A NOTARY PUBLIC

2/27/22

DAY OF

7556726

(REGISTRATIONONO.)

Notary Public, State of Texas

Comm... Expires 02-27-2022 Notary ID 7556726

THE PLATTING OF THE LAND AS SHOWN HEREON IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE JNDERSIGNED OWNER(S), PROPRIETOR(S) AND TRUSTEES LAWYERS TITLE REALTY SERVICES, INC. BENEFICIARY: BANK OF OZARKS DEED OF TRUST DATED JUNE 14, 2018 RECORDED AS INSTRUMENT NO. 180011231 CERTIFICATE OF NOTARIZATION Henrico Louellen Jane Scott 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 24 DAY OF JANE ST UNDER MY NAME THIS _ DAY OF 201**19**.

9-30-2019

(REGISTRATION NO.)

MY COMMUSSION EXPIRES

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

BRETT HETRICK AND DAVID C. BRANCH, TRUSTEES 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: YicqioLa

CITY/COUNTY OF Shesterfield (PRINT) Jess ka Pen recost 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 DAY OF

, 201 9.

MY COMMISSION EXPIRES 9/30/22

(SIGNATURE)

7375613 (REGISTRATION NO.)

Commonwealth Of Virginia Jessica Pentecost - Notary Publi Commission No. 7375813 My Commission Expires 9/30/2022

GENERAL NOTES

(SIGNATURE)

MY COMMISSION EXPIRES

1. CURRENT OWNER: MARQUIS SINGLE FAMILY DEWELOPER, LLC.

CITY/COUNTY OF COLLAS

I, (PRINT) Sherri A. Locals

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 ACKINOWLEDGED

THE CAME DEFORE HE IN THE HIBITION AFORESAID

THE SAME BEFORE ME IN THE JURISDICTION AFORESAID.

- 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.

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%

MINIMUM REAR YARD SETBACK = 10 FT. (ATTACHED DECKS OR PORCHES SHALL BE SUBJECT TO THE 10 FT. SETBACK REQUIREMENT.

NOTE: THE MINIMUM BUILDING SEPARATION BETWEEN TWO PRINCIPAL BUILDINGS, INCLUDING ATTACHED DECKS OR PORCHES, SHALL BE FIFTEEN FEET (15') FOR SINGLE FAMILY DETACHED HOWIES, PROVIDED, HOWEVER, THAT WHERE TWO ADJACENT STRUCTURES ARE SEPARATED BY LESS THAN 20', THE FOLLOWING CONIDITIONS SHALL BE MET:

1. STRUCTURES SHALL BE CONSTRUCTED WITH AN APPRIOVED NFPA 13R SPRINKLER SYSTEM, OR

- 2. ALL ADJACENT FACING WALLS SHALL BE CONSTRUCTED WITH AN APPROVED FIRE—RESISTIVE EXTERIOR FINISH (OR OTHER APPROVED ALTERNATIVES) AND SAID FIRE-RESISTIVE COINSTRUCTION SHALL INCLUDE ASSOCIATED PROJECTIONS (CORNICES, EAVES, OVERHANGS, FIREPLACES, ETC). THIS SHALL INCLUDE THE PROJECTIONS FOR THE FIREPLACES EXTENDING INTO THE FIFTEEN-FOOT (15') SEPARATION. FURTHERMORE, IN ORDIER TO ACCOMMODATE DESIGN FEATURES, A LIMITED PERCENTAGE (EXACT PERCENTAGE TO BE DETERMINED BY THE DEPARTMENT OF FIRE AND LIFE SAFETY) OF THE FIRE-RESISTIVE SECTION OF THE STRUCTURE COULD BE ALLOWED TO HAVE UNPROTECTED OPENINGS.
- 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

- SEWER: EACH LOT WITHIN THIS SUBDIVISION WILL BE SERVED BY PUBLIC SEWER PROVIDED BY YORK
- 7. WATER: EACH LOT WITHIN THIS SUBDIVISION WILL BE SERVED BY PUBLIC WATER PROVIDED BY NEWPORT NEWS WATER WORKS.
- 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 CHES; APEAKE 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 MAN/AGEMENT AND PROTECTION AREA OVERLAY DISTRICT) OF THE YORK COUNTY ZONING ORDINANCE.
- 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.

DEVELOPMENT IN THE RPA IS LIMITED TO WATTER DEPENDANT FACILITIES OR REDEVELOPMENT OR AS IS OTHERWISE ALLOWED PURSUANT TO THE TERMS OF SECTION NOS. 23.2-9(f), 23.2-10 OR 23.2-11. YORK COUNTY CODE, OR IS OTHERWISE APPROVED AS A WAIVER UNDER APPLICABLE CODE PROVISIONS.

- 10. THE PROPERTY LINES SHOWN ON THIS PLAN AIRE 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, VIRIGINIA, MAP NUMBERS 51199C0044D AND 51199C0085D. EFFECTIVE DATE JANUARY 16, 2015. FLOOD ZOINE BOUNDARIES SHOWN ARE APPROXIMATE.
- 12. SUBJECT TO RESTRICTIONS/COVENANTS LR060@05400, LR060015789 LR060028546, LR060024858, LR070021612, LR070025138, LR070025140, LR070025143, LR140003740, LR140003741, LR140003742, LR180009959 AND LR180009960.
- 13. SUBJECT TO RESTRICTIVE COVENANTS RECORDED CONCURRENTLY WITH THIS PLAT.

