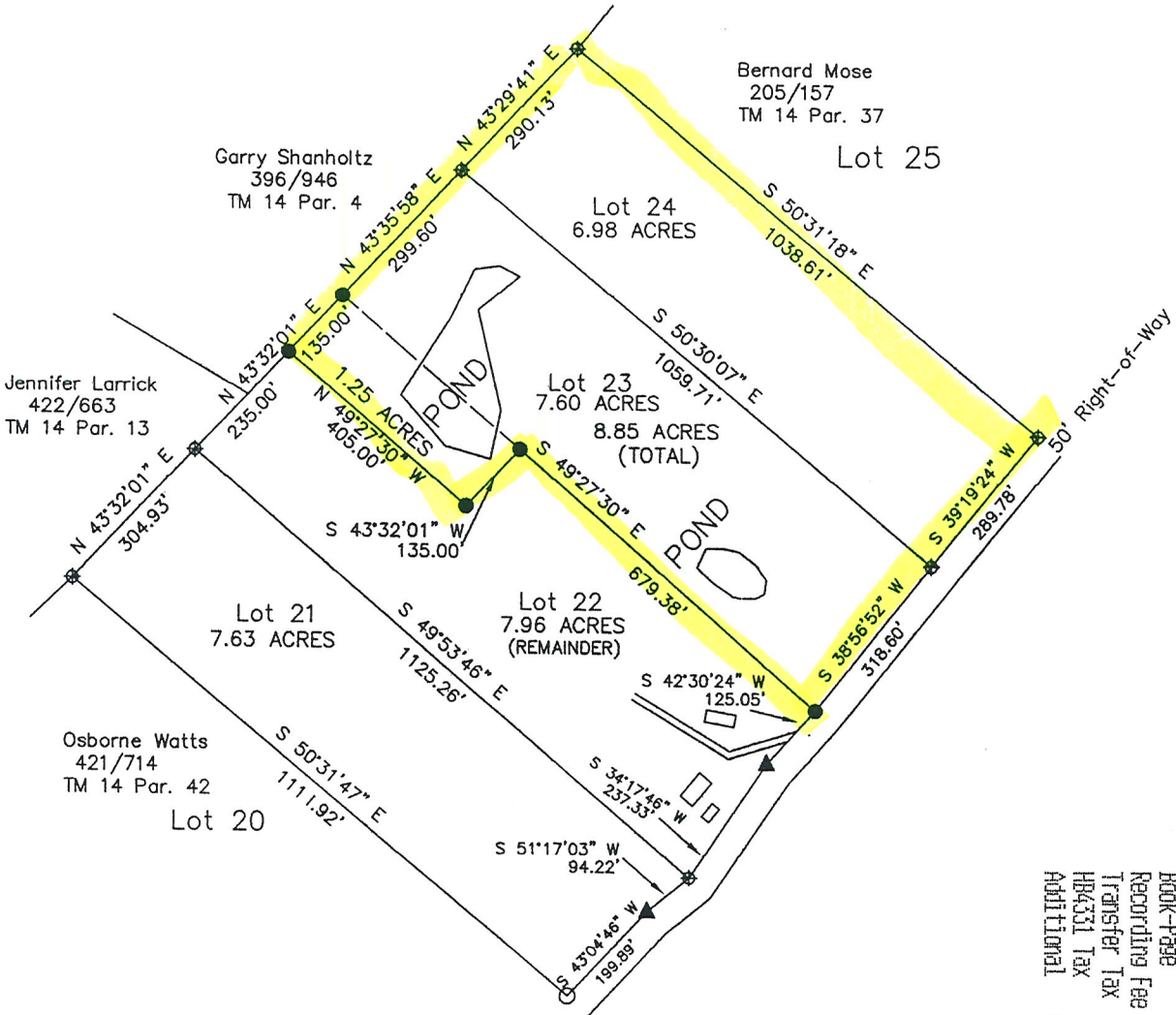


Plat of Survey
for
Peter E. Kephart & Michelle S. Walshe
Lots 21 thru 24 Levels View Subdivision
Gore District - Hampshire County
West Virginia

Reference: Deed Book 451 Page 434
Tax Map 14 Parcel 40



" MERGER STATEMENT "

" THE 1.25 ACRE TRACT IS TO BE MERGED WITH THE ADJOINING 7.60 ACRE TRACT, LOT 23 FOR A TOTAL OF 8.85 ACRES. ANY FURTHER MODIFICATION OF THIS LAND AREA SHALL BE IN COMPLIANCE WITH THE COUNTY SUBDIVISION ORDINANCE."

