

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 TRUSTEES. (D.B. 424 PG. 78)

James L. Rock, Sr. 1/12/95
NATIONS BANK - TRUSTEE DATE
JAMES L. ROCK, SR. - V. P., TRUST REAL ESTATE DEPARTMENT

STATE OF VIRGINIA, TO WIT:

I, ELIZABETH A. CHATHAM

A NOTARY PUBLIC IN AND FOR THE CITY OF RICHMOND 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 12 DAY OF JANUARY, 1995

Elizabeth A. Chatham
NOTARY PUBLIC

MY COMMISSION EXPIRES 5-31-95

RECORD PLAT

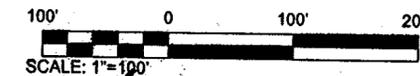
RIGHT OF WAY DEDICATION FOR COVENTRY BOULEVARD

COUNTY OF YORK, VIRGINIA

LOUIS M. PENCI, Inc.

863 Catalina Drive
Newport News, Virginia 23602

SCALE: 1" = 100' DECEMBER 20, 1994



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

Cowles M. Spencer 1/18/95
TABB LAKES LTD., A VIRGINIA CORPORATION DATE
COWLES M. SPENCER, PRESIDENT

STATE OF VIRGINIA, TO WIT:

I, Sandra Nearbin
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 18th DAY OF January 1995

Sandra Nearbin
NOTARY PUBLIC
MY COMMISSION EXPIRES 10-31-98

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 REFERENCE
PARCEL A	TABB LAKES, LTD.	SOVRAN BANK, N.A.	SEPT. 5, 1985	D.B. 424 PG. 72
PARCEL B	TABB LAKES, LTD.	DARE PIKE, LTD.	MAY 30, 1985	D.B. 419 PG. 147

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 1, 1995.



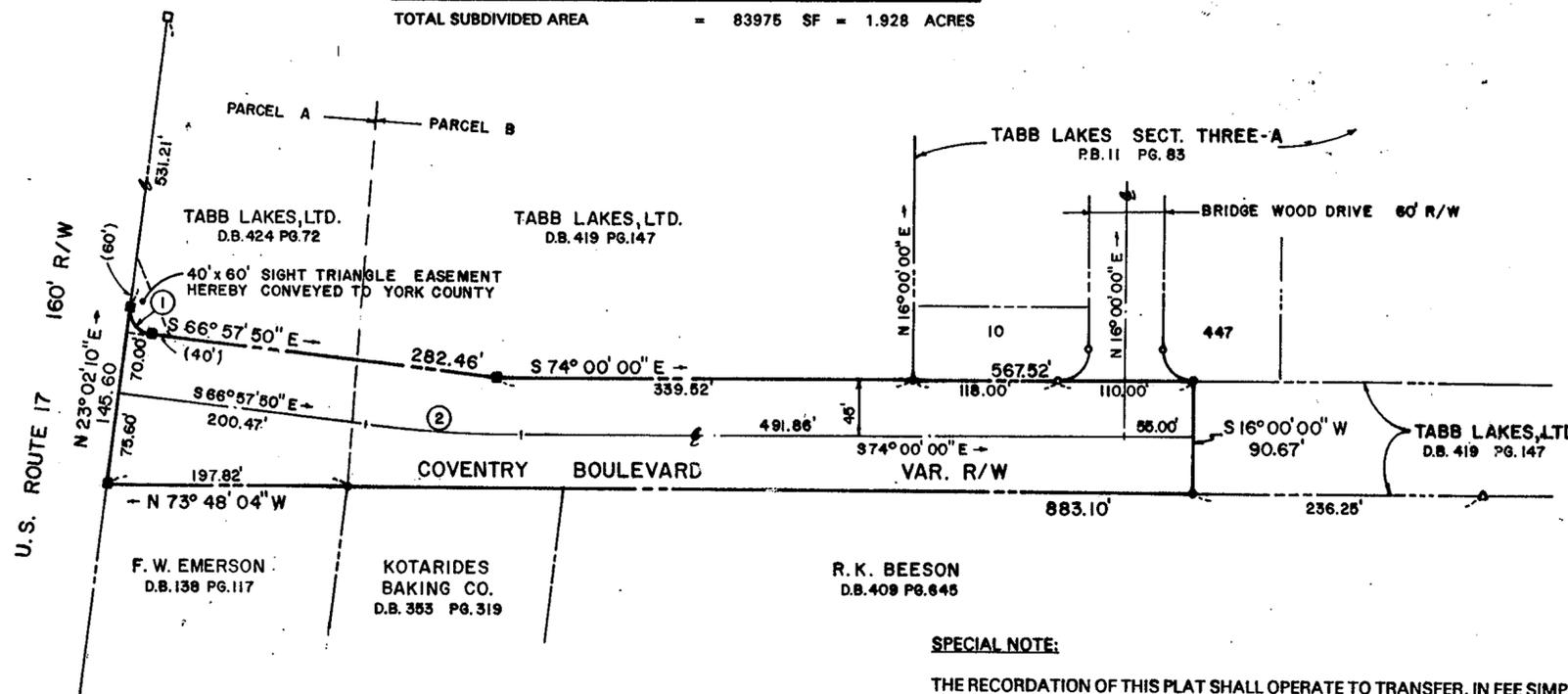
Louis M. Penci 1-4-95
LOUIS M. PENCI, L.S. NO. 1328B DATE

