

**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 KINGHAM 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. GIVEN UNDER OUR HANDS AND SEALS THIS 12<sup>th</sup> DAY OF October, 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:

I, REBECCA E. Woods, A NOTARY PUBLIC IN AND FOR THE County 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 12<sup>th</sup> DAY OF October, 2000.  
MY COMMISSION EXPIRES August 31, 2003

*Rebecca E. Woods*  
NOTARY PUBLIC

**NOTES:**

- USE: RESIDENTIAL
- PARCEL NO.: PART OF 729-701-2590-00000
- AREA: LOTS: 7.554 ACRES  
ROADS: 1.102 ACRES  
OPEN SPACE: 3.151 ACRES  
TOTAL: 11.807 ACRES
- NO. OF LOTS: 20
- ZONING: R-12 WITH CUPD (See Note 10 and 11) CASE #91SN0172
- SEWER: COUNTY SYSTEM
- WATER: COUNTY SYSTEM
- DRAINAGE: CURB & GUTTER
- BUILDING SETBACK LINES SHALL CONFORM TO CHESTERFIELD COUNTY ZONING ORDINANCES.
- 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.
- ALL LOTS ADJOINING QUEENSMILL SUBDIVISION SHALL MEET THE REQUIREMENTS FOR THE R-15 DISTRICT CONTAINED IN SECTION 21.1-70 OF THE ZONING ORDINANCE.
- STORM WATER MANAGEMENT SYSTEM/BEST MANAGEMENT PRACTICE (BMP) EASEMENT AGREEMENT RECORDED DECEMBER 28, 1990 IN DEED BOOK 2137, PAGES 33-38.
- THIS SUBDIVISION COMPLIES WITH THE CHESAPEAKE BAY ACT BY MEANS OF THE BMP AS MENTIONED IN NOTE 12.
- OWNERSHIP AND MAINTENANCE RESPONSIBILITY OF COMMON AREA AND PEDESTRIAN PATHWAYS WILL BE THE KINGHAM HOMEOWNERS ASSOCIATION OR ASSIGNS. SEE RESTRICTIVE COVENANTS RECORDED NOV. 2, 1998 IN DB. 3414, PG. 530.
- PER THE GEOTECHNICAL REPORT BY FACILITY ENGINEERING ASSOCIATES, P.C. OF FAIRFAX, VIRGINIA DATED JUNE 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
- THERE SHALL BE NO VEHICULAR INGRESS OR EGRESS ACROSS THE BUFFER STRIPS. THERE SHALL BE NO CLEARING IN THE BUFFERS AFTER REQUIRED BUFFER PLANTING.
- [MFF(S)=271.0] 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.
- [MFF(F)=274.7] INDICATES MINIMUM FLOOR ELEVATION. NO LIVABLE FLOOR IN A RESIDENCE SHALL BE CONSTRUCTED BELOW THIS ELEVATION. ELEVATIONS ARE BASED ON CHESTERFIELD COUNTY DATUM.
- TEMPORARY TURNAROUND EASEMENT TO REVERT TO THE UNDERLYING OWNERS UPON THE FOLLOWING:  
A. DEDICATION OF THE RIGHT-OF-WAY FOR THE EXTENSION OF MITFORD DRIVE.  
B. CONSTRUCTION OF THE EXTENSION OF MITFORD DRIVE.  
C. REMOVAL OF THE PAVEMENT WITHIN THE EASEMENT.

