

NOTES:

1. THIS DOREY LANE 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. 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.
3. EXISTING TEMPORARY TURN AROUND EASEMENT INST.# 25000 8489 HEREBY VACATED.

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-2190-4750
INSTRUMENT No. 190006880
ZONED R13
FORMER AREA: 687,834 S.F.
OR 15,790 AC.
NEW AREA: 345,726 S.F.
OR 7,937 AC.

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

CURVE DATA					
CURVE #	RADIUS	LENGTH	DELTA	TANGENT	CHORD
TC258	232.00'	30.04'	7°25'11"	15.04'	N45°48'47"E 30.02'
TC259	50.00'	29.14'	33°23'43"	15.00'	N58°48'02"E 28.73'
TC260	50.00'	226.27'	259°17'28"	60.34'	N54°08'50"W 77.00'
TC261	50.00'	46.54'	53°19'49"	25.11'	S22°52'20"W 44.88'
TC262	50.00'	36.14'	41°24'35"	18.90'	S14°25'05"E 35.36'
TC263	50.00'	229.35'	262°49'09"	56.69'	N83°42'48"W 75.00'
TC264	50.00'	36.14'	41°24'35"	18.90'	N26°59'29"E 35.36'

LINE DATA		
LINE #	BEARING	DISTANCE
L120	S89°10'25"W	210.09'
L121	N83°42'48"W	546.81'
L122	N83°42'48"W	456.60'
L123	S83°42'48"E	87.07'
L124	N6°17'12"E	143.50'

VIRGINIA STATE PLANE COORDINATES
SOUTH ZONE (NAD-1983)

CURVE DATA					
CURVE #	RADIUS	LENGTH	DELTA	TANGENT	CHORD
C206	1026.00'	127.37'	7°06'47"	63.77'	N87°16'11"W 127.29'
C207	276.00'	118.94'	24°41'27"	60.41'	N71°22'05"W 118.02'
C208	206.00'	168.13'	46°45'50"	89.07'	N72°54'17"E 163.51'

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: 3,107,571 S.F. OR 71,339 AC.
NEW AREA: 2,696,120 S.F. OR 61,894 AC.

NOW OR FORMERLY
ROSE HILL HOMES OWNERS
ASSOCIATION, INC.
PHASE 1
TAX MAP #LOT CA B
GPIN: N10a-4120-4086
INSTRUMENT No. 240011757
ZONED R13

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

LOT 5
NOW OR FORMERLY
JULIA W. KELLOM
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

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

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

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

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

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

LOT 7
NOW OR FORMERLY
JUSTIN & ELIZABETH A. WRIGHT
INSTR.#240006221
D.B.210, P.167 (PLAT)
GPIN: N10b-2793-4964
TP 17D-01-00-007
ZONED R13

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

LOT 1
NOW OR FORMERLY
TYRONE WARD
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

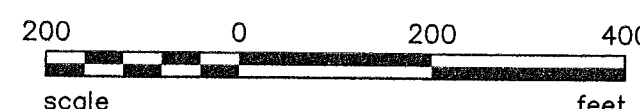
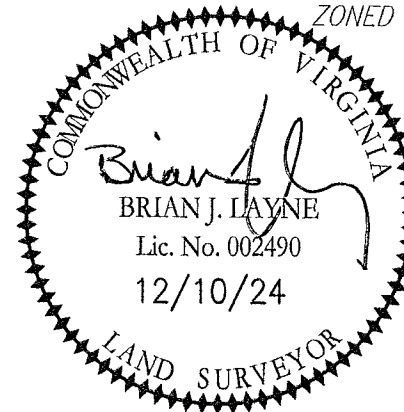
SUBDIVISION PLAT
ROSE HILL
PHASE 2B
AN OPEN SPACE DEVELOPMENT
TAX PARCELS: 17-00-00-149 & 17-00-00-150
NELSON DISTRICT
YORK COUNTY, VIRGINIA

**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: 12/10/24	REVISION:
COMP: BJL	SCALE: 1"=200'	
CHECKED: BJL		

REF: INST.# 190006880
SHEET NO. **3**
SHEET: 3 of 8

- 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



APPROVED
YORK COUNTY BOARD OF SUPERVISORS
BY: Eusebio 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 5 DAY OF June, 2025
THIS MAP WAS PRESENTED AND ADMITTED TO RECORD AS THE LAW
DIRECTS, AS INSTRUMENT NUMBER 250008492

TESTE: KRISTEN N. NELSON, CLERK
CLERK

BY: Simone Hower, DC