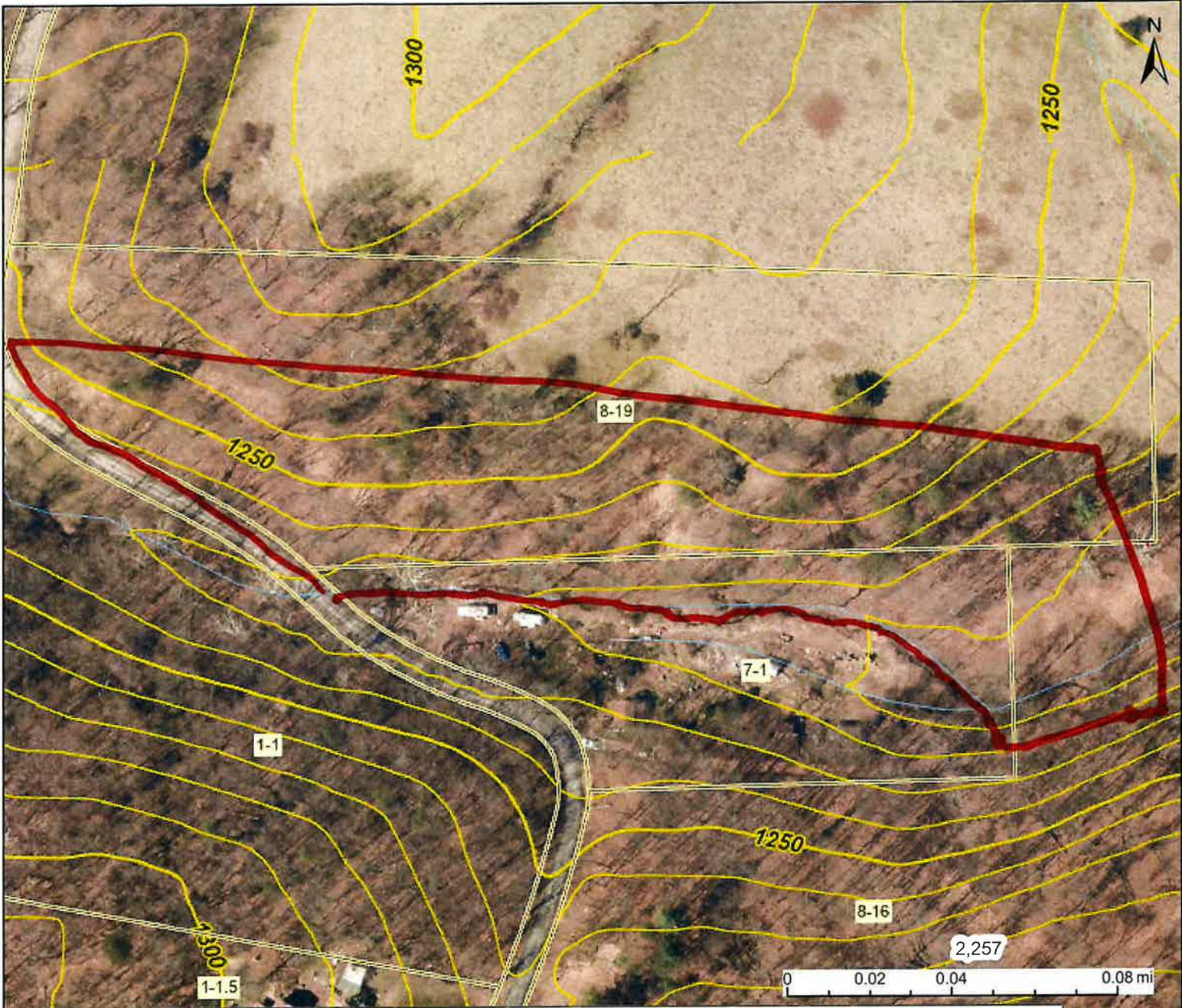







# Two Track LLC



This map is not the official regulatory FIRM or DFIRM. Its purpose is to assist with determining potential flood risk for the selected location.

H I G H  R I S K		 <b>Zone AE</b> 1-Percent-Annual-Chance Flood Hazard Area <b>With Base Flood Elevation (BFE)</b>	 <b>Floodway</b> Regulatory <b>Floodway in AE Zone</b>
		 <b>Zone A</b> 1-Percent-Annual-Chance Flood Hazard Area <b>Without BFE</b> (may have Advisory Flood Heights)	 <b>Advisory</b> 1-Percent-Annual-Chance <b>High Risk Advisory</b>
		Download the Full Legend for all flood tool symbols <a href="https://www.mapwv.gov/flood/map/docs/wv_flood_tool_legend.pdf">https://www.mapwv.gov/flood/map/docs/wv_flood_tool_legend.pdf</a>	
		<b>Disclaimer:</b> The online map is for use in administering the National Flood Insurance Program. It does not necessarily identify all areas subject to flooding, particularly from local drainage sources of small size. Refer to the official Flood Insurance Study (FIS) for detailed flood elevation data in flood profiles and data tables. WV Flood Tool ( <a href="https://www.mapwv.gov/flood">https://www.mapwv.gov/flood</a> ) is supported by FEMA, WV NFIP Office, and WV GIS Technical Center.	
		 <b>Flood Info Location</b>	Map created on 7/30/2024
		<b>User</b>	
		<b>Notes</b>	
		<b>Flood Hazard Area</b>	
		<b>Flood Zone</b>	
		<b>Stream</b>	
		<b>Watershed (HUC8)</b>	
		<b>Flood Height</b>	
		<b>Water Depth</b>	
		<b>Elevation</b>	0.0 ft (Source: ) (NAVD88)
		<b>Community &amp; ID</b>	
		<b>FEMA Map &amp; Date</b>	
		<b>Location (lat, long)</b>	
		<b>Parcel ID</b>	
		<b>E-911 Address</b>	



