

VICINITY MAP
SCALE: 1"=2,000'

THE PLATTING OF THE CONDOMINIUM HEREON SHOWN IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNERS, PROPRIETORS, AND TRUSTEES, IF ANY.

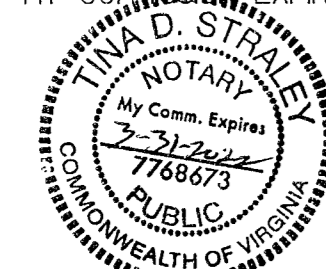
Gregory E. Pritchard 11/23/20
GREGORY E. PRITCHARD, MANAGER
NELSON'S GRANT DEVELOPMENT, LLC
A VIRGINIA LIMITED LIABILITY COMPANY

Steven N. Miller 11/23/20
STEVEN N. MILLER, MANAGER
NELSON'S GRANT DEVELOPMENT, LLC
A VIRGINIA LIMITED LIABILITY COMPANY

NOTARY PUBLIC FOR
NELSON'S GRANT DEVELOPMENT, LLC
STATE OF VA
COUNTY/CITY OF Yorktown TO WIT:

Tina Straley, A NOTARY PUBLIC IN AND FOR THE Commonwealth 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 23 DAY OF Nov, 2020.

Tina Straley 7768673
NOTARY PUBLIC REGISTRATION NO.
MY COMMISSION EXPIRES: 3-31-2022

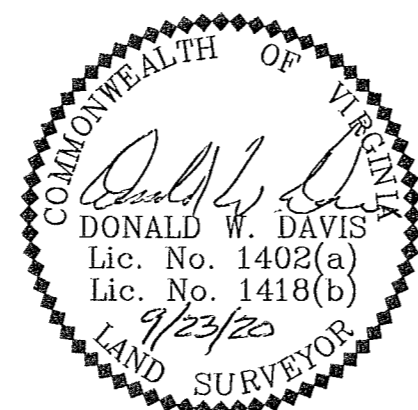


TO THE BEST OF MY KNOWLEDGE AND BELIEF, ALL THE REQUIREMENTS SET FORTH IN THE ORDINANCE FOR APPROVING PLATS IN THE COUNTY OF YORK, VIRGINIA, HAVE BEEN COMPLIED WITH, AND THE SURVEY AND PLAT ARE CORRECT.

THIS IS TO CERTIFY THAT THE LAND EMBRACED IN THIS CONDOMINIUM PLAT IS IN THE NAME OF 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 #1.00010142.

TO THE BEST OF MY KNOWLEDGE AND BELIEF, I, DONALD W. DAVIS, A VIRGINIA LICENCED LAND SURVEYOR, CERTIFY AS TO THE ACCURACY AND COMPLIANCE WITH THE CODE OF VIRGINIA, SECTION 55-79.58(c) THAT ALL UNITS OR PORTIONS THEREOF DEPICTED HEREON HAVE BEEN SUBSTANTIALLY COMPLETED.

Donald W. Davis 9/23/20
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

Philip M. Rudisill DATE: 11-17-20
TRUSTEE(S) PHILIP M. RUDISILL
DEED OF TRUST DATED JUNE 18, 2010. MODIFIED SEPTEMBER 29, 2010, DECEMBER 15, 2010, JANUARY 12, 2012, NOVEMBER 14, 2012, AUGUST 19, 2013, MARCH 11, 2014 AND SEPTEMBER 24, 2014 RECORDED AS INST. #100010144, #100016780, #100021095, #120000566, #120002873, #120020122, #130016050, #140003411 AND #140015729
BENEFICIARY: TOWNEBANK

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

STATE OF Virginia
COUNTY/CITY OF Yorktown TO WIT:
I, *Deborah Aileen Smith*, A NOTARY PUBLIC IN AND FOR THE Commonwealth 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 17 DAY OF November, 2020.

Deborah Aileen Smith 217342
NOTARY PUBLIC REGISTRATION NO.
MY COMMISSION EXPIRES: 5-31-24
COMMISSIONED AS: *Deborah Aileen Smith*



NOTES:

- THE PROPERTY SHOWN HEREON IS LOCATED IN ZONE X AS SHOWN ON FLOOD INSURANCE RATE MAP COMMUNITY NUMBER 510182, MAP NUMBER 51199C0128D EFFECTIVE DATE: JANUARY 16, 2015.
- 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
- THE TAX MAP PARCEL NUMBER FOR THE PROPERTY SHOWN HEREON IS: 24-88-01-000B2.
- THE GPIN NUMBER FOR THE PROPERTY SHOWN HEREON IS: Q08b-3928-4647.
- UTILITY NOTES:
WATER : THE CONDOMINIUM IS TO BE SERVED BY PUBLIC WATER PROVIDED BY THE CITY OF NEWPORT NEWS
SEWER : THE CONDOMINIUM IS TO BE SERVED BY PUBLIC SEWER PROVIDED BY THE COUNTY OF YORK.
- 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.
- NONE OF THE AREA CONTAINED IN THIS PROPERTY IS WITHIN A RESOURCE PROTECTION AREA OR A RESOURCE MANAGEMENT AREA.
- ALL RIGHT-OF-WAYS SHOWN AS PUBLIC HAVE PREVIOUSLY BEEN DEDICATED FOR PUBLIC USE.
- THE PROPERTY SHOWN HEREON IS SUBJECT TO THE TERMS AND PROVISIONS OF THE "DECLARATION FOR NELSON'S GRANT" RECORDED AS INSTRUMENT #120023732 AND THE "DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS OF NELSON'S GRANT CONDOMINIUMS" TO BE RECORDED SIMULTANEOUSLY HEREWITH.
- PROPERTY OWNER MAILING ADDRESS:
NELSON'S GRANT DEVELOPMENT, LLC
#159 BREEZY POINT DRIVE
YORKTOWN, VA 23693
- THE PROPERTY SHOWN ON THIS PLAT IS SERVED BY PUBLIC SEWER AND PUBLIC WATER. MAINTENANCE OUTSIDE THE PUBLIC EASEMENTS WILL BE PROVIDED BY THE NELSON'S GRANT CONDOMINIUM ASSOCIATION.
- THE PROPERTY SHOWN HEREON IS IDENTIFIED AS PART OF PARCEL "B"(2), AS SHOWN ON THAT CERTAIN PLAT ENTITLED "SUBDIVISION OF NELSON'S GRANT, PHASE ONE, NELSON MAGISTERIAL DISTRICT, COUNTY OF YORK, VIRGINIA" (INST. #120023730).
- COMMON ELEMENTS INCLUDE:
ALL PARTS OF THE CONDOMINIUM PROPERTY EXCEPT THE RESPECTIVE UNITS SHOWN AND DESIGNATED HEREON AND DEFINED IN THE CONDOMINIUM DOCUMENTS. EXAMPLES OF COMMON ELEMENTS ARE: PARKING FACILITIES, PAVED AREAS, THE GROUND WHETHER OR NOT LANDSCAPED, ALL PORTIONS OF THE BUILDINGS NOT A PART OF THE UNITS, AND ALL CONDUITS, INSTALLATIONS, WIRES, PIPES AND CABLES WHICH SERVE OTHER COMMON ELEMENTS OR WHICH SERVE MORE THAN ONE UNIT.
- LIMITED COMMON ELEMENTS INCLUDE:
(a) PARKING SPACES WHICH MAY BE ASSIGNED TO EACH RESPECTIVE UNIT.
(b) THE EXTERIOR OF EACH BUILDING.
(c) PATIOS, DECKS, HVAC UNITS, EXTERIOR STAIRS, & ENTRY BALCONIES APPURTENANT TO EACH UNIT.
- AREA BREAKDOWN:
PHASE SIX AREA: 0.6453 ACRE (28,109 S.F.)
PHASE THREE AREA= 0.3184 ACRE (13,868 S.F.)
PHASE TWO AREA= 1.2832 ACRES (55,898 S.F.)
ADDITIONAL AND EXPANDABLE LAND= 0.2142 ACRE (9,337 S.F.)
TOTAL AREA PARCEL "B"(2)= 2.4612 ACRES (107,212 S.F.)
- THIS PROPERTY IS SUBJECT TO COVENANTS, CONDITIONS, RESTRICTIONS, EASEMENTS, LIENS FOR ASSESSMENTS, OPTIONS, POWER OF ATTORNEYS, AND LIMITATIONS ON TITLE, CREATED BY THE VIRGINIA CONDOMINIUM STATUTE.
- THE BUILDING DIMENSIONS SHOWN HEREON ARE IN U.S. SURVEY FEET.

CONDOMINIUM PLAT
BUILDING #3
NELSON'S GRANT
PHASE SEVEN-A
UNITS 3-4A & 3-4C
AND
GARAGE UNITS G5 THRU G9

NELSON MAGISTERIAL DISTRICT
COUNTY OF YORK, VIRGINIA
SCALE: 1"=40' DATE: SEPTEMBER 23, 2020
SHEET 1 OF 5

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



GRAPHIC SCALE
1"=40'

- SYMBOLS -

- 50' BSL (with dashed line) 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

APPROVED
YORK COUNTY BOARD OF SUPERVISORS
BY: *Juan Kasal*
PLAT APPROVING AGENT
DATE: DECEMBER 4, 2020

STATE OF VIRGINIA
COUNTY OF YORK
IN THE CLERK'S OFFICE OF THE YORK -
POQUOSON CIRCUIT COURT THIS 1
DAY OF December 2020, THIS MAP WAS
PRESENTED AND ADMITTED TO RECORD AS
THE LAW DIRECTS AS INSTRUMENT # 200021550

KRISTEN N. NELSON, CLERK
TESTE: _____
CLERK
BY: *Leah King DC*