

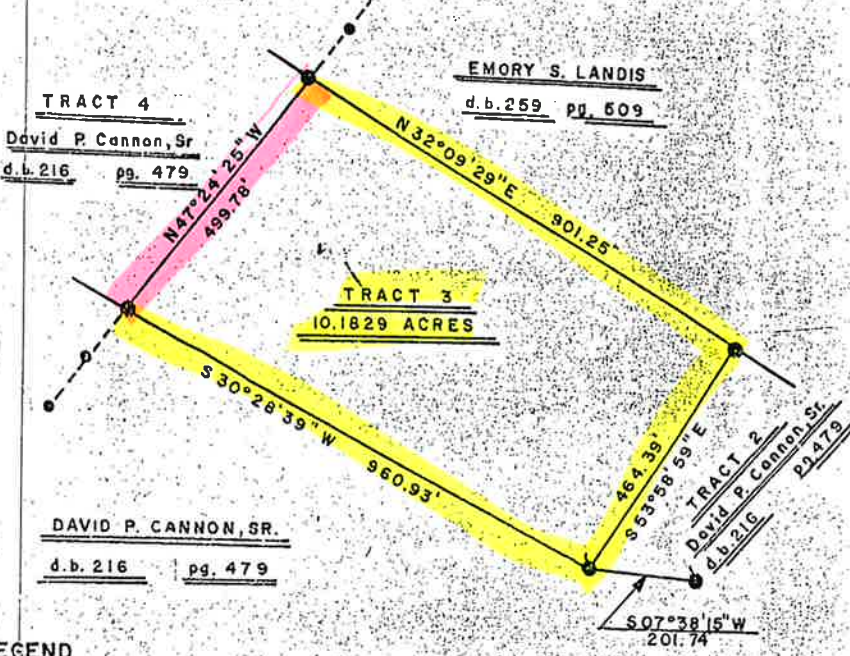


PLAT & SURVEY OF THE
DIVISION Of The
David P. Cannon, Sr. PROPERTY
SPRINGFIELD DISTRICT
HAMPSHIRE COUNTY
WEST VIRGINIA Tract 3 = 10.1829 Acres

Magnetic 7°04'50"
 True North 459
HAMPSHIRE MERIDIAN
MAY 1981

NOTES:

1. This is a portion of the same Real Estate that was conveyed unto David P. Cannon, Sr. and Helen M. Cannon by deed dated May 17, 1976 and of record in the Clerk's Office of Hampshire County, West Virginia, in deed book 216, at page 479.
2. All lines that pass through wooded areas were marked and painted at the time of this survey.



LEGEND

- = 1/2" REBAR (Set)
- ⊙ = 3/4" REBAR (Found)
- = POWER LINE

TAX MAP 22
PARCEL N° 32

NOTE

I certify that this has been a transit and steel tape survey and that the error of closure is 1 : 10,555 FT.

REVISIONS

A	
B	

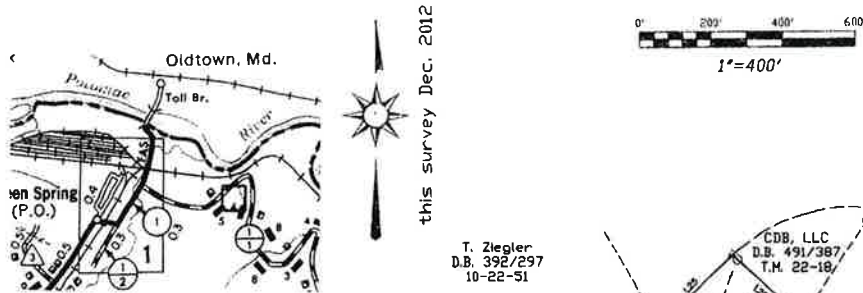
ALLEN G. CLEM	
LICENSED LAND SURVEYOR	
Romney, W. Va. 26757	
Client: David P. Cannon	Greenspring, W. Va.
Drawn By: A.G.C.	Job No.
Party Chief: A.G.C.	SCALE: 1" = 200'
APPROVED BY: <u>Allen G. Clem</u>	
Date: <u>01-16-84</u>	Allen G. Clem, L.L.S.
West Virginia Lic. No. 236	



STATE OF WEST VIRGINIA, County of Hampshire, to-wit:
 Be it remembered that on the 9th day of July, 1984, at 10:58 A.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 Nancy C. Feller Clerk
 County Commission, Hampshire County, W. Va.

Plat of Survey of 27.77 Acres, +/- for Tristan Ziegler

Part of D.B. 283/410, PIN 10-22-31
Springfield District Hampshire County WV.



"The 27.77 acre tract, part of PIN 10-22-31 is to be merged with PIN 10-22-51 tract. Any further modification of this land area shall be in compliance with the Hampshire County Subdivision or Land Development Ordinance."

