

VICINITY MAP
SCALE: 1"=2,000'

PRIMARY U.S. GEODETIC CONTROL MONUMENTS
(129) - COORDINATES—U.S.SURVEY FEET—
12,078,902.396(E), 3,568,920.929(N)
ELEVATION= 36.00' (NGVD 1929 DATUM)
(130) - COORDINATES—U.S.SURVEY FEET—
12,078,167.888(E), 3,566,391.839(N)
ELEVATION= 27.55' (NGVD 1929 DATUM)

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.

Thomas R. Tucker DATE: 5/24/17
THOMAS R. TUCKER, ITS PRESIDENT
COMMONWEALTH GREEN, LLLP
A VIRGINIA REGISTERED LIMITED LIABILITY PARTNERSHIP
FIRST FINANCIAL CONSULTING CORP.,
A VIRGINIA CORPORATION, ITS GENERAL PARTNER

James R. Ferber DATE: 5/24/17
TRUSTEE'S CONSENT, FOR COMMONWEALTH GREEN, LLLP
James R. Ferber (PRINT NAME) DATE
TBVAT, LLC

BENEFICIARY: MONARCH BANK (NOW TOWNEBANK)
DEED OF TRUST DATED: JULY 14, 2014
SEPTEMBER 7, 2016 (SUB. TRUSTEE)
SEPTEMBER 7, 2016 (MODIFIED)
RECORDED AS INSTRUMENT No.: 140010820
160015814 (SUB. TRUSTEE)
160015815 (MODIFIED)

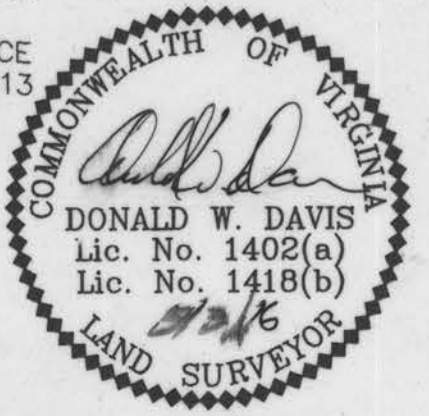
Andrew N. Lock DATE: 5/24/17
ANDREW N. LOCK OR JAMES
F. FERBER, TRUSTEE, EITHER
OF WHOM MAY ACT

BENEFICIARY: MONARCH BANK (NOW TOWNEBANK)
DEED OF TRUST DATED: AUGUST 26, 2014
JANUARY 22, 2015 (MODIFIED)
SEPTEMBER 7, 2016 (MODIFIED)
RECORDED AS INSTRUMENT No.: 140013778
150001340 (MODIFIED)
160015816 (MODIFIED)

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 SUBDIVISION IS IN THE NAME OF:

COMMONWEALTH GREEN, LLLP, A VIRGINIA REGISTERED LIMITED LIABILITY PARTNERSHIP, FIRST FINANCIAL CONSULTING CORP., A VIRGINIA CORPORATION, ITS GENERAL PARTNER AND WAS ACQUIRED FROM JEANETTE J. KEENER, INDIVIDUALLY, THE JLK FAMILY, LLC A VIRGINIA LIMITED LIABILITY COMPANY, JEANETTE J. KEENER, TRUSTEE OF THE CHARLES F. KEENER TRUST AND JEANETTE J. KEENER, TRUSTEE OF THE FAMILY TRUST CREATED UNDER THE CHARLES F. KEENER TRUST, BY DEED DATED MARCH 21, 2013 AND DULY RECORDED IN THE CLERK'S OFFICE OF THE YORK-POQUOSON CIRCUIT COURT ON MARCH 27, 2013 IN INSTRUMENT NUMBER 130005619.

I CERTIFY THAT MONUMENTS AND IRON RODS AS SHOWN ON THIS PLAT WILL BE SET ON OR BEFORE JULY 1, 2018.
Donald W. Davis DATE: 5/3/16
DONALD W. DAVIS, L.S.



