

barr



Map Created on 4/14/2015



Location of the mouse click



Flood Hazard Zone
(1% annual chance floodplain)

User Notes:

Disclaimer:

The online map is for use in administering the National Flood Insurance Program. It does not necessarily identify all areas subject to flooding, particularly from local drainage sources of small size. To obtain more detailed information in areas where Base Flood Elevations have been determined, users are encouraged to consult the latest Flood Profile data contained in the official flood insurance study. These studies are available online at www.msc.fema.gov.

WV Flood Tool is supported by FEMA, WV NFIP Office, and WV GIS Technical Center
(<http://www.MapWV.gov/flood>)

Flood Hazard Area: Selected site is **WITHIN** the FEMA 100-year floodplain.

Elevation: About 826 feet

Location (long, lat): 78.782512 W, 39.315582 N

Location (UTM 17N): (691170, 4354142)

FEMA Issued Flood Map: 54027C0233C

Contacts: Hampshire County

CRS Information: Hampshire County

Parcel Number:

COURSE & DISTANCE CHART		
BRG#	1	N 09 59'37" E 1186.76
BRG#	2	N 09 59'37" E 1.87
BRG#	3	N 39 28'28" W 1655.12
BRG#	4	N 39 28'28" W 741.64
BRG#	5	N 39 28'28" W 1174.80
BRG#	6	N 39 28'28" W 809.63
BRG#	7	N 39 28'28" W 1343.45
BRG#	8	N 39 28'28" W 1144.16
BRG#	9	N 39 28'28" W 814.38
BRG#	10	N 39 28'28" W 20.00
BRG#	11	N 47 56'53" W 20.00
BRG#	12	N 47 56'53" W 952.18
BRG#	13	N 47 56'53" W 22.56
BRG#	14	S 46 17'14" E 454.13
BRG#	15	N 46 17'14" W 7929.18
BRG#	16	N 45 57'21" E 441.79
BRG#	17	N 09 59'37" E 1117.76
BRG#	18	N 09 59'37" E 628.88

MAGNETIC DECLINATION DETERMINED AT LATITUDE 39-17'-47" N AND LONGITUDE 78-26'-04" W AT CAPON BRIDGE, WV ON APRIL 1, 1993. ALL BEARINGS SHOWN ARE FROM THE MAGNETIC MERIDIAN. ALL DISTANCES ARE HORIZONTAL. THIS SURVEY COMPLETED JUNE 20, 1994.

APPROXIMATELY 1.5 MILES TO THE INTERSECTION OF U.S. ROUTE 50 WITH WEST VIRGINIA SECONDARY ROUTE 8

CENTERLINE OF WEST VIRGINIA SECONDARY ROUTE 8 "RIVER ROAD" (30-FOOT WIDE R/W)

FREDERICK L. SHAFFER
2.57 ACRES & R/W
D.B. 322, PG. 273
TAX MAP 17, PARCEL 1.1

HARRY A. SAGER
MERRI LYNN SAGER
GERALDINE C. STUMP, SR.
(LIFE ESTATE)
412.06 ACRES (PARCEL C)
D.B. 315, PG. 571
MAP BOOK 6, PG. 28
TAX MAP 18, PARCEL 44.4

PARCEL B-1
307.0710 NET ACRES
(SEE TITLE)

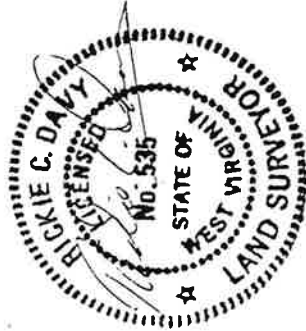
PARCEL B-2
289.6410 NET ACRES
(SEE TITLE)

new 257.9113 AC

GEORGE A. STUMP, JR.
777 ACRES
M.B. 29, PG. 340
D.B. 131, PG. 34
TAX MAP 17, PARCEL 9

HARRY A. SAGER
MERRI LYNN SAGER
211.5 ACRES & 75 ACRES
D.B. 315, PG. 558
TAX MAP 17, PARCELS 2 & 3

SOUTH BRANCH OF THE POTOMAC RIVER



SCALE: 1" = 1000'
DATE: 06/20/1994

JOB NO. D94-034
SHEET 2 OF 3 SHEETS

NOTES

NOTE A: BEING THE DIVISION OR PARTITION OF PARCEL B OF THE "WILLIAM B. STUMP HOME PLACE" NOW OWNED BY GERALDINE C. STUMP, JR. (1/2 UNDIVIDED INTEREST) (SEE D.B. 218, PG. 476; D.B. 214, PG. 682 & D.B. 131, PG. 34) AND HARRY A. & MERRI LYNN SAGER WITH A LIFE ESTATE UNTO GERALDINE C. STUMP, SR. (1/2 UNDIVIDED INTEREST) (SEE D.B. 315, PG. 671; D.B. 315, PG. 662; W.B. 92, PG. 733; W.B. 32, PG. 115; D.B. 131, PG. 82; D.B. 131, PG. 34 AND MAP BOOK 6, PAGE 28).

