



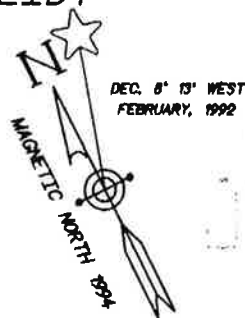
Mailed 7-11-95  
Mr. & Mrs. John A. Reidy, Jr.  
838 Ridge Dr.  
McLean, VA. 22101

PLAT OF SURVEY  
FOR

JOHN A. REIDY AND ANITA S. REIDY

DUMPLING RUN ROAD  
COUNTY ROUTE 7/1  
(30' R/W)

TO SOUTH FORK ROAD

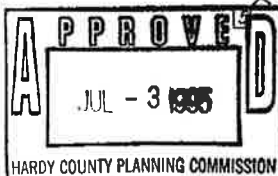


TRACT 2  
6.68 ACRES

TAX MAP 462 - P. 14.11

ROBERT CRITES  
223/786

T.M. 462 - P. 14.9



LINE TABLE

QUADRANT  
LINE BEARING DIST.

1. N 19° 05' 05" E - 53.20'
2. N 15° 01' 55" E - 47.74'
3. N 01° 28' 24" E - 34.89'
4. N 18° 05' 39" W - 38.55'
5. N 29° 39' 38" W - 156.13'
6. N 16° 46' 19" W - 162.41'
7. N 00° 20' 24" W - 24.51'
8. N 23° 31' 16" E - 29.75'
9. N 69° 17' 21" E - 30.95'
10. S 78° 08' 44" E - 37.91'
11. S 63° 39' 12" E - 118.06'
12. S 68° 28' 04" E - 135.06'
13. S 73° 21' 18" E - 158.01'
14. S 65° 19' 44" E - 67.03'
15. S 56° 39' 42" E - 70.02'
16. S 49° 05' 37" E - 73.62'
17. S 42° 40' 50" E - 91.05'
18. S 57° 41' 10" E - 42.04'
19. S 80° 40' 20" E - 28.11'
20. N 83° 35' 20" E - 41.27'
21. N 67° 45' 20" E - 39.52'

TAX MAP 462 - P/O P. 14.14

JOHN A. REIDY  
TRACT 1  
5.17 ACRES

TRACT 3  
12.06 ACRES

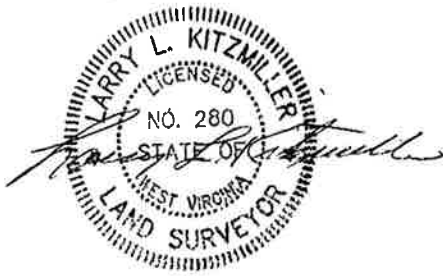
TAX MAP 462 - P/O P. 14.14 & 14.10

CHARLES E. HEATH  
RESERVED

SHOWING TWO SEPARATE TRACTS OF LAND TO BE  
CONVEYED TO JOHN A. AND ANITA S. REIDY AS  
FOLLOWS: TRACT 2 IS ALL OF A 6.68 ACRE  
TRACT PRESENTLY OWNED BY NEW ENGLAND LOG  
HOMES OF WINCHESTER, INC., DEED BOOK 172,  
PAGE 733. TRACT 3 IS A PART OF A 20 ACRE  
TRACT, DEED BOOK 189, PAGE 253, AND PART  
OF THE RESIDUE OF A 45.4462 ACRE TRACT  
DESCRIBED IN DEED BOOK 152, PAGE 368 AS  
45.4462 ACRES. ALL THE ABOVE DEEDS ARE  
ON RECORD IN THE OFFICE OF THE CLERK OF  
HARDY COUNTY, WEST VIRGINIA.

SOUTH FORK DISTRICT

HARDY COUNTY, WEST VIRGINIA



- 5/8" REBAR FOUND
- 3/4" REBAR (SET OR FOUND)
- POINT (NO CORNER SET)



LARRY L. KITZMILLER

P.O. BOX 101 MT. STORM, WEST VIRGINIA 26739  
PROFESSIONAL SURVEYOR NO. 280 PH. 304-693-7527

ALONG SOUTHEAST SIDE OF DUMPLING RUN ROAD

DRAWN	DATE	JOHN A. REIDY 838 RIDGE DRIVE McLEAN, VIRGINIA 22101
DAH	6-20-95	
APPROVED BY	DATE	TAX MAP PARCEL NO. PROJECT NO. 462 95040-219
LLK	6-20-95	
SCALE	1" = 200'	

