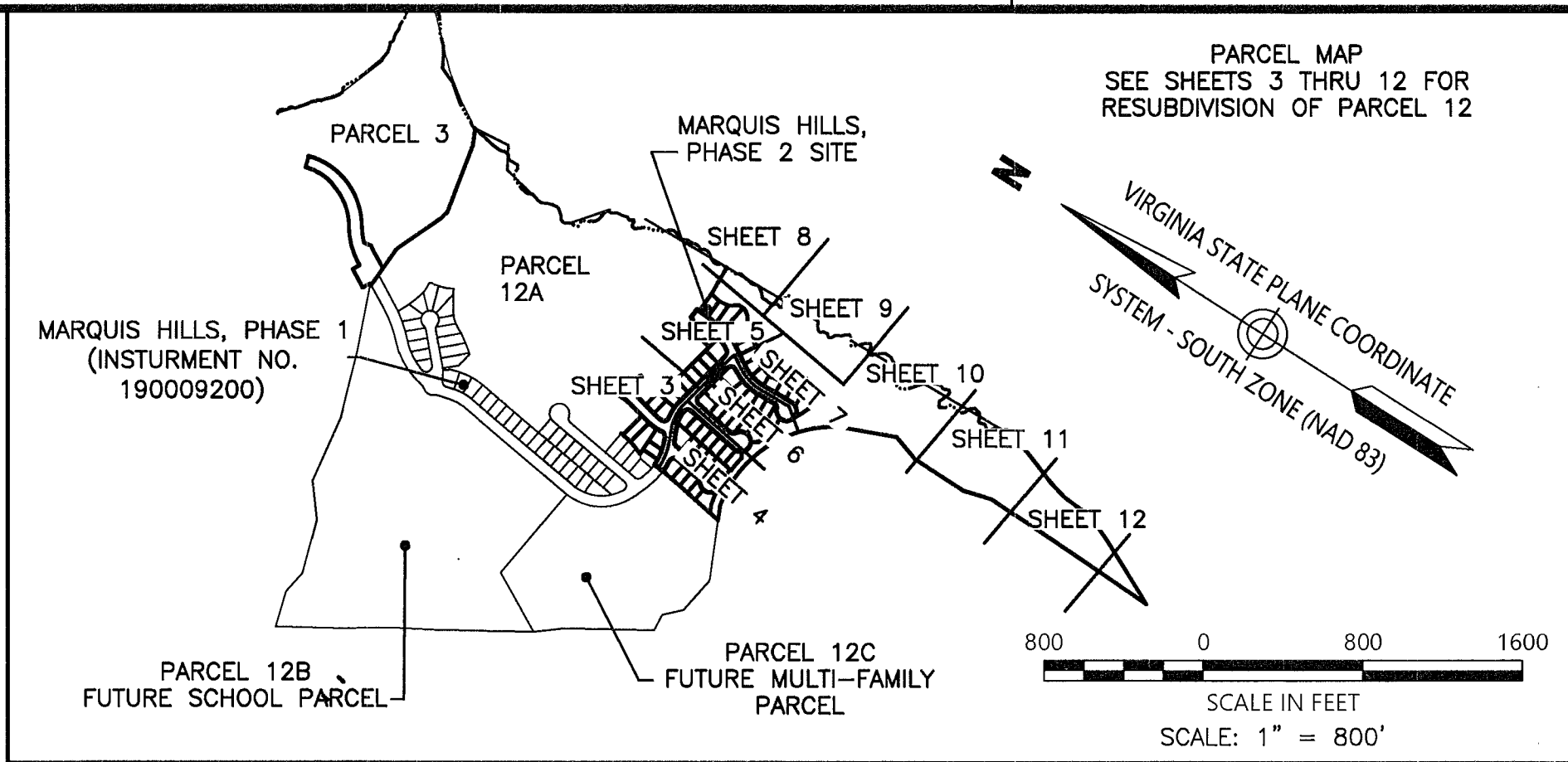


VICINITY MAP
1"=2000'



