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, PC.
BY: _____

SUBDIVISION CERTIFICATE
THE SUBDIVISION OF LAND SHOWN HEREON, DESIGNATED AS KRIM POINT 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 18th DAY OF MARCH 2002.

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

COMMONWEALTH OF VIRGINIA
COUNTY OF HENRICO TO WIT:

I, REBECCA E. WOODS (Print), 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 18th DAY OF MARCH, 2002.
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 29, 2003.

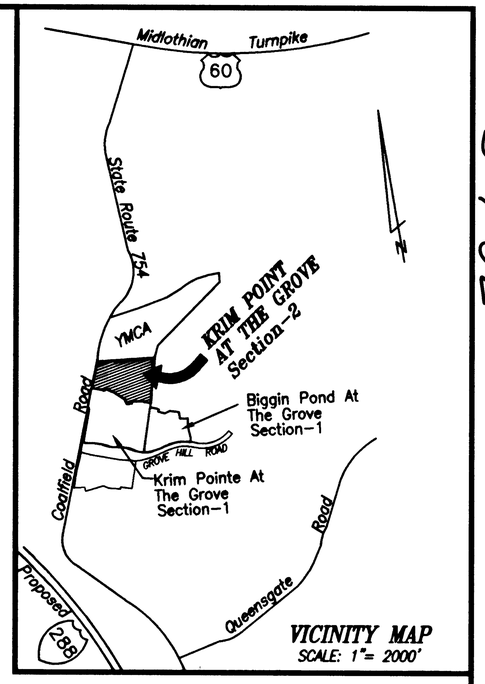
E. D. LEWIS AND ASSOCIATES, P.C.
BY: _____

APPROVED CHESTERFIELD COUNTY

5.6.02 Date	Director of Planning
4/26/02 Date	Planning Department
5/6/02 Date	Dept. of Environmental Engineering

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

NOTES:
1. USE: RESIDENTIAL
2. PARCEL NO.: PART OF 730-703-7414-00000
3. AREA: LOTS: 8.761 ACRES
   ROADS: 1.818 ACRES
   OPEN SPACE: 2.352 ACRES
   TOTAL: 12.931 ACRES
4. NO. OF LOTS: 49
5. ZONING: RTH CASE #91SN0172
6. SEWER: COUNTY SYSTEM
7. WATER: COUNTY SYSTEM
8. DRAINAGE: CURB & GUTTER
9. BUILDING SETBACK LINES SHALL BE AS FOLLOWS:
   FRONT: 20'
   SIDE : FOR ATTACHED DWELLINGS, EACH UNIT SHALL HAVE ONE SIDE YARD NOT LESS THAN TEN (10) FEET IN WIDTH. FOR DETACHED DWELLINGS, THERE SHALL BE NO MINIMUM SIDE YARD, BUT DWELLINGS SHALL BE PLACED SO AS TO CREATE USABLE SPACE AND OPEN SPACE ON AT LEAST ONE SIDE OF EACH DWELLING. THE SIDE YARD SETBACK REQUIREMENTS FOR EACH LOT SHALL BE ESTABLISHED, REVIEWED AND APPROVED BY THE PLANNING DEPARTMENT.
   REAR: 15'
   CORNER SIDE YARD: 7.5'
10. MFF(S)=336.0 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.
11. STORM WATER MANAGEMENT SYSTEM/BEST MANAGEMENT PRACTICE (BMP) EASEMENT AGREEMENT RECORDED NOVEMBER 1, 2001 IN DEED BOOK 4282, PAGES 878.
12. THIS SUBDIVISION COMPLIES WITH THE CHESAPEAKE BAY ACT BY MEANS OF THE BMP AS MENTIONED IN NOTE 11 (GROVE LAKE).
13. THERE SHALL BE NO VEHICULAR INGRESS OR EGRESS PERMITTED ACROSS THE BUFFER STRIPS ALONG COALFIELD ROAD AND THE VIRGINIA POWER EASEMENT. THERE SHALL BE NO CLEARING IN THE BUFFERS AFTER REQUIRED BUFFER PLANTING AND INSTALLATION OF PATHWAYS.
14. OWNERSHIP AND MAINTENANCE RESPONSIBILITY OF COMMON AREA AND PEDESTRIAN PATHWAYS WILL BE THE GROVE HOMEOWNERS ASSOCIATION OR ASSIGNS. SEE RESTRICTIVE COVENANTS RECORDED ON APRIL 25, 2002 IN DB. 4500 ; PGS. 775 AND 771
15. PER THE GEOTECHNICAL REPORT BY FACILITY ENGINEERING ASSOCIATES, P.C. OF FAIRFAX, VIRGINIA DATED SEPTEMBER 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. DEED BOOK 3697, PAGE 205
16. 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.
17. ALL BUFFERS ARE EXCLUSIVE OF EASEMENTS AND REQUIRED BUILDING SETBACKS.



