

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 - 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. GIVEN UNDER OUR HANDS AND SEALS THIS 9th DAY OF October, 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 OFFICE OR COUNTY AND COMMONWEALTH AFORESAID. GIVEN UNDER MY HAND AND SEAL THIS 9th DAY OF October, 2001.

MY COMMISSION EXPIRES August 31, 2003

Rebecca E. Woods
NOTARY PUBLIC

APPROVED CHESTERFIELD COUNTY

10/23/01

Date Director of Planning

10/17/01

Date Planning Department

10/23/01

Date Dept. of Environmental

DRAWN: R.J.W.	ROAD CK: DL
CALC. CK: DL	UTIL. CK: DL
RECORDED:	
P.B.	PG.

SURVEYORS CERTIFICATE

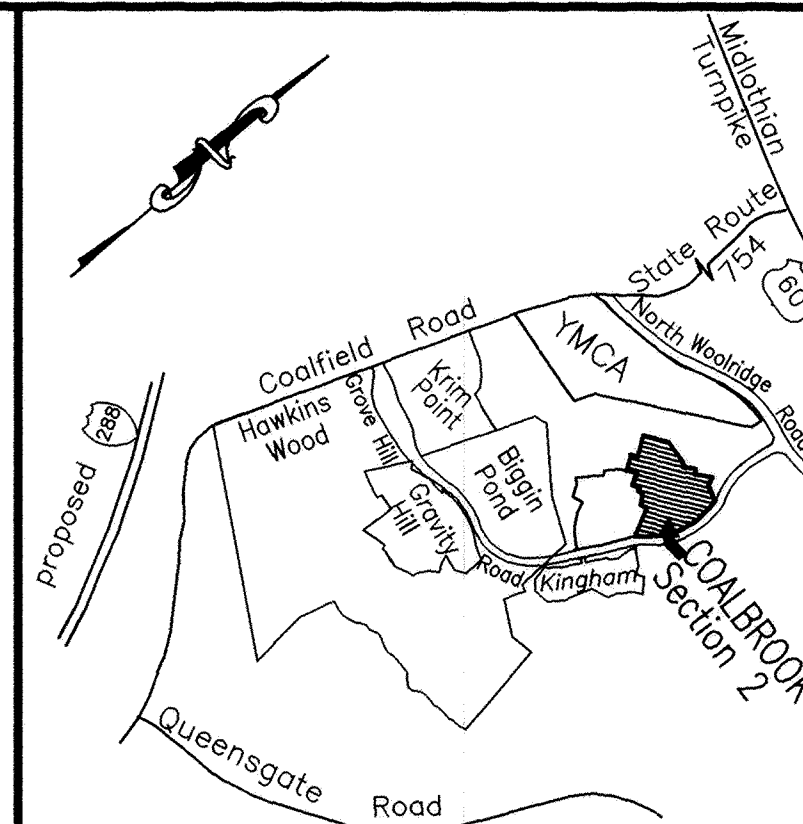
TO THE BEST OF MY KNOWLEDGE AND BELIEF ALL OF THE REQUIREMENTS AS SET FORTH IN THE ORDINANCE FOR APPROVING PLATS OF SUBDIVISIONS FOR RECORDATION IN CHESTERFIELD COUNTY, VIRGINIA HAVE BEEN COMPLIED WITH. MONUMENTS WILL BE SET BY SEPTEMBER 29, 2002.

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

BY: Edmund D. Lewis

NOTES:

1. USE: RESIDENTIAL
2. PARCEL NO.: PART OF 730-703-6574-00000
3. AREA: LOTS: 10.903 ACRES
ROADS: 2.178 ACRES
OPEN SPACE: 0.618 ACRES
TOTAL: 13.699 ACRES
4. NO. OF LOTS: 39
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 DECEMBER 28, 1990 IN DEED BOOK 2137, PAGES 33-38.
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 HETH DRIVE.
 - B. CONSTRUCTION OF THE EXTENSION OF HETH DRIVE.
 - C. REMOVAL OF THE PAVEMENT WITHIN THE EASEMENT.
20. NO STRUCTURE EMBELLISHMENTS WILL BE ALLOWED ON VDOT RIGHT OF WAY WITHOUT THE COMMITMENT OF, OR THE ISSUANCE OF, A VDOT LAND USE PERMIT. WITHIN THE 10' CLEAR ZONE (MEASURED FROM THE EDGE OF THE ROADWAY'S PAVEMENT OUT 10'). NO STRUCTURE EMBELLISHMENT WILL BE PERMITTED THAT IS CLOSER THAN 2' FROM THE EDGE OF PAVEMENT OF THE PUBLIC STREET OR HIGHER THAN 6" ABOVE THE SURFACE OF THE DRIVE.



