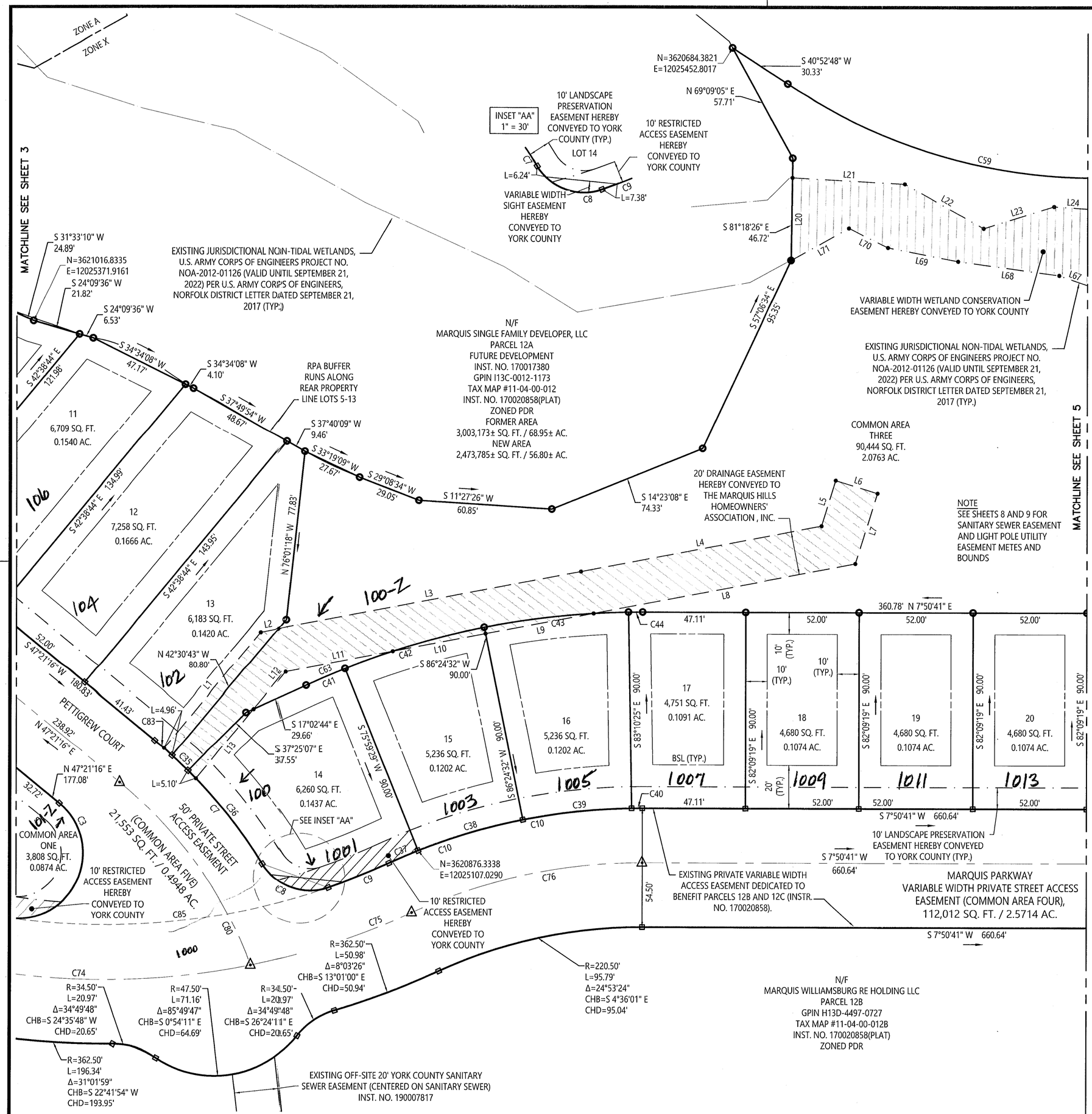
MARQUIS HILLS PHASE 1
BEING A
RESUBDIVISION OF PARCEL 12A
PROPERTY OF
MARQUIS SINGLE FAMILY DEVELOPER, LLC.

