



VICINITY MAP 1" = 2000'

RECORD PLAT
 COVENTRY PLANNED DEVELOPMENT
 PRESSON ARBOR
 SECTION 6B
 BETHEL MAGISTERIAL DISTRICT
 COUNTY OF YORK, VIRGINIA
 LOUIS M. PENCI, Inc.
 863 Catalina Drive
 Newport News, Virginia 23602

SEPTEMBER 7, 1993

SHEET 1 OF 2

AREA TABULATIONS:

AREA R/W = 65,582 SF / 1.506 ACRES
 AREA OPEN SPACE = 30,946 SF / 0.710 ACRES
 AREA LOTS = 444,148 SF / 10.196 ACRES
 TOTAL SUBDIVIDED AREA = 540,676 SF / 12.412 ACRES

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

Daniel B. Nice
 DANIEL B. NICE - PRESIDENT
 PROGRESSIVE CORPORATION, DIVERSE CORPORATION,
 NICE DEVELOPMENT CORPORATION AND MARINA POINT CORPORATION
 ALL VIRGINIA CORPORATIONS TRADING AS BEECHWOOD COMPANY.

STATE OF VIRGINIA, TO WIT:

1, 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 26 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:

BEECHWOOD COMPANY

AND WAS ACQUIRED FROM:
 217 ASSOCIATES, LTD.

BY DEED DATED JULY 19, 1999 AND DULY RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF THE COUNTY OF YORK, VIRGINIA IN DEED BOOK 1109 PAGE 863.

I CERTIFY THAT THE MONUMENTS AND IRON PIPES AS SHOWN ON THIS PLAT WILL BE SET ON OR BEFORE DECEMBER 31, 1999.



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

CURVE DATA

	DELTA	RADIUS	LENGTH	TANGENT	CHORD BEARING	CHORD DIST.
1	24° 30' 00"	260.00'	111.18'	56.45'	N 51° 34' 26" W	110.33'
2	11° 21' 50"	375.00'	74.38'	37.31'	N 45° 00' 21" W	74.25'
3	90° 00' 00"	25.00'	39.27'	25.00'	N 84° 19' 26" W	35.36'
4	02° 01' 17"	400.00'	14.11'	7.06'	N 40° 20' 05" W	14.11'
5	09° 20' 33"	400.00'	65.22'	32.68'	N 46° 01' 00" W	65.15'
6	46° 34' 03"	30.00'	24.38'	12.91'	N 27° 24' 15" W	23.72'
7	53° 21' 44"	50.00'	46.57'	25.12'	N 30° 48' 05" W	44.90'
8	47° 55' 30"	50.00'	41.82'	22.22'	N 81° 26' 42" W	40.61'
9	47° 55' 30"	50.00'	41.82'	22.22'	S 50° 37' 48" W	40.61'
10	47° 55' 30"	50.00'	41.82'	22.22'	S 02° 42' 18" W	40.61'
11	59° 23' 12"	50.00'	51.82'	28.51'	S 50° 57' 03" E	49.54'
12	16° 36' 40"	50.00'	14.50'	7.30'	S 88° 56' 59" E	14.45'
13	46° 34' 03"	30.00'	24.38'	12.91'	S 73° 58' 17" E	23.72'
14	04° 04' 44"	350.00'	24.92'	12.46'	S 48° 38' 54" E	24.91'
15	07° 17' 06"	350.00'	44.50'	22.28'	S 42° 57' 59" E	44.47'
16	04° 25' 49"	285.00'	22.04'	11.02'	S 41° 32' 20" E	22.03'
17	14° 28' 30"	285.00'	72.00'	36.19'	S 50° 59' 30" E	71.81'
18	05° 35' 41"	285.00'	27.83'	13.93'	S 61° 01' 35" E	27.82'
19	46° 34' 03"	30.00'	24.38'	12.91'	S 40° 32' 25" E	23.72'
20	43° 03' 55"	50.00'	37.58'	19.73'	S 38° 47' 20" E	36.70'
21	45° 40' 05"	50.00'	39.85'	21.05'	S 83° 09' 20" E	38.81'
22	50° 24' 10"	50.00'	43.99'	23.53'	N 48° 48' 32" E	42.58'
23	47° 55' 30"	50.00'	41.82'	22.22'	N 00° 21' 18" W	40.61'
24	47° 55' 30"	50.00'	41.82'	22.22'	N 48° 16' 48" W	40.61'
25	38° 08' 56"	50.00'	33.29'	17.29'	S 88° 40' 59" W	32.68'
26	46° 34' 03"	30.00'	24.38'	12.91'	N 87° 06' 27" W	23.72'
27	07° 59' 44"	235.00'	32.79'	16.42'	N 59° 49' 34" W	32.77'
28	16° 30' 16"	235.00'	67.69'	34.08'	N 47° 34' 34" W	67.46'
29	90° 00' 00"	25.00'	39.27'	25.00'	N 05° 40' 34" E	35.36'

MAXIMUM LOT COVERAGE		
LOT NO.	LOT AREA (SF)	COVERAGE (LCR=0.25)
7	11,751	2,938
8	16,309	4,077
9	14,985	3,746
10	14,714	3,679
11	13,543	3,386
12	11,328	2,832
13	13,453	3,363
14	13,864	3,466
15	26,927	6,732
16	17,609	4,402
17	14,366	3,592
18	16,650	4,163
19	17,322	4,331
20	17,387	4,347
21	16,890	4,223
22	17,746	4,437
23	15,345	3,836
24	13,936	3,484
25	15,530	3,883
26	17,100	4,275
27	16,051	4,013
28	17,811	4,453
29	19,582	4,896
30	12,528	3,132
31	12,883	3,221
32	12,088	3,022
33	12,773	3,193
34	11,067	2,764
35	12,620	3,155

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: [Signature]
 PLAT APPROVING AGENT

Date: 8-2-99

STATE OF VIRGINIA
 COUNTY OF YORK

IN THE CLERK'S OFFICE OF THE CIRCUIT COURT FOR THE COUNTY OF YORK THE 5th DAY OF Aug 1999
 THIS MAP WAS PRESENTED AND ADMITTED TO RECORD AS THE LAW DIRECTS IN PLAT BOOK 13, PAGE 34

TESTE: NANCY B. KANE, CLERK

CLERK

By: [Signature]

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.