

- NOTES:
1. USE: RESIDENTIAL
 2. PARCEL NO.: PART OF 728-702-8964
 3. AREA: LOTS: 7.91 ACRES
ROADS: 2.50 ACRES
COMMON AREA: 0.84 ACRES
TOTAL: 11.25 ACRES
 4. NO. OF LOTS: 31
 5. ZONING: R-9 & R-12 (See Note 12) CASE #91SN0172
 6. SEWER: COUNTY SYSTEM
 7. WATER: COUNTY SYSTEM
 8. DRAINAGE: CURB & GUTTER
 9. BUILDING SETBACK LINES SHALL CONFORM TO CHESTERFIELD COUNTY ZONING ORDINANCES.
 10. $MFF(S)=347.0$ DENOTES FINISH FLOOR ELEVATION THAT CAN BE SERVED BY SANITARY SEWER, REFERENCE IS MADE TO THE "SANITARY SEWER PLANS" ON FILE AT THE UTILITY DEPARTMENT OF CHESTERFIELD COUNTY. ELEVATIONS ARE BASED ON CHESTERFIELD COUNTY DATUM.
 11. $MFF=284.5$ INDICATES MINIMUM FLOOR ELEVATION. NO LIVABLE FLOOR IN A RESIDENCE SHALL BE CONSTRUCTED BELOW THIS ELEVATION. ELEVATIONS ARE BASED ON CHESTERFIELD COUNTY DATUM.
 12. LOT-1 TO BE DEVELOPED BY R-12 STANDARDS
 13. STORM WATER MANAGEMENT SYSTEM/BEST MANAGEMENT PRACTICE (BMP) EASEMENT AGREEMENTS RECORDED NOV. 9, 1998 IN DEED BOOK 3420, PAGES 481 & 486.
 14. THIS SUBDIVISION COMPLIES WITH THE CHESAPEAKE BAY ACT BY MEANS OF THE BMP AS MENTIONED IN NOTE 13.
 15. THE AREAS SHOWN AS "U.S. ARMY CORPS OF ENGINEERS JURISDICTIONAL WETLANDS" ARE SUBJECT TO THE CLEAN WATER ACT. NO ALTERATION OF ANY KIND MAY TAKE PLACE IN THESE AREAS WITHOUT A PERMIT OR OTHER AUTHORIZATION FROM THE U.S. CORPS OF ENGINEERS. PROPERTY OWNERS ARE ADVISED TO CONTACT THE U.S. CORPS OF ENGINEERS FOR ANY PROPOSED DISTURBANCE OF THESE AREAS. ALL PROPERTY OWNERS ARE ADVISED THAT UNAUTHORIZED ALTERATIONS OF THE WETLANDS SHOWN ARE PUNISHABLE BY LAW UNDER THE APPROPRIATE STATE AND FEDERAL STATUTES.
 16. THERE SHALL BE NO VEHICULAR INGRESS OR EGRESS PERMITTED ACROSS THE BUFFER STRIPS ALONG GROVE HILL ROAD AND THE VIRGINIA POWER EASEMENT. THERE SHALL BE NO CLEARING IN THE BUFFERS AFTER REQUIRED BUFFER PLANTING AND INSTALLATION OF PATHWAYS.
 17. OWNERSHIP AND MAINTENANCE RESPONSIBILITY OF COMMON AREA AND PEDESTRIAN PATHWAYS WILL BE THE GROVE HOMEOWNERS ASSOCIATION OR ASSIGNS.
 18. PER THE GEOTECHNICAL REPORT BY FACILITY ENGINEERING ASSOCIATES, P.C. OF FAIRFAX, VIRGINIA DATED SEPTEMBER 18, 1997 AND PREPARED FOR GARNER INVESTMENT COMPANY OF RICHMOND, VIRGINIA, THE PROBABILITY THAT BUILDING ENVELOPES WILL BE AFFECTED BY UNFORESEEN PITS OR OTHER PREVIOUS MINING RELATED FEATURES IS VERY LOW.
 19. ALL BUILDINGS SHALL MEET A MINIMUM SETBACK OF 20 FEET FROM THE LIMITS OF THE 100 YEAR BACKWATER.

