

SUBDIVISION CERTIFICATE

This subdivision of land shown hereon designated as Scotter Hills at the Grove a Resubdivision of Lots 47-50 and a portion of Open Space is with the free consent and in accordance with the desires of the undersigned owners. There is no mortgage on this property. All easements and roads are of the width and extent shown hereon 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 the adjoining land for construction and maintenance of public facilities within the boundaries of the easements shown hereon. All easements are for surface and underground drainage and underground utilities except as restricted in use as shown on this plat.

Given under our hands and seals this 14 day of February 2005.

Brenda Perry
CENTEX HOMES

John M. Romano
THE GROVE HOMEOWNERS ASSOCIATION

COMMONWEALTH OF VIRGINIA
County of Henrico TO WIT:
I, Clair Reader,
a Notary Public in and for the County of Henrico
of the Commonwealth of Virginia, do hereby certify that Brenda Perry

whose names are signed to the Subdivision Certificate, have acknowledged the same before me in my Henrico County and Commonwealth aforesaid. Given under my hand and seal this 14 day of February 2005.

Clair Reader
Notary Public
My commission expires April 30, 2005

COMMONWEALTH OF VIRGINIA
County of Chesterfield TO WIT:
I, Joseph Boykin,
a Notary Public in and for the County of Powhatan
of the Commonwealth of Virginia, do hereby certify that John M. Romano

whose names are signed to the Subdivision Certificate, have acknowledged the same before me in my Chesterfield County and Commonwealth aforesaid. Given under my hand and seal this 21 day of February 2005.

Joseph Boykin
Notary Public
My commission expires 9/30/07

APPROVED, BY CHESTERFIELD COUNTY
3/16/05 *[Signature]*
DATE DIRECTOR OF PLANNING
2/29/05 *[Signature]*
DATE PLANNING DEPARTMENT
3/16/05 *[Signature]*
DATE DEPT. OF ENVIRONMENTAL ENG'R.

CALC CHECK:	DP
SURVEYS:	JAM
UTILITIES:	-
DWG. BY:	DH Knoop

SURVEYOR'S CERTIFICATE

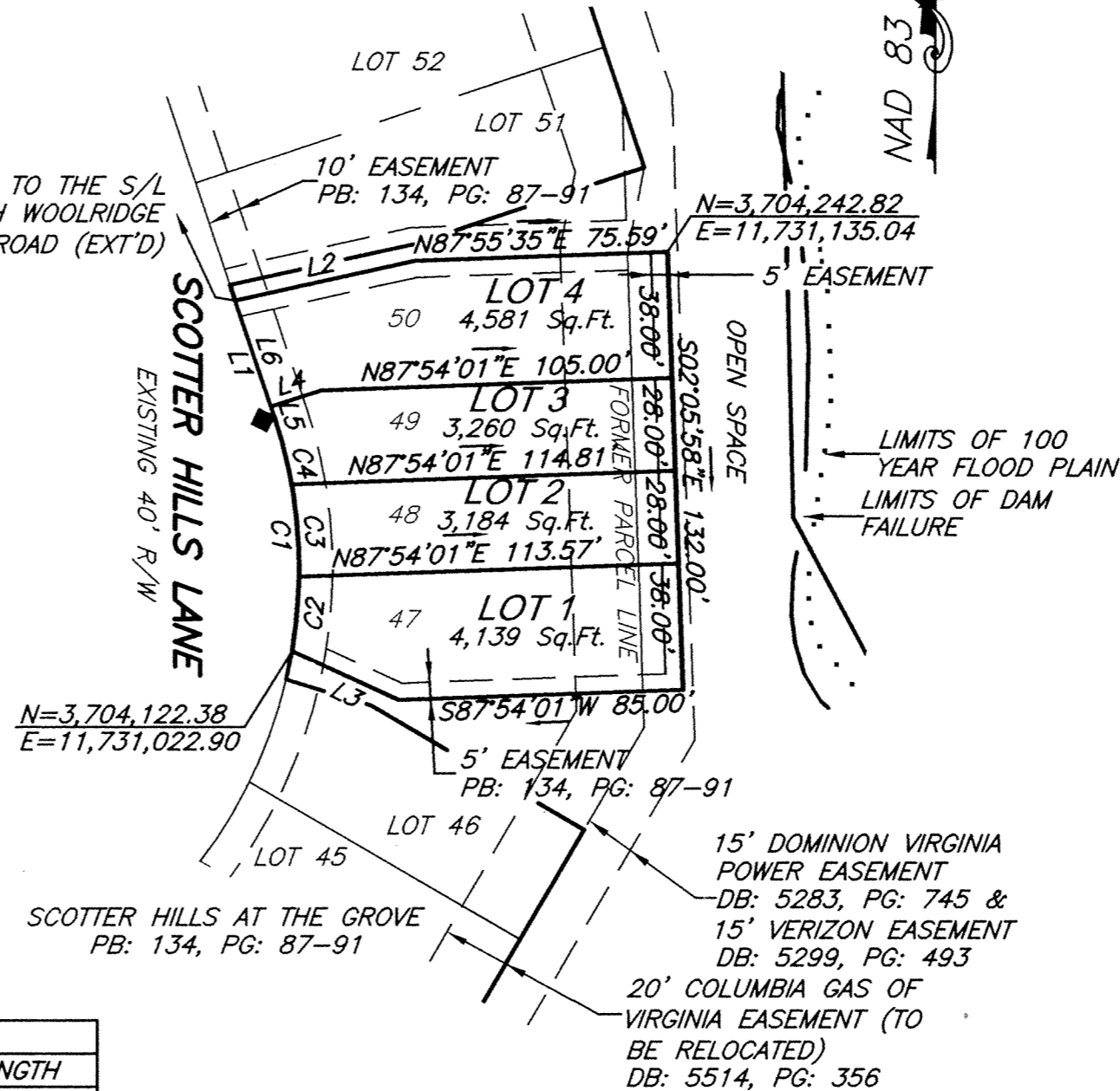
To the best of my knowledge and belief all of the requirements as set forth in the Ordinance for Approving Subdivision Plats in Chesterfield County, Virginia, have been complied with. All monuments will be set by January 2006.

