

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 HAWKIN'S WOOD 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, ROADS, AND STRIP 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 July 1999.

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 HENRICO

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 OFFICE IN THE COUNTY AND COMMONWEALTH AFORESAID. GIVEN UNDER MY HAND AND SEAL THIS 27 DAY OF July, 1999.

MY COMMISSION EXPIRES August 31, 1999

Rebecca E. Woods
NOTARY PUBLIC

NOTES:

1. USE: RESIDENTIAL
2. PARCEL NO.: PART OF 729-703-2705
3. AREA: LOTS: 15.789 ACRES
ROADS: 2.508 ACRES
ROAD STRIP: 0.367 ACRES
TOTAL: 18.664 ACRES
4. NO. OF LOTS: 45
5. ZONING: R-9 WITH CUPD (See Note 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. [MFF(S)=329.0] 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. RESIDENTIAL(R-9) WITH CUPD FOR SINGLE-FAMILY RESIDENTIAL DEVELOPMENT WITH EXCEPTIONS TO R-9 BULK REQUIREMENTS TO PERMIT LOTS WITH A MINIMUM WIDTH OF SEVENTY(70) FEET.
12. STORM WATER MANAGEMENT SYSTEM/BEST MANAGEMENT PRACTICE (BMP) EASEMENT AGREEMENT RECORDED 11-9-98 IN DEED BOOK 3420, PAGE 481 AND DEED BOOK 3420, PAGE 486.
13. THIS SUBDIVISION COMPLIES WITH THE CHESAPEAKE BAY ACT BY MEANS OF THE BMP AS MENTIONED IN NOTE 12.
14. 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.
15. THERE SHALL BE NO VEHICULAR INGRESS OR EGRESS PERMITTED ACROSS THE BUFFER STRIPS ALONG COALFIELD ROAD, AND THE VIRGINIA POWER EASEMENT. THERE SHALL BE NO CLEARING IN THE BUFFERS AFTER REQUIRED BUFFER PLANTING. BUFFERS ARE EXCLUSIVE OF BUILDING SETBACKS.
16. 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.
17. [MFF(F)=319.2] INDICATES MINIMUM FLOOR ELEVATION. NO LIVABLE FLOOR IN A RESIDENCE SHALL BE CONSTRUCTED BELOW THIS ELEVATION. ELEVATIONS ARE BASED ON CHESTERFIELD COUNTY DATUM.

SURVEYORS CERTIFICATE

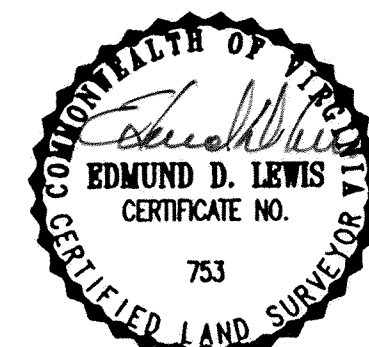
TO THE BEST OF MY KNOWLEDGE AND BELIEF ALL OF THE REQUIREMENTS AS SET FORTH IN THE ORDINANCE FOR APPROVING PLATS OF SUBDIVISIONS FOR RECORDATION IN CHESTERFIELD COUNTY, VIRGINIA HAVE BEEN COMPLIED WITH. MONUMENTS WILL BE SET BY MAY 31, 2000.

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

BY: Edmund D. Lewis

APPROVED CHESTERFIELD COUNTY

10/4/99 Thomas E. Jackson
Date Director of Planning
9/16/99 Paul A. Hawn
Date Planning Department
10/4/99 Richard M. McEglin
Date Dept. of Environmental



