

Subject Plat

Dorothy & Randy
Kerns
368/37
TM 28-15

Peacemaker F
493/368
TM 28-10

Remainder
18.670 Acres

1/2" Rebar
Found

S 47°59'10"E
1069.84'

Corner Fence
Post Found

N 10°19'40"W
316.47'

1/2" Rebar Found
in a Drain

766.18'

Existing Private
Road

18.670 Acres

787.45'
995.38'
1556.74' (Total)

Jimmy
Paul M
412/76
TM 37

Well
Casing

30' Right of Way
(Following an Existing
Woods Trail)

Approximate Location
Existing Drainage Fields
As Shown by Owner

House

Driveway

N 59°52'09"W
894.40'

C. Joseph Lizer
Heirs of C. Edward Lizer
453/219, 240/121
MB 10/152
TM 28-23

Set from which a found
1/2" Rebar bears
S 16°42'00" E 5.06'

"Brown Bear Trail"
Existing Private Road

Jimmy Mazzi
Paul Mazzi
412/762, 380/209(Plat)
246/142
TM 37-33

+/- 0.50 miles to West Virginia
County Numbered Route 45/1
"Sandy Hollow Road"

Kerns

und

1/2" Rebar
Found

SUBJECT

1164.45'

94.67'

67.87'

67.87'

67.87'

67.87'

67.87'

67.87'

67.87'

67.87'

67.87'

DESCRIPTION OF SURVEY NO. 15-047-01
Remainder 18.670 Acres October 14, 2015

A tract of land in Bloomery District, Hampshire County, West Virginia, lying at the end of a 30 foot right of way, approximately 770 feet northeast of the end of "Brown Bear Trail", about 0.50 miles northwest of the intersection of said Trail and West Virginia County Numbered Route 45/1, "Sandy Hollow Road", being more particularly described as follows:

Beginning at a 5/8 inch Moreland capped rebar set in a line of Jimmy and Paul Mazzi and corner to a 18.670 acre tract, from which a set 5/8 inch Moreland capped rebar bears S 34°37'52" W 769.29 feet, thence with said 18.670 acre tract, being a line of new division

N 47°59'10" W passing the center of said 30 foot right of way at 94.61 feet, **IN ALL 1164.45 FEET**, to a found corner fence post, corner to William Eugene Kerns, thence with said Kerns and continuing with Dorothy and Randy Kerns

N 59°40'50" E 924.00 feet to a found 1/2 inch rebar, corner to Peacemaker Farm, LLC, thence with said Farm

S 40°44'36" E 789.15 feet to a found 1/2 inch rebar, corner to said Mazzi, thence with said Mazzi

S 34°37'52" W 787.45 feet to the beginning, containing 18.670 Acres, more or less, as surveyed by Moreland's Surveying & Consulting, Inc. and shown on a plat dated October 14, 2015, attached hereto and made a part of this description.

Being part of the same tract of land assigned to Nancy Kerns Turner in the Circuit Court of Hampshire County, West Virginia, Civil Action No. 77-C-22, Rosalie V. Kerns, et als, (Plaintiffs) vs Vernon Kerns, et als (Defendants) and recorded in the office of the Clerk of Hampshire County, Romney, West Virginia, in Deed Book 239 at page 434, and is the tract to be conveyed to Harvey Theodore Turner by her Last Will and Testament recorded in the office of the Clerk of Hampshire County, Romney, West Virginia, in Will Book 62 at page 491.

Respectfully Submitted
 Moreland's Surveying & Consulting Inc.

