

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 SCOTTER HILLS 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, ROADS AND STRIPS 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 4<sup>th</sup> DAY OF June, 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 4<sup>th</sup> DAY OF June 2003.

MY COMMISSION EXPIRES August 31, 2003.

Rebecca E. Woods  
NOTARY PUBLIC

SURVEYORS CERTIFICATE

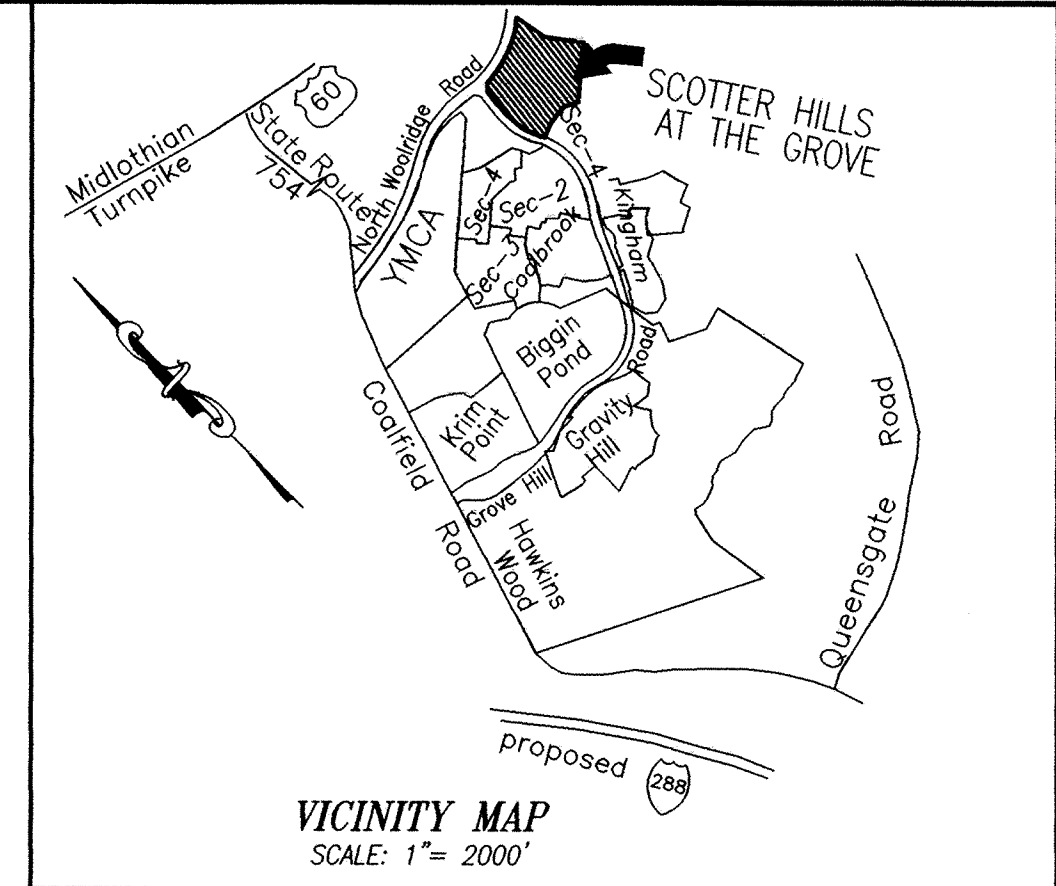
TO THE BEST OF MY KNOWLEDGE AND BELIEF ALL OF THE REQUIREMENTS AS SET FORTH IN THE ORDINANCE FOR APPROVING PLATS OF SUBDIVISIONS FOR RECORDATION IN CHESTERFIELD COUNTY, VIRGINIA HAVE BEEN COMPLIED WITH. MONUMENTS WILL BE SET BY MAY 31, 2004.

