



VICINITY MAP
SCALE: 1"=2000'

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.

CITY OF NEWPORT NEWS, VIRGINIA, A MUNICIPAL CORPORATION

BY: James M. Bourey 5/11/15
JAMES M. BOUREY, CITY MANAGER DATE

STATE OF VIRGINIA TO WIT:
I, ANTHIA M. JENKINS, A NOTARY PUBLIC IN AND FOR THE CITY OF NEWPORT NEWS, DO HEREBY CERTIFY THAT THE ABOVE NAMED PERSONS WHOSE NAMES ARE SIGNED TO THE FOREGOING WRITING HAVE ACKNOWLEDGED THE SAME BEFORE ME IN MY JURISDICTION AFORESAID, GIVEN UNDER MY HAND THIS 12th DAY OF MAY, 2015.

ANTHIA M. JENKINS
NOTARY PUBLIC
MY COMMISSION EXPIRES: 12/31/2017 12/31/17
REGISTRATION NO.: 202916

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 THE CITY OF NEWPORT NEWS, A MUNICIPAL CORPORATION AND WAS ACQUIRED FROM:
1. THE NEWPORT NEWS LIGHT AND WATER COMPANY, A VIRGINIA CORPORATION AND FROM
2. THE OLD DOMINION LAND COMPANY, A VIRGINIA CORPORATION BY DEED DATED JUNE 30, 1926 AND DULY RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT FOR THE CITY OF NEWPORT NEWS, VIRGINIA IN WARWICK COUNTY DEED BOOK 51 PAGE 2 THROUGH 38. IT BEING THE SAME PROPERTY AS SHOWN IN PLAT BOOK 11 PAGE 428 THROUGH 453 AND RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT FOR THE COUNTY OF YORK-POQUOSON, VIRGINIA.

I CERTIFY THAT THE PROPERTY CORNER MONUMENTATION AS SHOWN ON THIS PLAT WILL BE SET ON OR BEFORE JUNE 11, 2015.

BY: Anthony D. Potts 2-27-15
ANTHONY D. POTTS, L.S. DATE

PRIMARY U.S. GEODETIC CONTROL MONUMENT:
043 A 3-1/4" DISK, APPROXIMATELY 2" BELOW THE GROUND SURFACE, STAMPED "STATION NO. 43," THE DISK IS LOCATED ON ROUTE 701 (SPRING ROAD) IN FRONT OF #108 SPRING ROAD (ONE-STORY BRICK RESIDENCE), 19.6' EAST OF CENTERLINE OF ROUTE #701, 4.0' SOUTH OF THE SOUTHERN EDGE OF THE CONCRETE WALK.
COORDINATES, U.S. SURVEY FEET, (NAD 1983)
N(Y)= 3,609,747.398
E(X)=12,052,988.544
ELEV.=60.06'

- NOTES:
- 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 0108 D DATED JANUARY 16, 2015 (INDEX DATED JANUARY 16, 2015) MAP NO. 51199C0108D
 - PROPERTY CONTAINED IN THIS SUBDIVISION IS WITHIN A RESOURCE PROTECTION AREA AND RESOURCE MANAGEMENT AREA. ALL CONSTRUCTION OR LAND DEVELOPMENT ACTIVITIES SHALL BE SUBJECT TO THE REQUIREMENTS OF THE CHESAPEAKE BAY PRESERVATION AREA DESIGNATION AND MANAGEMENT REGULATIONS (9 VAC-10-20-10) AND CHAPTER 23.2 OF THE YORK COUNTY CODE.
 - THE PROPERTY SHOWN HEREON IS ZONED RC, RESOURCE CONSERVATION DISTRICT
 - ALL STREETS ARE HEREBY DEDICATED FOR PUBLIC USE.
 - THIS SITE LIES WITHIN THE WATERSHED MANAGEMENT AND PROTECTION AREA OVERLAY DISTRICT.
 - DEPARTMENT OF THE ARMY STATE PROGRAM GENERAL PERMIT COMMONWEALTH OF VIRGINIA 12-SPGP-01 GENERAL PERMIT NUMBER: NAO-2007-2429 EFFECTIVE DATE: MAY 31, 2012 EXPIRATION DATE: MAY 31, 2017
 - COMMONWEALTH OF VIRGINIA DEPARTMENT OF ENVIRONMENTAL QUALITY VWP GENERAL PERMIT AUTHORIZATION NO. WP4-09-0528 AUTHORIZATION EFFECTIVE DATE: JUNE 22, 2009 AUTHORIZATION EXPIRATION DATE: JUNE 21, 2016
 - TAX MAP PARCEL NO. 23-00-00-014 GPIN NO. N10C-1663-1736
 - COORDINATES SHOWN ARE FOR GIS PURPOSES ONLY. THE COORDINATES SHOWN ARE NOT STATE PLANE. THE COORDINATES AS SHOWN MAINTAIN THE NEWPORT NEWS WATERWORK BOUNDARY PLAT BEARINGS, WHICH THE FUTURE ROSE HILL SUBDIVISION IS BASED UPON.

