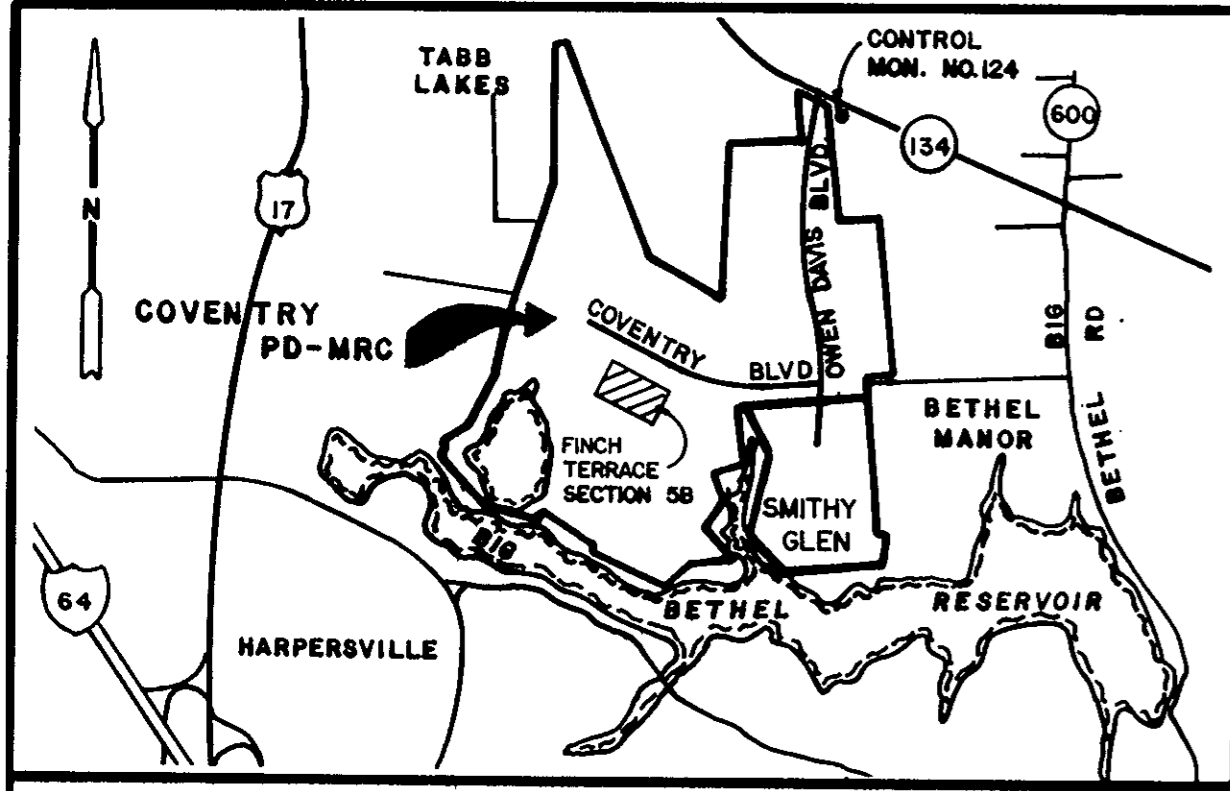


RECORD PLAT
COVENTRY PLANNED DEVELOPMENT
FINCH TERRACE
SECTION 5B
COUNTY OF YORK, VIRGINIA

CAMPBELL LAND SURVEYING, INC.
P.O. BOX 855
YORKTOWN, VIRGINIA 23692
(757) 890-0837
MAY 20, 1997
SHEET 1 OF 3



VICINITY MAP SCALE: 1" = 2000'

GENERAL NOTES:

- PROPERTY IDENTIFIED AS ASSESSOR'S PARCEL NO. 37-67.
- THIS SUBDIVISION COMPLIES WITH RESOLUTION R95-74-R ADOPTED APRIL 5, 1995.
- PROPERTY LOCATED IN ZONE X 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.).
- ALL OPEN SPACE/Common Area TO BE DEDICATED TO COVENTRY HOMEOWNERS ASSOCIATION.
- SIGHT TRIANGLE 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 AREAS TO REMOVE ANY OBJECT, MATERIAL OR OTHER OBSTRUCTION THAT HINDERS CLEAR SIGHT ACROSS THE AREA.
- 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 OWNER'S 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.
- 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 UTILITIES TO CREATE A PUBLIC RIGHT-OF-PASSAGE OVER THE SAME, UNLESS OTHERWISE NOTED ON THIS PLAT.