Mark B. Beall
Balzer and Associates, Inc.



Building Setbacks:

(Case 05SN0135)
Front - 20'
Internal Side - 0'
End - 10'
Rear - 19'



LINE	BEARING	LENGTH
L1	N18°33'15"W	36.83
L2	N77°24'25"E	55.07
L3	N65°32'05"W	35.19
L4	N71°55'57"E	15.79
L5	N18°33'15"W	3.10
L6	N18°33'15"W	33.73

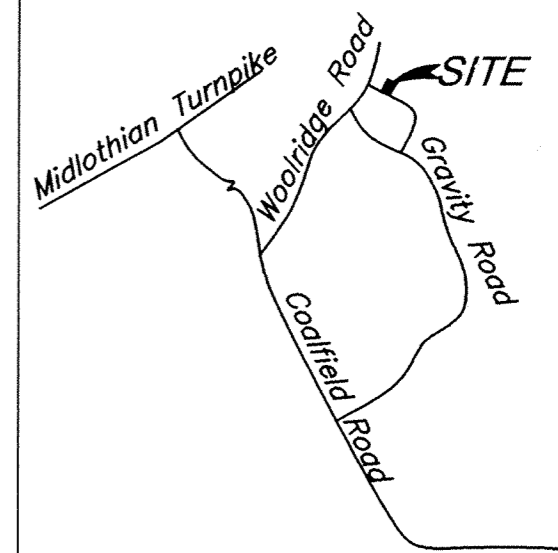
CURVE #	LENGTH	RADIUS	TANGENT	CHORD BEARING	CHORD	DELTA
C1	71.72'	145.00'	36.61	N04°23'01"W	70.99'	28°20'27"
C2	22.47'	145.00'	11.26	N05°20'48"E	22.45'	8°52'48"
C3	28.07'	145.00'	14.08	N04°38'22"W	28.03'	11°05'32"
C4	21.18'	145.00'	10.61	N14°22'11"W	21.16'	8°22'07"

SOURCE OF TITLE

The property embraced within the limits of this subdivision was conveyed to: **Lots 47-50:** Centex Homes, a Nevada general partnership, by deed from The Grove, L.P., a Virginia limited partnership, dated September 10, 2004, and recorded September 14, 2004, in Deed Book 5962, page 206. **Open Space:** The Grove Homeowners Association, a Virginia nonprofit nonstock corporation, by deed from The Grove, L.P., a Virginia limited partnership, dated July 16, 2003, and recorded September 9, 2003, in Deed Book 5376, page 364. The foregoing deeds are recorded in the Clerk's Office of the Circuit Court, Chesterfield County, Virginia.