SHEET 1 of 2

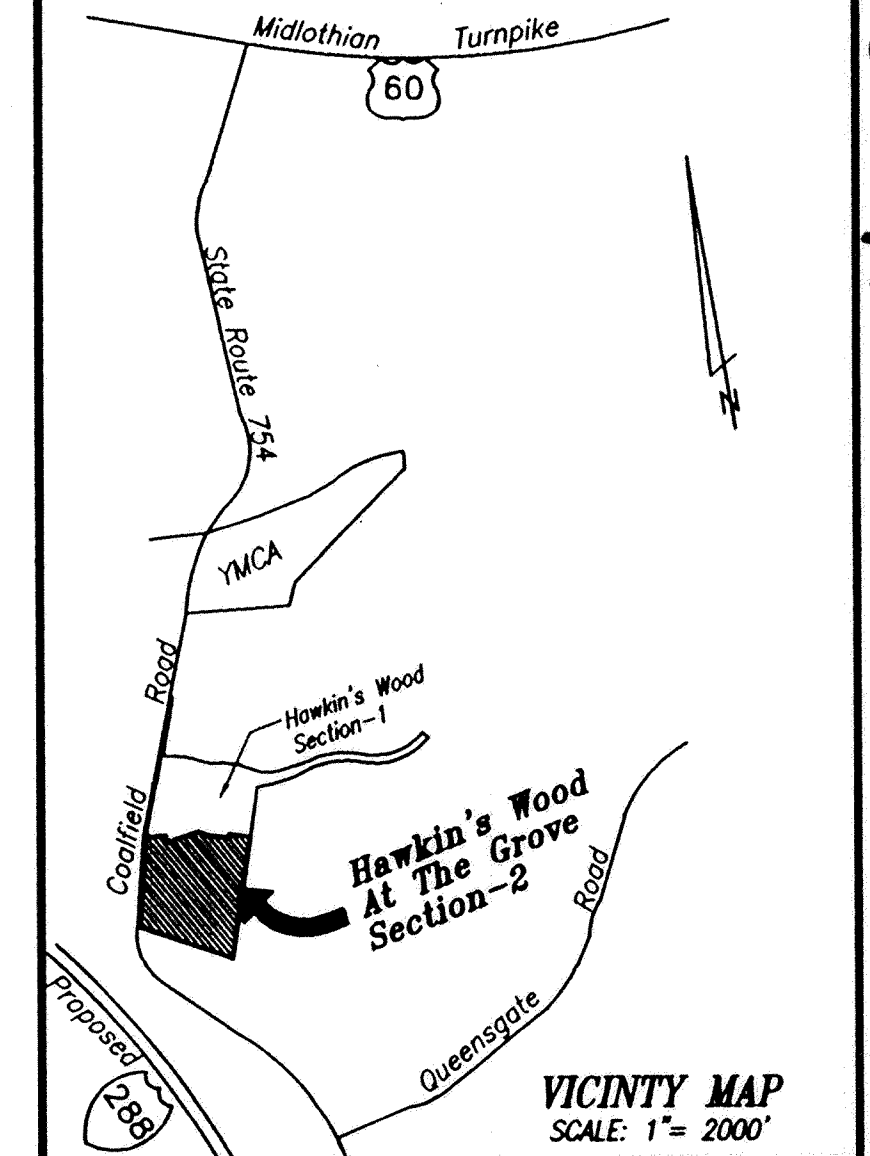
HAWKIN'S WOOD AT THE GROVE SECTION - 2

MIDLOTHIAN DISTRICT
CHESTERFIELD COUNTY, VIRGINIA

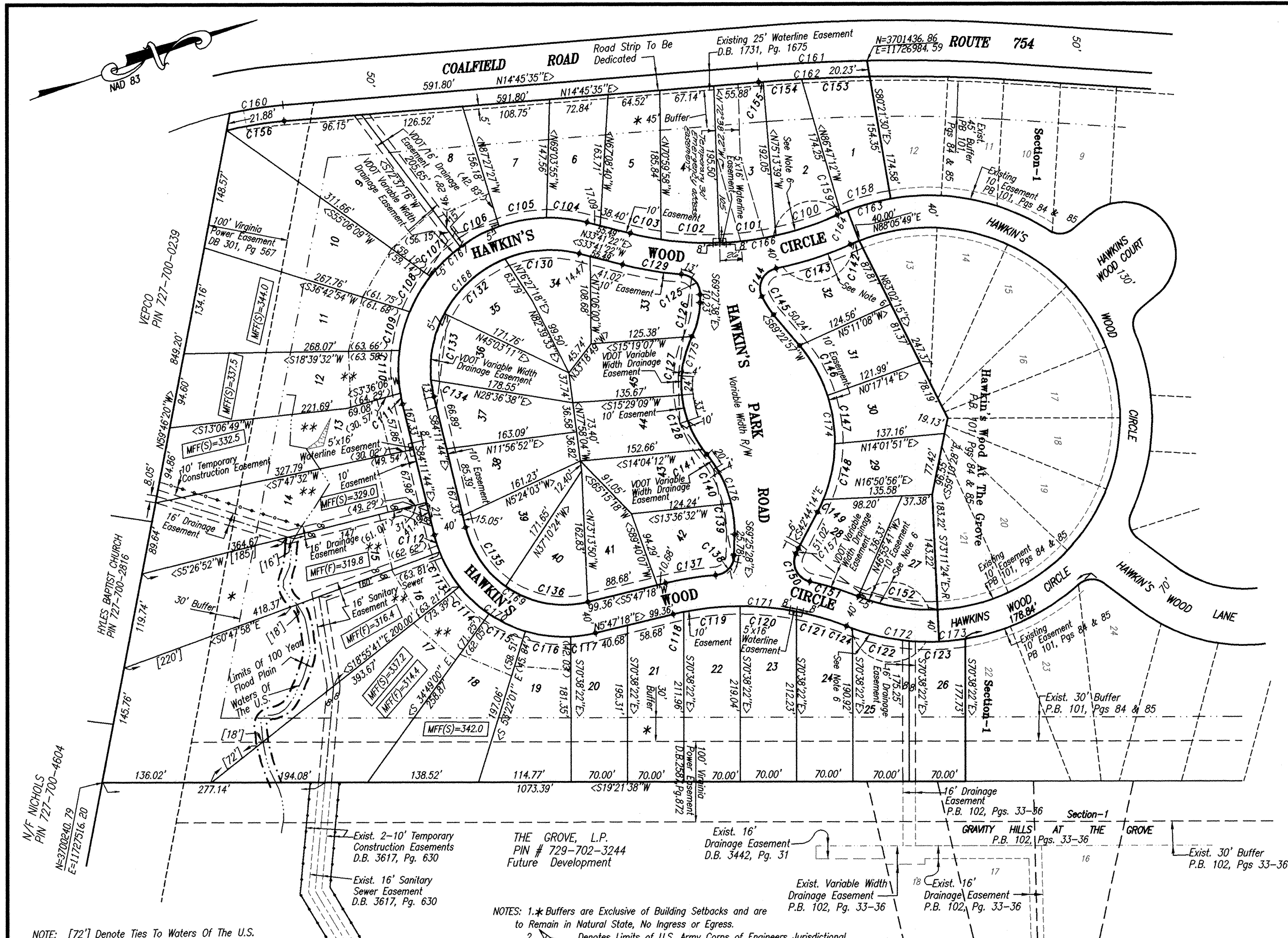
APRIL 2, 1999

SUBDIVISION IDENTIFICATION No. 017-0338-02

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



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



NUMBER	DELTA=	CB=	T=	R=	L=	CH=
C112	07'30"54"	N 87°57'11" W	10.89	165.81	21.75	21.73
C113	17'20'21"	N 79°37'11" E	25.28	165.81	50.18	49.99
C114	17'20'03"	S 62°16'59" W	25.27	165.81	50.16	49.97
C115	17'29'54"	N 44°52'01" E	25.52	165.81	50.64	50.44
C116	19'40'51"	N 26°16'38" E	28.76	165.81	56.95	56.67
C117	10'38'55"	N 11°06'45" E	15.45	165.81	30.82	30.77
C118	02'08'04"	S 06°51'20" W	6.64	356.48	13.28	13.28
C119	11'19'36"	N 13°35'10" E	35.35	356.48	70.47	70.36
C120	11'19'20"	N 24°54'38" E	35.34	356.48	70.44	70.33
C121	10'28'55"	S 35°48'46" W	32.70	356.48	65.22	65.13
C122	14'49'44"	N 31°58'32" E	36.17	277.93	71.93	71.73
C123	14'28'42"	N 17°19'19" E	35.30	277.93	70.23	70.04
C124	01'39'49"	S 40°13'19" W	4.04	277.93	8.07	8.07
C125	86°43'27"	S 67°10'38" W	23.61	25.00	37.84	34.33
C126	24°07'43"	N 57°23'47" W	22.01	103.00	43.38	43.06
C127	31°06'27"	S 60°53'09" E	38.69	139.00	75.47	74.54
