

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.

*H.R. Ashe* 2-23-95  
217 ASSOCIATES, LTD., A VIRGINIA CORP. DATE  
H.R. ASHE, PRESIDENT

STATE OF VIRGINIA, TO WIT:

*Robert D. Faloon*  
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 23 DAY OF February 1995  
*Robert D. Faloon*  
NOTARY PUBLIC  
MY COMMISSION EXPIRES 10/30/98

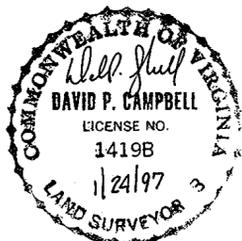
TO THE BEST OF MY KNOWLEDGE AND BELIEF, ALL THE REQUIREMENTS AS SET FORTH IN THE ORDINANCE FOR APPROVING PLATS OF SUBDIVISION IN THE COUNTY OF YORK, VIRGINIA HAVE BEEN COMPLIED WITH, INCLUDING A CLOSURE OF NOT LESS THAN 1/20,000.  
THIS IS TO CERTIFY THAT THE LAND EMBRACED IN THIS SUBDIVISION IS IN THE 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 DECEMBER 31, 1997.



*David P. Campbell* 1/24/97  
DAVID P. CAMPBELL LS 1419B 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.

**GENERAL NOTES:**

- PROPERTY IDENTIFIED AS ASSESSOR'S PARCEL NO: 37-(7)-A.
- THIS SUBDIVISION COMPLIES WITH ORDINANCE 088-1 ADOPTED JANUARY 21, 1988 ; ORDINANCE 090-26(R) ADOPTED AUGUST 16, 1990 ; ORDINANCE 090-27(R) ADOPTED AUGUST 16, 1990 ; ORDINANCE 091-22 ADOPTED JULY 18, 1991 & RESOLUTION R92-144 ADOPTED JUNE 4, 1992.
- 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 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.).
- SIGHT TRIANGLE EASEMENTS AT EACH STREET INTERSECTION, AS SHOWN ON THIS PLAT, ARE 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 THESE SIGHT EASEMENT AREAS. THE COUNTY SHALL HAVE THE RIGHT AT ANY TIME TO ENTER INTO THE SIGHT EASEMENT AREAS TO REMOVE ANY OBJECT, MATERIAL OR OTHER OBSTRUCTION THAT HINDERS CLEAR SIGHT ACROSS THE AREA.
- THE MINIMUM SETBACK OF ANY STRUCTURE FROM A PUBLIC RIGHT-OF-WAY SHALL BE 30 FEET.
- THE MINIMUM DISTANCE BETWEEN ANY TWO ADJACENT SINGLE-FAMILY DETACHED UNITS SHALL BE 20 FEET. THERE SHALL BE NO MINIMUM SIDE YARD REQUIREMENT; HOWEVER A "BUILDING ENVELOPE" SHALL BE SHOWN WITHIN EACH LOT ON ALL FINAL PLATS. (ORD. 090-27R)
- THE MAXIMUM LOT COVERAGE RATIO (LCR) FOR SINGLE- STORY AND MULTI-STORY SINGLE-FAMILY DETACHED DWELLING UNITS SHALL BE 0.25. FOR THE PURPOSES OF CALCULATION, LOT COVERAGE RATIO SHALL BE BASED ON THE AMOUNT OF THE LOT UNDER ROOF, INCLUDING GARAGES, COVERED DECKS AND PORCHES, AND ACCESSORY BUILDINGS. (ORD. 091-22)
- RESERVOIR PROTECTION EASEMENT ESTABLISHES THAT PORTION OF LOT AREA SUBJECT TO RESERVOIR BUFFER LIMITATIONS AND RESTRICTIONS PURSUANT TO SECTION 24-159 OF THE ZONING ORDINANCE.

**AREA TABULATIONS:**

AREA R/W	=	44,389 SF / 1.019 ACRES
AREA LOTS	=	179,746 SF / 4.126 ACRES
TOTAL SUBDIVIDED AREA	=	224,135 SF / 5.145 ACRES

RECORD PLAT  
 COVENTRY PLANNED DEVELOPMENT  
 PRESSON ARBOR  
 SECTION 6A-2  
 COUNTY OF YORK, VIRGINIA  
 CAMPBELL LAND SURVEYING, INC.  
 P.O. BOX 855  
 YORKTOWN, VIRGINIA 23692  
 (757) 890-0837  
 OCTOBER 28, 1994  
 SHEET 1 OF 2

**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. Kline, PE*  
 PLAT APPROVING AGENT  
 Date: 3-18-97

STATE OF VIRGINIA  
 COUNTY OF YORK  
 IN THE CLERK'S OFFICE OF THE CIRCUIT COURT FOR THE COUNTY OF YORK THE 20th DAY OF March 1997  
 THIS MAP WAS PRESENTED AND ADMITTED TO RECORD AS THE LAW DIRECTS IN PLAT BOOK 12, PAGE 456  
 11:02 A.M.  
 TESTE: *Nancy B. Kane*  
 CLERK  
 BY: *Jeri Langhorn D.C.*