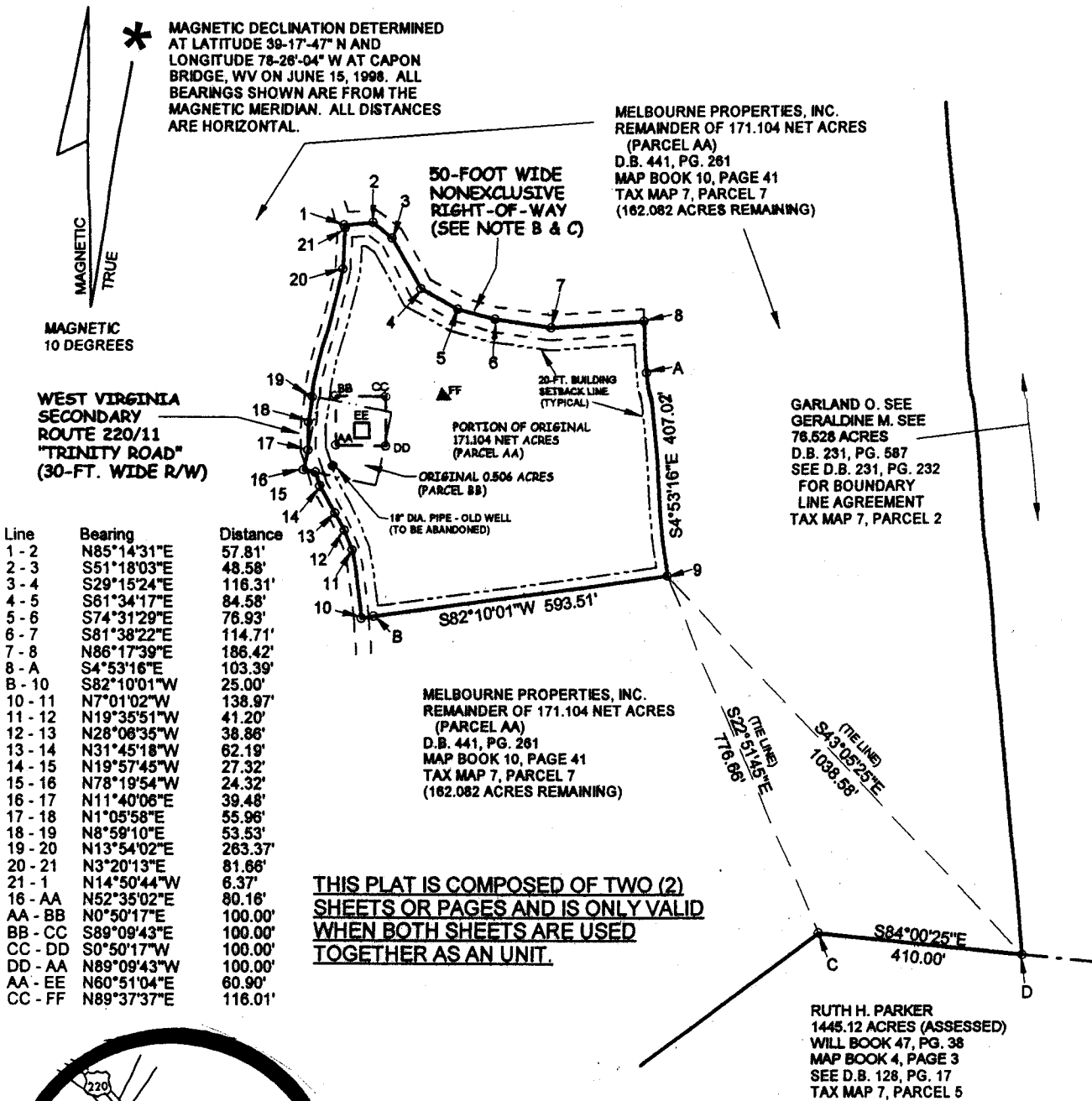


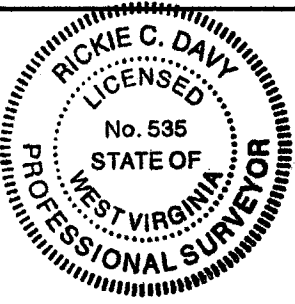
PLAT OF SURVEY OF LOT B OF AUTUMN RIDGE
9.022 TOTAL ACRES
MILL CREEK DISTRICT, HAMPSHIRE COUNTY, WV
TAX MAP 7, PARCEL 6 & PART OF PARCEL 7
(EXEMPT AS MERGER - SEE NOTE G ON SHEET 2)



EXEMPT
From The Hampshire County
Subdivision Ordinance
Per 3.2 H Date 6-21-05
Charles Ral
Hampshire County Planning Commission

TITLE: BEING A PORTION OF AN ORIGINAL 171.104 NET ACRE TRACT OF LAND (PARCEL AA) AND ALL OF ORIGINAL 0.506 ACRE TRACT (PARCEL BB) NOW OWNED BY MELBOURNE PROPERTIES, INC. SEE DEED BOOK 441, PAGE 261 AND MAP BOOK 10, PAGE 41.

