

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 GRAVITY HILL 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 20 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

(Print)

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 CITY OR COUNTY AND COMMONWEALTH AFORESAID. GIVEN UNDER MY HAND AND SEAL THIS 20 DAY OF November, 1998.
MY COMMISSION EXPIRES August 31, 1999

Rebecca E. Woods
NOTARY PUBLIC

SURVEYORS CERTIFICATE

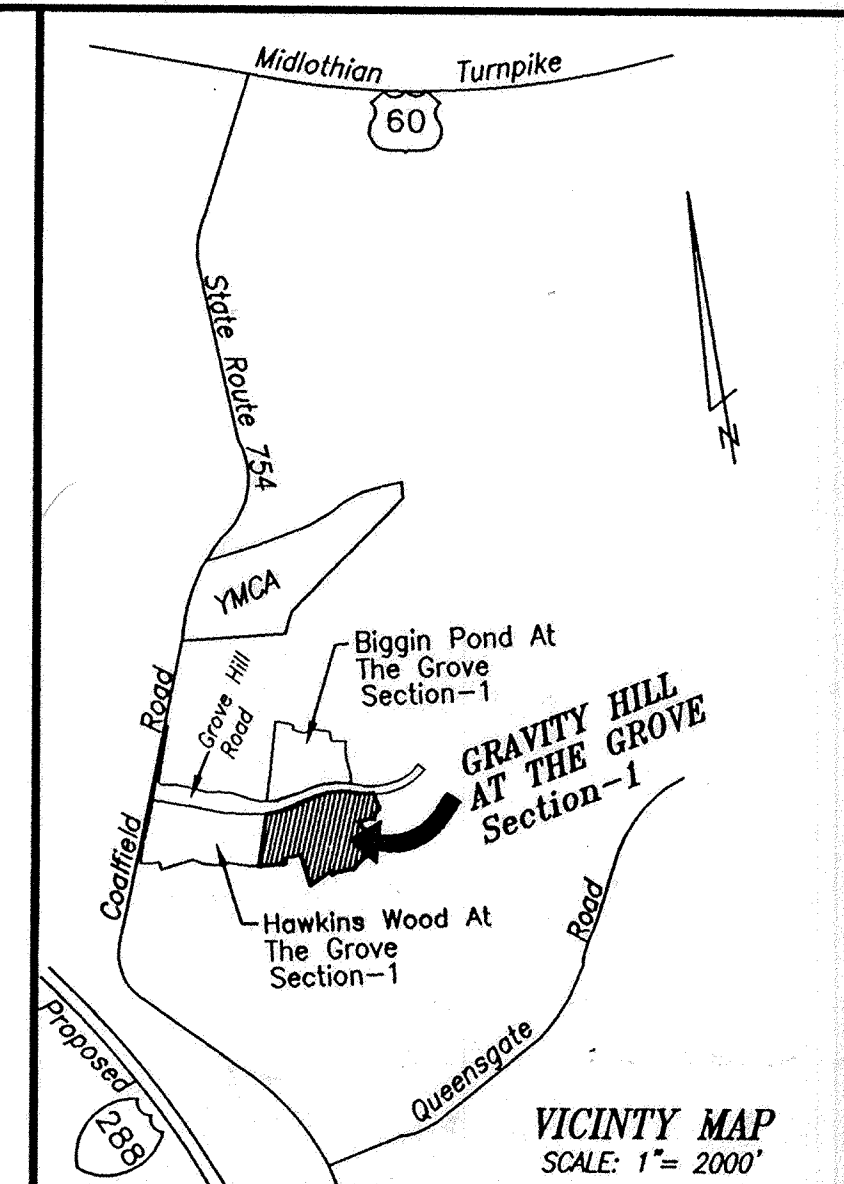
TO THE BEST OF MY KNOWLEDGE AND BELIEF ALL OF THE REQUIREMENTS AS SET FORTH IN THE ORDINANCE FOR APPROVING PLATS OF SUBDIVISIONS FOR RECORDATION IN CHESTERFIELD COUNTY, VIRGINIA HAVE BEEN COMPLIED WITH. MONUMENTS WILL BE SET BY OCTOBER 30, 1999.

