

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.

JOHN OLIVIERI PRESIDENT

PRINTED NAME TITLE
MAINSTAY, L.L.C.,
A VIRGINIA LIMITED LIABILITY COMPANY

SIGNATURE DATE
[Signature] 3/17/21

TRUSTEE'S CONSENT FOR MAINSTAY L.L.C.

C. Ross Morgan 3/17/21

ANDREW N. LOCK OR CHARLES R. MORGAN, TRUSTEE, EITHER OF WHOM MAY ACT

BENEFICIARY: MONARCH BANK (NOW TOWNEBANK)
DEED OF TRUST DATED: SEPTEMBER 21, 2012

RECORDED AS INST. No.: 20120924001104070 (VIRGINIA BEACH)

C. Ross Morgan 3/17/21

TBVAT, LLC

BENEFICIARY: TOWNEBANK
DEED OF TRUST MODIFICATION: MAY 15, 2018

RECORDED AS INSTRUMENT No.: 180009037 (MODIFICATION)

TO THE BEST OF MY KNOWLEDGE AND BELIEF, ALL OF 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 MAINSTAY, L.L.C., A VIRGINIA LIMITED LIABILITY COMPANY, AND WAS ACQUIRED FROM COMMONWEALTH GREEN, L.L.P., A VIRGINIA REGISTERED LIMITED LIABILITY PARTNERSHIP, BY DEED DATED MARCH 30, 2020, AND DULY RECORDED IN THE CLERK'S OFFICE IN THE YORK-POQUOSON CIRCUIT COURT ON APRIL 10, 2020, AS INSTRUMENT NUMBER 20000611.

TO THE BEST OF MY KNOWLEDGE AND BELIEF, I, DONALD W. DAVIS, A VIRGINIA LICENSED SURVEYOR, CERTIFY THAT THIS PLAT IS ACCURATE AND COMPLIES WITH THE PROVISIONS OF SECTION 55-79.58(a) & (b) OF THE CODE OF VIRGINIA, 1950 AS AMENDED, THAT ALL UNITS OR PORTIONS THEREOF AS DEPICTED HEREON HAVE BEEN SUBSTANTIALLY COMPLETED.

Donald W. Davis 12/28/20
DONALD W. DAVIS, L.S. DATE

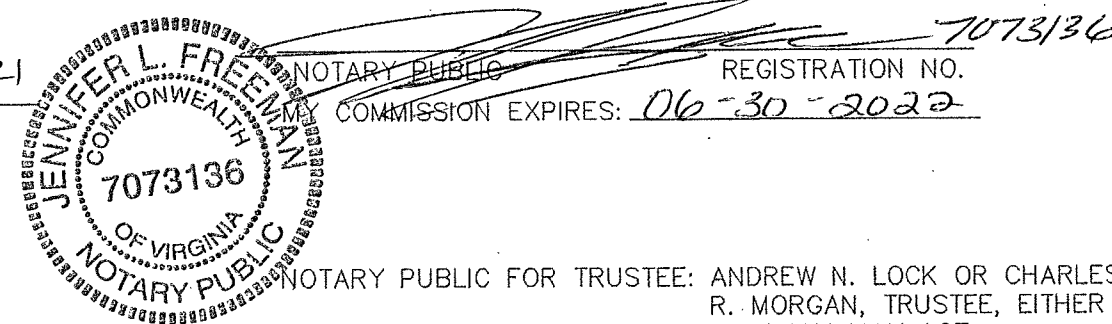
PRIMARY U.S. GEODETIC CONTROL MONUMENTS

- (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)

NOTARY PUBLIC FOR John Olivieri (PRINT NAME)

MAINSTAY, L.L.C., A VIRGINIA LIMITED LIABILITY COMPANY
STATE OF Virginia
COUNTY/CITY OF Chesapeake TO WIT:

