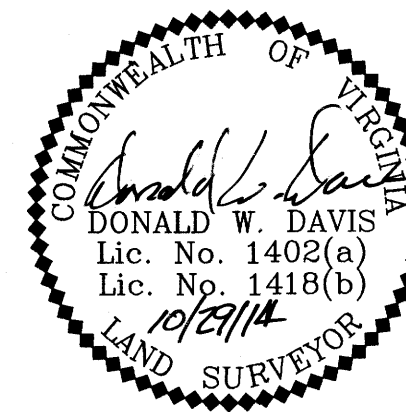
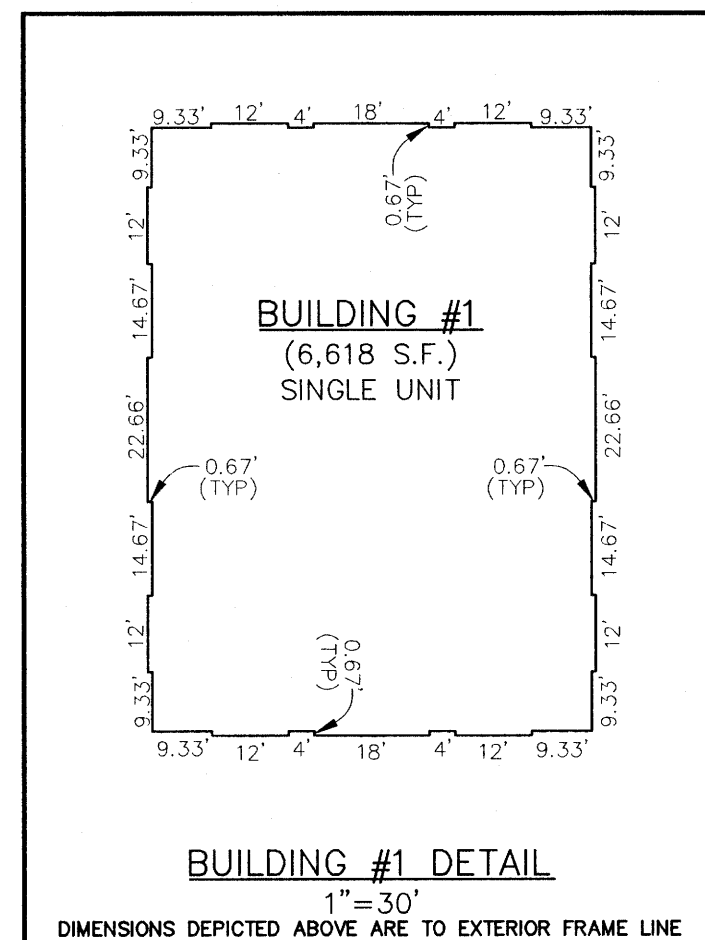
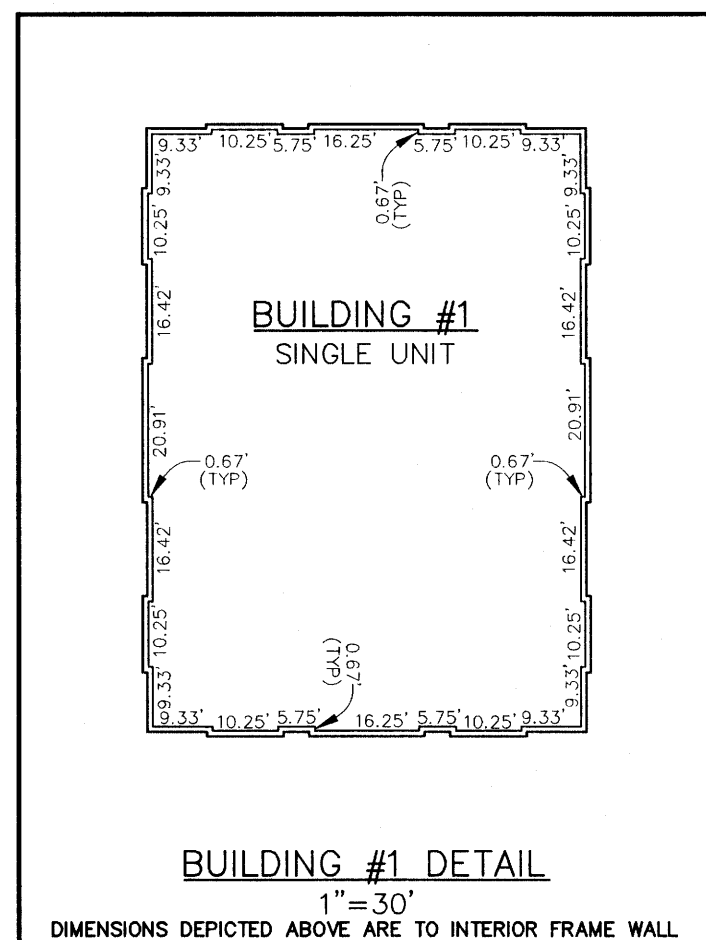


