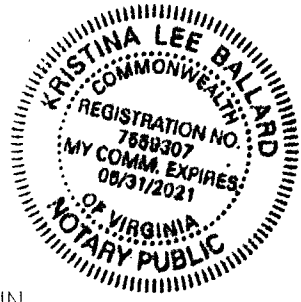


VICINITY MAP
SCALE: 1"=2,000'

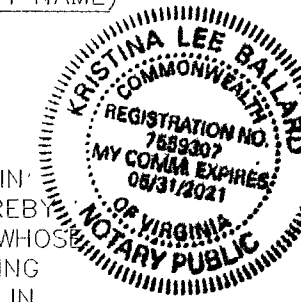
PRIMARY U.S. GEODETIC CONTROL MONUMENTS

- 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--
12,078,467.888(E), 3,566,391.839(N)
ELEVATION= 27.55' (NGVD 1929 DATUM)

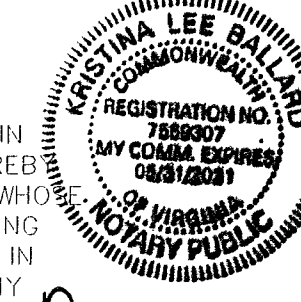
NOTARY PUBLIC FOR
THOMAS R. TUCKER, ITS PRESIDENT
COMMONWEALTH GREEN, LLLP
STATE OF Virginia
COUNTY/CITY OF York TO WIT:
Kristina Ballard
County of York
I, Kristina Ballard, A NOTARY PUBLIC IN
AND FOR THE County of York DO HEREBY
CERTIFY THAT THE ABOVE NAMED PERSONS WHOSE
NAMES ARE SIGNED TO THE FOREGOING WRITING
HAVE ACKNOWLEDGED THE SAME BEFORE ME IN
MY JURISDICTION AFORESAID, GIVEN UNDER MY
HAND THIS 2nd DAY OF April, 2019.
Kristina Ballard 7559307
NOTARY PUBLIC REGISTRATION NO.
MY COMMISSION EXPIRES: 5-31-21



NOTARY PUBLIC FOR Chris B. Morgan (PRINT NAME)
TBVAT, LLC, TRUSTEE OF DEED OF TRUST
COMMONWEALTH GREEN, LLLP
STATE OF Virginia
COUNTY/CITY OF York TO WIT:
Kristina Ballard
County of York
I, Kristina Ballard, A NOTARY PUBLIC IN
AND FOR THE County 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 2nd DAY OF April, 2019.
Kristina Ballard 7559307
NOTARY PUBLIC REGISTRATION NO.
MY COMMISSION EXPIRES: 5-31-21



NOTARY PUBLIC FOR Chris B. Morgan (PRINT NAME), TRUSTEE OF DEED
OF TRUST COMMONWEALTH GREEN, LLLP
STATE OF Virginia
COUNTY/CITY OF York TO WIT:
Kristina Ballard
County of York
I, Kristina Ballard, A NOTARY PUBLIC IN
AND FOR THE County 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 2nd DAY OF April, 2019.
Kristina Ballard 7559307
NOTARY PUBLIC REGISTRATION NO.
MY COMMISSION EXPIRES: 5-31-21



NOTES:

1. 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.
2. 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 AND RECORDED AS INSTRUMENT No. 120013445.
AND ORDINANCE NO. 16-13 ADOPTED BY THE YORK COUNTY BOARD
OF SUPERVISORS ON NOVEMBER 15, 2016 RECORDED AS INSTRUMENT
NO.: 160021726
3. THE TAX MAP PARCEL NUMBER FOR THE PROPERTY SHOWN
HEREON IS: 36-01-00-000A
4. THE GPIN NUMBER FOR THE PROPERTY SHOWN HEREON
IS 5020-2195-3879
5. 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.
6. ALL FUTURE CONSTRUCTION OR LAND DEVELOPMENT ACTIVITIES SHALL BE
SUBJECT TO THE REQUIREMENTS OF SECTION 24.1-376
(WATERSHED MANAGEMENT AND PROTECTION AREA OVERLAY DISTRICT) OF
THE YORK COUNTY ZONING ORDINANCE.
7. 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.
8. ALL RIGHT OF WAYS SHOWN AS PUBLIC HEREON ARE HEREBY DEDICATED
TO PUBLIC USE.
9. THE RECORDATION OF THIS PLAT SHALL OPERATE TO TRANSFER, IN FEE
SIMPLE, TO THE COUNTY OF YORK SUCH PORTION OF THE PREMISES
AS IS ON THE PLAT SET APART FOR STREETS, ALLEYS OR OTHER PUBLIC
USE AND TO TRANSFER TO THE COUNTY OF YORK ANY EASEMENT
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.
10. 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 LOCATE FACILITIES
THEREIN SERVING THE PUBLIC, INCLUDING, BUT NOT LIMITED TO, WATER, ELECTRIC,
TELEPHONE, COMMUNICATIONS AND GAS UTILITY FACILITIES.
11. ALONG ALL PLANTING STRIPS AND WITHIN ALL SIGHT DISTANCE TRIANGLES,
THE AREA BETWEEN 2 AND 7 FEET ABOVE GROUND SHALL BE MAINTAINED
AS A CLEAR ZONE TO PRESERVE SIGHT LINES AND ACCOMMODATE
PEDESTRIANS.
12. A NATURAL RESOURCE INVENTORY FOR THIS PROPERTY WAS APPROVED IN 2005
AND IS ON FILE IN THE DEPARTMENT OF PUBLIC WORKS - CB FILE 05-607
13. THIS PROPERTY IS SUBJECT TO THE "DECLARATION OF COVENANTS, CONDITIONS,
RESTRICTIONS AND EASEMENTS FOR COMMONWEALTH GREEN", AND ASSOCIATED
BYLAWS OF THE COMMONWEALTH GREEN MASTER ASSOCIATION, INC.
14. COMMON AREA 'C' AS SHOWN ON THIS PLAT SHALL BE CONVEYED TO THE
COMMONWEALTH GREEN MASTER ASSOCIATION, INC. (0.5284 AC.)

