

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

SCALE: 1"=100'  
JUNE 5, 1991  
SHEET 2 OF 2

CURVE DATA

CHORD	DELTA	RADIUS	LENGTH	TANGENT	CHORD BEARING	CHORD DIST.
1	15°43'42"	255.00	70.00	35.22	S 67°32'35"W	69.78
2	06°41'07"	255.00	29.75	14.89	S 56°20'11"W	29.74
3	15°16'43"	255.00	68.00	34.20	S 45°21'15"W	67.80
4	15°16'44"	255.00	68.00	34.20	S 30°04'32"W	67.80
5	02°58'54"	255.00	13.27	6.64	S 20°56'43"W	13.27
6	01°21'47"	325.00	7.73	3.87	S 18°46'23"W	7.73
7	12°20'26"	325.00	70.00	35.14	S 11°55'16"W	69.86
8	12°20'26"	325.00	70.00	35.14	S 0°25'10"E	69.86
9	11°27'33"	325.00	65.00	32.61	S 12°19'10"E	64.89
10	01°45'47"	325.00	10.00	5.00	S 18°55'49"E	10.00
11	11°59'17"	325.00	68.00	34.12	S 25°48'21"E	67.88
12	11°27'33"	325.00	65.00	32.61	S 37°31'46"E	64.89
13	10°26'43"	325.00	59.25	29.71	S 48°28'54"E	59.17
14	0°25'35"	1176.41	8.75	4.38	S 53°29'29"E	8.75
15	03°24'33"	1176.41	70.00	35.01	S 51°34'25"E	69.99
16	03°24'33"	1176.41	70.00	35.01	S 48°09'51"E	69.99
17	02°38'27"	1226.41	56.53	28.27	N 47°23'39"W	56.52
18	03°07'48"	1226.41	67.00	33.51	N 50°16'47"W	66.99
19	01°51'35"	1226.41	39.81	19.91	N 52°46'29"W	39.81
20	06°04'55"	275.00	29.19	14.61	N 50°39'49"W	29.18
21	18°45'05"	275.00	90.00	45.41	N 38°14'48"W	89.60
22	18°45'05"	275.00	90.00	45.41	N 19°29'43"W	89.60
23	18°45'05"	275.00	90.00	45.41	N 0°44'38"W	89.60
24	10°49'22"	275.00	51.95	26.05	N 14°02'35"E	51.87
25	34°06'48"	205.00	122.05	62.90	N 36°30'40"E	120.26
26	05°35'55"	205.00	20.03	10.02	N 56°22'02"E	20.02
27	16°14'27"	205.00	58.11	29.25	N 67°17'13"E	57.91
28	07°37'50"	1201.41	160.00	80.12	S 49°53'21"E	159.88
29	55°57'10"	230.00	224.61	122.17	S 47°25'51"W	215.79
30	73°09'32"	300.00	383.06	222.63	S 17°07'30"E	357.56
31	85°30'00"	25.00	37.31	23.11	N 61°50'34"W	33.94
32	94°30'00"	25.00	41.23	27.04	S 28°09'26"W	36.72
33	27°49'44"	991.70	481.67	245.69	N 59°59'18"W	476.95

NOTE:  
BEARING ALONG COMMON LINE WITH "TABB LAKES SECTION 5" IS BASED ON BEARING SYSTEM FOR "COVENTRY". THE DIFFERENCE BETWEEN THE BEARINGS IS DUE TO PREVIOUSLY RECORDED INFORMATION & MONUMENTATION FOUND ON THE GROUND FOR THE STARTING POINTS FOR COVENTRY. THE ACTUAL PHYSICAL LINE IN THE FIELD IS THE SAME LINE AS DEPICTED ON "TABB LAKES SECTION 5" RECORDED IN PB 10; PG. 604 & 605.

N/I/F  
GEORGE L. SMITH  
LOT "B" & "D"  
DB 295; PG. 632

20' DRAINAGE & UTILITY EASEMENT HEREBY CONVEYED TO YORK COUNTY

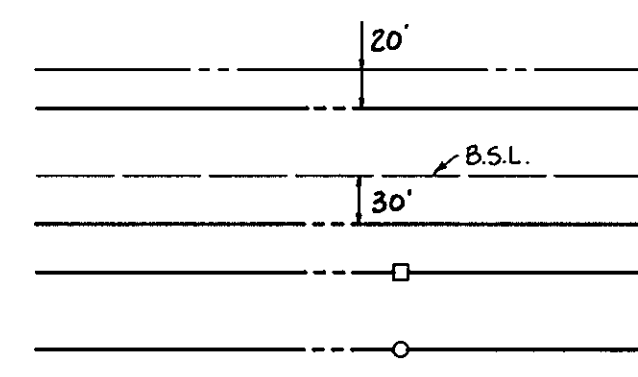
BUILDING ENVELOPES DEPICTED ARE FOR (1) STORY WITH 10' MINIMUM SIDE YARDS (TYPICAL).

"TABB LAKES, SECTION 5"  
(PB. 10; PG. 605, 604 & 638)

EXISTING YORK COUNTY 20' DRAINAGE & UTILITY EASEMENT.  
(PB. 10, PG. 604-605)  
(D.B. 533, PG. 581-586)

N/I/F  
217 ASSOCIATES, LTD.

