

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, Manager, Nelson's Grant Development, LLC, dated 12/3/12. Steven N. Miller, Manager, Nelson's Grant Development, LLC, dated 12/3/12.

NOTARY PUBLIC FOR NELSON'S GRANT DEVELOPMENT, LLC. STATE OF VA, COUNTY/CITY OF NN. Delaina H. McVay, Notary Public, dated 3rd day of December, 2012. My commission expires 3-31-2014.

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 SUBDIVISION 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 ON JUNE 21, 2010 IN INSTRUMENT #100010142.

TAX MAP 24-64-00-001: NELSON'S GRANT DEVELOPMENT, LLC, A VIRGINIA LIMITED LIABILITY COMPANY, AND WAS ACQUIRED FROM TRIANGLE V III, LIMITED PARTNERSHIP, A NORTH CAROLINA LIMITED PARTNERSHIP, BY DEED DATED OCTOBER 6, 2010 AND DULY RECORDED IN THE CLERK'S OFFICE OF THE YORK-POQUOSON CIRCUIT COURT ON OCTOBER 13, 2010 IN INSTRUMENT #100016776.

I CERTIFY THAT MONUMENTS AND IRON RODS AS SHOWN ON THIS PLAT WILL BE SET ON OR BEFORE JUNE 30, 2013. Donald W. Davis, L.S., dated 3/5/12.

PRIMARY U.S. GEODETIC CONTROL MONUMENTS

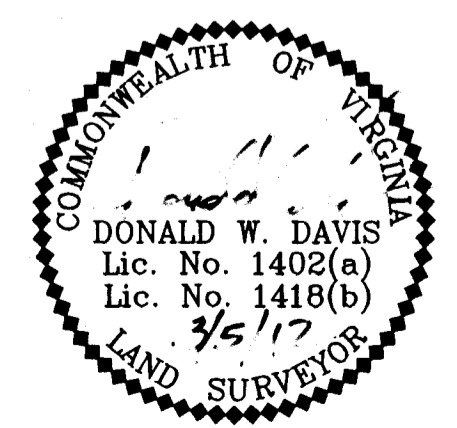
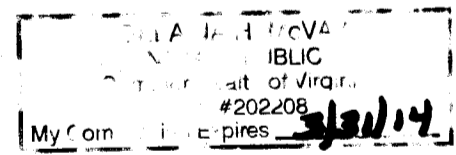
- (058) - COORDINATES-U.S.SURVEY FEET- 12,067,979.271(E), 3,601,253.260(N) ELEVATION= 59.25' (NGVD 1929 DATUM)
(059) - COORDINATES-U.S.SURVEY FEET- 12,069,041.487(E), 3,598,848.801(N) ELEVATION= 52.45' (NGVD 1929 DATUM)

TRUSTEE(S) FOR NELSON'S GRANT DEVELOPMENT, LLC

TRUSTEE(S)- PHILIP M. RUDISILL, TOWNBANK BY DEED DATED JANUARY 12, 2012 AND RECORDED AS INST. #120002873. DATE: 12-03-12.

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

STATE OF VA, COUNTY/CITY OF York TO WIT: I, Philip M. Rudisill, a Notary Public in and for the State of VA 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 3rd day of December, 2012. My commission expires 3-31-14.



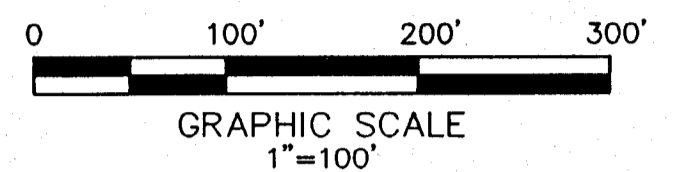
LOT AREA = 1.5958 ACRES (69,509 S.F.)
PUBLIC R/W AREA = 1.6724 ACRES (72,850 S.F.)
COMMON AREAS = 1.0293 ACRES (44,836 S.F.)
PARCEL "B"(1) = 6.2452 ACRES (272,041 S.F.)
PARCEL "B"(2) = 2.4612 ACRES (107,212 S.F.)
PARCEL "B"(3) = 0.7186 ACRES (31,303 S.F.)
TOTAL SUBDIVIDED AREA = 13.7225 ACRES (597,751 S.F.)

