

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 - 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. 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 27 DAY OF MARCH 2000.

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:
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 27 DAY OF MARCH, 2000.
MY COMMISSION EXPIRES August 31, 2003

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 DECEMBER 30, 2000.
E. D. LEWIS AND ASSOCIATES, P.C.
BY: *Edmund D. Lewis*

- NOTES:**
1. USE: RESIDENTIAL
 2. PARCEL NO.: PART OF 729-703-5203
 3. AREA: LOTS: 23.0± ACRES
ROADS: 2.972 ACRES
TOTAL: 26± ACRES
 4. NO. OF LOTS: 51
 5. ZONING: R-12 WITH CUPD (See Note 10 and 11) 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. 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.
 11. ALL LOTS ADJOINING QUEENSMILL SUBDIVISION SHALL MEET THE REQUIREMENTS FOR THE R-15 DISTRICT CONTAINED IN SECTION 21.1-70 OF THE ZONING ORDINANCE.
 12. STORM WATER MANAGEMENT SYSTEM/BEST MANAGEMENT PRACTICE (BMP) EASEMENT AGREEMENT RECORDED NOVEMBER 9, 1998 IN DEED BOOK 3420, PAGES 486 & 481.
 13. THIS SUBDIVISION COMPLIES WITH THE CHESAPEAKE BAY ACT BY MEANS OF THE BMP AS MENTIONED IN NOTE 13.
 14. OWNERSHIP AND MAINTENANCE RESPONSIBILITY OF COMMON AREA AND PEDESTRIAN PATHWAYS WILL BE THE GROVE HOMEOWNERS ASSOCIATION OR ASSIGNS.
 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. D.B. 3697, PAGE 205
 16. THERE SHALL BE NO VEHICULAR INGRESS OR EGRESS ACROSS THE BUFFER STRIPS ALONG THE VIRGINIA POWER EASEMENT. THERE SHALL BE NO CLEARING IN THE BUFFERS AFTER REQUIRED BUFFER PLANTING.
 17. [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.
 18. [MFF(F)]=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.

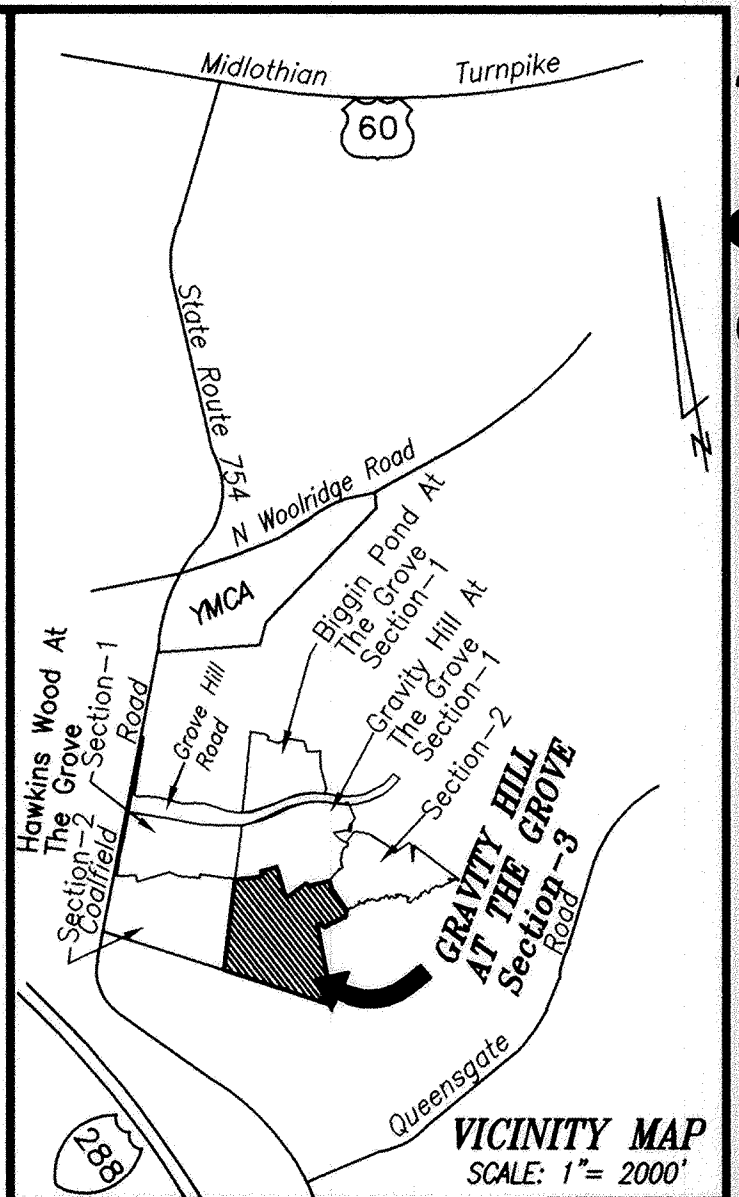
NOTE:
[] Bearings & Distances In Brackets Refer To Easement Lines.
{ } Distances In Braces Refer To Flood Plain
() Bearings & Distances In Double Parenthesis Refer To Property Line Ties To Survey Tie Line.

