

VICINITY MAP SCALE: 1"=2,000'

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

H.R. Ashe 6-11-92
 217 ASSOCIATES, LTD., A VIRGINIA CORPORATION DATE
 H.R. ASHE, PRESIDENT

I, H. Tabb Smith
 A NOTARY PUBLIC IN AND FOR THE STATE OF VIRGINIA
 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 11th DAY OF June, 1992
H. Tabb Smith
 NOTARY PUBLIC
 MY COMMISSION EXPIRES 6-30-96

TO THE BEST OF MY KNOWLEDGE AND BELIEF, ALL THE REQUIREMENTS AS SET FORTH IN THE ORDINANCE FOR APPROVING PLATS OF SUBDIVISIONS 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:

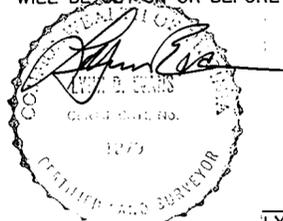
217 ASSOCIATES, LTD.

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 20 JANUARY, 1993.



LYNN D. EVANS, C.L.S. No. 1279

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 RATIO

LOT NO.	LOT AREA	(0.25)
29	11,068	2767
30	9,336	2334
31	9,726	2432
32	10,115	2529
33	10,505	2626
34	10,103	2526
35	9,508	2377
36	9,910	2478
37	9,430	2358
38	8,919	2230
39	13,551	3388
40	24,149	6037
41	26,412	6603
42	13,609	3402
43	8,565	2141
44	9,387	2347
45	10,536	2634
46	9,927	2482
47	9,800	2450
48	9,800	2450
49	9,800	2450
50	9,800	2450

AREA TABULATIONS:

AREA OF RIGHT-OF-WAY	=	49,388.36 S.F.	/	01.13	AC.
AREA OF LOTS	=	253,957.85 S.F.	/	05.83	AC.
AREA OF OPEN SPACE	=	50,225.35 S.F.	/	01.15	AC.
AREA TOTALS	=	353,571.56 S.F.	/	08.11	AC.

**RECORD PLAT
 FOR:
 COVENTRY PLANNED DEVELOPMENT
 JUSTINIAN GROVE
 SECTION 3D**

**COUNTY OF YORK, VIRGINIA
 The DeYoung-Johnson Group, Inc.
 P.O. Box 3505
 Williamsburg, Virginia 23187**

SCALE: 1"=100'
 JULY 20, 1991
 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, PROPRIETORS, AND TRUSTEES.

[Signature] 6/11/92
 DATE
 FIRST AMERICAN BANK OF VIRGINIA (DB 598, PG. 21)

I, Susan E. Russ
 A NOTARY PUBLIC IN AND FOR THE State of Virginia, 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 11th DAY OF June, 1992
Susan E. Russ
 NOTARY PUBLIC

MY COMMISSION EXPIRES 4/30/96

NOTES:

1. 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.
2. PURSUANT TO ORDINANCE NO.090-27(R), THE MINIMUM DISTANCE BETWEEN ANY TWO ADJACENT SINGLE-FAMILY DETACHED RESIDENTIAL UNITS SHALL BE TWENTY (20) FEET. THERE SHALL BE NO MINIMUM SIDE YARD REQUIREMENTS.
3. NONE OF THE AREA CONTAINED IN THIS SUBDIVISION IS WITHIN A RESOURCE PROTECTION AREA OR RESOURCE MANAGEMENT AREA.

APPROVED

YORK COUNTY BOARD OF SUPERVISORS

BY: J. Mark Carter
 PLAT APPROVING AGENT

DATE: JUNE 16, 1992

STATE OF VIRGINIA
 COUNTY OF YORK

IN THE CLERK'S OFFICE OF THE CIRCUIT COURT FOR THE COUNTY OF YORK THE 22nd DAY OF June, 1992
 THIS MAP WAS PRESENTED AND ADMITTED TO RECORD AS THE LAW DIRECTS IN PLAT BOOK 11, PAGE 491.

TESTE: NANCY B. KANE, CLERK
 CLERK

BY: Carolyn Drosselmann, Deputy Clerk