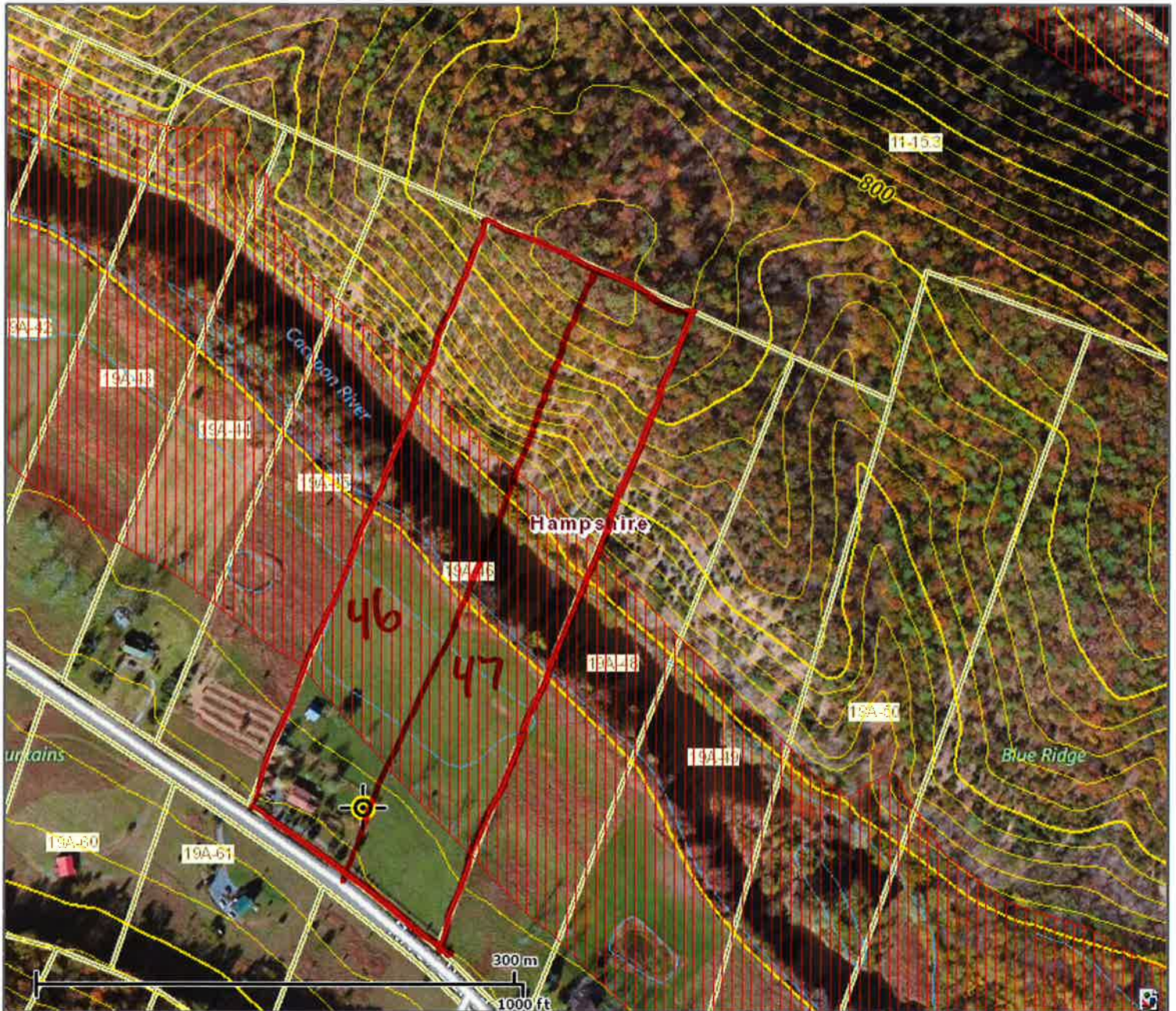




This map is not the official regulatory FIRM or DFIRM. Its purpose is to assist with determining potential flood risk for the selected location.

Map Created on 2/18/2015

 Location of the mouse click

 Approximate Study (Zone A)

 Detailed Study (Zone AE, AH, AO)

 Floodway

 Flood Water Depth (HEC-RAS)

 Cross Section Line

 Base Flood Elevation Line

 DFIRM Panel (Map) Index

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.

