

**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 TITLE  
MAINSTAY, L.L.C., A VIRGINIA LIMITED LIABILITY COMPANY

SIGNATURE DATE  
5/27/21

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

**Charles R. Morgan** 5/27/21  
ANDREW N. LOCK OR CHARLES R. MORGAN, 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)

**Charles R. Morgan** 5/27/21  
Charles R. Morgan (PRINT NAME) DATE

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 SET FORTH IN THE ORDINANCE FOR APPROVING 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 THIS 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 MARCH 30, 2020, AND DULY RECORDED IN THE CLERK'S OFFICE IN THE YORK-POQUOSON CIRCUIT COURT ON APRIL 10, 2020, AS INSTRUMENT NUMBER 200006119.

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 55.1-1920 (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** 3/17/21  
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 Olivieri** (PRINT NAME)

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

I, **Jennifer L. Freeman**, A NOTARY PUBLIC IN AND FOR THE City OF Chesapeake 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 27<sup>th</sup> DAY OF May, 2021.

NOTARY PUBLIC REGISTRATION NO. 7073136  
MY COMMISSION EXPIRES: 06-30-2022

JENNIFER L. FREEMAN  
NOTARY PUBLIC  
REGISTRATION # 7073136  
COMMONWEALTH OF VIRGINIA  
MY COMMISSION EXPIRES  
JUNE 30, 2022

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

STATE OF Virginia  
COUNTY/CITY OF Chesapeake TO WIT:

I, **Jennifer L. Freeman**, A NOTARY PUBLIC IN AND FOR THE City OF Chesapeake 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 27<sup>th</sup> DAY OF May, 2021.

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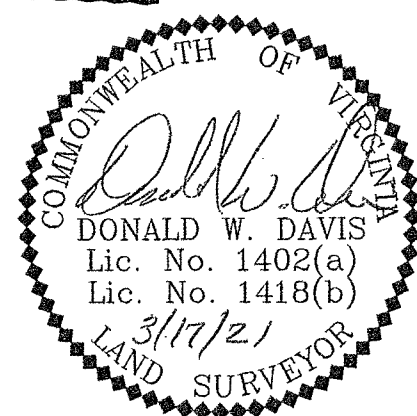
NOTARY PUBLIC FOR TRUSTEE: TBVAT, LLC  
**Charles R. Morgan** (PRINT NAME)

STATE OF Virginia  
COUNTY/CITY OF Chesapeake TO WIT:

I, **Jennifer L. Freeman**, A NOTARY PUBLIC IN AND FOR THE City OF Chesapeake 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 27<sup>th</sup> DAY OF May, 2021.

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COMMONWEALTH OF VIRGINIA  
MY COMMISSION EXPIRES  
JUNE 30, 2022



**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: 36-01-00-00044
- THE GPIN NUMBER FOR THE PROPERTIES SHOWN HEREON IS: S02a-2314-4523
- 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 'E' AS SHOWN ON THAT CERTAIN PLAT ENTITLED "SUBDIVISION PLAT OF MAINSTAY AT COMMONWEALTH GREEN - SECTION TWO", RECORDED IN THE CLERK'S OFFICE OF THE YORK-POQUOSON CIRCUIT COURT AS INSTRUMENT NUMBER 200004253
- 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.

