

SUBDIVISION CERTIFICATE

THE SUBDIVISION OF LAND SHOWN HEREON, DESIGNATED AS KINGHAM AT THE GROVE, SECTION-5 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 9<sup>th</sup> DAY OF June 2004.

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 OR COUNTY AND COMMONWEALTH AFORESAID.  
GIVEN UNDER MY HAND AND SEAL THIS 9<sup>th</sup> DAY OF June 2004.

MY COMMISSION EXPIRES August 31, 2007

Rebecca E. Woods  
NOTARY PUBLIC

SOURCE OF TITLE

THE PROPERTY EMBRACED WITHIN THE LIMITS OF THIS SUBDIVISION WAS CONVEYED TO THE GROVE, L.P., A  
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 MAY 31, 2005.

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

BY: Edmund D. Lewis

APPROVED CHESTERFIELD COUNTY

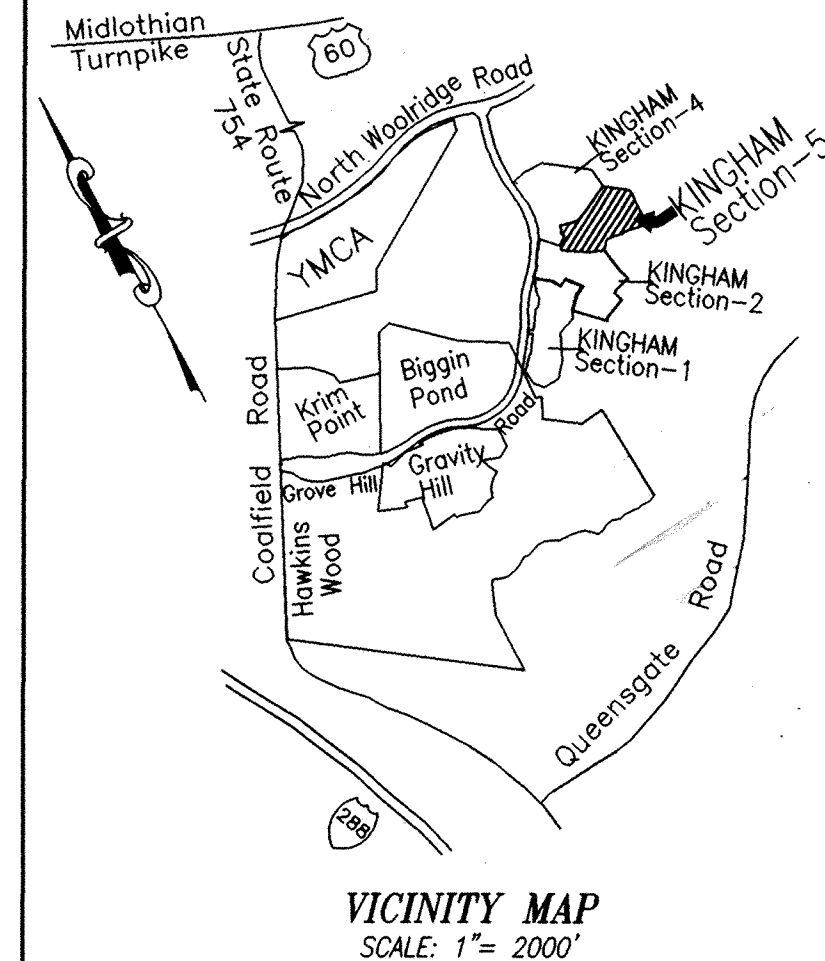
7-2-04 Richard M. McElpin  
Date Director of Planning

6/14/04 Richard M. McElpin  
Date Planning Department

7/2/04 Richard M. McElpin  
Date Dept. of Environmental Engineering

NOTES:

1. USE: RESIDENTIAL
2. PARCEL NO.: PART OF 729-704-7237-00000
3. AREA: LOTS: 7.346 ACRES  
ROADS: 0.971 ACRES  
TOTAL: 8.317 ACRES
4. NO. OF LOTS: 19
5. ZONING: R-12 WITH CUPD (See Note 10) 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. 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 D.B. 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. 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.
16. 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.
17. 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.
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.
19. NBP DENOTES LOTS WHICH WILL HAVE NO BUILDING PERMITS ISSUED UNTIL COUNTY INSPECTOR APPROVES THE IMPROVEMENTS.