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

BY: Edmund D. Lewis

NOTES:

1. USE: RESIDENTIAL
2. PARCEL NO.: PART OF 728-702-8964
3. AREA: LOTS: 14.10 ACRES
ROADS: 2.89 ACRES
COMMON AREA: 1.32 ACRES
TOTAL: 18.31 ACRES
4. NO. OF LOTS: 42
5. ZONING: R-12 WITH CUPD (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)=273.0 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. RESIDENTIAL(R-12) WITH CUPD FOR SINGLE-FAMILY RESIDENTIAL DEVELOPMENT WITH EXCEPTIONS TO R-12 BULK REQUIREMENTS TO PERMIT LOTS WITH A MINIMUM WIDTH OF EIGHTY FIVE (85) FEET.
13. STORM WATER MANAGEMENT SYSTEM/BEST MANAGEMENT PRACTICE (BMP) EASEMENT AGREEMENT RECORDED NOVEMBER 9, 1998 IN DEED BOOK 3420, PAGES 486 & 481.
14. THIS SUBDIVISION COMPLIES WITH THE CHESAPEAKE BAY ACT BY MEANS OF THE BMP AS MENTIONED IN NOTE 13.
15. 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.
16. OWNERSHIP AND MAINTENANCE RESPONSIBILITY OF COMMON AREA AND PEDESTRIAN PATHWAYS WILL BE THE GROVE HOMEOWNERS ASSOCIATION OR ASSIGNS.
17. 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.



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

APPROVED CHESTERFIELD COUNTY

12.11.98
Date

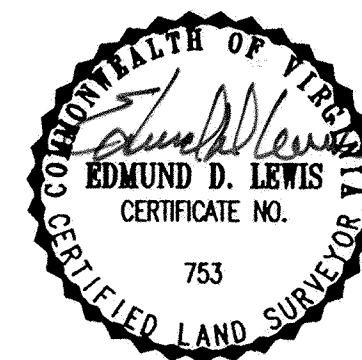
Herbert E. Fitzgerald, III
Director of Planning

11/30/98
Date

Richard J. McElroy
Planning Department

12/11/98
Date

Richard J. McElroy
Dept. of Environmental



**GRAVITY HILL
AT THE GROVE**
SECTION - 1

MIDLOTHIAN DISTRICT
CHESTERFIELD COUNTY, VIRGINIA
SEPTEMBER 2, 1998

SUBDIVISION IDENTIFICATION No. 017-0341-01

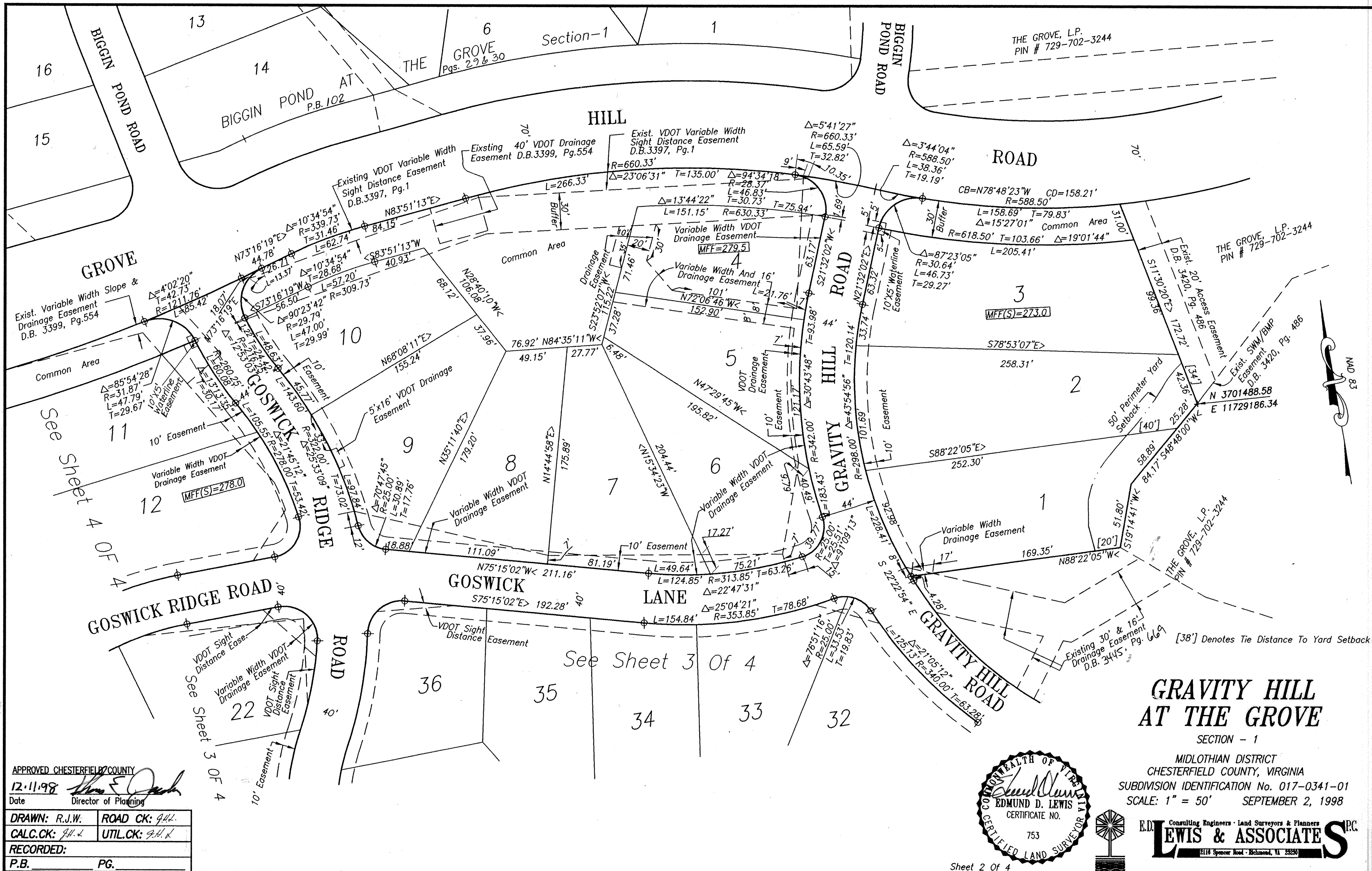
E.D. Consulting Engineers - Land Surveyors & Planners
LEWIS & ASSOCIATES P.C.
2116 Spencer Road - Richmond, VA 23220

