

Plat No. D92-003

1.270 Total Acres

157

### DESCRIPTION OF SURVEY

All that tract of land situated in Capon District, Hampshire County, West Virginia on the southeast side of West Virginia Secondary Route 50/27 and is located approximately 2.5 miles southeast of the intersection of West Virginia Secondary Route 50/27 with U.S. Route 50 and is more particularly described as follows:

BEGINNING at (1), a calculated point in the center of a 40 foot wide R/W, in a line of Lot No. 3 (2.092 acres) of OakRidge-West (see Deed Book 331, Page 368) and a corner to Lot No. 4 (2.005 acres) of OakRidge-West (see Deed Book 331, Page 368). Said calculated point being a new division corner to a 22.980 acre tract of land now owned by Thomas W. Alkire and Nancy A. Alkire (see Deed Book 331, Page 368) of which this tract is a part and is referenced by (C), a calculated point in the center of West Virginia Secondary Route 50/27 (a 30 foot wide R/W) which bears N 89-33'-47" W at 395.00 feet; thence, with the center of said 40 foot wide R/W and Lot No. 3, in part, for one line,

FIRST COURSE, S 89 Degrees - 33 Minutes - 47 Seconds E, 164.33 feet to

(2), a calculated point in said 40 foot wide R/W and being the first original corner of said 22.980 acre tract and in a line of a 237.75 acre tract of land (remainder) now owned by Meryl Gerten Niebuhr (see Deed Book 160, Page 25). Said point is referenced by (D), a flush 5/8 inch capped iron rod, set, on the northern edge of said R/W which bears N 25-25'-33" W at 22.23 feet and by a PK nail, found, in the center of West Virginia Secondary Route 50/27 (said nail being the first original corner of the aforesaid 22.980 acre tract) which bears N 25-25'-33" W at 1051.04 feet; thence, leaving said 40 foot wide R/W and with the first original line, in part and Niebhuhr's line, in part, for one line,

SECOND COURSE, S 25 Degrees - 25 Minutes - 33 Seconds E, 22.23 feet to (A), a flush 5/8 inch capped iron rod, set, in line and continue same course, 127.77 feet (in all 150.00 feet) to

(3), a flush 5/8 inch capped iron rod, set, another new division corner in the original line. Said iron rod is referenced by a flush 5/8 inch iron rod, found, the second original corner of said 22.980 acre tract which bears S 25-25'-33" E at 1026.79 feet; thence, leaving the original line and with new division lines across said 22.980 acre tract for four lines,

THIRD COURSE, S 49 Degrees - 21 Minutes - 00 Seconds W, 185.46 feet to

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1.270 Total Acres

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(4), a flush 5/8 inch capped iron rod, set, another new division corner; thence,

FOURTH COURSE, S 46 Degrees - 00 Minutes - 03 Seconds W, 119.17 feet to

(5), a flush 5/8 inch capped iron rod, set, beside a metal fence post, set, another new division corner and being a corner to Lot No. 5 (2.084 acres) of OakRidge-West (see Deed Book 331, Page 368); thence, with Lot No. 5 for one line,

FIFTH COURSE, N 09 Degrees - 38 Minutes - 21 Seconds W, 223.26 feet to

(6), a flush 5/8 inch capped iron rod, set, another new division corner and corner to Lot No. 4 (2.005 acres) of OakRidge-West; thence, with Lot No. 4 for one line,

SIXTH COURSE, N 16 Degrees - 16 Minutes - 26 Seconds E, 105.23 feet to (B), a flush 5/8 inch capped iron rod, set, in line and continue same course, 20.00 feet (in all 125.23 feet) to

THE POINT OF BEGINNING, CONTAINING 1.270 ACRES, MORE OR LESS.

As survey now completed on January 3, 1992, by R & S Services, Inc., Rickie C. Davy, L.L.S., Capon Bridge, West Virginia, the adjoining Plat No. D92-003, prepared and intended to be used as a part of this description.

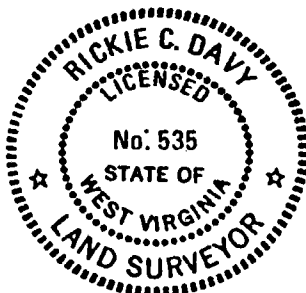
There is reserved a 40 foot wide right-of-way over Lot Nos. 3, 4 & 6 (this 1.270 acre tract herein surveyed) (1/2 of said right-of-way is over each lot) for the purpose of ingress and egress from West Virginia Secondary Route 50/27 to and from said Lot Nos. 3, 4 & 6 and also said 40 foot wide right-of-way is reserved for use of Thomas W. Alkire and Nancy A. Alkire, their heirs and assigns.

Being a portion of a 22.980 acre tract of land as was conveyed unto Thomas W. Alkire and Nancy Alkire, his wife from Meryl G. Niebuhr, single by deed dated the 23rd day of December, 1991 and is of record in the Office of the Clerk of the County Commission of Hampshire County, West Virginia in Deed Book 331, Page 368.