DRAWN R.J.W.	ROAD CK:	Date	Director of Planning
CALC. CK.	UTIL. CK:	Date	Planning Department
RECORDED		Date	Dept. of Environmental
P.B.	PG.	Date	

APPROVED CHESTERFIELD COUNTY
4/13/2000
Date
Director of Planning
Date
Planning Department
Date
Dept. of Environmental



SHEET 1 of 4



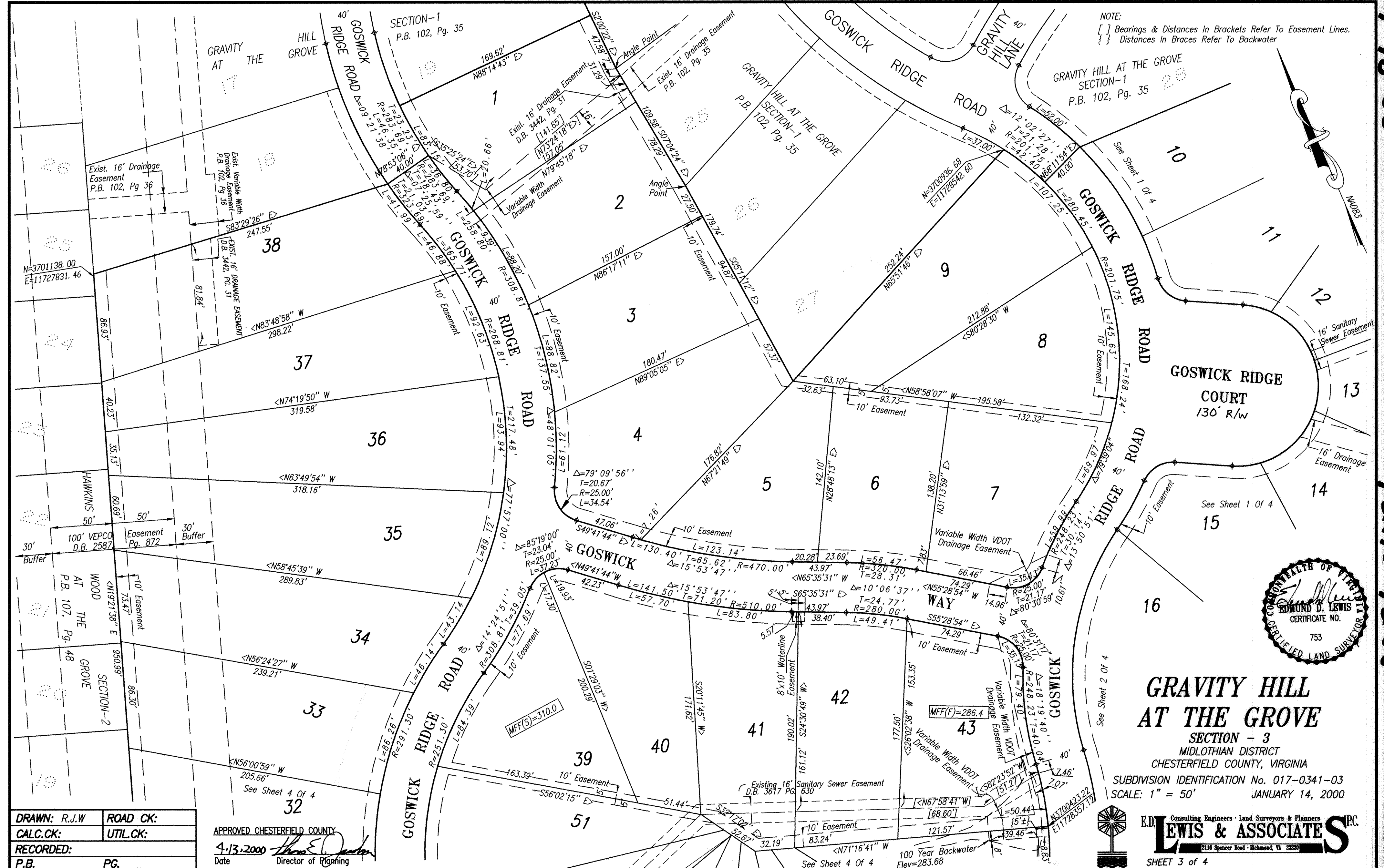
GRAVITY HILL AT THE GROVE
SECTION - 3
MIDLOTHIAN DISTRICT
CHESTERFIELD COUNTY, VIRGINIA
JANUARY 14, 2000 SCALE: 1"=50'
SUBDIVISION IDENTIFICATION No. 017-0341-03
E.D. LEWIS & ASSOCIATES, P.C.
Consulting Engineers · Land Surveyors & Planners
2116 Spencer Road · Richmond, VA 23220

