

**VICINITY MAP**

SCALE : 1" = 2,000'  
 0 1,000 2,000  
 GRAPHIC SCALE

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

*Cowles M. Spencer* DATE: 3/22/02  
 COVENTRY CORNER, L.L.C., A VIRGINIA LIMITED LIABILITY COMPANY - COWLES M. SPENCER, MANAGER

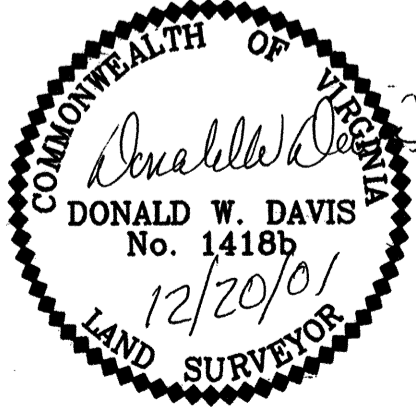
*HR* DATE: 3-22-02

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 (TRUSTEES)-HOWARD R. SYKES, JR. AND R. EDWARD BOURDON, JR FOR BANK OF TIDEWATER (BENEFICIARY) DATED : MARCH 9, 2001(INSTRUMENT #010003691)

NOTARY PUBLIC FOR OWNERS  
 STATE OF VIRGINIA TO WIT:  
*Tina A. Forrest*, A NOTARY PUBLIC IN AND FOR THE CITY OF *Newport News* DO HEREBY CERTIFY THAT THE ABOVE NAMED PERSONS WHOSE NAMES ARE SIGNED TO THE FOREGOING WRITING HAVE ACKNOWLEDGED THE SAME BEFORE ME IN MY JURISDICTION AFORESAID. GIVEN UNDER MY HAND THIS *28* DAY OF *March*, 2002.  
*Tina A. Forrest*  
 NOTARY PUBLIC  
 MY COMMISSION EXPIRES: *September 20, 2007*

TO THE BEST OF MY KNOWLEDGE AND BELIEF, ALL THE REQUIREMENTS 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: COVENTRY CORNER, LLC, A VIRGINIA LIMITED LIABILITY COMPANY AND WAS ACQUIRED FROM TABB LAKES, LTD., A VIRGINIA CORPORATION BY DEED DATED MARCH 7, 2001 AND DULY RECORDED IN THE CLERKS OFFICE OF THE CIRCUIT COURT OF THE COUNTY OF YORK, VIRGINIA IN INSTRUMENT NO. 010003690.

I CERTIFY THAT MONUMENTS AND IRON RODS AS SHOWN ON THIS PLAT WILL BE SET ON OR BEFORE 20 DECEMBER 2002.  
*Donald W. Davis* 12/20/01  
 DONALD W. DAVIS, C.L.S. DATE



UTILITY NOTES:  
 WATER : EACH LOT WITHIN THIS SUBDIVISION IS SERVED BY PUBLIC WATER PROVIDED BY THE CITY OF NEWPORT NEWS, VA.  
 SEWER : EACH LOT WITHIN THIS SUBDIVISION IS SERVED BY PUBLIC SEWER PROVIDED BY COUNTY OF YORK, VA.

**PRIMARY U.S. GEODETIC CONTROL MONUMENTS**

- (120) - COORDINATES-U.S. SURVEY FEET-12078735.772(E), 3572959.931(N)
- (129) - COORDINATES-U.S. SURVEY FEET-12078902.396(E), 3568920.929(N)

