

VICINITY MAP
SCALE: 1"=2,000'

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 5/5/22
THOMAS R. TUCKER, ITS PRESIDENT DATE:
COMMONWEALTH GREEN, LLLP
A VIRGINIA REGISTERED LIMITED LIABILITY PARTNERSHIP
FIRST FINANCIAL CONSULTING CORP.,
A VIRGINIA CORPORATION, ITS GENERAL PARTNER
TRUSTEE'S CONSENT FOR COMMONWEALTH GREEN, LLLP

C. Ross Morgan 5/9/22
C. Ross Morgan (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)

C. Ross Morgan and Brian K. Skinner 5/9/22
C. ROSS MORGAN AND BRIAN K. SKINNER, 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, AND WAS ACQUIRED FROM JEANETTE J. KEENER, INDIVIDUALLY, AND THE JLK FAMILY, LLC, A VIRGINIA LIMITED LIABILITY COMPANY, AND JEANETTE J. KEENER, TRUSTEE OF THE CHARLES F. KEENER TRUST, CREATED UNDER A TRUST AGREEMENT DATED DECEMBER 21, 1998, AND JEANETTE J. KEENER, TRUSTEE OF THE FAMILY TRUST CREATED UNDER THE CHARLES F. KEENER TRUST, ADDITIONAL GRANTORS, 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 NOVEMBER 1, 2022.

Donald W. Davis 9/30/19
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
THOMAS R. TUCKER, MANAGER
COMMONWEALTH GREEN, LLLP
STATE OF VIRGINIA
COUNTY/CITY OF YORK TO WIT:

I, Fareesa Renee Slaughter, A NOTARY PUBLIC IN AND FOR THE COUNTY OF YORK, 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 5th DAY OF MAY, 2022.

Fareesa Renee Slaughter 7702644
NOTARY PUBLIC REGISTRATION NO.
MY COMMISSION EXPIRES: APRIL 30, 2024

NOTARY PUBLIC FOR C. Ross Morgan (PRINT NAME)
TBVAT, LLC, TRUSTEE OF DEED OF TRUST
COMMONWEALTH GREEN, LLLP
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 9th DAY OF May, 2022.

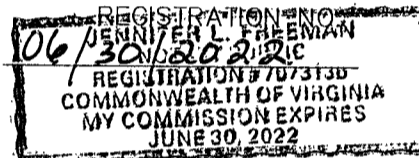
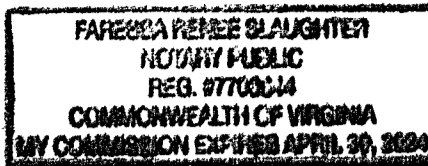
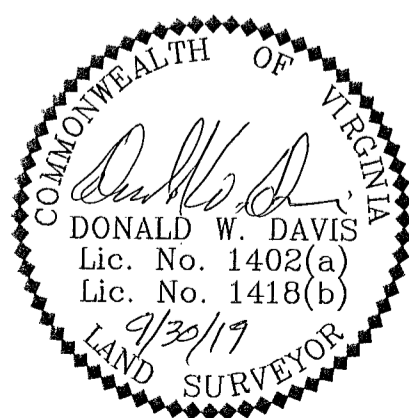
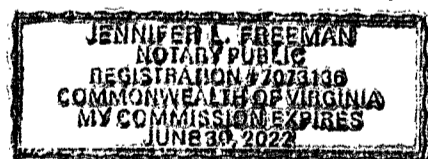
Jennifer L. Freeman 7073136
NOTARY PUBLIC REGISTRATION NO.
MY COMMISSION EXPIRES: 06/30/2022

NOTARY PUBLIC FOR
C. ROSS MORGAN AND BRIAN K. SKINNER EITHER OF WHOM MAY ACT, TRUSTEE OF DEED OF TRUST
COMMONWEALTH GREEN, LLLP

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 9th DAY OF May, 2022.