GIVEN UNDER MY HAND THIS 8TH DAY OF APRIL, 2005
Rickie C. Davy
SURVEYOR



PLAT NO. D05-018
DATE: 04/08/2005
SCALE: 1" = 300'
SHEET 1 OF 2

R & S SERVICES, INC.
RICKIE C. DAVY, PS NO. 535
P.O. BOX 97 CAPON BRIDGE, WV 26711
(304) 856-3165

NOTES

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

NOTE B: THERE IS RESERVED A 50-FOOT WIDE NONEXCLUSIVE RIGHT-OF-WAY AS DEFINED BY ITS CENTERLINE BETWEEN CORNER NOS. 1, 2, 3, 4, 5, 6, 7 & 8 OF WHICH 1/2 OF THE SAID R/W LIES ON THIS SURVEY OF 9.022 ACRES AND THE OTHER 1/2 OF SAID R/W LIES ON THE REMAINING LAND OF MELBOURNE PROPERTIES, INC. AND IS FOR THE PURPOSE OF INGRESS AND EGRESS TO WEST VIRGINIA SECONDARY ROUTE 220/11 AND IS FOR THE BENEFIT OF THE OWNERS OF THIS SURVEY OF 9.022 ACRES, THEIR HEIRS AND ASSIGNS AND MELBOURNE PROPERTIES, INC., ITS SUCCESSORS AND ASSIGNS.

NOTE C: THERE IS A 20-FOOT WIDE PERMANENT EASEMENT FOR THE PURPOSE OF ROADWAY GRADING, CUTS AND FILLS AND THE INSTALLATION, OPERATION AND MAINTENANCE FOR CULVERTS, THEIR END SECTIONS, RIPRAP AND OUTLET PROTECTION ALONG THE SOUTH SIDE OF THE BOUNDS OF THE 50-FOOT WIDE NONEXCLUSIVE RIGHT-OF-WAY (BEING AT THE FRONT 20-FOOT WIDE BUILDING SETBACK LINE AS SHOWN ON THIS PLAT). IN ADDITION, IN SOME AREAS CUTS, FILLS, CULVERTS, RIPRAP AND OTHER SEDIMENT CONTROL DEVICES MAY LIE OUTSIDE OF THE BOUNDS OF THE 50-FOOT WIDE R/W AND THE AFORESAID 20-FOOT PERMANENT EASEMENT THEN THERE SHALL BE A PERMANENT EASEMENT SET ASIDE LARGE ENOUGH TO INCLUDE THESE AREAS.

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. 54027C0240C.

NOTE E: THE WEST VIRGINIA DEPARTMENT OF HIGHWAYS MAY CLAIM A DIFFERENT RIGHT-OF-WAY THAN THAT SHOWN ON THIS PLAT AND THEREFORE THIS SURVEY IS SUBJECT TO ANY OTHER RIGHTS-OF-WAY THE WEST VIRGINIA DEPARTMENT OF HIGHWAYS MAY CLAIM.

NOTE F: THERE IS APPROXIMATELY 0.3 ACRES WHICH LIES WITHIN THE BOUNDS OF WEST VIRGINIA SECONDARY ROUTE 220/11 "TRINITY ROAD" (A 30-FOOT WIDE RIGHT-OF-WAY).

NOTE G: THE 8.516 ACRE TRACT [PORTION OF AN ORIGINAL 171.104 NET ACRE TRACT (PARCEL AA), TAX MAP 7, PART OF PARCEL 7] IS TO BE MERGED WITH AN ORIGINAL 0.506 ACRE TRACT (PARCEL BB) (TAX MAP 7, PARCEL 6) WHICH BOTH TRACTS ARE NOW OWNED BY MELBOURNE PROPERTIES, INC. ANY FURTHER MODIFICATION OF THIS LAND AREA SHALL BE IN COMPLIANCE WITH THE COUNTY SUBDIVISION ORDINANCE.

NOTE H: THIS SURVEY IS EXEMPT FROM THE HAMPSHIRE COUNTY SUBDIVISION ORDINANCE UNDER SECTION 3.2, PARAGRAPH H (MERGER).

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

NOTE J: MELBOURNE PROPERTIES, INC. OWNER OF THIS LOT B OF AUTUMN RIDGE HAS GRANTED A PERMANENT EASEMENT/RIGHT-OF-WAY AS DEFINED BY THE LINES BETWEEN POINT NOS. 15, 16, 17, 18 & 19 (BEING A PORTION OF THE 20-FOOT BUILDING SETBACK AREA ALONG WV SEC. RT. 220/11 FOR THE PURPOSE OF LOWERING THE GROUND TO A LOWER ELEVATION TO ALLOW FOR SIGHT DISTANCE ALONG SAID STATE ROAD. THERE SHALL BE BE ANOTHER PERMANENT EASEMENT SET ASIDE AND ADJACENT TO THIS AREA TO ALLOW THE GROUND TO BE GRADED TO A 2:1 SLOPE. NO STRUCTURES OF ANY TYPE CAN BE PUT IN THIS AREA NOW OR IN THE FUTURE AND THIS EASEMENT MUST BE KEPT OF ANY TREES, BRUSH OR ANY OBSTRUCTION TO PROVIDE SIGHT DISTANCE ALONG WV SEC. RT. 220/11. THIS EASEMENT/RIGHT-OF-WAY IS FOR THE BENEFIT OF THE OWNERS OF LOT A (65.850 ACRES) OF AUTUMN RIDGE SUBDIVISION, THEIR HEIRS AND ASSIGNS.