Advisory Flood Height: N/A

Water Depth: N/A

Elevation: About 630 feet

Location (long, lat): 78.412041 W, 39.457081 N

Location (UTM 17N): (722662, 4370697)

FEMA Issued Flood Map: 54027C0160C

Contacts: Hampshire County

CRS Information: Hampshire County

Flood Profile: No Profile

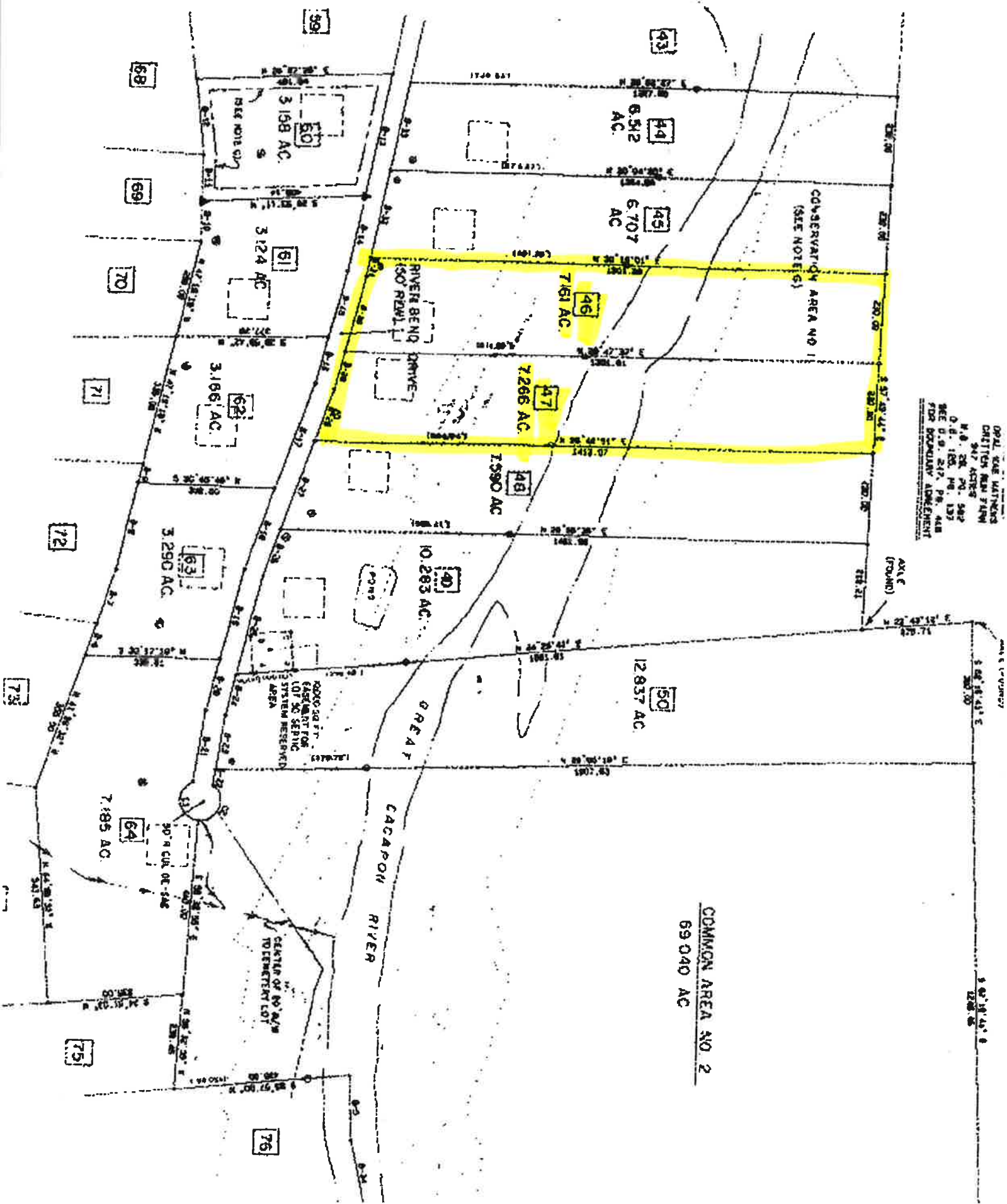
HEC-RAS Model: No Model

Parcel Number:

OPAL EEE MATINGS
 CRITCH NEW FARM
 347 ACRES
 N.B. 20. 20. 54P
 O.B. 100. 10. 133
 SEE D.B. 217. P.B. 448
 FOR BOUNDARY ADJUSTMENT

CONSERVATION AREA NO 1
 (SEE NOTE 6)

COMMON AREA NO 2
 69 040 AC



NOTE A: THIS TRACT OF LAND CONTAINING 35.406 ACRES LIES ON THE NORTHWEST SIDE OF LITTLE MOUNTAIN AND IS ADJOINED ON THE NORTHEAST AND SOUTHEAST BY THE LAND OWNED BY WILLIAM REILLY AND ON THE NORTHWEST BY THE LAND NOW OWNED BY DENNIS B. HIEFT, ET AL. THIS 35.406 ACRE TRACT IS PART OF THE 411 ACRE PATENT GRANTED TO SAMUEL BOYD ON JUNE 25, 1789 AND RECORDED IN SURVEY BOOK A, NO. 73. ALSO THIS TRACT IS PART OF A 400 ACRE PATENT (BEING JUNIOR TO THE 411 ACRE PATENT) GRANTED TO WILLIAM CARYL ON NOVEMBER 27, 1790. HOWEVER, THE CURRENT LAND OWNER OF THIS 35.406 ACRE TRACT IS UNKNOWN.

