

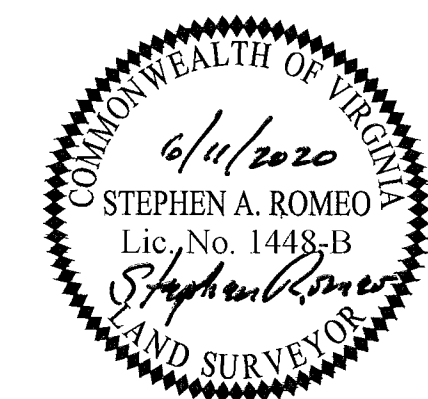
MARQUIS HILLS PHASE 2
BEING A
RESUBDIVISION OF PARCEL 12A
PROPERTY OF
MARQUIS SINGLE FAMILY
DEVELOPER, LLC.

BRUTON DISTRICT, YORK COUNTY, VIRGINIA
DATE: 6/11/2020
SHEET 10 OF 15

LEGEND

- CONCRETE MONUMENT TO BE SET
- IRON ROD TO BE SET
- H-MON FD ○ HIGHWAY MONUMENT FOUND
- IRS ○ IRON ROD SET

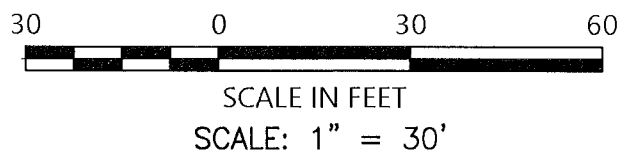
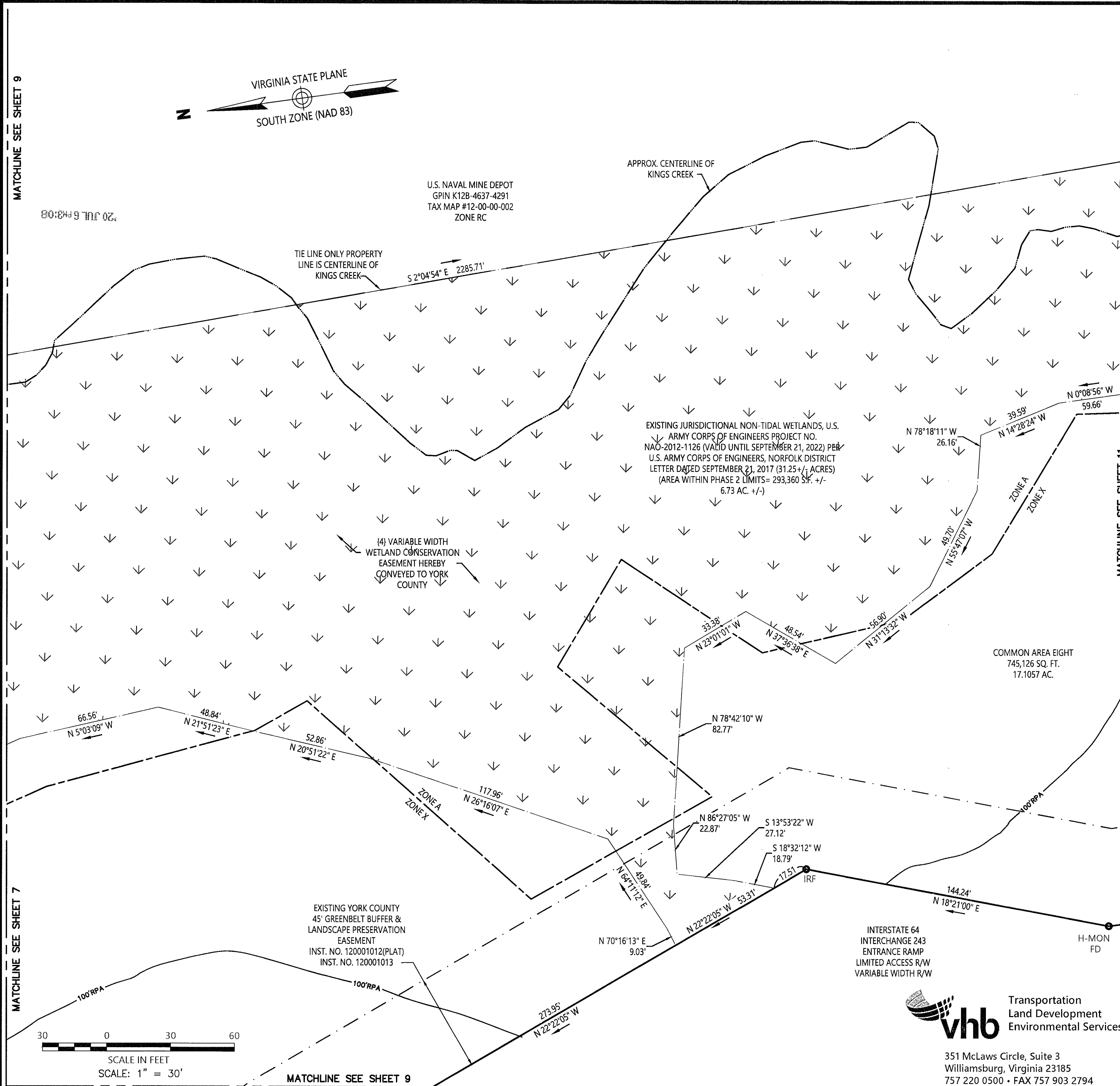
- ▲— CENTERLINE ROAD
- PROPERTY LINE
- - - BUILDING SETBACK LINE
- - - FLOOD ZONE
- - - WETLAND LINE
- - - 100'RPA
- - - LANDSCAPE EASEMENT LINE
- [Hatched Box] (1) DRAINAGE EASEMENT HEREBY CONVEYED TO THE MARQUIS HILLS HOMEOWNERS' ASSOCIATION, INC.
- [Diagonal Hatched Box] (2) 10' RESTRICTED ACCESS EASEMENT HEREBY CONVEYED TO YORK COUNTY
- [Dashed Box] (3) 10' LANDSCAPE PRESERVATION EASEMENT HEREBY CONVEYED TO YORK COUNTY
- [Downward Arrow Box] (4) WETLAND CONSERVATION EASEMENT HEREBY CONVEYED TO YORK COUNTY
- [Dashed Box] (5) VARIABLE WIDTH RETAINING WALL MAINTENANCE EASEMENT HEREBY CONVEYED TO THE MARQUIS HILLS HOMEOWNERS' ASSOCIATION, INC. (NO EXCAVATION OR GRADE ALTERATION PERMITTED)



