

VICINITY MAP 1" = 2000'

CURVE DATA

	DELTA	RADIUS	LENGTH	TANGENT	CHORD BEARING	CHORD DIST.
1	09° 50' 54"	285.00'	48.99'	24.55'	S 59° 25' 38" W	48.93'
2	09° 41' 59"	285.00'	48.25'	24.18'	S 69° 12' 04" W	48.19'
3	09° 33' 20"	285.00'	47.53'	23.82'	S 78° 49' 44" W	47.47'
4	09° 41' 59"	285.00'	48.25'	24.18'	S 88° 27' 23" W	48.19'
5	07° 37' 11"	285.00'	37.90'	18.98'	N 82° 53' 02" W	37.87'
6	26° 02' 13"	30.00'	13.63'	6.94'	S 87° 54' 27" W	13.52'
7	20° 31' 50"	30.00'	10.75'	5.43'	S 64° 37' 26" W	10.69'
8	54° 58' 00"	50.00'	47.97'	26.01'	S 81° 50' 31" W	46.15'
9	34° 33' 47"	50.00'	30.16'	15.56'	N 53° 23' 36" W	29.71'
10	36° 27' 54"	50.00'	31.82'	16.47'	N 17° 52' 45" W	31.29'
11	35° 45' 00"	50.00'	31.20'	16.13'	N 18° 13' 42" E	30.69'
12	32° 50' 46"	50.00'	28.66'	14.74'	N 52° 31' 35" E	28.27'
13	31° 17' 05"	50.00'	27.30'	14.00'	N 84° 35' 30" E	26.96'
14	47° 15' 34"	50.00'	41.24'	21.88'	S 56° 08' 10" E	40.08'
15	36° 01' 39"	30.00'	18.86'	9.76'	S 50° 31' 13" E	18.55'
16	10° 32' 24"	30.00'	5.52'	2.77'	S 73° 48' 14" E	5.51'
17	11° 10' 57"	235.00'	45.87'	23.01'	S 84° 39' 55" E	45.79'
18	18° 03' 00"	235.00'	74.03'	37.33'	N 80° 43' 07" E	73.73'
19	23° 43' 10"	235.00'	97.29'	49.35'	N 59° 50' 02" E	96.59'
20	00° 23' 08"	413.72'	2.78'	1.39'	N 58° 24' 51" W	2.78'
21	08° 58' 03"	413.72'	64.75'	32.44'	N 63° 05' 23" W	64.69'
22	03° 00' 51"	413.72'	21.77'	10.88'	N 69° 04' 50" W	21.76'
23	46° 34' 03"	30.00'	24.38'	12.91'	S 86° 07' 43" W	23.72'
24	35° 04' 33"	50.00'	30.61'	15.80'	S 80° 22' 58" W	30.13'
25	31° 38' 20"	50.00'	27.61'	14.17'	N 66° 15' 36" W	27.26'
26	32° 50' 40"	50.00'	28.66'	14.74'	N 34° 01' 06" W	28.27'
27	31° 17' 05"	50.00'	27.30'	14.00'	N 01° 57' 14" W	26.96'
28	31° 17' 05"	50.00'	27.30'	14.00'	N 29° 19' 52" E	26.96'
29	31° 43' 54"	50.00'	27.69'	14.21'	N 60° 50' 21" E	27.34'
30	36° 27' 54"	50.00'	31.82'	16.47'	S 85° 03' 45" E	31.29'
31	42° 48' 35"	50.00'	37.36'	19.60'	S 45° 25' 31" E	36.50'
32	46° 34' 03"	30.00'	24.38'	12.91'	S 47° 18' 15" E	23.72'
33	00° 25' 14"	463.72'	3.40'	1.70'	S 70° 22' 36" E	3.40'
34	06° 25' 37"	463.72'	52.02'	26.04'	S 66° 57' 18" E	51.99'
35	05° 31' 11"	463.72'	44.67'	22.35'	S 60° 58' 50" E	44.66'
36	12° 22' 02"	438.72'	94.70'	47.53'	N 64° 24' 15" W	94.51'
37	46° 25' 23"	260.00'	210.66'	111.50'	S 77° 42' 52" W	204.95'
38	06° 31' 44"	235.00'	26.78'	13.40'	S 51° 14' 19" W	26.76'

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 3-25-93
217 ASSOCIATES, LTD., A VIRGINIA CORPORATION DATE
H.R. ASHE, PRESIDENT

STATE OF VIRGINIA, TO WIT:

1. *Yvonne 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 25 DAY OF March 1993
Yvonne Miller
NOTARY PUBLIC
MY COMMISSION EXPIRES 11-30-96

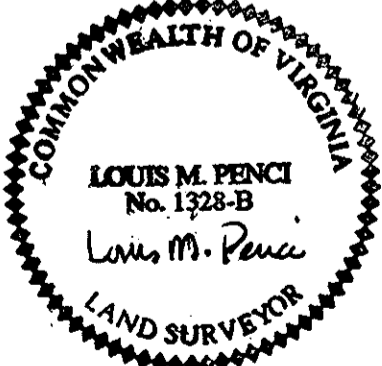
TO THE BEST OF MY KNOWLEDGE AND BELIEF, ALL THE REQUIREMENTS AS SET FORTH IN THE ORDINANCE FOR APPROVING PLATS OF SUBDIVISION IN THE COUNTY OF YORK, VIRGINIA HAVE BEEN COMPLIED WITH, INCLUDING A CLOSURE OF NOT LESS THAN 1"/20,000'.
THIS IS TO CERTIFY THAT THE LAND EMBRACED IN THIS SUBDIVISION IS IN THE 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 DECEMBER 31, 1994