No. 2021
Richard L. Moreland
 STATE OF WEST VIRGINIA
 RICHARD L. MORELAND PS NO. 2021
 PROFESSIONAL SURVEYOR

ERIC & STRITE
 HAMPSHIRE COUNTY 03:10:53 PM
 Instrument No 163682
 Date Recorded 01/05/2016
 Document Type DEED
 Pages Recorded 4
 Book-Page 533-97
 Recording Fee \$11.00
 Additional \$5.00

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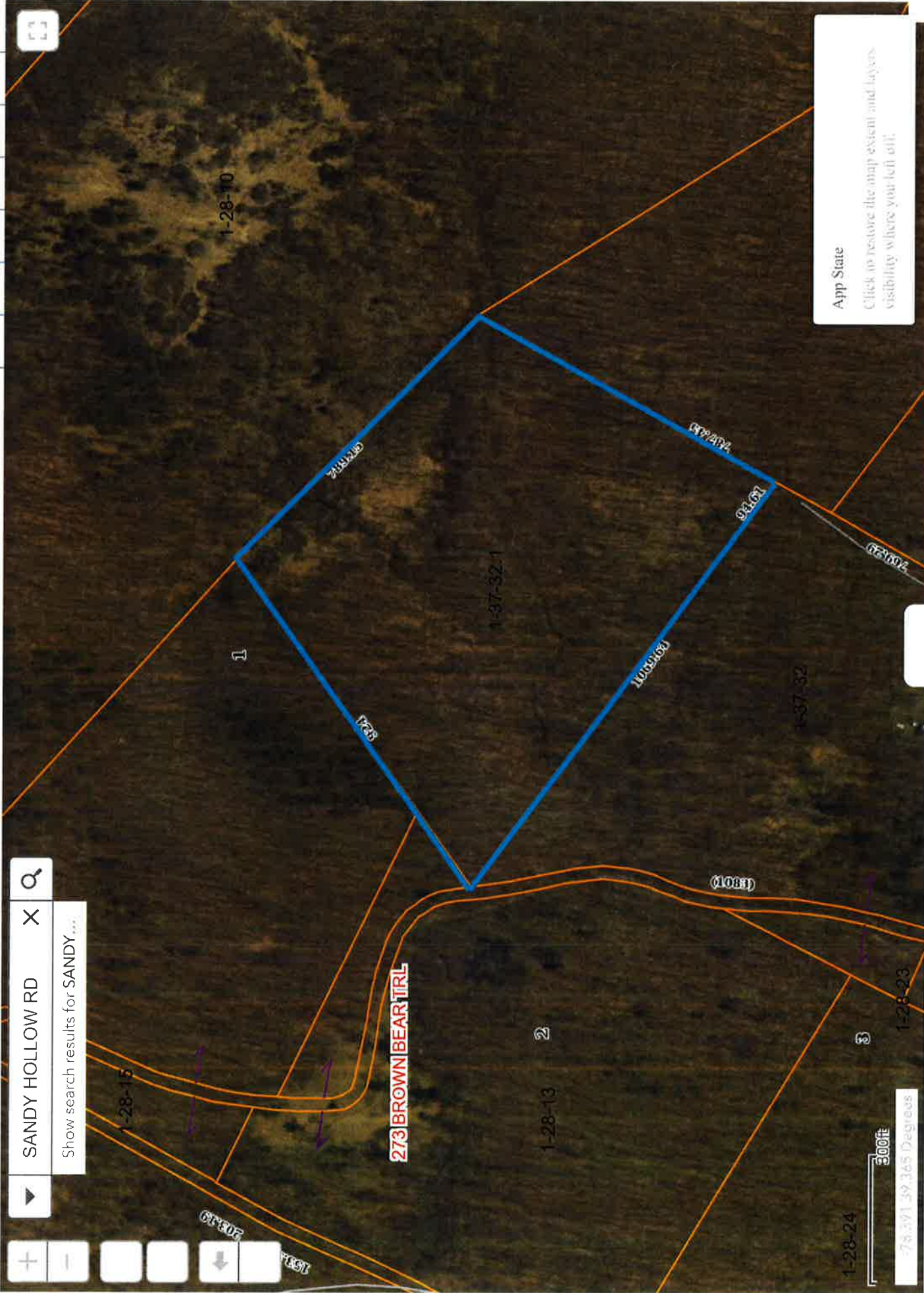
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SANDY HOLLOW RD

X

Q

Show search results for SANDY...



App State
Click to restore the map extent and layers
visibility where you left off.

1-28-24

300ft

278.371 39.165 Degrees

