



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 MEMBER

PRINTED NAME TITLE
MAINSTAY, L.L.C.,
A VIRGINIA LIMITED LIABILITY COMPANY
SIGNATURE DATE
7/12/18

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

James R. Ferber 7/12/18
ANDREW N. LOCK OR JAMES R. FERBER, 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)

James R. Ferber 7/12/18
James R. Ferber (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 FOR PLATS 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 PHASE ONE CONDOMINIUM PLAT 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 10, 2017, AND DULY RECORDED IN THE CLERK'S OFFICE IN THE YORK-POQUOSON CIRCUIT COURT ON NOVEMBER 2, 2017, AS INSTRUMENT NUMBER 170020992.

TO THE BEST OF MY KNOWLEDGE AND BELIEF, I, DONALD W. DAVIS, A VIRGINIA LICENSED SURVEYOR, CERTIFY THAT THIS PLAT IS ACCURATE AND COMPLIES WITH THE PROVISIONS OF SECTION 55-79.58(a) & (b) OF THE CODE OF VIRGINIA, AS AMENDED, THAT ALL UNITS OR PORTIONS THEREOF AS DEPICTED HEREON HAVE BEEN SUBSTANTIALLY COMPLETED.

Donald W. Davis 2/10/17
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)

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-01-00-000A
- THE GPIN NUMBERS FOR THE PROPERTY SHOWN HEREON IS: S02a-1568-4684
- 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 PROPERTIES SHOWN HEREON ARE IDENTIFIED AS PARCELS 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.
- COMMON ELEMENTS INCLUDE:
ALL PARTS OF THE CONDOMINIUM PROPERTY EXCEPT THE RESPECTIVE UNITS SHOWN AND DESIGNATED HEREON AND DEFINED IN THE CONDOMINIUM DOCUMENTS. EXAMPLES OF COMMON ELEMENTS ARE: PARKING FACILITIES, PAVED AREAS, THE GROUND WHETHER OR NOT LANDSCAPED, ALL PORTIONS OF THE BUILDINGS NOT A PART OF THE UNITS, AND ALL CONDUITS, INSTALLATIONS, WIRES, PIPES AND CABLES WHICH SERVE OTHER COMMON ELEMENTS OR WHICH SERVE MORE THAN ONE UNIT.

- LIMITED COMMON ELEMENTS INCLUDE:
- (a) PARKING SPACES WHICH MAY BE ASSIGNED TO EACH RESPECTIVE UNIT.
 - (b) THE EXTERIOR OF EACH BUILDING.
 - (c) PATIOS, DECKS, HVAC UNITS, EXTERIOR STAIRS, & ENTRY BALCONIES APPURTENANT TO EACH UNIT.

EXHIBIT B

AREA TABLE

TOTAL AREA:	541,385 S.F. (12.4285 ACRES)
PARCEL A:	104,694 S.F. (2.4034 ACRES)
PHASE ONE:	5,610 S.F. (0.1288 ACRE)
ADDITIONAL & WITHDRAWABLE LAND:	34,295 S.F. (0.7873 ACRE)
ADDITIONAL & WITHDRAWABLE AREA "A":	27,845 S.F. (0.6392 ACRE)
ADDITIONAL & WITHDRAWABLE AREA "B":	6,450 S.F. (0.1481 ACRE)
COMMON AREA:	64,789 S.F. (1.4873 ACRES)
PARCEL B:	56,954 S.F. (1.3075 ACRES)
ADDITIONAL & WITHDRAWABLE LAND:	56,954 S.F. (1.3075 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)
ADDITIONAL & WITHDRAWABLE LAND:	93,001 S.F. (2.1350 ACRES)
PARCEL ONE-A:	213,490 S.F. (4.9011 ACRES)
ADDITIONAL & WITHDRAWABLE LAND:	213,490 S.F. (4.9011 ACRES)

CONDOMINIUM PLAT
OF
PHASE ONE
MAINSTAY AT
COMMONWEALTH GREEN
SECTION ONE

BETHEL MAGISTERIAL DISTRICT
COUNTY OF YORK, VIRGINIA
SCALE: 1"=40' DATE: FEBRUARY 10, 2017
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 (AREA "A")
- ▨ DENOTES ADDITIONAL AND WITHDRAWABLE LAND (AREA "B")
- ▩ DENOTES LIMITED COMMON ELEMENT - UNIT ONE
- ▩ DENOTES LIMITED COMMON ELEMENT - UNIT TWO

APPROVED
YORK COUNTY BOARD OF SUPERVISORS

BY: **Jason Kasul**
PLAT APPROVING AGENT

DATE: **JULY 31 2018**

STATE OF VIRGINIA
COUNTY OF YORK
IN THE CLERK'S OFFICE OF THE YORK - POQUOSON CIRCUIT COURT THIS **3rd** DAY OF **August 20 18**, THIS MAP WAS PRESENTED AND ADMITTED TO RECORD AS THE LAW DIRECTS AS INSTRUMENT # **180014764**

TESTE: **Kristen N. Nelson**
CLERK

BY: **Ausa Brindley, D.E.**

NOTARY PUBLIC FOR **John Olivieri** (PRINT NAME)

MAINSTAY, LLC, A VIRGINIA LIMITED LIABILITY COMPANY
STATE OF Virginia
COUNTY/CITY OF Virginia Beach TO WIT:

I, **R. Lene Hundley**, A NOTARY PUBLIC IN AND FOR THE State 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 12th DAY OF July, 2018.

R. Lene Hundley 194254
NOTARY PUBLIC REGISTRATION NO.
MY COMMISSION EXPIRES: 6/30/19



NOTARY PUBLIC FOR TRUSTEE: ANDREW N. LOCK OR JAMES R. FERBER, TRUSTEE, EITHER OF WHOM MAY ACT

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