

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: Patrick S. Todd 5/13/2022 SIGNATURE DATE

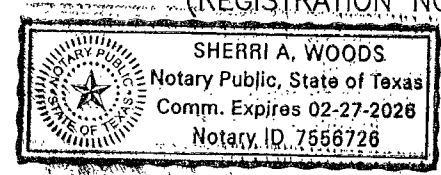
PATRICK S. TODD MANAGER NAME PRINTED TITLE

CERTIFICATE OF NOTARIZATION

STATE OF: Texas

CITY/COUNTY OF Dallas, Sherril 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 15th DAY OF May, 2022. MY COMMISSION EXPIRES 2-27-26

(SIGNATURE) 7556726 (REGISTRATION NO.)



TRUSTEE'S CONSENT

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. A VIRGINIA CORPORATION

BY: [Signature] 5/17/2022 SIGNATURE DATE

Whitney Colby Assistant Vice President NAME PRINTED TITLE

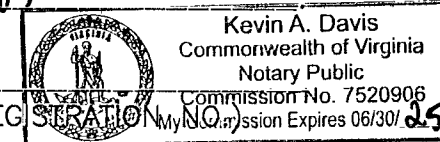
LAWYERS TITLE REALTY SERVICES, INC. A VIRGINIA CORPORATION BENEFICIARY: BANK OZK, FORMERLY KNOWN AS BANK OF THE OZARK DEED OF TRUST DATED JUNE 14, 2018 RECORDED AS INSTRUMENT NO. 180011231 AMENDMENT NO. 1: MAY 31, 2019 INST. NO. 190008285 AMENDMENT NO. 2: SEPTEMBER 30, 2020 INST. NO. 190008285-200016733

CERTIFICATE OF NOTARIZATION

STATE OF: Virginia

CITY/COUNTY OF Henrico, Kevin Davis 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 17th DAY OF May, 2022. MY COMMISSION EXPIRES 6/30/2025

(SIGNATURE) 7520906 (REGISTRATION NO.)



TRUSTEE'S CONSENT

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] 5/16/22 SIGNATURE DATE

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

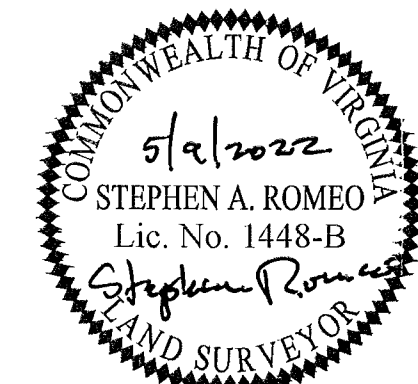
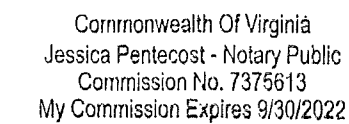
BENEFICIARY: NVR, INC. DEED OF TRUST DATED JUNE 14, 2018 RECORDED AS INSTRUMENT NO. 180011233 AMENDED SEPTEMBER 30, 2020 INSTRUMENT NO. 200016734

CERTIFICATE OF NOTARIZATION

STATE OF: Virginia

CITY/COUNTY OF Chesterfield, 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 16th DAY OF May, 2022. MY COMMISSION EXPIRES 9/30/22

(SIGNATURE) 7375613 (REGISTRATION NO.)



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 2 OF 15

GENERAL NOTES

- 1. CURRENT OWNER: MARQUIS SINGLE FAMILY DEVELOPER, LLC.
2. TOTAL NUMBER OF LOTS: 71
3. THE PROPERTY IS CURRENTLY ZONED PD (PLANNED DEVELOPMENT) 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. MINIMUM FRONT YARD SETBACK = 20 FT. MINIMUM REAR YARD SETBACK = 10 FT. (ATTACHED DECKS OR PORCHES SHALL BE SUBJECT TO THE 10 FT. SETBACK REQUIREMENT. MINIMUM SIDE YARD SETBACK = 7.5 FT. NOTE: THE MINIMUM BUILDING SEPARATION BETWEEN TWO PRINCIPAL BUILDINGS, INCLUDING ATTACHED DECKS OR PORCHES, SHALL BE FIFTEEN FEET (15') FOR SINGLE FAMILY DETACHED HOMES, PROVIDED, HOWEVER, THAT WHERE TWO ADJACENT STRUCTURES ARE SEPARATED BY LESS THAN 20', THE FOLLOWING CONDITIONS SHALL BE MET:
1. STRUCTURES SHALL BE CONSTRUCTED WITH AN APPROVED 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 CONSTRUCTION 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 ORDER 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
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, 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, LR180009960, 190009211 AND 200010536.
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
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 SIXTEEN, SEVENTEEN, EIGHTEEN, NINETEEN, TWENTY, TWENTY-ONE, TWENTY-TWO, TWENTY-THREE AND TWENTY-FOUR AS SHOWN ON THIS PLAT SHALL BE CONVEYED TO THE MARQUIS HILLS HOMEOWNERS' ASSOCIATION, INC.
19. THE "AURAY DRIVE 50' PRIVATE STREET ACCESS EASEMENT (COMMON AREA SIXTEEN)", "LORRAINE DRIVE 50' PRIVATE STREET ACCESS EASEMENT (COMMON AREA SEVENTEEN)", "SOURGUM LANE 50' PRIVATE STREET ACCESS EASEMENT (COMMON AREA EIGHTEEN)" AND "NORMANDY CRESCENT 50' PRIVATE STREET ACCESS EASEMENT (COMMON AREA NINETEEN)" WITHIN THE MARQUIS HILLS, PHASE 3 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 REGULATIONS AND

- REQUIREMENTS.
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 3 SUBDIVISION SHALL BE LOCATED WITHIN THE 10' LANDSCAPE PRESERVATION EASEMENT HEREBY CONVEYED TO YORK COUNTY.

