

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 ASSOC., P.C.

BY Edmund D. Lewis

SUBDIVISION CERTIFICATE

THE SUBDIVISION OF LAND SHOWN HEREON, DESIGNATED AS RIDGEMOOR AT THE GROVE, 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 28 DAY OF MAY, 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 ~~OFFICE~~ COUNTY AND COMMONWEALTH AFORESAID. GIVEN UNDER MY HAND AND SEAL THIS 28TH DAY OF MAY 2003.

MY COMMISSION EXPIRES August 31, 2003.

Rebecca E. Woods
NOTARY PUBLIC

SURVEYORS CERTIFICATE

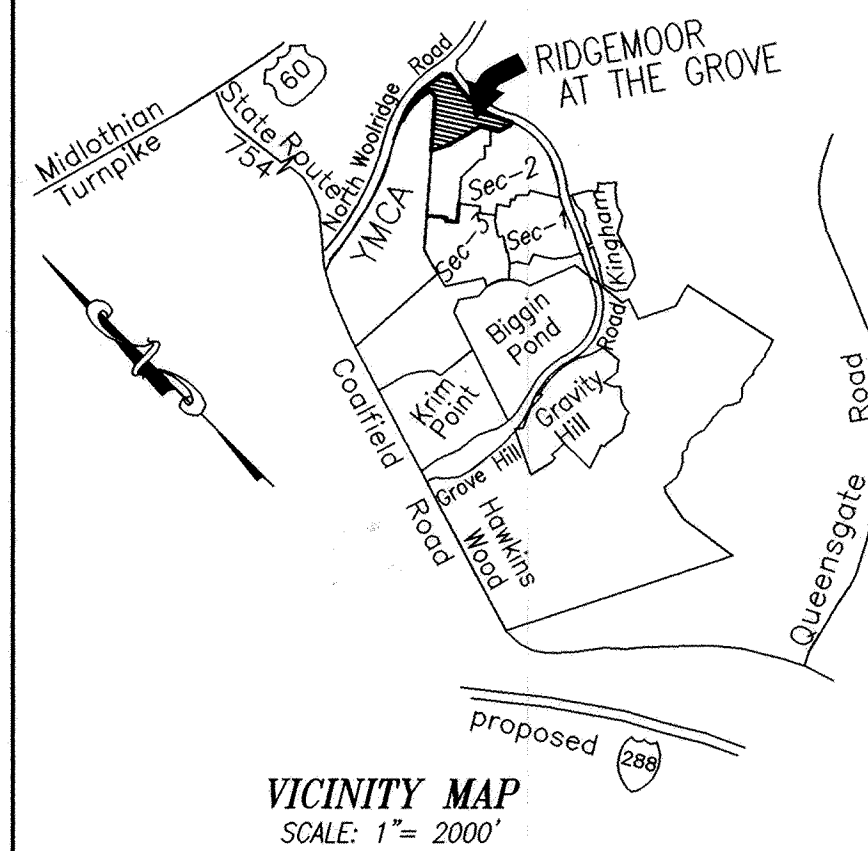
TO THE BEST OF MY KNOWLEDGE AND BELIEF ALL OF THE REQUIREMENTS AS SET FORTH IN THE ORDINANCE FOR APPROVING PLATS OF SUBDIVISIONS FOR RECORDATION IN CHESTERFIELD COUNTY, VIRGINIA HAVE BEEN COMPLIED WITH. MONUMENTS WILL BE SET BY MAY 31, 2004.

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

BY: Edmund D. Lewis

NOTES:

1. USE: RESIDENTIAL
2. PARCEL NO.: PART OF 730-703-7384-00000
3. AREA: LOTS: 3.67 ACRES
COMMON AREA: 3.52 ACRES
ROADS: 0.49 ACRES
ROAD EASEMENTS: 1.14 ACRES
TOTAL: 8.82 ACRES
4. NO. OF LOTS: 65
5. ZONING: RTH 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. STORM WATER MANAGEMENT SYSTEM/BEST MANAGEMENT PRACTICE (BMP) EASEMENT AGREEMENT RECORDED NOVEMBER 1, 2001 IN DEED BOOK 4282, PAGES 878.
11. THIS SUBDIVISION COMPLIES WITH THE CHESAPEAKE BAY ACT BY MEANS OF THE BMP AS MENTIONED IN NOTE 10.
12. OWNERSHIP AND MAINTENANCE RESPONSIBILITY OF COMMON AREA AND PEDESTRIAN PATHWAYS WILL BE THE RIDGEMOOR AT THE GROVE HOMEOWNERS ASSOCIATION OR ASSIGNS. SEE RESTRICTIVE COVENANTS RECORDED ON July 14, 2003 IN DB. 5220 PG. 416.
13. 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. D.B. 3697, PAGE 205.
14. THERE SHALL BE NO VEHICULAR INGRESS OR EGRESS ACROSS THE BUFFER STRIPS. THERE SHALL BE NO CLEARING IN THE BUFFERS AFTER REQUIRED BUFFER PLANTING AND INSTALLATION OF PATHWAYS. BUFFERS ARE EXCLUSIVE OF EASEMENTS AND REQUIRED SETBACKS.
18. ALL BUILDINGS SHALL MEET A MINIMUM SETBACK OF 25' FROM THE LIMITS OF 100 YEAR FLOOD PLAIN 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. THE DRIVE, LANE, COURT AND PLACE INCLUDING EASEMENTS DESIGNATED AS PRIVATE, SHOWN ON THIS PLAT ARE PRIVATE, AND SHALL BE MAINTAINED BY THE DECLARANT AND/OR THE RIDGEMOOR AT THE GROVE ASSOCIATION OR THEIR ASSIGNS EXCLUSIVELY, IN ACCORDANCE WITH THE PROVISIONS OF THE RESTRICTIVE COVENANTS MADE APPLICABLE TO THIS PROPERTY RECORDED IN DECLARATIONS DATED July 8, 2003, RECORDED IN DEED BOOK 5220, PAGE 416 IN THE CLERKS OFFICE OF THE CIRCUIT COURT OF CHESTERFIELD COUNTY, VIRGINIA. THERE SHALL BE NO RESPONSIBILITY IMPOSED ON THE COUNTY OF CHESTERFIELD AND/OR THE COMMONWEALTH OF VIRGINIA TO CONSTRUCT, MAINTAIN, OR REPAIR ANY DRIVES, LANES, COURTS, PLACES AND/OR DRAINAGE FACILITIES LOCATED IN PRIVATE EASEMENTS SHOWN HEREON EITHER NOW OR ANYTIME IN THE FUTURE.



RIDGEMOOR AT THE GROVE

MIDLOTHIAN DISTRICT
CHESTERFIELD COUNTY, VIRGINIA
SUBDIVISION IDENTIFICATION NO. 017-0482-01
APRIL 4, 2003

E.D. Consulting Engineers & Land Surveyors & Planners
LEWIS & ASSOCIATES P.C.
2116 Spencer Road - Richmond, VA 23220