VICINITY MAP
SCALE: 1"= 2000'

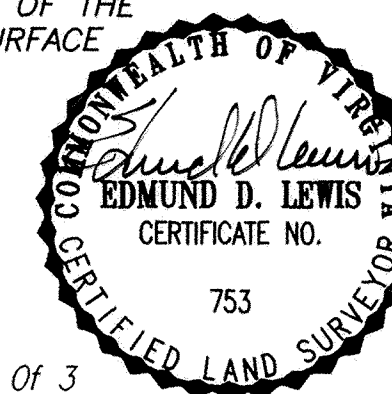
COALBROOK AT THE GROVE

SECTION - 2

MIDLOTHIAN DISTRICT
CHESTERFIELD COUNTY, VIRGINIA

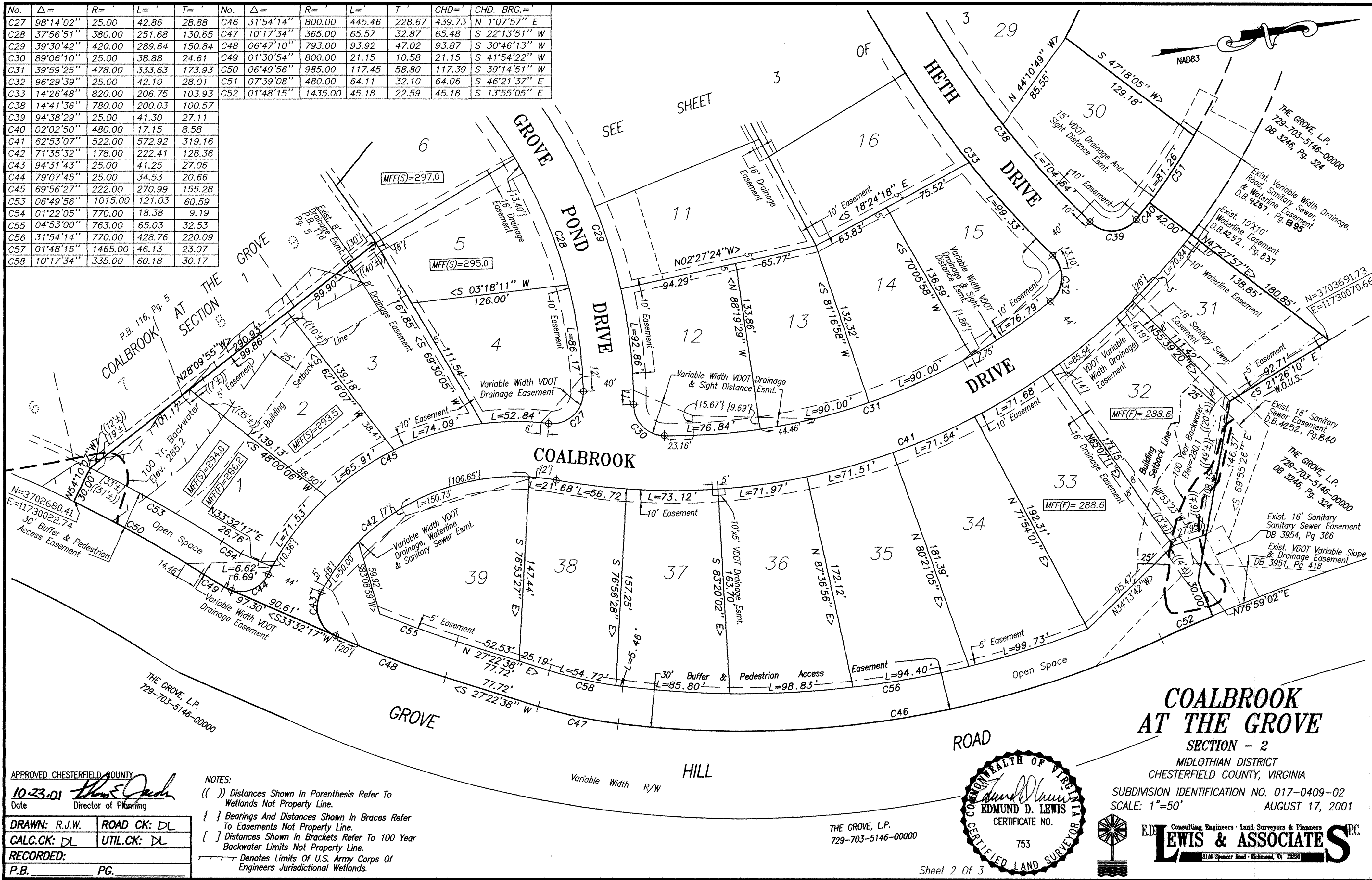
SUBDIVISION IDENTIFICATION NO. 017-0409-02

