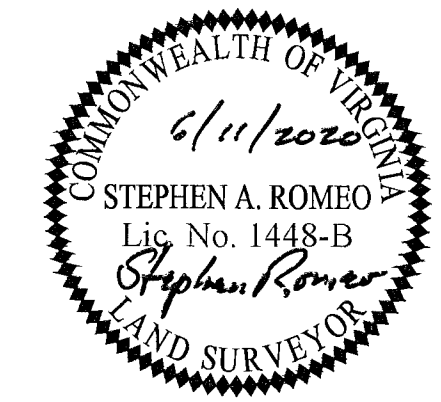


MARQUIS HILLS PHASE 2 BEING A RESUBDIVISION OF PARCEL 12A PROPERTY OF MARQUIS SINGLE FAMILY DEVELOPER, LLC.

BRUTON DISTRICT, YORK COUNTY, VIRGINIA
DATE: 6/11/2020
SHEET 13 OF 15

- 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
 - - - LANDSCAPE EASEMENT LINE
 - [Hatched Box] (1) DRAINAGE EASEMENT HEREBY CONVEYED TO THE MARQUIS HILLS HOMEOWNERS' ASSOCIATION, INC.
 - [Diagonal Lines Box] (2) 10' RESTRICTED ACCESS EASEMENT HEREBY CONVEYED TO YORK COUNTY
 - [Dashed Box] (3) 10' LANDSCAPE PRESERVATION EASEMENT HEREBY CONVEYED TO YORK COUNTY
 - [Arrow Box] (4) WETLAND CONSERVATION EASEMENT HEREBY CONVEYED TO YORK COUNTY
 - [Dashed Box] (5) VARIABLE WIDTH RETAINING WALL MAINTENANCE EASEMENT HEREBY CONVEYED TO THE MARQUIS HILLS HOMEOWNERS' ASSOCIATION, INC. (NO EXCAVATION OR GRADE ALTERATION PERMITTED)



