

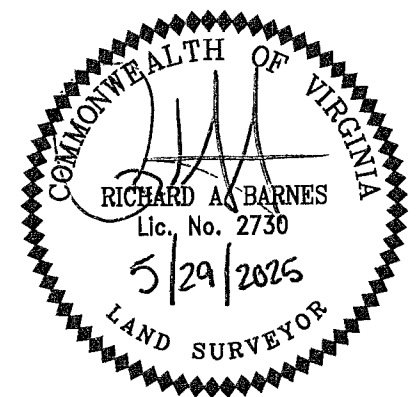
N/F
OUR REDEEMER EV. LUTHERAN CHURCH
D.B. 461, PG. 67
TAX MAP #37-00-00-117
GPIN-U03a-2435-3980
ZONE: R20

SUBDIVISION PLAT OF CELESTIAL WAY

LOCATION:
BETHEL MAGISTERIAL DISTRICT
COUNTY OF YORK, VIRGINIA
DATE: 5/29/2025
PROJECT #004316 SHEET 4 OF 13

ATCS®

690 TOWN CENTER DRIVE, SUITE 201
NEWPORT NEWS, VIRGINIA 23606
(757) 504-2976 FAX (757) 637-0276
WWW.ATCSPLC.COM



MATCH LINE SEE SHEET 5

LOTZ ACRES ESTATE
SECTION TWO
P.B.10, PG. 336

N/F
RONALD L. GARHART
D.B. 798, PG. 319
TAX MAP #37-15-02-030
GPIN-U03a-2280-3948
ZONE: R20

N/F
ROBERT G. PARKER
INSTR# 170012610
TAX MAP #37-15-02-029
GPIN-U03a-2302-3851
ZONE: R20

HEAVENS WAY
(50' R/W) (S.R. 1740)

N/F
STEPHEN E. SPEIGHT
INSTR# 030019659
TAX MAP #37-15-02-028
GPIN-U03a-2095-3895
ZONE: R20

LOTZ ACRES ESTATE
SECTION TWO
P.B.10, PG. 336

EXISTING 20' YORK COUNTY
DRAINAGE & UTILITIES EASEMENT
(P.B. 10, PG. 336)

N/F
ALBERT B. ABRAHAM
INSTR# 140013998
TAX MAP #37-15-02-027
GPIN-U03a-1992-3870
ZONE: R20

MATCH LINE SEE SHEET 7

HEAVENS WAY
(50' PRIVATE R/W)

309-2

10' LANDSCAPE PRESERVATION
EASEMENT HEREBY CONVEYED
TO YORK COUNTY

EASEMENT FOR THE RIGHT
OF PUBLIC ACCESS HEREBY
CONVEYED TO THE COUNTY
OF YORK, VIRGINIA

10' LANDSCAPE PRESERVATION
EASEMENT HEREBY CONVEYED
TO YORK COUNTY

VARIABLE WIDTH DRAINAGE
EASEMENT HEREBY CONVEYED
TO YORK COUNTY

COMMON AREA
753,421 sq. ft.
17.2962 acres

VARIABLE WIDTH DRAINAGE
EASEMENT HEREBY CONVEYED
TO YORK COUNTY

EXISTING JURISDICTIONAL NON-TIDAL WETLANDS, U.S. ARMY
CORPS OF ENGINEERS PROJECT NO. NAO-2007-04662 VALID
UNTIL OCTOBER 11, 2026 PER U.S. ARMY CORPS OF ENGINEERS,
NORFOLK DISTRICT LETTER DATED OCTOBER 16, 2023.

COMMON AREA
753,421 sq. ft.
17.2962 acres

10' LANDSCAPE PRESERVATION
EASEMENT HEREBY CONVEYED
TO YORK COUNTY

VARIABLE WIDTH SIGHT
EASEMENT HEREBY CONVEYED
TO YORK COUNTY

30' FRONT B.S.L. (TYP)

30' FRONT B.S.L. (TYP)

30' FRONT B.S.L. (TYP)

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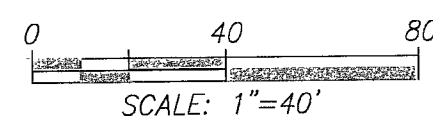
30' FRONT B.S.L. (TYP)

30' FRONT B.S.L. (TYP)

30' FRONT B.S.L. (TYP)

30' FRONT B.S.L. (TYP)

30' FRONT B.S.L. (TYP)



APPROVED
YORK COUNTY BOARD OF SUPERVISORS
BY: *Earl W. M.*

PLAT APPROVING AGENT

DATE: *July 2, 2025*

STATE OF VIRGINIA
COUNTY OF YORK
IN THE CLERK'S OFFICE OF THE CIRCUIT COURT FOR THE
COUNTY OF YORK-POQUOSON, VIRGINIA, THE 3 DAY OF
July, 2025. THIS PLAT WAS PRESENTED AND ADMITTED
TO RECORD AS THE LAW DIRECTS,

AS INSTRUMENT NUMBER 250009680

KRISTEN N. NELSON, CLERK

TESTE: *[Signature]*
BY: *[Signature]*