SUBMISSION CERTIFICATE
 THE SUBDIVISION OF LAND SHOWN HEREON, DESIGNATED AS BIGGIN POND AT THE GROVE, SECTION - 1, IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNER. THERE IS NO MORTGAGE ON THIS PROPERTY. ALL EASEMENTS AND ROADS ARE OF THE WIDTH AND EXTENT SHOWN AND ARE DEDICATED TO THE COUNTY OF CHESTERFIELD FREE AND UNRESTRICTED BY ANY PREVIOUS AGREEMENTS OR EASEMENTS EXCEPT AS NOTED ON THIS PLAT AS OF THE TIME OF RECORDATION. THE DEDICATION OF THE EASEMENTS TO THE COUNTY OF CHESTERFIELD, INCLUDES GRANTING THE RIGHT TO MAKE REASONABLE USE OF ADJOINING LAND FOR CONSTRUCTION AND MAINTENANCE OF PUBLIC FACILITIES WITHIN THE BOUNDARIES OF EASEMENTS SHOWN HEREON. ALL EASEMENTS ARE FOR SURFACE AND UNDERGROUND DRAINAGE AND UNDERGROUND UTILITIES EXCEPT AS RESTRICTED IN USE ON THIS PLAT. AN ADDITIONAL EASEMENT OF 5' ON ALL LOTS ADJACENT TO ALL RIGHT-OF-WAYS IS DEDICATED TO CHESTERFIELD COUNTY FOR FUTURE STREET LIGHT INSTALLATION. GIVEN UNDER OUR HANDS AND SEALS THIS 12 DAY OF November 1998.

OWNER: THE GROVE, L.P.
 BY: Herbert E. Fitzgerald, III
 HERBERT E. FITZGERALD, III
 MANAGER OF MAYLAND
 INVESTMENT COMPANY,
 SOLE GENERAL PARTNER

COMMONWEALTH OF VIRGINIA
 County of HENRICO TO WIT:
 I, Rebecca E. Woods, A NOTARY PUBLIC IN AND FOR THE County of HENRICO, COMMONWEALTH OF VIRGINIA DO HEREBY CERTIFY THAT HERBERT E. FITZGERALD, III, WHOSE NAME IS SIGNED TO THE SUBDIVISION CERTIFICATE, HAS ACKNOWLEDGED THE SAME BEFORE ME IN MY OFFICE OR COUNTY AND COMMONWEALTH AFORESAID. GIVEN UNDER MY HAND AND SEAL THIS 12 DAY OF November, 1998. MY COMMISSION EXPIRES August 31, 1998.

Rebecca E. Woods
 NOTARY PUBLIC

SURVEYORS CERTIFICATE
 TO THE BEST OF MY KNOWLEDGE AND BELIEF ALL OF THE REQUIREMENTS AS SET FORTH IN THE ORDINANCE FOR APPROVING PLATS OF SUBDIVISIONS FOR RECORDATION IN CHESTERFIELD COUNTY, VIRGINIA HAVE BEEN COMPLIED WITH. MONUMENTS WILL BE SET BY SEPTEMBER 30, 1999.

E. D. LEWIS AND ASSOCIATES, P.C.
 BY: Edmund D. Lewis

SOURCE OF TITLE
 THE PROPERTY EMBRACED WITHIN THE LIMITS OF THIS SUBDIVISION WAS CONVEYED TO THE GROVE, L.P., A VIRGINIA LIMITED PARTNERSHIP FROM GLEN ROY CORPORATION, A VIRGINIA CORPORATION AND THE TUCKAHOE CARDINAL CORPORATION, A VIRGINIA CORPORATION, BY DEED DATED MARCH 30, 1998, RECORDED APRIL 2, 1998 IN DEED BOOK 3246, PAGE 324, IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF CHESTERFIELD COUNTY, VIRGINIA.

