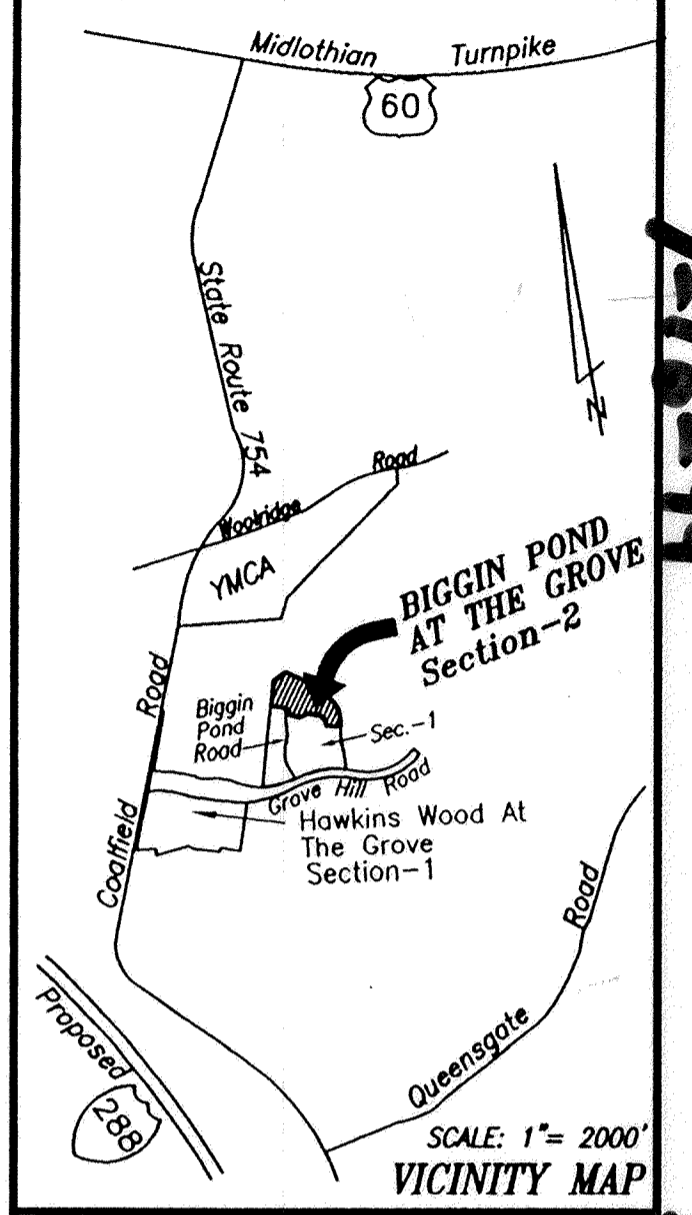


SUBDIVISION CERTIFICATE
 THE SUBDIVISION OF LAND SHOWN HEREON, DESIGNATED AS BIGGIN POND AT THE GROVE, SECTION - 2, IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNER. THERE IS NO MORTGAGE ON THIS PROPERTY. ALL EASEMENTS AND ROADS ARE OF THE WIDTH AND EXTENT SHOWN AND 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 22 DAY OF June 1999.

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 IN CHESTERFIELD COUNTY AND COMMONWEALTH AFORESAID.
 GIVEN UNDER MY HAND AND SEAL THIS 22 DAY OF June, 1999.
 MY COMMISSION EXPIRES August 31, 1999
Rebecca E. Woods
 NOTARY PUBLIC



- NOTES:**
1. USE: RESIDENTIAL
 2. PARCEL NO.: PART OF 728-702-9793
 3. AREA: LOTS: 4.196 ACRES
ROADS: 1.136 ACRES
TOTAL: 5.332 ACRES
 4. NO. OF LOTS: 16
 5. ZONING: R-9 CUPD 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)=300.0] 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=298.0] INDICATES MINIMUM FLOOR ELEVATION. NO LIVABLE FLOOR IN A RESIDENCE SHALL BE CONSTRUCTED BELOW THIS ELEVATION. ELEVATIONS ARE BASED ON CHESTERFIELD COUNTY DATUM.
 12. STORM WATER MANAGEMENT SYSTEM/BEST MANAGEMENT PRACTICE (BMP) EASEMENT AGREEMENTS RECORDED NOV. 9, 1998 IN DEED BOOK 3420, PAGES 481 & 486.
 13. THIS SUBDIVISION COMPLIES WITH THE CHESAPEAKE BAY ACT BY MEANS OF THE BMP AS MENTIONED IN NOTE 12.
 14. THERE SHALL BE NO VEHICULAR INGRESS OR EGRESS PERMITTED ACROSS THE BUFFER STRIPS ALONG THE VIRGINIA POWER EASEMENT. THERE SHALL BE NO CLEARING IN THE BUFFERS AFTER REQUIRED BUFFER PLANTING.
 15. 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.
 16. DISTANCES SHOWN (24') ARE REFERENCE TO FLOOD PLAIN.
 17. ALL BUILDINGS SHALL MEET A MINIMUM SETBACK OF 20 FEET FROM LIMITS OF 100 YEAR FLOOD PLAIN, 20' FROM WATERS OF THE U.S. OR 25' FEET FROM U.S. ARMY CORPS OF ENGINEERS JURISDICTIONAL WETLANDS WHICH EVER IS GREATER.

