

NOTES:

1. THIS CANTER COURT 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.
2. EXISTING TEMPORARY TURN AROUND EASEMENT INST.#240011754 HEREBY VACATED.

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

FUTURE DEVELOPMENT
NOW OR FORMERLY
REMAINDER OF ROSE HILL HOMES L.L.C.
PARCEL B
1401 BAPTIST ROAD
TAX MAP #17-00-00-150
GPIN: N10a-2190-4754
INSTRUMENT No. 190006880
ZONED R13
AREA: 687,834 S.F. OR 15.790 AC.

TEMPORARY TURN AROUND
EASEMENT TO BE VACATED
WITH THE EXTENSION OF
CANTER COURT (SEE NOTE 1)

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

SPRING ROAD (S.R. 701)
50' R/W

CURVE DATA					
CURVE #	RADIUS	LENGTH	DELTA	TANGENT	CHORD
C209	1315.00'	163.25'	7°06'47"	81.73'	S87°16'12"E 163.15'
TC267	50.00'	35.37'	40°32'09"	18.46'	S76°01'08"W 34.64'
TC268	50.00'	227.83'	261°04'18"	58.47'	N6°17'12"E 76.00'
TC269	50.00'	35.37'	40°32'09"	18.46'	S63°26'44"E 34.64'

LINE DATA		
LINE #	BEARING	DISTANCE
L123	S83°42'48"E	223.47'
L124	S84°02'06"E	65.00'
L125	S83°42'48"E	449.68'
L126	N89°10'25"E	40.79'
L128	N6°17'12"E	302.64'

VIRGINIA STATE PLANE COORDINATES
SOUTH ZONE (NAD-1983)

(A)
NOW OR FORMERLY
RONALD WHITBY L. ETALS
INSTR.#190000408; P.B.8, P.344
GPIN: N11d-2758-0238
TP 17D-02-00-001
ZONED R13

(B)
LOT 8
NOW OR FORMERLY
JOSHUA FERGUSON
INSTR.#080012027;
D.B.210, P.167 (PLAT)
GPIN: N11d-2799-0094
TP 17D-01-00-008
ZONED R13

(C)
PARCEL C
NOW OR FORMERLY
FLOYD CARTER J. & ROZALIND H
PALMER TRUSTEE
INSTR.#230008054; P.B.12, P.255
TP 17-00-00-153
GPIN: N10a-1234-3533
ZONED R13

(F)
LOT 4
NOW OR FORMERLY
CONTESE JOSE ANTONIO
FERNANDEZ
INSTR.# 230000341
D.B.210, P.167 (PLAT)
GPIN: N10b-2816-4663
TP 17D-01-00-004
ZONED R13

(G)
LOT 2
NOW OR FORMERLY
LAWRENCE H. WILLIAMS &
DONALD F. SEIDNITZER
INSTR.#220004343
D.B.210, P.167 (PLAT)
GPIN: N10b-2700-4574
TP 17D-01-00-002
ZONED R13

(D)
LOT 7
NOW OR FORMERLY
EOG INVESTMENTS LLC
INSTR.#230006434
D.B.210, P.167 (PLAT)
GPIN: N10b-2793-4964
TP 17D-01-00-007
ZONED R13

(D)
LOT 6
NOW OR FORMERLY
SAMUEL F. TYLER
INSTR.#8000008933
D.B.210, P.167 (PLAT)
GPIN: N10b-2779-4864
TP 17D-01-00-006
ZONED R13

(H)
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

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

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

(J)
LOT 1
NOW OR FORMERLY
TYRONE WARD
D.B.775, P.878; P.B.12, P.6
GPIN: N10b-3822-4255
TP 18-06-00-001
ZONED R13

NOW OR FORMERLY
EX. PUMP STA. LOT
COUNTY OF YORK, VIRGINIA
D.B.636, P.536
GPIN: N10b-4280-4396
TP 18-00-00-012A
ZONED R13

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

(E)
LOT 5
NOW OR FORMERLY
JULIA W. KELLUM
INSTR.#220005190
D.B.210, P.167 (PLAT)
GPIN: N10b-2765-4763
TP 17D-01-00-005
ZONED R13

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

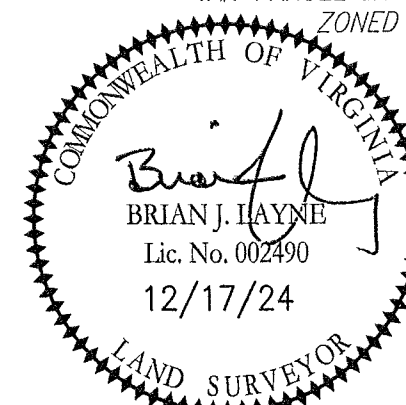
SUBDIVISION PLAT
ROSE HILL
PHASE 2A
AN OPEN SPACE DEVELOPMENT
TAX PARCELS: 17-00-00-149 & 17-00-00-150
NELSON DISTRICT
YORK COUNTY, VIRGINIA

DRAWN: DHW	DATE: 12/17/24	REVISION:
COMP: BJL	SCALE: 1"=200'	
CHECKED: BJL		

REF:	SHEET NO. 3
INST.# 190006880	SHEET: 3 of 6

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

- | | | | |
|-----------------|---|-------------------------------|---|
| 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 | • |



APPROVED
YORK COUNTY BOARD OF SUPERVISORS
BY: Susan Kassel
PLAT APPROVING AGENT
DATE: 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 250008489
TESTE: Kristen N. Nelson
CLERK
BY: Simone Hower, Jr