

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 *[Signature]* DATE 7/25/23

TRUSTEE'S CONSENT FOR MAINSTAY L.L.C. TBVAT, LLC, TRUSTEE

BY: *[Signature]* 7/25/23 AUTHORIZED OFFICER OF TBVAT, LLC DATE

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

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

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 MAY 24, 2022, AND DULY RECORDED IN THE CLERK'S OFFICE IN THE YORK-POQUOSON CIRCUIT COURT ON JUNE 29, 2022, AS INSTRUMENT NUMBER 220011446.

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.

[Signature] 7/25/23 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)

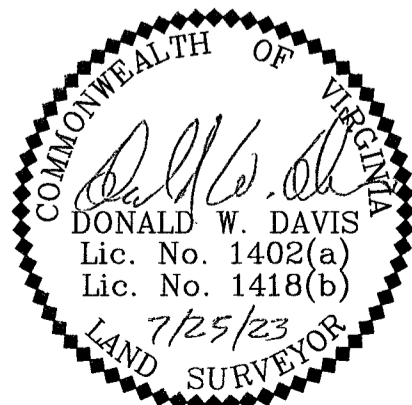
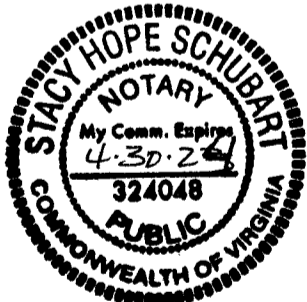


NOTARY PUBLIC FOR *[Signature]* (PRINT NAME) MAINSTAY, LLC, A VIRGINIA LIMITED LIABILITY COMPANY

STATE OF Virginia COUNTY/CITY OF VIRGINIA BEACH TO WIT: *[Signature]* NOTARY PUBLIC IN AND FOR THE COMMONWEALTH OF VIRGINIA 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 25th DAY OF JULY, 2023. 324048 REGISTRATION NO. MY COMMISSION EXPIRES: 4.30.24

NOTARY PUBLIC FOR TRUSTEE: TBVAT, LLC *[Signature]* (PRINT NAME)

STATE OF Virginia COUNTY/CITY OF VIRGINIA BEACH TO WIT: *[Signature]* NOTARY PUBLIC IN AND FOR THE COMMONWEALTH OF VIRGINIA 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 25th DAY OF JULY, 2023. 324048 REGISTRATION NO. MY COMMISSION EXPIRES: 4.30.24



NOTES:

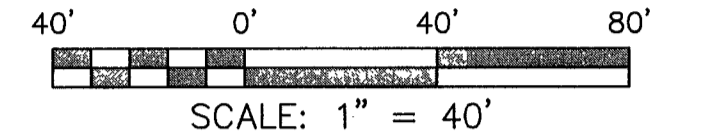
- THE PROPERTIES SHOWN HEREON ARE LOCATED IN ZONE 'X' AS SHOWN ON FLOOD INSURANCE RATE MAP COMMUNITY NUMBER: 510182, MAP NUMBER 51199C0152D, REVISED DATE: JANUARY 16, 2015.
- THE PROPERTIES SHOWN HEREON ARE ZONED PDMU (PLANNED DEVELOPMENT MIXED USE DISTRICT) WITH PROFFERS IN ACCORDANCE WITH ORDINANCE 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 NUMBERS FOR THE PROPERTY SHOWN HEREON IS: 36C-01-00-000C.
- THE GPIN NUMBER FOR THE PROPERTIES SHOWN HEREON ARE: PARCEL 'C': SO2g-1220-4864, ZONED PDMU.
- 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 'C' 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.

