

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
 TITLE
 SIGNATURE DATE 10/15/19

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

Andrew N. Lock or James R. Ferber 10/15/19
 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 BRANCH)
James R. Ferber 10/15/19
 JAMES R. FERBER (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 THE REQUIREMENTS SET FORTH IN THE ORDINANCE APPROVING PLATS IN THE COUNTY OF YORK, VIRGINIA HAVE BEEN COMPLIED WITH, AND THE SURVEY AND ARE CORRECT.

THIS IS TO CERTIFY THAT THE LAND EMBRACED IN THIS CONDOMINIUM PLAT IS IN THE NAME OF MAINSTAY, L.L.C., 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, 1950 AS AMENDED, THAT ALL UNITS OR PORTIONS THEREOF AS DEPICTED HEREON HAVE BEEN SUBSTANTIALLY COMPLETED.

Donald W. Davis 9/27/19
 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 E. Oliveri** (NAME)

MAINSTAY, L.L.C., A VIRGINIA LIMITED LIABILITY COMPANY
 STATE OF Virginia
 COUNTY/CITY OF Virginia Beach

I, **Constance C. Satter** 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 15 DAY OF October, 2019.

Constance C. Satter 33556A
 NOTARY PUBLIC REGISTRATION NO.
 MY COMMISSION EXPIRES: August 31, 2023

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

STATE OF Virginia
 COUNTY/CITY OF Virginia Beach

I, **Constance C. Satter** 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 15 DAY OF October, 2019.

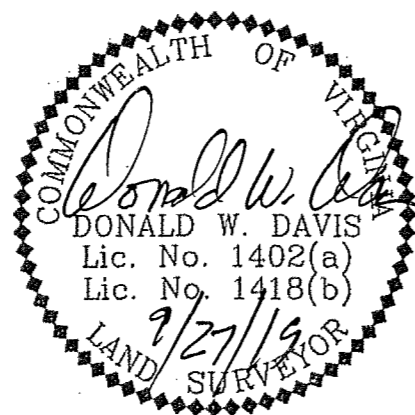
Constance C. Satter 33556A
 NOTARY PUBLIC REGISTRATION NO.
 MY COMMISSION EXPIRES: August 31, 2023

NOTARY PUBLIC FOR TRUSTEE: TBVAT, LLC
James R. Ferber (PRINT NAME)

STATE OF Virginia
 COUNTY/CITY OF Virginia Beach

I, **Constance C. Satter** 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 15 DAY OF October, 2019.

Constance C. Satter 33556A
 NOTARY PUBLIC REGISTRATION NO.
 MY COMMISSION EXPIRES: August 31, 2023



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-01-00-000A
- THE GPIN NUMBER FOR THE PROPERTIES 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 PROPERTY SHOWN HEREON IS IDENTIFIED AS PARCEL 'A-1' SHOWN ON THAT CERTAIN PLAT ENTITLED "PROPERTY LINE VACATION PLAT OF NEW PARCEL A-1 MAINSTAY AT COMMONWEALTH GREEN - SECTION ONE", RECORDED IN THE CLERK'S OFFICE OF THE YORK-POQUOSON CIRCUIT COURT AS INSTRUMENT NUMBER 190004472.
- 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) PATIOS, DECKS, HVAC UNITS, EXTERIOR STAIRS, & ENTRY BALCONIES APPURTENANT TO EACH UNIT.

CONDOMINIUM PLAT
 OF
PHASE THIRTEEN
 MAINSTAY AT
 COMMONWEALTH GREEN
 SECTION ONE

BETHEL MAGISTERIAL DISTRICT
 COUNTY OF YORK, VIRGINIA
 SCALE: 1"=40' DATE: SEPTEMBER 27, 2019
 SHEET 1 OF 5

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



- S Y M B O L S —
- ○ — 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"
 - ▨ DENOTES ADDITIONAL AND WITHDRAWABLE LAND "B"
 - ▩ DENOTES ADDITIONAL AND WITHDRAWABLE LAND "C"
 - ▧ DENOTES LIMITED COMMON ELEMENT - UNIT 25
 - ▦ DENOTES LIMITED COMMON ELEMENT - UNIT 26

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 SEVEN: (INST. #190005633)	6,209 S.F. (0.1425 ACRE)
PHASE TWELVE: (INST. #190014768)	7,920 S.F. (0.1818 ACRE)
PHASE THIRTEEN:	7,591 S.F. (0.1743 ACRE)
ADDITIONAL & WITHDRAWABLE LAND: ("A", "B" & "C")	47,818 S.F. (1.0977 ACRES)
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)
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)

APPROVED
 YORK COUNTY BOARD OF SUPERVISORS
 BY: **Spencer Kassel**
 PLAT APPROVING AGENT
 DATE: **OCTOBER 30, 2019**

STATE OF VIRGINIA
 COUNTY OF YORK
 IN THE CLERK'S OFFICE OF THE YORK-POQUOSON CIRCUIT COURT THIS 30th DAY OF **October** 2019, THIS MAP WAS PRESENTED AND ADMITTED TO RECORD AS THE LAW DIRECTS AS INSTRUMENT # **190017433**
 TESTE: **Kristen N. Nelson**
 CLERK
 BY: **Debra L. Wicker**