KINGHAM  
AT THE GROVE  
SECTION - 5

MIDLOTHIAN DISTRICT  
CHESTERFIELD COUNTY, VIRGINIA  
SUBDIVISION IDENTIFICATION No. 017-0406-05  
APRIL 13, 2004

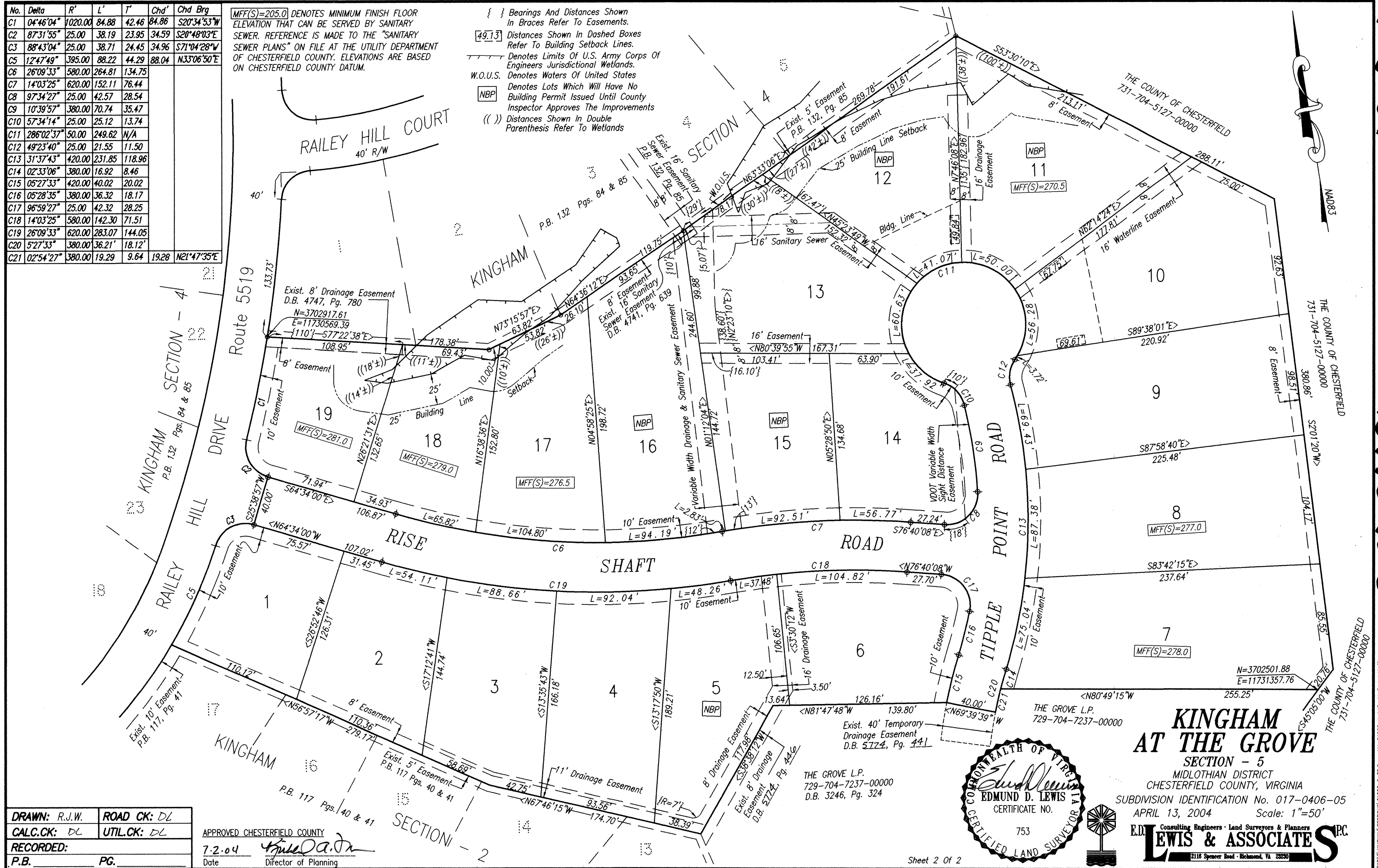


E.D. Consulting Engineers · Land Surveyors & Planners P.C.  
**LEWIS & ASSOCIATES**  
2116 Spencer Road · Richmond, VA 23290