AREA TABLE

TOTAL AREA:	541,385 SQ. FT. (12.4285 ACRES)
PARCEL A-1	161,648 SQ. FT. (3.7109 ACRES)
PHASE ONE: (INST. #180014764)	5,610 SQ. FT. (0.1288 ACRES)
PHASE TWO: (INST. #180019700)	5,842 SQ. FT. (0.1341 ACRES)
PHASE THREE: (INST. #190007160)	5,629 SQ. FT. (0.1292 ACRES)
PHASE FOUR: (INST. #190008852)	5,079 SQ. FT. (0.1166 ACRES)
PHASE FIVE: (INST. #190009828)	5,161 SQ. FT. (0.1185 ACRES)
PHASE SIX: (INST. #200002811)	5,270 SQ. FT. (0.1210 ACRES)
PHASE SEVEN: (INST. #190005633)	6,209 SQ. FT. (0.1425 ACRES)
PHASE EIGHT: (INST. #200008000)	5,101 SQ. FT. (0.1171 ACRES)
PHASE NINE: (INST. #200008003)	4,935 SQ. FT. (0.1133 ACRES)
PHASE TEN: (INST. #200011203)	4,935 SQ. FT. (0.1133 ACRES)
PHASE ELEVEN: (INST. #200011203)	6,303 SQ. FT. (0.1447 ACRES)
PHASE TWELVE: (INST. #190014768)	7,920 SQ. FT. (0.1818 ACRES)
PHASE THIRTEEN: (INST. #190017733)	7,591 SQ. FT. (0.1743 ACRES)
PHASE FORTY SEVEN: (INST. #200009353)	6,450 SQ. FT. (0.1481 ACRES)
MAINSAIL LOOP (PRIVATE R/W) (INST. #190004472)	14,824 SQ. FT. (0.3403 ACRES)
COMMON AREA:	64,789 SQ. FT. (1.4874 ACRES)
PARCEL C	73,246 SQ. FT. (1.6815 ACRES)
PHASE FORTY: (INST. #230002641)	7,081 SQ. FT. (0.1626 ACRES)
PHASE FORTY ONE: (INST. #230004727)	6,470 SQ. FT. (0.1485 ACRES)
PHASE FORTY TWO: (INST. #230004729)	7,016 SQ. FT. (0.1611 ACRES)
PHASE FORTY THREE: (INST. #230010043)	6,824 SQ. FT. (0.1567 ACRES)
PHASE FORTY FOUR: (INST. #230010043)	4,733 SQ. FT. (0.1087 ACRES)
PHASE FORTY FIVE: (LOTS 89 & 90)	4,536 SQ. FT. (0.1041 ACRES)
PHASE FORTY SIX: (LOTS 91 & 92)	6,666 SQ. FT. (0.1529 ACRES)
BATTEN WAY (PRIVATE R/W) (INST. #230002641)	7,804 SQ. FT. (0.1792 ACRES)
TOPSAIL LANE (PRIVATE R/W) (INST. #230002641)	4,953 SQ. FT. (0.1137 ACRES)
COMMON AREA	17,163 SQ. FT. (0.3940 ACRES)
PARCEL D	93,001 SQ. FT. (2.1350 ACRES)
PHASE THIRTY TWO: (INST. #220008585)	24,799 SQ. FT. (0.5693 ACRES)
PHASE THIRTY THREE: (INST. #220008585)	8,991 SQ. FT. (0.2064 ACRES)
PHASE THIRTY FOUR: (INST. #220013932)	5,982 SQ. FT. (0.1373 ACRES)
PHASE THIRTY FIVE: (INST. #220013932)	5,570 SQ. FT. (0.1279 ACRES)
PHASE THIRTY SIX: (INST. #220016838)	7,146 SQ. FT. (0.1640 ACRES)
PHASE THIRTY SEVEN: (INST. #220019812)	14,112 SQ. FT. (0.3240 ACRES)
PHASE THIRTY EIGHT: (INST. #220019812)	6,447 SQ. FT. (0.1480 ACRES)
PHASE THIRTY NINE: (INST. #230002641)	5,833 SQ. FT. (0.1339 ACRES)
GENOA COURT (PRIVATE R/W)	8,623 SQ. FT. (0.1980 ACRES)
