

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.

Signature of Gregory E. Pritchard, Manager, Nelson's Grant Development, LLC. DATE: 4/11/13

Signature of Steven N. Miller, Manager, Nelson's Grant Development, LLC. DATE: 4/11/13

NOTARY PUBLIC FOR NELSON'S GRANT DEVELOPMENT, LLC. STATE OF Virginia. COUNTY/CITY OF York to wit: I, Donald W. Davis, 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 11th DAY OF April, 2013. NOTARY PUBLIC REGISTRATION NO. 231-214 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 24-88-01-000B3: 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 OCTOBER 31, 2013.

Signature of Donald W. Davis, L.S. DATE: 4/9/13

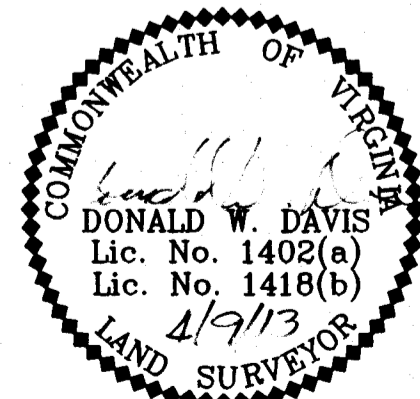
PRIMARY U.S. GEODETIC CONTROL MONUMENTS

- (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: 4-11-13

NOTARY PUBLIC FOR TRUSTEE(S) (NELSON'S GRANT DEVELOPMENT, LLC) STATE OF Virginia. COUNTY/CITY OF York TO WIT: I, Donald W. Davis, 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 11th DAY OF April, 2013. NOTARY PUBLIC REGISTRATION NO. MY COMMISSION EXPIRES: 3-31-2014



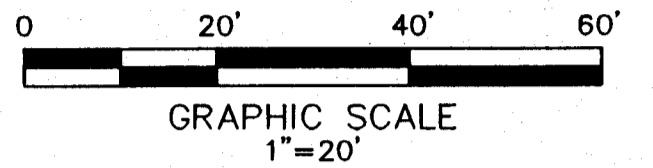
LOT AREA = 0.5611 ACRE (24,443 S.F.)
COMMON AREA = 0.1575 ACRE (6,860 S.F.) (COMMON AREAS #4 & #5)
TOTAL SUBDIVIDED AREA = 0.7186 ACRE (31,303 S.F.)

NOTES:

- 1. THE PROPERTY SHOWN HEREON IS LOCATED IN ZONE X AS SHOWN ON FLOOD INSURANCE RATE MAP COMMUNITY NUMBER 510182, MAP NUMBER 51199C0205C 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 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
3. THE TAX MAP PARCEL NUMBER FOR THE PROPERTY SHOWN HEREON IS: 24-88-01-000B3.
4. THE GPIN NUMBER FOR THE PROPERTY SHOWN HEREON IS: Q08b-4133-4987.
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 HAVE PREVIOUSLY BEEN DEDICATED FOR PUBLIC USE.
9. SIGHT EASEMENTS AT EACH STREET INTERSECTION, AS SHOWN ON THIS PLAT, HAVE PREVIOUSLY BEEN 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.
11. THE RECORDATION OF THIS PLAT SHALL OPERATE TO TRANSFER, IN FEE SIMPLE, TO THE COUNTY OF YORK SUCH PORTION OF THE PREMISES PLATTED AS IS ON THE PLAT SET APART FOR STREETS, ALLEYS OR OTHER PUBLIC USE AND TO TRANSFER TO THE COUNTY OF YORK ANY EASEMENT INDICATED ON THE PLAT FOR DRAINAGE AND/OR SANITARY SEWER TO CREATE A PUBLIC RIGHT-OF-PASSAGE OVER THE SAME, UNLESS OTHERWISE NOTED.
11. DRAINAGE AND UTILITY EASEMENTS CONVEYED TO THE COUNTY BY RECORDATION OF THIS PLAT SHALL BE EXCLUSIVE TO THE COUNTY, UNLESS OTHERWISE NOTED. CONVEYANCE OF SUCH EASEMENTS TO THE COUNTY ALSO INCLUDED: (i) THE COUNTY'S RIGHT OF INGRESS AND EGRESS OVER THE OWNER'S LAND ADJACENT TO THE EASEMENT AS NECESSARY TO INSPECT, MAINTAIN AND OPERATE THE COUNTY'S FACILITIES WITHIN THE EASEMENT AND (ii) THE RIGHT OF THE COUNTY TO ASSIGN TO OTHERS FROM TIME TO TIME THE RIGHT TO LOCATE FACILITIES THEREIN SERVING THE PUBLIC, INCLUDING, BUT NOT LIMITED TO, WATER, ELECTRIC, COMMUNICATIONS, AND GAS UTILITY FACILITIES.
11. THE PROPERTY SHOWN HEREON IS SUBJECT TO THE TERMS AND PROVISIONS OF THE "DECLARATION FOR NELSON'S GRANT" RECORDED AS INSTRUMENT #120023732.

SUBDIVISION OF NELSON'S GRANT PHASE TWO NELSON MAGISTERIAL DISTRICT COUNTY OF YORK, VIRGINIA SCALE: 1"=20' DATE: APRIL 9, 2013 SHEET 1 OF 2

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
Symbol with circle DENOTES PROPERTY LINE
Symbol with dot DENOTES IRON PIPE FOUND
Symbol with square DENOTES IRON ROD FOUND
Symbol with circle and dot DENOTES IRON ROD TO BE SET AT ALL PROPERTY LINE JUNCTURES
Symbol with square DENOTES CONCRETE MONUMENT FOUND
Symbol with square DENOTES CONCRETE MONUMENT TO BE SET
Hatched box DENOTES COMMON AREAS TO BE CONVEYED TO NELSON'S GRANT HOMEOWNERS ASSOCIATION

APPROVED YORK COUNTY BOARD OF SUPERVISORS BY: [Signature] PLAT APPROVING AGENT DATE: 4/11/13

APPROVED VIRGINIA DEPARTMENT OF TRANSPORTATION BY: [Signature] DATE: 4/11/13

STATE OF VIRGINIA COUNTY OF YORK IN THE CLERK'S OFFICE OF THE YORK - POQUOSON CIRCUIT COURT THIS 11th DAY OF April 2013, THIS MAP WAS PRESENTED AND ADMITTED TO RECORD AS THE LAW DIRECTS AS INSTRUMENT # 13321420

TESTE: [Signature] CLERK

BY: [Signature]

PH 2-11