APPROVED:
YORK COUNTY BOARD OF SUPERVISORS
BY: *Erin Kasal*
PLAT APPROVING AGENT
DATE: **JUNE 25 2020**

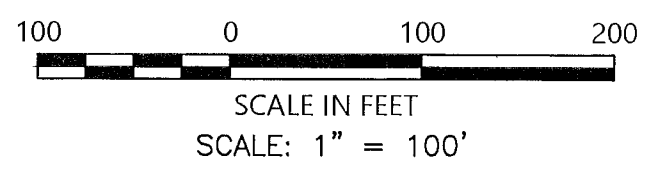
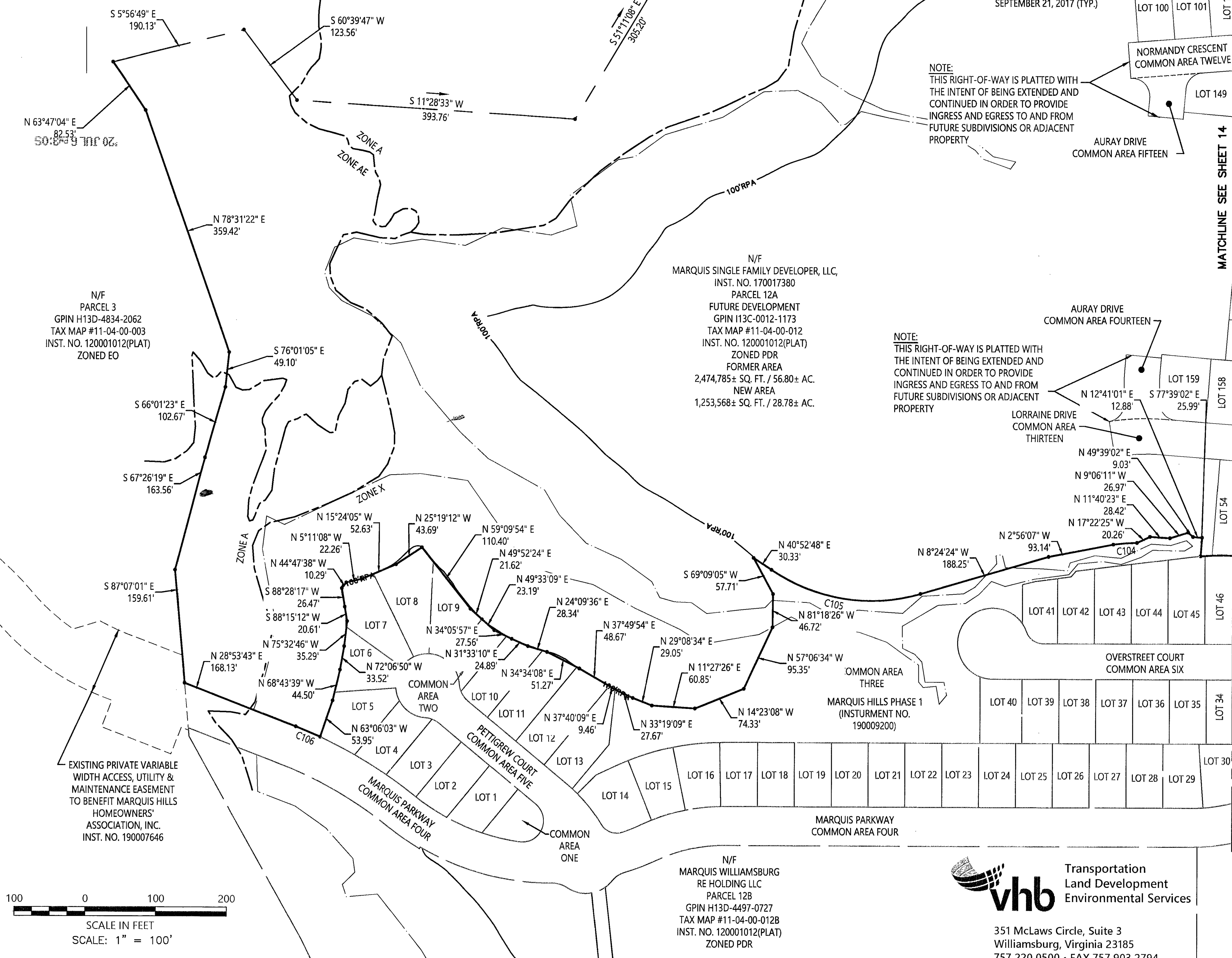
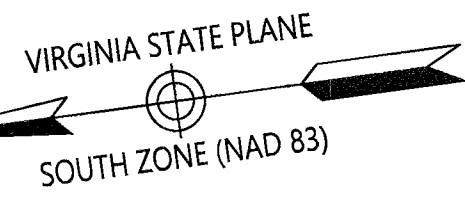
STATE OF VIRGINIA, COUNTY OF YORK
IN THE CLERK'S OFFICE OF THE CIRCUIT COURT FOR THE COUNTY OF YORK-POQUOSON THE 10th DAY OF July 2020, THIS MAP WAS PRESENTED AND ADMITTED TO RECORD AS THE LAW DIRECTS AS INSTRUMENT NO. 200010534
TESTE: *Kristen N. Nelson*
CLERK
BY: *Naelene Mettelt, Jr*

U.S. NAVAL MINE DEPOT
GPIN K12B-4637-4291
TAX MAP #12-00-00-002
ZONE RC

N/F
MARQUIS SINGLE FAMILY DEVELOPER, LLC,
INST. NO. 170017380
PARCEL 12A
FUTURE DEVELOPMENT
GPIN I13C-0012-1173
TAX MAP #11-04-00-012
INST. NO. 120001012(PLAT)
ZONED PDR
FORMER AREA
2,474,785± SQ. FT. / 56.80± AC.
NEW AREA
1,253,568± SQ. FT. / 28.78± AC.

NOTE:
THIS RIGHT-OF-WAY IS PLATTED WITH THE INTENT OF BEING EXTENDED AND CONTINUED IN ORDER TO PROVIDE INGRESS AND EGRESS TO AND FROM FUTURE SUBDIVISIONS OR ADJACENT PROPERTY

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.)



N/F
MARQUIS WILLIAMSBURG
RE HOLDING LLC
PARCEL 12B
GPIN H13D-4497-0727
TAX MAP #11-04-00-012B
INST. NO. 120001012(PLAT)
ZONED PDR

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