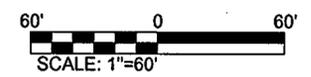


RECORD PLAT
RESUBDIVISION OF LOT 1 AND
ADJACENT OPEN SPACE/Common AREA
LILBURNE MEADOW SECTION 4A
COVENTRY PLANNED DEVELOPMENT
COUNTY OF YORK, VIRGINIA

LOUIS M. PENCI, Inc.
863 Catalina Drive
Newport News, Virginia 23602

SCALE: 1" = 60' MARCH 29, 1994



AREA TABULATIONS

NEW LOT 1	=	7000 SF	=	0.161 ACRES
FORMER LOT 1	=	6375 SF	=	0.146 ACRES
NEW OPEN SPACE/Common AREA	=	15697 SF	=	0.360 ACRES
FORMER OPEN SPACE/Common AREA	=	16322 SF	=	0.375 ACRES
TOTAL SUBDIVIDED AREA	=	22697 SF	=	0.521 ACRES

THE PLATTING OF THE LAND HEREON SHOWN IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNERS AND PROPRIETORS. (D.B. 721 PG. 686)

H. R. Ashe 4-25-94
COVENTRY HOMEOWNERS ASSOCIATION, INC. DATE
H. R. ASHE, PRESIDENT

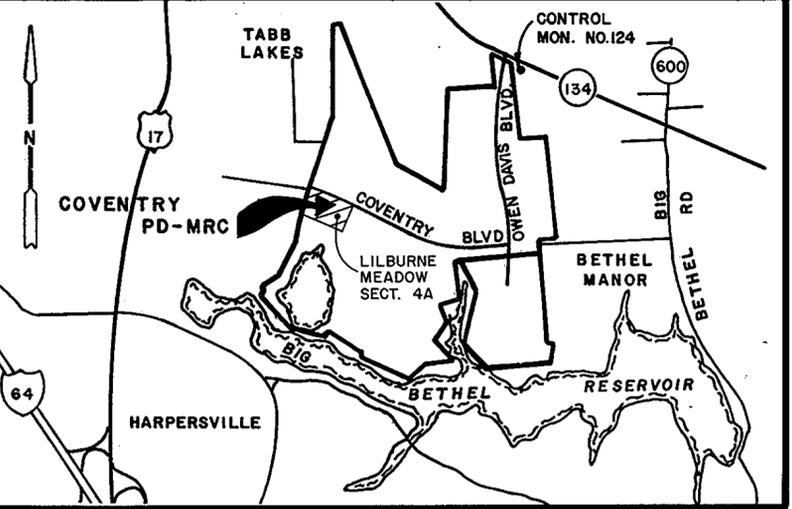
STATE OF VIRGINIA, TO WIT:
I, Hilda Miller
A NOTARY PUBLIC IN AND FOR THE County of York
DO HEREBY CERTIFY THAT THE ABOVE NAMED PERSON(S) WHOSE NAME(S) ARE SIGNED TO THE FOREGOING WRITING HAVE ACKNOWLEDGED THE SAME BEFORE ME IN MY JURISDICTION AFORESAID.

GIVEN UNDER MY HAND THIS 25 DAY OF April 1994
Hilda Miller
NOTARY PUBLIC
MY COMMISSION EXPIRES 11-30-96

APPROVED
YORK COUNTY BOARD OF SUPERVISORS

By: J. Mark Carter
PLAT APPROVING AGENT
Date: May 3, 1994

STATE OF VIRGINIA
COUNTY OF YORK
IN THE CLERK'S OFFICE OF THE CIRCUIT COURT FOR THE COUNTY OF YORK THE 13 DAY OF May 1994
THIS MAP WAS PRESENTED AND ADMITTED TO RECORD AS THE LAW DIRECTS IN PLAT BOOK 12, PAGE 46
TESTE: NANCY B. KANE, CLERK
CLERK
BY: Carol Drossbach, Deputy Clerk



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. (D.B. 409 PG. 323)

H. R. Ashe 4-25-1994
217 ASSOCIATES, LTD., A VIRGINIA CORPORATION DATE
H. R. ASHE, PRESIDENT

STATE OF VIRGINIA, TO WIT:
I, Hilda 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 25 DAY OF April 1994
Hilda 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 WAS ACQUIRED AS FOLLOWS:

PARCEL	OWNER	ACQUIRED FROM	DATE	DEED REF.
LOT 1	217 ASSOC.	COVEN, INC.	DEC. 19, 1984	DB. 409 PG. 323
OPEN SPACE/Common AREA	COVENTRY H.O. ASSN.	217 ASSOC., LTD.	APR. 6, 1993	DB. 721 PG. 686

THE ABOVE DEEDS ARE RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF THE COUNTY OF YORK, VIRGINIA.

