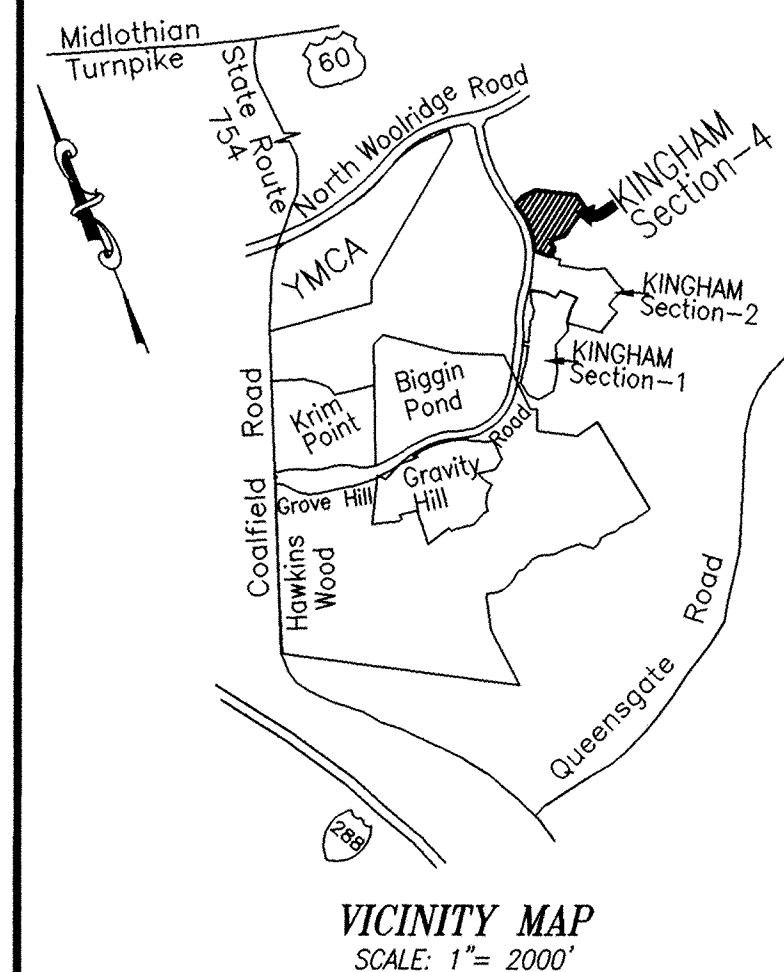


NOTES:

1. USE: RESIDENTIAL
2. PARCEL NO.: PART OF 729-703-7489-00000
3. AREA: LOTS: 8.915 ACRES
ROADS: 1.229 ACRES
OPEN SPACE: 0.453 ACRES
TOTAL: 10.597 ACRES
4. NO. OF LOTS: 23
5. ZONING: R-12 WITH CUPD (See Note 10) CASE #91SN0172
R-9 & RTH
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. STORM WATER MANAGEMENT SYSTEM/BEST MANAGEMENT PRACTICE (BMP) EASEMENT AGREEMENT RECORDED NOVEMBER 1, 2001, IN DEED BOOK 4282, PAGE 878.
12. THIS SUBDIVISION COMPLIES WITH THE CHESAPEAKE BAY ACT BY MEANS OF THE BMP AS MENTIONED IN NOTE 11.
13. 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.
14. 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
15. THERE SHALL BE NO VEHICULAR INGRESS OR EGRESS ACROSS THE BUFFER STRIPS. THERE SHALL BE NO CLEARING IN THE BUFFERS AFTER REQUIRED BUFFER PLANTING.
16. MFF(S)=276.0 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. MFF(F)=274.7 DENOTES MINIMUM FINISH FLOOR ELEVATION DUE TO 100 YEAR FLOOD PLAIN LIMITS. NO LIVABLE FLOOR IN A RESIDENCE SHALL BE CONSTRUCTED BELOW THIS ELEVATION. 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.
21. WBP DENOTES LOTS WHICH WILL HAVE NO BUILDING PERMITS ISSUED UNTIL COUNTY INSPECTOR APPROVES THE IMPROVEMENTS.



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 DECEMBER 31, 2003.

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

BY: Edmund D. Lewis

APPROVED CHESTERFIELD COUNTY

3-18-03 Thomas E. Doherty
Date Director of Planning

3-11-03 Carl A. Hall
Date Planning Department

3-19-03 R. M. N. E. Hall
Date Dept. of Environmental

No.	Δ =	R =	L =	T =	CH =	CB =
C1	88°43'04"	25.00	38.71	24.45	34.96	N 71°04'28" E
C2	87°31'55"	25.00	38.19	23.95	34.59	N 20°48'03" W
C3	11°02'39"	1020.00	196.61	98.61	196.31	N 17°26'36" E
C14	32°26'36"	980.00	554.92	285.12	547.53	N 12°28'38" E
C15	02°23'41"	355.00	14.84	7.42	14.84	N 29°53'47" E
C17	04°22'41"	395.00	30.18	15.10	30.18	N 28°54'16" E
C18	40°29'41"	900.00	636.09	331.98	622.93	N 07°10'21" E
C19	41°36'09"	870.00	631.71	330.50	617.92	N 05°58'55" E
C21	04°46'04"	1020.00	84.88	42.46	84.86	S 20°34'53" W

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

SUBDIVISION CERTIFICATE

THE SUBDIVISION OF LAND SHOWN HEREON, DESIGNATED AS KINGHAM AT THE GROVE, SECTION-4 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 6th DAY OF MARCH 2003.