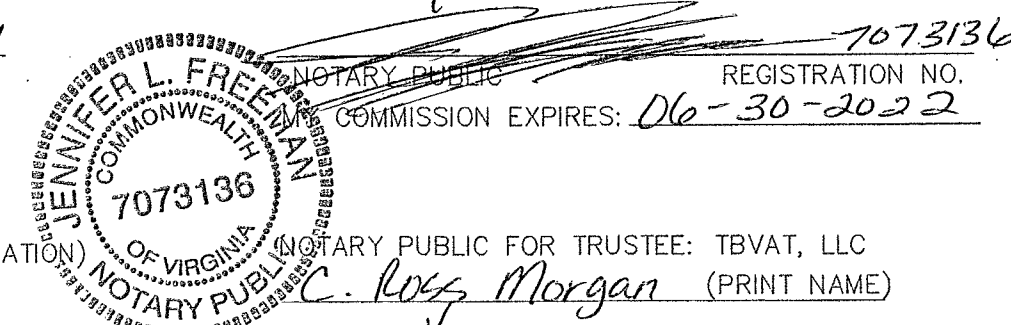
I, Jennifer L. Freeman, A NOTARY PUBLIC IN AND FOR THE City of Chesapeake DO HEREBY CERTIFY THAT THE ABOVE NAMED PERSONS WHOSE NAMES ARE SIGNED TO THE FOREGOING WRITING HAVE ACKNOWLEDGED THE SAME BEFORE ME IN MY JURISDICTION AFORESAID, GIVEN UNDER MY HAND THIS 17th DAY OF March, 2021.



NOTARY PUBLIC FOR TRUSTEE: ANDREW N. LOCK OR CHARLES R. MORGAN, TRUSTEE, EITHER OF WHOM MAY ACT

STATE OF Virginia
COUNTY/CITY OF Chesapeake TO WIT:

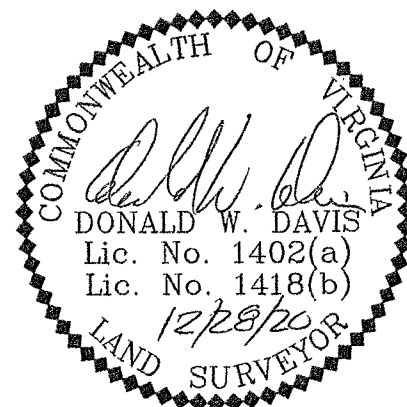
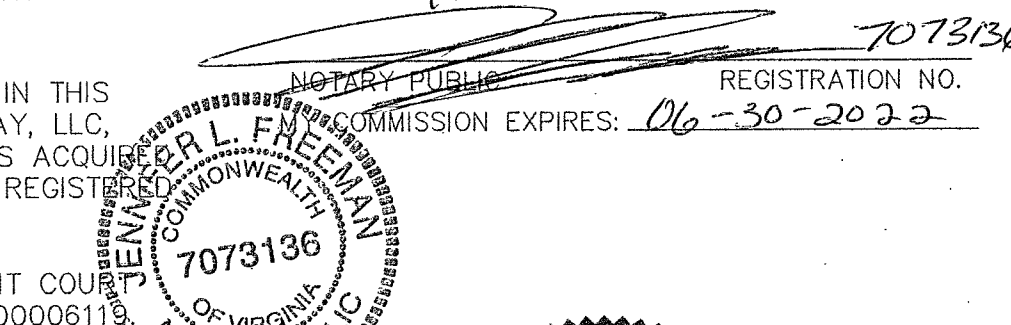
I, Jennifer L. Freeman, A NOTARY PUBLIC IN AND FOR THE City of Chesapeake DO HEREBY CERTIFY THAT THE ABOVE NAMED PERSONS WHOSE NAMES ARE SIGNED TO THE FOREGOING WRITING HAVE ACKNOWLEDGED THE SAME BEFORE ME IN MY JURISDICTION AFORESAID, GIVEN UNDER MY HAND THIS 17th DAY OF March, 2021.



NOTARY PUBLIC FOR TRUSTEE: TBVAT, LLC
C. Ross Morgan (PRINT NAME)

STATE OF Virginia
COUNTY/CITY OF Chesapeake TO WIT:

I, Jennifer L. Freeman, A NOTARY PUBLIC IN AND FOR THE City of Chesapeake 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 17th DAY OF March, 2021.



