

PRIMARY U.S. GEODETIC CONTROL MONUMENTS: COUNTY OF YORK SURVEY MARK REFERENCE AND RECOVERY DATA

A 3-1/4" DISK IN CONCRETE, APPROXIMATELY 4" BELOW THE GROUND SURFACE, STAMPED "STATION NO. 42". THE DISK IS LOCATED IN THE EASTERN GRASS MEDIAN AT THE INTERSECTION OF ROUTES 238 (OLD WILLIAMSBURG RD). AND 660 (BAPTIST RD.), 7.5' NORTH OF THE EDGE OF PAVEMENT OF THE EASTBOUND LANES OF RT. 238, 27.5' EAST OF THE TRAFFIC LIGHT POLE. COORDINATES-U.S. SURVEY FEET: 12051247.375(X), 3613951.988(Y), ELEV. 77.48' (NGVD 1929)

YC-042

A 3-1/4" DISK IN CONCRETE, APPROXIMATELY 2" BELOW THE GROUND SURFACE, STAMPED "STATION NO. 43". THE DISK IS LOCATED ON ROUTE 701 (SPRING RD.) IN FRONT OF #108 SPRING RD, 19.6' EAST OF THE CENTERLINE OF RT. 701, 4.0' SOUTH OF THE SOUTHERN EDGE OF THE CONCRETE WALK. COORDINATES-U.S. SURVEY FEET: 12052988.544(X), 3609747.398(Y), ELEV. 60.08' (NGVD 1929)

LEGEND

T BAR FOUND 🏻 T BAR FOUND DISK FOUND DISK FOUND CONCRETE MONUMENT FOUND CONC. MON FOUND PIPE FOUND PIPE FOUND IRON PIN FOUND PIN FOUND #5 IRON REBAR SET #5 IRON REBAR SET IN CONCRETE Property line ••••• FLOOD ZONE LINE CENTERLINE ROAD --- TIE LINE ---- LANDSCAPE PRESERVATION EASEMENT ---- EASEMENT — — WETLANDS EASEMENT — RPA BUFFER BUILDING SETBACK

PHASE LINE

WETLANDS

RIGHT OF WAY DEDICATION

SUBDIVISION PLAT **ROSE HILL**

PHASE 1

AN OPEN SPACE DEVELOPMENT TAX PARCELS: 17-00-00-149 & 17-00-00-150 NELSON DISTRICT YORK COUNTY, VIRGINIA

DESIGN GROUP

Engineers • Surveyors • Planners P.O. Box 9164, Chesapeake, VA 23321 Phone: 757.686.3345 Fax: 757.686.3348

DRAWN:	DHW	DATE: 7/1/24
COMP:	BJL	SCALE: AS NOTED
CHECKED:	BJL	REF: INST.# 190006880
REVISION:		

	P	
SHEET NO.	1	

SHEET: 1 of 9

JOB #: 4511.0-19

(OWNERS' CONSENT AND DEDICATION)

THE PLATTING OF THE LAND HEREON SHOWN IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNERS, PROPRIETORS AND TRUSTEES, IF ANY.

ROSE HILL HOMES LLC. A VIRGINIA LIMITED LIABILITY COMPANY

NOTARY PUBLIC FOR OWNER

STATE OF Vivginia, CITY OF VIVCINIA BEACH, TO WIT:

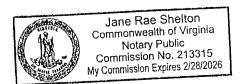
1, Jane Rae Shelton, A NOTARY PUBLIC IN AND FOR THE CITY AND STATE AFORESAID, DO HEREBY CERTIFY THAT PETE ALEX KOTARIDES, MANAGER OF ROSE HILL HOMES LLC, WHOSE NAME IS SIGNED TO THE FOREGOING WRITING HAS ACKNOWLEDGED THE SAME BEFORE ME IN MY CITY AND STATE AFORESAID.

GIVEN UNTO MY HAND THIS 10 th DAY OF JULY, 20 24.

MY COMMISSION EXPIRES: February 28, 20 26.

REGISTRATION NO. 213315

NOTARY PUBLIC



APPROVED

VIRGINIA DEPARTMENT OF TRANSPORTATION

APPROVED	APPR(OVED)
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YORK COUNTY BOARD OF SUPERVISORS

AUGUST 26,2024

STATE OF VIRGINIA COUNTY OF YORK IN THE CLERK'S OFFICE OF THE CIRCUIT COURT FOR THE COUNTY OF YORK-POQUOSON, ON THIS 29 DAY OF ANGUST., 20 THIS MAP WAS PRESENTED AND ADMITTED TO RECORD AS THE LAW DIRECTS, AS INSTRUMENT NUMBER 240011754

Kristen N. Nelson, Clerk

TO THE BEST OF MY KNOWLEDGE AND BELIEF, ALL THE REQUIREMENTS AS SET FORTH IN THE SUBDIVISION ORDINANCE FOR APPROVAL OF PLATS OF SUBDIVISION IN THE COUNTY OF YORK, VIRGINIA, HAVE BEEN COMPLIED WITH, INCLUDING A CLOSURE OF NOT LESS

SURVEYORS' CERTIFICATION

THAN 1':20,000'. THIS IS TO CERTIFY THAT THE LAND EMBRACED IN THIS SUBDIVISION IS IN THE NAME OF ROSE HILL HOMES LLC. A VIRGINIA LIMITED LIABILITY COMPANY AND WAS ACQUIRED FROM ROSE HILL OF YORKTOWN, LLC, A VIRGINIA LIMITED LIABILITY COMPANY, BY DEED DATED APRIL 30, 2019 AND DULY RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF THE COUNTY OF YORK-POQUOSON, VIRGINIA ON MAY 9, 2019 AS INSTRUMENT NO.

I CERTIFY THAT THE PROPERTY CORNER MONUMENTATION AS SHOWN ON THIS PLAT WILL BE SET ON OR BEFORE DECEMBER 31, 2024.