

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 5/24/17 DATE:  
THOMAS R. TUCKER, HIS PRESIDENT  
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

James R. Ferber 5/24/17 DATE:  
JAMES R. FERBER (PRINT NAME)  
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)

James R. Ferber 5/24/17 DATE:  
ANDREW N. LOCK OR JAMES  
R. FERBER, 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 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, FIRST FINANCIAL CONSULTING CORP., A VIRGINIA CORPORATION, ITS GENERAL PARTNER AND WAS ACQUIRED FROM JEANETTE J. KEENER, INDIVIDUALLY, THE JLK FAMILY, LLC A VIRGINIA LIMITED LIABILITY COMPANY, JEANETTE J. KEENER, TRUSTEE OF THE CHARLES F. KEENER TRUST AND JEANETTE J. KEENER, TRUSTEE OF THE FAMILY TRUST CREATED UNDER THE CHARLES F. KEENER TRUST, 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 JULY 1, 2017.

Donald W. Davis 5/2/16 DATE:  
DONALD W. DAVIS, L.S.

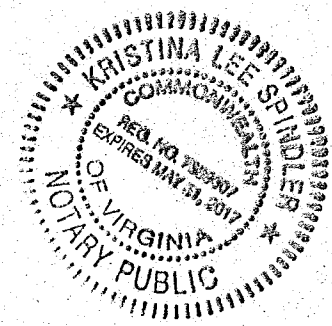
PRIMARY U.S. GEODETIC CONTROL MONUMENTS

- (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, Kristina Lee Spindler, A NOTARY PUBLIC IN AND FOR THE City 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 24th DAY OF May, 2017.

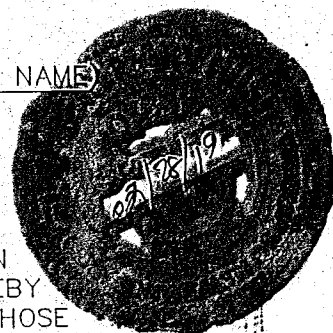
Kristina Lee Spindler 7559807  
NOTARY PUBLIC REGISTRATION NO.  
MY COMMISSION EXPIRES: May 31, 2017



NOTARY PUBLIC FOR James R. Ferber (PRINT NAME)  
TBVAT, LLC, TRUSTEE OF DEED OF TRUST  
COMMONWEALTH GREEN, LLLP  
STATE OF Virginia  
COUNTY/CITY OF York TO WIT:

I, Elizabeth M. Rush, A NOTARY PUBLIC IN AND FOR THE City 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 24th DAY OF May, 2017.

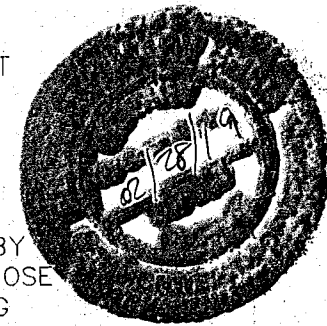
Elizabeth M. Rush 207039  
NOTARY PUBLIC REGISTRATION NO.  
MY COMMISSION EXPIRES: 06/28/19



NOTARY PUBLIC FOR  
JAMES R. FERBER, TRUSTEE OF DEED OF TRUST  
COMMONWEALTH GREEN, LLLP  
STATE OF Virginia  
COUNTY/CITY OF York TO WIT:

I, Elizabeth M. Rush, A NOTARY PUBLIC IN AND FOR THE City 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 24th DAY OF May, 2017.

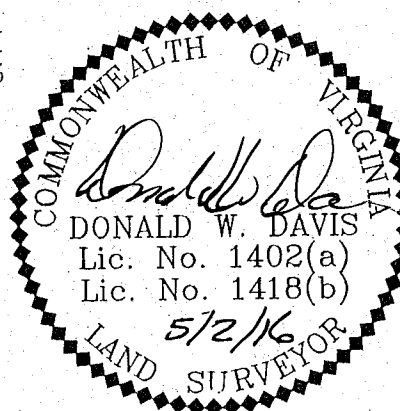
Elizabeth M. Rush 207039  
NOTARY PUBLIC REGISTRATION NO.  
MY COMMISSION EXPIRES: 06/28/19



NOTARY PUBLIC FOR  
ANDREW N. LOCK, TRUSTEE OF DEED OF TRUST  
COMMONWEALTH GREEN, LLLP  
STATE OF Virginia  
COUNTY/CITY OF York TO WIT:

I, \_\_\_\_\_, A NOTARY PUBLIC IN AND FOR THE \_\_\_\_\_ OF \_\_\_\_\_ 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 \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