NOTES:

- THE PROPERTIES SHOWN HEREON ARE LOCATED IN ZONE 'X' AS SHOWN ON FLOOD INSURANCE RATE MAP COMMUNITY NUMBER: 510182, MAP NUMBER 51199C0152D, REVISED DATE: JANUARY 16, 2015.
- THE PROPERTIES SHOWN HEREON ARE 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 AND ORDINANCE No. 16-13 ADOPTED BY THE YORK COUNTY BOARD OF SUPERVISORS ON NOVEMBER 15, 2016 AND RECORDED AS INSTRUMENT No. 160021726.
- THE TAX MAP PARCEL NUMBER FOR THE PROPERTY SHOWN HEREON IS: 36-01-00-000A
- THE GPIN NUMBER FOR THE PROPERTIES SHOWN HEREON IS: S02a-2195-3879
- UTILITY NOTES:
WATER: EACH CONDOMINIUM SHALL BE SERVED BY PUBLIC WATER PROVIDED BY NEWPORT NEWS WATERWORKS.
SEWER: EACH CONDOMINIUM SHALL BE SERVED BY PUBLIC SEWER PROVIDED BY YORK COUNTY.
- THE PROPERTIES SHOWN HEREON ARE SUBJECT TO THE WATERSHED MANAGEMENT AND PROTECTION AREA OVERLAY DISTRICT, AS SET FORTH IN SECTION 24.1-376 OF THE YORK COUNTY ZONING ORDINANCE.
- THE PROPERTIES SHOWN HEREON ARE SUBJECT TO THE TERMS AND PROVISIONS OF THE "DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS FOR COMMONWEALTH GREEN", RECORDED AS INSTRUMENT NUMBER 170019374, AND AS AMENDED.
- PROPERTY OWNER:
MAINSTAY, LLC
1120 LASKIN ROAD
VIRGINIA BEACH, VIRGINIA 23451
- CONDOMINIUM UNITS AS SHOWN ON THIS PLAT ARE SERVED BY PUBLIC SEWER AND PUBLIC WATER. MAINTENANCE OUTSIDE OF THE PUBLIC EASEMENTS WILL BE PROVIDED BY THE MAINSTAY CONDOMINIUM ASSOCIATION.
- THE PROPERTY SHOWN HEREON IS IDENTIFIED AS PARCEL 'E' AS SHOWN ON THAT CERTAIN PLAT ENTITLED "SUBDIVISION PLAT OF MAINSTAY AT COMMONWEALTH GREEN - SECTION TWO", RECORDED IN THE CLERK'S OFFICE OF THE YORK-POQUOSON CIRCUIT COURT AS INSTRUMENT NUMBER 200004253
- 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.
- ALL RIGHT OF WAYS SHOWN AS PUBLIC HAVE PREVIOUSLY BEEN DEDICATED FOR PUBLIC USE.
- DIMENSIONS SHOWN HEREON ARE U.S. SURVEY FEET.

