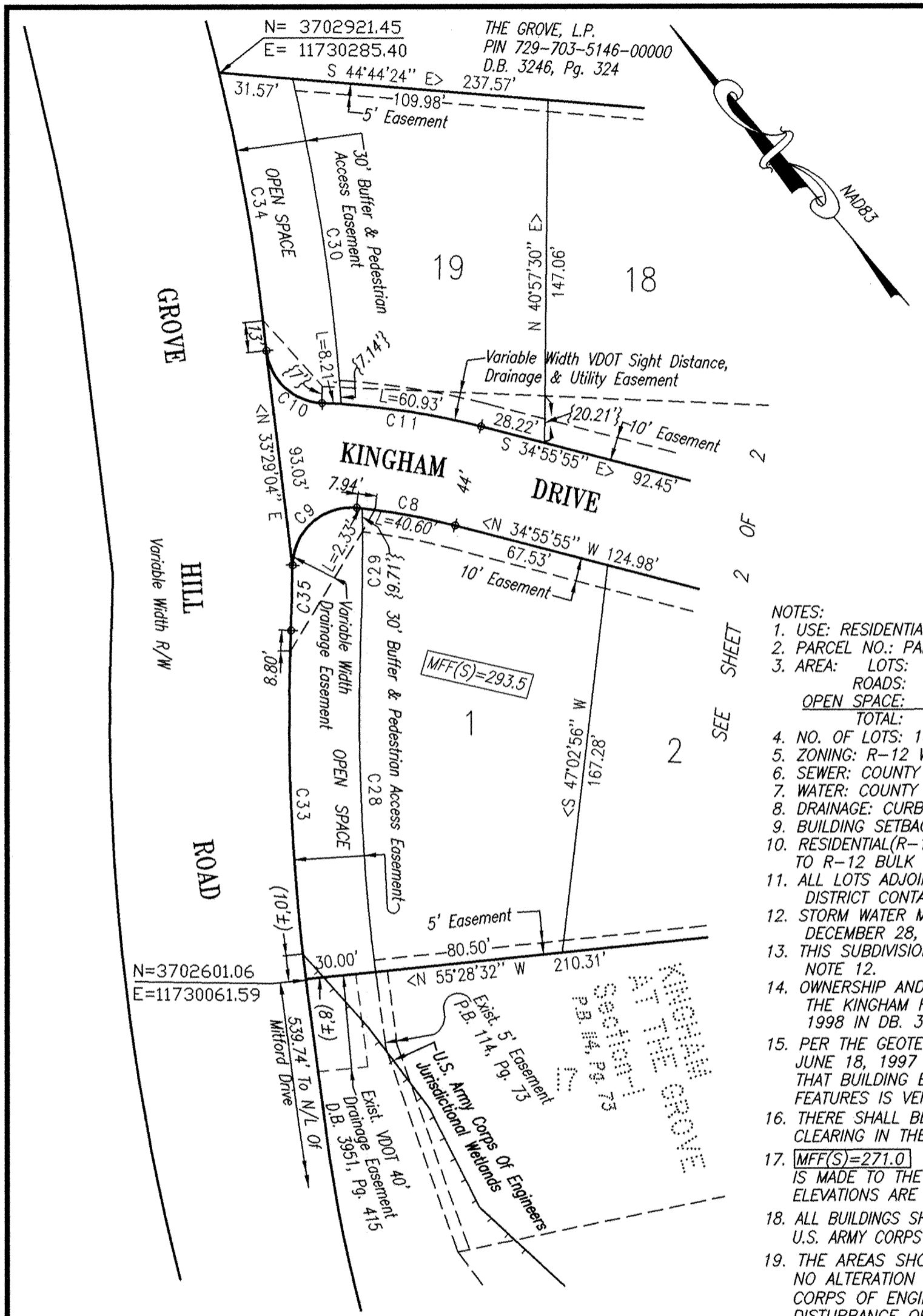


5-9-01

PA 117 PG 40

01R P0059



SUBDIVISION CERTIFICATE
 THE SUBDIVISION OF LAND SHOWN HEREON, DESIGNATED AS KINGHAM 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 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 25 DAY OF APRIL 2001.

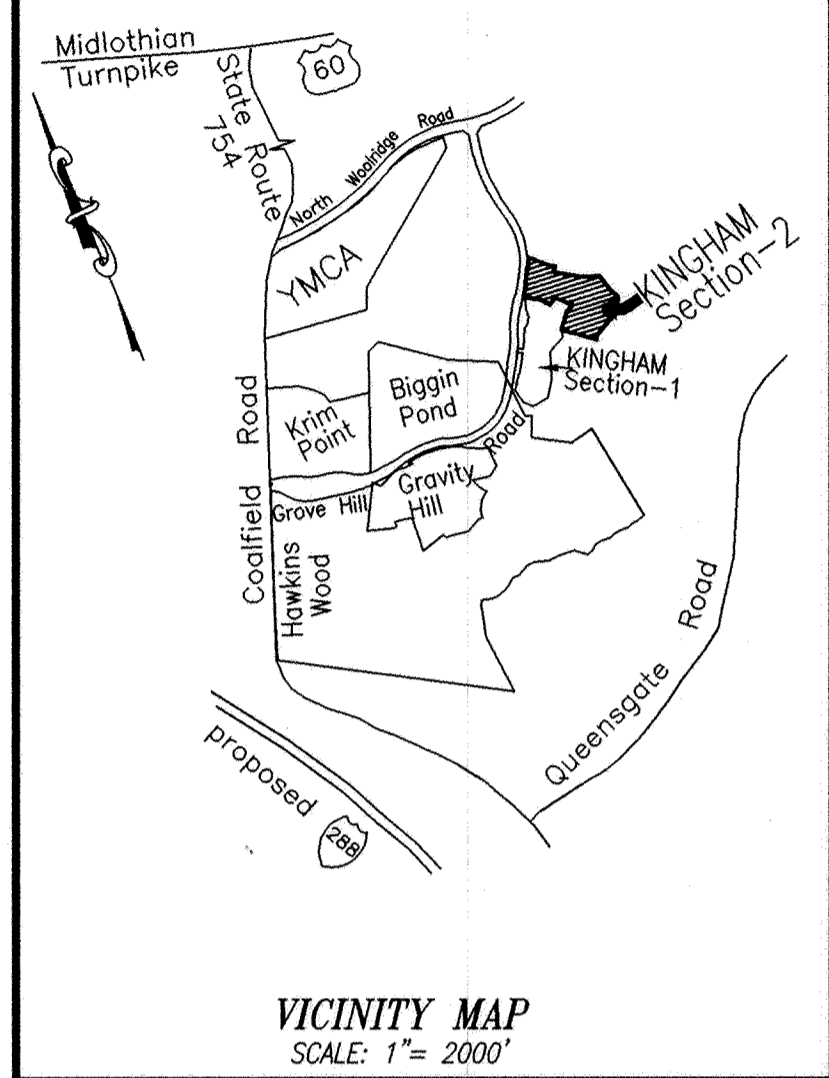
OWNER: THE GROVE, L.P.
 BY: Herbert E. Fitzgerald, III
 HERBERT E. FITZGERALD, III
 MANAGER OF MAYLAND INVESTMENT COMPANY,
 SOLE GENERAL PARTNER

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 CITY OR COUNTY AND COMMONWEALTH AFORESAID. GIVEN UNDER MY HAND AND SEAL THIS 25 DAY OF APRIL, 2001.
 MY COMMISSION EXPIRES August 31, 2003

Rebecca E. Woods
 NOTARY PUBLIC

- NOTES:
1. USE: RESIDENTIAL
 2. PARCEL NO.: PART OF 729-703-5146-00000
 3. AREA: LOTS: 6.785 ACRES
 ROADS: 1.643 ACRES
 OPEN SPACE: 0.289 ACRES
 TOTAL: 8.717 ACRES
 4. NO. OF LOTS: 19
 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 DECEMBER 28, 1990 IN DEED BOOK 2137, PAGES 33-38.
 13. THIS SUBDIVISION COMPLIES WITH THE CHESAPEAKE BAY ACT BY MEANS OF THE BMP AS MENTIONED IN NOTE 12.
 14. OWNERSHIP AND MAINTENANCE RESPONSIBILITY OF OPEN SPACE AND PEDESTRIAN PATHWAYS WILL BE THE KINGHAM HOMEOWNERS ASSOCIATION OR ASSIGNS. SEE RESTRICTIVE COVENANTS RECORDED NOV. 2, 1998 IN DB. 3414, PG. 530.
 15. 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
 16. THERE SHALL BE NO VEHICULAR INGRESS OR EGRESS ACROSS THE BUFFER STRIPS. THERE SHALL BE NO CLEARING IN THE BUFFERS AFTER REQUIRED BUFFER PLANTING.
 17. [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.
 18. 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.
 19. 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.
 20. 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.



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

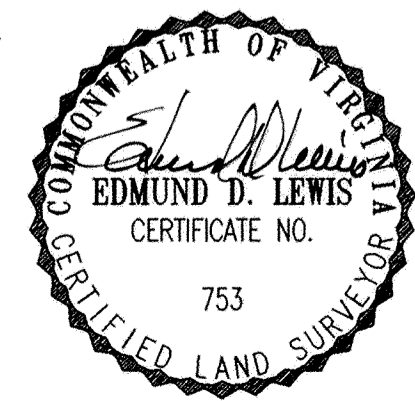
SURVEYORS CERTIFICATE
 TO THE BEST OF MY KNOWLEDGE AND BELIEF ALL OF THE REQUIREMENTS AS SET FORTH IN THE ORDINANCE FOR APPROVING PLATS OF SUBDIVISIONS FOR RECORDATION IN CHESTERFIELD COUNTY, VIRGINIA HAVE BEEN COMPLIED WITH. MONUMENTS WILL BE SET BY FEBRUARY 28, 2002.

E. D. LEWIS AND ASSOCIATES, P.C.
 BY: Edmund D. Lewis

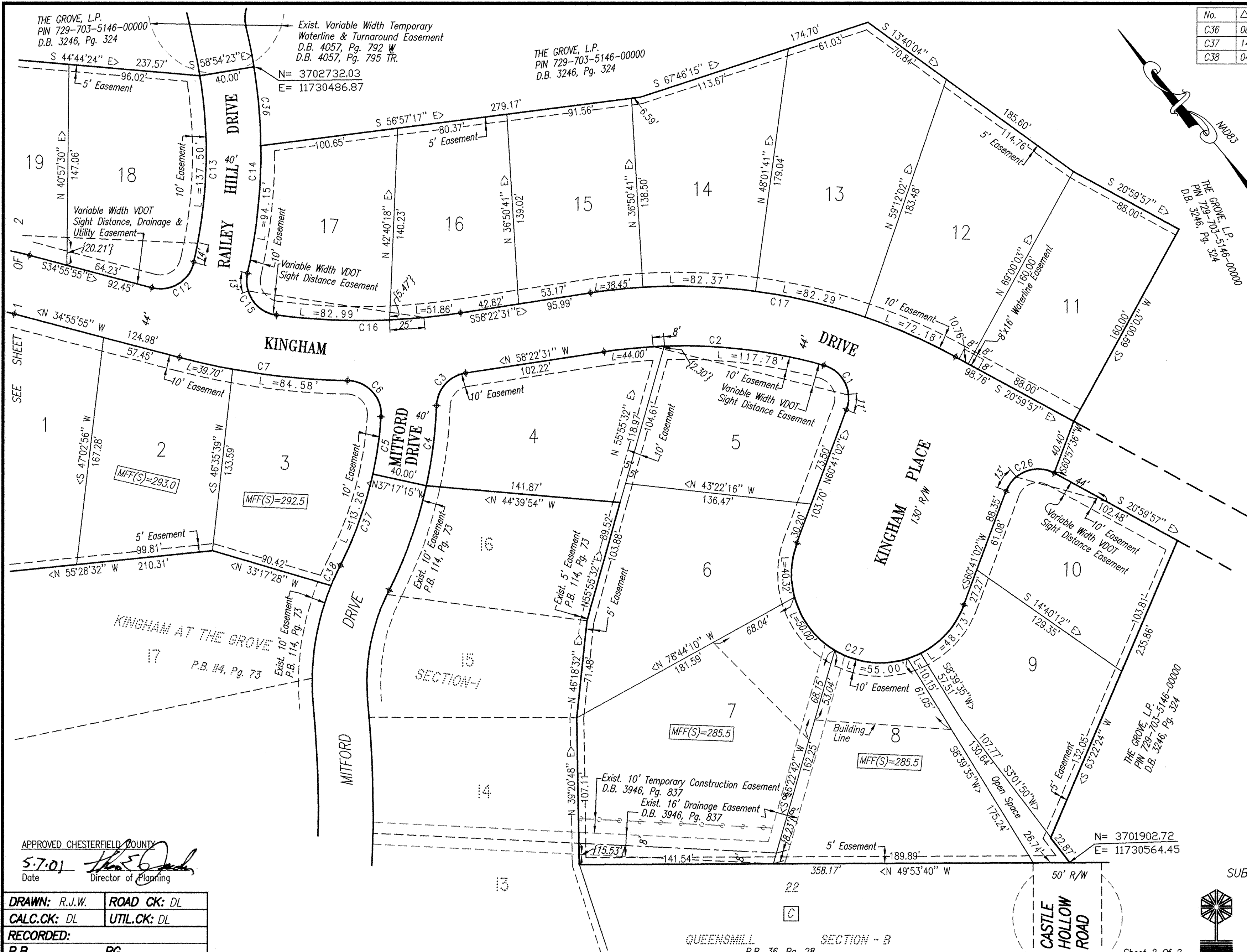
APPROVED CHESTERFIELD COUNTY
 5/7/01 Theresa E. Dush
 Date Director of Planning
 5/2/01 David A. Hays
 Date Planning Department
 5/7/01 R.M.M. Effland
 Date Dept. of Environmental

{ } Distances Shown In Braces Refer To Easement Lines Not Property Lines.
 () Distances Shown In Parenthesis Refer To Wetlands.

No.	Δ=	R=	L=	T=	No.	Δ=	R=	L=	T=	CH=	CHB=
C8	08°50'56"	278.00	42.93	21.51	C33	09°27'26"	908.00	149.87	75.11	149.70	N 37°56'06" E
C9	95°22'56"	25.00	41.62	27.47	C34	07°57'59"	870.00	120.96	60.58	120.87	N 30°45'58" E
C10	81°58'58"	25.00	35.77	21.73	C35	01°49'35"	877.00	27.96	13.98	27.95	N 41°45'02" E
C11	12°18'06"	322.00	69.13	34.70							
C28	09°30'08"	878.00	145.61	72.97							
C29	03°23'04"	907.00	53.58	26.80							
C30	08°59'06"	900.00	141.14	70.71							



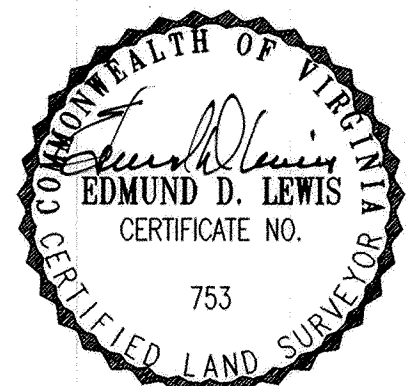
KINGHAM AT THE GROVE SECTION - 2
 MIDLOTHIAN DISTRICT
 CHESTERFIELD COUNTY, VIRGINIA
 SUBDIVISION IDENTIFICATION No. 017-0406-02
 JANUARY 17, 2001 Scale: 1"=50'
 E.D. Consulting Engineers - Land Surveyors & Planners
LEWIS & ASSOCIATES P.C.
 2116 Spencer Road - Richmond, VA 23230



No.	Δ=	R=	L=	T=	CH=	CHB=
C36	08°25'08"	395.00	58.04	29.07	57.99	S35°18'10"W
C37	14°29'49"	280.00	70.85	35.61	70.66	S59°57'40"W
C38	04°52'40"	190.00	16.18	8.09	16.17	S64°46'14"W

No.	Δ=	R=	L=	T=
C1	94°32'16"	25.00	41.25	27.06
C2	24°31'17"	378.00	161.78	82.15
C3	79°30'56"	25.00	34.70	20.80
C4	10°36'12"	320.00	59.22	29.69
C5	08°40'46"	280.00	42.42	21.25
C6	92°36'22"	25.00	40.41	26.16
C7	13°38'28"	522.00	124.28	62.43
C12	91°46'58"	25.00	40.05	25.79
C13	22°11'30"	355.00	137.50	69.62
C14	22°04'32"	395.00	152.19	77.05
C15	95°22'50"	25.00	41.62	27.47
C16	16°09'50"	478.00	134.85	67.88
C17	37°22'34"	422.00	275.29	142.74
C26	98°19'01"	25.00	42.90	28.92
C27	180°00'00"	65.00	204.20	

{ } Distances Shown In Braces Refer To Easement Lines Not Property Lines.
 NOTE: Lots 7 And 8 Shall Meet The Requirements For The R-15 District Contained In Section 21.1-70 Of The Zoning Ordinance.



KINGHAM AT THE GROVE

SECTION - 2

MIDLOTHIAN DISTRICT
 CHESTERFIELD COUNTY, VIRGINIA
 SUBDIVISION IDENTIFICATION No. 017-0406-02
 JANUARY 17, 2001 SCALE: 1"=50'

Consulting Engineers · Land Surveyors & Planners
LEWIS & ASSOCIATE PC
 2116 Spencer Road · Richmond, VA 23290



APPROVED CHESTERFIELD COUNTY
 5.7.01
 Date Director of Planning

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

QUEENSMILL SECTION - B
 P.B. 36, Pg. 28

Sheet 2 Of 2

5-9-01

PB 117 PC 41

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