- LEGEND
- CONCRETE MONUMENT TO BE SET
 - IRON ROD TO BE SET
 - H-MON FD ○ HIGHWAY MONUMENT FOUND
 - IRS ○ IRON ROD SET
 - △— CENTERLINE ROAD
 - PROPERTY LINE
 - BUILDING SETBACK LINE
 - FLOOD ZONE
 - WETLAND LINE
 - 100'RPA
 - 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 RETAINING WALL MAINTENANCE EASEMENT HEREBY CONVEYED TO THE MARQUIS HILLS HOMEOWNERS' ASSOCIATION, INC. (NO EXCAVATION OR GRADE ALTERATION PERMITTED)

AREA TABULATION - MARQUIS HILLS, PHASE 2

AREA OF LOTS (LOTS 51-54,100-142,149-159)	332,033 SQ. FT. / 7.6224 AC.
COMMON AREA SEVEN	5,669 SQ. FT. / 0.1302 AC.
COMMON AREA EIGHT	745,126 SQ. FT. / 17.1057 AC.
COMMON AREA NINE (MARQUIS PARKWAY VARIABLE WIDTH PRIVATE STREET ACCESS EASEMENT)	34,527 SQ. FT. / 0.7926 AC.
COMMON AREA TEN (CALAIS STREET 50' PRIVATE STREET ACCESS EASEMENT)	18,378 SQ. FT. / 0.4219 AC.
COMMON AREA ELEVEN (METZ DRIVE 50' PRIVATE STREET ACCESS EASEMENT)	21,763 SQ. FT. / 0.4996 AC.
COMMON AREA TWELVE (NORMANDY CRESCENT 50' PRIVATE STREET ACCESS EASEMENT)	40,140 SQ. FT. / 0.9215 AC.
COMMON AREA THIRTEEN (LORRAINE DRIVE 50' PRIVATE STREET ACCESS EASEMENT)	14,733 SQ. FT. / 0.3382 AC.
COMMON AREA FOURTEEN (AURAY DRIVE 50' PRIVATE STREET ACCESS EASEMENT)	4,602 SQ. FT. / 0.1056 AC.
COMMON AREA FIFTEEN (AURAY DRIVE 50' PRIVATE STREET ACCESS EASEMENT)	3,246 SQ. FT. / 0.0746 AC.
TOTAL SUBDIVISION AREA - MARQUIS HILLS, PHASE 2	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)	1,253,568± SQ. FT. / 28.78± AC.
TOTAL AREA OF TAX MAP 11-04-00-012	3,003,173± SQ. FT. / 68.95± AC.

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 IRON RODS AS SHOWN ON THIS PLAT WILL BE SET PRIOR TO JUNE 2021.



DATE: 6/11/2020 Stephen Romeo
STEPHEN A. ROMEO, L.S. LIC. NO. 1448-B

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)

MARQUIS HILLS PHASE 2
BEING A
RESUBDIVISION OF PARCEL 12A
PROPERTY OF
MARQUIS SINGLE FAMILY
DEVELOPER, LLC.

BRUTON DISTRICT, YORK COUNTY, VIRGINIA
DATE: 6/11/2020
SHEET 1 OF 15

APPROVED:
YORK COUNTY BOARD OF SUPERVISORS

BY: Simon Kassel

PLAT APPROVING AGENT
DATE: JUNE 25 2020

STATE OF VIRGINIA, COUNTY OF YORK
IN THE CLERK'S OFFICE OF THE CIRCUIT COURT FOR THE
COUNTY OF YORK-POQUOSON THE 10th DAY OF
July 2020, THIS MAP WAS PRESENTED AND
ADMITTED TO RECORD AS THE LAW DIRECTS AS
INSTRUMENT NO. 200010534

TESTE: Kristen N. Nelson
CLERK

BY: Pauline M. Hest, Jr.



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Environmental Services

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