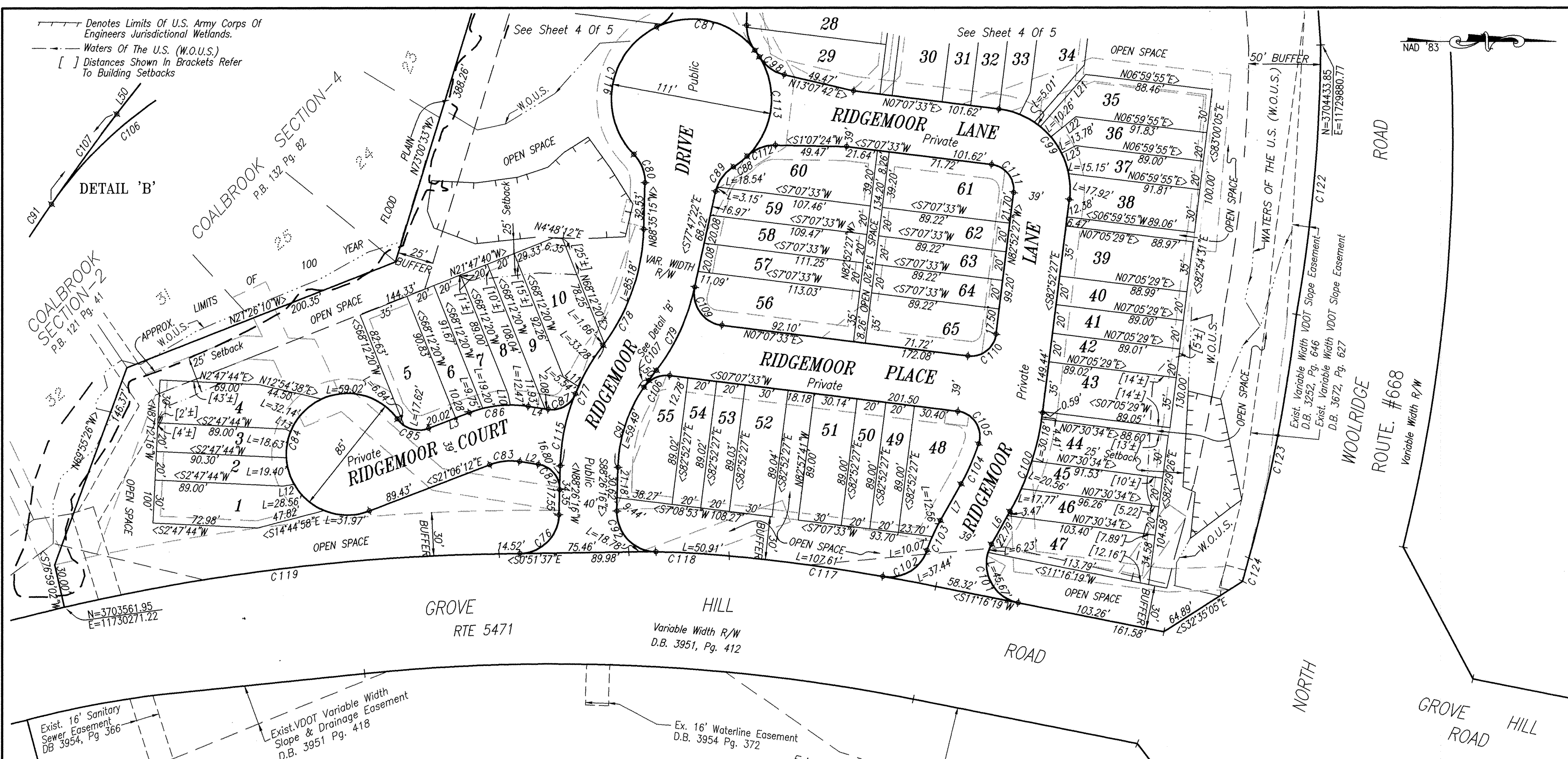


Sheet 1 Of 5

DRAWN: B.J.W.	ROAD CK: <u>941</u>
CALC. CK: <u>941</u>	UTIL. CK: <u>941</u>
RECORDED:	
P.B. _____	PG. _____

APPROVED CHESTERFIELD COUNTY
Date 7-14-03 Edmund D. Lewis
Director of Planning
Date 6/30/03 Paul A. Hardy
Planning Department
Date 7/9/03 Richard M. McElfish
Dept. of Environmental Engineering

--- Denotes Limits Of U.S. Army Corps Of Engineers Jurisdictional Wetlands.
 --- Waters Of The U.S. (W.O.U.S.)
 [] Distances Shown In Brackets Refer To Building Setbacks



Exist. 16" Sanitary Sewer Easement
 D.B. 3954, Pg. 366

Exist. VDOT Variable Width Slope & Drainage Easement
 D.B. 3951 Pg. 418

Ex. 16" Waterline Easement
 D.B. 3954 Pg. 372

Exist. VDOT Variable Width Slope & Drainage Easement
 D.B. 3951 Pg. 418

APPROVED CHESTERFIELD COUNTY
 7-14-03
 Date Director of Planning

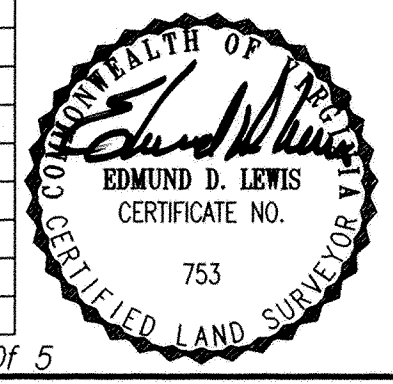
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 CALC. CK: JHL UTIL. CK: JHL
 RECORDED:
 P.B. PG.