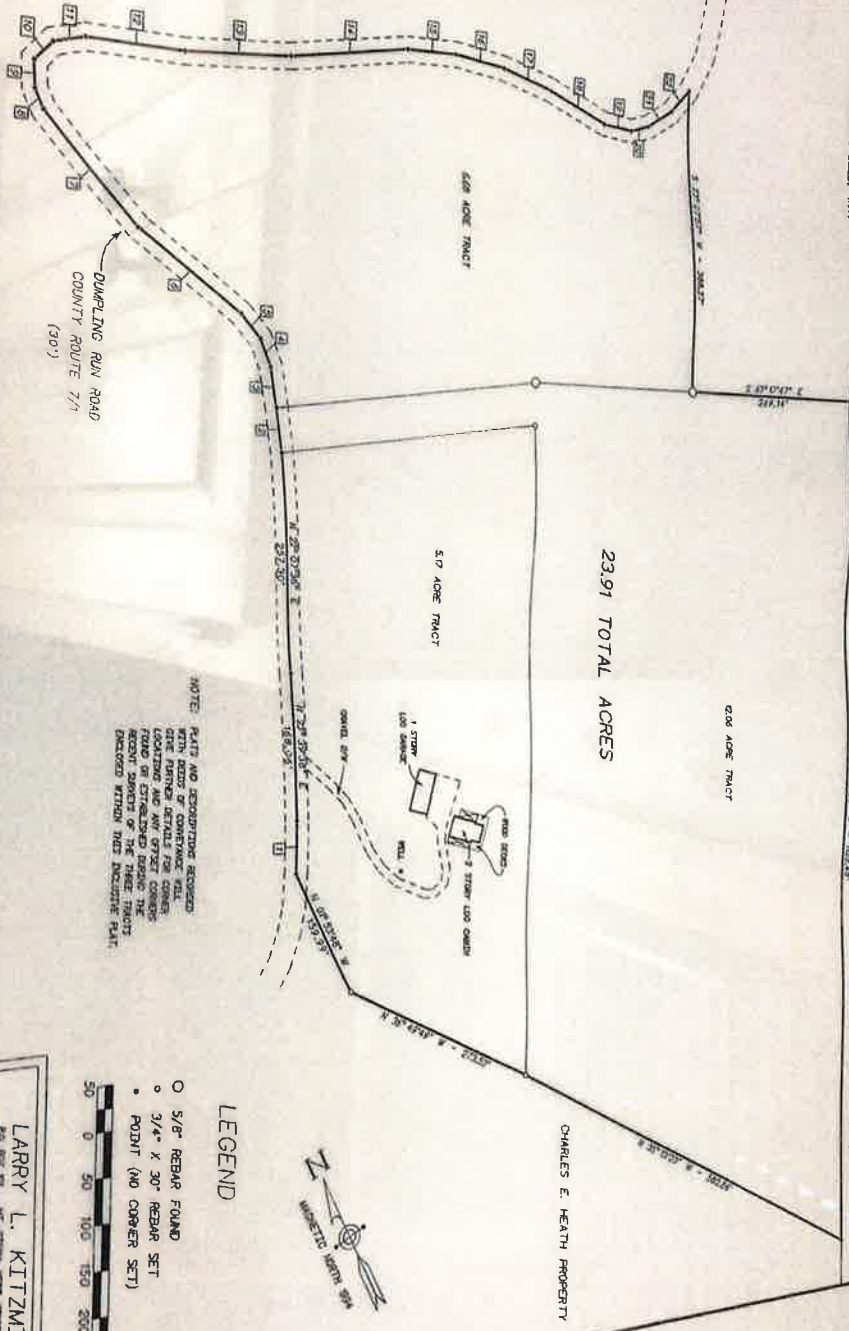
# PLAT FOR LAND JOHN A. REIDY AND ANITA S. REIDY

