

VICINITY MAP
SCALE: 1"=2000'

PLAT OF EASEMENT DEDICATION FROM
ROSE HILL OF YORKTOWN, LLC
TO YORK COUNTY, VIRGINIA
NELSON DISTRICT
YORK COUNTY, VIRGINIA

ADFA A.D. POTTS & ASSOCIATES, INC.
11524 JEFFERSON AVENUE
NEWPORT NEWS, VIRGINIA 23601
PHONE: (757) 595-4610

1" = 200' NOVEMBER 21, 2017

SHEET 1 OF 2



LEGEND

- CMF CONCRETE MONUMENT FOUND
- IPF IRON PIPE FOUND
- RBF REBAR FOUND
- PROPERTY LINE
- SURVEY TRAVERSE LINE ONLY
- EASEMENT LINE
- VARIABLE WIDTH WETLANDS CONSERVATION EASEMENT HEREBY CONVEYED TO YORK COUNTY
- JURISDICTIONAL WETLANDS U.S.A.C.O.E. PERMIT NAO-2007-2429

CURVE	DELTA ANGLE	RADIUS	ARC LENGTH	TANGENT	CHORD LENGTH	CHORD BEARING
C1	07°06'47"	1010.00'	125.39'	62.78'	125.31'	N 87°18'11" W
C2	23°38'00"	290.00'	107.24'	54.40'	106.49'	N 71°53'47" W
C3	32°37'46"	290.00'	165.15'	84.88'	162.93'	N 67°23'54" W
C4	07°06'47"	1040.00'	129.11'	64.64'	129.03'	N 87°16'11" W

LINE	BEARING	DISTANCE
L1	S 89°10'25" W	86.33'
L2	N 60°04'48" W	28.12'
L3	S 51°06'00" E	10.63'
L4	S 06°37'24" W	175.27'
L5	S 87°50'05" E	60.00'
L6	N 06°39'55" E	175.00'
L7	S 87°56'03" E	59.87'
L8	S 06°44'37" W	311.99'
L9	N 89°14'37" E	35.78'
L10	N 88°08'51" E	24.30'
L11	S 84°38'58" E	102.68'
L12	N 88°03'12" E	97.34'
L13	N 80°45'33" E	90.02'

LINE	BEARING	DISTANCE
L14	S 18°58'07" E	81.08'
L15	N 71°01'53" E	98.70'
L16	S 12°32'07" E	88.38'
L17	S 04°11'25" W	99.30'
L18	S 41°44'17" W	148.50'
L19	N 52°10'39" W	96.05'
L20	S 06°15'40" W	99.82'
L21	S 16°17'55" W	73.91'
L22	N 74°15'54" W	63.29'
L23	N 80°11'15" W	113.78'
L24	N 68°14'22" E	112.22'
L25	S 09°22'58" W	10.16'
L26	S 69°10'25" W	115.00'

LINE	BEARING	DISTANCE
E1	N 53°24'17" E	77.36'
E2	N 84°32'06" E	34.46'
E3	N 71°13'20" E	187.13'
E4	N 79°07'18" E	82.58'
E5	S 63°09'54" W	42.42'
E6	S 77°05'14" W	51.78'
E7	N 73°56'51" W	39.08'
E8	N 88°46'06" W	153.05'
E9	N 83°21'21" W	36.57'
E10	N 85°33'58" W	193.73'
E11	N 75°22'34" W	90.22'
E12	S 85°59'18" W	33.61'
E13	S 60°49'13" W	64.95'
E14	S 76°15'45" W	41.71'
E15	S 56°43'19" W	46.07'
E16	S 41°43'16" W	59.81'
E17	S 84°25'47" W	87.84'
E18	N 63°49'00" E	141.24'
E19	S 83°49'00" W	138.45'
E20	S 81°04'11" E	16.76'
E21	S 00°42'08" W	140.04'
E22	S 33°18'00" W	193.22'
E23	S 67°42'30" W	256.83'
E24	S 04°35'35" E	88.56'
E25	S 56°11'40" E	439.54'

