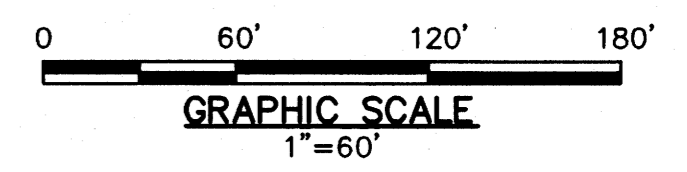


SUBDIVISION OF
NELSON'S GRANT
 PHASE THREE
 NELSON MAGISTERIAL DISTRICT
 COUNTY OF YORK, VIRGINIA
 SCALE: 1"=60' DATE: MARCH 27, 2014
 SHEET 2 OF 3

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



- SYMBOLS -

- DENOTES MINIMUM BUILDING SETBACK LINES
- 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 AREAS TO BE CONVEYED TO NELSON'S GRANT HOMEOWNERS ASSOCIATION

| LOT AREA / COMMON AREA TABLE | | | |
|------------------------------|--------------------------|-------|----------------------------|
| LOT # | AREA | LOT # | AREA |
| 1 | 3,348 S.F. (0.0768 ACRE) | 25 | 1,890 S.F. (0.0434 ACRE) |
| 2 | 3,348 S.F. (0.0768 ACRE) | 26 | 1,540 S.F. (0.0354 ACRE) |
| 3 | 3,348 S.F. (0.0768 ACRE) | 27 | 1,540 S.F. (0.0354 ACRE) |
| 4 | 3,348 S.F. (0.0769 ACRE) | 28 | 1,540 S.F. (0.0354 ACRE) |
| 5 | 3,348 S.F. (0.0769 ACRE) | 29 | 1,540 S.F. (0.0354 ACRE) |
| 6 | 3,348 S.F. (0.0769 ACRE) | 30 | 1,890 S.F. (0.0434 ACRE) |
| 7 | 3,348 S.F. (0.0769 ACRE) | 31 | 2,442 S.F. (0.0561 ACRE) |
| 8 | 3,348 S.F. (0.0769 ACRE) | 32 | 3,015 S.F. (0.0692 ACRE) |
| 19 | 1,820 S.F. (0.0418 ACRE) | 33 | 3,465 S.F. (0.0795 ACRE) |
| 20 | 1,400 S.F. (0.0321 ACRE) | 34 | 3,465 S.F. (0.0795 ACRE) |
| 21 | 1,400 S.F. (0.0321 ACRE) | 35 | 3,465 S.F. (0.0795 ACRE) |
| 22 | 1,400 S.F. (0.0321 ACRE) | 36 | 3,465 S.F. (0.0795 ACRE) |
| 23 | 1,400 S.F. (0.0321 ACRE) | CA#6 | 78,658 S.F. (1.8057 ACRES) |
| 24 | 1,400 S.F. (0.0321 ACRE) | CA#7 | 20,949 S.F. (0.4809 ACRE) |
| 24A | 1,820 S.F. (0.0418 ACRE) | | |