C128	30°19'14"	N 88°24'01" E	37.66	139.00	73.56	72.70
C129	09°52'27"	S 28°45'08" W	37.25	431.17	74.31	74.21
C130	36°19'44"	S 15°31'30" W	48.63	148.22	93.98	92.41
C132	40°03'34"	N 22°40'09" W	54.03	148.22	103.63	101.53
C133	33°15'40"	S 59°19'46" E	44.27	148.22	86.04	84.84
C134	08°14'08"	S 80°04'40" E	10.67	148.22	21.31	21.29
C135	41°15'29"	N 75°10'31" E	47.36	125.81	90.59	88.65
C136	48°45'29"	N 30°10'02" E	57.01	125.81	107.06	103.86
C137	09°05'15"	S 10°19'56" W	31.51	396.48	62.88	62.82
C138	84°18'01"	S 27°16'27" E	22.63	25.00	36.78	33.55
C139	14°42'44"	S 76°46'50" E	19.62	152.00	39.03	38.92
C140	25°49'46"	N 82°56'55" E	34.85	152.00	68.52	67.94
C141	03°12'22"	N 71°38'13" E	3.89	139.00	7.78	7.78
C142	02°54'14"	S 03°21'16" E	6.03	237.93	12.06	12.06
C143	12°53'33"	S 01°38'22" W	48.72	431.17	97.02	96.82
C144	103°38'20"	S 43°44'01" E	31.79	25.00	45.22	39.30
C145	15°03'52"	S 76°54'53" W	13.62	103.00	27.08	27.00
C146	21°55'44"	S 80°20'49" W	36.23	187.00	71.58	71.13
C147	18°51'00"	S 79°15'49" E	31.04	187.00	61.52	61.25
C148	21°44'30"	N 58°58'04" W	35.91	187.00	70.96	70.53
C149	05°21'35"	S 45°25'01" E	8.75	187.00	17.49	17.49
C150	101°44'49"	N 82°47'24" E	30.73	25.00	44.40	38.79
C151	09°08'14"	N 36°29'06" E	31.68	396.48	63.23	63.16
C152	24°14'37"	N 28°55'54" E	51.10	237.93	100.68	99.93
