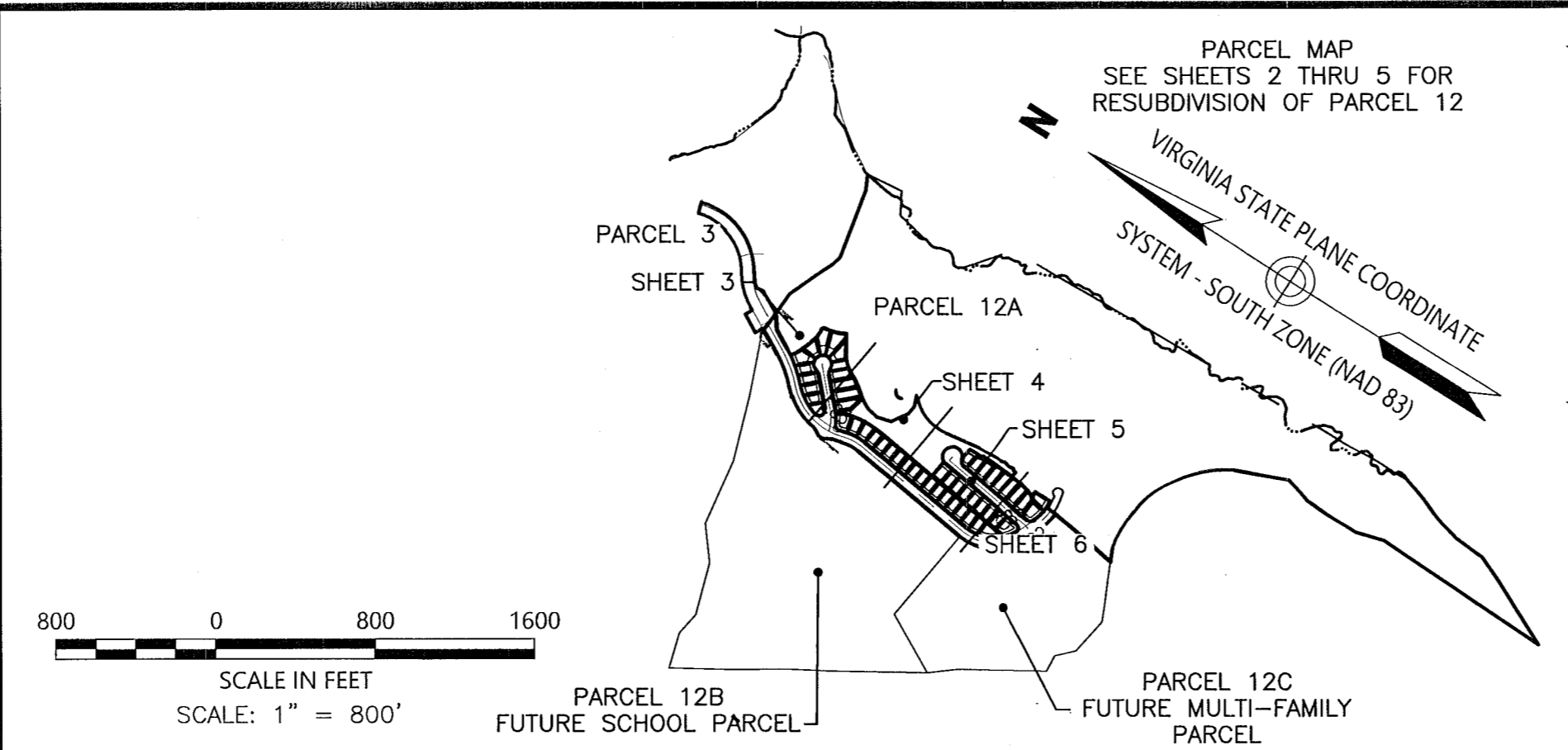


VICINITY MAP
1"=2000'



- LEGEND
- IRON ROD TO BE SET
 - CONC. MONUMENT TO BE SET
 - CENTERLINE ROAD
 - PROPERTY LINE
 - - - BUILDING SETBACK LINE
 - - - FLOOD ZONE
 - - - WETLAND LINE
 - - - RPA LIMITS
 - - - LANDSCAPE EASEMENT LINE
 - - - SEWER EASEMENT LINE
 - ▨ DRAINAGE EASEMENT
 - ▩ RESTRICTED ACCESS EASEMENT
 - ▧ CONSERVATION EASEMENT