No.	Δ=	R=(ft)	L=(ft)	T=(ft)
C76	87°34'39"	27.50	42.03	26.36
C77	35°41'30"	145.00	90.33	46.68
C78	35°50'29"	138.82	86.84	44.89
C79	25°02'36"	146.52	64.04	32.54
C80	45°11'04"	27.50	21.69	11.44
C81	282°22'27"	55.50	273.52	N/A
C82	82°48'42"	17.50	25.29	15.43
C83	29°51'14"	40.50	21.10	10.80
C84	255°45'54"	42.50	189.72	N/A
C85	75°45'54"	18.50	24.46	14.39
C86	29°51'14"	79.50	41.42	21.19
C87	76°50'20"	17.50	23.47	13.88
C88	12°22'27"	55.50	11.99	6.02
C89	45°11'04"	27.50	21.69	11.44

No.	Δ=	R=(ft)	L=(ft)	T=(ft)
C91	35°41'30"	105.00	65.41	33.80
C92	90°40'58"	27.50	43.52	27.83
C98	45°11'04"	27.50	21.69	11.44
C99	90°00'00"	56.50	88.75	56.50
C100	22°16'58"	187.50	72.92	36.93
C101	108°08'12"	27.50	51.90	37.95
C102	80°42'17"	27.50	38.74	23.36
C103	10°19'53"	125.50	22.63	11.35
C104	11°50'09"	148.50	30.68	15.39
C105	100°26'49"	17.50	30.68	21.02
C106	63°06'11"	18.70	20.60	11.48
C107	03°13'51"	105.00	5.92	2.96

No.	Δ=	R=(ft)	L=(ft)	T=(ft)	CHD	CHD BRG
C109	95°05'04"	22.00	36.51	24.04		
C110	90°00'00"	17.50	27.49	17.50		
C111	90°00'00"	17.50	27.49	17.50		
C112	45°11'04"	27.50	21.69	11.44		
C113	77°37'33"	55.50	75.19	44.64		
C115	20°20'59"	145.00	51.50	26.02		
C116	108°19'39"	55.50	104.93	76.85		
C117	05°46'17"	1440.00	145.05	72.59	S8°23'10"W	
C118	06°21'39"	627.78	69.69	34.88	S2°19'12"W	
C119	12°09'19"	1435.00	304.44	152.79	S6°56'17"E	
C122	09°51'37"	1095.32	188.50	94.48	S84°52'03"E	
C123	09°04'26"	1091.53	172.87	86.61	S79°00'12"E	
C124	00°47'11"	1205.05	16.54	8.27	S74°51'33"E	

No.	DIRECTION	DISTANCE
L2	S08°45'03"W	13.12'
L3	N21°06'12"W	30.30'
L4	N08°45'03"E	14.01'
L6	S60°35'29"E	26.23'
L7	N60°35'29"W	29.29'
L10	S79°15'27"W	7.65'
L11	S32°05'56"W	12.29'
L12	S10°45'35"E	7.86'
L13	S28°37'19"W	3.74'
L21	N48°50'06"W	47.98'
L22	N38°53'03"W	22.18'
L23	N27°20'10"W	11.34'
L50	N52°44'46"W	8.59'