C153	02°14'51"	N 17°18'29" E	42.27	2155.00	84.53	84.53
C154	01°16'22"	S 15°32'52" W	23.94	2155.00	47.87	47.87
C155	00°09'18"	S 14°50'02" W	2.92	2155.00	5.83	5.83
C156	09°00'06"	S 10°15'32" W	36.41	462.58	72.68	72.60
C157	03°35'58"	N 44°32'13" W	3.52	112.00	7.04	7.03
C158	13°22'10"	N 02°57'26" E	32.57	277.93	64.85	64.70
C159	01°04'45"	N 04°16'02" W	2.62	277.93	5.23	5.23
C160	07°55'32"	N 10°47'49" E	33.43	482.58	66.75	66.70
C161	03°35'38"	N 16°33'11" E	68.24	2175.00	136.43	136.41
C162	03°40'31"	N 16°35'38" E	69.14	2155.00	138.23	138.21
C163	11°32'41"	S 03°52'10" W	28.10	277.93	56.00	55.91
C164	02°54'14"	S 03°21'17" E	7.04	277.93	14.08	14.08
C166	38°29'46"	S 14°26'29" W	136.59	391.17	262.82	257.91
C167	117°53'06"	S 25°15'11" E	312.54	188.22	387.26	322.48
C168	117°53'06"	N 25°15'11" W	246.12	148.22	304.96	253.94
C169	90°03'07"	S 50°46'42" W	125.92	125.81	197.73	178.00
C170	90°00'58"	N 50°47'47" E	165.85	165.81	260.50	234.52
C171	35°15'55"	N 23°25'15" E	113.31	356.48	219.41	215.96
C172	24°14'37"	N 28°55'54" E	59.69	277.93	117.60	116.73
C173	06°43'38"	N 13°26'46" E	16.33	277.93	32.63	32.61
C174	67°52'49"	S 76°40'38" E	125.85	187.00	221.55	208.81
C175	64°38'03"	S 77°38'57" E	87.93	139.00	156.81	148.62
C176	40°32'30"	S 89°41'43" E	56.14	152.00	107.55	105.32

