

VICINITY MAP SCALE: 1"=2,000'

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 9-10-91  
 217 ASSOCIATES, LTD., A VIRGINIA CORPORATION DATE  
 H.R. ASHE, PRESIDENT

I, Delwyn M. Kennedy  
 A NOTARY PUBLIC IN AND FOR THE State of Virginia 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 10<sup>th</sup> DAY OF September, 1991

Delwyn M. Kennedy  
 NOTARY PUBLIC

MY COMMISSION EXPIRES December 31, 1994

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.**

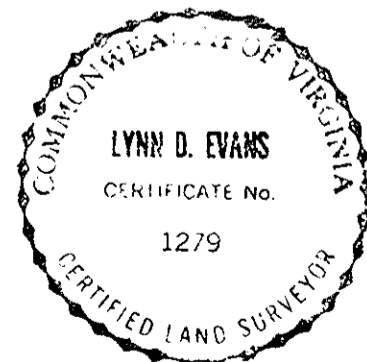
AND WAS ACQUIRED FROM:

**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 5 JUNE, 1992.

Lynn D. Evans  
 LYNN D. EVANS, C.L.S. #1279



**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	(0.25)
51	11,260	2,815
52	10,261	2,565
53	10,860	2,715
54	10,632	2,658
55	9,160	2,290
56	8,500	2,125
57	8,500	2,125
58	8,750	2,188
59	8,750	2,188
60	8,936	2,234
61	10,905	2,726
62	11,393	2,848
63	10,228	2,557
64	10,450	2,613
65	10,002	2,501
66	10,186	2,547
67	8,616	2,154
68	8,709	2,177
73	8,293	2,073
74	8,321	2,080
75	7,921	1,980
76	9,009	2,252
77	9,121	2,280
78	9,217	2,304
79	7,868	1,967
80	8,850	2,213
81	8,750	2,188
82	8,500	2,125
83	8,500	2,125
84	9,188	2,297
85	12,913	3,228

**AREA TABULATIONS**

AREA OF R/W	=	72,832.56 SQ. FT./ 1.672 AC.
AREA OF LOTS	=	292,549.37 SQ. FT./ 6.716 AC.
AREA OF OPEN SPACE	=	156,711.32 SQ. FT./ 3.598 AC.
AREA TOTALS	=	522,093.24 SQ. FT./ 11.986 AC.

RECORD PLAT  
 FOR:  
**COVENTRY PLANNED DEVELOPMENT  
 JUSTINIAN GROVE  
 SECTION 3C**

COUNTY OF YORK, VIRGINIA  
 The DeYoung-Johnson Group, Inc.  
 P.O. Box 3505  
 Williamsburg, Virginia 23187

JUNE 5, 1991 SCALE: 1" = 100'  
 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, PROPRIETORS, AND TRUSTEES.

Bernard H. Siglinger, Jr. 9-12-91  
 BERNARD H. SIGLINGER, JR. - TRUSTEE DATE  
 FIRST AMERICAN BANK

I, Swan E. Ruff  
 A NOTARY PUBLIC IN AND FOR THE State of Virginia  
 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 12<sup>th</sup> DAY OF September, 1991

Swan E. Ruff  
 NOTARY PUBLIC

MY COMMISSION EXPIRES 2/28/92

**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. 090-27R, 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.

**APPROVED**

YORK COUNTY BOARD OF SUPERVISORS

BY: J. Maul Carter  
 PLAT APPROVING AGENT

DATE: JANUARY 3, 1992

STATE OF VIRGINIA  
 COUNTY OF YORK

IN THE CLERK'S OFFICE OF THE CIRCUIT COURT FOR THE COUNTY OF YORK THE 6<sup>th</sup> DAY OF Jan, 1992  
 THIS MAP WAS PRESENTED AND ADMITTED TO RECORD AS THE LAW DIRECTS IN PLAT BOOK 11, PAGE 385.

TESTE: NANCY B. KANE, CLERK  
 CLERK

BY: Cool Prosser, D.C.