Louis M. PencI
LOUIS M. PENCIL, 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.
Bernard H. Siglinger, Jr. 4/7/93
FIRST AMERICAN BANK TRUSTEE NOTE HOLDER DATE
BERNARD H. SIGLINGER, JR. - TRUSTEE

STATE OF VIRGINIA, TO WIT:
1. *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 7th DAY OF April 1993
Linda L. Goodman
NOTARY PUBLIC
MY COMMISSION EXPIRES August 31, 1996

THE PLATTING OF THE LAND HEREON SHOWN IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED TRUSTEES.
Walter Wilson, III 4/9/93
REAL TITLE COMPANY TRUSTEE DATE
WALTER WILSON, III, VICE PRESIDENT

STATE OF VIRGINIA, TO WIT:
1. *SANDY 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 APRIL 1993
Sandy Fleming
NOTARY PUBLIC
MY COMMISSION EXPIRES 7-31-96

RECORD PLAT
COVENTRY PLANNED DEVELOPMENT
LILBURNE MEADOW
SECTION 4B

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

SCALE: 1" = 60' MARCH 25, 1993

SHEET 1 OF 2

SPECIAL NOTES:

ALL DWELLING UNITS CONSTRUCTED IN AREA 4 SHALL CONFORM TO THE FOLLOWING SETBACKS AND LOT DESIGN:

1. STAGGERED OR OFF-SET SETBACKS OF AT LEAST THREE FEET (3') DIFFERENCE SHALL BE PROVIDED FOR A MINIMUM OF 50% OF THE ADJACENT LOTS IN AREA 4. THE MINIMUM SETBACK OF ANY STRUCTURE FROM A PUBLIC RIGHT-OF-WAY SHALL BE TWENTY-FIVE FEET (25') AND AT LEAST 50% OF THE UNITS IN ANY SECTION OR PHASE SHALL HAVE A SETBACK FROM A PUBLIC RIGHT-OF-WAY OF THIRTY FEET (30') OR GREATER.
2. THE MINIMUM DISTANCE BETWEEN ANY TWO SINGLE-FAMILY DETACHED UNITS SHALL BE TWENTY FEET (20') EXCEPT THAT THE SIDE-TO-SIDE SEPARATION MAY BE REDUCED TO 15 FEET FOR A MAXIMUM OF 50% OF THE DWELLING UNITS IN AREA 4 PROVIDED THAT ONE FOOT (1') OF SETBACK OFFSET IS PROVIDED FOR EACH ONE FOOT (1') OF REDUCTION IN BUILDING SEPARATION LESS THAN TWENTY FEET (20').
3. THE MINIMUM SETBACK FOR DETACHED ACCESSORY STRUCTURES SHALL BE FIVE FEET (5') FROM ANY STRUCTURE.
4. THE MAXIMUM LOT COVERAGE RATIO (LCR) SHALL BE 0.25 FOR MULTI-STORY UNITS AND 0.30 FOR SINGLE-STORY UNITS. FOR THE PURPOSE OF THE CALCULATION, LOT COVERAGE RATIO SHALL BE BASED ON THE AMOUNT OF THE LOT UNDER ROOF INCLUDING GARAGES, COVERED DECKS AND PORCHES, AND ACCESSORY BUILDINGS.
5. NO DWELLING UNIT SHALL HAVE MORE THAN TWO STORIES.
6. FENCES SHALL NOT BE LOCATED IN FRONT OR SIDE YARDS.

GENERAL NOTES:

1. PROPERTY IDENTIFIED AS ASSESSOR'S PARCEL NO: 37-(7)-A.
2. THIS SUBDIVISION COMPLIES WITH RESOLUTION R91-238(R-1) ADOPTED OCTOBER 17, 1991 APPROVING THE AREA PLAN UNDER PD-MRC CLASSIFICATION FOR AREA 4.
3. PROPERTY LOCATED IN ZONE X AS SHOWN ON FIRM PANEL NUMBER 5101820043 B.
4. PROPERTY IS NOT LOCATED IN ANY RESOURCE PROTECTION AREA OR RESOURCE MANAGEMENT AREA.
5. 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=3568962.543, ELEVATION = 29.25 (N.G.V.D.).

AREA TABULATIONS:

AREA R/W = 41,020 SF / 0.942 ACRES
AREA OPEN SPACE = 26,582 SF / 0.610 ACRES
AREA LOTS = 225,772 SF / 5.183 ACRES
TOTAL SUBDIVIDED AREA = 293,374 SF / 6.735 ACRES

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: *J. Paul Carter*
PLAT APPROVING AGENT

Date: May 12, 1993

STATE OF VIRGINIA
COUNTY OF YORK

IN THE CLERK'S OFFICE OF THE CIRCUIT COURT FOR THE COUNTY OF YORK THE 12th DAY OF May 1993
THIS MAP WAS PRESENTED AND ADMITTED TO RECORD AS THE LAW DIRECTS IN PLAT BOOK 11, PAGE 603

TESTE: *NANCY B. KANE*, CLERK

BY: *Doraine Bender, D.C.*