LINE	BEARING	DIST.	AREA
1	S 89° 00' 00" E	100.00	100.00
2	S 89° 00' 00" E	100.00	100.00
3	S 89° 00' 00" E	100.00	100.00
4	S 89° 00' 00" E	100.00	100.00
5	S 89° 00' 00" E	100.00	100.00
6	S 89° 00' 00" E	100.00	100.00
7	S 89° 00' 00" E	100.00	100.00
8	S 89° 00' 00" E	100.00	100.00
9	S 89° 00' 00" E	100.00	100.00
10	S 89° 00' 00" E	100.00	100.00
11	S 89° 00' 00" E	100.00	100.00
12	S 89° 00' 00" E	100.00	100.00
13	S 89° 00' 00" E	100.00	100.00
14	S 89° 00' 00" E	100.00	100.00
15	S 89° 00' 00" E	100.00	100.00
16	S 89° 00' 00" E	100.00	100.00
17	S 89° 00' 00" E	100.00	100.00
18	S 89° 00' 00" E	100.00	100.00
19	S 89° 00' 00" E	100.00	100.00
20	S 89° 00' 00" E	100.00	100.00
21	S 89° 00' 00" E	100.00	100.00
22	S 89° 00' 00" E	100.00	100.00
23	S 89° 00' 00" E	100.00	100.00
24	S 89° 00' 00" E	100.00	100.00
25	S 89° 00' 00" E	100.00	100.00
26	S 89° 00' 00" E	100.00	100.00
27	S 89° 00' 00" E	100.00	100.00
28	S 89° 00' 00" E	100.00	100.00
29	S 89° 00' 00" E	100.00	100.00
30	S 89° 00' 00" E	100.00	100.00
31	S 89° 00' 00" E	100.00	100.00
32	S 89° 00' 00" E	100.00	100.00
33	S 89° 00' 00" E	100.00	100.00
34	S 89° 00' 00" E	100.00	100.00
35	S 89° 00' 00" E	100.00	100.00
36	S 89° 00' 00" E	100.00	100.00
37	S 89° 00' 00" E	100.00	100.00
38	S 89° 00' 00" E	100.00	100.00
39	S 89° 00' 00" E	100.00	100.00
40	S 89° 00' 00" E	100.00	100.00
41	S 89° 00' 00" E	100.00	100.00
42	S 89° 00' 00" E	100.00	100.00
43	S 89° 00' 00" E	100.00	100.00
44	S 89° 00' 00" E	100.00	100.00
45	S 89° 00' 00" E	100.00	100.00
46	S 89° 00' 00" E	100.00	100.00
47	S 89° 00' 00" E	100.00	100.00
48	S 89° 00' 00" E	100.00	100.00
49	S 89° 00' 00" E	100.00	100.00
50	S 89° 00' 00" E	100.00	100.00
51	S 89° 00' 00" E	100.00	100.00
52	S 89° 00' 00" E	100.00	100.00
53	S 89° 00' 00" E	100.00	100.00
54	S 89° 00' 00" E	100.00	100.00
55	S 89° 00' 00" E	100.00	100.00
56	S 89° 00' 00" E	100.00	100.00
57	S 89° 00' 00" E	100.00	100.00
58	S 89° 00' 00" E	100.00	100.00
59	S 89° 00' 00" E	100.00	100.00
60	S 89° 00' 00" E	100.00	100.00
61	S 89° 00' 00" E	100.00	100.00
62	S 89° 00' 00" E	100.00	100.00
63	S 89° 00' 00" E	100.00	100.00
64	S 89° 00' 00" E	100.00	100.00
65	S 89° 00' 00" E	100.00	100.00
66	S 89° 00' 00" E	100.00	100.00
67	S 89° 00' 00" E	100.00	100.00
68	S 89° 00' 00" E	100.00	100.00
69	S 89° 00' 00" E	100.00	100.00
70	S 89° 00' 00" E	100.00	100.00
71	S 89° 00' 00" E	100.00	100.00
72	S 89° 00' 00" E	100.00	100.00
73	S 89° 00' 00" E	100.00	100.00
74	S 89° 00' 00" E	100.00	100.00
75	S 89° 00' 00" E	100.00	100.00
76	S 89° 00' 00" E	100.00	100.00
77	S 89° 00' 00" E	100.00	100.00
78	S 89° 00' 00" E	100.00	100.00
79	S 89° 00' 00" E	100.00	100.00
80	S 89° 00' 00" E	100.00	100.00
81	S 89° 00' 00" E	100.00	100.00
82	S 89° 00' 00" E	100.00	100.00
83	S 89° 00' 00" E	100.00	100.00
84	S 89° 00' 00" E	100.00	100.00
85	S 89° 00' 00" E	100.00	100.00
86	S 89° 00' 00" E	100.00	100.00
87	S 89° 00' 00" E	100.00	100.00
88	S 89° 00' 00" E	100.00	100.00
89	S 89° 00' 00" E	100.00	100.00
90	S 89° 00' 00" E	100.00	100.00
91	S 89° 00' 00" E	100.00	100.00
92	S 89° 00' 00" E	100.00	100.00
93	S 89° 00' 00" E	100.00	100.00
94	S 89° 00' 00" E	100.00	100.00
95	S 89° 00' 00" E	100.00	100.00
96	S 89° 00' 00" E	100.00	100.00
97	S 89° 00' 00" E	100.00	100.00
98	S 89° 00' 00" E	100.00	100.00
99	S 89° 00' 00" E	100.00	100.00
100	S 89° 00' 00" E	100.00	100.00

SEPARATING THE JOHN A. AND ANITA S. REIDY PROPERTY LYING BETWEEN THE DUAL ADJO TRACT AND THE SOUTH FORK ROAD AND BEING OF 23.91 ACRES, BEING THE TRACTS OF LAND ACQUIRED FROM OF 23.91 ACRES.