NOTARY PUBLIC FOR
THOMAS R. TUCKER, MANAGER
COMMONWEALTH GREEN, LLLP
STATE OF Virginia
COUNTY/CITY OF Newport News TO WIT:
I, Kristina Lee Spindler, A NOTARY PUBLIC IN
AND FOR THE CITY OF Newport News 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 24th DAY OF May, 2017.
Kristina Lee Spindler 1559007
NOTARY PUBLIC REGISTRATION NO.
MY COMMISSION EXPIRES: May 31, 2017



NOTARY PUBLIC FOR James R. Ferber (PRINT NAME)
TBVAT, LLC, TRUSTEE OF DEED OF TRUST
COMMONWEALTH GREEN, LLLP
STATE OF Virginia
COUNTY/CITY OF Newport News TO WIT:
I, Elizabeth M. Bush, A NOTARY PUBLIC IN
AND FOR THE CITY OF Newport News 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 24th DAY OF May, 2017.
Elizabeth M. Bush 207039
NOTARY PUBLIC REGISTRATION NO.
MY COMMISSION EXPIRES: 02/28/19



NOTARY PUBLIC FOR
James R. Ferber (PRINT NAME), TRUSTEE OF DEED
OF TRUST COMMONWEALTH GREEN, LLLP
STATE OF Virginia
COUNTY/CITY OF Newport News TO WIT:
I, Elizabeth M. Bush, A NOTARY PUBLIC IN
AND FOR THE CITY OF Newport News 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 24th DAY OF May, 2017.
Elizabeth M. Bush 207039
NOTARY PUBLIC REGISTRATION NO.
MY COMMISSION EXPIRES: 02/28/19



- NOTES:
- THE PROPERTY SHOWN HEREON IS LOCATED IN ZONE 'X' AS SHOWN ON FLOOD INSURANCE RATE MAP COMMUNITY NUMBER: 510182, MAP NUMBER 51199C0152D, REVISED DATE: JANUARY 16, 2015.
 - THE PROPERTY SHOWN HEREON IS ZONED PDMU (PLANNED DEVELOPMENT MIXED USE DISTRICT) WITH PROFFERS IN ACCORDANCE WITH ORDINANCE No. 12-1(R) ADOPTED BY THE YORK COUNTY BOARD OF SUPERVISORS ON FEBRUARY 21, 2012 AND RECORDED AS INSTRUMENT No. 120013445.
 - THE TAX MAP PARCEL NUMBER FOR THE PROPERTY SHOWN HEREON IS: 36-01-00-000A
 - THE GPIN NUMBER FOR THE PROPERTY SHOWN HEREON IS 5020-1221-4452.
 - UTILITY NOTES:
WATER: EACH LOT WITHIN THIS SUBDIVISION SHALL BE SERVED BY PUBLIC WATER PROVIDED BY NEWPORT NEWS WATERWORKS.
SEWER: EACH LOT WITHIN THIS SUBDIVISION SHALL BE SERVED BY PUBLIC SEWER PROVIDED BY YORK COUNTY.
 - ALL FUTURE CONSTRUCTION OR LAND DEVELOPMENT ACTIVITIES SHALL BE SUBJECT TO THE REQUIREMENTS OF THE CHESAPEAKE BAY PRESERVATION AREA DESIGNATION AND MANAGEMENT REGULATIONS (9VAC-10-20-10), CHAPTER 23.2 OF THE YORK COUNTY CODE, AS WELL AS SECTION 24.1-376 (WATERSHED MANAGEMENT AND PROTECTION AREA OVERLAY DISTRICT) OF THE YORK COUNTY ZONING ORDINANCE.
 - THE VIRGINIA DEPARTMENT OF TRANSPORTATION AND YORK COUNTY SHALL BE SAVED HARMLESS FROM ANY MAINTENANCE RESPONSIBILITY OR LIABILITY ASSOCIATED WITH THE STORMWATER MANAGEMENT FACILITIES AND THEIR OUTFLOW STRUCTURES, TO THE EXTENT ALLOWED BY LAW.
 - ALL RIGHT OF WAYS SHOWN AS PUBLIC HEREON ARE HEREBY DEDICATED TO PUBLIC USE.
 - THE RECORDATION OF THIS PLAT SHALL OPERATE TO TRANSFER, IN FEE SIMPLE, TO THE COUNTY OF YORK SUCH PORTION OF THE PREMISES AS IS ON THE PLAT SET APART FOR STREETS, ALLEYS OR OTHER PUBLIC USE AND TO TRANSFER TO THE COUNTY OF YORK ANY EASEMENT INDICATED ON THE PLAT FOR DRAINAGE AND/OR SANITARY SEWER TO CREATE A PUBLIC RIGHT-OF-PASSAGE OVER THE SAME, UNLESS OTHERWISE NOTED ON THIS PLAT.
 - DRAINAGE AND UTILITY EASEMENTS CONVEYED TO THE COUNTY BY RECORDATION OF THIS PLAT SHALL BE EXCLUSIVE TO THE COUNTY, UNLESS OTHERWISE NOTED. CONVEYANCE OF SUCH EASEMENTS TO THE COUNTY ALSO INCLUDES: (i) THE COUNTY'S RIGHT OF INGRESS AND EGRESS OVER THE OWNER'S LAND ADJACENT TO THE EASEMENT AS NECESSARY TO INSPECT, MAINTAIN AND OPERATE THE COUNTY'S FACILITIES WITHIN THE EASEMENT AND (ii) THE RIGHT OF THE COUNTY TO ASSIGN TO OTHERS FROM TIME TO TIME THE RIGHT TO LOCATE FACILITIES THEREIN SERVING THE PUBLIC, INCLUDING, BUT NOT LIMITED TO, WATER, ELECTRIC, TELEPHONE, COMMUNICATIONS AND GAS UTILITY FACILITIES.
 - SIGHT EASEMENTS AT EACH STREET INTERSECTION, AS SHOWN ON THIS PLAT, ARE HEREBY CONVEYED TO YORK COUNTY, PURSUANT TO THE PROVISIONS OF SECTION 20.5-101, YORK COUNTY CODE. NO SIGN, PLANTING, STRUCTURES OR OTHER OBSTRUCTIONS WHICH OBSCURE OR IMPEDE SIGHT LINES BETWEEN THREE (3) FEET AND SIX (6) FEET IN HEIGHT SHALL BE ALLOWED WITHIN THESE SIGHT EASEMENT AREAS. THE COUNTY SHALL HAVE THE RIGHT AT ANY TIME TO ENTER INTO THE SIGHT EASEMENT AREAS TO REMOVE ANY OBJECT, MATERIAL OR OTHER OBSTRUCTION THAT HINDERS CLEAR SIGHT ACROSS THE AREA.
 - NONE OF THE AREA CONTAINED IN THIS SUBDIVISION IS WITHIN A RESOURCE PROTECTION AREA OR A RESOURCE MANAGEMENT AREA.
 - THIS PROPERTY IS SUBJECT TO THE "DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS FOR COMMONWEALTH GREEN", AND ASSOCIATED BYLAWS OF THE COMMONWEALTH GREEN MASTER ASSOCIATION, INC.