PLANNERS • ARCHITECTS
ENGINEERS • SURVEYORS
501 Branchway Road
Richmond, Virginia 23236
Phone: 804/794-0571
FAX: 804/794-2635



VICINITY MAP SCALE: 1"= 2000'

NOTES:

Use: Residential
Zoned: RTH CASE #91SN0172
GPIN: 731-704-1212-0000 (LOT 47)
731-704-1115-00000 (LOT 48)
731-704-1118-00000 (LOT 49)
731-704-1122-00000 (LOT 50)
730-703-8459-00000 Part (OPEN SPACE)
Portion of open space separated by Scotter Hills Drive (not included) is 2.428 acres
Water: County system
Sewer: County system
Drainage: Curb & Gutter
Number of lots: 4
Area in lots: 0.348 Acres (0.036 Acre of former open space now made a part of lots.)
Area in open space: 5.072 Acres
Total area: 5.420 Acres

SCOTTER HILLS AT THE GROVE
A RESUBDIVISION OF LOTS 47-50 AND A PORTION OF OPEN SPACE

SUBDIVISION IDENTIFICATION NO. 017-440-51
MIDLOTHIAN DISTRICT
CHESTERFIELD COUNTY, VIRGINIA
DATE: January 4, 2005 SCALE: 1"=50'

File name: Y:\C2004\C0410000\C0411222.dwg

3-18-05

R152 R 47

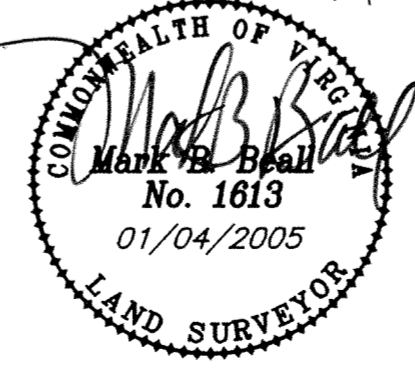
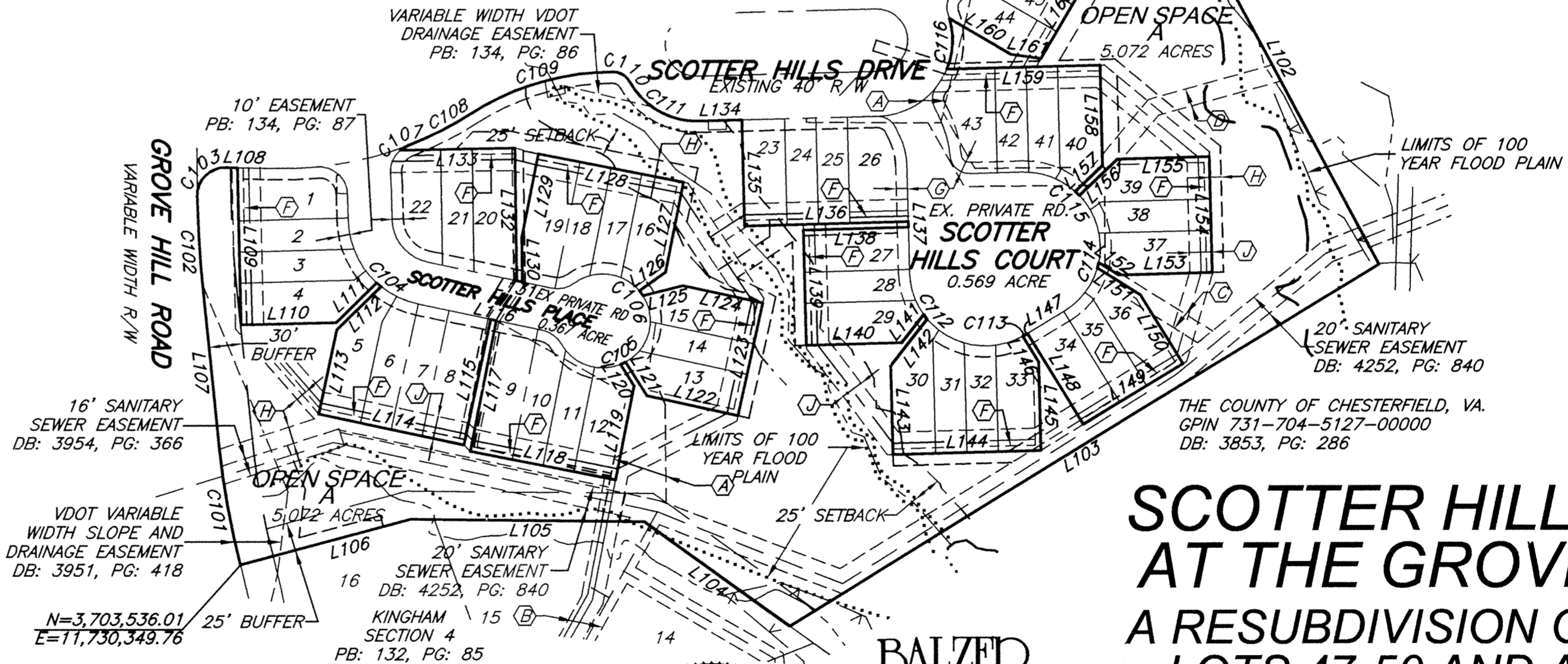
05R P0047