AUGUST 17, 2001



E.D. Consulting Engineers - Land Surveyors & Planners
LEWIS & ASSOCIATES P.C.
2116 Spencer Road - Richmond, VA 23229

No.	Δ=	R=	L=	T=	No.	Δ=	R=	L=	T=	CHD=	CHD. BRG.=
C27	98°14'02"	25.00	42.86	28.88	C46	31°54'14"	800.00	445.46	228.67	439.73	N 1°07'57" E
C28	37°56'51"	380.00	251.68	130.65	C47	10°17'34"	365.00	65.57	32.87	65.48	S 22°13'51" W
C29	39°30'42"	420.00	289.64	150.84	C48	06°47'10"	793.00	93.92	47.02	93.87	S 30°46'13" W
C30	89°06'10"	25.00	38.88	24.61	C49	01°30'54"	800.00	21.15	10.58	21.15	S 41°54'22" W
C31	39°59'25"	478.00	333.63	173.93	C50	06°49'56"	985.00	117.45	58.80	117.39	S 39°14'51" W
C32	96°29'39"	25.00	42.10	28.01	C51	07°39'08"	480.00	64.11	32.10	64.06	S 46°21'37" E
C33	14°26'48"	820.00	206.75	103.93	C52	01°48'15"	1435.00	45.18	22.59	45.18	S 13°55'05" E
C38	14°41'36"	780.00	200.03	100.57							
C39	94°38'29"	25.00	41.30	27.11							
C40	02°02'50"	480.00	17.15	8.58							
C41	62°53'07"	522.00	572.92	319.16							
C42	71°35'32"	178.00	222.41	128.36							
C43	94°31'43"	25.00	41.25	27.06							
C44	79°07'45"	25.00	34.53	20.66							
C45	69°56'27"	222.00	270.99	155.28							
C53	06°49'56"	1015.00	121.03	60.59							
C54	01°22'05"	770.00	18.38	9.19							
C55	04°53'00"	763.00	65.03	32.53							
C56	31°54'14"	770.00	428.76	220.09							
C57	01°48'15"	1465.00	46.13	23.07							
C58	10°17'34"	335.00	60.18	30.17							



APPROVED CHESTERFIELD COUNTY
 10-23-01
 Date
 Director of Planning
 DRAWN: R.J.W. ROAD CK: DL
 CALC. CK: DL UTIL. CK: DL
 RECORDED:
 P.B. PG.

NOTES:
 (()) Distances Shown In Parenthesis Refer To Wetlands Not Property Line.
 { } Bearings And Distances Shown In Braces Refer To Easements Not Property Line.
 [] Distances Shown In Brackets Refer To 100 Year Backwater Limits Not Property Line.
 --- Denotes Limits Of U.S. Army Corps Of Engineers Jurisdictional Wetlands.

THE GROVE, L.P.
 729-703-5146-00000
 SHEET 2 OF 3
 COALBROOK AT THE GROVE
 SECTION - 2
 MIDLOTHIAN DISTRICT
 CHESTERFIELD COUNTY, VIRGINIA
 SUBDIVISION IDENTIFICATION NO. 017-0409-02
 SCALE: 1"=50'
 AUGUST 17, 2001
 ED LUIS & ASSOCIATES
 CONSULTING ENGINEERS - LAND SURVEYORS & PLANNERS
 2116 Spencer Road - Richmond, VA 23234
 J.N. 21253C2