No.	Delta	R'	L'	T'	Chd'	Chd Brg
C1	04°46'04"	1020.00	84.88	42.46	84.86	S20°34'53"W
C2	87°31'55"	25.00	38.19	23.95	34.59	S20°48'03"E
C3	88°43'04"	25.00	38.71	24.45	34.96	S71°04'28"W
C5	12°47'49"	395.00	88.22	44.29	88.04	N33°06'50"E
C6	26°09'33"	580.00	264.81	134.75		
C7	14°03'25"	620.00	152.11	76.44		
C8	97°34'27"	25.00	42.57	28.54		
C9	10°39'57"	380.00	70.74	35.47		
C10	57°34'14"	25.00	25.12	13.74		
C11	286°02'37"	50.00	249.62	N/A		
C12	49°23'40"	25.00	21.55	11.50		
C13	31°37'43"	420.00	231.85	118.96		
C14	02°33'06"	380.00	16.92	8.46		
C15	05°27'33"	420.00	40.02	20.02		
C16	05°28'35"	380.00	36.32	18.17		
C17	96°59'27"	25.00	42.32	28.25		
C18	14°03'25"	580.00	142.30	71.51		
C19	26°09'33"	620.00	283.07	144.05		
C20	5°27'33"	380.00	36.21	18.12		
C21	02°54'27"	380.00	19.29	9.64	19.28	N21°47'35"E

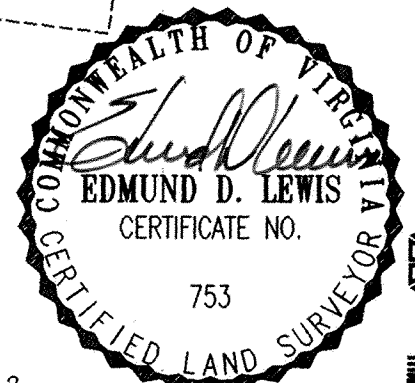
MFF(S)=205.0 DENOTES MINIMUM FINISH FLOOR ELEVATION THAT CAN BE SERVED BY SANITARY SEWER. REFERENCE IS MADE TO THE "SANITARY SEWER PLANS" ON FILE AT THE UTILITY DEPARTMENT OF CHESTERFIELD COUNTY. ELEVATIONS ARE BASED ON CHESTERFIELD COUNTY DATUM.

{ } Bearings And Distances Shown In Braces Refer To Easements.  
 [49.13] Distances Shown In Dashed Boxes Refer To Building Setback Lines.  
 --- Denotes Limits Of U.S. Army Corps Of Engineers Jurisdictional Wetlands.  
 W.O.U.S. Denotes Waters Of United States.  
 [NBP] Denotes Lots Which Will Have No Building Permit Issued Until County Inspector Approves The Improvements  
 (( )) Distances Shown In Double Parenthesis Refer To Wetlands



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

APPROVED CHESTERFIELD COUNTY  
 7-2-04  
 Date  
 Director of Planning



**KINGHAM AT THE GROVE**  
 SECTION - 5  
 MIDLOTHIAN DISTRICT  
 CHESTERFIELD COUNTY, VIRGINIA  
 SUBDIVISION IDENTIFICATION No. 017-0406-05  
 APRIL 13, 2004 Scale: 1"=50'  
**E.D. LEWIS & ASSOCIATES P.C.**  
 Consulting Engineers - Land Surveyors & Planners  
 2116 Spencer Road - Richmond, VA 23220

7-8-04

R.146 R.3

0800440  
 04270080