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: 6.110 ACRES  
COMMON AREA: 7.636 ACRES  
ROADS: 1.878 ACRES  
ROAD STRIP: 1.323 ACRES  
TOTAL: 16.947 ACRES
4. NO. OF LOTS: 80
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 SCOTTER HILLS 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 SCOTTER HILLS AT THE GROVE HOMEOWNERS ASSOCIATION OR THEIR ASSIGNS EXCLUSIVELY, IN ACCORDANCE WITH THE PROVISIONS OF THE RESTRICTIVE COVENANTS MADE APPLICABLE TO THIS PROPERTY RECORDED IN DECLARATIONS DATED July 1, 2003, RECORDED IN DEED BOOK 5220 PAGE 416 IN THE CLERK'S 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.

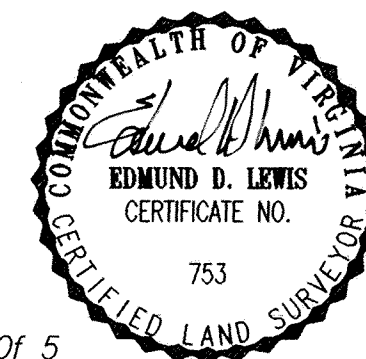


SCOTTER HILLS  
AT THE GROVE

MIDLOTHIAN DISTRICT  
CHESTERFIELD COUNTY, VIRGINIA

SUBDIVISION IDENTIFICATION NO. 017-440-01  
APRIL 11, 2003

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



Sheet 1 Of 5

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

APPROVED CHESTERFIELD COUNTY

7.14.03

Date

Thomas E. Jackson  
Director of Planning

7/2/03

Date

David S. Hark  
Planning Department

7/11/03

Date

Richard M. McElpin  
Dept. of Environmental Engineering

COALBROOK  
SECTION-2  
P.B. 121 Pg. 41

THE GROVE, LP  
730-703-7384-00000

THE GROVE, LP  
730-703-7384-00000

HILL  
Variable Width R/W  
D.B. 3951, Pg. 412

NAD '83

CURVE TABLE				
No.	Δ=	R=(ft)	L=(ft)	T=(ft)
C24	62°22'15"	68.00	74.02	41.16
C25	60°54'18"	17.50	18.60	10.29
C26	32°33'47"	235.00	133.56	68.64
C27	34°07'50"	310.00	184.66	95.16
C28	93°07'10"	25.00	40.63	26.40
C29	05°28'51"	1280.00	122.44	61.27
C30	92°21'09"	25.00	40.30	26.05
C31	30°48'02"	300.00	161.27	82.64
C32	27°51'12"	295.00	143.41	73.15
C33	49°42'43"	17.50	15.18	8.11
C34	49°37'01"	68.00	58.89	31.43
C39	03°07'17"	1821.75	99.25	49.64
C40	17°05'14"	692.12	206.41	103.98
C41	02°54'38"	1776.00	90.22	45.12
C43	180°00'00"	28.00	87.96	N/A
C52	15°30'08"	310.00	83.88	42.20
C53	75°29'21"	25.00	32.94	19.35
C54	05°09'42"	119.50	10.77	5.39
C55	76°31'14"	40.50	54.09	31.94
C56	48°45'24"	25.00	21.27	11.33
C57	27°30'49"	42.50	205.85	N/A
C58	48°45'25"	25.00	21.27	11.33
C59	76°31'14"	79.50	106.18	62.70
C60	94°10'13"	25.00	41.09	26.89
C61	25°50'55"	68.00	30.68	15.60
C62	64°21'28"	17.50	19.66	11.01
C63	89°47'42"	40.50	63.47	40.36
C64	27°25'45"	40.50	19.39	9.88
C65	51°55'37"	17.50	15.86	8.52
C66	28°21'39"	42.50	209.42	N/A
C67	51°39'20"	21.00	18.93	10.16
C68	28°41'03"	79.50	39.80	20.33
C69	89°47'42"	79.50	124.59	79.22
C70	89°47'36"	17.50	27.43	17.44
C72	08°58'41"	667.80	104.64	52.43
C73	17°06'48"	1280.00	382.32	192.59
C74	03°05'40"	1193.24	64.45	32.23
C75	22°25'18"	1193.24	466.95	236.50
C83	14°39'35"	42.50	10.87	5.47
C84	17°20'23"	21.00	6.35	3.20

