

OWNER'S CONSENT (MARQUIS SINGLE FAMILY DEVELOPER, LLC, A VIRGINIA LIMITED LIABILITY COMPANY)

THE PLATTING OF THE LAND AS SHOWN HEREON IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNER(S), PROPRIETOR(S) AND TRUSTEES.

BY: [Signature] 5/24/2019
SIGNATURE DATE

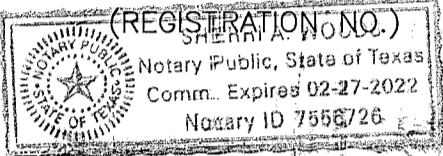
PATRICK S. TODD MANAGER
NAME PRINTED TITLE

CERTIFICATE OF NOTARIZATION

STATE OF: Texas

CITY/COUNTY OF Dallas
I, (PRINT) Sherri A. Woods A NOTARY PUBLIC
IN AND FOR THE CITY/COUNTY AND STATE AFORESAID, DO HEREBY CERTIFY THAT THE PERSON(S) WHOSE NAME IS SIGNED TO THE FOREGOING WRITING HAS ACKNOWLEDGED THE SAME BEFORE ME IN THE JURISDICTION AFORESAID. GIVEN UNDER MY NAME THIS 24th DAY OF May, 2019. MY COMMISSION EXPIRES 2/21/22

[Signature] 7556726
(SIGNATURE) (REGISTRATION NO.)



GENERAL NOTES

- 1. CURRENT OWNER: MARQUIS SINGLE FAMILY DEVELOPER, LLC.
2. TOTAL NUMBER OF LOTS: 50
3. THE PROPERTY IS CURRENTLY ZONED PDR (PLANNED DEVELOPMENT RESIDENTIAL) IN ACCORDANCE WITH THE YORK COUNTY ORDINANCE NO. 16-10(R) APPROVED BY THE BOARD OF SUPERVISORS ON OCTOBER 4, 2016.
4. PER ORDINANCE NO. 16-10(R) MINIMUM LOT WIDTH = 45 FT., PROVIDED, HOWEVER, THAT A MINIMUM LOT WIDTH OF 35 FT. SHALL BE PERMITTED FOR UP TO 5% OF THE LOTS.
5. MERIDIAN IS BASED UPON YORK COUNTY DATUM REFERENCE MONUMENT NO. 037-RESET COORDINATES FOR MON. 037-RESET IN U.S. SURVEY FEET: (NORTHING) 3626414.349 (EASTING) 12024453.965 ELEV. =84.00
6. SEWER: EACH LOT WITHIN THIS SUBDIVISION WILL BE SERVED BY PUBLIC SEWER PROVIDED BY YORK COUNTY.
7. WATER: EACH LOT WITHIN THIS SUBDIVISION WILL BE SERVED BY PUBLIC WATER PROVIDED BY NEWPORT NEWS WATER WORKS.
8. THE LIMITS OF NATURAL RESOURCES EXCEPT AS NOTED ON THESE PROPERTIES HAVE BEEN INVENTORIED AND FIELD VERIFIED. ALL FUTURE CONSTRUCTION OR LAND DEVELOPMENT SHALL BE SUBJECT TO THE REQUIREMENTS OF THE CHESAPEAKE BAY PRESERVATION AREA DESIGNATION AND MANAGEMENT REGULATIONS (9 VAC-10-20-10) AND CHAPTER 23.2 OF THE YORK COUNTY CODE AS WELL AS SECTION 24.1-376 (WATERSHED MANAGEMENT AND PROTECTION AREA OVERLAY DISTRICT) OF THE YORK COUNTY ZONING ORDINANCE.
9. THE 100-FOOT RESOURCE PROTECTION AREA (RPA) BUFFER IS TO REMAIN UNDISTURBED AND VEGETATED, EXCEPT FOR SUCH MODIFICATIONS AS MAY BE AUTHORIZED BY SECTION 23.2-9(d), YORK COUNTY CODE, FOR REASONABLE SIGHT-LINES, ACCESS PATHS, SHORELINE EROSION CONTROL BEST MANAGEMENT PRACTICES, REMOVAL OF DEAD OR DISEASED TREES OR SHRUBBERY, AND OTHER LISTED MODIFICATIONS AS APPROVED BY CHESAPEAKE BAY BOARD RESOLUTION 17-041B.
10. THE PROPERTY LINES SHOWN ON THIS PLAN ARE BASED UPON AN ACTUAL FIELD SURVEY PERFORMED BY VHB, INC, DURING JULY AND AUGUST OF 2012, MAY 2014, SEPTEMBER 2017 AND FROM DEEDS AND PLANS OF RECORD.
11. THE PROPERTY SHOWN ON THIS PLAT LIES WITHIN ZONES "X" "A" AND "AE" ACCORDING TO THE FLOOD INSURANCE RATE MAP FOR YORK COUNTY, VIRGINIA, MAP NUMBERS 51199C0044D AND 51199C0085D, EFFECTIVE DATE JANUARY 16, 2015. FLOOD ZONE BOUNDARIES SHOWN ARE APPROXIMATE.
12. SUBJECT TO RESTRICTIONS/COVENANTS LR060005400, LR060015789 LR060028546, LR060024858, LR070021612, LR070025138, LR070025140, LR070025143, LR140003740, LR140003741, LR140003742, LR180009959 AND LR180009960.
13. SUBJECT TO RESTRICTIVE COVENANTS RECORDED CONCURRENTLY WITH THIS PLAT.

