

VICINITY MAP 1" = 2000'

CURVE DATA

	DELTA	RADIUS	LENGTH	TANGENT	CHORD BEARING	CHORD DIST.
1	90° 00' 00"	25.00'	39.27'	25.00'	N 56° 12' 49" W	35.36'

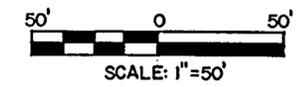
AREA TABULATIONS:

AREA LOTS = 8,190 SF / 0.188 ACRES
 TOTAL SUBDIVIDED AREA = 8,190 SF / 0.188 ACRES

RECORD PLAT
COVENTRY PLANNED DEVELOPMENT
FERGUSON GLADE
SECTION 2F

COUNTY OF YORK, VIRGINIA
LOUIS M. PENCI, Inc.
 863 Catalina Drive
 Newport News, Virginia 23602

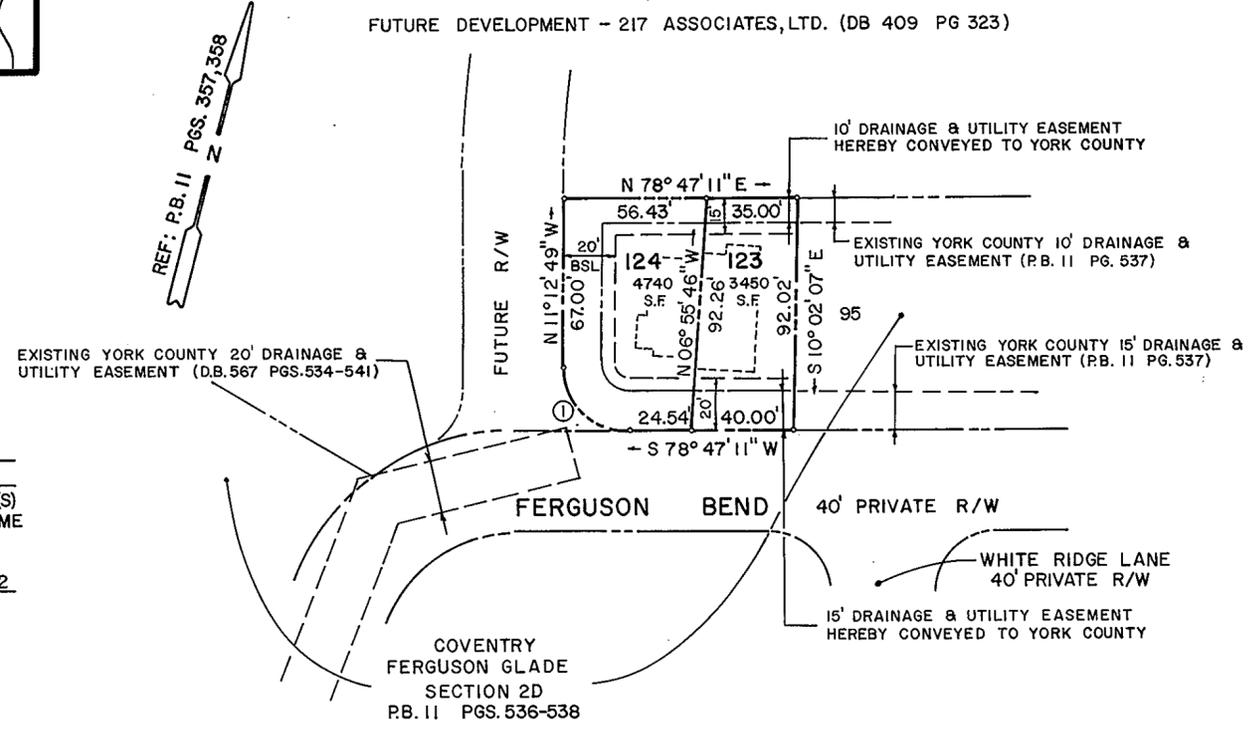
SCALE: 1" = 50' OCTOBER 27, 1992
 SHEET 1 OF 1



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 10-29-92
 217 ASSOCIATES, LTD., A VIRGINIA CORPORATION DATE
 H. R. ASHE, PRESIDENT