SOUTH FORK DISTRICT

HARDY COUNTY, WEST VIRGINIA



NOTE: PLAT AND DESCRIPTION RECORDED WITH DEEDS OF CONVEYANCE FILED IN THE OFFICE OF THE CLERK OF COURTS, HARDY COUNTY, WEST VIRGINIA, ON 06-28-2007. THIS PLAT IS A REPRODUCTION OF THE ORIGINAL PLAT AND DOES NOT REPRESENT THE ACTUAL SURFACE OF THE LAND. ANY DISCREPANCIES BETWEEN THIS PLAT AND THE ACTUAL SURFACE OF THE LAND ARE TO BE RESOLVED BY REFERENCE TO THE ORIGINAL PLAT.

**LEGEND**

- 5/8" REBAR FOUND
- 3/4" x 30" REBAR SET
- POINT (NO CORNER SET)

50 0 50 100 150 200 300

LARRY L. KITZMILLER			
PLAT FOR THE SOUTH FORK DISTRICT, HARDY COUNTY, WEST VIRGINIA, ON 06-28-2007.			
ALONG SOUTHEAST SIDE OF DUAL ADJO ROAD			
DRAWN BY	DATE	JOHN A. REIDY	
6-28-2007			
BY	DATE	838 WELAN DRIVE	
LUX	6-28-2007	WELAN, VIRGINIA 22901	
SCALE	1" = 100'		

## WEST VIRGINIA RESIDENTIAL PROPERTY DISCLAIMER STATEMENT

NOTICE TO OWNER(S): Sign this statement only if you elect to sell the property without representations and warranties as to its condition, except as otherwise provided in the contract of sale and in the listing of latent defects set forth below; otherwise, complete and sign the RESIDENTIAL PROPERTY DISCLOSURE STATEMENT.

Except for the latent defects listed below, the undersigned owner(s) of the real property make no representations or warranties as to the condition of the real property or any improvements thereon, and the purchaser will be receiving the real property "as is" with all defects, including latent defects, which may exist, except as otherwise provided in the real estate contract of sale. The owner(s) acknowledge having carefully examined this statement and further acknowledge that they have been informed of their rights and obligations.

The owner(s) has actual knowledge of the following latent defects: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Owner Anita S. Reider Date 3-27-2022  
Owner John A. Reider Date 3/27/22

The purchaser(s) acknowledge receipt of a copy of this disclaimer statement and further acknowledge that they have been informed of their rights and obligations.

Purchaser \_\_\_\_\_ Date \_\_\_\_\_  
Purchaser \_\_\_\_\_ Date \_\_\_\_\_

Author	Year	Country	Sample Size	Study Design
...	...	...	...	...

The agent may represent the seller, the buyer, or both. The party represented by the agent is known as the agent's principal and as such, the agent owes the principal the duty of utmost care, integrity, honesty and loyalty.

- **Diligent exercise of reasonable skill and care in the performance of the agent's duties.**
- **A duty of honest and fair dealing and good faith.**
- **Must offer all property without regard to race, color, religion, sex, ancestry, physical or mental handicap, national origin or familial status.**
- **Must promptly present all written offers to the owner.**
- **Provide a true legible copy of every contract to each person signing the contract.**

**Should you desire to have a real estate agent represent you as your agent, you should enter into a written contract that clearly establishes the obligations of both parties. If you have any questions about the roles and responsibilities of a real estate agent, they can provide information upon your request.**

(printed name of agent) Keenan Shuholtz affiliated with \_\_\_\_\_

(firm name) WEST VIRGINIA LAND & HOME REALTY, LLC is acting as an agent of:

       The Seller, as listing agent or subagent.        The Buyer, as the Buyer's agent.  
       Both Seller & Buyer, with the full knowledge & consent of both parties.

I certify that I have provided the above named individuals with a copy of this form prior to signing any contract.

**(304)348-3555**

Date \_\_\_\_\_



**This form has been promulgated by the WVREC for required use by all West Virginia real estate licensees.**