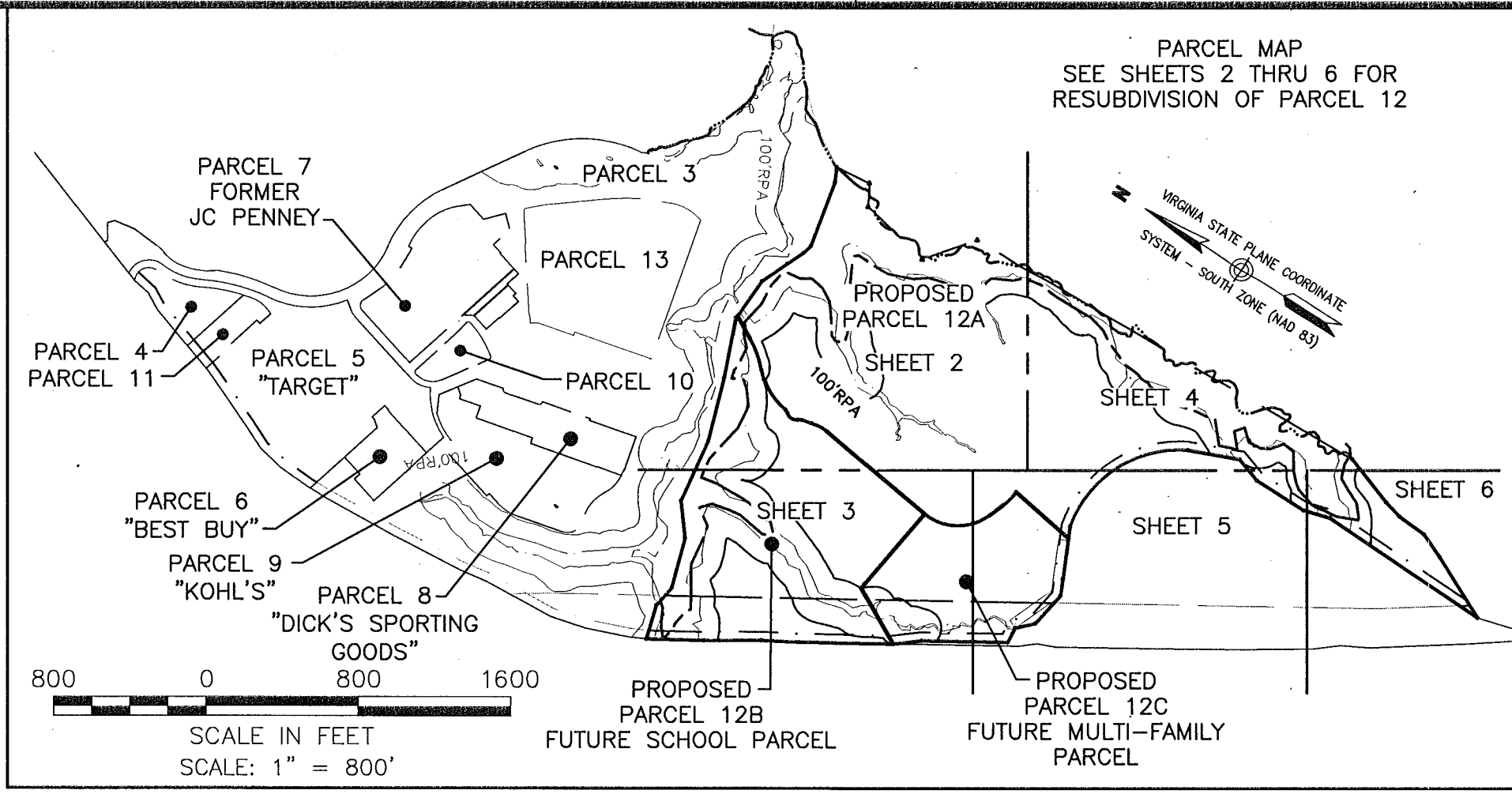
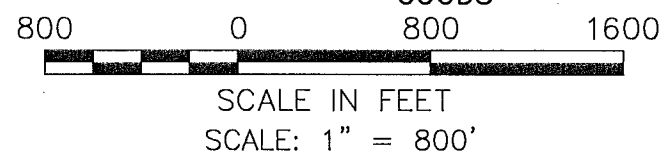


