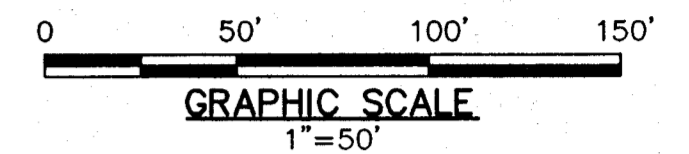


SUBDIVISION OF
NELSON'S GRANT
 PHASE ONE
 NELSON MAGISTERIAL DISTRICT
 COUNTY OF YORK, VIRGINIA
 SCALE: 1"=50' DATE: MARCH 5, 2012
 SHEET 4 OF 4

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



EASEMENT LEGEND

- ① - EXISTING 15' VIRGINIA ELECTRIC AND POWER COMPANY EASEMENT (D.B.513 PG.690)
- ② - EXISTING VARIABLE WIDTH EASEMENT FOR INGRESS, EGRESS, DRAINAGE AND UTILITIES TO THE BENEFIT OF NEW PARCEL "A" AND NEW PARCEL "B" (INST. #100021092)
- ③ - EXISTING 10' YORK COUNTY RESTRICTED ACCESS EASEMENT (P.B.11 PG.142)
- ④ - EXISTING 30' VIRGINIA ELECTRIC AND POWER COMPANY EASEMENT (D.B.543 PG.374)
- ⑤ - EXISTING 15' VIRGINIA ELECTRIC AND POWER COMPANY EASEMENT (D.B.565 PG.417)
- ⑥ - EXISTING 10' CITY OF NEWPORT NEWS WATERLINE EASEMENT (D.B.560 PG.123)
- ⑦ - EXISTING 10' YORK COUNTY DRAINAGE & UTILITIES EASEMENT (P.B.11 PG.142)
- ⑧ - EXISTING 40' INGRESS & EGRESS, DRAINAGE & UTILITIES EASEMENT (P.B.10 PG.443)
- ⑨ - EXISTING 25' TRANSITIONAL BUFFER (P.B.10 PG.586)
- ⑩ - EXISTING 20' YORK COUNTY DRAINAGE & UTILITIES EASEMENT (P.B.10 PG.586)
- ⑪ - EXISTING 15' PRIVATE BMP MAINTENANCE EASEMENT TO THE BENEFIT OF NEW PARCEL "B" (INST. #100021092)
- ⑫ - EXISTING 15' PRIVATE BMP MAINTENANCE EASEMENT TO THE BENEFIT OF NEW PARCEL "A" (INST. #100021092)
- ⑬ - EXISTING VARIABLE WIDTH VIRGINIA ELECTRIC AND POWER COMPANY EASEMENT (INST. #120006167)
- ⑭ - 12' CONSTRUCTION AND MAINTENANCE EASEMENT TO BE DEDICATED TO THE VIRGINIA DEPARTMENT OF TRANSPORTATION
- ⑮ - VARIABLE WIDTH PRIVATE PEDESTRIAN ACCESS EASEMENT HEREBY CONVEYED TO THE NELSON'S GRANT HOMEOWNERS ASSOCIATION (ALONG EDGE OF WALK)
- ⑯ - VARIABLE WIDTH SIGHT EASEMENT HEREBY CONVEYED TO THE COUNTY OF YORK
- ⑰ - EXISTING 30' INGRESS/EGRESS EASEMENT (P.B.11 PG.142)
- ⑱ - EXISTING 12' RESERVATION FOR HIGHWAY PURPOSES (P.B.11 PG.142)
- ⑲ - TEMPORARY TURNAROUND EASEMENT TO BE VACATED UPON THE EXTENSIONS OF ELLERY STREET & FLEMING WAY
- ⑳ - 10' RESTRICTED ACCESS EASEMENT HEREBY CONVEYED TO THE COUNTY OF YORK
- ㉑ - VARIABLE WIDTH SIGHT EASEMENT TO BE DEDICATED TO THE VIRGINIA DEPARTMENT OF TRANSPORTATION
- ㉒ - VARIABLE WIDTH PRIVATE DRAINAGE EASEMENT HEREBY CONVEYED TO THE NELSON'S GRANT HOMEOWNERS ASSOCIATION (5' FROM CENTERLINE OF PIPE)