LEGEND



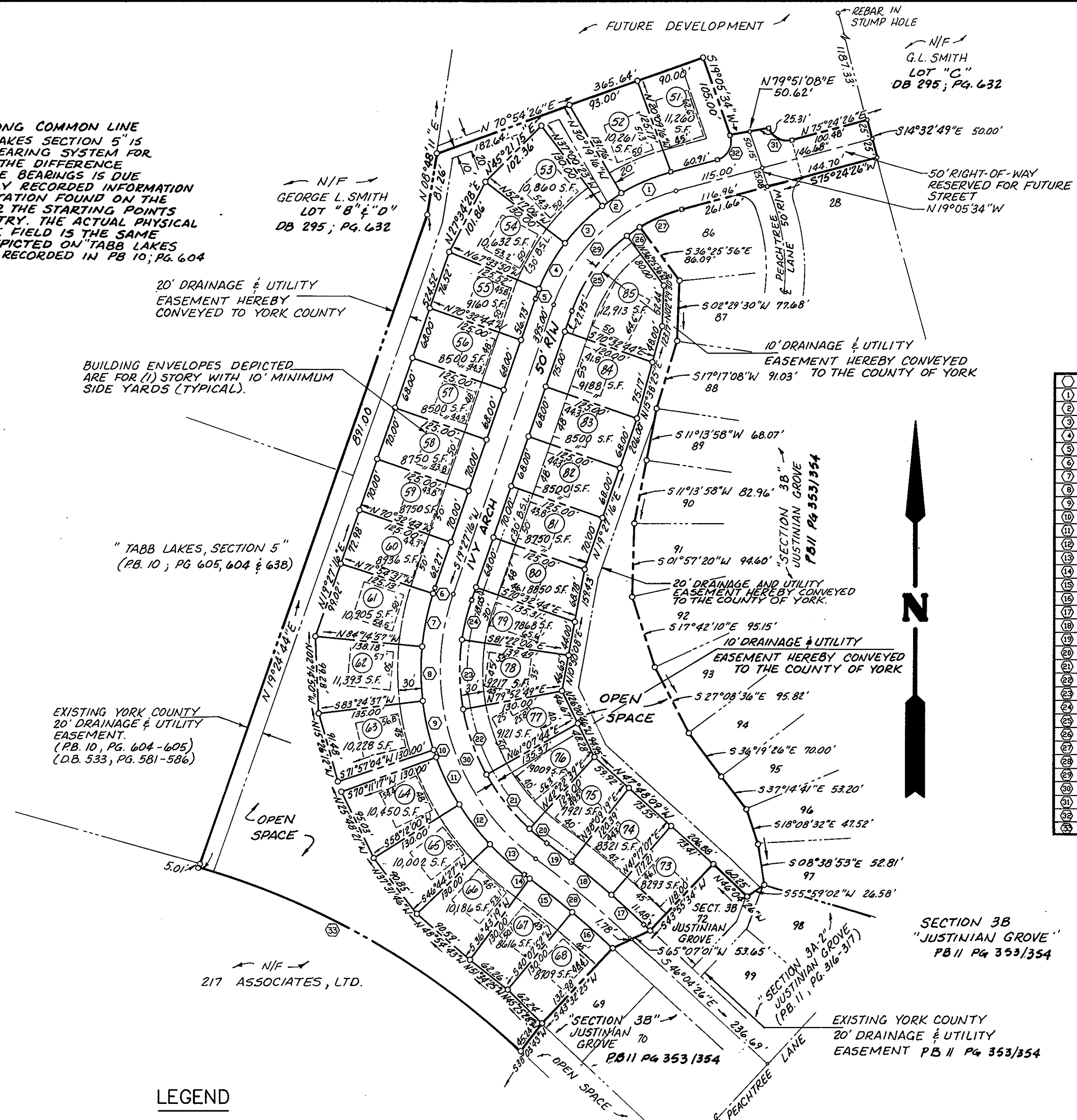
EASEMENTS SHOWN THIS ARE HEREBY CONVEYED TO THE COUNTY OF YORK FOR DRAINAGE & UTILITIES

MINIMUM BUILDING SETBACK LINE SHOWN THIS

CONCRETE MONUMENT SHOWN THIS

IRON PIPE SHOWN THIS

- NOTES:
- OPEN SPACE / COMMON AREAS ARE TO BE CONVEYED TO THE COVENTRY HOMEOWNER'S ASSOCIATION.
  - PROPERTY IDENTIFIED ON TAX MAP AS ASSESSOR'S PARCEL 37-(7)-A.



SECTION 3B  
"JUSTINIAN GROVE"  
PB 11 PG 353/354

EXISTING YORK COUNTY 20' DRAINAGE & UTILITY EASEMENT PB 11 PG 353/354

APPROVED  
YORK COUNTY BOARD OF SUPERVISORS  
BY: J. Mark 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 6th DAY OF June, 1992  
THIS MAP WAS PRESENTED AND ADMITTED TO RECORD AS THE LAW DIRECTS IN PLAT BOOK 11, PAGE 386.

TESTE: NANCY B. KANE, CLERK  
CLERK

BY: Carol Drosselmeier, D.C.