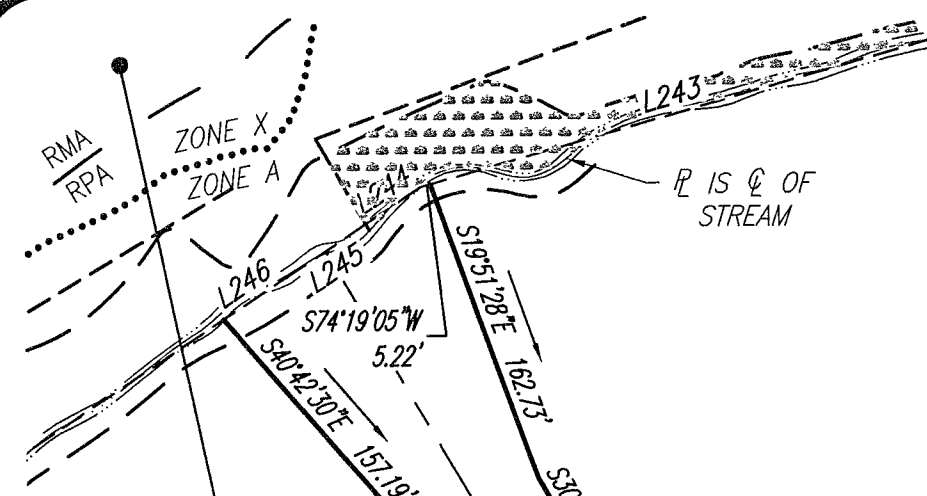




FUTURE DEVELOPMENT
NOW OR FORMERLY
REMAINDER OF ROSE HILL HOMES L.L.C.
PARCEL A
1400 BAPTIST ROAD
TAX MAP #17-00-00-149
GPIN: N10a-1974-4258
INSTRUMENT No. 190006880
ZONED R13
FORMER AREA: 4,474,089 S.F. OR
102.710 AC.
NEW AREA: 3,494,648 S.F. OR
80.225 AC.

NOW OR FORMERLY
CITY OF NEWPORT NEWS
D.B.51, P.2; P.B.11, P.428-453
GPIN: N10d-4442-2113
TP 23-00-00-0141
ZONED RC

VIRGINIA STATE PLANE COORDINATES
SOUTH ZONE (NAD-1983)

MATCHLINE SEE THIS SHEET

SEA BISCUIT BOULEVARD
(50' AND VARIABLE WIDTH PUBLIC R/W)

NOW OR FORMERLY
CITY OF NEWPORT NEWS
D.B.51, P.2; P.B.11, P.428-453
GPIN: N10d-4442-2113
TAX PARCEL 23-00-00-0141
ZONED RC
1,666,833 S.F. OR 38.265± ACS

NOW OR FORMERLY
CITY OF NEWPORT NEWS
INSTR.#010012962
P.B.11, P.428-453
GPIN: N10c-1663-1736
TAX PARCEL 23-00-00-014
ZONED RC

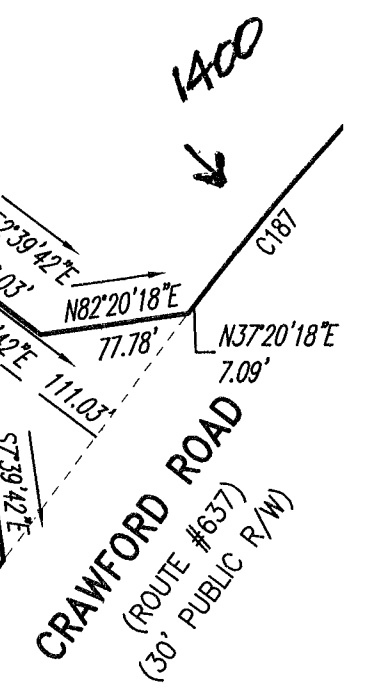
NOW OR FORMERLY
CITY OF NEWPORT NEWS
INSTR.#010012962
P.B.11, P.428-453
GPIN: N10c-1663-1736
TAX PARCEL 23-00-00-014
ZONED RC

SEA BISCUIT BOULEVARD
(50' AND VARIABLE WIDTH PUBLIC R/W)

CURVE DATA					
CURVE #	RADIUS	LENGTH	DELTA	TANGENT	CHORD
C181	1000.00'	328.88'	18°50'35"	165.94'	S20°51'41"E 327.40'
C182	975.00'	320.65'	18°50'35"	161.79'	S20°51'41"E 319.21'
C183	950.00'	312.43'	18°50'35"	157.64'	S20°51'41"E 311.03'
C184	1000.00'	719.46'	41°13'18"	376.09'	S32°03'03"E 704.04'
C185	1025.00'	737.44'	41°13'18"	385.49'	S32°03'03"E 721.64'
C186	1050.00'	755.43'	41°13'18"	394.90'	S32°03'03"E 739.24'
C187	1268.00'	127.99'	5°47'01"	64.05'	S40°14'05"W 127.94'

2100

1500



APPROVED

YORK COUNTY BOARD OF SUPERVISORS

BY: Eileen Kassel
PLAT APPROVING AGENT

DATE: 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 August, 2024
THIS MAP WAS PRESENTED AND ADMITTED TO RECORD AS THE LAW
DIRECTS, AS INSTRUMENT
NUMBER 240011754

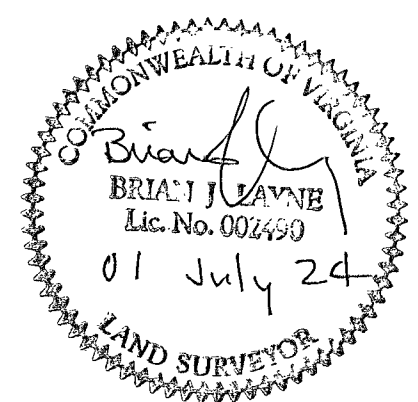
TESTE: KRISTEN N. NELSON, CLERK
CLERK

BY: Heidi McKnight



MATCHLINE SEE THIS SHEET

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				PARRISH LAYNE 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	REVISION:	REF:	SHEET NO. 9	
COMP: BJL	SCALE: 1"=100'		INST.# 190006880	SHEET: 9 of 9	
CHECKED: BJL					



- T BAR FOUND
- DISK FOUND
- CONC. MON FOUND
- PIPE FOUND
- PIN FOUND
- T BAR FOUND
- DISK FOUND
- CONCRETE MONUMENT FOUND
- PIPE FOUND
- IRON PIN FOUND
- #5 IRON REBAR SET
- #5 IRON REBAR SET IN CONCRETE