SHEET 1 of 4

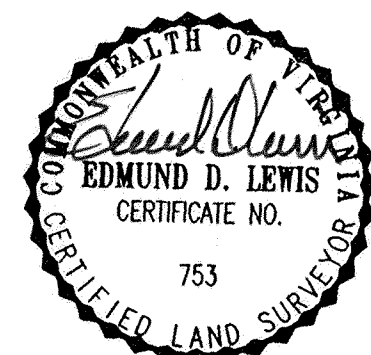
PB.102 Pg. 33

22002866

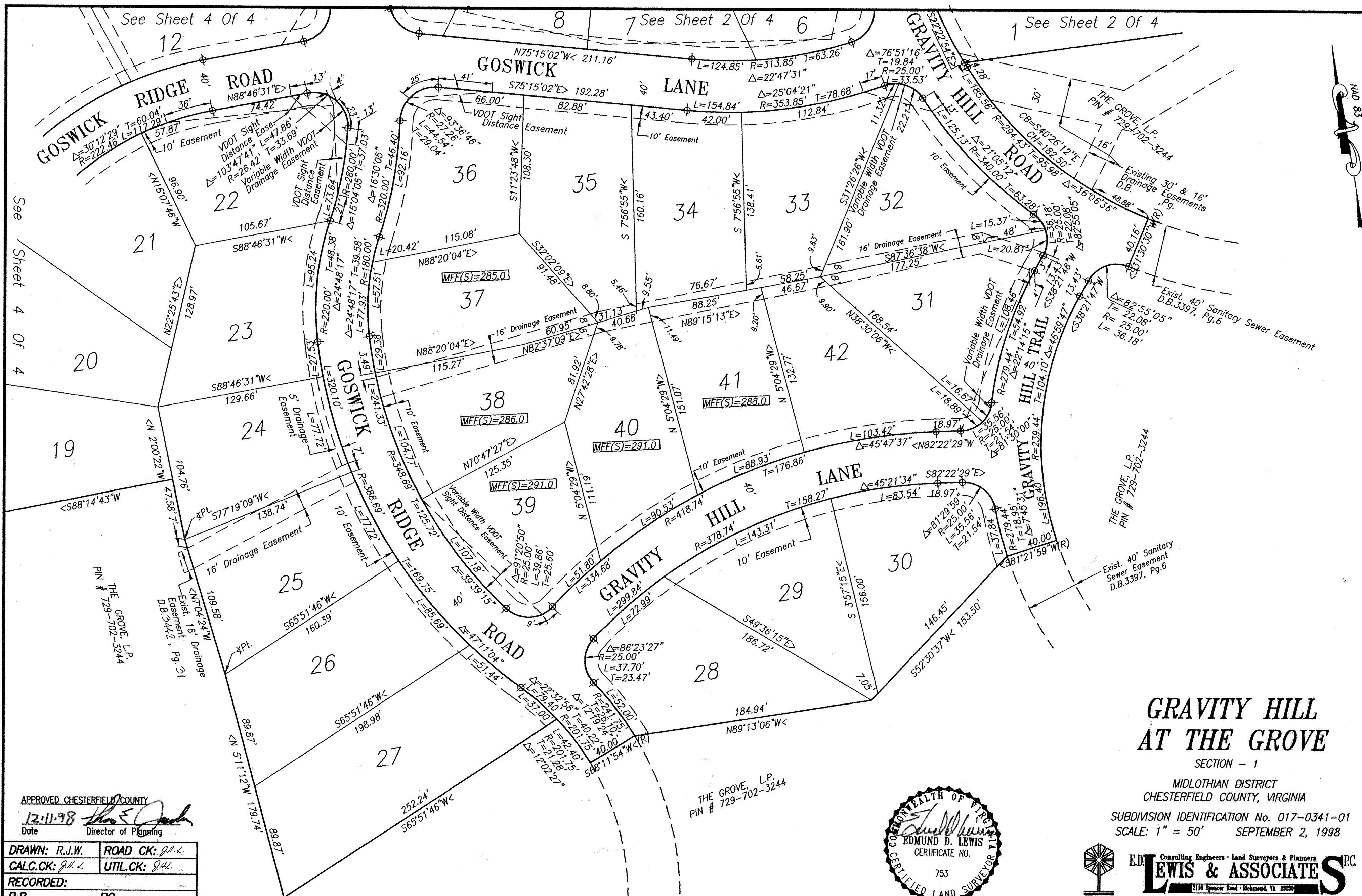
J.N. 21189



APPROVED CHESTERFIELD COUNTY
12.11.98
Date
Director of Planning
DRAWN: R.J.W. ROAD CK: G.H.L.
CALC. CK: J.H.L. UTIL. CK: G.H.L.
RECORDED:
P.B. PG.

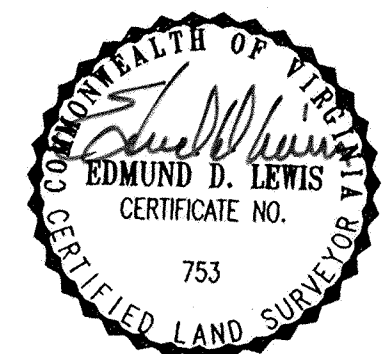


**GRAVITY HILL
AT THE GROVE**
SECTION - 1
MIDLOTHIAN DISTRICT
CHESTERFIELD COUNTY, VIRGINIA
SUBDIVISION IDENTIFICATION No. 017-0341-01
SCALE: 1" = 50' SEPTEMBER 2, 1998
E.D. LEWIS & ASSOCIATES P.C.
2116 Spencer Road - Richmond, VA 23230



APPROVED CHESTERFIELD COUNTY
12.11.98
Date
Director of Planning
DRAWN: R.J.W. ROAD CK: J.H.L.
CALC. CK: J.H.L. UTIL. CK: J.H.L.
RECORDED:
P.B. PG.