VICINITY MAP  
1"=2000'



PARCEL MAP  
SEE SHEETS 2 THRU 6 FOR  
RESUBDIVISION OF PARCEL 12



AREA TABULATION

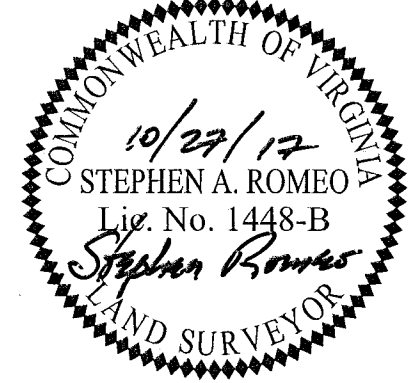
|                                       |                                  |
|---------------------------------------|----------------------------------|
| TAX MAP NO. 11-04-00-012              |                                  |
| EXIST. PARCEL 12 (TO SURVEY TIE-LINE) | 4,904,350± SQ. FT. / 112.59± AC. |
| PARCEL 12A (TO SURVEY TIE-LINE)       | 3,003,173± SQ. FT. / 68.95± AC.  |
| PARCEL 12B                            | 1,313,445 SQ. FT. / 30.1525 AC.  |
| PARCEL 12C                            | 587,732 SQ. FT. / 13.4925 AC.    |

LEGEND

- IRF IRON ROD FOUND
- IPF IRON PIPE FOUND
- H-MON FD CONCRETE MONUMENT FOUND
- IRS IRON ROD SET
- 100' RPA RESOURCE PROTECTION AREA

REFERENCES:

1. INST. NO. 090000781 (JANUARY 14, 2009)
2. P.B. 12, PG. 597-602 (JULY 2, 1998)
3. D.B. 969, PG. 643 (AUGUST 27, 1997)
4. INST. NO. 060025234 (OCTOBER 12, 2006)
5. INST. NO. 050030238 (NOVEMBER 30, 2005)
6. INST. NO. 070010893 (MAY 10, 2007)
7. INST. NO. 070011121 (MAY 14, 2007) (PLAT)
8. INST. NO. 070021611 (SEPTEMBER 5, 2007) (PLAT)
9. INST. NO. 070022838 (SEPTEMBER 19, 2007) (PLAT)
10. INST. NO. 1200001012 (JANUARY 19, 2012) (PLAT)
11. INST. NO. 150002070 (FEBRUARY 9, 2015) (PLAT)



SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT TO THE BEST OF MY KNOWLEDGE AND BELIEF, ALL THE REQUIREMENTS AS 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 PLAT IS AS FOLLOWS:

**TAX MAP NO. 11-04-00-012**  
IS IN THE NAME OF MARQUIS WILLIAMSBURG RE HOLDING, LLC, A DELAWARE LIMITED LIABILITY COMPANY (INSTRUMENT NUMBER 090000781), AND MARQUIS SINGLE FAMILY DEVELOPER, LLC, A VIRGINIA LIMITED LIABILITY COMPANY (INSTRUMENT NUMBER 170017380) AND WAS ACQUIRED FROM DAVID C. CULBERT, SUBSTITUTE TRUSTEE BY DEED DATED JANUARY 14, 2009, AND DULY RECORDED ON JANUARY 20, 2009 IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF THE COUNTY OF YORK-POQUOSON, VIRGINIA.

I CERTIFY THAT IRON RODS AS SHOWN ON THIS PLAT WILL BE SET PRIOR TO JANUARY 2018.

DATE: 10/27/17 Stephen Romeo  
STEPHEN A. ROMEO, L.S. LIC. NO. 1448-B

**OWNER'S CONSENT**  
MARQUIS WILLIAMSBURG RE HOLDING, LLC, A DELAWARE LIMITED LIABILITY COMPANY

THE PLATTING OF THE LAND AS SHOWN HEREON IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNER(S), PROPRIETOR(S) AND TRUSTEES.  
BY: CAVALIER MARQUIS INVESTORS, LLC, ITS SOLE MEMBER