STATE OF VIRGINIA, TO WIT:
 I, Mela 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 24 DAY OF October 1992
Mela M. Miller
 NOTARY PUBLIC
 MY COMMISSION EXPIRES 10-20-96



GENERAL NOTES:

- PROPERTY IDENTIFIED AS ASSESSOR'S PARCEL NO: 37-67.
- THIS SUBDIVISION COMPLIES WITH RESOLUTION R89-81 ADOPTED APRIL 6, 1989, APPROVING THE AREA PLAN UNDER THE PD-MRC CLASSIFICATION FOR AREA 2, AND RESOLUTION R90-126 ADOPTED JUNE 7, 1990, APPROVING A CHANGE IN THE CONDOMINIUM FORM OF OWNERSHIP TO AN INDIVIDUAL LOT, FEE SIMPLE FORM OF OWNERSHIP.
- PURSUANT TO RESOLUTION R89-81, THE MINIMUM DISTANCE BETWEEN ANY TWO ATTACHED SINGLE-FAMILY BUILDING GROUPS SHALL BE 15 FEET.
- PROPERTY LOCATED IN ZONE X (AREA OUTSIDE 500 YEAR FLOOD PLAIN) 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.).

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.

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 OCT. 27, 1993.



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

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.

THE PLATTING OF THE LAND HEREON SHOWN IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED TRUSTEES.
 (D.B. 465 Pg. 664)

Bernard H. Singler 10-29-92
 FIRST AMERICAN BANK DATE
 BERNARD H. SINGLER - TRUSTEE

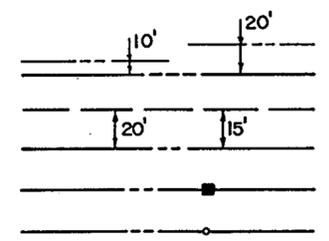
STATE OF VIRGINIA, TO WIT:
 I, LINDA L. GOODMAN
 A NOTARY PUBLIC IN AND FOR THE CITY OF NEWPORT NEWS DO HEREBY CERTIFY THAT THE ABOVE NAMED PERSON(S) WHOSE NAME(S) ARE SIGNED TO THE FOREGOING WRITING HAVE ACKNOWLEDGED THE SAME BEFORE ME IN MY JURISDICTION AFORESAID.
 GIVEN UNDER MY HAND THIS 30th DAY OF OCTOBER 1992
Linda L. Goodman
 NOTARY PUBLIC
 MY COMMISSION EXPIRES 8-31-96

THE PLATTING OF THE LAND HEREON SHOWN IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED TRUSTEES.
 (D.B. 506 Pg. 375 & D.B. 569 Pg. 748)

Walter Wilson 11-4-92
 REAL TITLE COMPANY - TRUSTEE DATE
 WALTER WILSON - TRUSTEE U.P. Associate Counsel

STATE OF VIRGINIA, TO WIT:
 I, DANDY 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 4th DAY OF NOVEMBER 1992
Dandy Fleming
 NOTARY PUBLIC
 MY COMMISSION EXPIRES 12-6-92

LEGEND



- EASEMENTS SHOWN THUS ARE HEREBY CONVEYED TO THE COUNTY OF YORK FOR DRAINAGE & UTILITIES
- MINIMUM BUILDING SETBACK LINE SHOWN THUS
- CONCRETE MONUMENTS SHOWN THUS (TO BE SET)
- IRON PIPES SHOWN THUS (TO BE SET)

APPROVED
YORK COUNTY BOARD OF SUPERVISORS
 By: Mark Carter
 PLAT APPROVING AGENT

Date: DECEMBER 3, 1992

STATE OF VIRGINIA
 COUNTY OF YORK
 IN THE CLERK'S OFFICE OF THE CIRCUIT COURT FOR THE COUNTY OF YORK THE 30th DAY OF October 1992
 THIS MAP WAS PRESENTED AND ADMITTED TO RECORD AS THE LAW DIRECTS IN PLAT BOOK 11, PAGE 560 8:55 am
 TESTE: NANCY B. KANE, CLERK
 CLERK
 BY: Karen Kelly Watkins, ac