



VICINITY MAP 1" = 2000'

RECORD PLAT
 COVENTRY PLANNED DEVELOPMENT
 PRESSON ARBOR
 SECTION 6A-3
 COUNTY OF YORK, VIRGINIA
 CAMPBELL LAND SURVEYING, INC.
 P.O. BOX 855
 YORKTOWN, VIRGINIA 23692
 (757) 890-0837
 OCTOBER 31, 1994
 SHEET 1 OF 2

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 3-24-97
 217 ASSOCIATES, LTD., A VIRGINIA CORP. DATE
 H.R. ASHE, PRESIDENT

STATE OF VIRGINIA, TO WIT:
 I, Carolyn R. Brance
 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 24 DAY OF March 1997
Carolyn R. Brance
 NOTARY PUBLIC
 MY COMMISSION EXPIRES 04/30/99

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 DECEMBER 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 JANUARY 31, 1998.



David P. Campbell 1/29/97
 DAVID P. CAMPBELL, L.S. 1419B

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.

CURVE DATA

	DELTA	RADIUS	LENGTH	TANGENT	CHORD BEARING	CHORD DIST.
1	25° 14' 11"	325.00'	143.15'	72.75'	S 05° 32' 39" W	141.99'
2	03° 14' 10"	350.00'	19.77'	9.89'	S 19° 46' 50" W	19.77'
3	12° 01' 05"	350.00'	73.41'	36.84'	S 15° 23' 22" W	73.28'
4	12° 01' 05"	350.00'	73.41'	36.84'	S 03° 22' 17" W	73.28'
5	04° 26' 11"	350.00'	27.10'	13.55'	S 04° 51' 21" E	27.09'
6	12° 24' 42"	50.00'	10.83'	5.44'	S 13° 16' 47" E	10.81'
7	47° 55' 30"	50.00'	41.82'	22.22'	S 43° 26' 53" E	40.61'
8	47° 55' 30"	50.00'	41.82'	22.22'	N 88° 37' 37" E	40.61'
9	43° 36' 10"	50.00'	38.06'	20.00'	N 42° 51' 47" E	37.14'
10	85° 05' 17"	50.00'	74.25'	45.89'	N 21° 28' 57" W	67.62'
11	11° 01' 23"	50.00'	9.62'	4.82'	N 69° 32' 17" W	9.60'
12	32° 52' 26"	30.00'	17.21'	8.85'	N 58° 36' 46" W	16.98'
13	35° 06' 07"	30.00'	18.38'	9.49'	N 24° 37' 29" W	18.09'
14	04° 24' 31"	300.00'	23.08'	11.55'	N 04° 52' 11" W	23.08'
15	20° 49' 40"	300.00'	109.06'	55.14'	N 07° 44' 55" E	108.45'

AREA TABULATIONS:

AREA R/W	=	23,146 SF / 0.531 ACRES
AREA OPEN SPACE	=	6,963 SF / 0.160 ACRES
AREA LOTS	=	173,182 SF / 3.976 ACRES
TOTAL SUBDIVIDED AREA	=	203,291 SF / 4.667 ACRES

NOTE:
 DRAINAGE AND UTILITY EASEMENTS CONVEYED TO THE COUNTY BY RECORDATION OF THIS PLAT SHALL BE EXCLUSIVE TO THE COUNTY, UNLESS OTHERWISE NOTED. CONVEYANCE OF SUCH EASEMENTS TO THE COUNTY ALSO INCLUDE: (i) THE RIGHT OF INGRESS AND EGRESS OVER THE OWNER'S LAND ADJACENT TO THE EASEMENT AS NECESSARY TO INSPECT, MAINTAIN AND OPERATE THE COUNTY'S FACILITIES WITHIN THE EASEMENT AND (ii) THE RIGHT OF THE COUNTY TO ASSIGN TO OTHERS FROM TIME TO TIME THE RIGHT TO LOCATE FACILITIES THEREIN SERVING THE PUBLIC, INCLUDING, BUT NOT LIMITED TO, WATER, ELECTRIC, TELEPHONE, COMMUNICATIONS, AND GAS UTILITY FACILITIES.

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.

APPROVED
 YORK COUNTY BOARD OF SUPERVISORS
 By: John T. Clum, PE
 PLAT APPROVING AGENT
 Date: 4-1-97

STATE OF VIRGINIA
 COUNTY OF YORK
 IN THE CLERK'S OFFICE OF THE CIRCUIT COURT FOR THE COUNTY OF YORK THE 24 DAY OF April, 1997
 THIS MAP WAS PRESENTED AND ADMITTED TO RECORD AS THE LAW DIRECTS IN PLAT BOOK 12, PAGE 460
 TESTE: Nancy B. Kane
 CLERK
 BY: Catherine Bender, D.C.