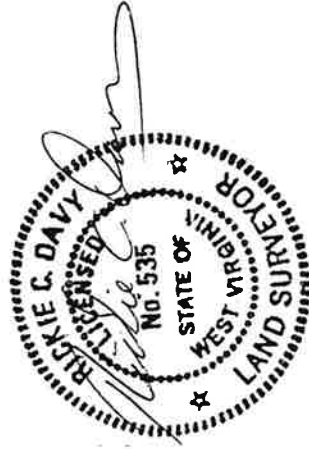
NOTE B: THE REMAINING PORTION OF PARCEL B TO BE PARTITIONED AND CALCULATED TO CONTAIN 599.282 TOTAL ACRES (MORE OR LESS) IS DEFINED BY LINES 1-N-O-P-Q-R-S-T-4-U-V-W-X-Y-Z-AA-BB-CC-M-L-K-1 AND IS BASED UPON PLAT OF SURVEY FOR H.A. SAGER DATED JULY, 1990 BY DAVID G. VANSOY, P.E. AS RECORDED IN MAP BOOK 6 AT PAGE 28. HOWEVER, THERE WAS A 2.57 ACRE TRACT TOGETHER WITH A R/W FOR INGRESS AND EGRESS TO AND FROM WEST VIRGINIA SECONDARY ROUTE 8 THAT WAS PREVIOUSLY CONVEYED OUT OF PARCEL B AND IS NOW OWNED BY FREDERICK L. SHAFFER (SEE D.B. 322, PG. 273). THIS SURVEY OR PARTITIONING INTO PARCELS B-1 AND B-2 IS BEING PERFORMED IN ACCORDANCE TO A SETTLEMENT AGREEMENT DERIVED FROM CIVIL ACTION PENDING IN THE CIRCUIT COURT OF HAMPSHIRE COUNTY, WEST VIRGINIA BEARING CIVIL ACTION NO. 92-C-04 WITH GERALDINE C. STUMP, JR. AS PLAINTIFF VS. HARRY A. SAGER, MERRI LYNN SAGER AND GERALDINE C. STUMP, SR. AND LIEN-HOLDERS AS DEFENDANTS.