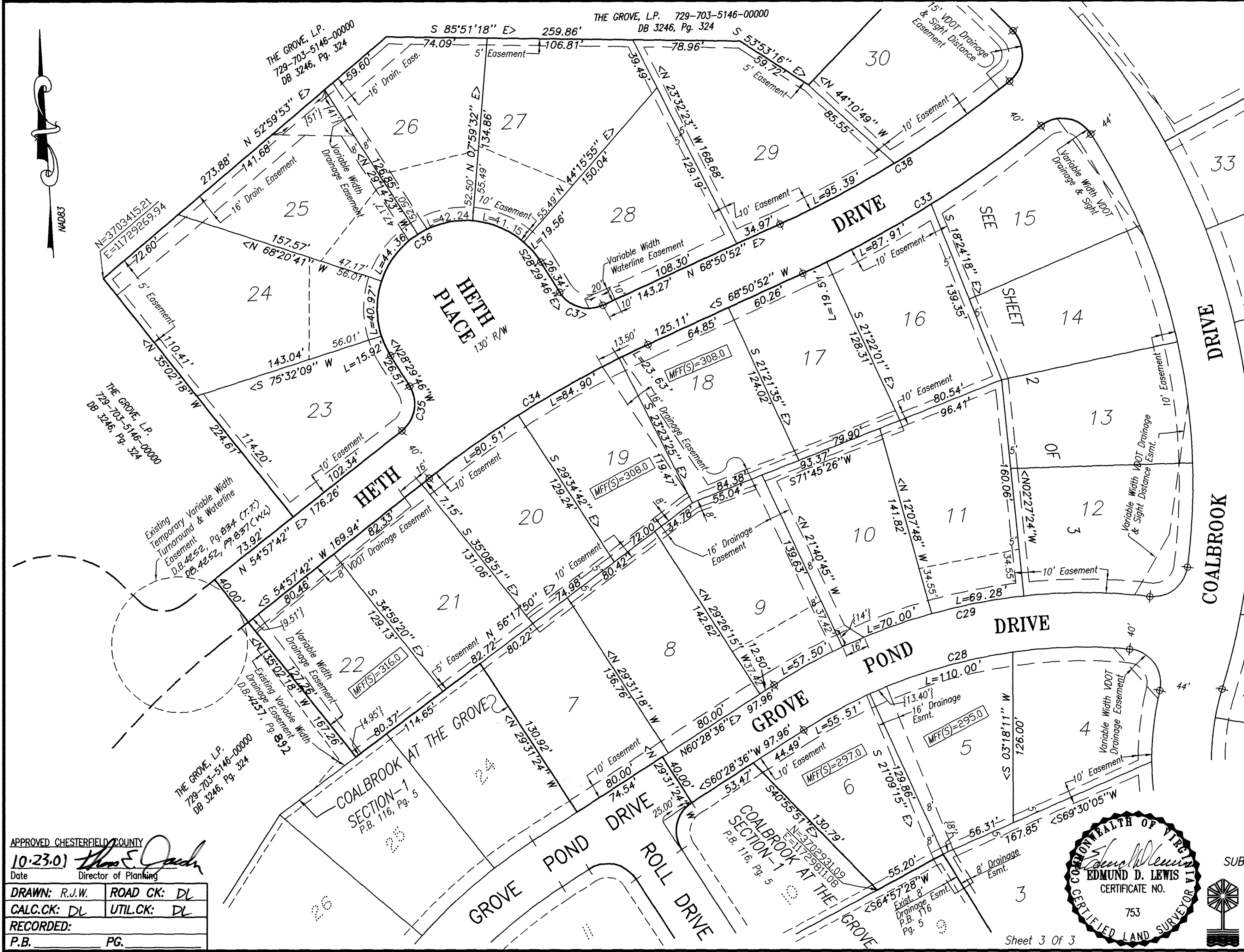
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PA 121 R 42

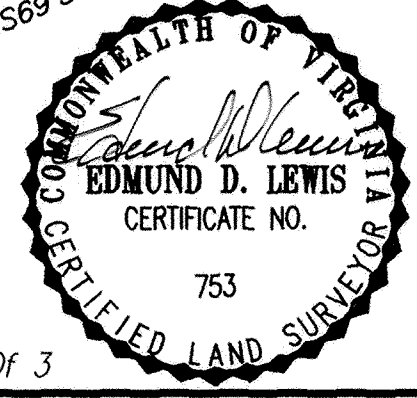
0200 P 820

No.	Δ =	R =	L =	T =
C28	37°56'51"	380.00	251.68	130.65
C29	39°30'42"	420.00	289.64	150.84
C33	14°26'48"	820.00	206.75	103.93
C34	13°53'10"	780.00	189.04	94.98
C35	8°32'28"	25.00	36.42	22.30
C36	180°00'00"	65.00	204.20	
C37	82°39'22"	25.00	36.07	21.98
C38	14°41'36"	780.00	200.03	100.57

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COALBROOK AT THE GROVE

SECTION - 2

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CHESTERFIELD COUNTY, VIRGINIA
SUBDIVISION IDENTIFICATION NO. 017-0409-02
SCALE: 1"=50' AUGUST 17, 2001
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