

NOW OR FORMERLY
CITY OF NEWPORT NEWS
D.B.51, P.2; P.B.11, P.428-453
GPIN: N11c-1432-0614
TP 17-00-00-154
ZONED RC

NOW OR FORMERLY
CITY OF NEWPORT NEWS
D.B.51, P.2; P.B.11, P.428-453
GPIN: N11c-1432-0614
TP 17-00-00-154
ZONED RC

UNITED STATES DEPARTMENT OF
INTERIOR
INSTR.#030028633
GPIN: N11d-4944-1325
TP 18-00-00-023
ZONED RC

PARCEL B
NOW OR FORMERLY
ROSE HILL HOMES L.L.C.
1401 BAPTIST ROAD
INSTR.# 190006880
TAX PARCEL 17-00-00-150
GPIN: N10a-2190-4754
ZONED R13
687,834 S.F. OR 15.790 AC.

BAPTIST ROAD (S.R. 660)
VARIABLE WIDTH R/W

LINE DATA		
LINE #	BEARING	DISTANCE
L101	S87°45'10"E	277.04'
L102	N89°10'25"E	183.67'
L103	S89°10'25"W	285.00'
L104	N0°49'35"W	304.16'
L105	N89°10'25"E	282.00'
L106	N88°54'39"E	218.00'
L107	N89°10'25"E	206.85'
L108	S62°00'54"E	311.68'
L109	N27°59'06"E	28.00'
L110	N27°59'06"E	221.60'

CURVE DATA					
CURVE #	RADIUS	LENGTH	DELTA	TANGENT	CHORD
C101	1025.00'	54.99'	3°04'25"	27.50'	S89°17'23"E 54.98'
C102	326.00'	163.93'	28°48'41"	83.74'	S76°25'15"E 162.21'
C103	276.00'	122.57'	25°26'39"	62.31'	N15°15'46"E 121.56'

TEMPORARY TURN AROUND EASEMENT TO BE
VACATED WITH THE EXTENSION OF GALLOP WAY
**THIS GALLOP WAY RIGHT-OF-WAY IS PLATTED WITH
THE INTENT OF BEING EXTENDED AND CONTINUED IN
ORDER TO PROVIDE INGRESS AND EGRESS TO AND
FROM ADJOINING PROPERTIES.**

TEMPORARY TURNAROUND LINE DATA		
LINE #	BEARING	DISTANCE
TL152	N89°10'25"E	86.60'
TL153	N0°49'35"W	25.00'
TL154	N89°10'25"E	86.60'

TEMPORARY TURNAROUND CURVE DATA					
CURVE #	RADIUS	LENGTH	DELTA	TANGENT	CHORD
TC152	50.00'	209.44'	240°00'00"	86.60'	N30°49'35"W 86.60'
TC153	50.00'	52.36'	60°00'00"	28.87'	S59°10'25"W 50.00'
TC154	302.00'	20.72'	3°55'54"	10.37'	N0°34'30"E 20.72'
TC155	50.00'	30.47'	34°54'55"	15.72'	N16°04'00"E 30.00'
TC156	50.00'	226.99'	260°06'34"	59.47'	S83°28'11"W 76.54'
TC157	50.00'	42.87'	49°07'33"	22.85'	S22°01'20"E 41.57'
TC158	276.00'	76.59'	15°54'02"	38.54'	S5°24'34"E 76.35'

NOW OR FORMERLY
CITY OF NEWPORT NEWS
D.B.51, P.2; P.B.11, P.428-453
GPIN: N10a-0262-3960
TP 17-00-00-154A
ZONED RC

NOW OR FORMERLY
VIRGINIA ENTERPRISES INC.
INSTR.#140005411
GPIN: N10b-3488-4344
TP 18-00-00-008
ZONED R13

NOW OR FORMERLY
ROBERT LOWE & VONDINE LOWE
INSTR.#9000009214; D.B.237, P.46
GPIN: N10b-3667-4261
TP 18-00-00-011
ZONED R13

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: 4,474,090 S.F. OR 102.711 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

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

VIRGINIA STATE PLANE COORDINATES
SOUTH ZONE (NAD-1983)

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

DRAWN:	DHW	DATE:	7/1/24	REVISION:	
COMP:	BJL	SCALE:	1"=200'		
CHECKED:	BJL				

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

REF: INST.# 190006880
SHEET NO. **3**
SHEET: 3 of 9

- 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

200 0 200 400
scale feet

APPROVED
YORK COUNTY BOARD OF SUPERVISORS
BY: Eusebio Lassal
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**
BY: Blake McHenry