NOTE: SEE SHEET 3 OF 5 FOR EASEMENTS

RIDGEMOOR AT THE GROVE

MIDLOTHIAN DISTRICT
 CHESTERFIELD COUNTY, VIRGINIA

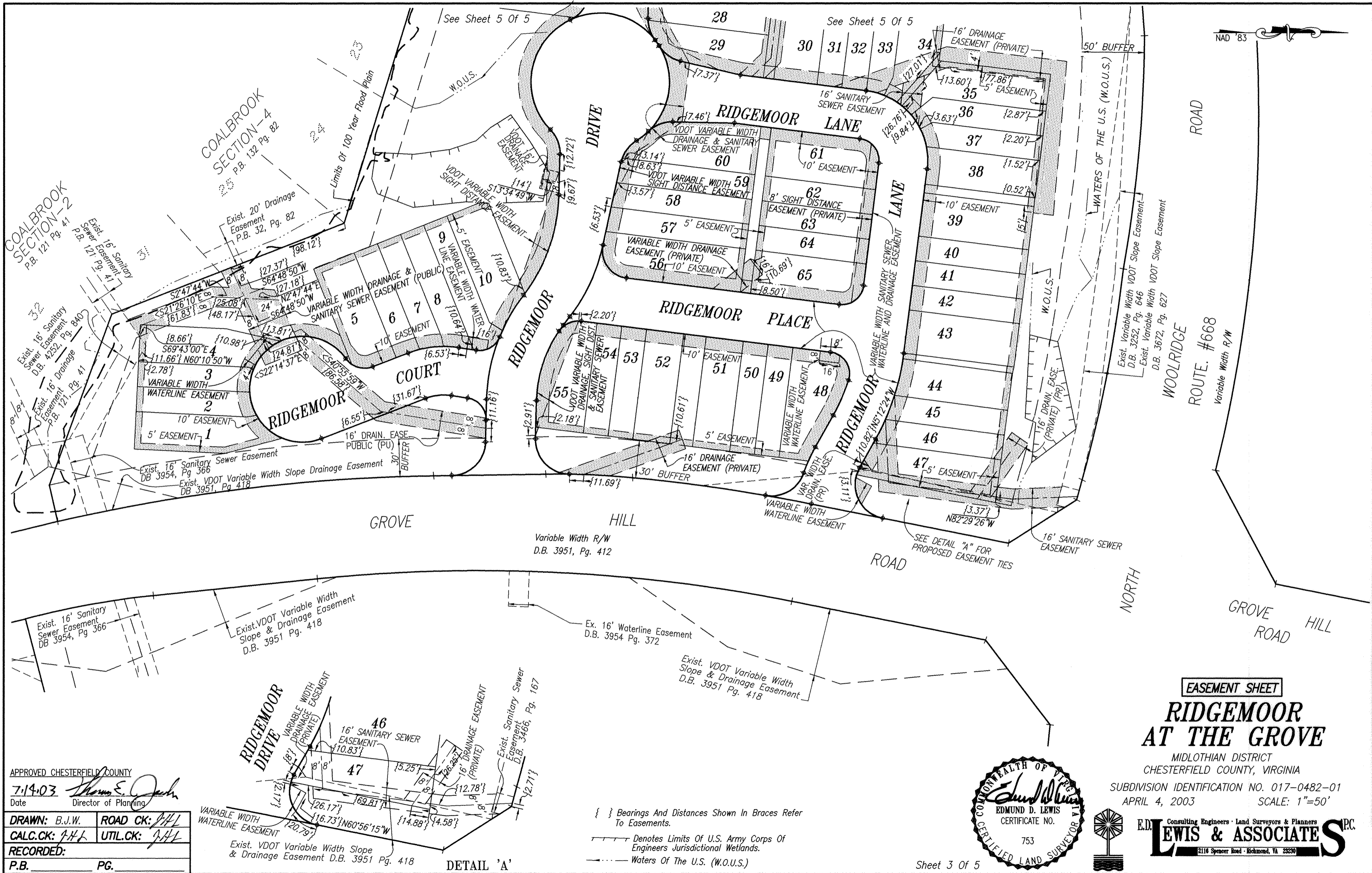
SUBDIVISION IDENTIFICATION NO. 017-0482-01
 APRIL 4, 2003 SCALE: 1"=50'