APPROVED CHESTERFIELD COUNTY

12-6-2000

Date Director of Planning

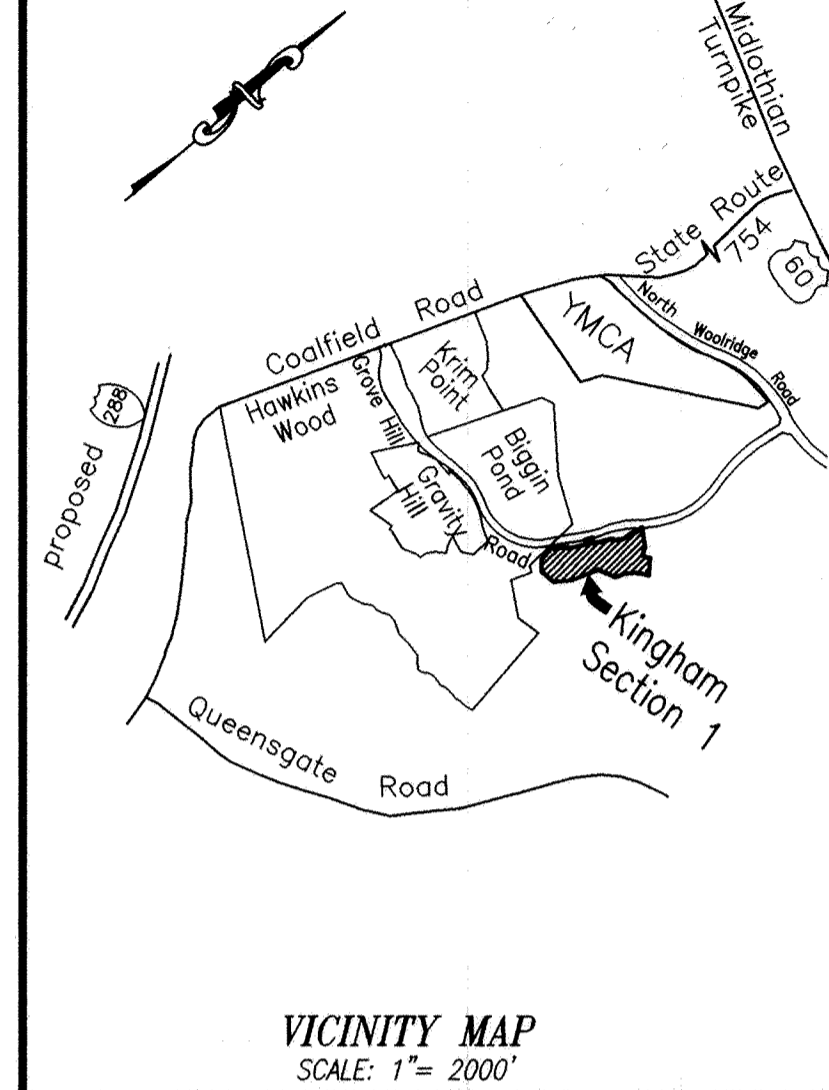
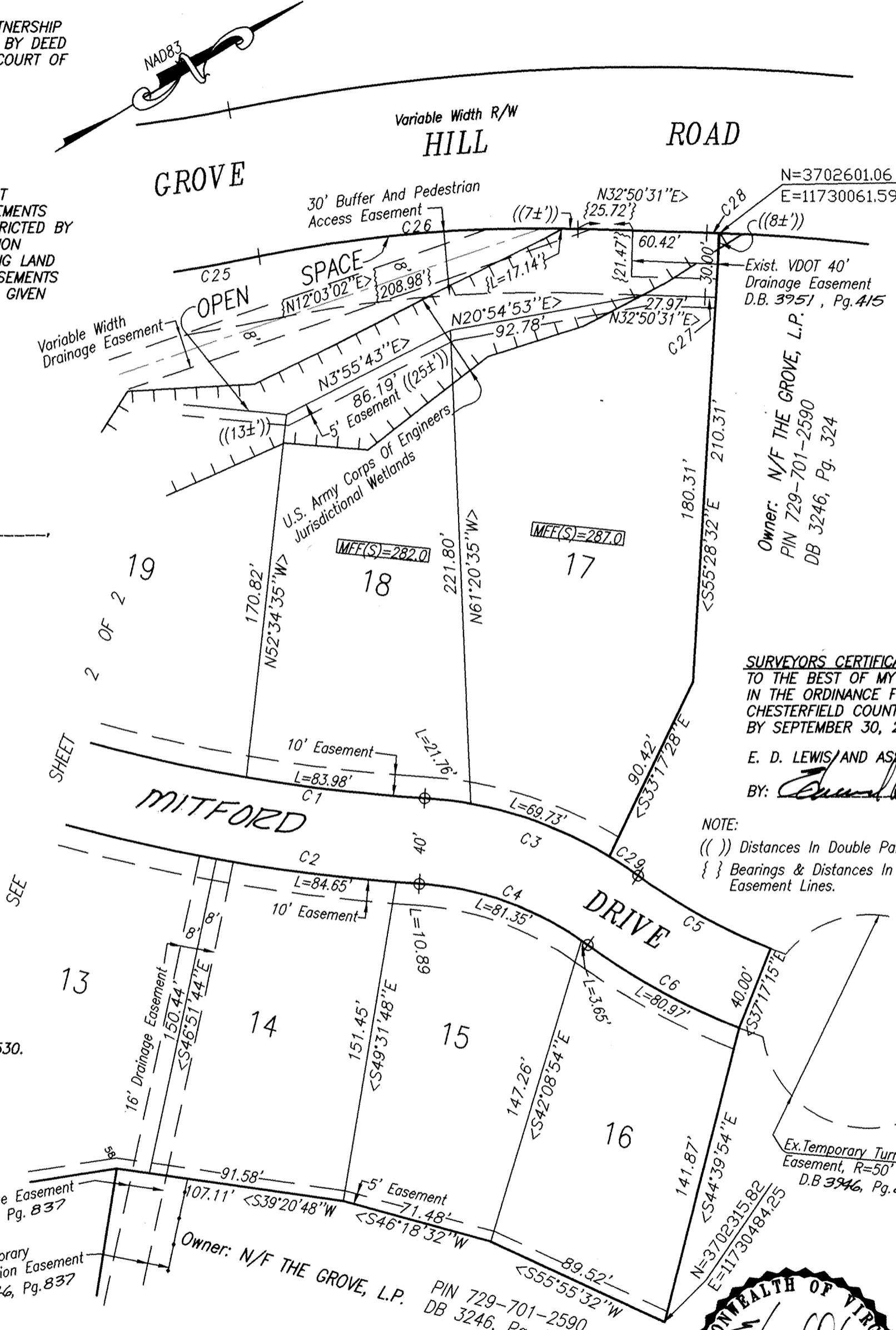
11-03-00