VICINITY MAP
SCALE: 1"= 2000'

COMMONWEALTH OF VIRGINIA
EDMUND D. LEWIS
CERTIFICATE NO.
753
CERTIFIED LAND SURVEYOR

SHEET 1 of 3

KRIM POINT AT THE GROVE
SECTION – 2
MIDLOTHIAN DISTRICT
CHESTERFIELD COUNTY, VIRGINIA
JANUARY 4, 2002
SUBDIVISION IDENTIFICATION No. 017-0345-02

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

J.N. 21199

5-7-02
PB125 PG 87
20 PROOOS

No.	Δ=	R=(ft)	L=(ft)	T=(ft)	Chd=(ft)	Chd Brg
C20	09°35'08"	908.83	152.05	76.20	151.87	N 12°27'32" E
C21	41°27'49"	146.32	105.89	55.38	103.59	N 28°23'52" E
C27	11°47'33"	1331.16	273.98	137.47	273.49	S 22°11'33" W
C28	15°25'45"	346.26	93.24	46.91	92.96	S 20°22'27" W
C29	02°17'38"	948.83	37.99	19.00	37.98	N 16°06'17" E
C30	87°04'30"	25.00	37.99	23.76	34.44	N 58°29'43" E
C31	34°46'44"	240.20	145.80	75.23	143.57	S 60°34'40" E
C32	18°43'23"	239.66	78.32	39.51	77.97	S 52°33'00" E
C33	86°18'36"	25.00	37.66	23.44	34.20	S 18°45'23" E
C34	11°44'21"	386.26	79.14	39.71	79.00	S 18°31'44" W
C35	04°23'11"	386.26	29.57	14.79	29.56	S 10°27'59" W
C36	87°32'46"	25.00	38.20	23.95	34.59	S 34°06'45" E
C40	11°49'59"	1291.16	266.66	133.80	266.18	N 22°12'45" E
C41	89°57'34"	25.00	39.25	24.98	35.34	N 73°06'32" E
C42	18°43'23"	199.66	65.24	32.92	64.95	S 52°33'00" E
C43	34°41'50"	280.20	169.68	87.53	167.10	N 60°32'13" W
C44	41°27'49"	106.32	76.94	40.24	75.27	S 28°23'52" W
C45	02°43'28"	515.70	24.52	12.26	24.52	S 18°36'50" W
C46	01°59'40"	948.83	33.03	16.52	33.03	N 06°39'48" E

MFF(S)=336.0 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.

APPROVED CHESTERFIELD COUNTY

5.6.02 Director of Planning
Date

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

COMMONWEALTH OF VIRGINIA
EDMUND D. LEWIS
CERTIFICATE NO.
753
CERTIFIED LAND SURVEYOR

KRIM POINT AT THE GROVE

SECTION - 2

MIDLOTHIAN DISTRICT
CHESTERFIELD COUNTY, VIRGINIA
JANUARY 4, 2002 SCALE: 1"=50'
SUBDIVISION IDENTIFICATION No. 017-0345-02

E.D. LEWIS & ASSOCIATES P.C.
Consulting Engineers · Land Surveyors & Planners
2114 Spencer Road · Richmond, VA 23234