BY: [Signature] 10/30/17  
SIGNATURE DATE  
PATRICK S. TODD MANAGING MEMBER  
NAME PRINTED TITLE

**CERTIFICATE OF NOTARIZATION**  
STATE OF: Texas  
CITY/COUNTY OF: Dallas  
I, (PRINT) Sherril Woods A NOTARY PUBLIC IN AND FOR THE CITY/COUNTY AND STATE AFORESAID, DO HEREBY CERTIFY THAT THE PERSON(S) WHOSE NAME IS SIGNED TO THE FOREGOING WRITING HAS ACKNOWLEDGED THE SAME BEFORE ME IN THE JURISDICTION AFORESAID. GIVEN UNDER MY NAME THIS 30 DAY OF October, 2017.  
MY COMMISSION EXPIRES 2-27-18

[Signature] (SIGNATURE)  
 (REGISTRATION NO.)

**OWNER'S CONSENT**  
MARQUIS SINGLE FAMILY DEVELOPER, LLC, A VIRGINIA LIMITED LIABILITY COMPANY

THE PLATTING OF THE LAND AS SHOWN HEREON IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNER(S), PROPRIETOR(S) AND TRUSTEES.

BY: [Signature] 10/30/17  
SIGNATURE DATE  
PATRICK S. TODD MANAGER  
NAME PRINTED TITLE

**CERTIFICATE OF NOTARIZATION**  
STATE OF: Texas  
CITY/COUNTY OF: Dallas  
I, (PRINT) Sherril Woods A NOTARY PUBLIC IN AND FOR THE CITY/COUNTY AND STATE AFORESAID, DO HEREBY CERTIFY THAT THE PERSON(S) WHOSE NAME IS SIGNED TO THE FOREGOING WRITING HAS ACKNOWLEDGED THE SAME BEFORE ME IN THE JURISDICTION AFORESAID. GIVEN UNDER MY NAME THIS 30 DAY OF October, 2017.  
MY COMMISSION EXPIRES 2-27-18

[Signature] (SIGNATURE)  
 (REGISTRATION NO.)

RESUBDIVISION OF PARCEL 12  
BEING THE PROPERTY OF  
MARQUIS WILLIAMSBURG  
RE HOLDING, LLC AND  
MARQUIS SINGLE FAMILY  
DEVELOPER, LLC.

BRUTON DISTRICT, YORK COUNTY, VIRGINIA  
DATE: 10/27/2017  
SHEET 1 OF 6

Transportation, Land Development, Environmental Services  
351 McLaws Circle, Suite 3  
Williamsburg, Virginia 23185  
757 220 0500 • FAX 757 903 2794

