



VICINITY MAP 1" = 2000'

RECORD PLAT  
 COVENTRY PLANNED DEVELOPMENT  
 PRESSON ARBOR  
 SECTION 6A-1  
 BETHEL MAGISTERIAL DISTRICT  
 COUNTY OF YORK, VIRGINIA  
 LOUIS M. PENCI, Inc.  
 863 Catalina Drive  
 Newport News, Virginia 23602  
 OCTOBER 24, 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* July 19, 1999  
 217 ASSOCIATES, LTD., A VIRGINIA CORPORATION DATE  
 H.R. ASHE, PRESIDENT

CURVE DATA

	DELTA	RADIUS	LENGTH	TANGENT	CHORD BEARING	CHORD DIST.
1	12°52'54"	350.00'	78.69'	39.51'	N 44°14'07" E	78.52'
2	12°52'54"	400.00'	89.93'	45.15'	N 44°14'07" E	89.74'
3	19° 46' 12"	350.00'	120.77'	60.99'	S 12° 21' 53" W	120.17'
4	16° 54' 45"	350.00'	103.31'	52.03'	S 30° 42' 22" W	102.94'
5	11° 30' 50"	350.00'	70.33'	35.29'	S 44° 55' 09" W	70.22'
6	01° 35' 28"	400.00'	11.11'	5.55'	N 49° 52' 50" E	11.11'
7	11° 17' 25"	400.00'	78.82'	39.54'	N 43° 26' 23" E	78.69'
8	08° 06' 44"	400.00'	56.63'	28.36'	N 33° 44' 19" E	56.59'

STATE OF VIRGINIA, TO WIT:

I, Melaney Thomas  
 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 19 DAY OF July 1999

*Melaney Thomas*  
 NOTARY PUBLIC

MY COMMISSION EXPIRES 3-31-02

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, 1999

AREA TABULATIONS:

AREA R/W	=	20,466 S.F. / 0.4698 AC.
AREA OPEN SPACE	=	35,180 S.F. / 0.8076 AC.
AREA LOTS	=	161,599 S.F. / 3.7098 AC.
TOTAL SUBDIVIDED AREA	=	217,245 S.F. / 4.9872 AC.

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.

ALL STREETS ARE HEREBY DEDICATED FOR PUBLIC USE.

APPROVED

YORK COUNTY BOARD OF SUPERVISORS

By: *John T. Warran, PE*  
 PLAT APPROVING AGENT

Date: 7-22-99



*Louis M. Penci* 1-12-94  
 LOUIS M. PENCI, L.S. NO. 1328B 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.

STATE OF VIRGINIA  
 COUNTY OF YORK

IN THE CLERK'S OFFICE OF THE CIRCUIT COURT FOR THE COUNTY OF YORK THE 22 DAY OF July 1999.  
 THIS MAP WAS PRESENTED AND ADMITTED TO RECORD AS THE LAW DIRECTS IN PLAT BOOK 13, PAGE 21

TESTE: *Nancy B. Haas*  
 CLERK

BY: *Carol D. ... Deputy Clerk*