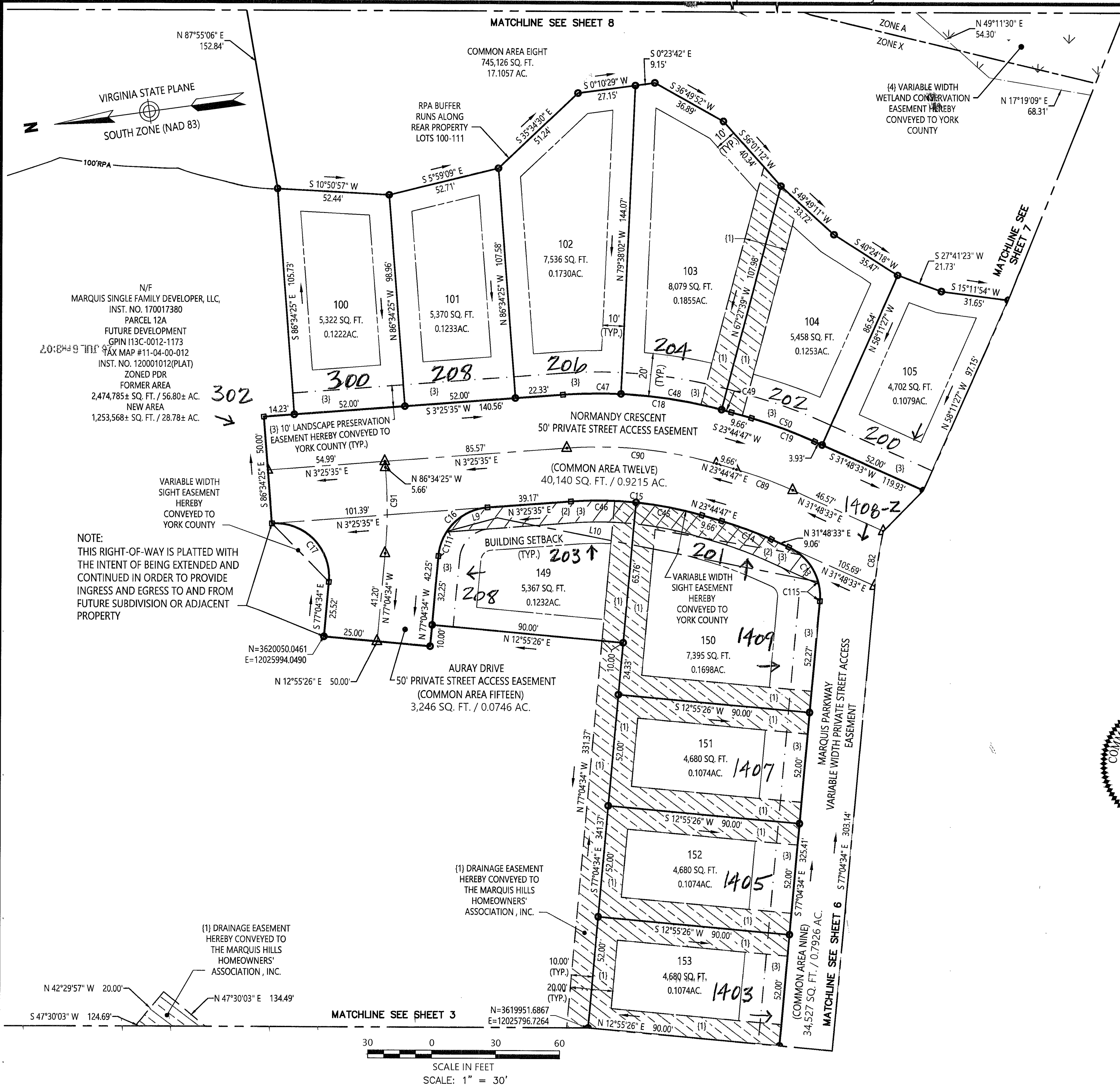


MARQUIS HILLS PHASE 2
BEING A
RESUBDIVISION OF PARCEL 12A
PROPERTY OF
MARQUIS SINGLE FAMILY
DEVELOPER, LLC.

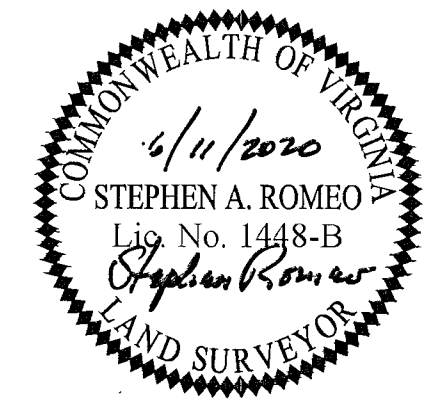
BRUTON DISTRICT, YORK COUNTY, VIRGINIA
DATE: 6/11/2020
SHEET 5 OF 15



- 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
 - - - 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)

N/F
MARQUIS SINGLE FAMILY DEVELOPER, LLC.
INST. NO. 170017380
PARCEL 12A
FUTURE DEVELOPMENT
GPIN I13C-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.

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



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: Susan 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 20th DAY OF June 2020, THIS MAP WAS PRESENTED AND ADMITTED TO RECORD AS THE LAW DIRECTS AS INSTRUMENT NO. 200010334
TESTE: Kristen N. Nelson
CLERK
BY: Naelene Mitchell