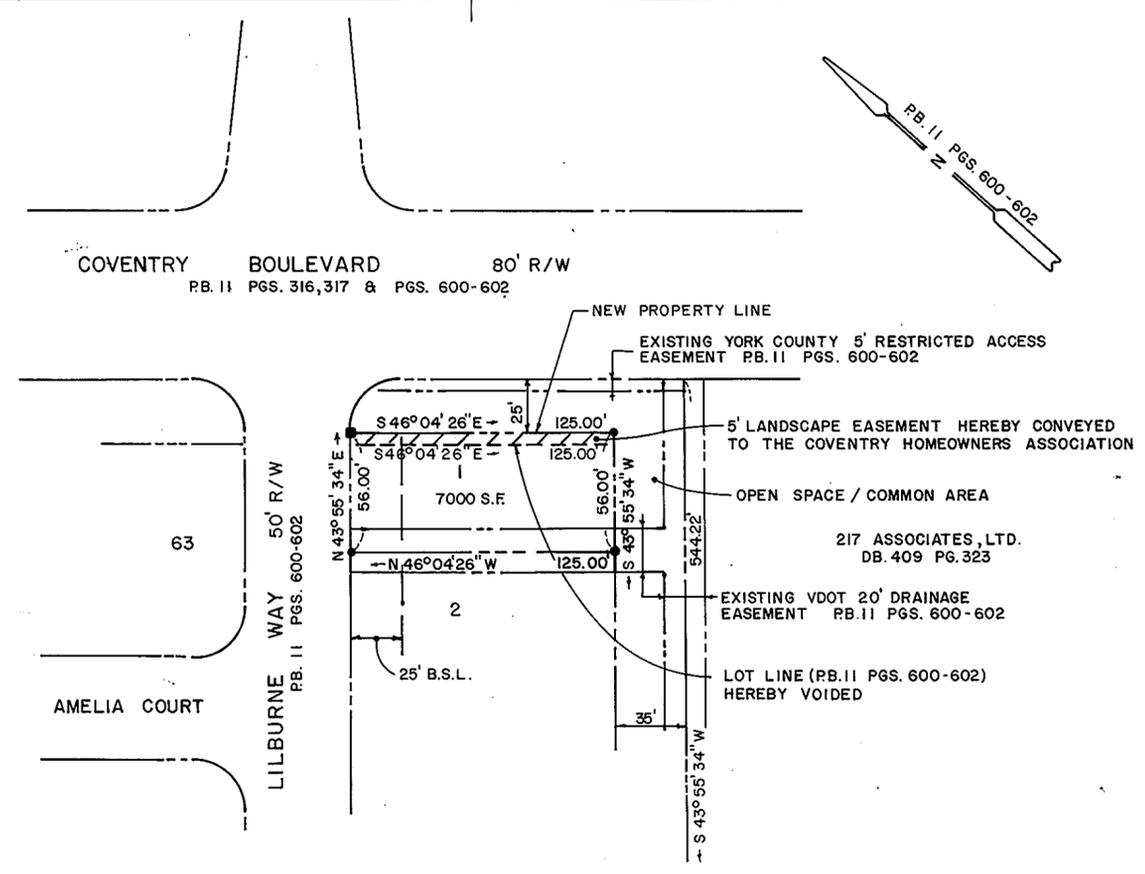
I CERTIFY THAT THE MONUMENTS AND IRON PIPES AS SHOWN ON THIS PLAT WILL BE SET ON OR BEFORE DECEMBER 31, 1994.



Louis M. Penci 4-22-94
LOUIS M. PENCI, L.S. NO. 1328B DATE

WATER:
EACH LOT WITHIN THIS SUBDIVISION IS SERVED BY PUBLIC WATER PROVIDED BY THE CITY OF NEWPORT NEWS.