LINE	BEARING	LENGTH
L101	S01°28'25"E	352.87
L102	S28°05'46"E	407.53
L103	S58°29'16"W	616.49
L104	N54°28'00"W	159.35
L105	N89°21'38"W	208.52
L106	S75°10'50"W	156.43
L107	N05°50'29"W	132.34
L108	S88°26'16"E	10.07
L109	S01°20'03"E	141.48
L110	N88°39'57"E	84.44
L111	N45°20'24"E	51.15
L112	S45°20'24"W	55.33
L113	S12°01'39"W	77.78
L114	S77°58'21"E	132.00
L115	N12°01'39"E	115.13
L116	S77°52'41"E	5.06
L117	S11°08'52"W	119.55
L118	S78°51'08"E	132.00
L119	N11°08'52"E	85.19
L120	N31°56'36"W	22.78
L121	S31°56'36"E	35.79
L122	S77°39'57"E	83.25
L123	N12°20'03"E	104.00
L124	N77°39'57"W	73.00
L125	S75°46'09"W	36.75
L126	N54°15'20"E	28.75
L127	N11°09'59"E	82.31
L128	N78°50'01"W	132.00
L129	S11°09'59"W	76.27
L130	S00°54'18"E	40.04
L131	N77°52'41"W	5.13
L132	N00°54'18"W	118.93
L133	S89°05'42"W	101.82
L134	N88°31'44"E	38.80
L135	S01°28'22"E	94.64
L136	N88°31'38"E	146.10
L137	S01°28'57"E	5.11

LINE	BEARING	LENGTH
L138	S88°31'03"W	93.81
L139	S01°28'57"E	104.00
L140	N88°31'03"E	84.83
L141	N37°45'08"E	32.26
L142	S37°45'08"W	53.19
L143	S01°31'25"E	79.37
L144	N88°28'35"E	132.00
L145	N01°31'25"W	79.01
L146	N31°23'21"W	27.28
L147	N58°36'39"E	2.80
L148	S31°23'21"E	95.52
L149	N58°36'39"E	104.00
L150	N31°23'21"W	73.00
L151	N57°57'15"W	45.01
L152	S57°57'15"E	21.10
L153	N88°32'02"E	83.40
L154	N01°27'58"W	104.00
L155	S88°32'02"W	82.00
L156	S46°15'19"W	47.02
L157	N46°15'19"E	33.63
L158	N01°28'22"W	89.53
L159	S88°31'38"W	136.82
L160	S59°48'47"E	63.68
L161	S81°36'52"E	26.93
L162	N30°11'13"E	94.00
L163	N59°48'47"W	73.93
L164	N73°01'48"W	26.51
L165	S65°32'05"E	35.19
L166	N87°54'01"E	85.00
L167	N02°05'59"W	132.00
L168	S87°55'35"W	75.59
L169	S77°24'25"W	55.07
L170	N18°33'15"W	5.03
L171	N77°25'18"E	55.97
L172	N71°32'45"E	73.00
L173	N18°27'15"W	132.00
L174	S71°32'45"W	128.89
L175	N18°33'15"W	49.85