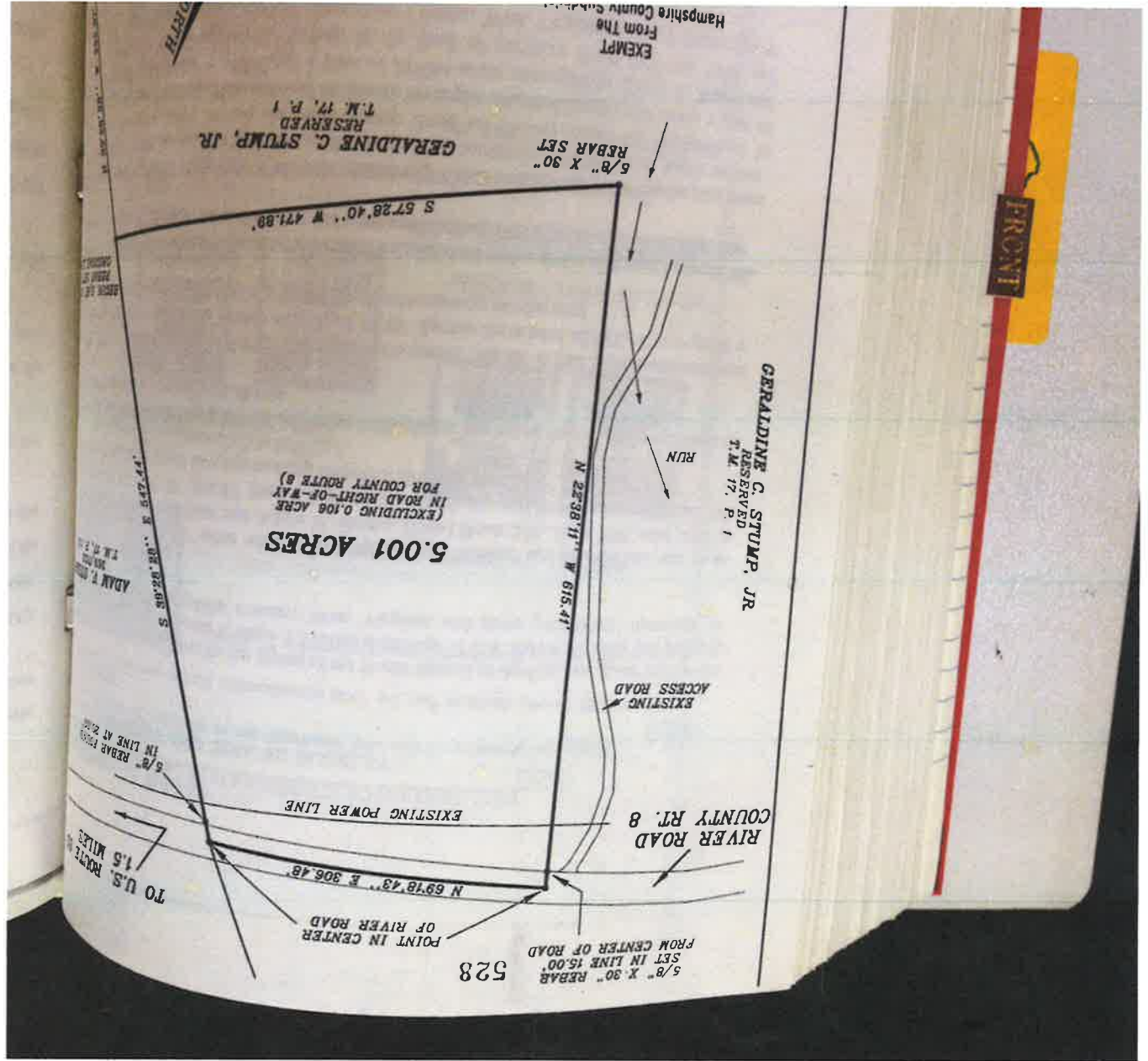
NOTE C: THIS SURVEY MAKES NO ATTEMPT TO LOCATE ANY RIGHTS-OF-WAY OR EASEMENTS EXCEPT THOSE SHOWN ON THIS PLAT.

LEGEND

- CORNER NO. 1 IS A FLUSH 5/8 INCH CAPPED IRON ROD, SET, IN PROPERTY LINE IN POWER LINE R/W.
- CORNER NOS. A, B, C, D, E, F, G & J ARE FLUSH 5/8 INCH CAPPED IRON RODS, SET, IN LINE.
- CORNER NO. 2 IS THE SOUTHWEST BRANCH OF A 9-INCH DOUBLE BLACK OAK, MARKED CORNER.
- CORNER NO. H IS A FLUSH 5/8 INCH CAPPED IRON ROD, SET, IN LINE ON THE SOUTHEAST SIDE OF ROAD.
- CORNER NO. 3 IS A PK NAIL SET IN THE CENTER OF ROAD.
- CORNER NO. I IS A FLUSH 5/8 INCH CAPPED IRON ROD, SET, IN LINE ON THE NORTHWEST SIDE OF ROAD.
- CORNER NO. 4 IS A CALCULATED POINT AT THE NORMAL HIGH WATER MARK ON THE SOUTHEAST BANK OF THE SOUTH BRANCH OF THE POTOMAC RIVER.
- CORNER NO. K IS A 5/8-INCH REBAR, IN STONE PILE, FOUND, ON THE EAST SIDE OF A DRAIN IN HOLLOW.
- CORNER NO. L IS A FLUSH 5/8 INCH CAPPED IRON ROD, SET, IN STONE PILE, BUILT, IN LINE.
- CORNER NO. M IS A 5/8 INCH REBAR IN STONE PILE, FOUND.
- CORNER NO. N IS A CAR AXLE, FOUND, AT FENCE CORNER.
- CORNER NO. O IS AN 1/4-INCH IRON ROD, FOUND, NEAR FENCE CORNER.
- NEW DIVISION OR PARTITION LINE
- ORIGINAL TRACT LINE
- NORMAL HIGH WATER LINE ON SOUTHEAST BOUNDS OF SOUTH BRANCH OF POTOMAC RIVER
- APPROXIMATE CENTERLINE OF POWER LINE TRANSMISSION LINE

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From: Perry Barr
Subject: Buckley property
Date: July 30, 2014 at 4:27 PM
To: Perry Barr