- 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

A P P R O V E D

YORK COUNTY BOARD OF SUPERVISORS

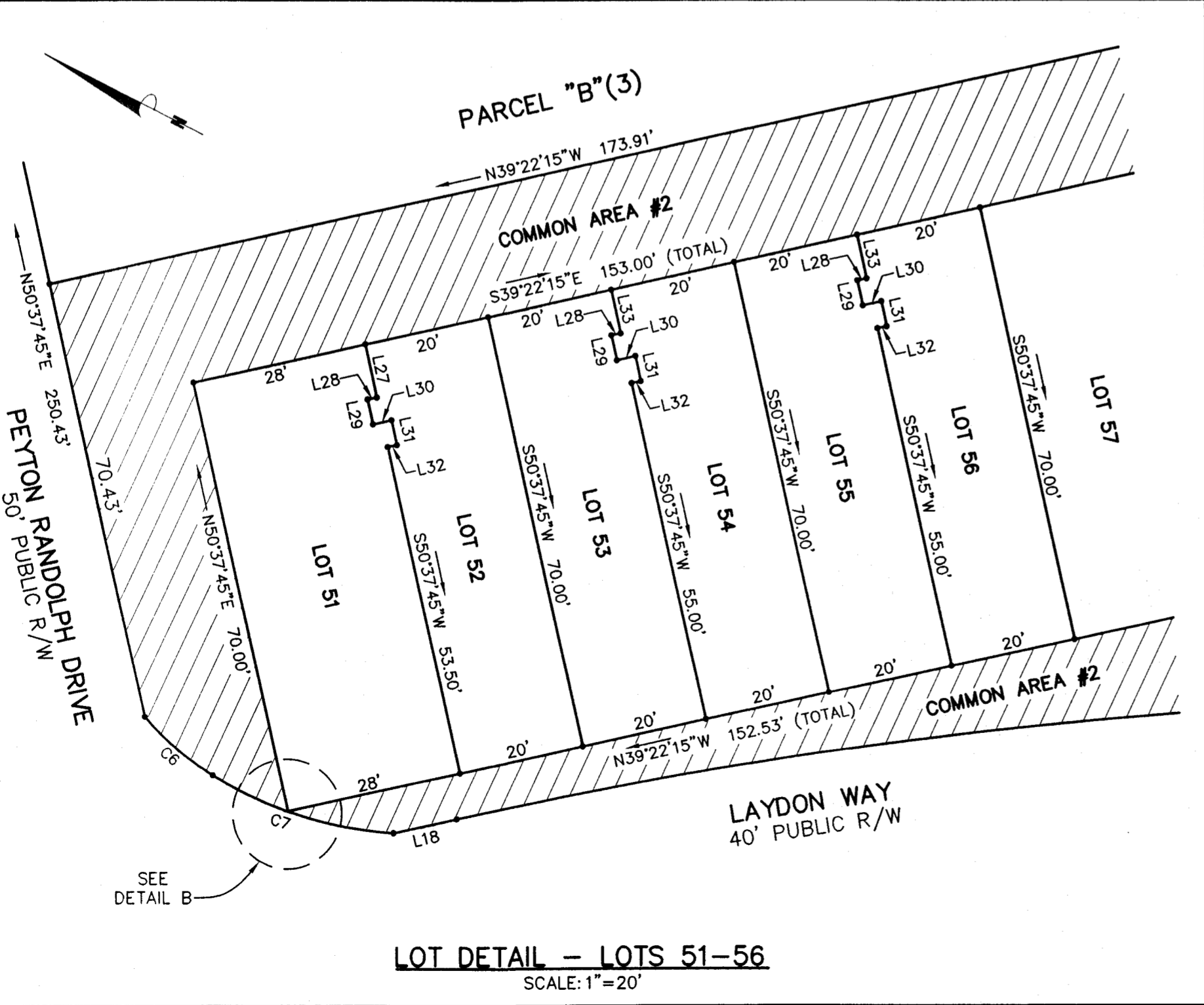
BY: *K. P. Addalino*
 PLAT APPROVING AGENT

DATE: *12/17/12*

STATE OF VIRGINIA
 COUNTY OF YORK
 IN THE CLERK'S OFFICE OF THE YORK -
 POQUOSON CIRCUIT COURT THIS *19th*
 DAY OF *December*, 20*12*, THIS MAP WAS
 PRESENTED AND ADMITTED TO RECORD AS
 THE LAW DIRECTS AS INSTRUMENT # *12602373x*
 11:11 AM

TESTE: *L. J. S. Mendibue*
 CLERK

BY: *Calvin S. Tablin, Jr.*



LOT AREA TABLE			
LOT #	AREA	LOT #	AREA
10	3,465 S.F. (0.0795 ACRE)	43A	3,255 S.F. (0.0747 ACRE)
11	2,310 S.F. (0.0530 ACRE)	43B	3,255 S.F. (0.0747 ACRE)
12	2,310 S.F. (0.0530 ACRE)	66A	3,465 S.F. (0.0795 ACRE)
13	2,310 S.F. (0.0530 ACRE)	66B	3,465 S.F. (0.0795 ACRE)
14	3,045 S.F. (0.0700 ACRE)	51	1,960 S.F. (0.0450 ACRE)
15	3,465 S.F. (0.0795 ACRE)	52	1,400 S.F. (0.0321 ACRE)
16	2,310 S.F. (0.0530 ACRE)	53	1,400 S.F. (0.0321 ACRE)
17	2,310 S.F. (0.0530 ACRE)	54	1,400 S.F. (0.0321 ACRE)
18	3,465 S.F. (0.0795 ACRE)	55	1,400 S.F. (0.0321 ACRE)
37	3,465 S.F. (0.0795 ACRE)	56	1,400 S.F. (0.0321 ACRE)
38	3,465 S.F. (0.0795 ACRE)	57	1,749 S.F. (0.0402 ACRE)
39	3,255 S.F. (0.0747 ACRE)	CA#1	12,215 S.F. (0.2804 ACRE)
40	3,255 S.F. (0.0747 ACRE)	CA#2	6,175 S.F. (0.1418 ACRE)
41	3,465 S.F. (0.0795 ACRE)	CA#3	26,446 S.F. (0.6071 ACRE)
42	3,465 S.F. (0.0795 ACRE)		