LOCATION MAP  
SCALE 1"=2000'

## LEGEND

T BAR FOUND	•	T BAR FOUND
DISK FOUND	•	DISK FOUND
CONC. MON FOUND	•	CONCRETE MONUMENT FOUND
PIPE FOUND	•	PIPE FOUND
PIN FOUND	•	IRON PIN FOUND
	○	#5 IRON REBAR SET
	■	#5 IRON REBAR SET IN CONCRETE
	—	PROPERTY LINE
	—	CENTERLINE
	—	RIGHT-OF-WAY
	—	STATE ROUTE
	—	PROPERTY LINE
	—	PROPERTY LINE TO BE VACATED
	—	FLOOD ZONE LINE
	—	CENTERLINE ROAD
	—	TIE LINE
	—	LANDSCAPE PRESERVATION EASEMENT
	—	EASEMENT
	—	WETLANDS EASEMENT
	—	RPA BUFFER
	—	BUILDING SETBACK
	—	PHASE LINE
	—	RIGHT OF WAY DEDICATION
	—	U.S.A.C.O.E. WETLANDS

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

YC-042

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-043

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)

## 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

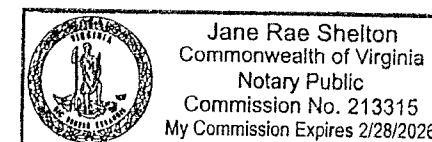
BY: Pete Alex Kotarides  
PETE ALEX KOTARIDES, MANAGERDATE: May 8, 2025

NOTARY PUBLIC FOR OWNER

STATE OF Virginia, CITY OF Virginia Beach, TO WIT:  
I, Jane Rae Shelton, A NOTARY PUBLIC IN AND FOR THE CITY AND STATE AFORESAID, DO HEREBY CERTIFY THAT Pete Alex Kotarides, 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 8th DAY OF May, 2025.MY COMMISSION EXPIRES: February 28, 2026.REGISTRATION NO. 213315

NOTARY PUBLIC



## SURVEYORS' CERTIFICATION

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 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. 190006880.

I CERTIFY THAT THE PROPERTY CORNER MONUMENTATION AS SHOWN ON THIS PLAT WILL BE SET ON OR BEFORE AUGUST 2025.



## SUBDIVISION PLAT

## ROSE HILL

## PHASE 2A

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:	12/17/24
COMP:	BJL	SCALE:	AS NOTED
CHECKED:	BJL	REF: INST.#	190006880
REVISION:			

SHEET NO. 1  
SHEET: 1 of 6

JOB #: 4511.0-19

APPROVED

BY: [Signature] 5/13/25  
VIRGINIA DEPARTMENT OF TRANSPORTATION DATE

APPROVED

YORK COUNTY BOARD OF SUPERVISORS

BY: [Signature]  
PLAT APPROVING AGENTDATE: JUNE 3, 2025

STATE OF VIRGINIA  
COUNTY OF YORK  
IN THE CLERK'S OFFICE OF THE CIRCUIT COURT FOR THE COUNTY OF YORK-POQUOSON, ON THIS 5th DAY OF June, 2025, THIS MAP WAS PRESENTED AND ADMITTED TO RECORD AS THE LAW DIRECTS, AS INSTRUMENT NUMBER 250008469.

TESTE: Kristen N. Nelson  
CLERKBY: [Signature]