AREA TABULATIONS

PRIVATE R/W	=	54,590.9 SF	=	1.253 ACRES
LOTS	=	202,443.0 SF	=	4.647 ACRES
COMMON AREA	=	18,020.0 SF	=	0.414 ACRES
TOTAL SUBDIVIDED AREA	=	275,053.9 SF	=	6.314 ACRES

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

H. R. Ashe 9-26-97
217 ASSOCIATES, LTD., A VIRGINIA CORP. DATE
H. R. ASHE, PRESIDENT

STATE OF VIRGINIA, TO WIT:

I, Carolyn R. Krause

A NOTARY PUBLIC IN AND FOR THE 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 26 DAY OF September 1997

[Signature]
NOTARY PUBLIC

MY COMMISSION EXPIRES 4/30/90

TO THE BEST OF MY KNOWLEDGE AND BELIEF, ALL THE REQUIREMENTS AS SET FORTH IN THE ORDINANCE FOR APPROVING PLATS OF SUBDIVISION FOR RECORDATION 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 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 COUNTY OF YORK, VIRGINIA, IN DEED BOOK 409 PAGE 323.

I CERTIFY THAT THE MONUMENTS AND IRON PIPES AS SHOWN ON THIS PLAT WILL BE SET ON OR BEFORE DECEMBER 31, 1997.

[Signature] 9-26-97
DAVID P. CAMPBELL, L.S. NO. 1419B DATE



YARD-SETBACK STANDARDS:

- THE MINIMUM SETBACK OF ALL STRUCTURES FROM A PUBLIC RIGHT-OF-WAY SHALL BE THIRTY FEET (30'). THE MINIMUM SETBACK OF ALL STRUCTURES FROM A PRIVATE RIGHT-OF-WAY SHALL BE TWENTY FEET (20') OR, WHERE STREETS ARE PRIVATE BUT NO SEPARATE RIGHT-OF-WAY IS ESTABLISHED, THE MINIMUM SETBACK FROM THE EDGE OF PAVEMENT SHALL BE THIRTY (30') FEET.
- THE MINIMUM REAR YARD SETBACK FOR DUPLEX UNITS SHALL BE FIFTEEN FEET (15'). NO REAR SETBACKS SHALL BE REQUIRED FOR TOWNHOUSE UNITS.
- THE MINIMUM DISTANCE BETWEEN ANY TWO ATTACHED SINGLE-FAMILY BUILDINGS SHALL BE FIFTEEN FEET (15').
- THE ZONING ADMINISTRATOR, AT THE TIME OF BUILDING PERMIT ISSUANCE, MAY AUTHORIZE VARIATIONS OF NO MORE THAN THREE FEET (3') IN THE FRONT OR REAR SETBACKS FOR THE PURPOSE OF MAINTAINING THE LAYOUT DESIGN. IN NO CASE, HOWEVER, SHALL ANY PRINCIPAL BUILDINGS BE SEPARATED BY LESS THAN FIFTEEN FEET (15').

LAYOUT AND DESIGN:

- THERE SHALL BE NO MORE THAN FOUR (4) INDIVIDUAL DWELLINGS IN A CONTIGUOUS GROUPING OF CLUSTER UNITS. NO MORE THAN (2) ABUTTING ATTACHED UNITS SHALL HAVE UNIFORM ROOF LINES OR THE SAME FRONT SETBACK. SETBACK VARIATION SHALL, AT A MINIMUM, BE FIVE FEET (5').
- EACH SINGLE-FAMILY ATTACHED DWELLING UNIT SHALL HAVE DIRECT ACCESS TO A REAR OR SIDE YARD/PATIO AREA WHICH SHALL BE ENCLOSED OR VISUALLY SCREENED BY FENCES, WALLS, OR PLANTINGS.
- EACH BACK-TO-BACK LOT SHALL BE SEPARATED BY A MINIMUM FIVE FOOT (5') WIDE ACCESS AREA BETWEEN THE BACK YARDS. SUCH AREA SHALL BE UNDER THE CONTROL OF THE HOMEOWNERS' ASSOCIATION.

THE STREETS SHOWN HEREON ARE PRIVATE, MAY NOT MEET STATE STANDARDS, AND WILL NOT BE MAINTAINED BY EITHER THE COMMONWEALTH OF VIRGINIA OR THE COUNTY OF YORK. MAINTENANCE OF THE ROADS AND RIGHTS-OF-WAY SHOWN HEREON ARE THE RESPONSIBILITY OF THE PROPERTY OWNERS ASSOCIATION FOR THE LOTS CREATED BY THIS PLAT.

APPROVED

YORK COUNTY BOARD OF SUPERVISORS

By: [Signature] PE
PLAT APPROVING AGENT

Date: 11/10/97

STATE OF VIRGINIA
COUNTY OF YORK

IN THE CLERK'S OFFICE OF THE CIRCUIT COURT FOR THE COUNTY OF YORK THE 12th DAY OF November 1997, THIS MAP WAS PRESENTED AND ADMITTED TO RECORD AS THE LAW DIRECTS IN PLAT BOOK 122, PAGE 527. 2:55

TESTE Nancy B. Kane CLERK
BY [Signature]

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.