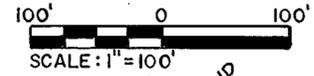


RECORD PLAT  
COVENTRY PLANNED DEVELOPMENT  
PARCEL D OPEN SPACE / COMMON AREA DEDICATION TO  
COVENTRY HOMEOWNERS ASSOCIATION

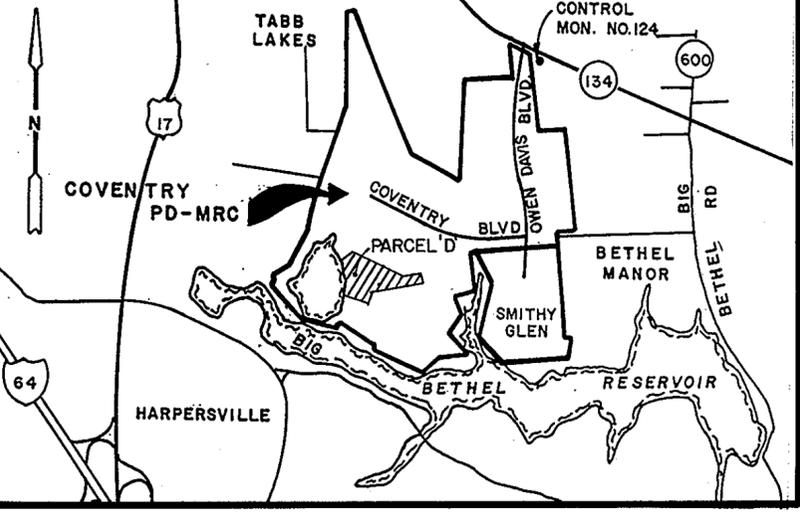
COUNTY OF YORK, VIRGINIA  
LOUIS M. PENCI, Inc.  
863 Catalina Drive  
Newport News, Virginia 23602  
SCALE: 1" = 100' FEBRUARY 1, 1993  
SHEET 1 OF 1



- GENERAL NOTES:
- PROPERTY IDENTIFIED AS ASSESSOR'S PARCEL NO: 37-171-A. PROPERTY LOCATED IN ZONE X AS SHOWN ON FIRM PANEL NUMBER 5101820043 B.
  - PROPERTY IS NOT LOCATED IN ANY RESOURCE PROTECTION AREA OR RESOURCE MANAGEMENT AREA.
  - YORK COUNTY PRIMARY GEODETIC CONTROL MONUMENT #124 LOCATED AT THE SOUTHEAST INTERSECTION OWEN DAVIS BOULEVARD AND ROUTE 134, COORDINATE VALUE: (U.S. SURVEY FEET) X=12084146.022, Y=3569662.543, ELEVATION = 29.25 (N.G.V.D.).
  - PROPERTY SERVED BY PUBLIC SEWER PROVIDED BY THE COUNTY OF YORK AND PUBLIC WATER PROVIDED BY THE CITY OF NEWPORT NEWS.

AREA TABULATIONS:

AREA PARCEL D = 373,570 SF / 8.576 ACRES  
TOTAL SUBDIVIDED AREA = 373,570 SF / 8.576 ACRES



VICINITY MAP 1" = 2000'

THE PLATTING OF THE LAND HEREON SHOWN IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNERS AND PROPRIETORS.

H.R. Ashe 4-11-93  
217 ASSOCIATES, LTD. A VIRGINIA CORPORATION DATE  
H.R. ASHE, PRESIDENT

STATE OF VIRGINIA, TO WIT:  
I, Hilda M. Miller  
A NOTARY PUBLIC IN AND FOR THE COUNTY OF YORK  
DO HEREBY CERTIFY THAT THE ABOVE NAMED PERSON(S) WHOSE NAME(S)  
ARE SIGNED TO THE FOREGOING WRITING HAVE ACKNOWLEDGED THE SAME  
BEFORE ME IN MY JURISDICTION AFORESAID.

GIVEN UNDER MY HAND THIS 11 DAY OF April 1993  
Hilda M. Miller  
NOTARY PUBLIC  
MY COMMISSION EXPIRES 11-30-96

TO THE BEST OF MY KNOWLEDGE AND BELIEF, ALL THE REQUIREMENTS AS SET FORTH IN THE ORDINANCE FOR APPROVING 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: 217 ASSOCIATES, LTD.