AREA TABLE

| | |
|----------------------------------------------------|-------------------------------------|
| TOTAL AREA: | 541,385 S.F. (12.4285 ACRES) |
| PARCEL A-1: | 161,648 S.F. (3.7109 ACRES) |
| PHASE ONE: (INST. #180014764) | 5,610 S.F. (0.1288 ACRE) |
| PHASE TWO: (INST. #180019700) | 5,842 S.F. (0.1341 ACRE) |
| PHASE THREE: (INST. #190007160) | 5,629 S.F. (0.1292 ACRE) |
| PHASE FOUR: (INST. #190008852) | 5,079 S.F. (0.1166 ACRE) |
| PHASE FIVE: (INST. #190009828) | 5,161 S.F. (0.1185 ACRE) |
| PHASE SIX: (INST. #200002811) | 5,270 S.F. (0.1210 ACRE) |
| PHASE SEVEN: (INST. #190005633) | 6,209 S.F. (0.1425 ACRE) |
| PHASE EIGHT: (INST. #200008000) | 5,101 S.F. (0.1171 ACRE) |
| PHASE NINE: (INST. #200008003) | 4,935 S.F. (0.1133 ACRE) |
| PHASE TEN: (INST. #200011203) | 4,935 S.F. (0.1133 ACRE) |
| PHASE ELEVEN (INST. #200011203) | 6,303 S.F. (0.1447 ACRE) |
| PHASE TWELVE: (INST. #190014768) | 7,920 S.F. (0.1818 ACRE) |
| PHASE THIRTEEN: (INST. #190017733) | 7,591 S.F. (0.1743 ACRE) |
| PHASE FORTY SEVEN: (INST. #200009353) | 6,450 S.F. (0.1481 ACRE) |
| MAINSAIL LOOP (PRIVATE R/W): | 14,824 S.F. (0.3403 ACRE) |
| COMMON AREA: | 64,789 S.F. (1.4873 ACRES) |
| PARCEL C: | 73,246 S.F. (1.6815 ACRES) |
| ADDITIONAL & WITHDRAWABLE LAND: | 73,246 S.F. (1.6815 ACRES) |
| PARCEL D: | 93,001 S.F. (2.1350 ACRES) |
| ADDITIONAL & WITHDRAWABLE LAND: | 93,001 S.F. (2.1350 ACRES) |
| SECTION TWO: | 213,490 S.F. (4.9011 ACRES) |
| AREA OF PUBLIC RIGHT-OF-WAY (KEENER WAY): | 29,216 S.F. (0.6707 ACRE) |
| AREA OF FUTURE PUBLIC RIGHT-OF-WAY (JEANETTE DR.): | 9,830 S.F. (0.2257 ACRE) |
| PARCEL E: | 61,902 S.F. (1.4211 ACRES) |
| PHASE FOURTEEN: (INST. #200016250) | 6,003 S.F. (0.1378 ACRE) |
| PHASE FIFTEEN: (INST. #200016250) | 6,180 S.F. (0.1419 ACRE) |
| PHASE SIXTEEN: (INST. #200020615) | 6,395 S.F. (0.1468 ACRE) |
| PHASE SEVENTEEN: (INST. #200020615) | 5,145 S.F. (0.1181 ACRE) |
| PHASE EIGHTEEN: (INST. #200022601) | 4,725 S.F. (0.1085 ACRE) |
| PHASE NINETEEN: (INST. #200022601) | 4,935 S.F. (0.1133 ACRE) |
| PHASE TWENTY: (INST. #210002594) | 4,935 S.F. (0.1133 ACRE) |
| PHASE TWENTY ONE: (INST. #210002594) | 4,935 S.F. (0.1133 ACRE) |
| PHASE TWENTY TWO: (UNITS 43 & 44) | 4,935 S.F. (0.1133 ACRE) |
| MIZZEN QUARTER LOOP (PRIVATE R/W) | 13,714 S.F. (0.3148 ACRE) |
| PARCEL F: | 89,527 S.F. (2.0553 ACRES) |
| COMMON AREA 'C': | 23,015 S.F. (0.5284 ACRE) |

CONDOMINIUM PLAT
OF
PHASE TWENTY TWO
MAINSTAY AT
COMMONWEALTH GREEN
SECTION TWO

BETHEL MAGISTERIAL DISTRICT
COUNTY OF YORK, VIRGINIA
SCALE: 1"=40' DATE: DECEMBER 28, 2020
SHEET 1 OF 6

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



- SYMBOLS -

- 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 43
- ▩ denotes LIMITED COMMON ELEMENT - UNIT 44

APPROVED
YORK COUNTY BOARD OF SUPERVISORS

BY: Susan Kassel
PLAT APPROVING AGENT

DATE: APRIL 16, 2021

STATE OF VIRGINIA
COUNTY OF YORK
IN THE CLERK'S OFFICE OF THE YORK - POQUOSON CIRCUIT COURT THIS 16th DAY OF April 2021, THIS MAP WAS PRESENTED AND ADMITTED TO RECORD AS THE LAW DIRECTS AS INSTRUMENT # 210006954

TESTE: Kristen N. Nelson, CLERK
BY: Donald W. Davis, L.S.