HAWKIN'S WOOD AT THE GROVE

SECTION - 2
MIDLOTHIAN DISTRICT
CHESTERFIELD COUNTY, VIRGINIA

SCALE: 1" = 100' APRIL 2, 1999

SUBMISSION IDENTIFICATION No. 017-0338-02

EDMUND D. LEWIS
Consulting Engineers - Land Surveyors & Planners
LEWIS & ASSOCIATES PC
2116 Spencer Road - Richmond, VA 23220



SHEET 2 of 2

NUMBER	DELTA=	CB=	T=	R=	L=	CH=
C100	11°45'18"	N 01°04'15" E	40.27	391.17	80.25	80.11
C101	10°21'26"	N 12°07'37" E	35.45	391.17	70.71	70.61
C102	10°39'50"	N 22°38'15" E	36.51	391.17	72.81	72.70
C103	05°43'12"	N 30°49'46" E	19.54	391.17	39.05	39.04
C104	15°24'23"	N 25°59'10" E	25.46	188.22	50.61	50.46
C105	18°22'52"	S 09°05'32" W	30.45	188.22	60.38	60.12
C106	16°40'25"	N 08°26'06" W	27.58	188.22	54.77	54.58
C107	15°59'16"	S 24°45'57" E	26.43	188.22	52.52	52.35
C108	15°26'18"	S 40°28'43" E	25.51	188.22	50.72	50.56
C109	15°20'49"	N 55°52'17" W	25.36	188.22	50.42	50.26
C110	16°17'03"	S 71°41'13" E	26.93	188.22	53.49	53.31
C111	04°22'00"	S 82°00'44" E	7.18	188.22	14.35	14.34

NOTES: 1. Buffers are Exclusive of Building Setbacks and are to Remain in Natural State, No Ingress or Egress.
2. Denotes Limits of U.S. Army Corps of Engineers Jurisdictional Wetlands.
3. Lots with a double asterisk (**) contain U.S. Army Corps of Engineers Jurisdictional Wetlands or Waters of the United States not to be disturbed without permission from the Corps. (See Note 14 on Sheet 1).
4. All Buildings shall meet a Minimum Setback of 20 Feet from Limits of 100 Year Flood Plain, 20' from waters of the U.S. or 25 Feet from U.S. Army Corps of Engineers Jurisdictional Wetlands which ever is greater.
5. [125'] Denotes distance to 100 year floodplain.
6. Existing 50' Radius For Sanitary Sewer, Waterline Easement, D.B. 3397, Pg. 6 To Be Quitclaimed.
7. Temporary Emergency Access Easement To Revert To Owners Upon Extension of Grove Hill Road To Woolridge Road.

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

10.4.99
Date
Director of Planning