

CONDOMINIUM PLAT  
OF  
PHASE SIXTEEN  
AND  
PHASE SEVENTEEN  
MAINSTAY AT  
COMMONWEALTH GREEN  
SECTION TWO

BETHEL MAGISTERIAL DISTRICT  
COUNTY OF YORK, VIRGINIA  
SCALE: 1"=40' DATE: OCTOBER 15, 2020  
SHEET 4 OF 6

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

BASIS: D.B.361 PG.769

NOW OR FORMERLY  
JEANETTE J. KEENER, TRUSTEE  
GPIN: S02a-2108-4966  
TAX MAP # 36-00-00-022  
INST. # 050008026  
ZONE: EO / PD

KEENER WAY  
(50' PUBLIC R/W)  
INST. #200004253

'PARCEL E'  
SUBDIVISION PLAT OF  
MAINSTAY AT COMMONWEALTH GREEN  
SECTION TWO  
INST. # 200004253  
ZONE: PDMU WITH PROFFERS  
GPIN: S02a-2195-3879  
TAX MAP # 36-01-00-000A

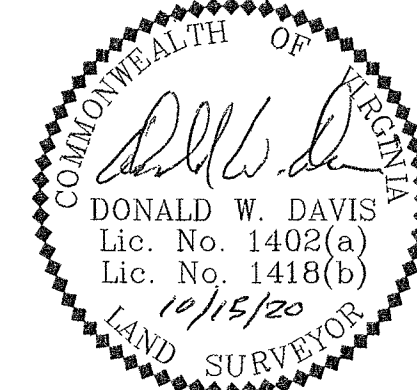
'PARCEL F'  
SUBDIVISION PLAT OF  
MAINSTAY AT COMMONWEALTH GREEN  
SECTION TWO  
INST. # 200004253  
ZONE: PDMU WITH PROFFERS  
GPIN: S02a-2314-4523  
TAX MAP # 36-01-00-000A4

'COMMON AREA B'  
SUBDIVISION PLAT OF  
NEW PARCEL ONE  
INST. # 170019369  
ZONE: PDMU WITH PROFFERS  
GPIN: S02a-2177-4294  
TAX MAP # 36-01-00-001B

NOW OR FORMERLY  
HARMON J. COXTON & WYNEMA S. COXTON  
GPIN: S02b-3096-4278  
TAX MAP # 37-27-00-003  
INST. # 050008332  
ZONE: EO



- S Y M B O L S —
- 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 JURISDICTIONAL WETLANDS MARKED BY WOLFE ENVIRONMENTAL & ENGINEERING CONSULTANTS AND FIELD LOCATED BY DAVIS AND ASSOCIATES, P.C. ON DECEMBER 30, 2005 USCOE PROJECT # 05-R2629 USCOE PROJECT # 95-5485
  - DENOTES ADDITIONAL AND WITHDRAWABLE LAND "A"
  - DENOTES LIMITED COMMON ELEMENT - UNIT 31 & UNIT 33
  - DENOTES LIMITED COMMON ELEMENT - UNIT 32 & UNIT 34



EASEMENT LEGEND

- ①-EXISTING PRIVATE 25' DRAINAGE AND UTILITY EASEMENT FOR THE BENEFIT OF TAX PARCELS #36-00-00-022 & #36-01-00-000A [INST. # 100021723]
- ②-EXISTING VARIABLE WIDTH PRIVATE DRAINAGE AND UTILITY EASEMENT FOR THE BENEFIT OF TAX PARCELS #36-00-00-022 & #36-01-00-000A [INST. # 140021262]
- ③-EXISTING 35' PRIVATE INGRESS/EGRESS, DRAINAGE AND UTILITIES EASEMENT [INST. # 170020100]
- ④-EXISTING VARIABLE WIDTH DRAINAGE EASEMENT (OVER AND THROUGH STORMWATER BASIN, BMP #s 3 & 4) [INST. # 170020100]
- ⑤-EXISTING 10' DRAINAGE EASEMENT (CENTERED ON STORM DRAIN) [INST. # 170020100]
- ⑥-EXISTING VARIABLE WIDTH YORK COUNTY WETLANDS CONSERVATION EASEMENT (OVER AND ACROSS JURISDICTIONAL WETLANDS) [INST # 170019369]
- ⑦-EXISTING VARIABLE WIDTH YORK COUNTY SIGHT EASEMENT [INST. # 170020100]
- ⑧-EXISTING PRIVATE VARIABLE WIDTH PEDESTRIAN ACCESS ESMT. (ENCOMPASSING SIDEWALKS AND CROSSWALKS ADJACENT TO PUBLIC RIGHT-OF-WAYS) [INST. # 170020100]
- ⑨-EXISTING 20' YORK COUNTY UTILITY EASEMENT [INST. # 170020100]
- ⑩-35' PRIVATE INGRESS/EGRESS, DRAINAGE AND UTILITIES EASEMENT [INST. # 200004253]
- ⑪-10' DRAINAGE EASEMENT [INST. # 200004253]
- ⑫-TEMPORARY TURNAROUND EASEMENT TO BE VACATED UPON THE EXTENSION OF KEENER WAY (50' PUBLIC R/W) AND FUTURE JEANETTE DRIVE (50' PUBLIC R/W) [INST. # 200004253]
- ⑬-VARIABLE WIDTH SIGHT EASEMENT [INST. # 200004253]
- ⑭-VARIABLE WIDTH PRIVATE PEDESTRIAN ACCESS EASEMENT (ENCOMPASSING SIDEWALKS AND CROSSWALKS ADJACENT TO PUBLIC RIGHT-OF-WAYS) [INST. # 200004253]

**APPROVED**  
YORK COUNTY BOARD OF SUPERVISORS

BY: *Susan Kassel*  
PLAT APPROVING AGENT

DATE: NOVEMBER 19, 2020

STATE OF VIRGINIA  
COUNTY OF YORK  
IN THE CLERK'S OFFICE OF THE YORK  
POQUOSON CIRCUIT COURT THIS 20th  
DAY OF November 2020, THIS MAP WAS  
PRESENTED AND ADMITTED TO RECORD AS  
THE LAW DIRECTS AS INSTRUMENT # 20200615

TESTE: *Walter N. Nelson*, CLERK

BY: *Charles Webster*