

Parkersburg

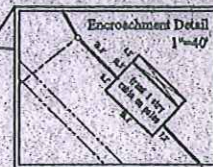
U.S. Route 50

Charleston

Source of Title:

The 7 surveyed lots shown hereon together comprise the entirety of the 4 tracts of land conveyed to the Bruner Land Company from Beren C. Japp and Tonya S. Japp, husband and wife, and Michael P. Honeycutt, widower, by a deed dated 26 February 1997 of record in the Ritchie County Clerk's Office in Deed Book 260 at page 487.

Project APD 182(41)-Submission 1
(see sheets 4, 8, 17 & 18 for access ramp plans)



Homer W. & Arilda Richards
DB 161/105
Grant 17-05

Homer W. & Arilda Richards
DB 130/185
Grant 17-05 J

(Jennings Ross)
WB 7/232
Grant 17-07

Robert Dale & Patricia E. Cain
DB 181/662
Grant 17-12

"Parcel 1"
63.407 acres

"Parcel 2"
60.160 acres

"Parcel 3"
46.252 acres

"Parcel 4"
53.149 acres

"Parcel 5"
59.820 acres

"Parcel 6"
45.620 acres

"Parcel 7"
27.994 acres

E.D. Salmons, et al.
DB 221/195 & 198
Grant 17-15

O'dell & Elvora Chapman
DB 234/420
Grant 17-18

Clark Scadden
DB 97/534
Grant 17-02

Janet J. Willis
DB 228/300
Grant 17-03

Ralph E. Casey, Jr.
DB 183/451
Grant 17-04

Harold J. Hastings
DB 183/236
Grant 17-19

Right of Way Notes:

The "Access Corridor" designated hereon is intended as a legal easement for the purpose of ingress and egress into each individual lot. Each lot is intended to have legal access ONLY to that part of the corridor from its southeasterly line to Bear Run Road necessary to access it.

Said corridor brackets an old farm road that has been in continuous use since at least as early as the 1920's according to the testimony of the widow Jennings Ross - the farmer who owned and worked the property during the better part of the second half of this century. Said farm road does not connect to the public road from the subject property, but crosses a corner of the Hastings tract as shown hereon. Mrs. Ross explained that permission to use this encroaching section of road had been given to C.A. Ross, a previous title holder and Jennings' uncle, by Amos Rollins in either the 1920's or 1930's. Upon Amos' death his daughter Peggy extended this arrangement by saying the Ross's could use the road "as long as they wanted". It is possible that a prescriptive easement over this short section of road has ripened as a result of this longstanding arrangement.

The width of the access corridor encompassing this old farm road on the subject property is 40'. An irregular section has been created at the southerly end of the corridor to connect the outlet of the road from the property to the public road. This irregular section is intended to be a form of construction easement that would allow a competent bulldozer operator to build a road of reasonable slope that could connect to the public road without encroaching across the property line, should this contingency ever be desired or required.

Monument Key:

o : set 5/8" rebar with yellow plastic cap, unless otherwise indicated.

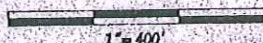
* : As per the intention of the description of the "FOURTH TRACT" cited in DB260/487, the easterly boundary line of the subject property is the centerline of the public road. Calls given hereon in parentheses represent the meanderings of the mean centerlines and are required for area calculations, but should be considered closing calls. The true boundary line is the physical center of the travelled way.

Notes:

Distances given with all boundary calls represent the entire length of line between endpoints. Location of any set back reference markers or intermediate monuments are designated by smaller partial distances.



002852



***Boundary lines, size & shape
are an approximate sketch only
and not to scale***

State

Ritchie County COMMISSIONER WALKER

1:50 o'clock P. M.

The foregoing plat was this day admitted to record in said office.

Tested: Anda B. Mage, Clerk.

William Ambrose, W.V. R.S. #568
Route 2 Box 51A, Walker, West Virginia 26180

Plat of Survey for the Bruner Land Company
Jennings Ross Farm - Bear Run at U.S. Route 50
Grant District Ritchie County West Virginia

52-A