

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

BETHEL MAGISTERIAL DISTRICT COUNTY OF YORK, VIRGINIA SCALE: 1"=40' DATE: JUNE 1, 2021 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.7/69

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 # 36-00-02-000C

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

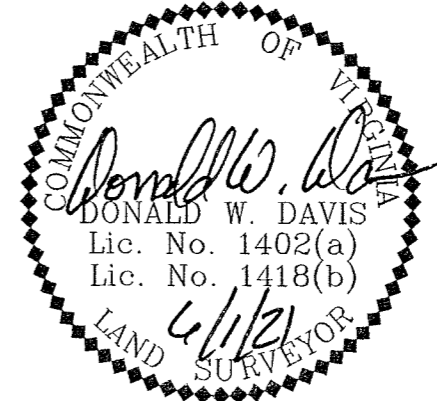
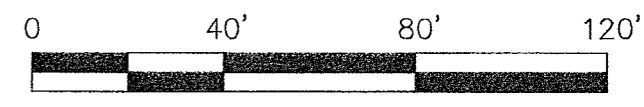
MIZZEN QUARTER LOOP (PRIVATE)

'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-2196-3879 TAX MAP # 36-01-00-000A4

'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"



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: Susan Kassel PLAT APPROVING AGENT DATE: JULY 22, 2021

STATE OF VIRGINIA COUNTY OF YORK IN THE CLERK'S OFFICE OF THE YORK - POQUOSON CIRCUIT COURT THIS 23rd DAY OF July 2021, THIS MAP WAS PRESENTED AND ADMITTED TO RECORD AS THE LAW DIRECTS AS INSTRUMENT # 210016202 TESTE: Kristen N. Nelson CLERK BY: [Signature]