CURVE #	LENGTH	RADIUS	TANGENT	CHORD BEARING	CHORD	DELTA
C1	71.73'	145.00'	36.61	N04°22'58"W	71.00'	28°20'35"
C2	22.47'	145.00'	11.26	N05°20'48"E	22.45'	8°52'48"
C3	28.07'	145.00'	14.08	N04°38'22"W	28.03'	11°05'32"
C4	21.18'	145.00'	10.61	N14°22'11"W	21.16'	8°22'07"
C101	104.64'	667.80'	52.43	N10°19'50"W	104.53'	8°58'41"
C102	95.71'	1280.00'	47.88	S03°41'58"E	95.69'	4°17'03"
C103	40.63'	25.00'	26.40	S45°00'09"W	36.30'	93°07'10"
C104	5.02'	79.50'	2.51	S48°59'00"E	5.01'	3°36'52"
C105	5.04'	42.50'	2.52	N64°44'29"E	5.03'	6°47'27"
C106	5.39'	42.50'	2.70	N35°55'55"W	5.38'	7°15'35"
C107	8.21'	25.00'	4.14	N59°33'37"E	8.17'	18°49'10"
C108	62.43'	310.00'	31.32	N63°12'04"E	62.32'	11°32'17"
C109	133.56'	235.00'	68.64	S73°42'48"W	131.77'	32°33'47"
C110	18.60'	17.50'	10.29	N59°33'09"W	17.74'	60°54'18"
C111	74.02'	68.00'	41.16	S60°17'08"E	70.42'	62°22'16"
C112	5.17'	67.50'	2.59	S37°30'21"E	5.17'	4°23'23"
C113	2.20'	67.50'	1.10	N59°32'47"E	2.20'	1°52'16"
C114	5.26'	67.50'	2.63	N13°52'40"E	5.26'	4°28'05"
C115	5.00'	67.50'	2.50	N45°52'07"W	5.00'	4°14'53"
C116	46.25'	68.00'	24.06	N02°56'26"E	45.37'	38°58'25"
C117	8.68'	145.00'	4.34	N11°30'07"E	8.68'	3°25'49"
C118	24.88'	16.00'	15.75	S25°59'43"W	22.45'	89°05'56"
C119	227.24'	1193.24'	113.96	N65°05'21"E	226.90'	10°54'41"

EASEMENT IDENTIFICATION TABLE	
A	VARIABLE WIDTH DRAINAGE EASEMENT (PRIVATE), SANITARY SEWER, & WATERLINE EASEMENT PB: 134, PG: 87
B	VARIABLE WIDTH DRAINAGE EASEMENT, & SANITARY SEWER EASEMENT PB: 134, PG: 87
C	16' SANITARY SEWER EASEMENT PB: 134, PG: 87
D	16' DRAINAGE EASEMENT (PUBLIC) PB: 134, PG: 87
E	16' WATERLINE EASEMENT PB: 134, PG: 87
F	5' EASEMENT PB: 134, PG: 87
G	10' EASEMENT PB: 134, PG: 87
H	15' DOMINION VIRGINIA POWER EASEMENT DB: 5283, PG: 745 & 15' VERIZON EASEMENT DB: 5299, PG: 493
J	20' COLUMBIA GAS OF VIRGINIA EASEMENT DB: 5514, PG: 356



BALZER
AND ASSOCIATES, INC.
BVINC
REFLECTING TOMORROW
PLANNERS • ARCHITECTS
ENGINEERS • SURVEYORS
501 Branchway Road
Richmond, Virginia 23236
Phone: 804/794-0571
FAX: 804/794-2635

SCOTTER HILLS AT THE GROVE

A RESUBDIVISION OF LOTS 47-50 AND A PORTION OF OPEN SPACE

SUBDIVISION IDENTIFICATION NO. 017-440-51
MIDLOTHIAN DISTRICT
CHESTERFIELD COUNTY, VIRGINIA
DATE: January 4, 2005 SCALE: 1"=100'

3-18-05

R152 R.48

05 RP 00 42

File name: Y:\C2004\C0410000\C0411222.dwg | C0411222.dwg | C0411222.dwg

APPROVED BY CHESTERFIELD COUNTY
3/16/05 *[Signature]*
DATE DIRECTOR OF PLANNING