AND WAS ACQUIRED FROM: COVEN, INC.

BY DEED DATED DEC. 19, 1984 AND DULY RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF THE COUNTY OF YORK, VIRGINIA IN DEED BOOK 409 PAGE 323.

I CERTIFY THAT THE MONUMENTS AND IRON PIPES AS SHOWN ON THIS PLAT WILL BE SET ON OR BEFORE FEBRUARY 1, 1994.

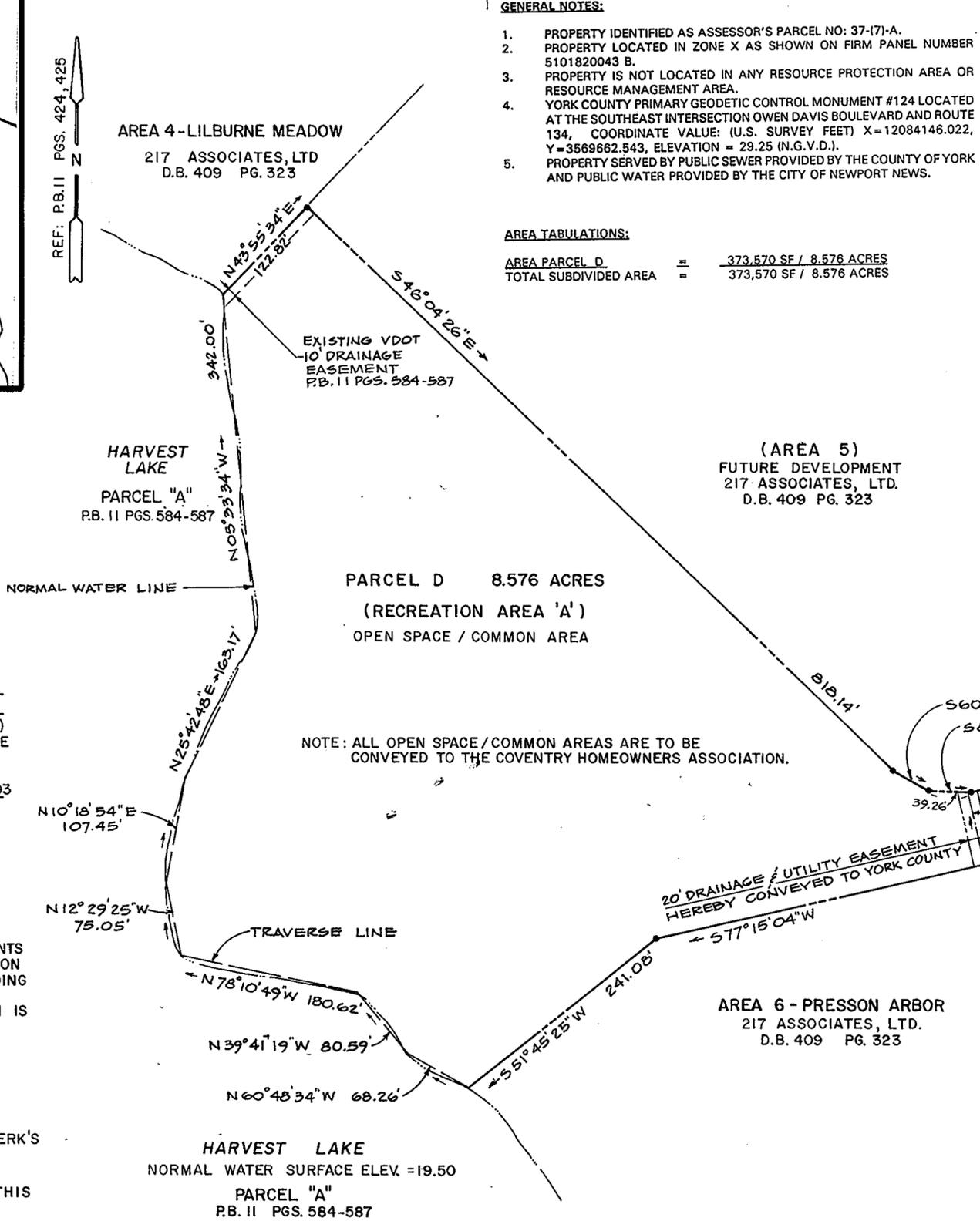


Louis M. Penci  
LOUIS M. PENCI, L.S. NO. 1328B

LEGEND  
● DENOTES IRON PIPE TO BE SET.

