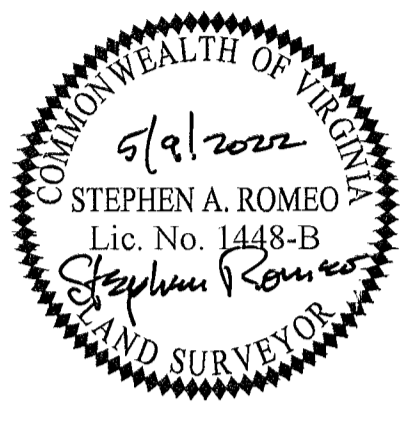


MARQUIS HILLS PHASE 3  
BEING A  
RESUBDIVISION OF PARCEL 12A  
PROPERTY OF  
MARQUIS SINGLE FAMILY  
DEVELOPER, LLC.  
BRUTON DISTRICT, YORK COUNTY, VIRGINIA  
DATE: 5/9/2022  
SHEET 4 OF 15



- 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

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: *Shirley Kaye for Susan Kassel*  
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. 220013169  
TESTE: KRISTEN N. NELSON, CLERK  
CLERK  
BY: *Deborah M. Holt*