

VICINITY MAP

1" = 2000'

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

217 ASSOCIATES, LTD., A VIRGINIA CORPORATION

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 25 Th DAY OF JRN. 1993

MY COMMISSION EXPIRES 6-30-96

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

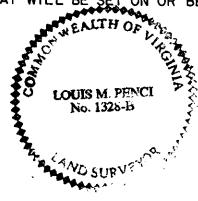
A CLOSURE OF NOT LESS THAN 1'/20,000'.

THIS IS TO CERTIFY THAT THE LAND EMBRACED IN THIS SUBDIVISION WAS ACQUIRED AS FOLLOWS:

PARCEL	OWNER	ACQUIRED FROM	DATE	DEED REF.	DEDICATED AREA
7A	217 ASSOC	COVEN, INC.	DEC. 19,1984	D.B. 409/323	4.592 ACRES
3	H. R. ASHE	R.G. MOORE BLDG. GORP.	DEC. 16,1986	D.B. 463/660	I.199 ACRES

THE ABOVE DEEDS ARE RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF THE COUNTY OF YORK, VIRGINIA.

I'CERTIFY THAT THE MONUMENTS AND IRON PIPES AS SHOWN ON THIS PLAT WILL BE SET ON OR BEFORE DECEMBER 31, 1993.



LOUIS M. PENCI, 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.

CURVE DATA

			-,			
 	DELTA	RADIUS	LENGTH	TANGENT	CHORD BEARING	CHORD DIST.
1	73° 53′ 03"	20.00	25.79′	15.04	N 48° 09′ 21" W	24.04*
2	87° 28′ 29″	25.00′	38.17′	23.92	S 51° 09′ 54" W	34.57
3	18° 38′ 28″	80.00	26.03′	13.13′	S 01° 53′ 35" E	25.91/
4	10° 46′ 49"	120.00/	22.58	11.32	N 02° 02' 15" E	22.54/
5	90° 00' 00"	25.00	39.27	25.00'	N 37° 34' 21" W	35.361
6	90° 00' 00"	55.00	86.39	55.00	s 52° 25′ 39" W	77.78′
7	03° 47′ 17"	280.00	18.51	9.26	S 05° 32′ 01" W	18.51
8	09° 46′ 49"	280.004	47.80	23.961	S 01° 15' 02" E	47.741
9	05° 04′ 22"	280.00′	24.791	12.40	\$ 08° 40' 38" E	24.784
10	90° 00' 00"	25.00′	39.27	25.00′	\$ 56° 12' 49" E	35.36
11	13° 03′ 45″	95.00′	21.66′	10.88	N 50° 13' 51" E	21.61/
12	67° 58′ 33"	25.00′	29.664	16.86	N 22° 46' 27" E	27.95
13	01° 09′ 50"	320.00′	6.50	3.25′	N 10° 37′ 54" W	6.50
14	05° 52′ 23″	320.00	32.80′	16.42'	N 07° 06' 48" W	32.79'
15	04° 39′ 20"	320.00	26.00	13.01/	N 01° 50′ 56" W	25.994
16	06° 03′ 12"	320.004	33.81/	16.924	N 03° 30' 21" E	33.79′
17	00° 53′ 43″	320.00′	5.00	2.504	N 06° 58' 48" E	5.00′
18	12° 27′ 54"	95.001	20.67	10.37	N 13° 39′ 36" E	20.63
19	15° 05′ 51"	95.00′	25.03'	12.59	N 27° 26' 29" E	24.96
20	15° 18′ 22"	95.00′	25.38	12.77'	N 42° 38' 35" E	25.30′
21	11° 547 50"	95.00′	19.75	9.91′	N 56° 15' 11" E	19.72'
22	14° 25′ 37″	95.00′	23.921	12.02'	N 69° 25' 24" E	23.86
23	16° 12′ 16"	95.00′	26.87′	13.52	N 84° 44' 21" E	26.78
24	04° 35′ 10"	95.00′	7.60′	3.80'	S 84° 51' 56" E	7.60′
25	106° 06′ 57"	20.004	37.04	26.60'	N 41° 50' 40" E	31.97
26	35° 05′ 13"	95.004	58.18'	30.03	\$ 61° 14' 35" W	57.27′
27	18° 38′ 28"	300.004	97.61	49.241	N 01° 53' 35" W	97.18/
28	90° 00' 00"	75.00'	117.81/	75.00′	N 52° 25′ 39" E	106.07
29	11° 06′ 57″	237.54/	46.08*	23.11′	N 89° 20' 39" E	46.01/
30	18° 38′ 28″	100.004	32.54	16.41/	N 01° 53′ 35" W	32.39
<u></u>						JC.J7'

AREA TABULATIONS:

AREA PRIVATE R/W 43,492 SF / 0.9984 ACRES AREA LOTS 177,654 SF / 4.0784 ACRES AREA "OPEN SPACE" 31,109 SF / 0.7142 ACRES TOTAL SUBDIVIDED AREA 252,255 SF / 5.7910 ACRES

ALL LOTS IN FERGUSON GLADE SECTION 2E MAY BE SUBJECTED TO ELEVATED LIGHT, GLARE, NOISE AND ACTIVITY LEVELS RESULTING FROM THE PRESENCE OF ADJACENT OR NEARBY PUBLIC RECREATION FACILITIES DESIGNED AND INTENDED FOR NIGHTTIME USE.

IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED TRUSTEES. (D.B. 499 PG. 664)	THE PLATTING OF THE LAND HEREON SHOWN IS WITH THE FREE CONSENT IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED TRUSTEES. (D.B. 506 PG. 375 & D.B. 569 PG. 748)	AND
FIRST AMERICAN BANK - TRUSTER BERNARD H. SIGLINGER DATE	REAL TITLE COMPANY - TRUSTEE WALTER WILSON, III, VICE PRESIDENT	
STATE OF VIRGINIA, TO WIT: 6. / Puff	STATE OF VIRGINIA, TO WIT:	
A NORARY PUBLIC IN AND FOR THE CITY OF NEWDORT THE DO HEREBY CERTIFY THAT THE ABOVE NAMED PERSON(S) WHOSE NAMES(S) ARE SIGNED TO THE FOREGOING WRITING HAVE ACKNOWLEDGED THE SAME	A NORARY PUBLIC IN AND FOR THEOF DO HEREBY CERTIFY THAT THE ABOVE NAMED PERSON(S) WHOSE NAMES	S(S)

THE PLATTING OF THE LAND HEREON SHOWN IS WITH THE FREE CONSENT AND

MY COMMISSION EXPIRES

1. Susan G. / Cuff	l,
BEFORE ME IN MY JURISDICTION AFORESAID.	A NORARY PUBLIC IN AND FOR THEOFOFOHEREBY CERTIFY THAT THE ABOVE NAMED PERSON(S) WHOSE NAMES(S) ARE SIGNED TO THE FOREGOING WRITING HAVE ACKNOWLEDGED THE SAME BEFORE ME IN MY JURISDICTION AFORESAID.
GIVEN UNDER MY HAND THIS 28th DAY OF GARWARY 1993	GIVEN UNDER MY HAND THIS DAY OF 1993
NOTARY PUBLIC	NOTARY RURLIC

NO FARY PUBLIC MY COMMISSION EXPIRES

RECORD PLAT COVENTRY PLANNED DEVELOPMENT

FERGUSON GLADE

SECTION 2E & RESUBDIVISION OF LOT 50, OPEN SPACE, AND PRIVATE R/W, SECTION 2C COUNTY OF YORK, VIRGINIA

> LOUIS M. PENCI, Inc. 863 Catalina Drive Newport News, Virginia 23602

SCALE : I" = 50' SEPTEMBER 15, 1992

SHEET | OF 2

GENERAL NOTES:

- PRIVATE R/W, OPEN SPACE, AND PRIVATE EASEMENTS TO BE CONVEYED TO THE COVENTRY HOMEOWNERS ASSOCIATION.
- PROPERTY IDENTIFIED AS ASSESSOR'S PARCEL NO: 37-67.
- THIS SUBDIVISION COMPLIES WITH RESOLUTION 092-16(R-2) ADOPTED JUNE 4,1992 BY THE YORK COUNTY BOARD OF SUPERVISORS.
- PURSUANT TO RESOLUTION 092-16(R-2), THE MINIMUM DISTANCE BETWEEN ANY TWO ATTACHED SINGLE-FAMILY BUILDING GROUPS SHALL BE 15 FEET.
- PROPERTY LOCATED IN ZONE X (AREA OUTSIDE 500 YEAR FLOOD PLAIN) AS SHOWN ON FIRM PANEL NUMBER 5101820043 B.
- PROPERTY IS NOT LOCATED IN ANY RESOURCE PROTECTION AREA OR RESOURCE MANAGEMENT AREA.
- 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 = 3569662.543, ELEVATION = 29.25 (N.G.V.D.).

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.

AP	P	R	O۱	V	E	D
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YORK COU	NTY BOARD OF SUPERVISORS
By:	PLAT APPROVING AGENT
	PLAT APPROVING AGENT
Date:	MARCH 30,1993

STATE OF VIRGINIA COUNTY OF YORK

IN THE CLERK'S OFFICE OF THE CIRCUIT COURT FOR THE COUNTY OF YORK THE 3/54 DAY OF WOLLD , 1993
THIS MAP WAS PRESENTED AND ADMITTED TO RECORD AS THE LAW DIRECTS IN PLAT BOOK 11 , PAGE 588

NANCY B. KANE, CLERK

CLERK