4-18-00

PB.110 PC.58

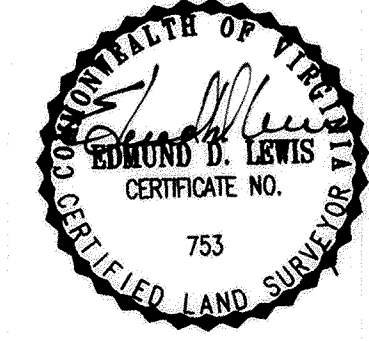
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NOTE:
[] Bearings & Distances In Brackets Refer To Easement Lines.
{ } Distances In Braces Refer To Backwater

GRAVITY HILL AT THE GROVE
SECTION-1
P.B. 102, Pg. 35



**GRAVITY HILL
AT THE GROVE**

SECTION - 3

MIDLOTHIAN DISTRICT

CHESTERFIELD COUNTY, VIRGINIA

SUBDIVISION IDENTIFICATION No. 017-0341-03

JANUARY 14, 2000



E.D. LEWIS & ASSOCIATES, INC.
2116 Spencer Road - Richmond, VA 23220

SHEET 3 of 4

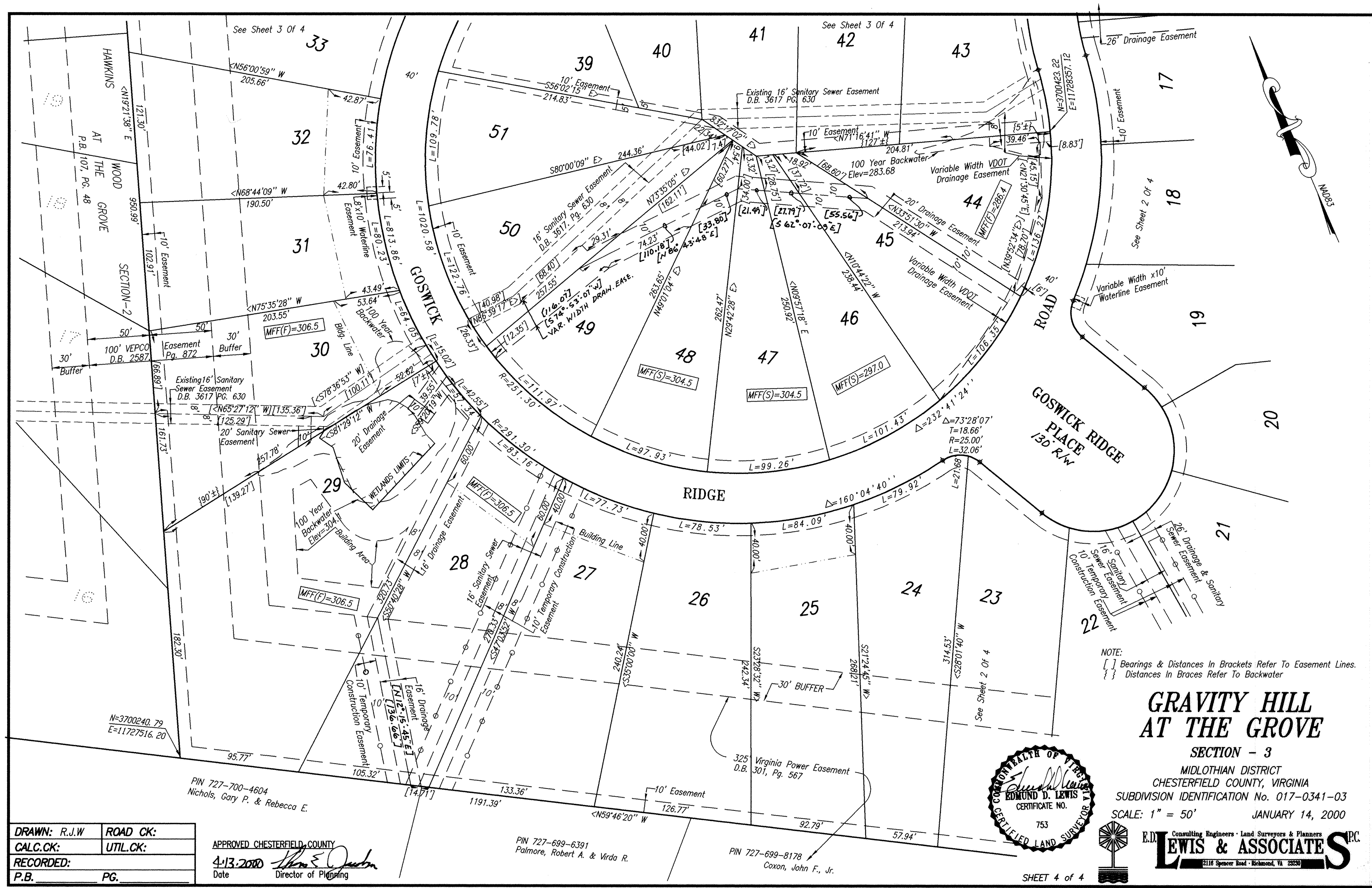
DRAWN: R.J.W	ROAD CK:
CALC.CK:	UTIL.CK:
RECORDED:	
P.B.	PG.

APPROVED CHESTERFIELD COUNTY
4/13/2000
Date
Director of Planning

4-18-00

PB.110 PG.59

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NOTE:
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{ } Distances In Braces Refer To Backwater

GRAVITY HILL AT THE GROVE

SECTION - 3

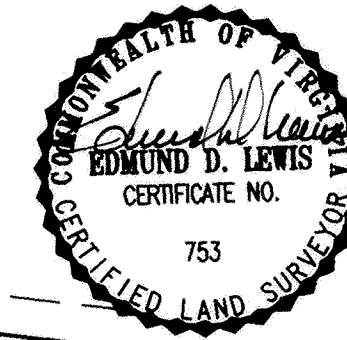
MIDLOTHIAN DISTRICT

CHESTERFIELD COUNTY, VIRGINIA

SUBDIVISION IDENTIFICATION No. 017-0341-03

SCALE: 1" = 50'

JANUARY 14, 2000



E.D. Consulting Engineers - Land Surveyors & Planners
LEWIS & ASSOCIATES
2110 Spencer Road - Richmond, VA 23220

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

APPROVED CHESTERFIELD COUNTY
4-13-2000
Date
Theresa E. Quinn
Director of Planning

PIN 727-699-6391
Palmore, Robert A. & Virda R.

PIN 727-699-8178
Coxon, John F., Jr.

SHEET 4 of 4