APPROVED:
YORK COUNTY BOARD OF SUPERVISORS
BY: *[Signature]*
PLAT APPROVING AGENT
DATE: JUNE 25 2020

STATE OF VIRGINIA, COUNTY OF YORK
IN THE CLERK'S OFFICE OF THE CIRCUIT COURT FOR THE COUNTY OF YORK—POQUOSON THE 05 DAY OF July 2020, THIS MAP WAS PRESENTED AND ADMITTED TO RECORD AS THE LAW DIRECTS AS INSTRUMENT NO. 200010534
TESTE: *[Signature]*
CLERK
BY: *[Signature]*

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



MATCHLINE SEE SHEET 9

MATCHLINE SEE SHEET 9

MATCHLINE SEE SHEET 7

MATCHLINE SEE SHEET 11

20 JUL 6 7 11 02

U.S. NAVAL MINE DEPOT
GPIN K12B-4637-4291
TAX MAP #12-00-00-002
ZONE RC

APPROX. CENTERLINE OF
KINGS CREEK

TIE LINE ONLY PROPERTY
LINE IS CENTERLINE OF
KINGS CREEK

EXISTING JURISDICTIONAL NON-TIDAL WETLANDS, U.S. ARMY CORPS OF ENGINEERS PROJECT NO. NAO-2012-1126 (VALID UNTIL SEPTEMBER 21, 2022) PER U.S. ARMY CORPS OF ENGINEERS, NORFOLK DISTRICT LETTER DATED SEPTEMBER 21, 2017 (31.25 +/- ACRES) (AREA WITHIN PHASE 2 LIMITS= 293,360 SQ. +/- 6.73 AC. +/-)

(4) VARIABLE WIDTH
WETLAND CONSERVATION
EASEMENT HEREBY
CONVEYED TO YORK COUNTY

COMMON AREA EIGHT
745,126 SQ. FT.
17.1057 AC.

EXISTING YORK COUNTY
45' GREENBELT BUFFER &
LANDSCAPE PRESERVATION
EASEMENT
INST. NO. 120001012(PLAT)
INST. NO. 120001013

INTERSTATE 64
INTERCHANGE 243
ENTRANCE RAMP
LIMITED ACCESS R/W
VARIABLE WIDTH R/W

H-MON
FD