BRUTON DISTRICT, YORK COUNTY, VIRGINIA
DATE: 5/24/2019
SHEET 4 OF 7


ZONE A
ZONE X
MATCHLINE SEE SHEET 3
MATCHLINE SEE SHEET 5
N=3620684.3821
E=12025452.8017
S 40°52'48" W
30.33'
N 69°09'05" E
57.71'
C59
INSET "AA"
1" = 30'
10' LANDSCAPE PRESERVATION EASEMENT HEREBY CONVEYED TO YORK COUNTY (TYP.)
LOT 14
10' RESTRICTED ACCESS EASEMENT HEREBY CONVEYED TO YORK COUNTY
L=6.24'
VARIABLE WIDTH SIGHT EASEMENT HEREBY CONVEYED TO YORK COUNTY
C8
C9
L=7.38'
S 81°18'26" E
46.72'
L20
L21
L22
L23
L24
L67
L68
L69
L70
L71
S 57°06'34" E
95.35'
VARIABLE WIDTH WETLAND CONSERVATION EASEMENT HEREBY CONVEYED TO YORK COUNTY
EXISTING JURISDICTIONAL NON-TIDAL WETLANDS, U.S. ARMY CORPS OF ENGINEERS PROJECT NO. NOA-2012-01126 (VALID UNTIL SEPTEMBER 21, 2022) PER U.S. ARMY CORPS OF ENGINEERS, NORFOLK DISTRICT LETTER DATED SEPTEMBER 21, 2017 (TYP.)
S 31°33'10" W
24.89'
N=3621016.8335
E=12025371.9161
S 24°09'36" W
21.82'
S 24°09'36" W
6.53'
EXISTING JURISDICTIONAL NON-TIDAL WETLANDS, U.S. ARMY CORPS OF ENGINEERS PROJECT NO. NOA-2012-01126 (VALID UNTIL SEPTEMBER 21, 2022) PER U.S. ARMY CORPS OF ENGINEERS, NORFOLK DISTRICT LETTER DATED SEPTEMBER 21, 2017 (TYP.)
S 34°34'08" W
47.17'
S 42°38'44" E
121.98'
S 34°34'08" W
4.10'
RPA BUFFER RUNS ALONG REAR PROPERTY LINE LOTS 5-13
S 37°49'54" W
48.67'
S 37°40'09" W
9.46'
S 33°19'09" W
27.67'
S 29°08'34" W
29.05'
S 11°27'26" W
60.85'
N/F
MARQUIS SINGLE FAMILY DEVELOPER, LLC
PARCEL 12A
FUTURE DEVELOPMENT
INST. NO. 170017380
GPIN I13C-0012-1173
TAX MAP #11-04-00-012
INST. NO. 170020858(PLAT)
ZONED PDR
FORMER AREA
3,003,173± SQ. FT. / 68.95± AC.
NEW AREA
2,473,785± SQ. FT. / 56.80± AC.
S 14°23'08" E
74.33'
20' DRAINAGE EASEMENT HEREBY CONVEYED TO THE MARQUIS HILLS HOMEOWNERS' ASSOCIATION, INC.
COMMON AREA THREE
90,444 SQ. FT.
2.0763 AC.
NOTE
SEE SHEETS 8 AND 9 FOR SANITARY SEWER EASEMENT AND LIGHT POLE UTILITY EASEMENT METES AND BOUNDS
11
6,709 SQ. FT.
0.1540 AC.
106
S 42°38'44" E
134.99'
12
7,258 SQ. FT.
0.1666 AC.
104
S 42°38'44" E
143.95'
N 76°01'18" W
77.83'
13
6,183 SQ. FT.
0.1420 AC.
100-2
L2
L3
L4
L5
L6
L7
L8
L9
L10
L11
L12
L13
C42
C43
C44
C63
C41
360.78' N 7°50'41" E
47.11'
52.00'
52.00'
52.00