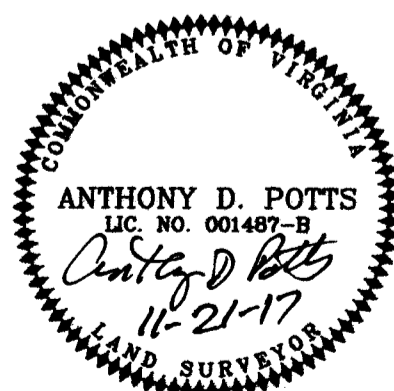
LINE	BEARING	DISTANCE
E26	S 00°00'00" E	66.78'
E27	N 90°00'00" W	80.17'
E28	S 00°00'00" E	261.20'
E29	S 39°07'00" W	43.57'
E30	S 79°00'07" W	220.96'
E31	S 00°00'00" E	165.99'
E32	S 83°35'29" W	200.10'
E33	S 70°16'08" W	276.49'
E34	S 30°16'59" E	55.22'
E35	N 30°16'59" W	53.41'
E36	S 59°29'15" W	252.98'
E37	S 46°56'32" W	166.03'
E38	N 90°00'00" E	169.25'
E39	N 48°10'57" E	105.93'
E40	N 22°43'03" E	74.82'
E41	N 14°30'21" W	62.07'
E42	N 46°23'28" W	80.01'
E43	N 19°25'41" W	75.68'
E44	N 80°49'27" W	73.89'
E45	N 12°34'38" W	32.84'
E46	N 70°41'54" W	38.80'
E47	N 76°09'42" W	66.94'
E48	S 73°29'14" E	30.69'
E49	N 29°08'56" E	81.42'
E50	N 15°08'51" E	21.72'

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 THAN 1":20,000'.

THIS IS TO CERTIFY THAT THE LAND EMBRACED IN THIS SUBDIVISION PLAT IS IN THE NAME OF ROSE HILL OF YORKTOWN, LLC, A VIRGINIA LIMITED LIABILITY COMPANY AND WAS ACQUIRED FROM:

HAMPTON ROADS DEVELOPMENT, LLC, A VIRGINIA LIMITED LIABILITY COMPANY, GEORGE E. FISCELLA TRUST, EDWARD G. FISCELLA TRUST AND G&E LAND HOLDINGS, LLC, A VIRGINIA LIMITED LIABILITY COMPANY BY DEED DATED JUNE 1, 2015 AND RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF THE COUNTY OF YORK-POQUOSON, VIRGINIA ON DECEMBER 7, 2015 AS INSTRUMENT NO. 150022330.

BY: Anthony D. Potts 11-21-17
ANTHONY D. POTTS, L.S. DATE



NOTES: NO IMPROVEMENTS SHOWN

THIS PROPERTY IS LOCATED IN FIRM ZONE X, (UNSHADED)(AREA OUTSIDE 0.2% ANNUAL CHANCE FLOOD) AND ZONE A, (NO BASE FLOOD ELEVATIONS DETERMINED) AS SHOWN ON COMMUNITY PANEL NO. 510182 0106 D & 0108 D DATED JANUARY 16, 2015 (INDEX DATED JANUARY 16, 2015) MAP NO. 51199C0106D AND 51199C0108D

NO TITLE REPORT PROVIDED

ALL EASEMENTS MAY NOT BE SHOWN

RPA, RMA, FLOODZONE AND WATERSHED MANAGEMENT PROTECTION OVERLAY DISTRICT LINES NOT SHOWN FOR CLARITY.

PROPERTY LINES SHOWN PER PLAT (INST #150021599)
PROPERTY CORNERS SHOWN AS FOUND PER PREVIOUS BOUNDARY SURVEY. REMAINING CORNERS NOT SET.

APPROVED
YORK COUNTY BOARD OF SUPERVISORS
BY: Juan Kassel
PLAT APPROVING AGENT
DATE: MARCH 12, 2018

INSTR # 180004377
Filed in the Clerk's Office, Circuit Court,
York County - Poquoson, VA
the 12th day of March, 2018
Teste: Kristen N. Nelson, Clerk
By: Milroy D.C.