

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

SUBDIVISION CERTIFICATE

THE SUBDIVISION OF LAND SHOWN HEREON, DESIGNATED AS COALBROOK 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. GIVEN UNDER OUR HANDS AND SEALS THIS

5<sup>th</sup> DAY OF FEBRUARY 2001.

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

(Print)

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 ~~CITY~~ OR COUNTY AND COMMONWEALTH AFORESAID. GIVEN UNDER MY HAND AND SEAL THIS 5<sup>th</sup> DAY OF FEBRUARY, 2001.

MY COMMISSION EXPIRES August 31, 2003

Rebecca E. Woods  
NOTARY PUBLIC

APPROVED CHESTERFIELD COUNTY

3-16-01 Edmund D. Lewis  
Date Director of Planning

2/19/01 Shirley A. Han  
Date Planning Department

3/15/01 Rodney M. McElrath  
Date Dept. of Environmental

DRAWN: R.J.W.	ROAD CK: <u>942</u>
CALC. CK: <u>942</u>	UTIL. CK: <u>942</u>
RECORDED:	
P.B.	PG.

SURVEYORS CERTIFICATE

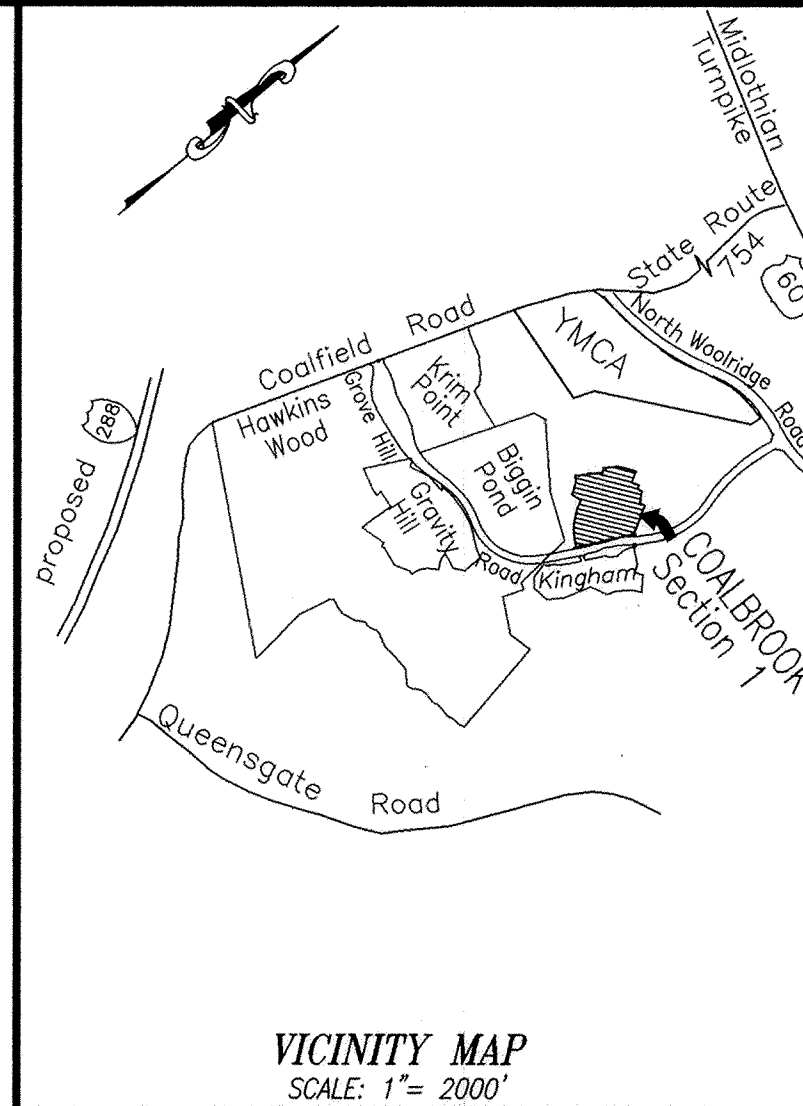
TO THE BEST OF MY KNOWLEDGE AND BELIEF ALL OF THE REQUIREMENTS AS SET FORTH IN THE ORDINANCE FOR APPROVING PLATS OF SUBDIVISIONS FOR RECORDATION IN CHESTERFIELD COUNTY, VIRGINIA HAVE BEEN COMPLIED WITH. MONUMENTS WILL BE SET BY OCTOBER 31, 2001.