SHEET 2 of 3

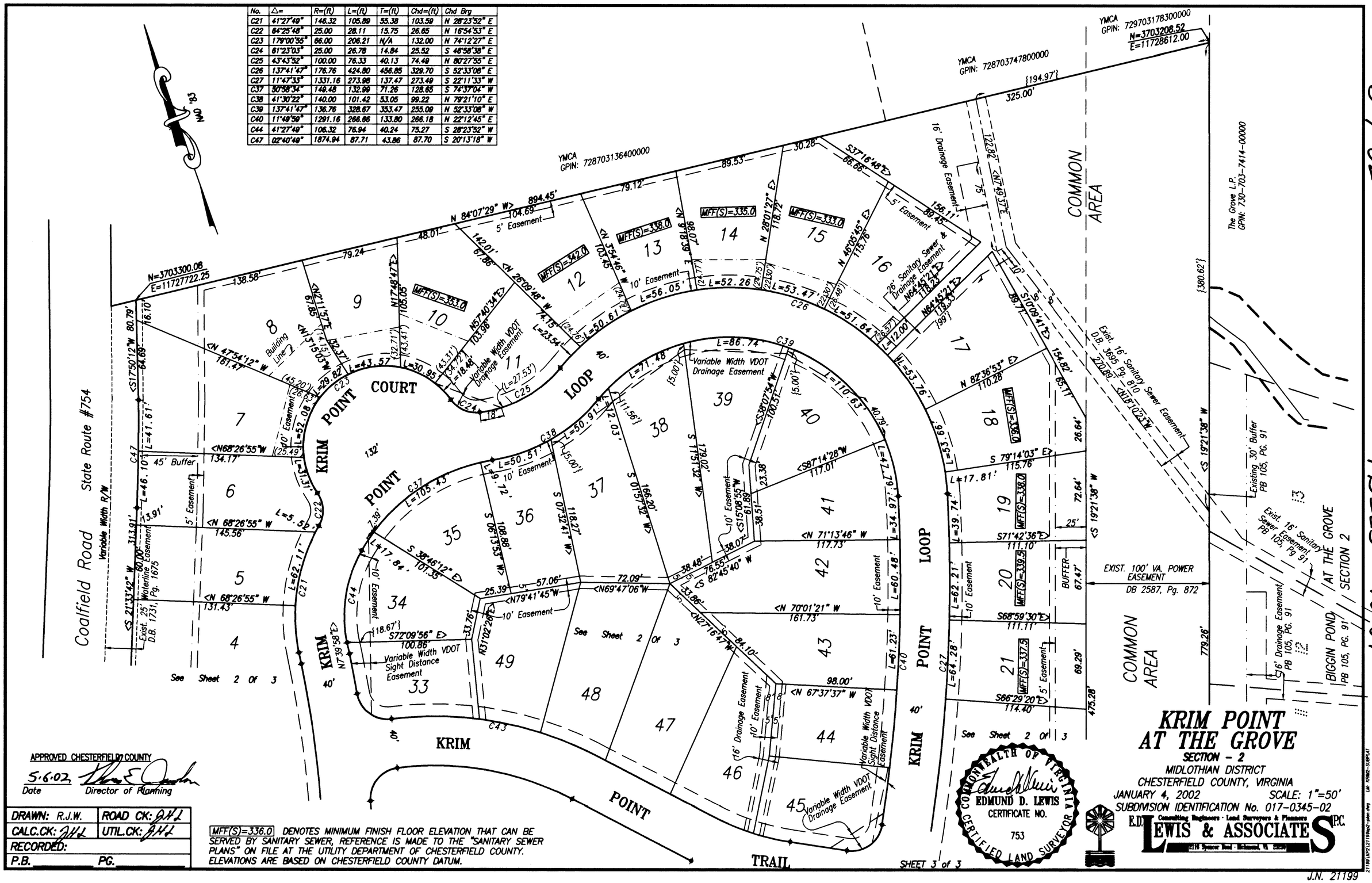
J.N. 21199

5-7-02

PB 125 PG 88

02R0053

No.	Δ=	R=(ft)	L=(ft)	T=(ft)	Chd=(ft)	Chd Brg
C21	41°27'49"	146.32	105.89	55.38	103.59	N 28°23'52" E
C22	64°25'48"	25.00	28.11	15.75	26.65	N 16°54'53" E
C23	179°00'55"	66.00	206.21	N/A	132.00	N 74°12'27" E
C24	61°23'03"	25.00	26.78	14.84	25.52	S 46°58'38" E
C25	43°43'52"	100.00	76.33	40.13	74.49	N 80°27'55" E
C26	137°41'47"	176.76	424.80	456.85	329.70	S 52°33'08" E
C27	11°47'33"	1331.16	273.98	137.47	273.49	S 22°11'33" W
C37	30°58'34"	149.48	132.99	71.26	128.65	S 74°37'04" W
C38	41°30'22"	140.00	101.42	53.05	99.22	N 79°21'10" E
C39	137°41'47"	136.76	328.67	353.47	255.09	N 52°33'08" W
C40	11°49'59"	1291.16	266.66	133.80	266.18	N 22°12'45" E
C44	41°27'49"	106.32	76.94	40.24	75.27	S 28°23'52" W
C47	02°40'49"	1874.94	87.71	43.86	87.70	S 20°13'18" W



APPROVED CHESTERFIELD COUNTY

5-6-02 Date — Director of Planning

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

MFF(S)=336.0 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.

COMMONWEALTH OF VIRGINIA
EDMUND D. LEWIS
CERTIFICATE NO. 753
CERTIFIED LAND SURVEYOR

KRIM POINT AT THE GROVE

SECTION – 2

MIDLOTHIAN DISTRICT

CHESTERFIELD COUNTY, VIRGINIA

JANUARY 4, 2002 SCALE: 1"=50'

SUBDIVISION IDENTIFICATION No. 017-0345-02

E.D. LEWIS & ASSOCIATES P.C.

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5-7-02

PB 105 Pg 89

02 R0053