CURVE DATA

	DELTA	RADIUS	LENGTH	TANGENT	CHORD BEARING	CHORD DIST.
1	09° 25' 50"	500.00'	82.30'	41.26'	S 13° 04' 00" W	82.20'
2	26° 08' 40"	500.00'	228.15'	116.10'	S 30° 51' 14" W	226.18'



NOTE: ALL OPEN SPACE / COMMON AREAS ARE TO BE CONVEYED TO THE COVENTRY HOMEOWNERS ASSOCIATION.

NOTE:  
THE RECORDATION OF THIS PLAT SHALL OPERATE TO TRANSFER, IN FEE SIMPLE, TO THE COUNTY OF YORK SUCH PORTION OF THE PREMISES PLATTED AS IS ON THE PLAT SET APART FOR STREETS, ALLEYS OR OTHER PUBLIC USE AND TO TRANSFER TO THE COUNTY OF YORK ANY EASEMENT INDICATED ON THE PLAT FOR DRAINAGE AND/OR SANITARY SEWER TO CREATE A PUBLIC RIGHT-OF-PASSAGE OVER THE SAME, UNLESS OTHERWISE NOTED ON THIS PLAT.

THE PLATTING OF THE LAND HEREON SHOWN IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED TRUSTEES. (D.B. 487 PG. 664)  
Bernard H. Siglinger, Jr. 4/11/93  
FIRST AMERICAN BANK TRUSTEE  
BERNARD H. SIGLINGER, JR. DATE

STATE OF VIRGINIA, TO WIT:  
I, Susan E. Ruff  
A NOTARY PUBLIC IN AND FOR THE CITY OF NEWPORT NEWS  
DO HEREBY CERTIFY THAT THE ABOVE NAMED PERSON(S) WHOSE NAME(S) ARE SIGNED TO THE FOREGOING WRITING HAVE ACKNOWLEDGED THE SAME BEFORE ME IN MY JURISDICTION AFORESAID.  
GIVEN UNDER MY HAND THIS 14th DAY OF April 1993  
Susan E. Ruff  
NOTARY PUBLIC  
MY COMMISSION EXPIRES 4/30/96

THE PLATTING OF THE LAND HEREON SHOWN IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED TRUSTEES. (D.B. 508 PG. 375 & D.B. 569 PG. 748)  
Walter Wilson, III 4/19/93  
REAL TITLE COMPANY - TRUSTEE  
WALTER WILSON, III, VICE PRESIDENT DATE

STATE OF VIRGINIA, TO WIT:  
I, SANDY FLEMING  
A NOTARY PUBLIC IN AND FOR THE COUNTY OF FAIRFAX  
DO HEREBY CERTIFY THAT THE ABOVE NAMED PERSON(S) WHOSE NAME(S) ARE SIGNED TO THE FOREGOING WRITING HAVE ACKNOWLEDGED THE SAME BEFORE ME IN MY JURISDICTION AFORESAID.  
GIVEN UNDER MY HAND THIS 19th DAY OF April 1993  
Sandy Fleming  
NOTARY PUBLIC  
MY COMMISSION EXPIRES 7-31-96

APPROVED  
YORK COUNTY BOARD OF SUPERVISORS  
By: J. Made Cate  
PLAT APPROVING AGENT  
Date: JUNE 8, 1993

STATE OF VIRGINIA  
COUNTY OF YORK  
IN THE CLERK'S OFFICE OF THE CIRCUIT COURT FOR THE COUNTY OF YORK THE 10th DAY OF June 1993  
THIS MAP WAS PRESENTED AND ADMITTED TO RECORD AS THE LAW DIRECTS IN PLAT BOOK 11, PAGE 615  
TESTE: NANCY B. KANE, CLERK  
CLERK  
BY: Sandra S. Danyman