EASEMENT LEGEND

- ①- EXISTING 10' COUNTY OF YORK RESTRICTED ACCESS EASEMENT (INST. #120023730)
- ②- EXISTING 12' VDOT CONSTRUCTION AND MAINTENANCE EASEMENT (INST. #120023730)
- ③- EXISTING 15' VIRGINIA ELECTRIC AND POWER COMPANY EASEMENT (D.B.513 PG.690)
- ④- EXISTING VARIABLE WIDTH VDOT SIGHT EASEMENT (INST. #120023730)
- ⑤- EXISTING VARIABLE WIDTH COUNTY OF YORK SIGHT EASEMENT (INST. #120023730)
- ⑥- EXISTING 30' VIRGINIA ELECTRIC AND POWER COMPANY EASEMENT (D.B.543 PG.374)
- ⑦- EXISTING 10' COUNTY OF YORK RESTRICTED ACCESS EASEMENT (P.B.11 PG.142)
- ⑧- EXISTING 30' INGRESS/EGRESS EASEMENT (P.B.11 PG.142)
- ⑨- EXISTING VARIABLE WIDTH VIRGINIA ELECTRIC AND POWER COMPANY EASEMENT (INST. #120006167)
- ⑩- EXISTING 10' COUNTY OF YORK DRAINAGE & UTILITES EASEMENT (P.B.11 PG.142)
- ⑪- EXISTING 10' CITY OF NEWPORT NEWS WATERLINE EASEMENT (D.B.560 PG.123)
- ⑫- EXISTING 40' INGRESS & EGRESS, DRAINAGE & UTILITIES EASEMENT (P.B.10 PG.443)
- ⑬- EXISTING 10' CITY OF NEWPORT NEWS WATERLINE EASEMENT (INST. #130000704)
- ⑭- EXISTING 10' CITY OF NEWPORT NEWS WATERLINE EASEMENT (INST. #140003248)



CONDOMINIUM PLAT  
BUILDING #1  
NELSON'S GRANT  
PHASE TWO  
NELSON MAGISTERIAL DISTRICT  
COUNTY OF YORK, VIRGINIA  
SCALE: 1"=40' DATE: OCTOBER 29, 2014  
SHEET 2 OF 3

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



GRAPHIC SCALE  
1"=40'

- SYMBOLS -

- DENOTES MINIMUM BUILDING SETBACK LINES
- 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 PHASE LINE
- DENOTES HANDICAP PARKING SPACE

PARCEL 7  
NOW OR FORMERLY  
TRIANGLE VIII, LP  
TAX MAP: 24-64-00-007  
GPIN: Q08b-4408-4590  
ZONE: GB  
(D.B.946 PG.714)  
(INST. #100016774)  
(INST. #100016773-PLAT)

SUBDIVISION OF PATRIOTS SQUARE  
(P.B.11 PG.142)