TOPSAIL LANE (PRIVATE R/W)	5,495 SQ. FT. (0.1261 ACRES)
SECTION TWO:	213,490 SQ. FT. (4.9011 ACRES)
AREA OF PUBLIC RIGHT-OF-WAY (KEENER WAY):	29,213 SQ. FT. (0.6706 ACRES)
AREA OF FUTURE PUBLIC RIGHT-OF-WAY (JEANETTE DR.):	9,830 SQ. FT. (0.2257 ACRES)
PARCEL E:	61,902 SQ. FT. (1.4211 ACRES)
PHASE FOURTEEN: (INST. #200016250)	6,003 SQ. FT. (0.1378 ACRES)
PHASE FIFTEEN: (INST. #200016250)	6,180 SQ. FT. (0.1419 ACRES)
PHASE SIXTEEN: (INST. #200020615)	6,395 SQ. FT. (0.1468 ACRES)
PHASE SEVENTEEN: (INST. #200020615)	5,145 SQ. FT. (0.1181 ACRES)
PHASE EIGHTEEN: (INST. #200022601)	4,725 SQ. FT. (0.1085 ACRES)
PHASE NINETEEN: (INST. #200022601)	4,935 SQ. FT. (0.1133 ACRES)
PHASE TWENTY: (INST. #210002594)	4,935 SQ. FT. (0.1133 ACRES)
PHASE TWENTY ONE: (INST. #210002594)	4,935 SQ. FT. (0.1133 ACRES)
PHASE TWENTY TWO: (INST. #210006954)	4,935 SQ. FT. (0.1133 ACRES)
MIZZEN QUARTER LOOP (PRIVATE R/W) (INST. #200004253)	13,714 SQ. FT. (0.3148 ACRES)
PARCEL F	89,527 SQ. FT. (2.0553 ACRES)
PHASE TWENTY THREE: (INST. #210012409)	4,935 SQ. FT. (0.1133 ACRES)
PHASE TWENTY FOUR: (INST. #210015202)	7,710 SQ. FT. (0.1770 ACRES)
PHASE TWENTY FIVE: (INST. #210015202)	5,506 SQ. FT. (0.1264 ACRES)
PHASE TWENTY SIX: (INST. #210019775)	6,831 SQ. FT. (0.1568 ACRES)
PHASE TWENTY SEVEN: (INST. #210019775)	8,251 SQ. FT. (0.1894 ACRES)
PHASE TWENTY EIGHT: (INST. #210022655)	8,557 SQ. FT. (0.1964 ACRES)
PHASE TWENTY NINE: (INST. #210022655)	8,992 SQ. FT. (0.2064 ACRES)
PHASE THIRTY: (INST. #220000960)	6,617 SQ. FT. (0.1519 ACRES)
PHASE THIRTY ONE: (INST. #220000960)	6,311 SQ. FT. (0.1449 ACRES)
MIZZEN QUARTER LOOP (PRIVATE R/W) (INST. #200004253)	4,576 SQ. FT. (0.1051 ACRES)
ADDITIONAL & WITHDRAWABLE LAND	21,241 SQ. FT. (0.4876 ACRES)

"CONDOMINIUM PLAT AND PLANS" OF PHASE FORTY FIVE AND PHASE FORTY SIX MAINSTAY AT "COMMONWEALTH GREEN CONDOMINIUM" SECTION ONE - PARCEL 'C' BETHEL MAGISTERIAL DISTRICT COUNTY OF YORK, VIRGINIA SCALE: 1" = 40' DATE: JULY 25, 2023 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: *[Signature]* For Susan Kassel APPROVING AGENT DATE: 9/11/23

STATE OF VIRGINIA COUNTY OF YORK IN THE CLERK'S OFFICE OF THE YORK - POQUOSON CIRCUIT COURT THIS 11th DAY OF Sept 2023, THIS MAP WAS PRESENTED AND ADMITTED TO RECORD AS THE LAW DIRECTS AS INSTRUMENT # 230014102 TESTE: *[Signature]* KRISTEN N. NELSON CLERK BY: *[Signature]* KRISTEN N. NELSON, DC