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
(Print)

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 COUNTY AND COMMONWEALTH AFORESAID.
GIVEN UNDER MY HAND AND SEAL THIS 6th DAY OF MARCH 2003

MY COMMISSION EXPIRES August 31, 2003.

Rebecca E. Woods
NOTARY PUBLIC



KINGHAM
AT THE GROVE
SECTION - 4

MIDLOTHIAN DISTRICT
CHESTERFIELD COUNTY, VIRGINIA
SUBDIVISION IDENTIFICATION No. 017-0406-04
NOVEMBER 6, 2002 Scale: 1"=50'
Revised: 12-30-02

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

3-19-03

28-132 R. 84

50003030

MFF(F)=274.7 Denotes Minimum Finish Floor Elevation Due To 100 Year Flood Plain Limits. No Livable Floor In A Residence Shall Be Constructed Below This Elevation. Elevations Are Based On Chesterfield County Datum.

MFF(S)=276.0 Denotes Minimum 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.

NBP Denotes Lots Which Will Have No Building Permits Issued Until County Inspector Approves The Improvements.

THE GROVE, L.P.
729-703-7489-00000
D.B. 3246, Pg. 324
Exist. 20' Sanitary Sewer Easement
D.B. 4257, Pg. 889

County Of Chesterfield
731-704-5127-00000
D.B. 3853, Pg. 286

THE GROVE, L.P.
729-703-7489-00000
D.B. 3246, Pg. 324

(()) Distances Shown In Double Parenthesis Refer To Wetlands.

{ } Bearings And Distances Shown In Braces Refer To Easements.

[] Distances Shown In Brackets Refer To Flood Plain Limits.

[49.13] Distances Shown In Dashed Boxes Refer To Building Setback Lines.

Denotes Limits Of U.S. Army Corps Of Engineers Jurisdictional Wetlands.

No.	Δ=	R=	L=	T=	CH=	CB=
C3	11°02'39"	1020.00	196.61	98.61	196.31	N 17°26'36" E
C4	82°41'02"	25.00	36.08	22.00	33.03	N 53°15'47" E
C5	40°12'56"	420.00	294.80	153.76	288.78	N 74°29'50" E
C6	51°54'16"	25.00	22.65	12.17	21.88	N 80°20'29" E
C7	286°14'10"	50.00	249.79		60.02	N 36°49'28" W
C8	38°40'39"	380.00	256.52	133.36	251.68	N 74°02'09" E
C9	93°35'18"	25.00	40.84	26.62	36.44	N 39°49'53" W
C11	51°28'01"	25.00	22.46	12.05	21.71	N 21°50'03" E
C12	286°13'18"	50.00	249.78		60.03	N 84°27'24" E
C13	54°54'35"	25.00	23.96	12.99	23.05	N 31°11'58" W
C14	32°26'36"	980.00	554.92	285.12	547.53	N 12°28'38" E
C16	54°38'22"	25.00	23.84	12.91	22.95	N 27°22'38" E
C18	40°29'41"	900.00	636.09	331.98	622.93	N 07°10'21" E
C19	41°36'09"	870.00	631.71	330.50	617.92	N 05°58'55" E
C20	10°51'44"	1020.00	193.37	96.98	193.08	N 01°31'54" E

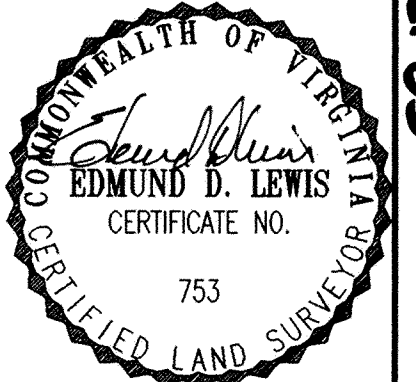
APPROVED CHESTERFIELD COUNTY

3/18/03
Date
Director of Planning

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

SEE SHEET 1 OF 2

Sheet 2 Of 2



KINGHAM AT THE GROVE SECTION - 4

MIDLOTHIAN DISTRICT
CHESTERFIELD COUNTY, VIRGINIA
SUBDIVISION IDENTIFICATION No. 017-0406-04
NOVEMBER 6, 2002
Revised: 12-30-02
Scale: 1"=50'



LEWIS & ASSOCIATES, P.C.
2116 Spencer Road - Richmond, VA 23220

J.N. 21253K-4

3-19-03

Revised Pg. 85

5000430