

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 - 3, 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 13 DAY OF JUNE 2002.

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 OF~~ COUNTY AND COMMONWEALTH AFORESAID. GIVEN UNDER MY HAND AND SEAL THIS 13 DAY OF JUNE, 2002.

MY COMMISSION EXPIRES August 31, 2002

Rebecca E. Woods
NOTARY PUBLIC

APPROVED CHESTERFIELD COUNTY

6/25/02 Richard M. McElfish
Date Director of Planning

6/21/02 Richard M. McElfish
Date Planning Department

6/26/02 Richard M. McElfish
Date Dept. of Environmental

DRAWN: R.J.W.	ROAD CK: DL/9K
CALC. CK: D.L.	UTIL. CK: DL/9K
RECORDED:	
P.B.	PG.

SURVEYORS CERTIFICATE

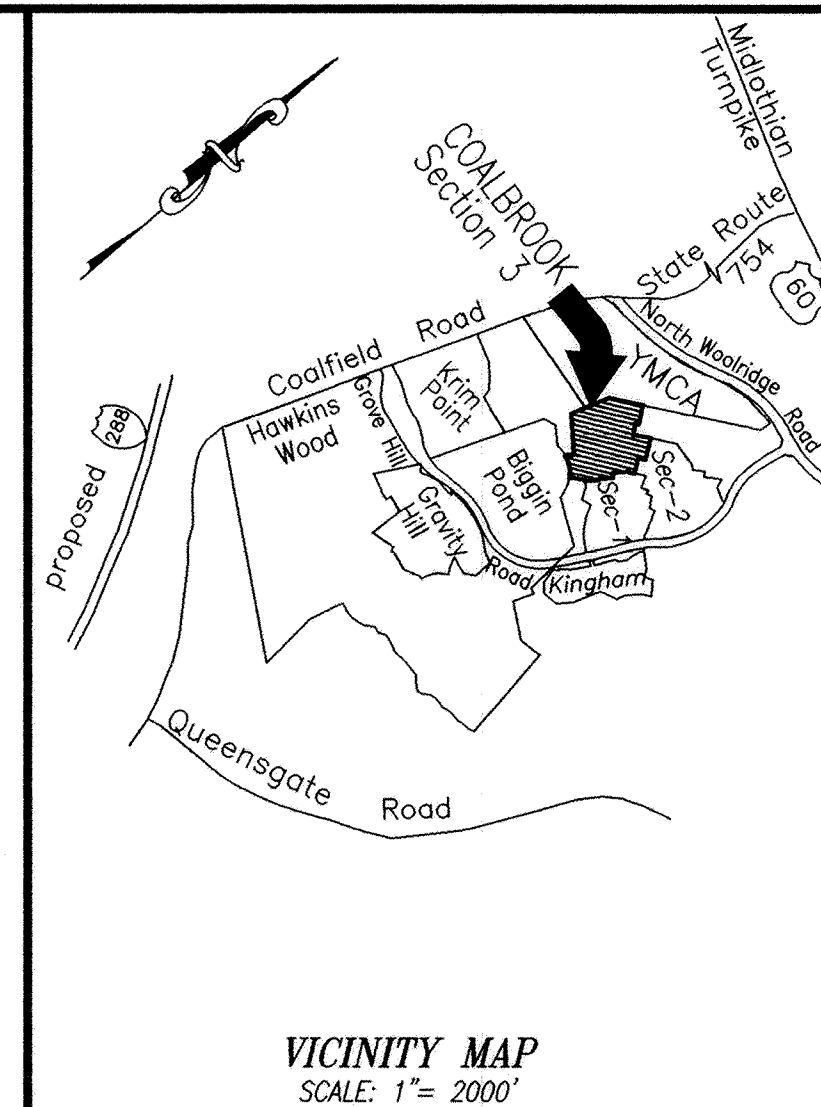
TO THE BEST OF MY KNOWLEDGE AND BELIEF ALL OF THE REQUIREMENTS AS SET FORTH IN THE ORDINANCE FOR APPROVING PLATS OF SUBDIVISIONS FOR RECORDATION IN CHESTERFIELD COUNTY, VIRGINIA HAVE BEEN COMPLIED WITH. MONUMENTS WILL BE SET BY MAY 31, 2003.

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

BY: Edmund D. Lewis

NOTES:

1. USE: RESIDENTIAL
2. PARCEL NO.: PART OF 729-703-8896-00000
3. AREA: LOTS: 9.36 ACRES
ROADS: 1.65 ACRES
COMMON AREA: 1.79 ACRES
TOTAL: 12.80 ACRES
4. NO. OF LOTS: 34
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 1, 2001 IN DEED BOOK 4282, PAGES 878.
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. SEE RESTRICTIVE COVENANTS RECORDED ON JUNE 21, 2002 IN DB. 4573 PG. 670
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 AND INSTALLATION OF PATHWAYS. BUFFERS ARE EXCLUSIVE OF EASEMENTS AND REQUIRED SETBACKS.
15. MFF(S)=304.0 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. 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.
17. NBP DENOTES LOTS WHICH WILL HAVE NO BUILDING PERMITS ISSUED UNTIL COUNTY INSPECTOR APPROVES THE IMPROVEMENTS.