14. PARCEL BEING SUBDIVIDED: TAX MAP NO. 11-04-00-012 GPIN NO. 113C-0012-1173

MY COMMISSION:

- 15. THE STREETS SHOWN HEREON ARE PRIVATE, MAY NOT MEET STATE STANDARDS, AND WILL NOT BE MAINTAINED BY EITHER THE COMMONWEALTH OF VIRGINIA OR THE COUNTY OF YORK. MAINTENANCE OF THE ROADS AND PRIVATE STREET ACCESS EASEMENTS SHOWN HERON IS THE RESPONSIBILITY OF THE MARQUIS HILLS HOMEOWNERS' ASSOCIATION, INC.
- 16. THE PROPOSED PRIVATE STREETS SHALL COMPLY WITH THE REQUIREMENTS OF ARTICLE IV. DESIGN STANDARDS, DIVISION 2, STREETS AND ROADS, SEC 20.5-102. PRIVATE STREETS OF THE YORK COUNTY SUBDIVISION ORDINANCE.
- 17. SIGHT EASEMENTS ARE EACH STREET INTERSECTION, AS SHOWN ON THIS PLAT, ARE HEREBY CONVEYED TO YORK COUNTY, PURSUANT TO THE PROVISIONS OF SECTION 20.5-101, YORK COUNTY CODE. NO SIGN, PLANTING, STRUCTURES OR OTHER OBSTRUCTION WHICH OBSCURE OR IMPEDE SIGHT LINES BETWEEN THREE (3) FEET AND SIX (6) FEET IN HEIGHT SHALL BE ALLOWED WITHIN THESE SITE EASEMENT AREAS. THE COUNTY SHALL HAVE THE RIGHT AT ANY TIME TO ENTER INTO THE SIGHT EASEMENT AREAS TO REMOVE ANY OBJECTS, MATERIAL OR OTHER OBSTRUCTION THAT HINDERS CLEAR SIGHT ACROSS THE AREA.
- 18. COMMON AREAS ONE, TWO, THREE, FOUR, FIVE, AND SIX AS SHOWN ON THIS PLAT SHALL BE CONVEYED TO THE MARQUIS HILLS HOMEOWNERS' ASSOCIATION, INC.
- 19. THE "MARQUIS PARKWAY VARIABLE WIDTH PRIVATE STREET ACCESS EASEMENT (COMMON AREA FOUR)", "PETTIGREW COURT 50' PRIVATE STREET ACCESS EASEMENT (COMMON AREA FIVE)", AND "OVERSTREET COURT 50' PRIVATE STREET ACCESS EASEMENT (COMMON AREA SIX)" WITHIN THE MARQUIS HILLS, PHASE 1 SHALL SERVE AS UTILITY EASEMENTS TO BENEFIT YORK COUNTY'S RIGHT OF INGRESS AND EGRESS TO INSPECT, MAINTAIN AND OPERATE THE COUNTY'S SANITARY SEWER FACILITIES LOCATED WITHIN THE LIMITS OF THE PRIVATE RIGHT-OF-WAYS. UTILITY EASEMENTS ARE HEREBY CONVEYED TO YORK COUNTY.
- 20. THE RECORDATION OF THIS PLAT SHALL OPERATE TO TRANSFER TO THE COUNTY OF YORK ANY EASEMENT INDICATED ON THE PLAT FOR DRAINAGE AND/OR SANITARY SEWER TO CREATE A PUBLIC RIGHT-OF-PASSAGE OVER THE SAME, UNLESS OTHERWISE NOTED ON THIS PLAT.
- 21. ALL EXISTING PRIVATE WELLS AND PRIVATE SEPTIC SYSTEMS WITHIN THE PROJECT LIMITS SHALL BE PROPERTY ABANDONED IN ACCORDANCE WITH THE LATEST VIRGINIA DEPARTMENT OF HEALTH
- 22. ALL NEW UTILITIES SHALL BE PLACED UNDERGROUND. ANY ABOVE GROUND UTILITIES THAT ARE TO BE RELOCATED SHALL BE RELOCATED UNDERGROUND.
- 23. THE VIRGINIA DEPARTMENT OF TRANSPORTATION AND YORK COUNTY SHALL BE SAVED HARMLESS FROM ANY MAINTENANCE RESPONSIBILITY OF LIABILITY ASSOCIATED WITH THE STORMWATER MANAGEMENT BASINS AND THEIR OUTFLOW STRUCTURES, TO THE EXTENT ALLOWED BY LAW.
- 24. ALL REQUIRED STREET TREES ASSOCIATED WITH THE MARQUIS HILLS, PHASE 1 SUBDIVISION SHALL BE LOCATED WITHIN THE 10' LANDSCAPE PRESERVATION EASEMENT HEREBY CONVEYED TO YORK COUNTY.

Lig. No. 1448-B SUKY

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



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: Swar Rassel
•	PLAT APPROVING AGENT
	JUNE 17,2019
	DATE:
	STATE OF VIRGINIA, COUNTY OF YORK

IN THE CLERK'S OFFICE OF THE CIRCUIT COURT FOR THE COUNTY OF YORK-POQUOSON THE LODAY OF 2019, THIS MAP WAS PRESENTED AND TED TO RECORD AS THE LAW DIRECTS AS 40004800