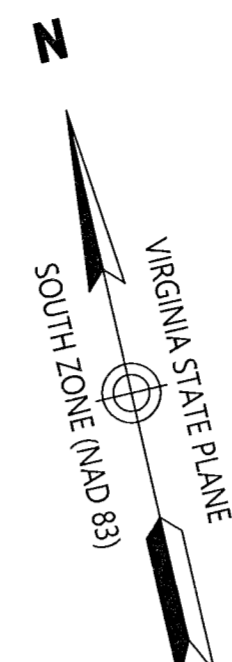
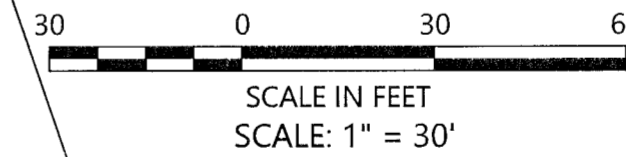
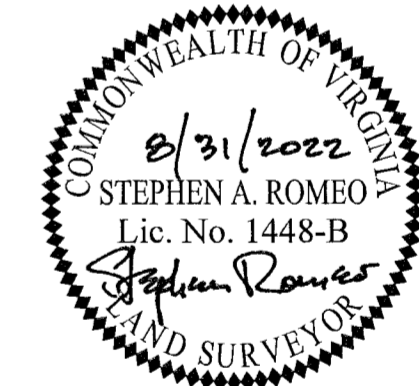


PLAT OF CORRECTION  
 INSTRUMENT NO. 220013159  
 MARQUIS HILLS PHASE 3  
 BEING A  
 RESUBDIVISION OF PARCEL 12A  
 PROPERTY OF  
 MARQUIS SINGLE FAMILY  
 DEVELOPER, LLC.  
 BRUTON DISTRICT, YORK COUNTY, VIRGINIA  
 DATE: 8/31/2022  
 SHEET 5 OF 15



- LEGEND
- CONCRETE MONUMENT TO BE SET
  - IRON ROD TO BE SET
  - CENTERLINE ROAD
  - PROPERTY LINE
  - BUILDING SETBACK LINE
  - FLOOD ZONE
  - WETLAND LINE
  - 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 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

- ① PORTIONS OF EXISTING MARQUIS HILLS HOMEOWNERS ASSOCIATION, INC DRAINAGE EASEMENT INST. NO. 200010534 HEREBY EXTINGUISHED
- ② EXISTING MARQUIS HILLS HOMEOWNERS ASSOCIATION, INC DRAINAGE EASEMENT INST. NO. 200010534
- ③ EXISTING 10' YORK COUNTY RESTRICTED ACCESS EASEMENT INST. NO. 200010534
- ④ EXISTING 10' YORK COUNTY LANDSCAPE PRESERVATION EASEMENT INST. NO. 200010534



**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 Kessel*  
 PLAT APPROVING AGENT  
 DATE: 9/30/22

STATE OF VIRGINIA, COUNTY OF YORK  
 IN THE CLERK'S OFFICE OF THE CIRCUIT COURT FOR THE COUNTY OF YORK—POQUOSON THE 30th DAY OF Sept 2022, THIS MAP WAS PRESENTED AND ADMITTED TO RECORD AS THE LAW DIRECTS AS INSTRUMENT NO. 220013159  
 TESTE: *Kristen N. Nelson*, CLERK  
 BY: *Laurene M. Holt, Jr*



MATCHLINE SEE SHEET 8

MATCHLINE SEE SHEET 6

MATCHLINE SEE SHEET 6

MATCHLINE SEE SHEET 6

MATCHLINE SEE SHEET 4

(COMMON AREA EIGHTEEN)  
 35,674 SQ. FT. / 0.8190 AC.

SEE INSET 2 SHEET 14 FOR  
 RETAINING WALL  
 MAINTENANCE EASEMENT

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

EXISTING  
 VARIABLE WIDTH  
 YORK COUNTY  
 SIGHT EASEMENT  
 INST. NO. 200010534

EXISTING  
 AURAY DRIVE  
 50' PRIVATE STREET  
 ACCESS EASEMENT  
 (COMMON AREA FIFTEEN)  
 INST. NO. 200010534

EXISTING  
 VARIABLE WIDTH  
 YORK COUNTY  
 SIGHT EASEMENT  
 INST. NO. 200010534

EXISTING  
 NORMANDY CRESCENT  
 50' PRIVATE STREET ACCESS EASEMENT  
 (COMMON AREA TWELVE)  
 INST. NO. 200010534

N/F  
 PAZ, GONZALEZ ANGEL IVAN  
 & ROSADRA PAZ  
 GPIN: 112A-1145-4969  
 TAX MAP #111-02-00-101  
 ZONED PD

N/F  
 MCCLELLAN, WILLIAM & MELISSA  
 GPIN: 112A-1159-4911  
 TAX MAP #111-02-00-102  
 ZONED PD

N/F  
 CARTER, CEPEDA STACEY A.  
 & DILJO  
 GPIN: 112A-1150-4856  
 TAX MAP #111-02-00-103  
 ZONED PD

N/F  
 VERMEIRE, JOHN J. IV  
 GPIN: 112A-0980-4866  
 TAX MAP #111-02-00-150  
 ZONED PD

N/F  
 ABEL, BRIAN P. L. & DANIELLE  
 GPIN: 112A-0863-4890  
 TAX MAP #111-02-00-152  
 ZONED PD

N/F  
 ESTES, COLLIN & ALEXIS  
 GPIN: 112A-0913-4879  
 TAX MAP #111-02-00-151  
 ZONED PD

N/F  
 TRAN, PHAM AHN NGA &  
 VIET QUOC TRAN  
 GPIN: 112A-0812-4902  
 TAX MAP #111-02-00-153  
 ZONED PD

N/F  
 PALMER, SELENA RAYNELL  
 GPIN: 112A-0761-4914  
 TAX MAP #111-02-00-154  
 ZONED PD

MARQUIS HILLS PHASE 2  
 INST. NO. 200010534