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

P.B. 134 PG. 93 7-14-03

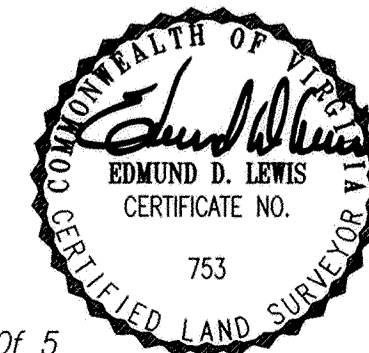
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APPROVED CHESTERFIELD COUNTY
7-14-03
Date
Director of Planning
DRAWN: B.J.W. ROAD CK: R.C.K.
CALC. CK: R.C.K. UTIL. CK: R.C.K.
RECORDED:
P.B. PG.

{ } Bearings And Distances Shown In Braces Refer To Easements.
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EASEMENT SHEET
RIDGEMOOR AT THE GROVE
MIDLOTHIAN DISTRICT
CHESTERFIELD COUNTY, VIRGINIA
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Sheet 3 of 5

P.B. 134 Pg. 94 7-14-03

NAD '83

No.	DIRECTION	DISTANCE
L5	S82°52'27"E	16.07'
L14	S37°01'42"W	29.89'
L15	S57°47'22"W	15.22'
L16	S68°56'55"W	7.20'
L17	N19°34'00"W	34.59'
L18	N31°57'16"E	7.41'
L19	S48°50'06"E	52.86'
L20	N63°30'52"W	16.50'

No.	Δ=	R=(ft)	L=(ft)	T=(ft)	CHD	CHD BRG
C80	45°11'04"	27.50	21.69	11.44		
C81	282°22'27"	55.50	273.52	N/A		
C93	51°08'17"	27.50	24.54	13.16		
C94	256°30'24"	42.50	190.27	N/A		
C95	76°30'24"	17.50	23.37	13.80		
C96	38°37'55"	27.50	18.54	9.64		
C97	05°49'17"	55.50	5.64	2.82		
C98	45°11'04"	27.50	21.69	11.44		
C99	90°00'00"	56.50	88.75	56.50		
C111	90°00'00"	17.50	27.49	17.50		
C112	45°11'04"	27.50	21.69	11.44		
C113	77°37'33"	55.50	75.19	44.64		
C114	78°13'31"	55.50	75.77	45.12		
C116	108°19'39"	55.50	104.93	76.85		
C120	4°46'30"	1103.34	91.95	46.00	91.93	S84°15'00"W
C122	09°51'37"	1095.32	188.50	94.48	188.27	S84°52'03"E

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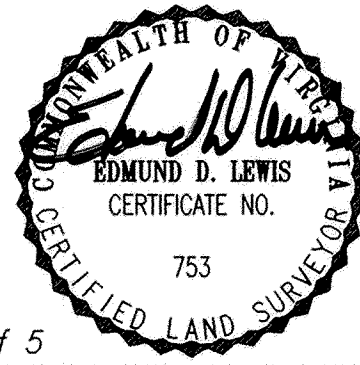
APPROVED CHESTERFIELD COUNTY