TRUSTEE'S CONSENT (BANK OF THE OZARKS)

THE PLATTING OF THE LAND AS SHOWN HEREON IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNER(S), PROPRIETOR(S) AND TRUSTEES. Lawyers Title Realty Services, Inc.

BY: [Signature] 5/24/19
SIGNATURE DATE

Deborah Robinson Vice President
NAME PRINTED TITLE

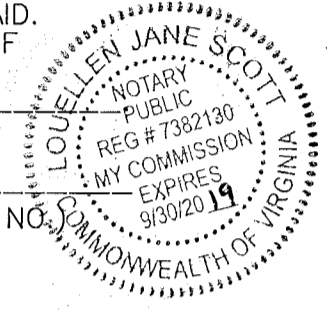
BENEFICIARY: BANK OF OZARKS
DEED OF TRUST DATED JUNE 14, 2018
RECORDED AS INSTRUMENT NO. 180011231

CERTIFICATE OF NOTARIZATION

STATE OF: Virginia

CITY/COUNTY OF Henrico
I, (PRINT) Louellen Jane Scott A NOTARY PUBLIC
IN AND FOR THE CITY/COUNTY AND STATE AFORESAID, DO HEREBY CERTIFY THAT THE PERSON(S) WHOSE NAME IS SIGNED TO THE FOREGOING WRITING HAS ACKNOWLEDGED THE SAME BEFORE ME IN THE JURISDICTION AFORESAID. GIVEN UNDER MY NAME THIS 24th DAY OF May, 2019. MY COMMISSION EXPIRES 9-30-2019

[Signature] 7382130
(SIGNATURE) (REGISTRATION NO.)



TRUSTEE'S CONSENT (NVR, INC.)

THE PLATTING OF THE LAND AS SHOWN HEREON IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNER(S), PROPRIETOR(S) AND TRUSTEES.

BY: [Signature] 5/24/19
SIGNATURE DATE

BRETT HETRICK AND DAVID C. BRANCH, TRUSTEES DATE EITHER OF WHOM MAY ACT

BENEFICIARY: NVR, INC.
DEED OF TRUST DATED JUNE 14, 2018
RECORDED AS INSTRUMENT NO. 180011233

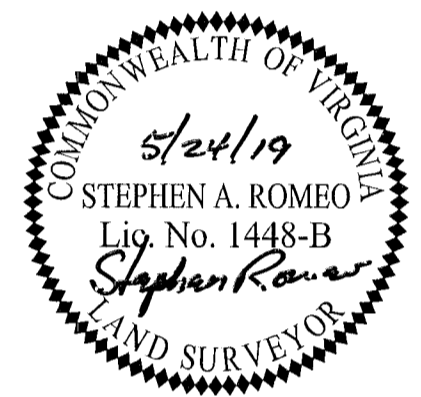
CERTIFICATE OF NOTARIZATION

STATE OF: Virginia

CITY/COUNTY OF Chesterfield
I, (PRINT) Jessica Pentecost A NOTARY PUBLIC
IN AND FOR THE CITY/COUNTY AND STATE AFORESAID, DO HEREBY CERTIFY THAT THE PERSON(S) WHOSE NAME IS SIGNED TO THE FOREGOING WRITING HAS ACKNOWLEDGED THE SAME BEFORE ME IN THE JURISDICTION AFORESAID. GIVEN UNDER MY NAME THIS 24th DAY OF May, 2019. MY COMMISSION EXPIRES 9/30/22

[Signature] 7375613
(SIGNATURE) (REGISTRATION NO.)

Commonwealth of Virginia
Jessica Pentecost - Notary Public
Commission No. 7375613
My Commission Expires 9/30/2022



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 2 OF 7

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: 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 16th DAY OF June 2019, THIS MAP WAS PRESENTED AND ADMITTED TO RECORD AS THE LAW DIRECTS AS INSTRUMENT NO. 190009200
TESTE: Kriston W Nelson, clerk
BY: [Signature]

RECORDED