§ 28.2-1200. UNGRANTED BEDS OF BAYS, RIVERS, CREEKS AND SHORES OF THE SEA TO REMAIN IN COMMON.
ALL THE BEDS OF THE BAYS, RIVERS, CREEKS AND THE SHORES OF THE SEA WITHIN THE JURISDICTION OF THE COMMONWEALTH, NOT CONVEYED BY SPECIAL GRANT OR COMPACT ACCORDING TO LAW, SHALL REMAIN THE PROPERTY OF THE COMMONWEALTH AND MAY BE USED AS A COMMON BY ALL THE PEOPLE OF THE COMMONWEALTH FOR THE PURPOSE OF FISHING, FOWLING, HUNTING, AND TAKING AND CATCHING OYSTERS AND OTHER SHELLFISH. NO GRANT SHALL BE ISSUED BY THE LIBRARIAN OF VIRGINIA TO PASS ANY ESTATE OR INTEREST OF THE COMMONWEALTH IN ANY NATURAL OYSTER BED, ROCK, OR SHOAL, WHETHER OR NOT IT EBBS BARE.
§ 28.2-1202. RIGHTS OF OWNERS TO EXTEND TO MEAN LOW-WATER MARK.
A. SUBJECT TO THE PROVISIONS OF § 28.2-1200, THE LIMITS OR BOUNDS OF THE TRACTS OF LAND LYING ON THE BAYS, RIVERS, CREEKS, AND SHORES WITHIN THE JURISDICTION OF THE COMMONWEALTH, AND THE RIGHTS AND PRIVILEGES OF THE OWNERS OF SUCH LANDS, SHALL EXTEND TO THE MEAN LOW-WATER MARK BUT NO FARTHER, EXCEPT WHERE A CREEK OR RIVER, OR SOME PART THEREOF, IS COMPRISED WITHIN THE LIMITS OF A LAWFUL SURVEY.
B. FOR PURPOSES OF THIS SECTION, "LAWFUL SURVEY" MEANS THE BOUNDARIES OF ANY LAND, INCLUDING SUBMERGED LANDS, HELD UNDER A SPECIAL GRANT OR COMPACT AS REQUIRED BY § 28.2-1200, SUCH BOUNDARIES HAVING BEEN DETERMINED BY GENERALLY ACCEPTED SURVEYING METHODS AND EVIDENCED BY A PLAT OR MAP THEREOF RECORDED IN THE CIRCUIT COURT CLERK'S OFFICE OF THE COUNTY OR CITY IN WHICH THE LAND LIES.
C. NOTWITHSTANDING ANY PROVISION OF LAW TO THE CONTRARY, WHERE SAND OR OTHER MATERIAL IS PLACED UPON STATE-OWNED BEDS OF THE BAYS, RIVERS, CREEKS, OR SHORES OF THE SEA CHANNELWARD OF THE MEAN LOW-WATER MARK AS PART OF THE PERFORMANCE OF A PROPERLY PERMITTED BEACH NOURISHMENT, STORM PROTECTION, OR DREDGING PROJECT UNDERTAKEN BY A PUBLIC BODY, AND THE PUBLIC HAS AN ESTABLISHED RIGHT OF USE AND MAINTENANCE UPON THE ADJACENT LAND ABOVE THE MEAN LOW-WATER MARK, WHETHER SUCH PUBLIC RIGHT IS ESTABLISHED BEFORE OR AFTER THE SAND OR OTHER MATERIAL IS PLACED, SUCH PLACEMENT SHALL NOT BE DEEMED A SEVERANCE OR TAKING OF, OR OTHERWISE TO HAVE IMPAIRED, AN ADJACENT LANDOWNER'S RIPARIAN OR LITTORAL RIGHTS, AND THE NEWLY CREATED LAND CHANNELWARD OF THE FORMER MEAN LOW-WATER MARK SHALL BE DEEMED NATURAL ACCRETION FOR PURPOSES OF OWNERSHIP, BUT SUCH OWNERSHIP SHALL BE SUBJECT TO THE PUBLIC'S SAME RIGHT OF USE AND MAINTENANCE UPON THE NEWLY CREATED LAND AS PREVIOUSLY EXISTED ON THE ADJACENT LAND ABOVE THE MEAN LOW-WATER MARK. THIS SUBSECTION IS RETROACTIVELY EFFECTIVE BEGINNING JANUARY 1, 2009.

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 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 28th DAY OF July 2022, THIS MAP WAS PRESENTED AND ADMITTED TO RECORD AS THE LAW DIRECTS AS INSTRUMENT NO. 220013159 TESTE: KRISTEN N. NELSON, CLERK CLERK. BY: [Signature]