THE GROVE, L.P.
PIN # 729-702-3244



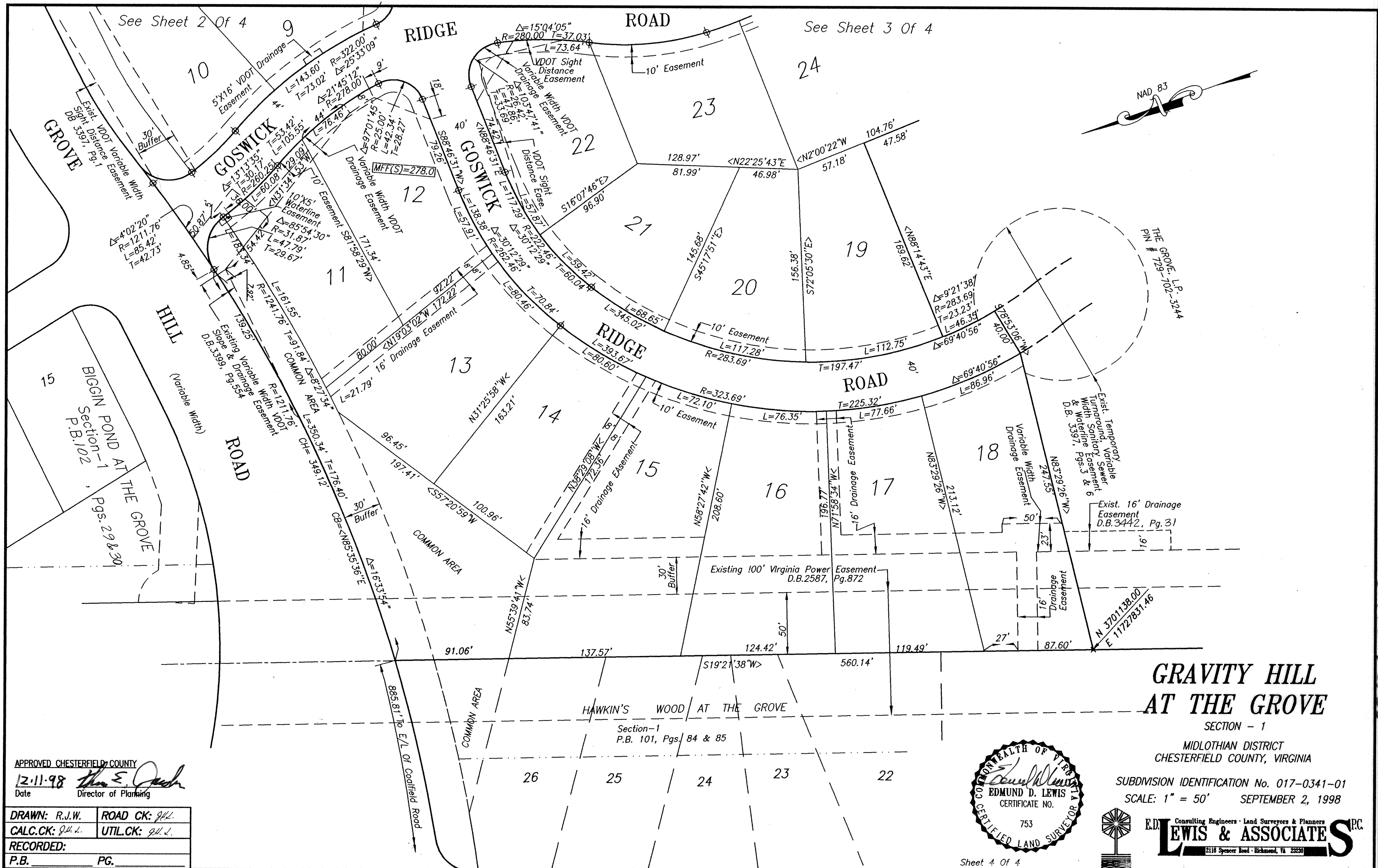
GRAVITY HILL AT THE GROVE

SECTION - 1

MIDLOTHIAN DISTRICT
CHESTERFIELD COUNTY, VIRGINIA
SUBDIVISION IDENTIFICATION No. 017-0341-01
SCALE: 1" = 50' SEPTEMBER 2, 1998

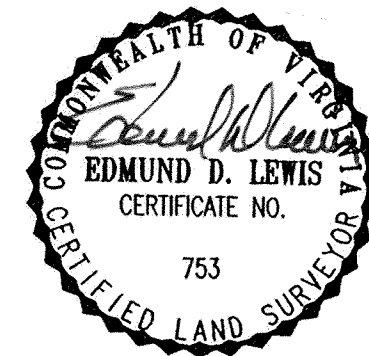


E.D. Lewis & Associates, P.C.
Consulting Engineers • Land Surveyors & Planners
2114 Spencer Road • Richmond, VA 23220



APPROVED CHESTERFIELD COUNTY
12.11.98 *[Signature]*
Date Director of Planning

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



GRAVITY HILL AT THE GROVE

SECTION - 1

MIDLOTHIAN DISTRICT
CHESTERFIELD COUNTY, VIRGINIA

SUBDIVISION IDENTIFICATION No. 017-0341-01
SCALE: 1" = 50' SEPTEMBER 2, 1998

LEWIS & ASSOCIATES PC
Consulting Engineers • Land Surveyors & Planners
2118 Spencer Road • Richmond, VA 23230