AREA TABULATION	
SECTION ONE	
AREA OF PUBLIC RIGHT-OF-WAY (KEENER WAY):	53,754 S.F. (1.2340 ACRES)
PARCEL A:	104,694 S.F. (2.4034 ACRES)
PARCEL B:	56,954 S.F. (1.3075 ACRES)
PARCEL C:	73,246 S.F. (1.6815 ACRES)
PARCEL D:	93,001 S.F. (2.1350 ACRES)
TOTAL AREA SECTION ONE:	381,649 S.F. (8.7614 ACRES)
REMAINDER OF PARCEL ONE-A (FUTURE DEVELOPMENT:	213,490 S.F. (4.9011 ACRES)
TOTAL SUBDIVIDED AREA:	595,139 S.F. (13.6625 ACRES)

PLAT INSTRUMENT # 1700-20100
SUBDIVISION PLAT
OF
**MAINSTAY AT
COMMONWEALTH GREEN
SECTION ONE**
BETHEL MAGISTERIAL DISTRICT
COUNTY OF YORK, VIRGINIA
SCALE: 1" = 60' DATE: MAY 3, 2016
SHEET 1 OF 4
DAVIS & ASSOCIATES, P.C.
LAND SURVEYORS AND PLANNERS
3630 GEORGE WASHINGTON MEMORIAL HIGHWAY
YORKTOWN, VIRGINIA 23693
(757)867-8583

VIRGINIA DEPARTMENT OF TRANSPORTATION

Alan Brubaker DATE: 9 Jan 2017
APPROVED BY DATE

APPROVED
YORK COUNTY BOARD OF SUPERVISORS

BY: Susan Kassel
PLAT APPROVING AGENT

DATE: OCTOBER 20, 2017

STATE OF VIRGINIA
COUNTY OF YORK
IN THE CLERK'S OFFICE OF THE YORK
POQUOSON CIRCUIT COURT THIS 20th
DAY OF October, 2017, THIS MAP WAS
PRESENTED AND ADMITTED TO RECORD AS
THE LAW DIRECTS AS INSTRUMENT # 1700-20100
STEVEN N. NELSON, CLERK

TESTE: _____ CLERK
BY: Carol Phillips D.L. 12:35 PM