LEGEND

- MONUMENT FOUND
- MONUMENT TO BE SET
- IRON PIPE FOUND
- IRON PIPE TO BE SET
- △— AXLE FOUND

AREA TABULATIONS

AREA R/W PARCEL A	=	22195 SF = 0.510 ACRES
AREA R/W PARCEL B	=	61780 SF = 1.418 ACRES
TOTAL SUBDIVIDED AREA	=	83975 SF = 1.928 ACRES



SPECIAL 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.

GENERAL NOTES:

- PROPERTY IDENTIFIED AS ASSESSOR'S PARCEL NO: 37-22 & 37-11-F.
- 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 #129 LOCATED AT THE NORTHEAST INTERSECTION GORDON LANE AND ROUTE 17, COORDINATE VALUE: (U.S. SURVEY FEET) X = 12078902.396, Y = 3568920.929, ELEVATION = 36.00 (N.G.V.D.).
- SIGHT TRIANGLE EASEMENT, AS SHOWN ON THIS PLAT, IS HEREBY CONVEYED TO YORK COUNTY, PURSUANT TO THE PROVISIONS OF SECTION 20.5-101, YORK COUNTY CODE. NO SIGN, PLANTING, STRUCTURES OR OTHER OBSTRUCTIONS WHICH OBSCURE OR IMPEDE SIGHT LINES BETWEEN THREE (3) FEET AND SIX (6) FEET IN HEIGHT SHALL BE ALLOWED WITHIN THE SIGHT EASEMENT AREA. THE COUNTY SHALL HAVE THE RIGHT AT ANY TIME TO ENTER INTO THE SIGHT EASEMENT AREA TO REMOVE ANY OBJECT, MATERIAL OR OTHER OBSTRUCTION THAT HINDERS CLEAR SIGHT ACROSS THE AREA.

APPROVED

YORK COUNTY BOARD OF SUPERVISORS

By: J. Mark Carter
PLAT APPROVING AGENT

Date: MARCH 7, 1995

STATE OF VIRGINIA
COUNTY OF YORK

IN THE CLERK'S OFFICE OF THE CIRCUIT COURT FOR THE COUNTY OF YORK THE 7 DAY OF March, 1995
THIS MAP WAS PRESENTED AND ADMITTED TO RECORD AS THE LAW DIRECTS IN PLAT BOOK 12, PAGE 211

TESTE: Nancy B. Kern
CLERK

BY: Carol D. ...
Deputy Clerk

CURVE DATA

	DELTA	RADIUS	LENGTH	TANGENT	CHORD BEARING	CHORD DIST.
1	90° 00' 00"	20.00'	31.42'	20.00'	S 21° 57' 50" E	28.28'
2	07° 02' 10"	1045.00'	128.33'	64.25'	S 70° 28' 25" E	128.25'