

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 12/4/14
 GREGORY E. PRITCHARD, MANAGER DATE
 NELSON'S GRANT DEVELOPMENT, LLC
 A VIRGINIA LIMITED LIABILITY COMPANY

Steven N. Miller 12/4/14
 STEVEN N. MILLER, MANAGER DATE
 NELSON'S GRANT DEVELOPMENT, LLC
 A VIRGINIA LIMITED LIABILITY COMPANY

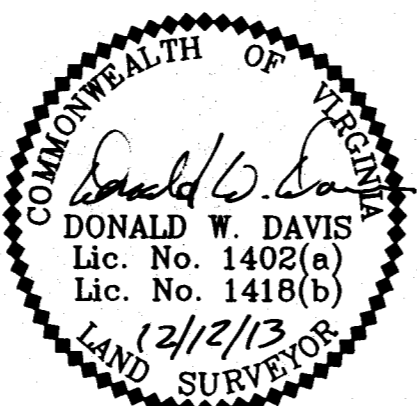
NOTARY PUBLIC FOR NELSON'S GRANT DEVELOPMENT, LLC
 STATE OF Virginia
 COUNTY/CITY OF Stafford TO WIT:
 I, Emily H. Griffiths, a NOTARY PUBLIC IN AND FOR THE STATE OF Virginia DO HEREBY CERTIFY THAT THE ABOVE NAMED PERSONS WHOSE NAMES ARE SIGNED TO THE FOREGOING WRITING HAVE ACKNOWLEDGED THE SAME BEFORE ME IN MY JURISDICTION AFORESAID, GIVEN UNDER MY HAND THIS 21 DAY OF January, 2014.

Emily H. Griffiths 2/4/2014
 NOTARY PUBLIC REGISTRATION NO. 2128115
 MY COMMISSION EXPIRES: 2/28/15

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 RE-SUBDIVISION IS IN THE NAME OF:

LOT 14 & COMMON AREA #1: 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 JUNE 30, 2014.
Donald W. Davis 12/12/13
 DONALD W. DAVIS, L.S. DATE



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

DATE: 1-21-14
 TRUSTEES— PHILIP M. RUDISILL AND GERALD L. PASSARO,
 EITHER OF WHOM MAY ACT
 DEED OF TRUST DATED JUNE 18, 2010, MODIFIED SEPTEMBER 29,
 2010, DECEMBER 15, 2010, JANUARY 12, 2012, NOVEMBER 14,
 2012 AND AUGUST 19, 2013
 RECORDED AS INST. #100010144, #100016780, #100021095,
 #120000566, #120002873, #120020122 AND #130016050
 BENEFICIARY: TOWNBANK

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

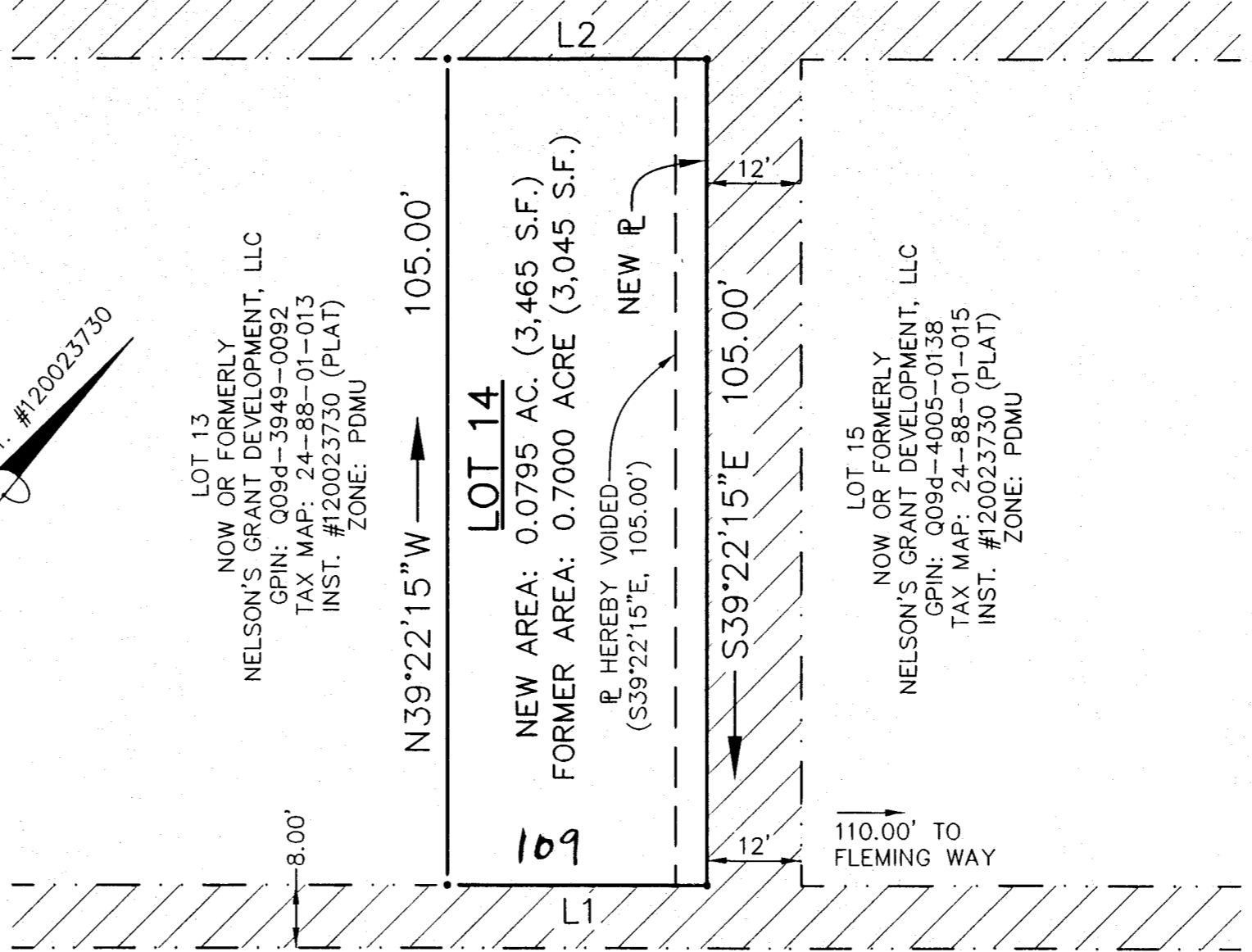
STATE OF Virginia
 COUNTY/CITY OF Stafford TO WIT:
 I, Leborah Hubbard Smith, NOTARY PUBLIC IN AND FOR THE STATE OF Virginia DO HEREBY CERTIFY THAT THE ABOVE NAMED PERSONS WHOSE NAMES ARE SIGNED TO THE FOREGOING WRITING HAVE ACKNOWLEDGED THE SAME BEFORE ME IN MY JURISDICTION AFORESAID, GIVEN UNDER MY HAND THIS 21 DAY OF January, 2014.