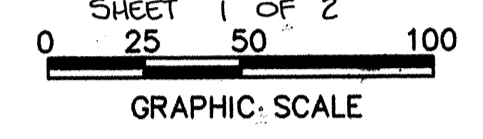
**NOTES:**

1. THE PROPERTY SHOWN HEREON IS LOCATED IN ZONE X AS SHOWN ON FLOOD INSURANCE RATE MAP COMMUNITY PANEL NUMBER 510182 0039 B, EFFECTIVE DATE : DECEMBER 16, 1988.
2. NONE OF THE AREA CONTAINED IN THIS SUBDIVISION IS WITHIN A RESOURCE PROTECTION AREA OR RESOURCE MANAGEMENT AREA.
3. SIGHT 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 EASEMENT AREAS. THE COUNTY SHALL HAVE THE RIGHT AT ANY TIME TO ENTER INTO THE SIGHT EASEMENT AREA TO REMOVE ANY OBJECT, MATERIAL OR ANY OTHER OBSTRUCTION THAT HINDERS CLEAR SIGHT ACROSS THE AREA.
4. THE PROPERTY SHOWN HEREON IS IDENTIFIED IN TAX MAP PARCEL #37-00-00-022 & #37-11-00-000F AND GPIN #S02B-3933-3619 & GPIN #S02B-4217-3497.
5. THE RECORDATION OF THIS PLAT SHALL OPERATE 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.
6. 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 OWNERS 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.
7. THE PROPERTY SHOWN HEREON IS ZONED GB (GENERAL BUSINESS). SUBJECT TO CONDITIONAL ZONING, PER ORDINANCE 088-39(R). THE BUILDING SETBACKS FOR THIS ZONE ARE AS FOLLOWS:  
 FRONT : 45' (FEET)  
 SIDE : 10' (FEET)  
 REAR : 10' (FEET)
8. THE VIRGINIA DEPARTMENT OF TRANSPORTATION SHALL BE SAVED HARMLESS FROM ANY MAINTENANCE RESPONSIBILITY OR LIABILITY ASSOCIATED WITH THE STORMWATER MANAGEMENT BASIN AND ITS OUTFLOW STRUCTURES, TO THE EXTENT ALLOWED BY LAW.

SUBDIVISION PLAT OF  
**COVENTRY PROFESSIONAL PARK**

BETHEL MAGISTERIAL DISTRICT  
 COUNTY OF YORK, VIRGINIA  
 SCALE : 1" = 50' DATE : 20 DEC. 2001

**DAVIS & ASSOCIATES, P.C.**  
 SURVEYORS - PLANNERS  
 3630 GEORGE WASHINGTON  
 MEMORIAL HIGHWAY-SUITE "G"  
 YORKTOWN, VIRGINIA 23693



**- SYMBOLS -**

- DENOTES MINIMUM BUILDING SETBACK LINE
- DENOTES DRAINAGE EASEMENT HEREBY CONVEYED TO COUNTY OF YORK
- DENOTES UTILITY EASEMENT HEREBY CONVEYED TO COUNTY OF YORK
- DENOTES IRON PIPE FOUND
- DENOTES IRON PIPES TO BE SET AT ALL PROPERTY LINE JUNCTURES
- DENOTES CONCRETE MONUMENT FOUND
- DENOTES CONCRETE MONUMENT TO BE SET
- VARIABLE WIDTH PRIVATE EASEMENT FOR INGRESS & EGRESS AND DRAINAGE & UTILITIES TO BENEFIT LOT 1, LOT 2 AND LOT 3

**APPROVED**  
 YORK COUNTY BOARD OF SUPERVISORS

BY: *Al Maddalena*  
 PLAT APPROVING AGENT

DATE: *3/28/02*

STATE OF VIRGINIA  
 COUNTY OF YORK  
 IN THE CLERK'S OFFICE OF THE CIRCUIT COURT FOR THE COUNTY OF YORK THE *28* DAY OF *Mar*, 20*02* THIS MAP WAS PRESENTED AND ADMITTED TO RECORD AS THE LAW DIRECTS AS INSTRUMENT NO. *20005843* 2:50 pm

TESTE: *Lynn S. Jenkins*  
 CLERK

BY: *Natalie C. Owens, P.C.*

**TOTAL SUBDIVIDED AREA : 7.0039 ACRES**