

CURVE DATA					
CURVE #	RADIUS	LENGTH	DELTA	TANGENT	CHORD
(C203)	290.00'	165.16'	32°37'48"	84.88'	N67°23'54"W 162.93'
C131	232.00'	189.35'	46°45'50"	100.31'	N72°54'17"E 184.14'
C132	25.00'	39.27'	90°00'00"	25.00'	N51°17'12"E 35.36'
C133	25.00'	39.27'	90°00'00"	25.00'	N38°42'48"W 35.36'
C134	302.00'	205.68'	39°01'17"	107.01'	N64°12'10"W 201.73'
C202	180.00'	146.91'	46°45'50"	77.83'	S72°54'17"W 142.87'

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

EXISTING YORK COUNTY
VARIABLE WIDTH WETLANDS
CONSERVATION ESMNT. #6
CONVEYED TO YORK CO.
(INSTR. #180004377)

VIRGINIA STATE PLANE COORDINATES
SOUTH ZONE (NAD-1983)

CONC. MON.
FOUND

NNWW DISK FOUND

10'X10' WATERLINE EASEMENT
TO BE DEDICATED TO THE CITY
OF NEWPORT NEWS & IS &
VARIABLE WIDTH PRIVATE
DRAINAGE EASEMENT HEREBY
CONVEYED TO ROSE HILL H.O.A.

RECREATION AREA #2
53874 Sq.Ft.
1.237 ACRE
(TOTAL AREA)

MATCHLINE SEE SHEET 7

BAPTIST ROAD
(S.R. 660)

VARIABLE WIDTH STRIP OF LAND HEREBY
DEDICATED TO PUBLIC USE FOR RIGHT-OF-WAY
PURPOSES (6,988 S.F. OR 0.160 AC.)

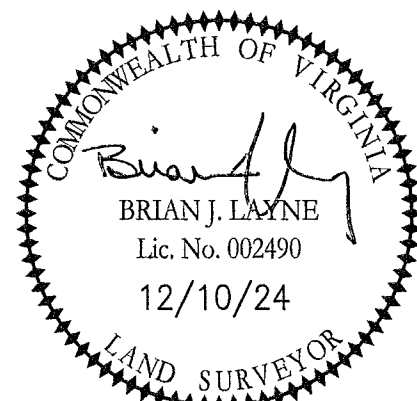
EXISTING 10'X10' NEWPORT NEWS WATERWORKS
EASEMENT (INST. #

EXISTING VARIABLE WIDTH YORK
COUNTY SIGHT EASEMENT (INST. #
250008489)
EXISTING 10' YORK COUNTY
LANDSCAPE PRESERVATION EASEMENT
(INST. # 250008489)
EXISTING 10' YORK COUNTY LANDSCAPE
PRESERVATION EASEMENT & 10'
RESTRICTED ACCESS EASEMENT (INST. #
250008489)

MATCHLINE SEE SHEET 5

EXISTING VARIABLE WIDTH YORK
COUNTY SIGHT EASEMENT (INST. #
250008489)
EXISTING 10' YORK COUNTY
LANDSCAPE PRESERVATION EASEMENT
(INST. # 250008489)

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.



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

- 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

LEGEND

- IRON PIN FOUND (UNLESS OTHERWISE NOTED)
- #5 IRON REBAR SET (UNLESS OTHERWISE NOTED)
- #5 IRON REBAR SET IN CONCRETE

APPROVED
YORK COUNTY BOARD OF SUPERVISORS
BY: Eileen 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