GENERAL NOTES

1. CURRENT OWNERS: MARQUIS WILLIAMSBURG RE HOLDING, LLC AND MARQUIS SINGLE FAMILY DEVELOPER, LLC.
2. THE PROPERTY IS CURRENTLY ZONED PDR (PLANNED DEVELOPMENT RESIDENTIAL) IN ACCORDANCE WITH THE YORK COUNTY ORDINANCE NO. 16-10(R) APPROVED BY THE BOARD OF SUPERVISORS ON OCTOBER 4, 2016.
3. PER ORDINANCE NO. 16-10(R)  
MINIMUM LOT WIDTH = SHALL BE 45 FT., PROVIDED, HOWEVER, THAT A MINIMUM LOT WIDTH OF 35 FT. SHALL BE PERMITTED FOR UP TO 5% OF THE LOTS.  
MINIMUM FRONT YARD SETBACK = SHALL BE 20 FT.  
MINIMUM REAR YARD SETBACK = SHALL BE 10 FT. (ATTACHED DECKS OR PORCHES SHALL BE SUBJECT TO THE 10 FT. SETBACK REQUIREMENT.  
MINIMUM SIDE YARD SETBACK = SHALL BE 7.5 FT.  
NOTE: THE MINIMUM BUILDING SEPARATION BETWEEN TWO PRINCIPAL BUILDINGS, INCLUDING ATTACHED DECKS OR PORCHES, SHALL BE FIFTEEN FEET (15') FOR SINGLE FAMILY DETACHED HOMES, PROVIDED, HOWEVER, THAT WHERE TWO ADJACENT STRUCTURES ARE SEPARATED BY LESS THAN 20', THE FOLLOWING CONDITIONS SHALL BE MET:  
1. STRUCTURES SHALL BE CONSTRUCTED WITH AN APPROVED NFPA 13R SPRINKLER SYSTEM, OR  
2. ALL ADJACENT FACING WALLS SHALL BE CONSTRUCTED WITH AN APPROVED FIRE-RESISTIVE EXTERIOR FINISH (OR OTHER APPROVED ALTERNATIVES) AND SAID FIRE-RESISTIVE CONSTRUCTION SHALL INCLUDE ASSOCIATED PROJECTIONS (CORNICES, EAVES, OVERHANGS, FIREPLACES, ETC). THIS SHALL INCLUDE THE PROJECTIONS FOR THE FIREPLACES EXTENDING INTO THE FIFTEEN-FOOT (15') SEPARATION. FURTHERMORE, IN ORDER TO ACCOMMODATE DESIGN FEATURES, A LIMITED PERCENTAGE (EXACT PERCENTAGE TO BE DETERMINED BY THE DEPARTMENT OF FIRE AND LIFE SAFETY) OF THE FIRE-RESISTIVE SECTION OF THE STRUCTURE COULD BE ALLOWED TO HAVE UNPROTECTED OPENINGS.
4. MERIDIAN IS BASED UPON YORK COUNTY DATUM REFERENCE MONUMENT NO. 037-RESET COORDINATES FOR MON. 037-RESET IN U.S. SURVEY FEET:  
(NORTHING) 3626414.349  
(EASTING) 12024453.965  
ELEV. =84.00
5. SEWER: EACH LOT WITHIN THIS SUBDIVISION WILL BE SERVED BY PUBLIC SEWER PROVIDED BY YORK COUNTY.
6. WATER: EACH LOT WITHIN THIS SUBDIVISION WILL BE SERVED BY PUBLIC WATER PROVIDED BY NEWPORT NEWS WATER WORKS.
7. THE LIMITS OF NATURAL RESOURCES EXCEPT AS NOTED ON THESE PROPERTIES HAVE NOT BEEN INVENTORIED OR FIELD VERIFIED. ALL FUTURE CONSTRUCTION OR LAND DEVELOPMENT SHALL BE SUBJECT TO THE REQUIREMENTS OF THE CHESAPEAKE BAY PRESERVATION AREA DESIGNATION AND MANAGEMENT REGULATIONS (9 VAC-10-20-10) AND CHAPTER 23.2 OF THE YORK COUNTY CODE AS WELL AS SECTION 24.1-376 (WATERSHED MANAGEMENT AND PROTECTION AREA OVERLAY DISTRICT) OF THE YORK COUNTY ZONING ORDINANCE.
8. THE PROPERTY LINES SHOWN ON THIS PLAN ARE BASED UPON AN ACTUAL FIELD SURVEY PERFORMED BY VHB, INC, DURING JULY AND AUGUST OF 2012, MAY 2014, SEPTEMBER 2017 AND FROM DEEDS AND PLANS OF RECORD.
9. THE PROPERTY SHOWN ON THIS PLAT LIES WITHIN ZONES "X", "A", AND "AE", ACCORDING TO THE FLOOD INSURANCE RATE MAP FOR YORK COUNTY, VIRGINIA, MAP NUMBERS 51199C0044D AND 51199C0085D, EFFECTIVE DATE JANUARY 16, 2015. FLOOD ZONE BOUNDARIES SHOWN ARE APPROXIMATE.
10. SUBJECT TO RESTRICTIONS/COVENANTS LR060005400, LR060015789 LR060028546, LR060024858, LR070021612, LR070025138, LR070025140, LR070025143, LR080006735, LR120022275, LR140003740, LR140003741 AND LR140003742.
11. PARCEL BEING SUBDIVIDED:  
TAX MAP NO. 11-04-00-012 GPIN NO. I13C-0012-1173

APPROVED:  
YORK COUNTY BOARD OF SUPERVISORS  
BY: [Signature]  
PLAT APPROVING AGENT  
DATE: October 31, 2017

STATE OF VIRGINIA, COUNTY OF YORK  
IN THE CLERK'S OFFICE OF THE CIRCUIT COURT FOR THE COUNTY OF YORK-POQUOSON THE 31st DAY OF October, 2017, THIS MAP WAS PRESENTED AND ADMITTED TO RECORD AS THE LAW DIRECTS AS INSTRUMENT NO. 170020858  
TESTE: Kristen N Nelson  
CLERK  
BY: [Signature], Deputy Clerk