LINE TABLE		
No.	DIRECTION	DISTANCE
L1	N61°05'53"E	3.90'
L24	S50°39'57"W	13.53'
L25	S45°20'24"W	51.15'
L26	S45°20'24"W	55.33'
L27	S31°56'36"E	22.78'
L28	S31°56'36"E	35.79'
L29	N75°46'09"E	36.75'
L30	N54°15'20"E	28.75'
L45	S42°31'53"W	37.23'
L46	N21°51'21"E	8.39'
L47	N19°52'07"W	37.43'
L48	N14°10'19"W	26.40'

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

[ ] Distances Shown In Brackets Refer  
To Building Setbacks

SEE SHEET 4 OF 5

APPROVED CHESTERFIELD COUNTY

7-14-03

Date

Thomas E. Jordan  
Director of Planning

Sheet 2 of 5



NOTE: SEE SHEET 3 OF 5 FOR EASEMENTS

## SCOTTER HILLS AT THE GROVE

MIDLOTHIAN DISTRICT  
CHESTERFIELD COUNTY, VIRGINIA  
SUBDIVISION IDENTIFICATION NO. 017-440-01  
APRIL 11, 2003 SCALE: 1"=50'

LEWIS & ASSOCIATES, INC.  
Consulting Engineers - Land Surveyors & Planners  
1116 Spence Road - Richmond, VA 23226

7-14-03

P.B. 134 PG. 88

03 RPO103



COALBROOK  
SECTION-2  
P.B. 121 Pg. 41

THE GROVE, LP  
730-703-7384-00000

THE GROVE, LP  
730-703-7384-00000

GROVE

HILL  
Variable Width R/W  
D.B. 3951, Pg. 412

ROAD

NAD '83

OPEN SPACE

OPEN SPACE

30' BUFFER

30' BUFFER

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

Exist. Slope  
& Drainage Easement  
D.B. 3252, Pg. 646

Exist. 5' Easement  
P.B. 132, Pg. 85

Exist. Variable Width  
Drainage & Sanitary  
Sewer Easement  
P.B. 132, Pg. 85

Exist. 26' Drainage &  
San. Sewer Easement  
D.B. 4257, Pg. 889

VARIABLE WIDTH DRAINAGE  
EASEMENT (Private),  
SANITARY SEWER, &  
WATERLINE EASEMENT

SCOTTER HILLS PLACE  
Private  
VARIABLE WIDTH SANITARY SEWER, WATERLINE AND DRAINAGE EASEMENT

SCOTTER HILLS DRIVE  
Public  
VDOT 10'x16' DRAINAGE EASEMENT

SCOTTER HILLS DRIVE  
Public  
VDOT VARIABLE WIDTH EASEMENT

LAWFORD LANE  
Private  
VARIABLE WIDTH SANITARY SEWER, WATERLINE AND DRAINAGE EASEMENT

EASEMENT SHEET

# SCOTTER HILLS AT THE GROVE

MIDLOTHIAN DISTRICT  
CHESTERFIELD COUNTY, VIRGINIA

SUBDIVISION IDENTIFICATION NO. 017-440-01  
APRIL 11, 2003 SCALE: 1"=50'



ED LEWIS & ASSOCIATES PC  
Consulting Engineers - Land Surveyors & Planners  
2116 Spencer Road - Richmond, VA 23220

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

Sheet 3 Of 5

APPROVED CHESTERFIELD COUNTY

7-19-03  
Date  
Director of Planning

SEE SHEET 5 OF 5

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

7-14-03

P.B. 134 PG. 89

03 RPO103

211997