7/14/03
 Date

Director of Planning

See Sheet 2 Of 5

Sheet 4 Of 5



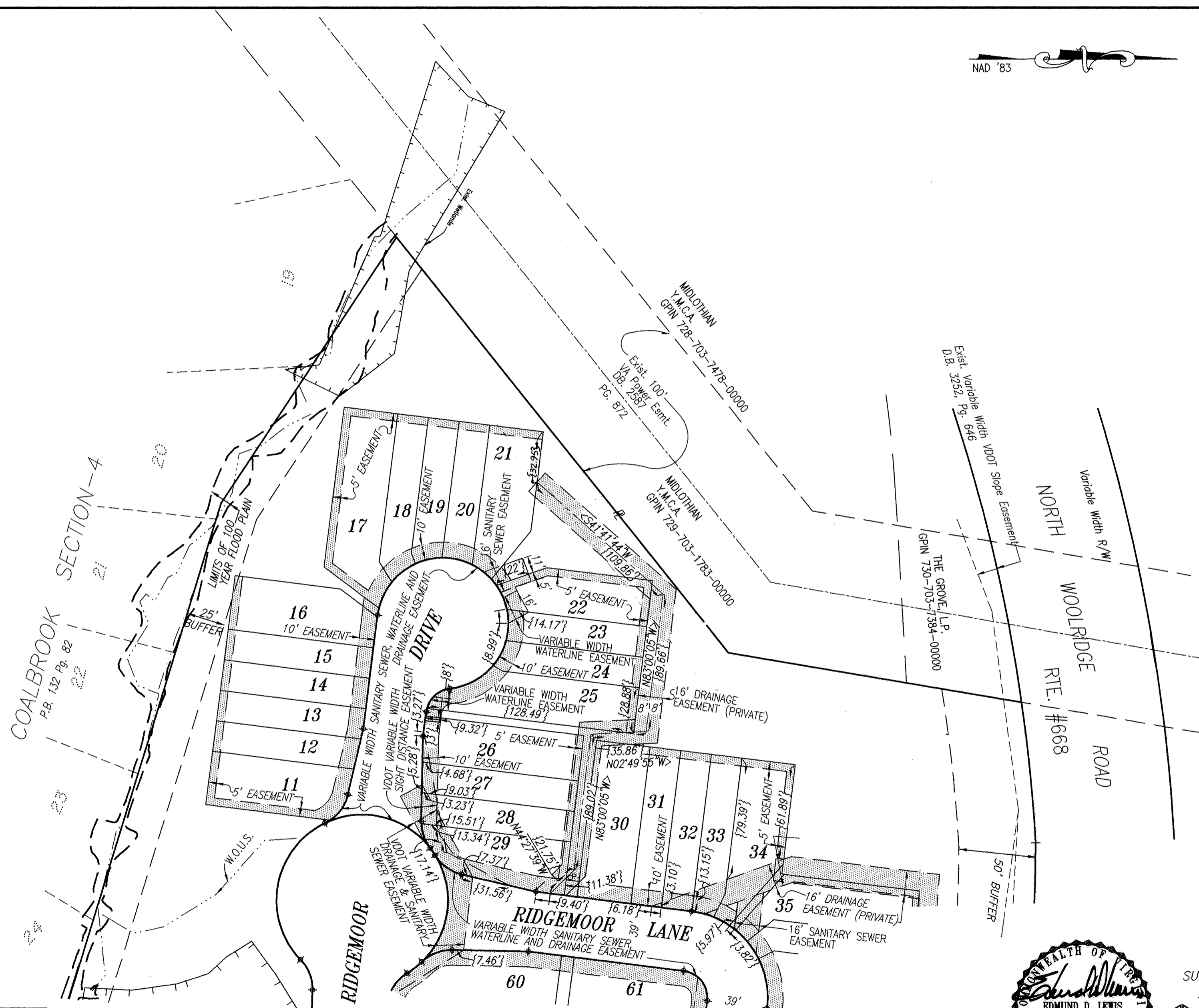
NOTE: SEE SHEET 5 OF 5 FOR EASEMENTS

RIDGEMOOR AT THE GROVE

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 CHESTERFIELD COUNTY, VIRGINIA

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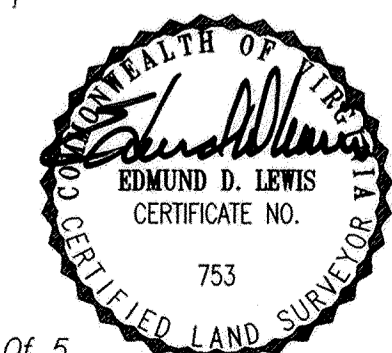
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EASEMENT SHEET
RIDGEMOOR
AT THE GROVE

MIDLOTHIAN DISTRICT
CHESTERFIELD COUNTY, VIRGINIA
SUBDIVISION IDENTIFICATION NO. 017-0482-01
APRIL 4, 2003
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CALC. CK: JHL	UTIL. CK: JHL
RECORDED:	
P.B. _____	PG. _____

APPROVED CHESTERFIELD COUNTY
Date **7.14.03**
Director of Planning *[Signature]*

See Sheet 3 Of 5