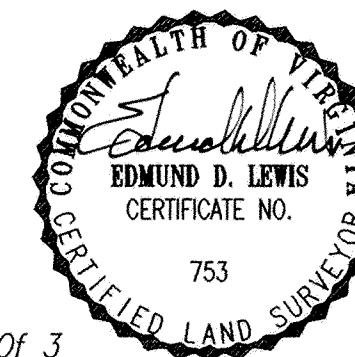
**COALBROOK
AT THE GROVE**

SECTION - 3

MIDLOTHIAN DISTRICT
CHESTERFIELD COUNTY, VIRGINIA

SUBDIVISION IDENTIFICATION NO. 017-0409-03

JUNE 10, 2002

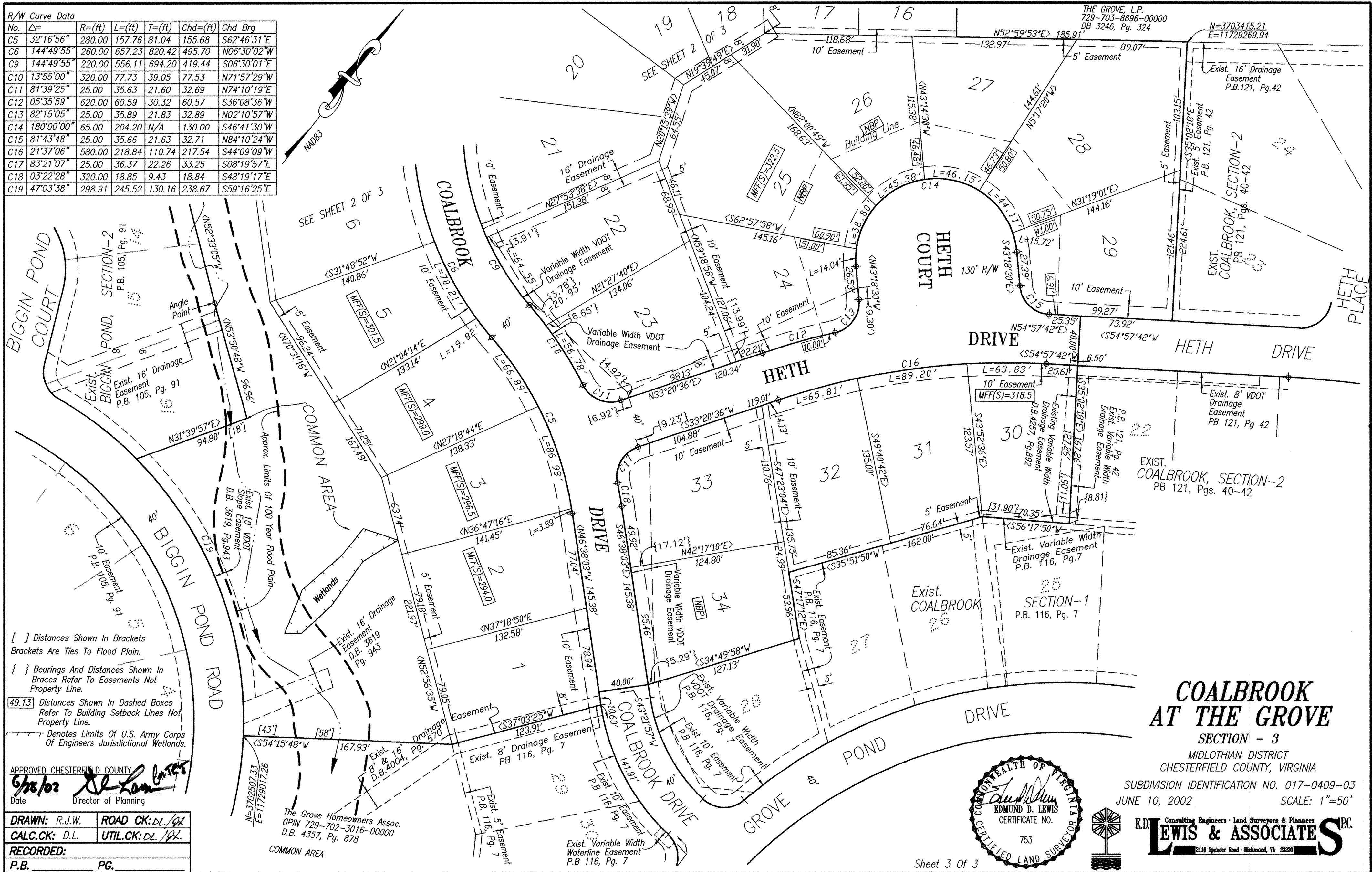


E.D. Consulting Engineers - Land Surveyors & Planners
LEWIS & ASSOCIATES P.C.
2116 Spencer Road - Richmond, VA 23230

Sheet 1 Of 3

J.N. 21253C3

R/W Curve Data					
No.	Δ=	R=(ft)	L=(ft)	T=(ft)	Chd Brq
C5	32°16'56"	280.00	157.76	81.04	S62°46'31"E
C6	144°49'55"	260.00	657.23	820.42	N06°30'02"W
C9	144°49'55"	220.00	556.11	694.20	S06°30'01"E
C10	13°55'00"	320.00	77.73	39.05	N71°57'29"W
C11	81°39'25"	25.00	35.63	21.60	N74°10'19"E
C12	05°35'59"	620.00	60.59	30.32	S36°08'36"W
C13	82°15'05"	25.00	35.89	21.83	N02°10'57"W
C14	180°00'00"	65.00	204.20	N/A	S46°41'30"W
C15	81°43'48"	25.00	35.66	21.63	N84°10'24"W
C16	21°37'06"	580.00	218.84	110.74	S44°09'09"W
C17	83°21'07"	25.00	36.37	22.26	S08°19'57"E
C18	03°22'28"	320.00	18.85	9.43	S48°19'17"E
C19	47°03'38"	298.91	245.52	130.16	S59°16'25"E



6-28-02

PB. 127 Pg 30