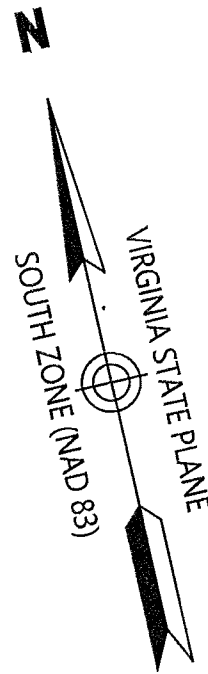


MARQUIS HILLS PHASE 3
 BEING A
 RESUBDIVISION OF PARCEL 12A
 PROPERTY OF
 MARQUIS SINGLE FAMILY
 DEVELOPER, LLC.
 BRUTON DISTRICT, YORK COUNTY, VIRGINIA
 DATE: 5/9/2022
 SHEET 12 OF 15



PARCEL 3
 MARQUIS WILLIAMSBURG RE HOLDING LLC
 GPIN H13D-4834-2062
 MAP #11-04-00-003
 INST. NO. 150002070
 ZONE EO

N/F
 MARQUIS SINGLE FAMILY DEVELOPER, LLC
 INST. NO. 170017380
 PARCEL 12A
 FUTURE DEVELOPMENT
 GPIN H13C-0012-1173
 TAX MAP #11-04-00-012
 INST. NO. 120001012 (PLAT)
 ZONED PD
 FORMER AREA
 1,253,580± SQ. FT. / 28.78± AC.
 NEW AREA
 0 SQ. FT. / 0 AC.

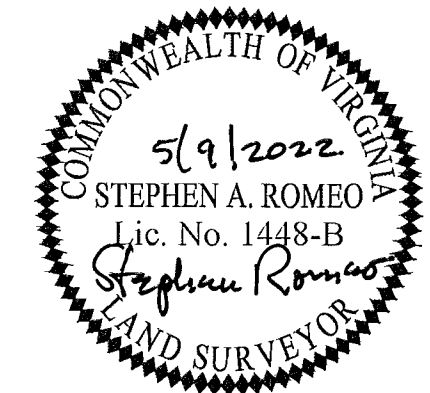
VARIABLE WIDTH WETLAND CONSERVATION EASEMENT
 HEREBY CONVEYED TO YORK COUNTY
 376,934± SQ. FT. / 8.65± AC.

COMMON AREA
 TWENTY-THREE
 711,337± SQ. FT.
 16.33± AC.

EXISTING JURISDICTIONAL NON-TIDAL WETLANDS,
 U.S. ARMY CORPS OF ENGINEERS PROJECT NO.
 NAO-2012-01126 (VALID UNTIL SEPTEMBER 21,
 2022) PER U.S. ARMY CORPS OF ENGINEERS,
 NORFOLK DISTRICT LETTER DATED SEPTEMBER 21,
 2017, (TYP.)

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

- LEGEND
- CONCRETE MONUMENT TO BE SET
 - IRON ROD TO BE SET
 - ▲— CENTERLINE ROAD
 - PROPERTY LINE
 - BUILDING SETBACK LINE
 - FLOOD ZONE
 - WETLAND LINE
 - 100' RPA
 - 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 SIGHT EASEMENT HEREBY CONVEYED TO YORK COUNTY
 - ▨ (6) VARIABLE WIDTH RETAINING WALL MAINTENANCE EASEMENT HEREBY CONVEYED TO THE MARQUIS HILLS HOMEOWNERS' ASSOCIATION, INC. (NO EXCAVATION OR GRADE ALTERATION PERMITTED)
 - ▨ (7) 20' SEWER EASEMENT HEREBY CONVEYED TO YORK COUNTY SEE SHEET 15

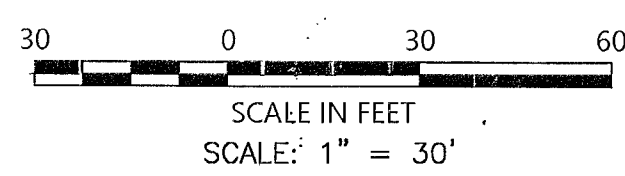


vhb Transportation
 Land Development
 Environmental Services
 351 McLaws Circle, Suite 3
 Williamsburg, Virginia 23185
 757 220 0500 • FAX 757 903 2794

APPROVED:
 YORK COUNTY BOARD OF SUPERVISORS
 BY: *[Signature]* for Susan Kassel
 PLAT APPROVING AGENT
 DATE: July 27, 2022

STATE OF VIRGINIA, COUNTY OF YORK
 IN THE CLERK'S OFFICE OF THE CIRCUIT COURT FOR THE
 COUNTY OF YORK-POQUOSON THE 28th DAY OF
 July 22, THIS MAP WAS PRESENTED AND
 ADMITTED TO RECORD AS THE LAW DIRECTS AS
 INSTRUMENT NO. 220013169

TESTE: *[Signature]* CLERK
 BY: *[Signature]*



MATCHLINE SEE SHEET 14

MATCHLINE SEE SHEET 10

MATCHLINE SEE SHEET 9