

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 7/11/22

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

C. Ross Morgan 7/11/22
BRIAN K. SKINNER OR C. ROSS DATE
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 7/11/22
C. Ross Morgan (PRINT NAME) DATE
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 AND PLANS 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 THESE CONDOMINIUM PLATS AND PLANS IS IN THE NAME OF MAINSTAY, LLC, A VIRGINIA LIMITED LIABILITY COMPANY, AND WAS ACQUIRED FROM COMMONWEALTH GREEN, L.L.P., A VIRGINIA REGISTERED LIMITED LIABILITY PARTNERSHIP, BY DEED DATED OCTOBER 4, 2021, AND DULY RECORDED IN THE CLERK'S OFFICE IN THE YORK-POQUOSON CIRCUIT COURT ON OCTOBER 19, 2021, AS INSTRUMENT NUMBER 210021219.

TO THE BEST OF MY KNOWLEDGE AND BELIEF, I, DONALD W. DAVIS, A VIRGINIA LICENSED SURVEYOR, CERTIFY THAT THESE PLATS AND PLANS ARE ACCURATE AND COMPLIES WITH THE PROVISIONS OF SECTION 55.1-1920 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 6/27/22
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, LLC, 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 11th DAY OF July, 2022.

Jennifer L. Freeman 7073136
NOTARY PUBLIC REGISTRATION NO.
MY COMMISSION EXPIRES: 06/30/2026



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 11th DAY OF July, 2022.

Jennifer L. Freeman 7073136
NOTARY PUBLIC REGISTRATION NO.
MY COMMISSION EXPIRES: 06/30/2026

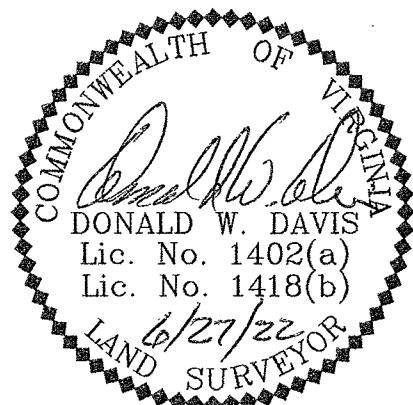


NOTARY PUBLIC FOR TRUSTEE: TBVAT, LLC
C. Ross Morgan (PRINT NAME)

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 11th DAY OF July, 2022.

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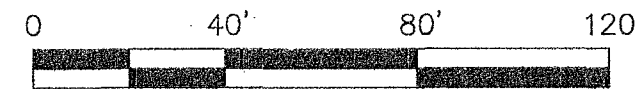
NOTES:

- 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: 36C-01-00-000D
- THE GPIN NUMBER FOR THE PROPERTIES SHOWN HEREON IS: S03c-1292-0050
- 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 'D' AS SHOWN ON THAT CERTAIN PLAT ENTITLED "SUBDIVISION PLAT OF MAINSTAY AT COMMONWEALTH GREEN - SECTION ONE", RECORDED IN THE CLERK'S OFFICE OF THE YORK-POQUOSON CIRCUIT COURT AS INSTRUMENT NUMBER 170020100.
- 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.

CONDOMINIUM PLAT
OF
PHASE THIRTY FOUR
AND
PHASE THIRTY FIVE
MAINSTAY AT
COMMONWEALTH GREEN
SECTION ONE - PARCEL 'D'

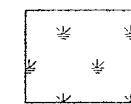
BETHEL MAGISTERIAL DISTRICT
COUNTY OF YORK, VIRGINIA
SCALE: 1"=40' DATE: JUNE 27, 2022
SHEET 1 OF 7

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

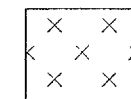


SYMBOLS

- 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"

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) (INST. #190004472)	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)
PHASE THIRTY TWO: (INST. #220008585)	24,799 S.F. (0.5693 ACRE)
PHASE THIRTY THREE: (INST. #220008585)	8,991 S.F. (0.2064 ACRE)
PHASE THIRTY FOUR: (UNITS 67 & 68)	5,982 S.F. (0.1373 ACRE)
PHASE THIRTY FIVE: (UNITS 69 & 70)	5,570 S.F. (0.1279 ACRE)
GENOA COURT (PRIVATE R/W)	8,623 S.F. (0.1980 ACRE)
TOPSAIL LANE (PRIVATE R/W)	5,495 S.F. (0.1261 ACRE)
ADDITIONAL & WITHDRAWABLE LAND:	33,541 S.F. (0.7700 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: (INST. #210006954)	4,935 S.F. (0.1133 ACRE)
MIZZEN QUARTER LOOP (PRIVATE R/W) (INST. #200004253)	13,714 S.F. (0.3148 ACRE)
PARCEL F:	89,527 S.F. (2.0553 ACRES)
PHASE TWENTY THREE: (INST. #210012409)	4,935 S.F. (0.1133 ACRE)
PHASE TWENTY FOUR: (INST. #210015202)	7,710 S.F. (0.1770 ACRE)
PHASE TWENTY FIVE: (INST. #210015202)	5,506 S.F. (0.1264 ACRE)
PHASE TWENTY SIX: (INST. #210019775)	6,831 S.F. (0.1568 ACRE)
PHASE TWENTY SEVEN: (INST. #210019775)	8,251 S.F. (0.1894 ACRE)
PHASE TWENTY EIGHT: (INST. #210022655)	8,557 S.F. (0.1964 ACRE)
PHASE TWENTY NINE: (INST. #210022655)	8,992 S.F. (0.2064 ACRE)
PHASE THIRTY: (INST. #220000960)	6,617 S.F. (0.1519 ACRE)
PHASE THIRTY ONE: (INST. #220000960)	6,311 S.F. (0.1449 ACRE)
MIZZEN QUARTER LOOP (PRIVATE R/W) (INST. #200004253)	4,576 S.F. (0.1050 ACRE)
ADDITIONAL & WITHDRAWABLE LAND:	21,241 S.F. (0.4876 ACRE)
COMMON AREA 'C':	23,015 S.F. (0.5284 ACRE)

APPROVED
YORK COUNTY BOARD OF SUPERVISORS
BY: Jennifer L. Freeman for Susan Kassel
PLAT APPROVING AGENT
DATE: 6/11/22

STATE OF VIRGINIA
COUNTY OF YORK
IN THE CLERK'S OFFICE OF THE YORK -
POQUOSON CIRCUIT COURT THIS 11
DAY OF August 2022, THIS MAP WAS
PRESENTED AND ADMITTED TO RECORD AS
THE LAW DIRECTS AS INSTRUMENT # 220013942

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