LINE	BEARING	DISTANCE
L1	S 34°23'32" W	164.00'
L2	S 33°47'03" W	552.11'
L3	S 35°33'48" W	927.01'
L4	N 64°38'18" W	600.00'
L5	S 25°21'42" W	600.00'
L6	S 64°38'18" E	647.37'
L7	S 12°41'12" W	183.88'
L8	S 34°34'37" W	189.06'
L9	N 41°45'00" W	858.16'
L10	N 47°29'44" E	228.87'
L11	N 46°33'21" W	344.50'
L12	N 47°34'28" W	102.32'
L13	N 45°53'00" E	399.15'
L14	S 38°48'24" E	235.13'
L15	N 53°44'27" E	437.45'
L16	N 55°51'42" E	207.08'
L17	N 33°49'53" W	89.99'
L18	N 51°55'37" E	98.83'
L19	N 33°38'48" W	109.61'
L20	N 58°09'35" E	167.98'
L21	N 56°02'35" E	353.24'
L22	N 61°36'12" E	163.47'
L23	N 59°32'10" E	94.18'
L24	N 71°08'05" E	44.31'
L25	N 47°31'29" E	280.04'
L26	S 49°03'46" E	260.18'

LEGEND
○ Iron pin, T-post or pipe found
● 5/8" rebar set
△ calc. point
double cherry

TAKE NOTE
OF THE
GAP BETWEEN
THE RIGHT
OF WAY
ROAD AND
THE
PROPERTY
LINE

SUBJECT
PROPERTY



Map Subdivision
DATE 1-4-13
Hampshire County Planning

Mailed: Jonathan Hershiser
PO Box 109
Green Spring WV

11-23-98

63670

RIGHT-OF-WAY AGREEMENT

509

THIS RIGHT-OF-WAY AGREEMENT, made and entered into this 29th day of October, 1998, by and between JOSEPH F. SKELLEY, JR., party of the first part, JONATHAN D. HERSHISER and MICHELLE L. HERSHISER, parties of the second part, MARY F. CORBETT, formerly Mary F. Swick, party of the third part.

WHEREAS, the parties of the first and third part own real estate situate in Springfield District of Hampshire County, West Virginia, near Arnold Stickley Road; and,

WHEREAS, the access to the 10.18 acre tract of real estate owned by Joseph F. Skelley, Jr., is over and across a private roadway running from Arnold Stickley Road across the tract of real estate owned by the party of the third part, which roadway has been used for access to the 10.18 acre tract for many years but which is not a deeded right-of-way; and,

WHEREAS, Joseph F. Skelley, Jr., has contracted to sell his real estate to Jonathan D. Hershiser and Michelle L. Hershiser who intend to obtain financing for the purchase from the Bank of Romney; and,

WHEREAS, the lender desires to insure that there is a deeded right of access to the subject real estate.

NOW, THEREFORE, THIS RIGHT-OF-WAY AGREEMENT.

WITNESSETH: That for and in consideration of the sum of Ten Dollars (\$10.00), cash in hand paid, and other good and valuable consideration not herein set forth, the receipt of all of which is hereby acknowledged, the said Mary F. Corbett, formerly Mary F. Swick, party of the third part, does hereby grant unto Joseph F. Skelley, Jr., his heirs and assigns, and particularly Jonathan D. Hershiser and Michelle L. Hershiser, their heirs and assigns, a right-of-way and easement over and across her tract of real estate which she acquired by deed of Emory Scott Landis, et ux, dated March 27, 1986, of record in the office of the Clerk of the County Commission of Hampshire County, West Virginia, in Deed Book No. 283 at Page 410, said right-of-way being in the location of the existing private road, and said easement being for the purpose of providing ingress and egress to and from the Skelley 10.18 acre tract from Arnold Stickley Road, West Virginia Secondary Road 1/1.

No party hereto shall be under any obligation to the other to provide any repairs or maintenance to the subject roadway, except that to which they mutually agree from time to time.

WITNESS the following signatures and seals:

Joseph F. Skelley, Jr.
JOSEPH F. SKELLEY, JR.
Jonathan D. Hershiser
JONATHAN D. HERSHISER
Michelle L. Hershiser
MICHELLE L. HERSHISER
Mary F. Corbett
MARY F. CORBETT, formerly
Mary F. Swick

STATE OF West Virginia,
COUNTY OF Hampshire, TO WIT:

The foregoing instrument was acknowledged before me this
day of November, 1998, by JOSEPH F. SKELLEY, JR.

My commission expires: April 22, 2008

Patrick D. Dante
NOTARY PUBLIC



STATE OF West Virginia,
COUNTY OF Hampshire, TO WIT:

The foregoing instrument was acknowledged before me this
day of November, 1998, by JONATHAN D. HERSHISER and L.
HERSHISER, husband and wife.

My commission expires: April 22, 2008

Patrick D. Dante
NOTARY PUBLIC



STATE OF West Virginia,
COUNTY OF Hampshire, TO WIT:

The foregoing instrument was acknowledged before me this 4th
day of November, 1998, by MARY F. CORBETT, formerly Mary F. Swick.

My commission expires: May 28, 2008



Linda S. Landis
NOTARY PUBLIC

MORELAND & MORELAND
ATTORNEYS AT LAW
52 W. ROSEMARY LANE
ROMNEY, WV 26757

This instrument was prepared by STEPHEN W. MORELAND, of MORELAND & MORELAND, Attorneys at Law, 52 West Rosemary Lane, Romney, West Virginia 26757.

RIGHT OF WAY
11/13/98 15:24
Inst. No. 388
Book/Pg. 71 10950
509

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

Be it remembered that on the 13th day of November, 1998, at 3:24 P.M.,
this Right of Way was presented in the Clerk's Office of the County Commission of said County
and with the certificate thereof annexed, admitted to record.

Attest: Nancy C. Jellie
County Commission, Hampshire County, W. VA. PP