

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

BETHEL MAGISTERIAL DISTRICT  
COUNTY OF YORK, VIRGINIA  
SCALE: 1"=40' DATE: SEPTEMBER 22, 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.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

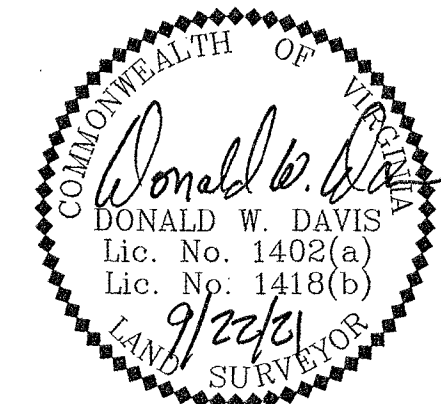
'PARCEL E'  
SUBDIVISION PLAT OF  
MAINSTAY AT COMMONWEALTH GREEN  
SECTION TWO  
INST. # 200004253  
ZONE: PDMU WITH PROFFERS  
GPIN: S02a-2195-3879  
TAX MAP # 36-01-00-000A

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

'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 - UNITS 55 & 57
  - DENOTES LIMITED COMMON ELEMENT - UNITS 56 & 58
  - DENOTES COMMON AREA WITHIN EACH PHASE



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: PLAT APPROVING AGENT

DATE: NOVEMBER 8, 2021

STATE OF VIRGINIA  
COUNTY OF YORK  
IN THE CLERK'S OFFICE OF THE YORK -  
POQUOSON CIRCUIT COURT THIS 9th  
DAY OF November 2021, THIS MAP WAS  
PRESENTED AND ADMITTED TO RECORD AS  
THE LAW DIRECTS AS INSTRUMENT # 210022655

TESTE:   
CLERK

BY: