

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-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. 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

SURVEYORS CERTIFICATE

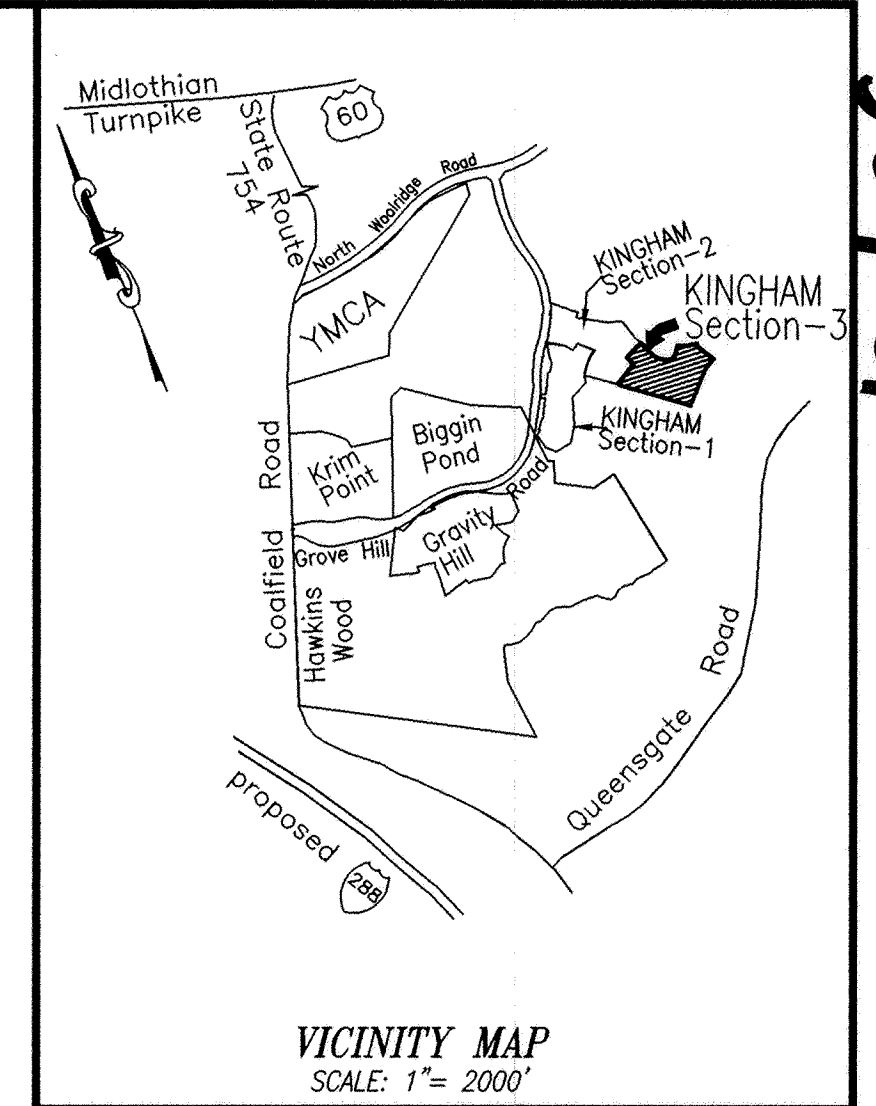
TO THE BEST OF MY KNOWLEDGE AND BELIEF ALL OF THE REQUIREMENTS AS SET FORTH IN THE ORDINANCE FOR APPROVING PLATS OF SUBDIVISIONS FOR RECORDATION IN CHESTERFIELD COUNTY, VIRGINIA HAVE BEEN COMPLIED WITH. MONUMENTS WILL BE SET BY FEBRUARY 28, 2002.

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

BY: *Edmund D. Lewis*

NOTES:

1. USE: RESIDENTIAL
2. PARCEL NO.: PART OF 729-703-5146-00000
3. AREA: LOTS: 6.876 ACRES  
ROADS: 1.131 ACRES  
OPEN SPACE: 0.059 ACRES  
TOTAL: 8.066 ACRES
4. NO. OF LOTS: 18
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 AND WALTON PARK 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 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.
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. IMFF(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.
17. TEMPORARY TURNAROUND EASEMENT TO REVERT TO THE UNDERLYING OWNERS UPON THE FOLLOWING:
  - A. DEDICATION OF THE RIGHT-OF-WAY FOR PROPOSED TIPPLE POINT ROAD.
  - B. CONSTRUCTION OF PROPOSED TIPPLE POINT ROAD.
  - C. REMOVAL OF THE PAVEMENT WITHIN THE EASEMENT.
18. 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.



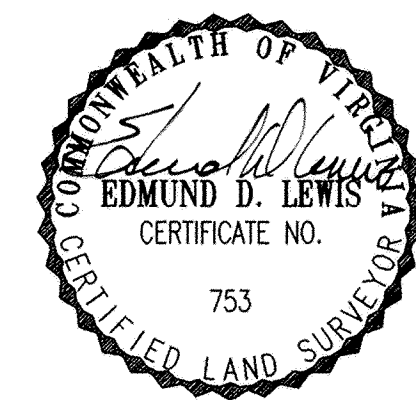
APPROVED CHESTERFIELD COUNTY

5/9/01 *Thomas E. Deak*  
Date Director of Planning

5/2/01 *Richard M. McElroy*  
Date Planning Department

5/8/01 *Richard M. McElroy*  
Date Dept. of Environmental

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



**KINGHAM AT THE GROVE**  
SECTION - 3

MIDLOTHIAN DISTRICT  
CHESTERFIELD COUNTY, VIRGINIA

SUBDIVISION IDENTIFICATION No. 017-0406-03  
JANUARY 18, 2001

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

5-9-01  
R 117 R 42  
0900 P 10

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

No.	Δ=	R=	L=	T=	CH=	CHB=
C26	98°19'01"	25.00	42.90	28.92	37.83	N 70°09'28" W
C32	13°56'44"	420.00	102.23	51.37	101.97	N 67°07'17" W
C39	38°46'49"	25.00	16.93	8.80	16.60	S 74°40'07" W

No.	Δ=	R=	L=	T=
C18	135°35'53"	280.00	662.66	686.08
C19	97°29'49"	25.00	42.54	28.50
C20	74°11'54"	25.00	32.38	18.91
C21	53°13'40"	320.00	297.28	160.34
C22	74°52'42"	25.00	32.67	19.14
C23	180°00'00"	65.00	204.20	
C24	74°52'42"	25.00	32.67	19.14
C25	55°40'10"	320.00	310.92	168.96
C26	98°19'01"	25.00	42.90	28.92

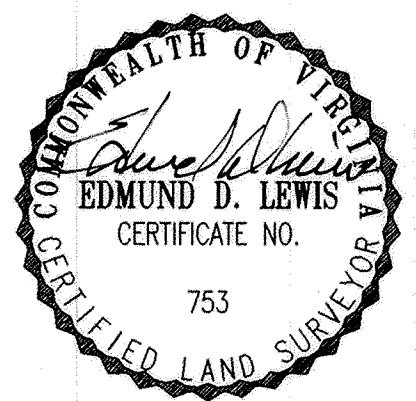
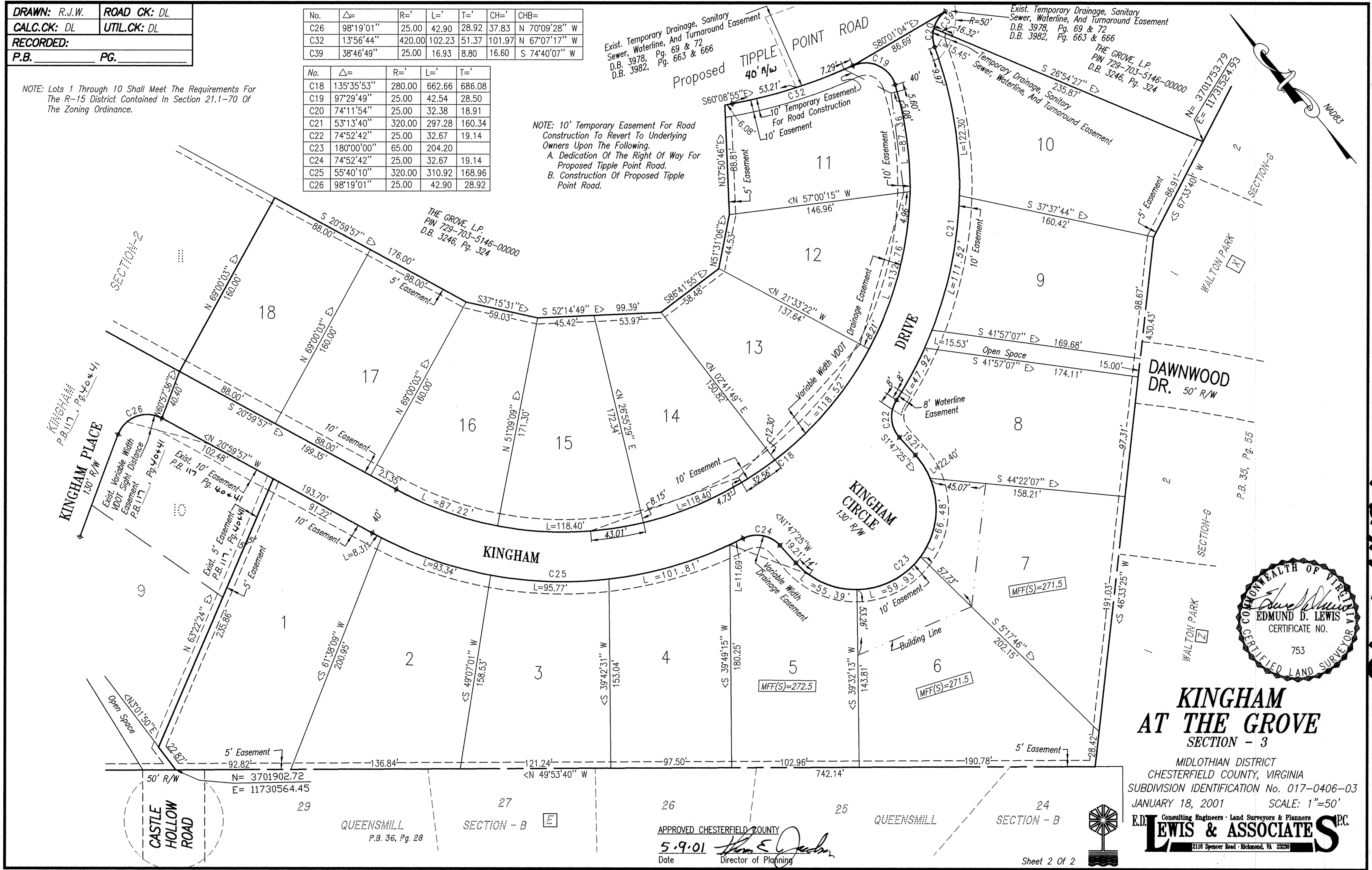
NOTE: Lots 1 Through 10 Shall Meet The Requirements For The R-15 District Contained In Section 21.1-70 Of The Zoning Ordinance.

NOTE: 10' Temporary Easement For Road Construction To Revert To Underlying Owners Upon The Following:  
 A. Dedication Of The Right Of Way For Proposed Tipple Point Road.  
 B. Construction Of Proposed Tipple Point Road.

Exist. Temporary Drainage, Sanitary Sewer, Waterline, And Turnaround Easement  
 D.B. 3978, Pg. 69 & 72  
 D.B. 3982, Pg. 663 & 666

Exist. Temporary Drainage, Sanitary Sewer, Waterline, And Turnaround Easement  
 D.B. 3978, Pg. 69 & 72  
 D.B. 3982, Pg. 663 & 666

THE GROVE, L.P.  
 PIN 729-703-5146-00000  
 D.B. 3246, Pg. 324



**KINGHAM AT THE GROVE**  
 SECTION - 3

MIDLOTHIAN DISTRICT  
 CHESTERFIELD COUNTY, VIRGINIA  
 SUBDIVISION IDENTIFICATION No. 017-0406-03  
 JANUARY 18, 2001 SCALE: 1"=50'

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

APPROVED CHESTERFIELD COUNTY  
 5.9.01 *Thomas E. Jordan*  
 Date Director of Planning

S-9-01

Pa. 117 R. 43

0900 P.10