



VICINITY MAP
1"=2000'

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 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 CONCRETE MONUMENTS AND IRON RODS AS SHOWN ON THIS PLAT WILL BE SET PRIOR TO MAY 2023.



DATE: 5/9/2022
STEPHEN A. ROMEO, L.S. LIC. NO. 1448-B

AREA TABULATION - MARQUIS HILLS, PHASE 3

AREA OF LOTS (LOTS 55-99,143-148, 160-179)	398,941 SQ. FT. / 9.1584 AC.
COMMON AREA SIXTEEN (AURAY DRIVE 50' PRIVATE STREET ACCESS EASEMENT)	16,836 SQ. FT. / 0.3865 AC.
COMMON AREA SEVENTEEN (LORRAINE DRIVE 50' PRIVATE STREET ACCESS EASEMENT)	44,385 SQ. FT. / 1.0189 AC.
COMMON AREA EIGHTEEN (SOURGUM LANE 50' PRIVATE STREET ACCESS EASEMENT)	35,674 SQ. FT. / 0.8190 AC.
COMMON AREA NINETEEN (NORMANDY CRESCENT 50' PRIVATE STREET ACCESS EASEMENT)	15,892 SQ. FT. / 0.3648 AC.
COMMON AREA TWENTY	26,343 SQ. FT. / 0.6047 AC.
COMMON AREA TWENTY-ONE	1,736 SQ. FT. / 0.0399 AC.
COMMON AREA TWENTY-TWO	1,070 SQ. FT. / 0.0246 AC.
COMMON AREA TWENTY-THREE	711,337± SQ. FT. / 16.33± AC.
COMMON AREA TWENTY-FOUR	1,354 SQ. FT. / 0.0311 AC.
TOTAL SUBDIVISION AREA - MARQUIS HILLS, PHASE 3	1,253,568± SQ. FT. / 28.78± AC.
TOTAL SUBDIVISION AREA - MARQUIS HILLS, PHASE 2 (INSTRUMENT NO. 200010534)	1,220,217 SQ. FT. / 28.0123 AC.
TOTAL SUBDIVISION AREA - MARQUIS HILLS, PHASE 1 (INSTRUMENT NO. 190009200)	529,388 SQ. FT. / 12.1531 AC.
REMAINING AREA OF TAX MAP NO. 11-04-00-012 (FUTURE DEVELOPMENT) GPIN: I13C-0012-1173	0 SQ. FT. / 0 AC.
TOTAL AREA OF TAX MAP NO. 11-04-00-012 GPIN: I13C-0012-1173	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)

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

**MARQUIS HILLS PHASE 3
BEING A
RESUBDIVISION OF PARCEL 12A
PROPERTY OF
MARQUIS SINGLE FAMILY
DEVELOPER, LLC.**

BRUTON DISTRICT, YORK COUNTY, VIRGINIA
DATE: 5/9/2022
SHEET 1 OF 15

APPROVED:
YORK COUNTY BOARD OF SUPERVISORS
BY: [Signature] for SUGAN KASSEL
PLAT APPROVING AGENT
July 27, 2022
DATE:

STATE OF VIRGINIA, COUNTY OF YORK
IN THE CLERK'S OFFICE OF THE CIRCUIT COURT FOR THE COUNTY OF YORK-POQUOSON THE 26 DAY OF July 2022, THIS MAP WAS PRESENTED AND ADMITTED TO RECORD AS THE LAW DIRECTS AS INSTRUMENT NO. 200013159
TESTE: KRISTEN N. NELSON, CLERK
CLERK
BY: Nailore Helbert, CL



Transportation
Land Development
Environmental Services
351 McLaws Circle, Suite 3
Williamsburg, Virginia 23185
757 220 0500 • FAX 757 903 2794