E. D. LEWIS AND ASSOCIATES, P.C.

BY: Edmund D. Lewis

NOTES:

1. USE: RESIDENTIAL
2. PARCEL NO.: PART OF 729-702-4091-00000
3. AREA: LOTS: 8.566 ACRES  
ROADS: 1.950 ACRES  
OPEN SPACE: 0.400 ACRES  
TOTAL: 10.916 ACRES
4. NO. OF LOTS: 31
5. ZONING: R-9 WITH 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. STORM WATER MANAGEMENT SYSTEM/BEST MANAGEMENT PRACTICE (BMP) EASEMENT AGREEMENT RECORDED NOVEMBER 9, 1998 IN DEED BOOK 3420, PAGES 481 & 486.
11. THIS SUBDIVISION COMPLIES WITH THE CHESAPEAKE BAY ACT BY MEANS OF THE BMP AS MENTIONED IN NOTE 10.
12. OWNERSHIP AND MAINTENANCE RESPONSIBILITY OF COMMON AREA AND PEDESTRIAN PATHWAYS WILL BE THE COALBROOK HOMEOWNERS ASSOCIATION OR ASSIGNS.
13. 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. D.B. 3697, PAGE 205
14. THERE SHALL BE NO VEHICULAR INGRESS OR EGRESS ACROSS THE BUFFER STRIPS. THERE SHALL BE NO CLEARING IN THE BUFFERS AFTER REQUIRED BUFFER PLANTING.
15. [MFF(S)=290.0] 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.
16. [MFF(F)=286.2] INDICATES MINIMUM FLOOR ELEVATION. NO LIVABLE FLOOR IN A RESIDENCE SHALL BE CONSTRUCTED BELOW THIS ELEVATION. ELEVATIONS ARE BASED ON CHESTERFIELD COUNTY DATUM.
17. ALL BUILDINGS SHALL MEET A MINIMUM SETBACK OF 25' FROM THE LIMITS OF 100 YEAR FLOOD PLAIN, 100 YEAR BACKWATER AND U.S. ARMY CORPS OF ENGINEERS JURISDICTIONAL WETLANDS.
18. 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.
19. TEMPORARY TURNAROUND EASEMENT TO REVERT TO THE UNDERLYING OWNERS UPON THE FOLLOWING:
  - A. DEDICATION OF THE RIGHT-OF-WAY FOR THE EXTENSION OF COALBROOK DRIVE.
  - B. CONSTRUCTION OF THE EXTENSION OF COALBROOK DRIVE.
  - C. REMOVAL OF THE PAVEMENT WITHIN THE EASEMENT.



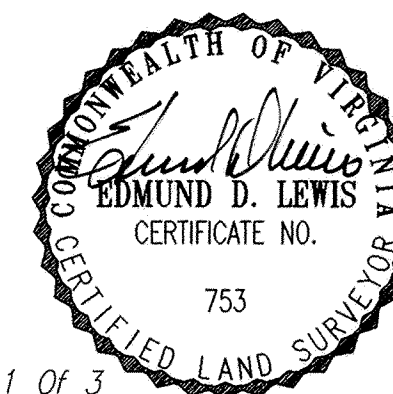
VICINITY MAP  
SCALE: 1"= 2000'