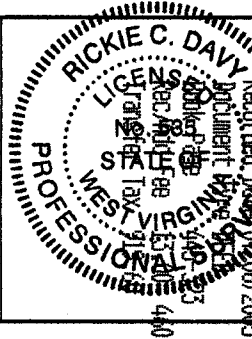
LEGEND

CORNER NO. 1 IS A CALCULATED POINT IN THE CENTERLINE INTERSECTION OF WEST VIRGINIA SECONDARY ROUTE 220/11 AND A 50-FOOT WIDE NONEXCLUSIVE RIGHT-OF-WAY.
 CORNER NOS. 2, 3, 4, 5, 6, 7 & 8 ARE CALCULATED POINTS IN THE CENTERLINE OF A 50-FOOT WIDE NONEXCLUSIVE RIGHT-OF-WAY.
 CORNER NOS. A, 9 & B ARE 5/8 INCH CAPPED (DAVY) REBARS, SET.
 CORNER NOS. 10, 11, 12, 13, 14, 17, 18, 20 & 21 ARE CALCULATED POINTS IN THE CENTERLINE OF WEST VIRGINIA SECONDARY ROUTE 220/11.
 CORNER NO. 15 IS A CALCULATED POINT IN THE CENTERLINE OF WEST VIRGINIA SECONDARY ROUTE 220/1 FROM WHICH A 5/8 INCH CAPPED (DAVY) REBAR, FOUND ON THE NORTH SIDE AND NEAR THE EDGE OF AN OLD ROADBED BEARS S 78-19'-54" E AT 124.18 FEET.
 CORNER NO. 16 IS A 5/8 INCH CAPPED (DAVY) REBAR, FOUND BETWEEN WEST VIRGINIA SECONDARY ROUTE 220/11 AND A RUN.
 CORNER NO. 19 IS A CALCULATED POINT IN THE CENTERLINE OF WEST VIRGINIA SECONDARY ROUTE 220/11 FROM WHICH A 5/8 INCH CAPPED (DAVY) REBAR, FOUND 3 FEET NORTHEAST OF THE CENTERLINE OF A DITCH ON THE SOUTHWEST SIDE OF WEST VIRGINIA SECONDARY ROUTE 220/11 ROAD BANK BEARS S 80-44'-12" E AT 12.78 FEET AND FROM WHICH ANOTHER 5/8 INCH CAPPED (DAVY) REBAR, FOUND IN THE CENTERLINE OF AN OLD ROADBED IN PLACE OF A FLAT STONE, FOUND (NOW STONE PILE BUILT) WHICH BEARS S 78-31'-20" E AT 148.50 FEET.
 CORNER NO. C IS A 30-INCH DOUBLE WHITE OAK TREE, MARKED CORNER FOUND AT THE HEAD OF A HOLLOW.
 CORNER NO. D IS A 5/8 INCH CAPPED (FRANK WHITACRE) REBAR, FOUND BY A FENCE CORNER ON A STEEP HILL NOW WITH MARKED POINTER TREES.
 CORNER NOS. AA & BB ARE METAL T-POSTS, SET AT CORNER OF SEPTIC RESERVE AREA.
 CORNER NO. CC IS A 5/8 INCH REBAR, SET AT CORNER OF SEPTIC RESERVE AREA.
 CORNER NO. DD IS A FLUSH 5/8 INCH REBAR, SET AT CORNER OF SEPTIC RESERVE AREA.
 CORNER NO. EE IS A 6-FOOT DEEP OBSERVATION HOLE.
 CORNER NO. FF IS A PROPOSED WELL SITE (STAKE LABEL "WELL").

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GIVEN UNDER MY HAND THIS 8TH DAY OF APRIL, 2005

Rickie C. Davy
 SURVEYOR



PLAT NO. D05-018

DATE: 04/07/2005

SCALE: 1" = 300'

SHEET 2 OF 2

R & S SERVICES, INC.
 RICKIE C. DAVY, PS NO. 535
 P.O. BOX 97 CAPON BRIDGE, WV 26711
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STATE OF WEST VIRGINIA, Hampshire County Commission Clerk's Office

7/6/05

9:23 AM

The foregoing Instrument, together with the certificate of its acknowledgment, was this day presented in said office and admitted to record.

Teste

Sharon H. Link

Clerk.