NOTE B: PARCEL E - 2.592 ACRES AND IS THE SOUTHEAST ONE HALF OF A TRACT OF 5.184 ACRES WHICH LIES BETWEEN THE 81 ACRE TRACT OWNED BY PATTEN CORPORATION AND THE 353.75 ACRE TRACT OWNED BY DENNIS B. HIEFT, ET AL. BY QUIT CLAIM DEED DATED JULY 24, 1980 FROM KYCOMBE CORPORATION, A DELAWARE CORPORATION AS RECORDED IN DEED BOOK 247 AT PAGE 434.

NOTE C: THERE IS A 30 FOOT BUILDING SETBACK LINE FOR ALL PERMANENT STRUCTURES FROM ALL BOUNDARY LINES OF ALL LOTS IN SAID SUBDIVISION. HOWEVER, ALL EXISTING STRUCTURES ARE EXEMPTED.

NOTE D: ALL EXISTING POWER LINE RIGHTS-OF-WAY, WHOSE CENTER LINE LIES WITHIN THIS SUBDIVISION, ARE TO BE ABANDONED AND ARE TO BE RELOCATED ALONG THE BOUNDS OF THE 50 FOOT ROAD RIGHTS-OF-WAY AND ALONG ALL LOT LINES WITHIN THIS SUBDIVISION SUBJECT TO POTOMAC Edison COMPANY'S APPROVAL.

NOTE E: THERE IS A 30 FOOT EASEMENT SET ASIDE FROM THE LOW WATER MARK ON BOTH SIDES OF THE GREAT CACAPON RIVER THAT NO TREES ABOVE FOUR (4) INCHES IN DIAMETER CAN BE CUT AND THE EXISTING VEGETATION MUST BE MAINTAINED. REFER TO THE PROTECTIVE COVENANTS FOR MORE DETAIL.

NOTE F: THE LIMITS OF THE 100 YEAR FLOOD PLAIN SHOWN ARE APPROXIMATED PER FEMA FLOOD HAZARD MAP FOR HAMPSHIRE COUNTY, WEST VIRGINIA, REVISED JULY 12, 1982, COMMUNITY PANEL NO. 840225 0003A. NOTE: NO RESIDENTIAL DWELLINGS ARE TO BE STRUCTURED WITHIN THE 100 YEAR FLOOD PLAIN AS INDICATED UPON THIS MAP. SEE HAMPSHIRE COUNTY FLOOD PLAIN ORDINANCE NO. 1, ADOPTED AUGUST 25, 1987 WHICH IS RECORDED IN POLICE BOOK 15 AT PAGE 695.

NOTE G: CONSERVATION AREA NO. 1 CONTAINING APPROXIMATELY 65.26 ACRES. THIS AREA IS A PORTION OF LOT NOS. 34 THRU 50 LYING ON THE NORTH AND NORTHEAST SIDES OF THE LOW WATER MARK OF THE GREAT CACAPON RIVER. SEE PROTECTIVE COVENANTS FOR MORE SPECIFIC DETAILS.

NOTE H: CEMETERY LOT CONTAINING 0.514 ACRES TOGETHER WITH A 20 FOOT WIDE RIGHT-OF-WAY LEADING FROM RIVER BEND DRIVE OVER AN EXISTING ROADBED, IN PART, TO THE CEMETERY AS A MEANS OF INGRESS AND EGRESS. NOTE: THE TOTAL AREA OF THE CEMETERY IS A PART OF THE TOTAL AREA OF THIS SUBDIVISION, BUT IS EXCLUDED FROM THE TOTAL LOT ACREAGE OF LOT NO. 78.

NOTE I: IN SOME AREAS, DUTS AND FILLS MAY LIE OUTSIDE THE BOUNDS OF THE 50 FOOT WIDE RIGHTS-OF-WAY AND THERE SHALL BE A PERMANENT EASEMENT SET ASIDE LARGE ENOUGH TO INCLUDE THESE AREAS.

NOTE J: ALL ROAD FRONTAGE LOTS GOES TO THE BOUNDS OF THE 50 FOOT WIDE RIGHTS-OF-WAY AND NOT TO THE CENTERLINE AND THE AREAS OF THE ROADS ARE EXCLUDED FROM THE LOT AREAS.