Date Planning Department

12/6/00

Date Dept. of Environmental

DRAWN: R.J.W.	ROAD CK: <i>RJK</i>
CALC. CK: <i>RJK</i>	UTIL. CK: <i>RJK</i>
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 30, 2001.

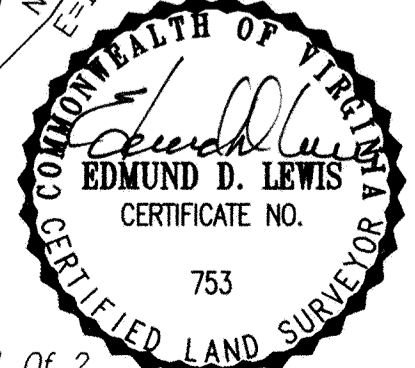
E. D. LEWIS AND ASSOCIATES, P.C.

BY: *Edmund D. Lewis*

NOTE:  
( ) Distances In Double Parenthesis Refer To Wetlands  
{ } Bearings & Distances In Brackets Refer To Easement Lines.

No.	RADIUS'	DELTA	LENGTH'	TAN.'
C1	780.00	22°47'50"	310.35	157.26
C2	820.00	22°47'50"	326.27	165.32
C3	190.00	32°28'03"	107.67	55.32
C4	150.00	32°28'03"	85.00	43.67
C6	320.00	14°29'49"	80.97	40.70
C27	878.00	00°19'10"	4.90	2.45

NO.	RADIUS'	DELTA	LENGTH'	TAN.'	CHORD BRG.	CHD.'
C5	280.00	14°29'49"	70.85	35.61	N59°57'40"E	70.66
C25	985.00	12°34'32"	216.19	108.53	N25°54'43"E	215.76
C26	650.77	13°13'04"	150.13	75.40	N26°13'59"E	149.80
C28	908.00	00°21'52"	5.78	2.89	N33°01'27"E	5.78
C29	190.00	04°52'40"	16.18	8.09	N64°46'14"E	16.17



**KINGHAM AT THE GROVE SECTION - 1**

MIDLOTHIAN DISTRICT  
CHESTERFIELD COUNTY, VIRGINIA  
SUBDIVISION IDENTIFICATION No. 017-0406-01  
SCALE: 1" = 50' AUGUST 10, 2000

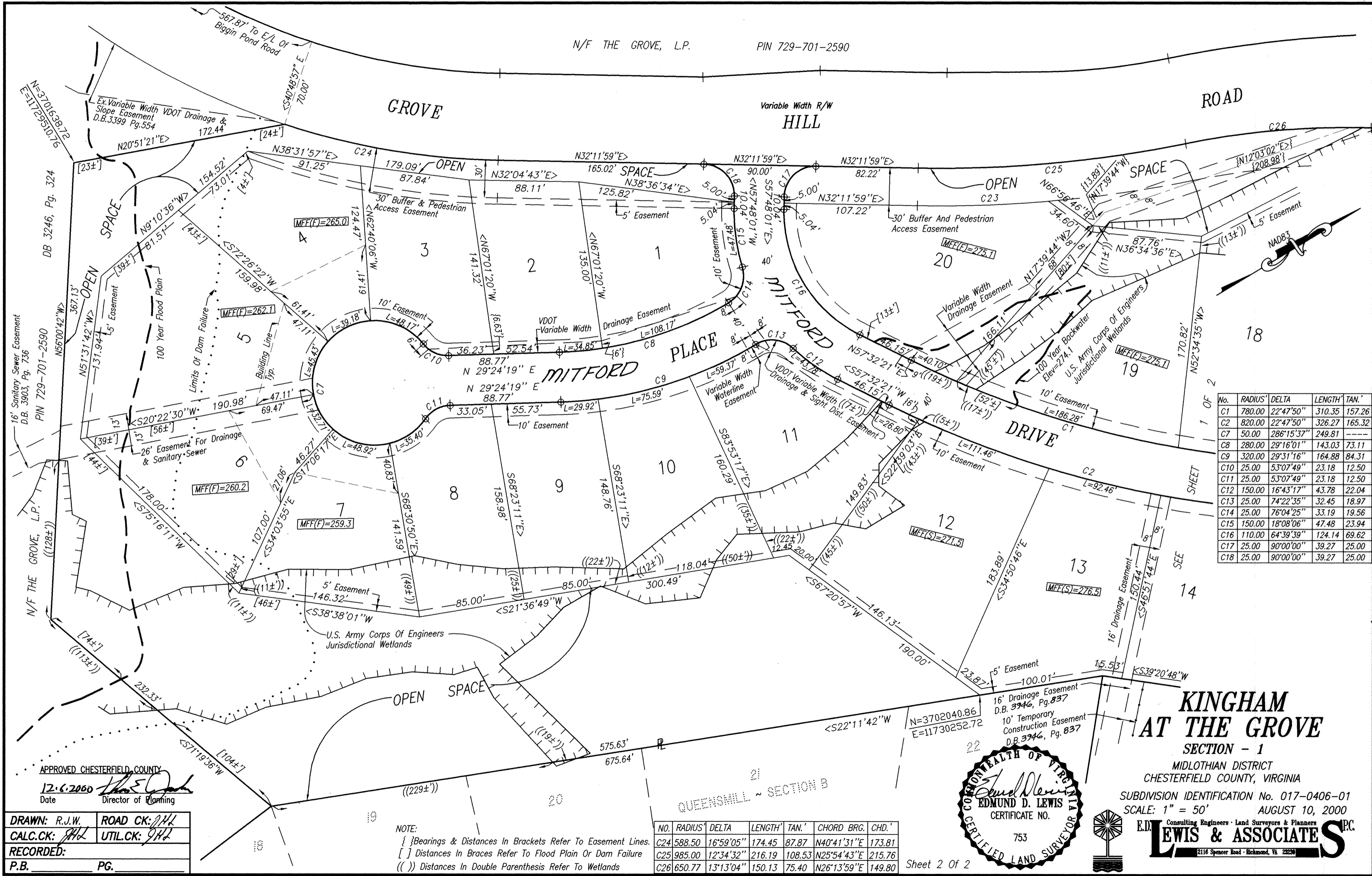
E.D. Consulting Engineers - Land Surveyors & Planners  
**LEWIS & ASSOCIATES P.C.**  
2116 Spencer Road - Richmond, VA 23230