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January 3, 1992

R & S SERVICES, INC.



*Rickie C. Davy*  
Rickie C. Davy, Surveyor  
WV License No. 535

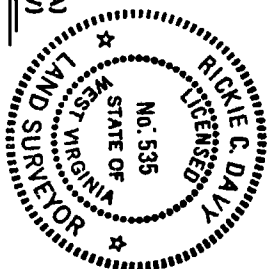
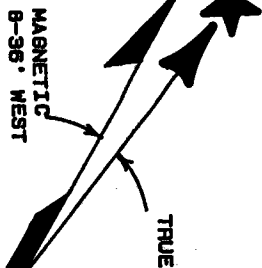
SURVEY OF 1.270 TOTAL ACRES  
CAPON DISTRICT  
HAMPSHIRE COUNTY, WEST VIRGINIA  
TAX MAP 30, PART OF PARCEL 11

159

EXEMPT FROM THE HAMPSHIRE  
COUNTY SUBDIVISION ORDINANCE  
DATE 1/31/92  
HAMPSHIRE COUNTY PLANNER  
EXEMPTION: SECTION 3.2, PARA. C

MERYL GERTEN NIEBUHR  
REMAINDER OF 237.76  
ACRES & 3.28 ACRES  
D.B. 272, PG. 366 (VA)  
D.B. 160, PG. 25 (WV)  
D.B. 321, PG. 291 (WV)

MAGNETIC DECLINATION DETERMINED AT  
LATITUDE 39-17'-47" N AND LONGITUDE  
78-26'-04" W AT CAPON BRIDGE, WV ON  
FEBRUARY 5, 1986. ALL BEARINGS SHOWN  
ARE FROM THE MAGNETIC MERIDIAN. ALL  
DISTANCES ARE HORIZONTAL. THIS SURVEY  
COMPLETED ON JANUARY 3, 1992.



COURSE & DISTANCE CHART

BR#1	1	S	25° 25' 33"	E	22.23
BR#2	2	N	16° 16' 26"	E	105.23
BR#3	3	N	16° 16' 26"	E	20.00
BR#4	4	N	25° 25' 33"	W	22.23

THOMAS W. ALKIRE  
NANCY A. ALKIRE  
LOT NO. 3 (2.092 AC.)  
OAKRIDGE - WEST  
D.B. 331, PG. 368

THOMAS W. ALKIRE  
NANCY A. ALKIRE  
LOT NO. 4 (2.005 AC.)  
OAKRIDGE - WEST  
D.B. 331, PG. 368

THOMAS W. ALKIRE  
NANCY A. ALKIRE  
LOT NO. 5 (2.084 AC.)  
OAKRIDGE - WEST  
D.B. 331, PG. 368

LEGEND

- CALCULATED POINT
- FLUSH 5/8 INCH CAPPED IRON ROD, SET
- BOUNDS OF 40 FOOT R/W
- ADJOINING PROPERTY LINE
- △ METAL FENCE POST, SET

GIVEN UNDER MY HAND THIS 3RD DAY OF  
JANUARY, 1992.

*Rickie C. Davy*

SURVEYOR

1.270 TOTAL ACRES  
R & S SERVICES, INC.

RICKIE C. DAVY, L.L.S. NO. 535  
CAPON BRIDGE, WV 26711 856-3165

TITLE: A SURVEY OF A PORTION OF A 22.980  
ACRE TRACT OF LAND NOW OWNED BY THOMAS W.  
& NANCY A. ALKIRE. SEE D.B. 331, PG. 368  
AND PLAT NO. D91-066.

SCALE 1" = 100  
DATE 01/03/1992  
JOB NO. D92-003  
Sheet 1 of 1 Sheets

NOTE A: THIS SURVEY MAKES NO ATTEMPT TO LOCATE ANY RIGHTS-  
OF-WAY OR EASEMENTS EXCEPT THOSE SHOWN ON THIS PLAT.  
NOTE B: THIS TRACT IS LOCATED APPROXIMATELY 2.5 MILES  
SOUTHEAST OF THE INTERSECTION OF WEST VIRGINIA SECONDARY  
ROUTE 50/27 WITH U.S. ROUTE 50.  
NOTE C: THERE IS RESERVED A 40 FOOT WIDE R/W OVER LOT NOS.  
3, 4 & 6 (1/2 OF SAID R/W IS OVER EACH LOT) FOR THE PURPOSE  
OF INGRESS AND EGRESS FROM WEST VIRGINIA SECONDARY ROUTE  
50/27 TO AND FROM SAID LOT NOS. 3, 4 & 6 AND ALSO SAID 40  
FOOT R/W IS RESERVED FOR USE OF THOMAS W. & NANCY A.  
ALKIRE, HUSBAND AND WIFE, THEIR HEIRS AND ASSIGNS.

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

Be it remembered that on the 31st day of January, 1992, at 2:57 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 Nancy C. Zeller Clerk  
County Commission, Hampshire County, W. Va.