NOTES:

- 1. THE PROPERTY SHOWN HEREON IS LOCATED IN ZONE X AS SHOWN ON FLOOD INSURANCE RATE MAP... EFFECTIVE DATE: JUNE 16, 2009.
2. 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... THE MINIMUM YARD REQUIREMENTS ARE AS FOLLOWS: TWENTY FEET (20') SETBACK FROM ANY EXTERNAL PROPERTY LINE FIFTY FEET (50') SETBACK FROM ANY EXTERNAL STREET.
3. THE TAX MAP PARCEL NUMBERS FOR THE PROPERTIES SHOWN HEREON ARE: 24-56-00-000B & 24-64-00-001.
4. THE GPIN NUMBERS FOR THE PROPERTIES SHOWN HEREON ARE: Q09d-4122-0113 & Q08b-3996-4541.
5. UTILITY NOTES: WATER: EACH LOT WITHIN THIS SUBDIVISION IS TO BE SERVED BY PUBLIC WATER PROVIDED BY THE CITY OF NEWPORT NEWS. SEWER: EACH LOT WITHIN THIS SUBDIVISION IS TO BE SERVED BY PUBLIC SEWER PROVIDED BY THE COUNTY OF YORK.
6. 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.
7. NONE OF THE AREA CONTAINED IN THIS SUBDIVISION IS WITHIN A RESOURCE PROTECTION AREA OR A RESOURCE MANAGEMENT AREA.
8. ALL RIGHT-OF-WAYS SHOWN AS PUBLIC HEREON ARE HEREBY DEDICATED FOR PUBLIC USE.
9. SIGHT EASEMENTS AT EACH STREET INTERSECTION, AS SHOWN ON THIS PLAT, ARE HEREBY CONVEYED TO YORK COUNTY, PURSUANT TO THE PROVISIONS OF SECTION 20.5-101, YORK COUNTY CODE. NO SIGN, PLANTING, STRUCTURES OR OTHER OBSTRUCTIONS WHICH OBSCURE OR IMPEDE SIGHT LINES BETWEEN THREE (3) FEET AND SIX (6) FEET IN HEIGHT SHALL BE ALLOWED WITHIN THESE SIGHT EASEMENT AREAS. THE COUNTY SHALL HAVE THE RIGHT AT ANY TIME TO ENTER INTO THE SIGHT EASEMENT AREAS TO REMOVE ANY OBJECT, MATERIAL OR OTHER OBSTRUCTION THAT HINDERS CLEAR SIGHT ACROSS THE AREA.
10. THE VIRGINIA DEPARTMENT OF TRANSPORTATION AND YORK COUNTY SHALL BE SAVED HARMLESS FROM ANY MAINTENANCE RESPONSIBILITY OR LIABILITY ASSOCIATED WITH THE STORMWATER MANAGEMENT BASIN AND ITS OUTFLOW STRUCTURES, TO THE EXTENT ALLOWED BY LAW.

SUBDIVISION OF NELSON'S GRANT PHASE ONE
NELSON MAGISTERIAL DISTRICT
COUNTY OF YORK, VIRGINIA
SCALE: 1"=100' DATE: MARCH 5, 2012
SHEET 1 OF 4

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



SYMBOLS

- 50' symbol: DENOTES MINIMUM BUILDING SETBACK LINES
Iron pipe symbol: DENOTES IRON PIPE FOUND
Iron rod symbol: DENOTES IRON ROD FOUND
Rod to be set symbol: DENOTES IRON ROD TO BE SET AT ALL PROPERTY LINE JUNCTURES
Concrete monument symbol: DENOTES CONCRETE MONUMENT FOUND
Concrete monument to be set symbol: DENOTES CONCRETE MONUMENT TO BE SET
Hatched area symbol: DENOTES COMMON AREAS TO BE CONVEYED TO NELSON'S GRANT HOMEOWNERS ASSOCIATION

APPROVED
YORK COUNTY BOARD OF SUPERVISORS
BY: [Signature]
PLAT APPROVING AGENT
DATE: 12/19/12

APPROVED
VIRGINIA DEPARTMENT OF TRANSPORTATION
BY: [Signature]
DATE: 12/12/12

STATE OF VIRGINIA
COUNTY OF YORK
IN THE CLERK'S OFFICE OF THE YORK-POQUOSON CIRCUIT COURT THIS 19th DAY OF December, 2012, THIS MAP WAS PRESENTED AND ADMITTED TO RECORD AS THE LAW DIRECTS AS INSTRUMENT #120023735

TESTE: LYNN S. MENDIBUR, CLERK

BY: [Signature]