- 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.
- 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.

12-8-00

P.B. 114 R 73

1100 R 10



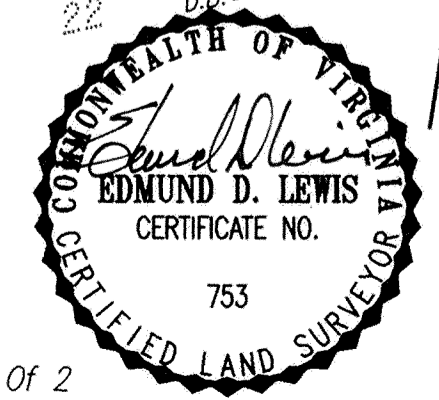
No.	RADIUS'	DELTA	LENGTH'	TAN.'
C1	780.00	22°47'50"	310.35	157.26
C2	820.00	22°47'50"	326.27	165.32
C7	50.00	286°15'37"	249.81	---
C8	280.00	29°16'01"	143.03	73.11
C9	320.00	29°31'16"	164.88	84.31
C10	25.00	53°07'49"	23.18	12.50
C11	25.00	53°07'49"	23.18	12.50
C12	150.00	16°43'17"	43.78	22.04
C13	25.00	74°22'35"	32.45	18.97
C14	25.00	76°04'25"	33.19	19.56
C15	150.00	18°08'06"	47.48	23.94
C16	110.00	64°39'39"	124.14	69.62
C17	25.00	90°00'00"	39.27	25.00
C18	25.00	90°00'00"	39.27	25.00

**KINGHAM AT THE GROVE**  
SECTION - 1

MIDLOTHIAN DISTRICT  
CHESTERFIELD COUNTY, VIRGINIA

SUBDIVISION IDENTIFICATION No. 017-0406-01  
SCALE: 1" = 50' AUGUST 10, 2000

ED. LEWIS & ASSOCIATES PC  
2116 Spencer Road - Richmond, VA 23220



NO.	RADIUS'	DELTA	LENGTH'	TAN.'	CHORD BRG.	CHD.'
C24	588.50	16°59'05"	174.45	87.87	N40°41'31"E	173.81
C25	985.00	12°34'32"	216.19	108.53	N25°54'43"E	215.76
C26	650.77	13°13'04"	150.13	75.40	N26°13'59"E	149.80

Sheet 2 of 2

APPROVED CHESTERFIELD COUNTY  
Date 12.6.2000  
Director of Planning

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

NOTE:  
{ } Bearings & Distances In Brackets Refer To Easement Lines.  
[ ] Distances In Braces Refer To Flood Plain Or Dam Failure  
( ) Distances In Double Parenthesis Refer To Wetlands