MARQUIS HILLS PHASE 3

BEING A

RESUBDIVISION OF PARCEL 12A

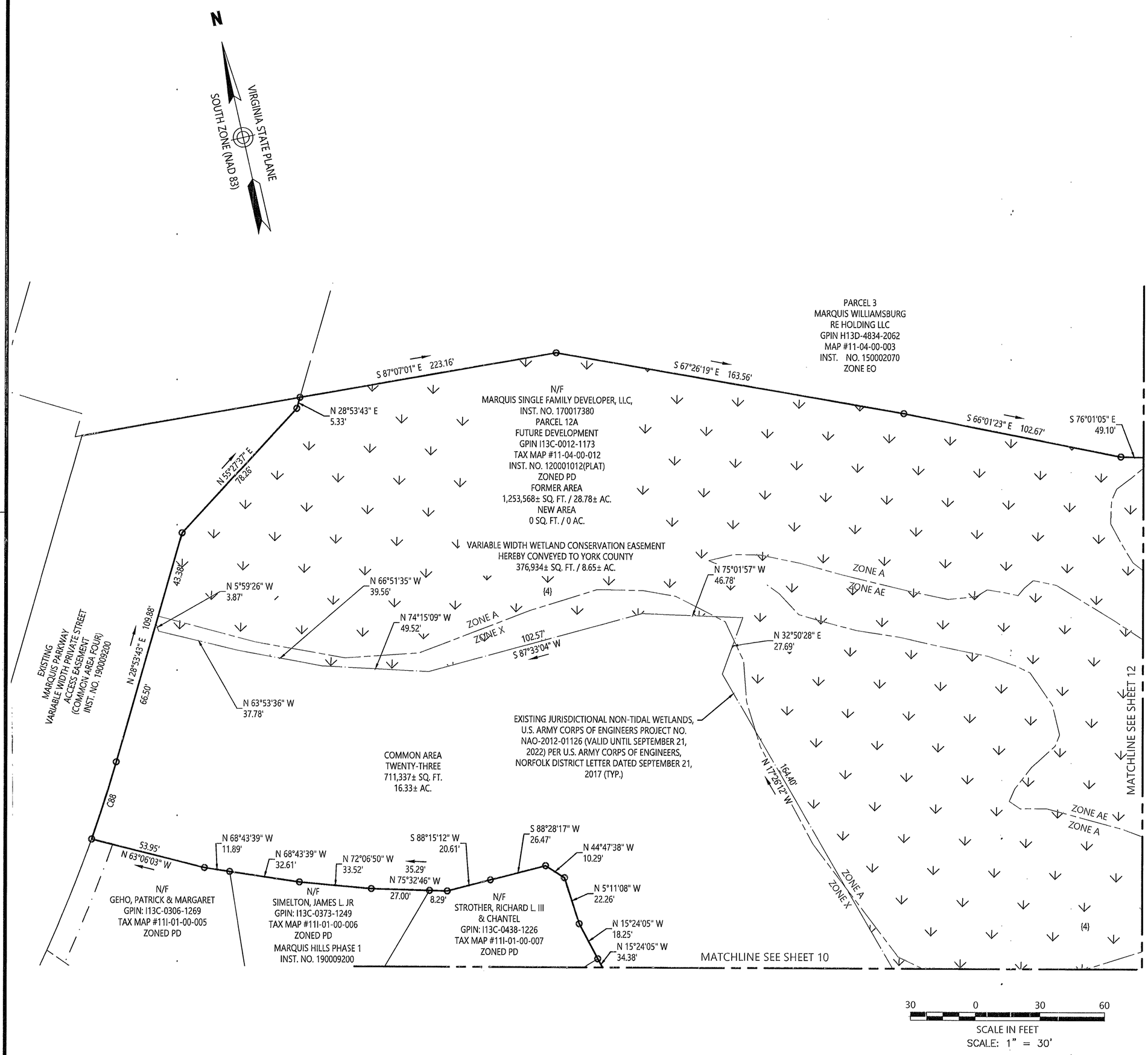
PROPERTY OF

MARQUIS SINGLE FAMILY DEVELOPER, LLC.

BRUTON DISTRICT, YORK COUNTY, VIRGINIA

DATE: 5/9/2022

SHEET 11 OF 15



LEGEND

- CONCRETE MONUMENT TO BE SET
- IRON ROD TO BE 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 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

COMMONWEALTH OF VIRGINIA
5/9/2022
STEPHEN A. ROMEO
Lic. No. 1448-B
Stephen Romeo
LAND SURVEYOR

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: Sinthy Cross for Susan Kaisel

PLAT APPROVING AGENT

DATE: July 27, 2022

STATE OF VIRGINIA, COUNTY OF YORK

IN THE CLERK'S OFFICE OF THE CIRCUIT COURT FOR THE COUNTY OF YORK–POQUOSON THE 28 DAY OF July 22, THIS MAP WAS PRESENTED AND ADMITTED TO RECORD AS THE LAW DIRECTS AS

INSTRUMENT NO. 220013159

TESTE: KRISTEN N. NELSON, CLERK
CLERK

BY: Darlene M Holt, DC