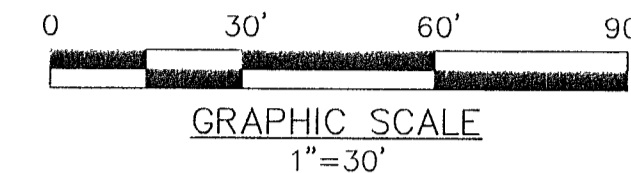
Jennifer L. Freeman 7073136
NOTARY PUBLIC REGISTRATION NO.
MY COMMISSION EXPIRES: 06/30/2022



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 RECORDED AS INSTRUMENT NO. 120013445.
- TAX MAP PARCEL NUMBER: 36-01-00-000A3
- GPIN NUMBER: S02a-1527-4452
- PROPERTY ADDRESS: #601 COMMONWEALTH DRIVE
- 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.
- NONE OF THE AREA CONTAINED IN THIS SUBDIVISION IS WITHIN A RESOURCE PROTECTION AREA OR A RESOURCE MANAGEMENT AREA.
- THE PROPERTY SHOWN HEREON IS SUBJECT TO THE "DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS FOR VILLAGE ON THE GREEN" AND BYLAWS AND IS A MEMBER OF THE COMMONWEALTH GREEN COMMUNITY ASSOCIATION, INC. (THE MASTER ASSOCIATION).
- 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.
- THE RECORDATION OF THIS PLAT SHALL OPERATE TO TRANSFER, IN FEE SIMPLE, TO THE COUNTY OF YORK SUCH PORTION OF THE PREMISES PLATTED AS IS ON THE PLAT SET APART FOR STREETS, ALLEYS OR OTHER PUBLIC USE AND TO TRANSFER TO THE COUNTY OF YORK ANY EASEMENTS 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 LOCATED FACILITIES THEREIN SERVING THE PUBLIC, INCLUDING, BUT NOT LIMITED TO, WATER, ELECTRIC, TELEPHONE, COMMUNICATIONS, AND GAS UTILITY FACILITIES.
- THE PROPERTY SHOWN HEREON IS SUBJECT TO THE TERMS AND CONDITIONS OF THE "DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS FOR VILLAGE ON THE GREEN" RECORDED AS INST. # _____.
- COMMON AREA "C" AS SHOWN ON THIS PLAT SHALL BE CONVEYED TO THE VILLAGE ON THE GREEN HOMEOWNER'S ASSOCIATION.

SUBDIVISION PLAT OF
VILLAGE ON THE GREEN
SECTION ONE
BETHEL MAGISTERIAL DISTRICT
COUNTY OF YORK, VIRGINIA
SCALE: 1"=30' DATE: SEPTEMBER 30, 2019
SHEET 1 OF 2
DAVIS & ASSOCIATES, P.C.
LAND SURVEYORS AND PLANNERS
3630 GEORGE WASHINGTON MEMORIAL HIGHWAY
YORKTOWN, VIRGINIA 23693
(757)867-8583



SYMBOLS

- 10' --- DENOTES SETBACK LINE
- 9 --- DENOTES EASEMENT DESIGNATION
- --- DENOTES EASEMENT LINE
- --- 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 COMMON AREA "C" TO BE CONVEYED TO VILLAGE ON THE GREEN HOMEOWNERS ASSOCIATION

AREA TABULATION

LOT 1 = 0.0343 AC. (1,494 S.F.)
LOT 2 = 0.0343 AC. (1,493 S.F.)
LOT 3 = 0.0343 AC. (1,495 S.F.)
COMMON AREA "C" = 0.3515 AC. (15,311 S.F.)
PARCEL ONE-C1 = 0.7631 AC. (33,242 S.F.)
(INCLUDES FUTURE DEVELOPMENT)
TOTAL SUBDIVIDED AREA = 1.2175 AC. (53,035 S.F.)
VILLAGE ON THE GREEN, SECTION ONE (PARCEL ONE-C)

APPROVED
YORK COUNTY BOARD OF SUPERVISORS

BY: Jason Kassel
PLAT APPROVING AGENT

DATE: MAY 24, 2022

STATE OF VIRGINIA
COUNTY OF YORK
IN THE CLERK'S OFFICE OF THE YORK-POQUOSON CIRCUIT COURT THIS 25th DAY OF May, 2022 THIS MAP WAS PRESENTED AND ADMITTED TO RECORD AS THE LAW DIRECTS AS INSTRUMENT # 220089910

TESTE: Kristen N. Nelson
CLERK

BY: Donald W. Davis