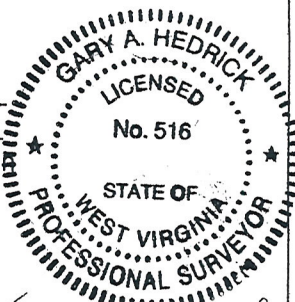
Legend

- #5 Rebar (Found)
- ⊕ 1/2" Iron Pipe (Found)
- ▲ Calculated Point
- G.P.S. #5 Rebar and Cap (Set)



Geodetic Positioning Services
Surveying - G.P.S. - G.I.S.
P.O. Box 537
Springfield, WV 26763
304/822-4165

EXEMPT
From The Hampshire County
Subdivision Ordinance
Per 3.2 H Date 6-17-08
Chris Ball
Hampshire County Planning Commission



Gary A. Hedrick
Gary A. Hedrick
W.V.P.S. #516

DATE COMPLETED: 10/11/2006

SHARON H LINK
HAMPSHIRE COUNTY 03:42:48 PM
Instrument No 108130
Date Recorded 06/26/2008
Document Type DEED
Book-Page 475-125
Recording Fee \$11.00
Transfer Tax \$572.00
HB4331 Tax \$286.00
Additional \$25.00

STATE OF WEST VIRGINIA, Hampshire County Commission Clerk's Office 6/26/08 3:42pm

The foregoing Instrument, together with the certificate of its acknowledgment, was this day presented in said office and admitted to record.

Teste *Sharon H. Link* Clerk.

escobedo



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 1/13/2014



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:

Elevation:

Location (long, lat):

Location (UTM 17N):

FEMA Issued Flood Map:

Contacts:

CRS Information:

Parcel Number:

county subdivision ordinance.

The real estate herein conveyed is subject to the following restrictions, which shall be deemed covenants running with the land:

1. *Residential Only* - This property is for residential purposes only and only one home may be built per lot. New homes are to be a minimum of 1,800 square feet of heated finished living space.
2. *Trailers and doublewides* - Mobile homes and double-wide mobile homes are not permitted on this property. Recreational Vehicle trailers are permitted for no more than 30 days at a time and no more than 60 days per year, except that one Recreational Vehicle trailer may remain on the premises for up to 9 months while active home construction is underway.
3. *Hunting* - Hunting and trapping of wildlife are not permitted on this property.
4. *Junk or junk vehicles* - All visible vehicles must be in operable condition and with current registration. Vehicles being stored without registration must be housed in a garage.
5. *Commercial uses* - No commercial use of this property is permitted. In-home occupations that cannot be detected from off the property are permitted.
6. *Subdividing* - Subdividing of this property is not permitted. However, minor boundary-line changes which do not increase the number of lots may be permitted, if in accordance with other laws.
7. *Commercial logging* - Commercial logging or any clear-cutting of the trees on this property is not permitted.
8. *Animals* - Farm animals and commercial dog breeding are not permitted on this property. Owners are responsible for maintaining their domestic animals in a manner that does not become a nuisance to other owners.
9. *Setbacks* - No new home or building may be closer than 50 feet from any lot line, unless such owner owns both affected lots.
10. *Offensive uses* - Any other offensive use of the property is hereby prohibited, even if not listed. Any owner can pursue damages and/or the cessation of such behavior in the courts.

The real estate herein conveyed is subject to any rights, ways, easements, restrictions or reservations which may affect the same and which are of record in the aforesaid Clerk's Office.

Although the real estate taxes may be prorated between the parties as of the date of the closing for the current tax year, the grantee agrees to assume and be solely responsible for the real estate taxes for calendar year 2014 and subsequent years, although same may still be assessed in the name of the grantor.

TO HAVE AND TO HOLD the aforesaid real estate unto the said grantee, together with all rights, ways, buildings, houses, improvements, easements, timbers, waters, minerals and mineral rights, and all other appurtenances thereunto belonging, in fee simple forever.