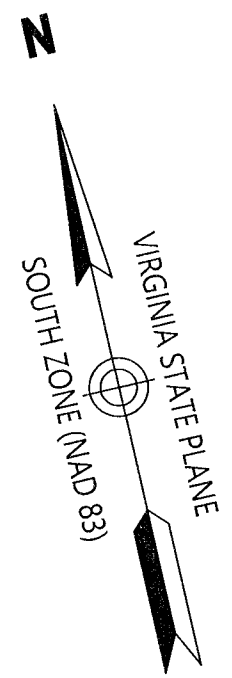


PLAT OF CORRECTION
INSTRUMENT NO. 220013159
MARQUIS HILLS PHASE 3
 BEING A
RESUBDIVISION OF PARCEL 12A
 PROPERTY OF
MARQUIS SINGLE FAMILY DEVELOPER, LLC.
 BRUTON DISTRICT, YORK COUNTY, VIRGINIA
 DATE: 8/31/2022
 SHEET 12 OF 15



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 I13C-0012-1173
 TAX MAP #11-04-00-012
 INST. NO. 120001012(PLAT)
 ZONED PD
 FORMER AREA
 1,253,568± 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.

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.)

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

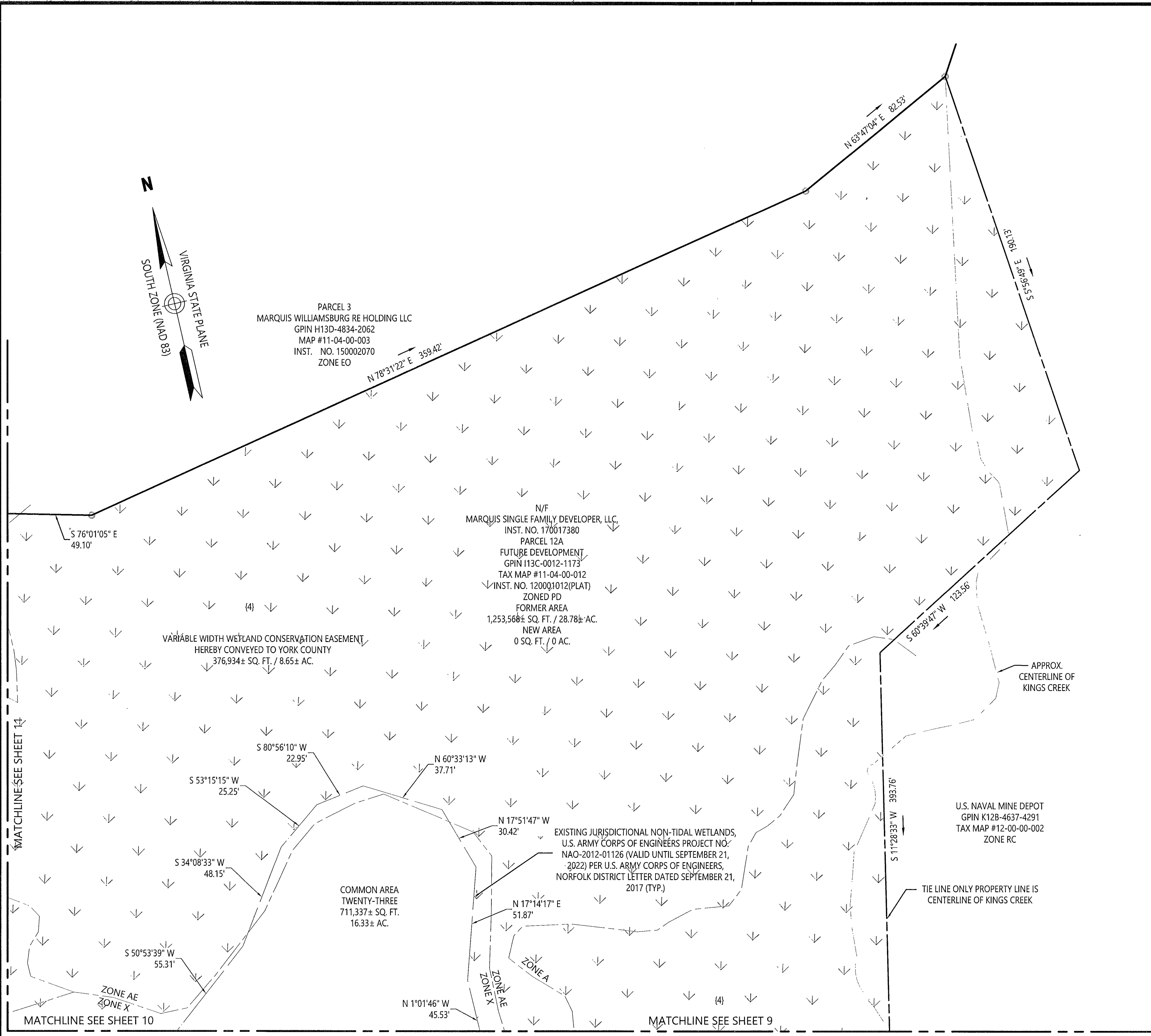
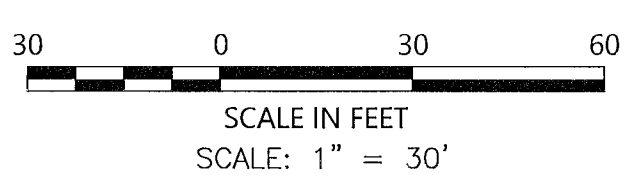
U.S. NAVAL MINE DEPOT
 GPIN K12B-4637-4291
 TAX MAP #12-00-00-002
 ZONE RC



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]*
 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 30 DAY OF
 Sept. 2022, THIS MAP WAS PRESENTED AND
 ADMITTED TO RECORD AS THE LAW DIRECTS AS
 INSTRUMENT NO. 220016928
 TESTE: KRISTEN N. NELSON, CLERK
 BY: *[Signature]*



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 |