SUBDIVISION PLAT
OF
**MAINSTAY AT
COMMONWEALTH GREEN
SECTION TWO**
BETHEL MAGISTERIAL DISTRICT
COUNTY OF YORK, VIRGINIA
SCALE: 1" = 60' DATE: AUGUST 20, 2018
SHEET 1 OF 4
DAVIS & ASSOCIATES, P.C.
LAND SURVEYORS AND PLANNERS
3630 GEORGE WASHINGTON MEMORIAL HIGHWAY
YORKTOWN, VIRGINIA 23693
(757)867-8583

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 4/2/19
THOMAS R. TUCKER, ITS PRESIDENT DATE:
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

C. Ross Morgan 4/2/19
C. Ross Morgan (PRINT NAME) DATE
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)

TRUSTEE'S CONSENT FOR COMMONWEALTH GREEN, LLLP

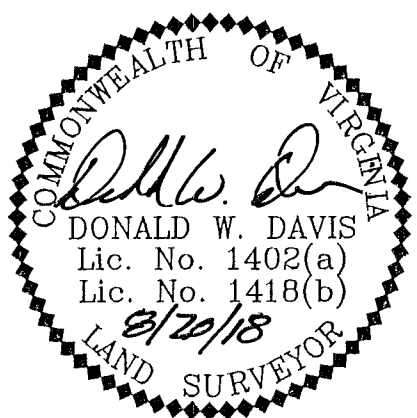
C. Ross Morgan 4/2/19
C. Ross Morgan (PRINT NAME) DATE
BENEFICIARY: MONARCH BANK (NOW TOWNEBANK)
DEED OF TRUST DATED: AUGUST 26, 2014
JANUARY 22, 2015 (MODIFIED)
SEPTEMBER 7, 2016 (MODIFIED)
RECORDED AS INSTRUMENT No.: 140013778
150001340 (MODIFIED)
160015816 (MODIFIED)

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'/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 SEPTEMBER 1, 2019.

Donald W. Davis 8/20/18
DONALD W. DAVIS, L.S. DATE



| SECTION TWO | AREA TABULATION |
|---|------------------------------|
| AREA OF PUBLIC RIGHT-OF-WAY (KEENER WAY): | 29,216 S.F. (0.6707 ACRE) |
| PARCEL E: | 61,902 S.F. (1.4211 ACRES) |
| PARCEL F: | 89,527 S.F. (2.0553 ACRES) |
| COMMON AREA 'C': | 23,015 S.F. (0.5284 ACRE) |
| AREA OF FUTURE PUBLIC RIGHT-OF-WAY (JEANETTE DR.) | 9,830 S.F. (0.2257 ACRE) |
| TOTAL AREA SECTION TWO: | 213,490 S.F. (4.9012 ACRES) |
| TOTAL AREA SECTION ONE: | 381,649 S.F. (8.7614 ACRES) |
| TOTAL SUBDIVIDED AREA: | 595,139 S.F. (13.6625 ACRES) |

VIRGINIA DEPARTMENT OF TRANSPORTATION

Steve Bruden 13 May 2019
APPROVED BY DATE

APPROVED
YORK COUNTY BOARD OF SUPERVISORS

BY: Susan Kassel
PLAT APPROVING AGENT

DATE: MARCH 20, 2020

STATE OF VIRGINIA
COUNTY OF YORK
IN THE CLERK'S OFFICE OF THE YORK -
POQUOSON CIRCUIT COURT THIS 13th
DAY OF March 2020 THIS MAP WAS
PRESENTED AND ADMITTED TO RECORD AS
THE LAW DIRECTS AS INSTRUMENT # 200004253

TESTE: Kristen N. Nelson CLERK
CLERK

BY: Megan Bowen De