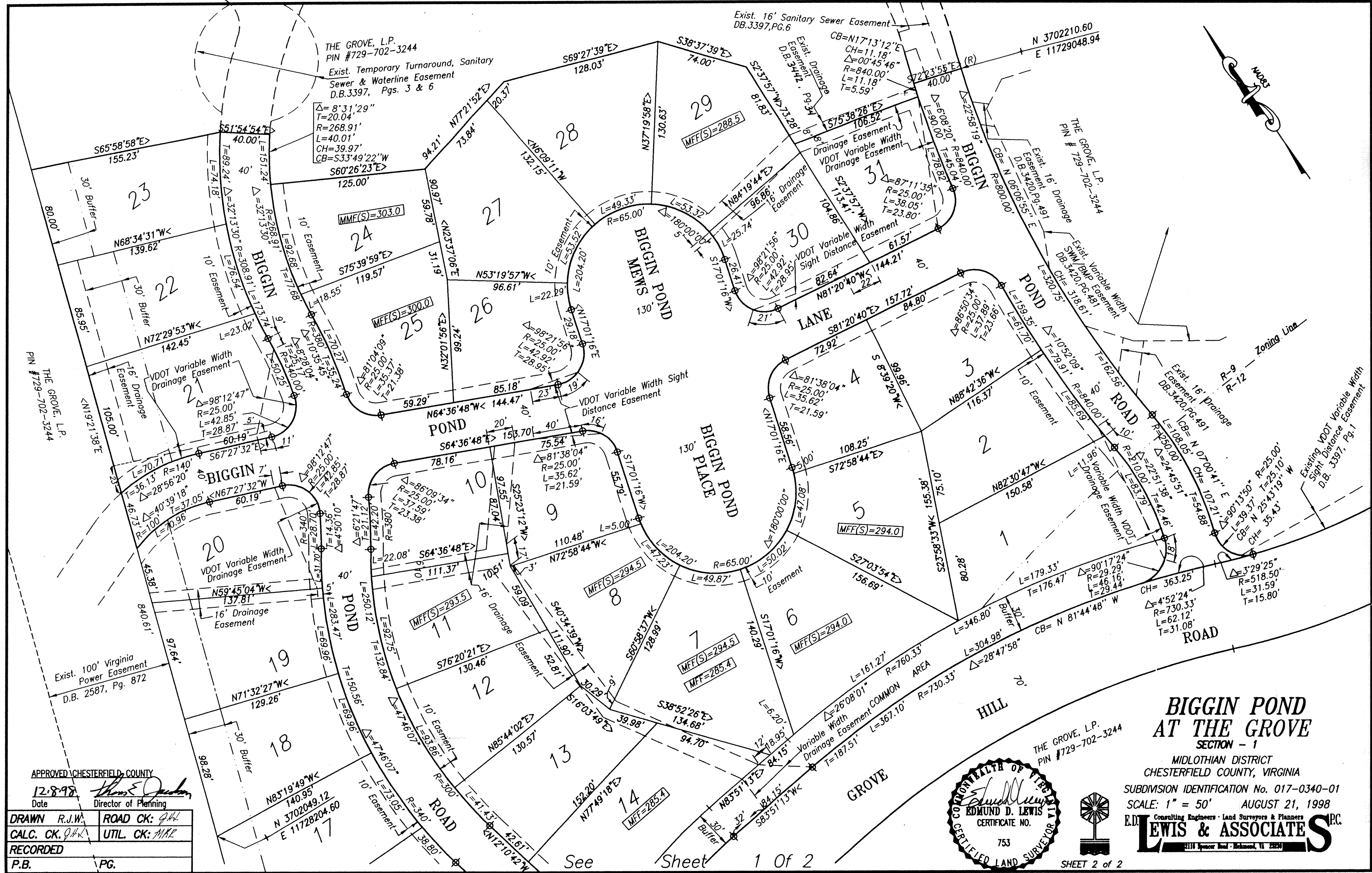
E. D. LEWIS AND ASSOCIATES, P.C.
 BY: Edmund D. Lewis



BIGGIN POND AT THE GROVE
 SECTION - 1
 MIDLOTHIAN DISTRICT
 CHESTERFIELD COUNTY, VIRGINIA
 SCALE: 1"=50'
 AUGUST 21, 1998
 SUBDIVISION IDENTIFICATION No. 017-0340-01
 E.D. LEWIS & ASSOCIATES P.C.
 Consulting Engineers - Land Surveyors & Planners
 2118 Spencer Road - Richmond, VA 23250

APPROVED CHESTERFIELD COUNTY	<u>12-8-98</u>	<u>Herbert E. Fitzgerald, III</u>
Date		Director of Planning
DRAWN R.J.W.	<u>11/20/98</u>	<u>Paul A. Hurd</u>
ROAD CK: A.H.L.	Date	Planning Department
CALC. CK: P.H.L.	<u>12/7/98</u>	<u>Rebecca E. Woods</u>
UTIL. CK: MRR	Date	Dept. of Environmental
RECORDED		
P.B.	PG.	

PG. 102 PG. 29 1200 RB 6



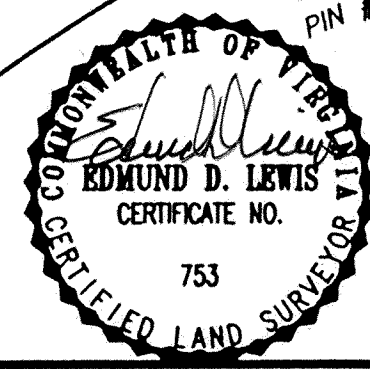
APPROVED CHESTERFIELD COUNTY
 12.8.98
 Date
 Director of Planning

DRAWN R.J.W.	ROAD CK: G.H.L.
CALC. CK: G.H.L.	UTIL. CK: M.K.R.
RECORDED	
P.B.	PG.

BIGGIN POND AT THE GROVE SECTION - 1

MIDLOTHIAN DISTRICT
 CHESTERFIELD COUNTY, VIRGINIA
 SUBDIVISION IDENTIFICATION No. 017-0340-01
 SCALE: 1" = 50' AUGUST 21, 1998

E.D. LEWIS & ASSOCIATES P.C.
 Consulting Engineers - Land Surveyors & Planners
 2116 Spence Road - Richmond, VA 23290



SHEET 2 of 2

See Sheet 1 of 2