

CONDOMINIUM PLAT
OF
PHASE TWENTY
AND
PHASE TWENTY ONE
MAINSTAY AT
COMMONWEALTH GREEN
SECTION TWO

BETHEL MAGISTERIAL DISTRICT
COUNTY OF YORK, VIRGINIA
SCALE: 1"=40' DATE: NOVEMBER 23, 2020
SHEET 4 OF 6

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

BASIS: D.B.361 PG.769

NOW OR FORMERLY
JEANETTE J. KEENER, TRUSTEE
GPIN: S02a-2108-4966
TAX MAP # 36-00-00-022
INST. # 050008026
ZONE: EO / PD

'COMMON AREA C'
INST. # 200004253
ZONE: PD
GPIN: S02a-2450-4789
TAX MAP # 36C-00-02-000C

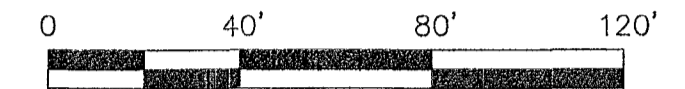
KEENER WAY
(50' PUBLIC R/W)
INST. #200004253

NOW OR FORMERLY
HARMON J. COXTON & WYNEMA S. COXTON
GPIN: S02b-3096-4278
TAX MAP # 37-27-00-003
INST. # 050008332
ZONE: EO

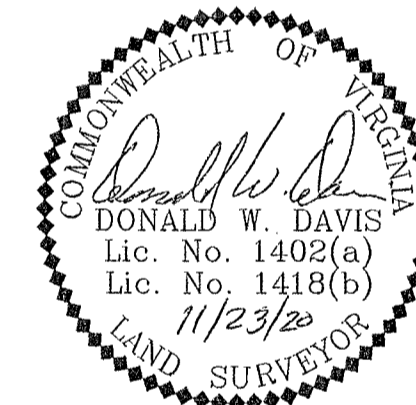
'PARCEL F'
SUBDIVISION PLAT OF
MAINSTAY AT COMMONWEALTH GREEN
SECTION TWO
INST. # 200004253
ZONE: PDMU WITH PROFFERS
GPIN: S02a-2314-4523
TAX MAP # 36-01-00-000A4

'PARCEL E'
SUBDIVISION PLAT OF
MAINSTAY AT COMMONWEALTH GREEN
SECTION TWO
INST. # 200004253
ZONE: PDMU WITH PROFFERS
GPIN: S02a-2195-3879
TAX MAP # 36-01-00-000A

'COMMON AREA B'
SUBDIVISION PLAT OF
NEW PARCEL ONE
INST. # 170019369
ZONE: PDMU WITH PROFFERS
GPIN: S02a-2177-4294
TAX MAP # 36-01-00-001B



- 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 LIMITED COMMON ELEMENT - UNIT 39 & UNIT 41
 - DENOTES LIMITED COMMON ELEMENT - UNIT 40 & UNIT 42



EASEMENT LEGEND

- ① - EXISTING PRIVATE 25' DRAINAGE AND UTILITY EASEMENT FOR THE BENEFIT OF TAX PARCELS #36-00-00-022 & #36-01-00-000A [INST. # 100021723]
- ② - EXISTING VARIABLE WIDTH PRIVATE DRAINAGE AND UTILITY EASEMENT FOR THE BENEFIT OF TAX PARCELS #36-00-00-022 & #36-01-00-000A [INST. # 140021262]
- ③ - EXISTING 35' PRIVATE INGRESS/EGRESS, DRAINAGE AND UTILITIES EASEMENT [INST. # 170020100]
- ④ - EXISTING VARIABLE WIDTH DRAINAGE EASEMENT (OVER AND THROUGH STORMWATER BASIN, BMP #'s 3 & 4) [INST. # 170020100]
- ⑤ - EXISTING 10' DRAINAGE EASEMENT (CENTERED ON STORM DRAIN) [INST. # 170020100]
- ⑥ - EXISTING VARIABLE WIDTH YORK COUNTY WETLANDS CONSERVATION EASEMENT (OVER AND ACROSS JURISDICTIONAL WETLANDS) [INST. # 170019369]
- ⑦ - EXISTING VARIABLE WIDTH YORK COUNTY SIGHT EASEMENT [INST. # 170020100]
- ⑧ - EXISTING PRIVATE VARIABLE WIDTH PEDESTRIAN ACCESS ESMT. (ENCOMPASSING SIDEWALKS AND CROSSWALKS ADJACENT TO PUBLIC RIGHT-OF-WAYS) [INST. # 170020100]
- ⑨ - EXISTING 20' YORK COUNTY UTILITY EASEMENT [INST. # 170020100]
- ⑩ - 35' PRIVATE INGRESS/EGRESS, DRAINAGE AND UTILITIES EASEMENT [INST. # 200004253]
- ⑪ - 10' DRAINAGE EASEMENT [INST. # 200004253]
- ⑫ - TEMPORARY TURNAROUND EASEMENT TO BE VACATED UPON THE EXTENSION OF KEENER WAY (50' PUBLIC R/W) AND FUTURE JEANETTE DRIVE (50' PUBLIC R/W) [INST. # 200004253]
- ⑬ - VARIABLE WIDTH SIGHT EASEMENT [INST. # 200004253]
- ⑭ - VARIABLE WIDTH PRIVATE PEDESTRIAN ACCESS EASEMENT (ENCOMPASSING SIDEWALKS AND CROSSWALKS ADJACENT TO PUBLIC) RIGHT-OF-WAYS [INST. # 200004253]

APPROVED
YORK COUNTY BOARD OF SUPERVISORS

BY: Swan Kasold
PLAT APPROVING AGENT

DATE: FEBRUARY 2, 2021

STATE OF VIRGINIA
COUNTY OF YORK
IN THE CLERK'S OFFICE OF THE YORK -
POQUOSON CIRCUIT COURT THIS 8
DAY OF February, 2021, THIS MAP WAS
PRESENTED AND ADMITTED TO RECORD AS
THE LAW DIRECTS AS INSTRUMENT # 210002594

TESTE: Kristen N. Nelson
CLERK

BY: Leah Hays DC