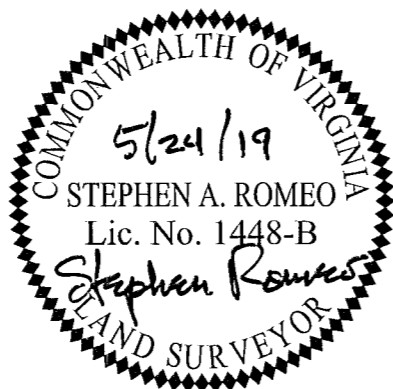
SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT TO THE BEST OF MY KNOWLEDGE AND BELIEF, ALL THE REQUIREMENTS AS SET FORTH IN THE ORDINANCE FOR APPROVING PLATS OF SUBDIVISION IN THE COUNTY OF YORK, VIRGINIA HAVE BEEN COMPLIED WITH, INCLUDING A CLOSURE OF NOT LESS THAN 1'/20,000'. THIS IS TO CERTIFY THAT THE LAND EMBRACED IN THIS SUBDIVISION PLAT IS AS FOLLOWS:

TAX MAP NO. 11-04-00-012

IS IN THE NAME OF MARQUIS SINGLE FAMILY DEVELOPER, LLC, A VIRGINIA LIMITED LIABILITY COMPANY AND WAS ACQUIRED FROM MARQUIS WILLIAMSBURG RE HOLDING, LLC, A DELAWARE LIMITED LIABILITY COMPANY, BY SPECIAL WARRANTY DEED DATED SEPTEMBER 5, 2017, AND DULY RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF THE COUNTY OF YORK-POQUOSON, VIRGINIA ON SEPTEMBER 13, 2017 AS INSTRUMENT NO. 170017380.

I CERTIFY THAT IRON RODS AS SHOWN ON THIS PLAT WILL BE SET PRIOR TO AUGUST 2019.



5/24/19

Stephen Romeo

DATE: STEPHEN A. ROMEO, L.S. LIC. NO. 1448-B

AREA TABULATION - MARQUIS HILLS, PHASE 1

AREA OF LOTS (LOTS 1-50)	266,324 SQ. FT. / 6.1140 AC.
COMMON AREA ONE	3,808 SQ. FT. / 0.0874 AC.
COMMON AREA TWO	3,514 SQ. FT. / 0.0807 AC.
COMMON AREA THREE	90,444 SQ. FT. / 2.0763 AC.
COMMON AREA FOUR (MARQUIS PARKWAY VARIABLE WIDTH PRIVATE STREET ACCESS EASEMENT)	112,012 SQ. FT. / 2.5714 AC.
COMMON AREA FIVE (PETTIGREW COURT 50' PRIVATE STREET ACCESS EASEMENT)	21,553 SQ. FT. / 0.4948 AC.
COMMON AREA SIX (OVERSTREET COURT 50' PRIVATE STREET ACCESS EASEMENT)	31,733 SQ. FT. / 0.7285 AC.
TOTAL SUBDIVISION AREA - MARQUIS HILLS, PHASE 1	529,388 SQ. FT. / 12.1531 AC.
REMAINING AREA OF TAX MAP NO. 11-04-00-012 (FUTURE DEVELOPMENT)	2,473,785± SQ. FT. / 56.80± AC.
TOTAL AREA OF TAX MAP 11-04-00-012	3,003,173± SQ. FT. / 68.95± AC.

REFERENCES

INST. NO. 090000781 (JANUARY 14, 2009), P.B. 12, PG. 597-602 (JULY 2, 1998), D.B. 969, PG. 643 (AUGUST 27, 1997), INST. NO. 060025234 (OCTOBER 12, 2006), INST. NO. 050030238 (NOVEMBER 30, 2005), INST. NO. 070010893 (MAY 10, 2007), INST. NO. 070011121 (MAY 14, 2007) (PLAT), INST. NO. 070021611 (SEPTEMBER 5, 2007) (PLAT), INST. NO. 070022838 (SEPTEMBER 19, 2007) (PLAT), INST. NO. 1200001012 (JANUARY 19, 2012) (PLAT), INST. NO. 150002070 (FEBRUARY 9, 2015) (PLAT), INST. NO. 170020858 (OCTOBER 31, 2017) (PLAT)

**MARQUIS HILLS PHASE 1
BEING A
RESUBDIVISION OF PARCEL 12A
PROPERTY OF
MARQUIS SINGLE FAMILY
DEVELOPER, LLC.**

BRUTON DISTRICT, YORK COUNTY, VIRGINIA
DATE: 5/24/2019
SHEET 1 OF 7



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

DATE: JUNE 17, 2019

STATE OF VIRGINIA, COUNTY OF YORK
IN THE CLERK'S OFFICE OF THE CIRCUIT COURT FOR THE
COUNTY OF YORK-POQUOSON THE 19th DAY OF
June 2019, THIS MAP WAS PRESENTED AND
ADMITTED TO RECORD AS THE LAW DIRECTS AS
INSTRUMENT NO. 190009200

TESTE: *Kristen M. Nelson, Clerk*

BY: *Franky DC*