BASIS: INST. #120023730

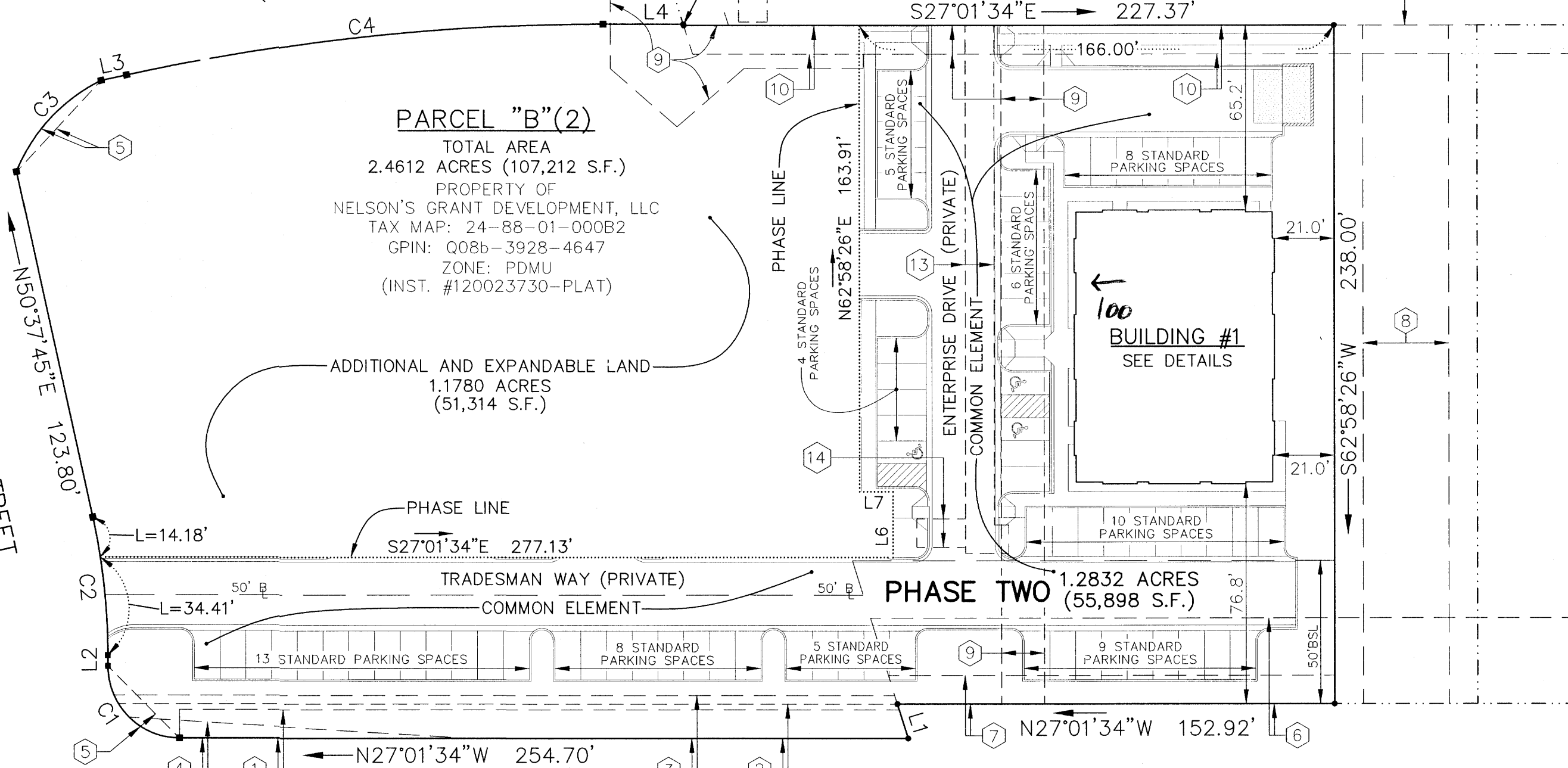
LAYDON WAY  
40' PUBLIC R/W  
(INST. #120023730)

PARCEL "B"(2)

TOTAL AREA  
2.4612 ACRES (107,212 S.F.)  
PROPERTY OF  
NELSON'S GRANT DEVELOPMENT, LLC  
TAX MAP: 24-88-01-000B2  
GPIN: Q08b-3928-4647  
ZONE: PDMU  
(INST. #120023730-PLAT)

ADDITIONAL AND EXPANDABLE LAND  
1.1780 ACRES  
(51,314 S.F.)

MARKET STREET  
50' PUBLIC R/W  
(INST. #120023730)



150023542

APPROVED

YORK COUNTY BOARD OF SUPERVISORS

BY: W. J. Maddalena  
PLAT APPROVING AGENT

DATE: 12/9/15

STATE OF VIRGINIA  
COUNTY OF YORK  
IN THE CLERK'S OFFICE OF THE YORK  
POQUOSON CIRCUIT COURT THIS 28th  
DAY OF Dec 2015, THIS MAP WAS  
PRESENTED AND ADMITTED TO RECORD AS  
THE LAW DIRECTS AS INSTRUMENT # 150023542

TESTE: Kristen N. Nelson  
CLERK

BY: Madelene Holt DC

LINE	BEARING	DISTANCE
L1	S45°36'12"W	12.57'
L2	N63°00'15"E	3.79'
L3	S39°22'15"E	9.10'
L4	S27°02'24"E	28.02'
L5	S45°36'12"W	0.45'
L6	N62°58'26"E	23.00'
L7	N27°01'34"W	11.65'

CURVE DATA TABLE									
NUMBER	DELTA ANGLE	RADIUS	ARC LENGTH	TANGENT	CHORD LENGTH	CHORD DIRECTION			
C1	90°01'49"	25.00'	39.28'	25.01'	35.36'	N17°59'20"E			
C2	12°22'30"	225.00'	48.60'	24.39'	48.50'	N56°49'00"E			
C3	41°50'37"	61.42'	44.85'	23.48'	43.86'	S74°37'00"E			
C4	12°19'51"	780.00'	167.87'	84.26'	167.54'	S33°12'20"E			

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