# LEGEND

STANDARD SYMBOLS THAT MAY APPEAR ON THIS PLAT

- STEEL PIPE/PIN FOUND
- 5/8 X 30" REBAR SET
- ⊕ CONCRETE MARKER FOUND
- ⊕ PLANTED STONE FOUND
- FENCE POST
- ▲ POINT
- ⊕ TREE-AS LABELED

L2 - L29, WITH CENTER OF RUN  
L30 - L36, WITH LIMITS OF OLD  
JERSEY MOUNTAIN ROAD.

LINE	BEARING	DISTANCE	LINE	BEARING	DISTANCE
L1	S 57°24'26" W	99.00'	L19	S 89°35'47" W	19.75'
L2	N 8°53'13" W	31.13'	L20	N 68°19'01" W	26.32'
L3	N 70°16'39" W	36.93'	L21	N 58°54'10" W	11.70'
L4	S 64°56'48" W	45.07'	L22	N 94°47'36" W	35.06'
L5	N 82°21'02" W	59.75'	L23	S 76°52'45" W	11.37'
L6	N 30°54'57" W	23.55'	L24	N 89°08'02" W	20.04'
L7	N 38°10'33" W	26.79'	L25	S 83°56'33" W	27.87'
L8	N 75°11'52" W	20.56'	L26	N 78°26'40" W	36.99'
L9	N 49°44'23" W	23.54'	L27	N 59°28'19" W	16.46'
L10	N 82°54'28" W	56.27'	L28	S 57°11'11" W	43.07'
L11	N 87°09'36" W	52.37'	L29	N 5°35'59" W	93.69'
L12	S 40°37'53" W	23.25'	L30	N 58°30'27" W	79.90'
L13	N 87°23'28" W	15.33'	L31	N 62°18'06" W	103.77'
L14	N 44°39'36" W	21.68'	L32	N 54°49'00" W	75.44'
L15	S 80°19'15" W	28.15'	L33	N 62°29'40" W	34.78'
L16	N 86°31'58" W	30.90'	L34	N 1°14'27" W	26.90'
L17			L35		26.71'
L18			L36		

0' 150' 300' 450'

DATE: 07/11/24

PROJECTS\2024\24001\_SURVEY\2024\RKK.055.KRESS, MIKE.DWG\KRESS2024.DWG  
PROJECTS\2024\24001\_SURVEY\2024\RKK.055.KRESS, MIKE.DWG\KRESS2024.CRD

**RK&K**

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# REFERENCE

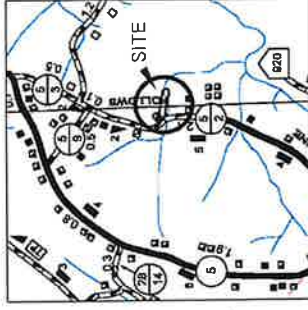
DEED BOOK 604, PAGE 54  
TAX MAP G8 PARCEL 19

R. SAVILLE  
DEED BOOK 585 PAGE 838  
TAX MAP G8 PARCEL 16

TWO TRACK, LLC  
DEED BOOK 604, PAGE 54  
TAX MAP G8 PARCEL 19  
4.62 ACRES±

C. LEWIS  
WILL BOOK 51 PAGE 569  
TAX MAP G7 PARCEL 1

R. SAVILLE  
DEED BOOK 585 PAGE 838  
TAX MAP G8 PARCEL 16



1" = 1 MILE

15" OAK TREE FENCE  
CORNER ON NORTH  
SIDE OF EXISTING  
WOODS ROAD



SURVEYED BY:

Greg Vanscoy, P.S. #2466

Date: JULY 11, 2024

Scale: 1" = 150'

**PLAT OF SURVEY**  
FOR  
**TWO TRACK, LLC**

**OLD JERSEY MOUNTAIN ROAD**  
**GORE DISTRICT**  
**HAMPSHIRE COUNTY WEST VIRGINIA**

# NOTICE OF AGENCY RELATIONSHIP

When working with a real estate agent in buying or selling real estate West Virginia Law requires that you be informed of whom the agent is representing in the transaction.

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.

Regardless of whom they represent, the agent has the following duties to both the buyer and the seller in any transaction:

- \* 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.

The agent is not obligated to reveal to either party any confidential information obtained from the other party which does not involve the affirmative duties set forth above.

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.

In compliance with the West Virginia Real Estate License Act, all parties are hereby notified that:

(printed name of agent) Keenan Shinkoff, affiliated with

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

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

## CERTIFICATION

By signing below, the parties certify that they have read and understand the information contained in this disclosure and have been provided with signed copies prior to signing any contract.

DocuSigned by:		7/30/2024	
<u>Michael Kress</u>	Date	Buyer	Date
C9339F2289256C			
Seller	Date	Buyer	Date
Seller	Date	Buyer	Date

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

Agent's Signature [Signature]

Date 7-30-24

WV Real Estate Commission  
 300 Capitol Street, Suite 400  
 Charleston, WV 25301  
 304.558.3555  
<http://rec.wv.gov>

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

