

VICINITY MAP SCALE: 1"=2000'

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.

H.R. Ashe 4-8-91
 217 ASSOCIATES, LTD., A VIRGINIA CORPORATION DATE
 H.R. ASHE, PRESIDENT

I, H. TABB SMITH
 A NOTARY PUBLIC IN AND FOR THE STATE OF VIRGINIA
 DO HEREBY CERTIFY THAT THE ABOVE NAMED PERSON WHOSE NAME
 IS SIGNED TO THE FOREGOING WRITING HAS ACKNOWLEDGED THE SAME
 BEFORE ME IN MY JURISDICTION AFORESAID.

GIVEN UNDER MY HAND THIS 8th DAY OF APRIL, 1991

H. Tabb Smith
 NOTARY PUBLIC

MY COMMISSION EXPIRES 2-15-92

TO THE BEST OF MY KNOWLEDGE AND BELIEF, ALL THE REQUIREMENTS
 AS SET FORTH IN THE ORDINANCE FOR APPROVING PLATS OF SUBDIVISIONS
 IN THE COUNTY OF YORK, VIRGINIA HAVE BEEN COMPLIED WITH,
 INCLUDING A CLOSURE OF NOT LESS THAN 1'/10,000'.

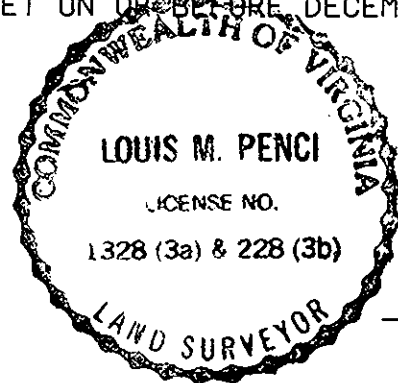
THIS IS TO CERTIFY THAT THE LAND EMBRACED IN THIS SUBDIVISION IS IN THE NAME OF:

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 AS SHOWN ON THIS PLAT WILL BE SET ON OR BEFORE DECEMBER 28, 1991.



Louis M. Pencì
 LOUIS M. PENCÌ, C.L.S. #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.

MAXIMUM LOT COVERAGE RATIO			
LOT NO.	LOT AREA	1 STORY (0.25)	2 STORY (0.20)
9	8,719 S.F.	2,180 S.F.	1,744 S.F.
10	9,720 S.F.	2,430 S.F.	1,944 S.F.
11	11,746 S.F.	2,937 S.F.	2,349 S.F.
12	11,341 S.F.	2,835 S.F.	2,268 S.F.
13	9,987 S.F.	2,497 S.F.	1,997 S.F.
14	9,332 S.F.	2,333 S.F.	1,866 S.F.
15	11,995 S.F.	2,999 S.F.	2,399 S.F.
98	10,196 S.F.	2,549 S.F.	2,039 S.F.
99	9,768 S.F.	2,442 S.F.	1,954 S.F.
100	10,349 S.F.	2,587 S.F.	2,070 S.F.
101	9,800 S.F.	2,450 S.F.	1,960 S.F.
102	9,100 S.F.	2,275 S.F.	1,820 S.F.
103	9,103 S.F.	2,276 S.F.	1,821 S.F.
104	13,915 S.F.	3,479 S.F.	2,783 S.F.
105	14,266 S.F.	3,567 S.F.	2,853 S.F.
106	12,999 S.F.	3,250 S.F.	2,600 S.F.
107	12,851 S.F.	3,213 S.F.	2,570 S.F.
108	13,370 S.F.	3,343 S.F.	2,674 S.F.
109	14,214 S.F.	3,554 S.F.	2,843 S.F.
110	12,489 S.F.	3,122 S.F.	2,498 S.F.
111	12,099 S.F.	3,025 S.F.	2,420 S.F.
112	13,366 S.F.	3,342 S.F.	2,673 S.F.
113	10,400 S.F.	2,600 S.F.	2,080 S.F.

AREA TABULATIONS

AREA RIGHT-OF-WAYS = 157,540.89 SQ.FT. / 3.617 ACRES
 AREA LOTS = 261,124.22 SQ.FT. / 5.995 ACRES
 AREA OPEN SPACE = 100,587.45 SQ.FT. / 2.309 ACRES

AREA TOTAL = 519,252.56 SQ.FT. / 11.921 ACRES

RECORD PLAT
 FOR
 COVENTRY PLANNED DEVELOPMENT
 JUSTINIAN GROVE
 SECTION 3A - 2
 COUNTY OF YORK, VIRGINIA
 THE DeYOUNG JOHNSON GROUP, INC.
 P.O. BOX 3505
 WILLIAMSBURG, VA. 23187

SCALE: 1"=100' DECEMBER 28, 1990
 SHEET 1 OF 2 SHEETS

NOTES:

1. 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.
2. PURSUANT TO ORDINANCE NO.090-27, THE MINIMUM DISTANCE BETWEEN ANY TWO ADJACENT SINGLE-FAMILY DETACHED RESIDENTIAL UNITS SHALL BE TWENTY (20) FEET. THERE SHALL BE NO MINIMUM SIDE YARD REQUIREMENTS.

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.

Bernard H. Siglinger 4-8-91
 BERNARD H. SIGLINGER, JR. - TRUSTEE DATE
 FIRST AMERICAN BANK

I, H. TABB SMITH
 A NOTARY PUBLIC IN AND FOR THE STATE OF VIRGINIA
 DO HEREBY CERTIFY THAT THE ABOVE NAMED PERSON WHOSE NAME
 IS SIGNED TO THE FOREGOING WRITING HAS ACKNOWLEDGED THE SAME
 BEFORE ME IN MY JURISDICTION AFORESAID.

GIVEN UNDER MY HAND THIS 8th DAY OF APRIL, 1991

H. Tabb Smith
 NOTARY PUBLIC

MY COMMISSION EXPIRES 2-15-92

APPROVED

YORK COUNTY BOARD OF SUPERVISORS

BY: J. Mark Carter
 PLAT APPROVING AGENT

DATE: APRIL 26, 1991

STATE OF VIRGINIA
 COUNTY OF YORK

IN THE CLERK'S OFFICE OF THE CIRCUIT COURT FOR THE
 COUNTY OF YORK THE 30th DAY OF April, 1991
 THIS MAP WAS PRESENTED AND ADMITTED TO RECORD AS
 THE LAW DIRECTS IN PLAT BOOK 11, PAGE 316.

TESTE: NANCY B. KANE, CLERK
 CLERK

BY: Carol D. Prosser, D.C.
 2:37 P.M.