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: E. D. Lewis

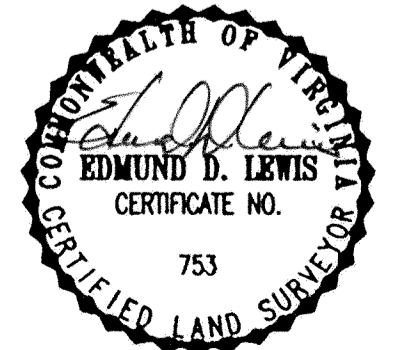
SURVEYORS CERTIFICATE
 TO THE BEST OF MY KNOWLEDGE AND BELIEF ALL OF THE REQUIREMENTS AS SET FORTH IN THE ORDINANCE FOR APPROVING PLATS OF SUBDIVISIONS FOR RECORDATION IN CHESTERFIELD COUNTY, VIRGINIA HAVE BEEN COMPLIED WITH. MONUMENTS WILL BE SET BY APRIL 30, 2000.

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

APPROVED CHESTERFIELD COUNTY
 3/15/99 Thomas E. Gahn
 Date Director of Planning
 4/30/99 David A. Haw
 Date Planning Department
 7/6/99 Richard M. McEgill
 Date Dept. of Environmental

DRAWN: R.J.W.	ROAD CK: <u>RJK</u>
CALC. CK: DL	UTIL. CK: <u>MJK</u>
RECORDED:	
P.B.	PG.

NUMBER	DELTA=	CB=	T=	R=	L=	CH=
C72	180°00'00"	S 65°50'19" W		65.00	204.20	130.00
C73	50°21'59"	S 05°50'11" E	56.22	119.57	105.11	101.75
C74	110°35'30"	S 35°56'56" E	373.86	258.91	499.75	425.71
C77	75°03'23"	S 13°22'00" W	19.20	25.00	32.75	30.46
C78	73°40'07"	N 60°59'45" W	18.73	25.00	32.14	29.98
C82	01°44'44"	S 18°28'27" E	12.19	800.00	24.37	24.37
C83	01°44'44"	N 18°28'27" E	12.80	840.00	25.59	25.59
C86	102°08'39"	S 31°43'31" E	370.08	298.91	532.89	465.07
C87	50°40'12"	N 63°25'13" E	127.32	268.91	237.82	230.14
C100	02°30'30"	N 18°05'34" E	18.39	840.00	36.78	36.77
C101	10°11'47"	N 14°14'55" E	23.10	258.91	46.08	46.02
C102	20°11'22"	N 00°56'39" W	46.09	258.91	91.23	90.76
C103	19°46'37"	S 20°55'37" E	45.13	258.91	89.37	88.93
C104	19°58'45"	S 40°48'20" E	45.61	258.91	90.28	89.83
C105	20°21'52"	N 60°58'38" W	46.50	258.91	92.02	91.54
C106	20°05'07"	N 81°12'08" W	45.85	258.91	90.76	90.30
C107	20°02'05"	S 78°44'16" W	47.50	268.91	94.03	93.55
C108	19°29'18"	S 58°58'35" W	46.18	268.91	91.47	91.03
C109	19°40'19"	S 39°23'46" W	46.62	268.91	92.33	91.88
C110	12°48'35"	N 44°29'24" E	34.68	308.91	69.06	68.92
C111	24°53'01"	S 38°27'11" W	5.52	25.00	10.86	10.77
C112	50°10'22"	N 00°55'30" E	11.70	25.00	21.89	21.20
C113	17°18'07"	N 15°30'38" W	9.89	65.00	19.62	19.55
C114	55°41'14"	N 20°59'03" E	34.33	65.00	63.18	60.72
C115	42°59'50"	N 70°19'35" E	25.60	65.00	48.78	47.64
C116	43°20'38"	S 66°30'11" E	25.83	65.00	49.17	48.01
C117	20°40'11"	N 34°29'47" W	11.85	65.00	23.45	23.32
C118	36°50'04"	S 42°34'43" E	8.32	25.00	16.07	15.80
C119	36°50'03"	S 79°24'47" E	8.32	25.00	16.07	15.80
C120	06°35'07"	N 85°27'45" E	17.77	308.91	35.50	35.49
C121	08°26'51"	S 87°01'16" E	22.08	298.91	44.07	44.03
C122	00°45'46"	S 17°13'12" W	5.59	840.00	11.18	11.18
C123	08°31'29"	N 33°49'22" E	20.04	268.91	40.01	39.97



BIGGIN POND AT THE GROVE
 SECTION - 2
 MIDLOTHIAN DISTRICT
 CHESTERFIELD COUNTY, VIRGINIA
 SCALE: 1"=100' MARCH 23, 1999
 SUBDIVISION IDENTIFICATION No. 017-0340-02
 E.D. LEWIS & ASSOCIATES P.C.
 Consulting Engineers - Land Surveyors & Planners
 1116 Spence Road - Richmond, VA 23224

7-16-99 PB.105 PG.91