AREAS SHOWN ARE WITHIN TRAVERSE LINES AND PROPERTY LINES

AREA OF NEWLY CREATED PARCEL.....	1,666,833 s.f.,	38.2652 Ac.
AREA OF SEA BISCUIT BOULEVARD RIGHT-OF-WAY DEDICATION.....	144,228 s.f.,	3.3110 Ac.
AREA OF CRAWFORD ROAD RIGHT-OF-WAY DEDICATION.....	4,805 s.f.,	0.1103 Ac.
TOTAL AREA.....	1,815,866 s.f.,	41.6865 Ac.



PLAT OF RIGHT-OF-WAY DEDICATION FOR
ROSE HILL SUBDIVISION
NELSON DISTRICT
YORK COUNTY, VIRGINIA

ADPA A.D. POTTS & ASSOCIATES, INC.
11524 JEFFERSON AVENUE
NEWPORT NEWS, VIRGINIA 23601
PHONE: (757) 595-4810
1" = 100' FEBRUARY 27, 2015
SHEET 1 OF 3

LEGEND

■ CMF	CONCRETE MONUMENT FOUND
□	CONCRETE MONUMENT TO BE SET
● IPF	IRON PIPE FOUND
● RBF	REBAR FOUND
○ RBS	REBAR TO BE SET
---	PROPERTY LINE
---	RPA / RMA LINE
---	FLOOD ZONE LINE
---	200' WATERSHED PROTECTION OVERLAY
	U.S. ARMY CORPS OF ENGINEERS JURISDICTIONAL WETLANDS
	U.S. ARMY CORPS OF ENGINEERS IMPACTED JURISDICTIONAL WETLANDS

APPROVED AS TO FORM
BY: Collins L. Owens
COLLINS L. OWENS, CITY ATTORNEY

APPROVED
BY: [Signature] 4/27/15
VIRGINIA DEPARTMENT OF TRANSPORTATION DATE

APPROVED
YORK COUNTY BOARD OF SUPERVISORS
BY: [Signature]
PLAT APPROVING AGENT
DATE: 8/18/15

STATE OF VIRGINIA
COUNTY OF YORK
IN THE CLERK'S OFFICE OF THE CIRCUIT COURT FOR THE COUNTY OF YORK-POQUOSON, ON THIS 21st DAY OF AUGUST, 2015, THIS MAP WAS PRESENTED AND ADMITTED TO RECORD AS THE LAW DIRECTS, AS INSTRUMENT NUMBER 150015145 8:23AM
TESTE: Kristen N. Nelson CLERK
BY: [Signature] DEPUTY CLERK

NOTE: THE ORIGINAL SURVEY AND PLATTING FOR THIS SUBDIVISION WERE PERFORMED BY C.E. NEWBAKER III (C.E. NEWBAKER SURVEYING & PLANNING, INC.). C.E. NEWBAKER III DIED PRIOR TO COMPLETION OF THE PLATTING PROCESS. A.D. POTTS & ASSOCIATES, INC. HAS SURVEYED THE BOUNDARY OF THE PARCEL PER APPLICABLE STANDARDS AND VERIFIED ALL CALCULATIONS ASSOCIATED WITH THE SEA BISCUIT BOULEVARD RIGHT-OF-WAY DEDICATION PLAT FOR THE FUTURE ROSE HILL SUBDIVISION.