EASEMENT LEGEND

- ① EXISTING 15' VIRGINIA ELECTRIC AND POWER COMPANY EASEMENT (D.B.513 PG.690)
- ② REMAINDER OF EXISTING VARIABLE WIDTH EASEMENT FOR INGRESS, EGRESS, DRAINAGE AND UTILITIES TO THE BENEFIT OF NEW PARCEL "A" AND PARCEL "B"(1) (FORMERLY NEW PARCEL "B") (INST. #100021092) SEE EASEMENT DETAIL "B" SHEET 3 OF 3
- ③ EXISTING 25' TRANSITIONAL BUFFER (P.B.10 PG.586)
- ④ EXISTING 20' YORK COUNTY DRAINAGE & UTILITIES EASEMENT (P.B.10 PG.586)
- ⑤ EXISTING 15' PRIVATE BMP MAINTENANCE EASEMENT TO THE BENEFIT OF NEW PARCEL "A" (INST. #100021092)
- ⑥ EXISTING 15' PRIVATE BMP MAINTENANCE EASEMENT TO THE BENEFIT OF NEW PARCEL "B" (INST. #100021092)
- ⑦ EXISTING 12' VDOT 12' CONSTRUCTION AND MAINTENANCE EASEMENT (INST. #120023730)
- ⑧ EXISTING VARIABLE WIDTH YORK COUNTY SIGHT EASEMENT (INST. #120023730)
- ⑨ EXISTING TEMPORARY TURNAROUND EASEMENT (INST. #120023730) HEREBY VACATED
- ⑩ EXISTING 10' YORK COUNTY RESTRICTED ACCESS EASEMENT (INST. #120023730)
- ⑪ EXISTING VARIABLE WIDTH VDOT SIGHT EASEMENT (INST. #120023730)
- ⑫ EXISTING 10' CITY OF NEWPORT NEWS WATERLINE EASEMENT (INST. #140003249)
- ⑬ 20'x20' SIGHT EASEMENT HEREBY CONVEYED TO THE COUNTY OF YORK
- ⑭ VARIABLE WIDTH PRIVATE DRAINAGE EASEMENT HEREBY CONVEYED TO THE NELSON'S GRANT HOMEOWNERS ASSOCIATION (5' FROM CENTERLINE OF PIPE)
- ⑮ 20' UTILITY EASEMENT HEREBY CONVEYED TO THE COUNTY OF YORK

APPROVED
 YORK COUNTY BOARD OF SUPERVISORS

BY: Al Maddalena
 PLAT APPROVING AGENT

DATE: 5/21/15

STATE OF VIRGINIA
 COUNTY OF YORK
 IN THE CLERK'S OFFICE OF THE YORK -
 POQUOSON CIRCUIT COURT THIS 28th
 DAY OF May 2015, THIS MAP WAS
 PRESENTED AND ADMITTED TO RECORD AS
 THE LAW DIRECTS AS INSTRUMENT # 150008832
 9:57am

TESTE: Kristen N. Nelson
 CLERK

BY: Joni Y. Brogden, D.C.

NEW PARCEL "A"
 NOW OR FORMERLY
 VIRGINIA HEALTH SERVICES, INC. TAX MAP: 24-00-00-081B
 (INST. #100021093) GPIN: Q09d-3894-0486
 (INST. #100021092-PLAT)

SEE EASEMENT
 DETAIL "B"
 SHEET 3 OF 3

SEE LOT 1 &
 CA #7 DETAIL
 SHEET 3 OF 3

SEE SITE DETAIL
 SHEET 3 OF 3

PORTION OF PROPERTY
 LINE HEREBY VOIDED
 (N50°37'45"E, 93.55')

361.88' TO BATTLE
 ROAD S.R. 718

GEORGE WASHINGTON MEMORIAL HIGHWAY - U.S. ROUTE 17
 VARIABLE WIDTH R/W

REMAINDER OF
 PARCEL "B"(1)
 (FORMERLY NEW PARCEL "B")
 1.5864 ACRES (69,103 S.F.)
 FUTURE DEVELOPMENT

PARCEL "B"(1) - PHASE ONE
 TAX MAP: 24-88-01-000B1
 GPIN: Q09d-3896-0241
 ZONE: PDMU
 (INST. #100010142)
 (INST. #120023730 PLAT)

COMMON AREA #1 - PHASE ONE
 NELSON'S GRANT - PHASE ONE
 (INST. #120023730 PLAT)
 TAX MAP: 24-88-01-000A1
 GPIN: Q09d-3967-0033
 ZONE: PDMU

COMMON AREA #3
 NELSON'S GRANT - PHASE ONE
 (INST. #120023730 PLAT)
 TAX MAP: 24-88-01-000A3
 GPIN: Q08b-4240-4899
 ZONE: PDMU

COMMON AREA #3
 NELSON'S GRANT - PHASE ONE
 (INST. #120023730 PLAT)
 TAX MAP: 24-88-01-000A3
 GPIN: Q08b-4240-4899
 ZONE: PDMU