



App State

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# Plat of Survey for David & Brenda Bohrer

Part of T. M. 17, parcel 20  
Bloomery District Hampshire County WV.

209

147

Centerline, 40' R/W, "A" to "B"

BEARING	DISTANCE
S 66°54'57" E	40.09'
S 81°49'59" E	75.85'
S 88°49'25" E	124.67'
S 86°31'13" E	92.17'
S 78°49'20" E	92.72'
S 68°08'14" E	78.57'
S 54°18'57" E	63.59'
S 29°37'44" E	27.73'
S 10°40'23" E	75.35'
S 24°13'10" E	124.07'
S 22°48'56" E	142.28'
S 27°29'08" E	110.92'
S 29°38'55" E	35.58'
S 12°12'10" E	30.55'
S 08°00'38" E	69.92'
S 02°44'32" E	35.81'



Mag. Aug., 1993

20.01 ac. part  
of the parent  
tract

rebar set at  
20.00' on line

remainder  
of the  
parent  
tract

Cedar Grove Est.  
Lot 1  
E. Kerns  
315/795

Centerline -  
40' R/W  
"A" to "B"

B. H. Moores CAB. A TRL

18.65 Ac. +/-

rebar found

W. V. Rt. 29  
3.5 mi. to  
Slanesville

CURVE#	RADIUS	LENGTH	CHORD	CHORD BEARING
C1	606.60'	44.21'	44.20'	S 44°44'38" E
C2	596.60'	187.72'	186.95'	S 55°54'06" E
C3	606.60'	564.48'	544.33'	N 88°32'29" E

EXEMPT  
From The  
Hampshire County Subdivision  
ORDINANCE

Date 4/12/94  
[Signature]  
Hampshire County Planner



**Green Engineering Office**  
Burlington, WV. 304/289-5033

STATE OF WEST VIRGINIA, County of Hampshire, to-wit:

Be it remembered that on the 13th day of April, 1994, at 2:39 P.M.,  
Deed & Plat was presented in the Clerk's Office of the County Commission of said County  
with the certificate thereof annexed, admitted to record.

Attest [Signature]  
County Commission, Hampshire County, W. VA.

HAMPSHIRE COUNTY COM.  
DEED  
Date/Time: 10/7/13 14:00  
Inst #: 396-  
Book/Ref: 187/43  
Recd/Tax: 18833

STATE OF WEST VIRGINIA, County of Hampshire, to-wit:

Be it remembered that on the 7th day of December, 1999, at 2:00 P.M.,  
this Deed & Plat was presented in the Clerk's Office of the County Commission of said County  
and with the certificate thereof annexed, admitted to record.

Attest [Signature]  
County Commission, Hampshire County, W. VA. AEM

Clerk's Office in Deed Book No. 351, at page 140.

There is also conveyed unto the Grantees herein a Forty (40) foot right of way over the present driveway over the remaining lands of R. Michael Haywood and Joann Haywood, his wife, which said right of way is also shown on the attached plat to be used by the Grantees herein, their heirs, successors and assigns, along with all other persons legally entitled to use same, to serve as means of ingress and egress to and from West Virginia Route 29 to the parcel herein conveyed.

This property is further conveyed unto the Grantees herein, their heirs, successors, and assigns subject to the following Restrictive Covenants and Conditions which shall be deemed covenants running with the land:

1. No mobile homes shall be permitted as permanent structures.
2. All road maintenance for any are used in common will be jointly shared and maintained by all parties utilizing same.
3. No swine (pigs) shall be kept or maintained on said land.
4. No junk yards or salvage yards shall be allowed.

The said R. Michael Haywood and Joann Haywood, prior grantors, do further covenant and agree that the above set forth covenants shall be included in and binding upon the remainder of the Haywood realty and any and all additional lots, parcels, or any other outconveyances from the remainder of the original tract conveyed unto R. Michael Haywood and Joann Haywood, his wife, by deed of Janet Tsai, by deed dated September 28, 1993, and which said deed is of record in the aforesaid Clerk's Office in Deed Book No. 348, at page 487, and these covenants are binding upon R. Michael Haywood and Joann Haywood, his wife, and the Grantees herein, their successors and assigns.

Although the real estate taxes may be prorated between the parties as of the day of closing for the current tax year, the grantee agrees to assume and be solely responsible for the real estate taxes beginning with the calendar year 2000, although same may still be assessed in the names of the grantors.

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.