

PLAT OF CORRECTION
 INSTRUMENT NO. 220013159
 MARQUIS HILLS PHASE 3
 BEING A
 RESUBDIVISION OF PARCEL 12A
 PROPERTY OF
 MARQUIS SINGLE FAMILY
 DEVELOPER, LLC.
 BRUTON DISTRICT, YORK COUNTY, VIRGINIA
 DATE: 8/31/2022
 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
 - LANDSCAPE EASEMENT LINE
 - [Hatched Box] (1) DRAINAGE EASEMENT HEREBY CONVEYED TO THE MARQUIS HILLS HOMEOWNERS' ASSOCIATION, INC.
 - [Diagonal Hatched Box] (2) 10' RESTRICTED ACCESS EASEMENT HEREBY CONVEYED TO YORK COUNTY
 - [Dashed Box] (3) 10' LANDSCAPE PRESERVATION EASEMENT HEREBY CONVEYED TO YORK COUNTY
 - [Downward Arrow Box] (4) WETLAND CONSERVATION EASEMENT HEREBY CONVEYED TO YORK COUNTY
 - [Dashed Box] (5) VARIABLE WIDTH SIGHT EASEMENT HEREBY CONVEYED TO YORK COUNTY
 - [Dashed Box] (6) VARIABLE WIDTH RETAINING WALL MAINTENANCE EASEMENT HEREBY CONVEYED TO THE MARQUIS HILLS HOMEOWNERS' ASSOCIATION, INC. (NO EXCAVATION OR GRADE ALTERATION PERMITTED)
 - [Hatched Box] (7) 20' SEWER EASEMENT HEREBY CONVEYED TO YORK COUNTY SEE SHEET 15

PARCEL 3
 MARQUIS WILLIAMSBURG
 RE HOLDING LLC
 GPIN H13D-4834-2062
 MAP #11-04-00-003
 INST. NO. 150002070
 ZONE EO

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 PD
 FORMER AREA
 1,253,568± SQ. FT. / 28.78± AC.
 NEW AREA
 0 SQ. FT. / 0 AC.

VARIABLE WIDTH WETLAND CONSERVATION EASEMENT
 HEREBY CONVEYED TO YORK COUNTY
 376,934± SQ. FT. / 8.65± AC.

EXISTING JURISDICTIONAL NON-TIDAL WETLANDS,
 U.S. ARMY CORPS OF ENGINEERS PROJECT NO.
 NAO-2012-01126 (VALID UNTIL SEPTEMBER 21,
 2022) PER U.S. ARMY CORPS OF ENGINEERS,
 NORFOLK DISTRICT LETTER DATED SEPTEMBER 21,
 2017 (TYP.)

COMMON AREA
 TWENTY-THREE
 711,337± SQ. FT.
 16.33± AC.

EXISTING
 MARQUIS PARKWAY
 ACCESS EASEMENT
 (COMMON AREA FOUR)
 INST. NO. 190009200

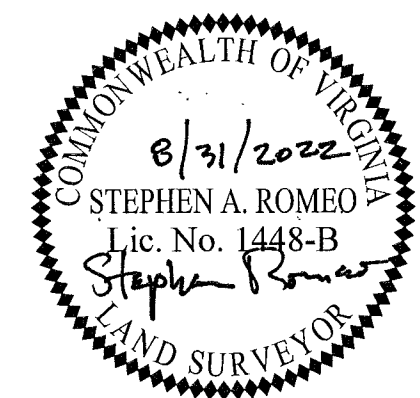
N/F
 GEHO, PATRICK & MARGARET
 GPIN: I13C-0306-1269
 TAX MAP #111-01-00-005
 ZONED PD

N/F
 SIMELTON, JAMES L. JR.
 GPIN: I13C-0373-1249
 TAX MAP #111-01-00-006
 ZONED PD
 MARQUIS HILLS PHASE 1
 INST. NO. 190009200

N/F
 STROTHER, RICHARD L. III
 & CHANTEL
 GPIN: I13C-0438-1226
 TAX MAP #111-01-00-007
 ZONED PD

MATCHLINE SEE SHEET 10

MATCHLINE SEE SHEET 12



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]* for SUSAN KASSEL
 PLAT APPROVING AGENT
 DATE: 9/30/22

STATE OF VIRGINIA, COUNTY OF YORK
 IN THE CLERK'S OFFICE OF THE CIRCUIT COURT FOR THE
 COUNTY OF YORK-POQUOSON THE 30th DAY OF
 Sept, 2022, THIS MAP WAS PRESENTED AND
 ADMITTED TO RECORD AS THE LAW DIRECTS AS
 INSTRUMENT NO. 220013159

TESTE: KRISTEN N. NELSON, CLERK

BY: *[Signature]*

