

LEGEND:

CORNER NOS. 1, 12, 13, C, E & G ARE 5/8 INCH CAPPED (FRANK WHITACRE) REBARS, FOUND.
CORNER NOS. 2, A & B ARE 5/8 INCH CAPPED (DAVY) REBARS WITH T-POSTS BESIDE THEM, FOUND.
CORNER NOS. 3, 4 & 6 ARE CALCULATED POINTS IN THE CENTERLINE OF A 40-FOOT WIDE NONEXCLUSIVE RIGHT-OF-WAY.
CORNER NO. 5 IS A CALCULATED POINT IN THE CENTERLINE INTERSECTION OF TWO (2) 40-FOOT WIDE NONEXCLUSIVE RIGHTS-OF-WAY.
CORNER NO. 7 IS A 5/8 INCH CAPPED (FRANK WHITACRE) REBAR WITH A T-POST BESIDE IT, FOUND.
CORNER NO. 8 IS A FLUSH 5/8 INCH CAPPED (FRANK WHITACRE) REBAR, FOUND.
CORNER NO. 9 IS A 5/8 INCH CAPPED (DAVY) REBAR, FOUND.
CORNER NO. 10 IS A PLANTED STONE AT THE BASE OF A 15-INCH PINE TREE, MARKED POINTER, FOUND.
CORNER NO. D IS A FLUSH 5/8 INCH CAPPED (DAVY) REBAR WITH A T-POST BESIDE IT, FOUND.
CORNER NO. 11 IS A PLANTED STONE IN STONE PILE, FOUND.
CORNER NO. F IS A 5/8 INCH CAPPED (FRANK WHITACRE) REBAR, FOUND AT THE BASE OF A MARKED FENCE POST.

NOTES:

NOTE A: THE FOLLOWING IS THE TITLE INFORMATION FOR NEW TRACT A OF ORCHARD POINT SUBDIVISION:

- (1) BEING THE REMAINDER OF TRACT A (29.420 ACRES) OF ORCHARD POINT SUBDIVISION NOW OWNED BY HOMER L. AND NANCY C. FELLER. SEE DEED BOOK 395, PAGE 197 AND MAP BOOK 7, PAGE 134;
- (2) BEING ALL OF PARCEL 1 OF 20.580 TOTAL ACRES NOW OWNED BY HOMER L. AND NANCY C. FELLER. SEE DEED BOOK 483, PAGE 3 (NOTE: THIS TRACT WAS MERGED WITH THE REMAINDER OF TRACT A OF ORCHARD POINT SUBDIVISION).

NOTE B: THE FOLLOWING NONEXCLUSIVE RIGHTS-OF-WAY ARE FOR THE PURPOSE OF INGRESS AND EGRESS TO WEST VIRGINIA SECONDARY ROUTE 5 AND ARE FOR THE BENEFIT OF HOMER L. AND NANCY C. FELLER, HUSBAND AND WIFE, THEIR HEIRS AND ASSIGNS; MICHAEL R. FELLER, HIS HEIRS AND ASSIGNS; THE OWNERS OF THIS 50.000 TOTAL ACRE TRACT, THEIR HEIRS AND ASSIGNS AND ANY PERSON HAVING A LEGAL RIGHT TO USE SAME:

- (1) AN EXISTING 40-FOOT WIDE NONEXCLUSIVE RIGHT-OF-WAY OF WHICH 1/2 OF SAID RW LIES ON THIS SURVEY OF 50.000 TOTAL ACRES AS DEFINED BY THE LINES BETWEEN CORNER NOS. 3-4-5-6 AND THE OTHER 1/2 OF SAID RW LIES ON AN 129.126 ACRE TRACT OF LAND NOW OWNED BY MICHAEL R. FELLER (SEE DEED BOOK 353, PAGE 609 AND MAP BOOK 7, PAGE 112);
- (2) AN EXISTING 40-FOOT WIDE NONEXCLUSIVE RIGHT-OF-WAY OF WHICH LIES ENTIRELY ON THE 129.126 ACRE TRACT OF MICHAEL R. FELLER AS DEFINED ON PLAT NO. D94-016 AS RECORDED IN MAP BOOK 7 AT PAGE 112 BY THE LINES BETWEEN POINT NOS. G-AA-BB-CC-DD-EE-FF-GG-HH-II-12 (NOTE: POINT NO. 12 ON PLAT NO. D94-016 IS THE SAME AS CORNER NO. 5 AS SHOWN ON THIS PLAT).

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

NOTE D: THIS SURVEY IS NOT LOCATED WITHIN THE 100-YEAR FLOOD PLAIN INDICATED BY FEMA FLOOD INSURANCE RATE MAP, EFFECTIVE DATE NOVEMBER 7, 2002 ON MAP NO. 54027C0127.

NOTE E: THIS SURVEY IS EXEMPT FROM THE HAMPSHIRE COUNTY SUBDIVISION ORDINANCE UNDER SECTION 5.1, PARAGRAPH H: SURVEYS OF EXISTING LOTS THAT DO NOT ALTER BOUNDARY LINES (ALTHOUGH THE METES AND BOUNDS DESCRIPTIONS OF SUCH LINES MAY VARY INSIGNIFICANTLY FROM PRIOR DESCRIPTIONS OF SUCH LINES) OR REFLECT A SUBDIVISION IN ANY MANNER.

Approved Minor Subdivision:

Section 5.1 1d DATE 4-14-09


Hampshire County Planning

THIS PLAT IS COMPOSED OF TWO (2) SHEETS OR PAGES AND IS ONLY VALID WHEN BOTH SHEETS ARE USED TOGETHER AS A UNIT.

SEE NOTE A FOR TITLE INFORMATION

PLAT NO. D07-052

DATE: 04/06/2009

SCALE: 1" = 500'

SHEET 2 OF 2

GIVEN UNDER MY HAND THIS 4TH DAY
OF APRIL 6, 2009


SURVEYOR

R & S SERVICES, INC.

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