



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 MAINSTAY, L.L.C., A VIRGINIA LIMITED LIABILITY COMPANY

SIGNATURE DATE 2/17/23

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

Chad R. Morgan 2/17/23 RUFUS PARKS 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)

Chad R. Morgan 2/17/23 Charles R. Morgan (PRINT NAME) 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, L.S. 10/14/22 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 17 DAY OF February, 2023.

JENNIFER L. FREEMAN 7073136 NOTARY PUBLIC REGISTRATION No. MY COMMISSION EXPIRES: 06/30/2026

NOTARY PUBLIC FOR TRUSTEE: RUFUS PARKS 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 17 DAY OF February, 2023.

JENNIFER L. FREEMAN 7073136 NOTARY PUBLIC REGISTRATION No. MY COMMISSION EXPIRES: 06/30/2026

NOTARY PUBLIC FOR TRUSTEE: TBVAT, LLC Charles R. 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 17 DAY OF February, 2023.

JENNIFER L. FREEMAN 7073136 NOTARY PUBLIC REGISTRATION No. MY COMMISSION EXPIRES: 06/30/2026

DONALD W. DAVIS Lic. No. 1402(a) Lic. No. 1418(b) 10/14/22 LAND SURVEYOR

NOTES:

- 1. 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.
2. 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.
3. THE TAX MAP PARCEL NUMBERS FOR THE PROPERTIES SHOWN HEREON ARE: 36C-01-00-000C & 36C-01-00-000D.
4. THE GPIN NUMBER FOR THE PROPERTIES SHOWN HEREON ARE: PARCEL 'C': S03c-1292-0050, ZONED PDMU & PARCEL 'D': S02a-1220-4864 ZONED PDMU
5. 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.
6. 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.
7. 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.
8. PROPERTY OWNER: MAINSTAY, LLC 1120 LASKIN ROAD VIRGINIA BEACH, VIRGINIA 23451
9. 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.
10. THE PROPERTY SHOWN HEREON IS IDENTIFIED AS PARCEL 'C' AND 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.
11. 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.
12. ALL RIGHT OF WAYS SHOWN AS PUBLIC HAVE PREVIOUSLY BEEN DEDICATED FOR PUBLIC USE.
13. DIMENSIONS SHOWN HEREON ARE U.S. SURVEY FEET.

AREA TABLE

Table with 2 columns: Parcel/Area and Area (S.F. and Acres). Includes sections for PARCEL A-1, PARCEL C, PARCEL D, SECTION TWO, PARCEL E, PARCEL F, and COMMON AREA 'C'.

"CONDOMINIUM PLAT AND PLANS" OF PHASE THIRTY NINE, PARCEL 'D' AND PHASE FORTY, PARCEL 'C' MAINSTAY AT "COMMONWEALTH GREEN CONDOMINIUM" SECTION ONE - PARCELS 'C' & 'D'

BETHEL MAGISTERIAL DISTRICT COUNTY OF YORK, VIRGINIA SCALE: 1"=40' DATE: OCTOBER 14, 2022 SHEET 1 OF 9

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"

APPROVED YORK COUNTY BOARD OF SUPERVISORS BY: Susan Kassel PLAT APPROVING AGENT DATE: FEBRUARY 22, 2023

STATE OF VIRGINIA COUNTY OF YORK IN THE CLERK'S OFFICE OF THE YORK POQUOSON CIRCUIT COURT THIS 23rd DAY OF February 2023, THIS MAP WAS PRESENTED AND ADMITTED TO RECORD AS THE LAW DIRECTS AS INSTRUMENT # 230002641 TESTE: KRISTEN N. NELSON, CLERK BY: Neelone M Holt, OC