**AREA TABLE**

TOTAL AREA:	541,385 S.F. (12.4285 ACRES)
<b>PARCEL A-1:</b>	<b>161,648 S.F. (3.7109 ACRES)</b>
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 SIX: (INST. #200002811)	5,270 S.F. (0.1210 ACRE)
PHASE SEVEN: (INST. #190005633)	6,209 S.F. (0.1425 ACRE)
PHASE EIGHT: (INST. #200008000)	5,101 S.F. (0.1171 ACRE)
PHASE NINE: (INST. #200008003)	4,935 S.F. (0.1133 ACRE)
PHASE TEN: (INST. #200011203)	4,935 S.F. (0.1133 ACRE)
PHASE ELEVEN (INST. #200011203)	6,303 S.F. (0.1447 ACRE)
PHASE TWELVE: (INST. #190014768)	7,920 S.F. (0.1818 ACRE)
PHASE THIRTEEN: (INST. #190017733)	7,591 S.F. (0.1743 ACRE)
PHASE FORTY SEVEN: (INST. #200009353)	6,450 S.F. (0.1481 ACRE)
MAINSAIL LOOP (PRIVATE R/W):	14,824 S.F. (0.3403 ACRE)
COMMON AREA:	64,789 S.F. (1.4873 ACRES)
<b>PARCEL C:</b>	<b>73,246 S.F. (1.6815 ACRES)</b>
ADDITIONAL & WITHDRAWABLE LAND:	73,246 S.F. (1.6815 ACRES)
<b>PARCEL D:</b>	<b>93,001 S.F. (2.1350 ACRES)</b>
ADDITIONAL & WITHDRAWABLE LAND:	93,001 S.F. (2.1350 ACRES)
<b>SECTION TWO:</b>	<b>213,490 S.F. (4.9011 ACRES)</b>
AREA OF PUBLIC RIGHT-OF-WAY (KEENER WAY):	29,216 S.F. (0.6707 ACRE)
AREA OF FUTURE PUBLIC RIGHT-OF-WAY (JEANETTE DR.):	9,830 S.F. (0.2257 ACRE)
<b>PARCEL E:</b>	<b>61,902 S.F. (1.4211 ACRES)</b>
PHASE FOURTEEN: (INST. #200016250)	6,003 S.F. (0.1378 ACRE)
PHASE FIFTEEN: (INST. #200016250)	6,180 S.F. (0.1419 ACRE)
PHASE SIXTEEN: (INST. #200020615)	6,395 S.F. (0.1468 ACRE)
PHASE SEVENTEEN: (INST. #200020615)	5,145 S.F. (0.1181 ACRE)
PHASE EIGHTEEN: (INST. #200022601)	4,725 S.F. (0.1085 ACRE)
PHASE NINETEEN: (INST. #200022601)	4,935 S.F. (0.1133 ACRE)
PHASE TWENTY: (INST. #210002594)	4,935 S.F. (0.1133 ACRE)
PHASE TWENTY ONE: (INST. #210002594)	4,935 S.F. (0.1133 ACRE)
PHASE TWENTY TWO: (INST. #210006954)	4,935 S.F. (0.1133 ACRE)
MIZZEN QUARTER LOOP (PRIVATE R/W)	13,714 S.F. (0.3148 ACRE)
<b>PARCEL F:</b>	<b>89,527 S.F. (2.0553 ACRES)</b>
PHASE TWENTY THREE: (UNITS 45 & 46)	4,935 S.F. (0.1133 ACRE)
MIZZEN QUARTER LOOP (PRIVATE R/W)	4,576 S.F. (0.1050 ACRE)
ADDITIONAL & WITHDRAWABLE LAND:	80,016 S.F. (1.8369 ACRES)
COMMON AREA 'C':	23,015 S.F. (0.5284 ACRE)

**CONDOMINIUM PLAT  
OF  
PHASE TWENTY THREE  
MAINSTAY AT  
COMMONWEALTH GREEN  
SECTION TWO**

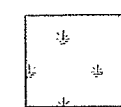
BETHEL MAGISTERIAL DISTRICT  
COUNTY OF YORK, VIRGINIA  
SCALE: 1"=40' DATE: MARCH 17, 2021  
SHEET 1 OF 6

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

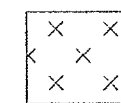


**— S Y M B O L S —**

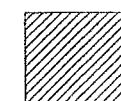
- denotes IRON PIPE FOUND
- denotes IRON ROD FOUND
- denotes IRON ROD TO BE SET AT ALL PROPERTY LINE JUNCTURES
- denotes CONCRETE MONUMENT FOUND
- denotes CONCRETE MONUMENT TO BE SET



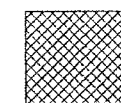
DENOTES JURISDICTIONAL WETLANDS MARKED BY WOLFE ENVIRONMENTAL & ENGINEERING CONSULTANTS AND FIELD LOCATED BY DAVIS AND ASSOCIATES, P.C. ON DECEMBER 30, 2005 USCOE PROJECT # 05-R2629 USCOE PROJECT # 95-5485



DENOTES ADDITIONAL AND WITHDRAWABLE LAND "A"



DENOTES LIMITED COMMON ELEMENT - UNIT 45



DENOTES LIMITED COMMON ELEMENT - UNIT 46

**APPROVED**  
YORK COUNTY BOARD OF SUPERVISORS

BY: **Sharon Kassel**  
PLAT APPROVING AGENT

DATE: JUNE 16, 2021

STATE OF VIRGINIA  
COUNTY OF YORK  
IN THE CLERK'S OFFICE OF THE YORK-POQUOSON CIRCUIT COURT THIS 21<sup>st</sup> DAY OF June, 2021, THIS MAP WAS PRESENTED AND ADMITTED TO RECORD AS THE LAW DIRECTS AS INSTRUMENT # 210012409

TESTE: **Kristen N. Nelson**  
CLERK

BY: **Wendy Heltelt, cc**