NOTE K: A PORTION OF CERTAIN LOTS ADJOINING THE GREAT CACAPON RIVER LIES WITHIN THE RIVER BED. THE AREA OF THE RIVER BED IS INCLUDED IN THE LOT ACREAGE.

NOTE L: ALL COMMON AREAS AND ROAD RIGHTS-OF-WAY ARE TO BE DEEDED TO THE HOMEOWNER ASSOCIATION. SEE PROTECTIVE COVENANTS FOR MORE SPECIFIC DETAILS.

NOTE M: PARCEL D, CONTAINING 2.592 ACRES LIES ENTIRELY WITHIN THE BOUNDS OF COMMON AREA NO. 4 (SEE PLAT NO. 080-017 FOR MORE SPECIFIC INFORMATION).

NOTE N: A PORTION OF THE EXISTING WEST VIRGINIA SECONDARY ROUTE 29/4 IS TO BE ABANDONED AND RELOCATED AS SHOWN UPON THIS PLAT. THIS EXISTING 30 FOOT WIDE RIGHT-OF-WAY IS TO BE INCREASED TO A 50 FOOT WIDE RIGHT-OF-WAY, TOGETHER WITH A 50 FOOT RADIUS CUL-DE-SAC, FOLLOWING THE NEW ROAD CENTERLINE.

NOTE O: A PORTION OF THE EXISTING WEST VIRGINIA SECONDARY ROUTE 29/4 AS IT CROSSES THE REMAINDER OF THE 1916.234 ACRE TRACT OWNED NOW BY KYCOMBE CORPORATION, A DELAWARE CORPORATION, SHALL BE INCREASED FROM A 30 FOOT RIGHT-OF-WAY TO A 50 FOOT RIGHT-OF-WAY.

NOTE P: BY DEED DATED NOVEMBER 7, 1973 AND RECORDED IN DEED BOOK 204 AT PAGE 388 - A 20 FOOT WIDE EASEMENT OVER LOT NOS. 170 THRU 175 CONFORMING TO AN EXISTING DIAT ROAD FOR THE PURPOSE OF INGRESS AND EGRESS TO THE LAND OWNED BY DENNIS B. HIEFT, TERRY L. BENDER AND VERNE D. HIEFT.

NOTE Q: DENNIS B. HIEFT, TERRY L. BENDER AND VERNE D. HIEFT HAVE AGREED TO ABANDON THE USE OF A SECONDARY ACCESS ROAD (NOT DEEDED) IN EXCHANGE FOR THE RIGHT OF INGRESS AND EGRESS OVER A 40 FOOT WIDE RIGHT-OF-WAY LOT NOS. 188 & 189 AND OVER A 50 FOOT WIDE RIGHT-OF-WAY MEMLOCK COURT, DOGWOOD TRAIL AND RIGHT-OF-WAY THROUGH A 50 FOOT RADIUS CUL-DE-SAC AND THEN OVER A 20 FOOT WIDE RIGHT-OF-WAY (WHICH IS THROUGH LOT NO. 192) TO AN EXISTING QUAIL ON THEIR PROPERTY. THIS RIGHT-OF-WAY CAN BE USED AS INGRESS AND EGRESS THE SAME AS THE RIGHT-OF-WAY BEING ABANDONED, BUT CAN NOT BE EXPANDED BEYOND THE PRESENT USE.

NOTE R: THE FOLLOWING AREAS LIE WITHIN THE BOUNDS OF THE FOLLOWING ROADS: WEST VIRGINIA SECONDARY ROUTE 29/4:

LOT NO. 7 - 0.34 ACRES
LOT NO. 8 - 0.23 ACRES
LOT NO. 9 - 0.23 ACRES
LOT NO. 10 - 0.23 ACRES
LOT NO. 11 - 0.31 ACRES

POPLAR DRIVE: LOT NO. 2 - 0.31 ACRES
LOT NO. 3 - 0.31 ACRES

NOTE S: AND SEPT)

NOTE T: DRAINAGE

NOTE U: ENLARGEMENT

NOTE V: EASEMENTS

NOTE W: N

NOTE X: A SYSTEM RES

NOTE Y: 10,000 SQ. FT. RESERVED AS SEPTIC TANK RESERVED FOR PURPOSE OF COUNTY HEALTH RESERVE ARE OF HEAVY SO IN ADDITION

NOTE Z: DE ABANDON THE FOR THE RIG IS THROUGH FOOT WIDE A SECONDARY A AND EGRESS EXPANDED BE

NOTE 1: 1/2 INGRESS AND ROUTE 29/4

NOTE 2: 10 50 FOOT WID BEEN RELOCA INDICATED D PERMANENT C EXCEEDS THE DRAINAGE EA 1980 FOR TH WEST VIRGIN

NOTE 3: NO PIT AREA AS