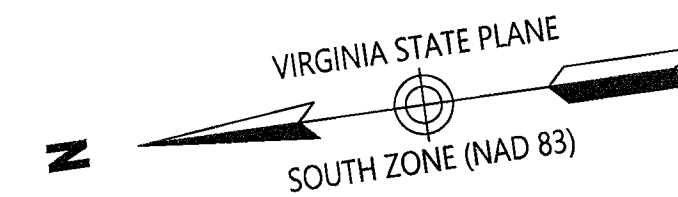


MARQUIS HILLS PHASE 2
BEING A
RESUBDIVISION OF PARCEL 12A
PROPERTY OF
MARQUIS SINGLE FAMILY
DEVELOPER, LLC.

BRUTON DISTRICT, YORK COUNTY, VIRGINIA
DATE: 6/11/2020
SHEET 3 OF 15



- LEGEND
- CONCRETE MONUMENT TO BE SET
 - IRON ROD TO BE SET
 - HIGHWAY MONUMENT FOUND
 - IRON ROD SET
 - CENTERLINE ROAD
 - PROPERTY LINE
 - BUILDING SETBACK LINE
 - FLOOD ZONE
 - WETLAND LINE
 - 100' RPA LIMITS
 - LANDSCAPE EASEMENT LINE
 - (1) DRAINAGE EASEMENT HEREBY CONVEYED TO THE MARQUIS HILLS HOMEOWNERS' ASSOCIATION, INC.
 - (2) 10' RESTRICTED ACCESS EASEMENT HEREBY CONVEYED TO YORK COUNTY
 - (3) 10' LANDSCAPE PRESERVATION EASEMENT HEREBY CONVEYED TO YORK COUNTY
 - (4) WETLAND CONSERVATION EASEMENT HEREBY CONVEYED TO YORK COUNTY
 - (5) VARIABLE WIDTH RETAINING WALL MAINTENANCE EASEMENT HEREBY CONVEYED TO THE MARQUIS HILLS HOMEOWNERS' ASSOCIATION, INC. (NO EXCAVATION OR GRADE ALTERATION PERMITTED)

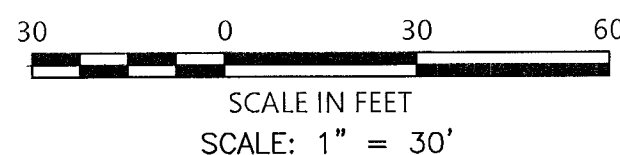
NOTE:
THIS RIGHT-OF-WAY IS PLATTED WITH THE INTENT OF BEING EXTENDED AND CONTINUED IN ORDER TO PROVIDE INGRESS AND EGRESS TO AND FROM FUTURE SUBDIVISION OR ADJACENT PROPERTY

90:849 711 02.

AURAY DRIVE
50' PRIVATE STREET ACCESS EASEMENT
(COMMON AREA FOURTEEN)
4,602 SQ. FT. / 0.1056 AC.

NOTE:
THIS RIGHT-OF-WAY IS PLATTED WITH THE INTENT OF BEING EXTENDED AND CONTINUED IN ORDER TO PROVIDE INGRESS AND EGRESS TO AND FROM FUTURE SUBDIVISION OR ADJACENT PROPERTY

N/F
MARQUIS SINGLE FAMILY DEVELOPER, LLC,
INST. NO. 170017380
PARCEL 12A
FUTURE DEVELOPMENT
GPIN 113C-0012-1173
TAX MAP #11-04-00-012
INST. NO. 120001012(PLAT)
ZONED PDR
FORMER AREA
2,474,785± SQ. FT. / 56.80± AC.
NEW AREA
1,253,568± SQ. FT. / 28.78± AC.



(A) EXISTING
YORK COUNTY
10' RESTRICTED
ACCESS EASEMENT
INST. NO. 190009200

(B) EXISTING
YORK COUNTY 10' LANDSCAPE
PRESERVATION EASEMENT
INST. NO. 190009200

(C) EXISTING
YORK COUNTY VARIABLE
WIDTH SIGHT EASEMENT
INST. NO. 190009200

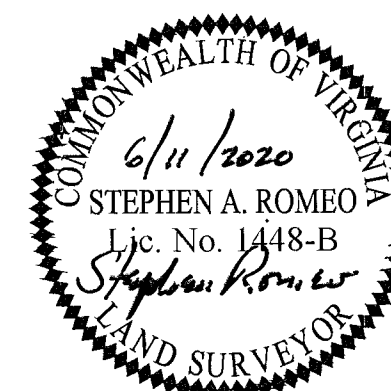
MARQUIS HILLS PHASE 1
INST. NO. 190009200

N/F
MARQUIS SINGLE FAMILY
DEVELOPER, LLC,
LOT 46
TAX MAP # 111-01-00-046
GPIN 113C-0306-0035
PDR

N/F
MARQUIS SINGLE FAMILY
DEVELOPER, LLC,
LOT 47
TAX MAP # 111-01-00-047
GPIN 112A-0297-4984
PDR

N/F
MARQUIS SINGLE FAMILY
DEVELOPER, LLC,
LOT 48
TAX MAP # 111-01-00-048
GPIN 112A-0284-4934
PDR

N/F
MARQUIS SINGLE FAMILY
DEVELOPER, LLC,
LOT 49
TAX MAP # 111-01-00-049
GPIN 112A-0269-4875
PDR



vhb
Transportation
Land Development
Environmental Services

351 McLaws Circle, Suite 3
Williamsburg, Virginia 23185
757 220 0500 • FAX 757 903 2794

APPROVED:
YORK COUNTY BOARD OF SUPERVISORS

BY: *Erin Kassel*

PLAT APPROVING AGENT
JUNE 25, 2020

DATE:

STATE OF VIRGINIA, COUNTY OF YORK
IN THE CLERK'S OFFICE OF THE CIRCUIT COURT FOR THE
COUNTY OF YORK-POQUOSON THE 10th DAY OF
July 2020, THIS MAP WAS PRESENTED AND
ADMITTED TO RECORD AS THE LAW DIRECTS AS
INSTRUMENT NO. 200010534

TESTE: *Kristen N. Nelson*
CLERK

BY: *Lauren Hittell, DC*