARE SUBSTANTIALLY COMPLETE.

06-22-2022
 DATE

CHRISTOPHER M. FINLEY, L.S.
 LIC. No.: 3375
 CFINLEY@BALZER.CC



EXHIBIT "D"
PLAT SHOWING UNITS 1-3, PHASE 1
GRANDE OAK LAND CONDOMINIUM

BRUTON DISTRICT
 YORK COUNTY, VIRGINIA

PLANNERS / ARCHITECTS / ENGINEERS / SURVEYORS
 ROANOKE / RICHMOND / NEW RIVER VALLEY / SHENANDOAH VALLEY
 15871 City View Drive, Suite 200 / Midlothian, Virginia 23113 / Phone (804) 794-0571 / www.balzer.cc

DATE: 06-22-2022
 SCALE: 1" = 60'
 JOB: 56200051.01
 DRAWN BY: WRL
 CHECKED BY: CMF
 SHEET 1 OF 2