NOTARY PUBLIC REGISTRATION NO.  
MY COMMISSION EXPIRES: \_\_\_\_\_



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: 36-01-00-000A
- GPIN NUMBER: S02a-2195-3879
- 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.
- VARIABLE WIDTH WETLANDS CONSERVATION EASEMENT (OVER AND ACROSS JURISDICTIONAL WETLANDS MARKED BY WOLFE ENVIRONMENTAL & ENGINEERING CONSULTANTS, USACOE PROJECT NO.'S 95-5485 & 05-R2629) HEREBY CONVEYED TO YORK COUNTY (11.3 ACRES TOTAL).
- ALL FUTURE CONSTRUCTION OR LAND DEVELOPMENT ACTIVITIES SHALL BE SUBJECT TO THE REQUIREMENTS OF THE CHESAPEAKE BAY PRESERVATION AREA DESIGNATION AND MANAGEMENT REGULATIONS (9 VAC-10-20-10), CHAPTER 23.2 OF THE YORK COUNTY CODE, AS WELL AS SECTION 24.1-376 (WATERSHED MANAGEMENT AND PROTECTION AREA OVERLAY DISTRICT) OF THE YORK COUNTY ZONING ORDINANCE.
- THE PROPERTY IS SUBJECT TO THE "DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS FOR COMMONWEALTH GREEN" AND BYLAWS OF COMMONWEALTH GREEN MASTER ASSOCIATION, INC.
- 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.
- ALL RIGHT-OF-WAYS SHOWN HEREON AS PUBLIC HEREON ARE HEREBY DEDICATED TO PUBLIC USE.
- COMMON AREA 'A' & COMMON AREA 'B' AS SHOWN ON THIS PLAT SHALL BE CONVEYED TO THE COMMONWEALTH GREEN HOMEOWNERS ASSOCIATION. (11.4523 AC)
- 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.
- SIGHT EASEMENTS AT EACH STREET INTERSECTION, AS SHOWN ON THIS PLAT, ARE HEREBY CONVEYED TO YORK COUNTY, PURSUANT TO THE PROVISIONS OF SECTION 20.5-101, YORK COUNTY CODE. NO SIGN, PLANTING, STRUCTURES OR OTHER OBSTRUCTIONS WHICH OBSCURE OR IMPEDE SIGHT LINES BETWEEN THREE (3) FEET AND SIX (6) FEET IN HEIGHT SHALL BE ALLOWED WITHIN THESE SIGHT EASEMENT AREAS. THE COUNTY SHALL HAVE THE RIGHT AT ANY TIME TO ENTER INTO SIGHT EASEMENT AREAS TO REMOVE ANY OBJECT, MATERIAL OR OTHER OBSTRUCTION THAT HINDERS CLEAR SIGHT ACROSS THE AREA.
- NONE OF THE AREA CONTAINED IN THIS SUBDIVISION IS LOCATED WITHIN A RESOURCE PROTECTION AREA OR A RESOURCE MANAGEMENT AREA.

SUBDIVISION PLAT OF  
NEW PARCEL ONE  
AND  
PLAT OF PUBLIC RIGHT OF WAY DEDICATION  
COMMONWEALTH DRIVE - S.R. 1839  
BETHEL MAGISTERIAL DISTRICT  
COUNTY OF YORK, VIRGINIA  
SCALE: 1"=120' DATE: MAY 2, 2016  
SHEET 1 OF 3  
DAVIS & ASSOCIATES, P.C.  
LAND SURVEYORS AND PLANNERS  
3630 GEORGE WASHINGTON MEMORIAL HIGHWAY  
YORKTOWN, VIRGINIA 23693  
(757)867-8583



SYMBOLS

- DENOTES SETBACK LINE
- 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

APPROVED  
VIRGINIA DEPARTMENT OF TRANSPORTATION  
Steve Brook 9 Jun 2017  
APPROVED BY: DATE:

APPROVED  
YORK COUNTY BOARD OF SUPERVISORS  
BY: Shawn Kasul  
PLAT APPROVING AGENT  
DATE: OCTOBER 12, 2017

AREA TABULATION:	
AREA OF PUBLIC RIGHT-OF WAY:.....	158,317 S.F. / 3.6345 AC. (COMMONWEALTH DRIVE)
PARCEL ONE-A:.....	595,139 S.F. / 13.6625 AC.
PARCEL ONE-B:.....	74,591 S.F. / 1.7124 AC.
PARCEL ONE-C:.....	53,045 S.F. / 1.2177 AC.
COMMON AREA 'A':.....	16,634 S.F. / 0.3819 AC.
UNDEVELOPABLE AREA.....	872 S.F. / 0.02 AC.
COMMON AREA 'B':.....	482,226 S.F. / 11.0704 AC.
UNDEVELOPABLE AREA.....	436,030 S.F. / 10.01 AC.
TOTAL SUBDIVIDED AREA:.....	1,379,952 S.F. / 31.6793 AC.

STATE OF VIRGINIA  
COUNTY OF YORK  
IN THE CLERK'S OFFICE OF THE YORK-  
POQUOSON CIRCUIT COURT THIS 12th  
DAY OF October 2017 THIS MAP WAS  
PRESENTED AND ADMITTED TO RECORD AS  
THE LAW DIRECTS AS INSTRUMENT # 170019369

TESTE: Kristen U. Nelson  
CLERK  
BY: Jammy Logan DC