**COALBROOK  
AT THE GROVE**

SECTION - 1

MIDLOTHIAN DISTRICT  
CHESTERFIELD COUNTY, VIRGINIA

SUBDIVISION IDENTIFICATION NO. 017-0409-01  
SEPTEMBER 12, 2000



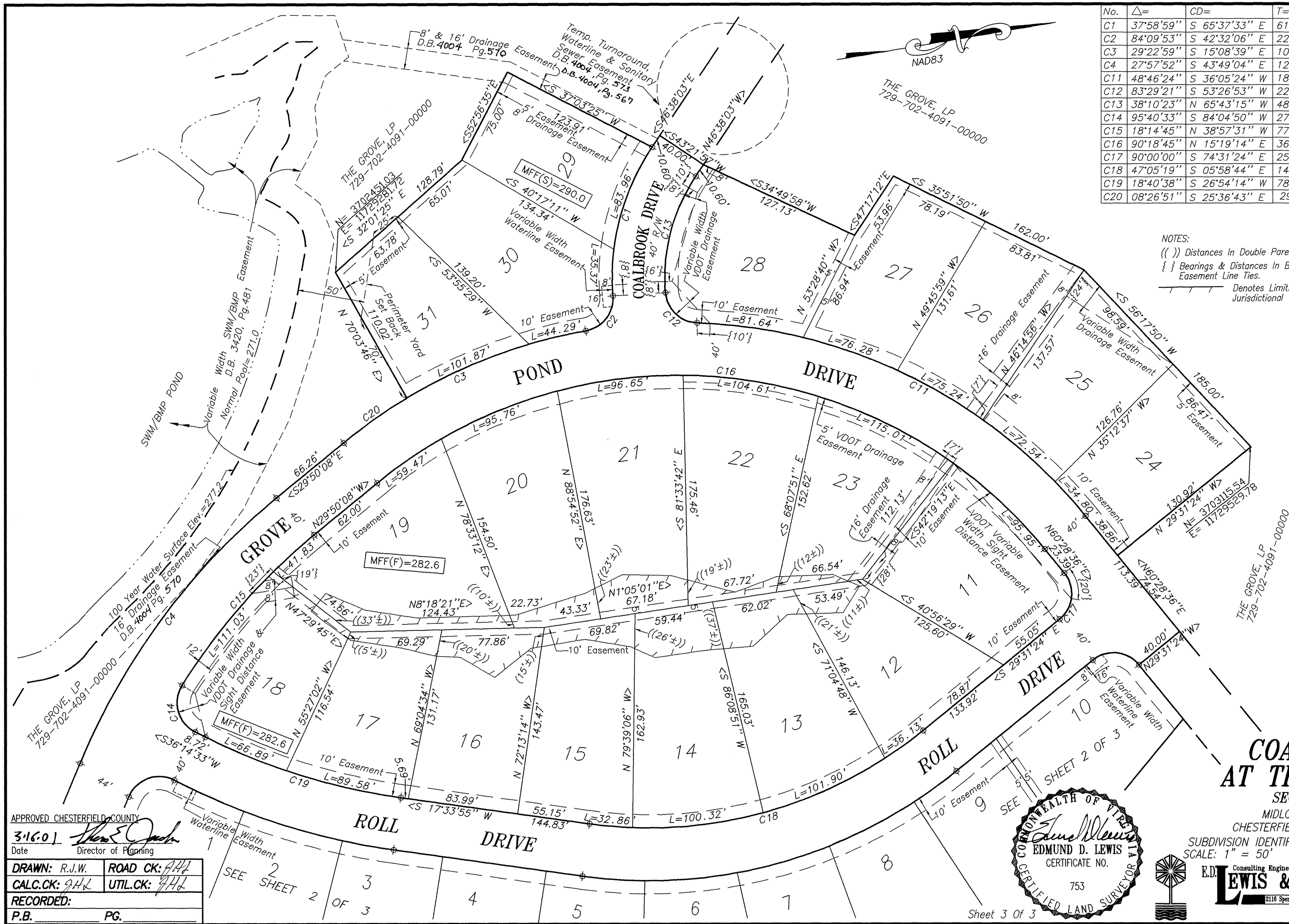
E.D. Consulting Engineers - Land Surveyors & Planners  
**LEWIS & ASSOCIATES** P.C.  
2116 Spencer Road - Richmond, VA 23250

Sheet 1 Of 3

J.N. 21253C1



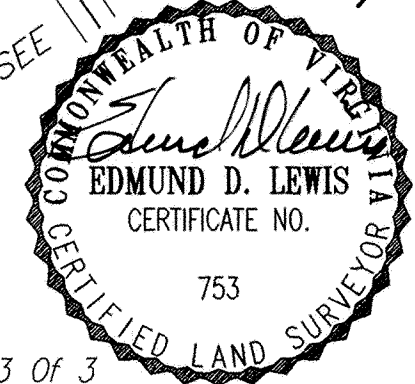




No.	Δ=	CD=	T=	R=	L=	LC=
C1	37°58'59"	S 65°37'33" E	61.95	180.00	119.33	117.15
C2	84°09'53"	S 42°32'06" E	22.58	25.00	36.72	33.51
C3	29°22'59"	S 15°08'39" E	104.87	400.00	205.13	202.89
C4	27°57'52"	S 43°49'04" E	129.48	520.00	253.80	251.29
C11	48°46'24"	S 36°05'24" W	181.34	400.00	340.50	330.31
C12	83°29'21"	S 53°26'53" W	22.31	25.00	36.43	33.29
C13	38°10'23"	N 65°43'15" W	48.44	140.00	93.27	91.56
C14	95°40'33"	S 84°04'50" W	27.61	25.00	41.75	37.06
C15	18°14'45"	N 38°57'31" W	77.08	480.00	152.86	152.21
C16	90°18'45"	N 15°19'14" E	361.97	360.00	567.45	510.50
C17	90°00'00"	S 74°31'24" E	25.00	25.00	39.27	35.36
C18	47°05'19"	S 05°58'44" E	143.79	330.00	271.21	263.64
C19	18°40'38"	S 26°54'14" W	78.94	480.00	156.47	155.78
C20	08°26'51"	S 25°36'43" E	29.54	400.00	58.97	58.92

NOTES:  
( ( ) ) Distances In Double Parenthesis Refer To Wetlands  
{ } Bearings & Distances In Brackets Refer To Easement Line Ties.  
--- Denotes Limits Of U.S.Army Corps Of Engineers Jurisdictional Wetlands.

APPROVED CHESTERFIELD COUNTY  
3-16-01  
Date  
Director of Planning  
DRAWN: R.J.W. ROAD CK: 444  
CALC. CK: 944 UTIL. CK: 944  
RECORDED:  
P.B. PG.



COALBROOK  
AT THE GROVE  
SECTION - 1

MIDLOTHIAN DISTRICT  
CHESTERFIELD COUNTY, VIRGINIA  
SUBDIVISION IDENTIFICATION NO. 017-0409-01  
SCALE: 1" = 50'  
SEPTEMBER 12, 2000  
LEWIS & ASSOCIATE S.P.C.  
2116 Spencer Road - Richmond, VA 23290

3-16-01

P.B. 116 R. 7

01RP0019