SEWER:
EACH LOT WITHIN THIS SUBDIVISION IS SERVED BY PUBLIC SEWER PROVIDED BY THE COUNTY OF YORK.



MAXIMUM LOT COVERAGE			
LOT NO.	LOT AREA (SF)	1 STORY (LCR=0.30)	2 STORY (LCR=0.25)
1	7,000	2,100	1,750

NOTE:
THE LAND PROPOSED TO BE CONVEYED OR EXCHANGED BY DEED RECORDED CONTEMPORANEOUSLY HERewith SHALL NOT FOR ANY PURPOSE BE OR BECOME A SEPARATE OR INDEPENDENT LOT, TRACT OR PARCEL BUT FOR ALL PURPOSES SHALL BECOME AND BE CONSIDERED A PART OF THE ADJACENT LOT, TRACT OR PARCEL ALREADY OWNED BY 217 ASSOCIATES, LTD. AT THE TIME OF THIS CONVEYANCE OR EXCHANGE.

- GENERAL NOTES:**
- PROPERTY IDENTIFIED AS ASSESSOR'S PARCEL NO: 37-(37)-4A-1 & 37-(37)-4A-A.
 - NO FENCING OR OTHER STRUCTURES SHALL BE ALLOWED TO BE CONSTRUCTED WITHIN THE 5' LANDSCAPE EASEMENT.
 - 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 OMEN DAVIS BOULEVARD AND ROUTE 134, COORDINATE VALUE: (U.S. SURVEY FEET) X=12084146.022, Y=3569662.543, ELEVATION = 29.25 (N.G.V.D.).

- SPECIAL NOTES:**
- DWELLING UNITS CONSTRUCTED IN AREA 4 SHALL CONFORM TO THE FOLLOWING SETBACKS AND LOT DESIGN:
- STAGGERED OR OFF-SET SETBACKS OF AT LEAST THREE FEET (3') DIFFERENCE SHALL BE PROVIDED FOR A MINIMUM OF 50% OF THE ADJACENT LOTS IN AREA 4. THE MINIMUM SETBACK OF ANY STRUCTURE FROM A PUBLIC RIGHT-OF-WAY SHALL BE TWENTY-FIVE FEET (25') AND AT LEAST 50% OF THE UNITS IN ANY SECTION OR PHASE SHALL HAVE A SETBACK FROM A PUBLIC RIGHT-OF-WAY OF THIRTY FEET (30') OR GREATER.
 - THE MINIMUM DISTANCE BETWEEN ANY TWO SINGLE-FAMILY DETACHED UNITS SHALL BE TWENTY FEET (20') EXCEPT THAT THE SIDE-TO-SIDE SEPARATION MAY BE REDUCED TO 15 FEET FOR A MAXIMUM OF 50% OF THE DWELLING UNITS IN AREA 4 PROVIDED THAT ONE FOOT (1') OF SETBACK OFFSET IS PROVIDED FOR EACH ONE FOOT (1') OF REDUCTION IN BUILDING SEPARATION LESS THAN TWENTY FEET (20').
 - THE MINIMUM SETBACK FOR DETACHED ACCESSORY STRUCTURES SHALL BE FIVE FEET (5') FROM ANY STRUCTURE.
 - THE MAXIMUM LOT COVERAGE RATIO (LCR) SHALL BE 0.25 FOR MULTI-STORY UNITS AND 0.30 FOR SINGLE-STORY UNITS. FOR THE PURPOSE OF THE CALCULATION, LOT COVERAGE RATIO SHALL BE BASED ON THE AMOUNT OF THE LOT UNDER ROOF INCLUDING GARAGES, COVERED DECKS AND PORCHES, AND ACCESSORY BUILDINGS.
 - NO DWELLING UNIT SHALL HAVE MORE THAN TWO STORIES.
 - FENCES SHALL NOT BE LOCATED IN FRONT OR SIDE YARDS.

LEGEND

- DENOTES 5' LANDSCAPE EASEMENT HEREBY CONVEYED TO COVENTRY HOMEOWNERS ASSOCIATION, INC.
- DENOTES MINIMUM BUILDING SETBACK LINE
- DENOTES CONCRETE MONUMENT TO BE SET
- DENOTES IRON PIPE TO BE SET