

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

BETHEL MAGISTERIAL DISTRICT
COUNTY OF YORK, VIRGINIA
SCALE: 1"=40' DATE: MARCH 17, 2021
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

'COMMON AREA 'C'
INST. # 200004253
ZONE: PD
GPIN: S02a-2450-4789
TAX MAP # 36C-00-02-000C

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

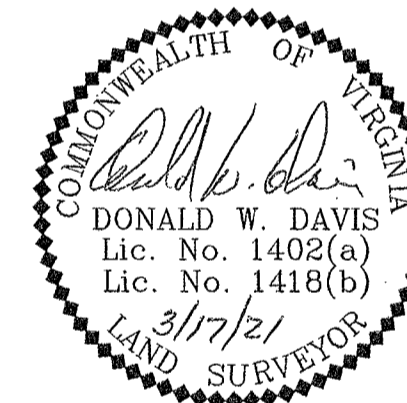
'PARCEL F'
SUBDIVISION PLAT OF
MAINSTAY AT COMMONWEALTH GREEN
SECTION TWO
INST. # 200004253
ZONE: PDMU WITH PROFFERS
GPIN: S02a-2314-4523
TAX MAP # 36-01-00-000A4

'PARCEL E'
SUBDIVISION PLAT OF
MAINSTAY AT COMMONWEALTH GREEN
SECTION TWO
INST. # 200004253
ZONE: PDMU WITH PROFFERS
GPIN: S02a-2195-3879
TAX MAP # 36-01-00-000A4

'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



- 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 45
 - DENOTES LIMITED COMMON ELEMENT - UNIT 46



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: Maureen Kassel
PLAT APPROVING AGENT

DATE: JUNE 16, 2021

STATE OF VIRGINIA
COUNTY OF YORK
IN THE CLERK'S OFFICE OF THE YORK
POQUOSON CIRCUIT COURT THIS 21st
DAY OF JUNE 2021, THIS MAP WAS
PRESENTED AND ADMITTED TO RECORD AS
THE LAW DIRECTS AS INSTRUMENT # 210012409

TESTE: Kristen N. Nelson
CLERK

BY: Pauline Street, DC