Leborah Hubbard Smith 2/13/14
 NOTARY PUBLIC REGISTRATION NO. 5-31-11
 MY COMMISSION EXPIRES: 5-31-14

- 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 NUMBERS FOR THE PROPERTIES SHOWN HEREON ARE: 24-88-01-014 & 24-88-01-000A1.
 4. THE GPIN NUMBERS FOR THE PROPERTIES SHOWN HEREON ARE: Q09d-3969-0108 & Q09d-3967-0033.
 5. UTILITY NOTES:
 WATER : LOT 14 WITHIN THIS SUBDIVISION IS TO BE SERVED BY PUBLIC WATER PROVIDED BY THE CITY OF NEWPORT NEWS.
 SEWER : LOT 14 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. THE PROPERTY SHOWN HEREON IS SUBJECT TO THE TERMS AND PROVISIONS OF THE "DECLARATION FOR NELSON'S GRANT" RECORDED AS INSTRUMENT #120023732.

COMMON AREA #1

NEW AREA: 0.2708 ACRE (11,795 S.F.)
 FORMER AREA: 0.2804 ACRE (12,215 S.F.)



PEYTON RANDOLPH DRIVE
 50' PUBLIC R/W (INST. #120023730)

| LINE | BEARING | DISTANCE |
|------|-------------|----------|
| L1 | S50°37'45"W | 33.00' |
| L2 | N50°37'45"E | 33.00' |

LOT AREA = 0.0795 ACRE (3,465 S.F.)
 COMMON AREA #1 = 0.2708 ACRE (11,795 S.F.)
 TOTAL SUBDIVIDED AREA = 0.3503 ACRE (15,260 S.F.)

RESUBDIVISION OF
LOT 14
 AND
COMMON AREA #1,
 SUBDIVISION OF
NELSON'S GRANT, PHASE ONE
 NELSON MAGISTERIAL DISTRICT
 COUNTY OF YORK, VIRGINIA
 SCALE: 1"=20' DATE: DECEMBER 12, 2013
 SHEET 1 OF 1

DAVIS & ASSOCIATES, P.C.
 LAND SURVEYORS AND PLANNERS
 3630 GEORGE WASHINGTON MEMORIAL HIGHWAY
 YORKTOWN, VIRGINIA 23693
 (757)867-8583
 0 20' 40' 60'
 GRAPHIC SCALE
 1"=20'

- SYMBOLS -**
- 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 COMMON AREA #1 (INST. #120023730-PLAT)

APPROVED
 YORK COUNTY BOARD OF SUPERVISORS
 BY: *L. Maddalena*
 PLAT APPROVING AGENT
 DATE: 2/11/14

STATE OF VIRGINIA
 COUNTY OF YORK
 IN THE CLERK'S OFFICE OF THE YORK -
 POQUOSON CIRCUIT COURT THIS 21
 DAY OF January 2014, THIS MAP WAS
 PRESENTED AND ADMITTED TO RECORD AS
 THE LAW DIRECTS AS INSTRUMENT # 120023730

TESTE: *Donald W. Davis*
 CLERK
 BY: *Donald W. Davis*