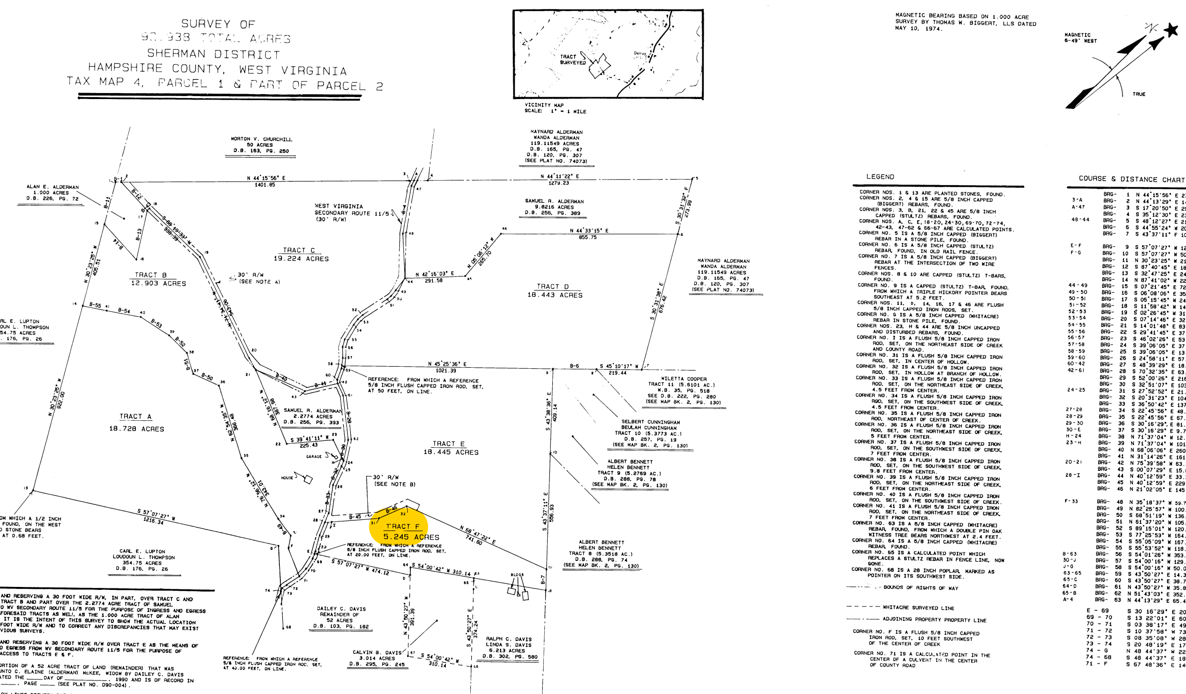
P. 157

SURVEY OF
92.938 TOTAL ACRES
SHERMAN DISTRICT
HAMPSHIRE COUNTY, WEST VIRGINIA
TAX MAP 4, PARCEL 1 & PART OF PARCEL 2



MAGNETIC BEARING BASED ON 1.000 ACRE SURVEY BY THOMAS W. BIGGERT, LLS DATED MAY 10, 1974.

NOTES

(A) ACCEPTING AND RESERVING A 30 FOOT WIDE R/W, IN PART, OVER TRACT C AND PART OVER TRACT B AND PART OVER THE 2.2774 ACRE TRACT OF SAMUEL ALDERMAN TO WV SECONDARY ROUTE 11/5 FOR THE PURPOSE OF INGRESS AND EGRESS FROM THE AFORESAID TRACTS AS WELL AS THE 1.000 ACRE TRACT OF ALAN ALDERMAN. IT IS THE INTENT OF THIS SURVEY TO SHOW THE ACTUAL LOCATION OF THE 30 FOOT WIDE R/W AND TO CORRECT ANY DISCREPANCIES THAT MAY EXIST IN ANY PREVIOUS SURVEYS.

(B) ACCEPTING AND RESERVING A 30 FOOT WIDE R/W OVER TRACT E AS THE MEANS OF INGRESS AND EGRESS FROM WV SECONDARY ROUTE 11/5 FOR THE PURPOSE OF PROVIDING ACCESS TO TRACTS E & F.

(C) BEING A PORTION OF A 52 ACRE TRACT OF LAND (REMAINDER) THAT WAS CONVEYED UNTO C. ELAINE (ALDERMAN) McKEE, WIDOW BY DAILEY C. DAVIS BY DEED DATED THE ____ DAY OF ________, 1990 AND IS OF RECORD IN DEED BOOK ____, PAGE ____ (SEE PLAT NO. D90-004).

(D) THE BOUNDARY LINES BETWEEN DAILEY C. DAVIS' 52 ACRE TRACT (REMAINDER) (DESIGNATED AS CORNER NOS. G-D); CALVIN C. DAVIS' 3.014 ACRE TRACT (DESIGNATED AS CORNER NOS. D-64-63); RALPH C. & LINDA S. DAVIS' 6.213 ACRE TRACT (DESIGNATED AS CORNER NOS. 63-B) AND THE OWNERS OF THIS PARTITION OF C. ELAINE (ALDERMAN) McKEE'S 92.495 ACRE TRACT ACCEPT THESE LINES AS THEIR BOUNDARY LINES AS DESCRIBED IN THE BOUNDARY LINE AGREEMENT DATED THE ____ DAY OF ________, 1990 AND IS OF RECORD IN DEED BOOK ____, PAGE ____.

LEGEND

CORNER NOS. 1 & 13 ARE PLANTED STONES, FOUND.
CORNER NOS. 2, 4 & 15 ARE 5/8 INCH CAPPED (BIGGERT) REBARS, FOUND.
CORNER NOS. 3, 8, 21, 22 & 45 ARE 5/8 INCH CAPPED (STULTZ) REBARS, FOUND.
CORNER NOS. A, C, E, 18-20, 24-30, 69-70, 72-74, 42-43, 47-52 & 66-67 ARE CALCULATED POINTS.
CORNER NO. 5 IS A 5/8 INCH CAPPED (BIGGERT) REBAR IN A STONE PILE, FOUND.
CORNER NO. 6 IS A 5/8 INCH CAPPED (STULTZ) REBAR, FOUND, IN OLD RAIL FENCE.
CORNER NO. 7 IS A 5/8 INCH CAPPED (BIGGERT) REBAR AT THE INTERSECTION OF TWO WIRE FENCES.
CORNER NOS. 8 & 10 ARE CAPPED (STULTZ) T-BARS, FOUND.
CORNER NO. 9 IS A CAPPED (STULTZ) T-BAR, FOUND, FROM WHICH A TRIPLE HICKORY POINTER BEARS SOUTHEAST AT 5.2 FEET.
CORNER NOS. 11, D, 14, 16, 17 & 46 ARE FLUSH 5/8 INCH CAPPED IRON RODS, SET.
CORNER NO. G IS A 5/8 INCH CAPPED (WHITACRE) REBAR IN STONE PILE, FOUND.
CORNER NOS. 23, H & 44 ARE 5/8 INCH UNCAPPED AND DISTURBED REBARS, FOUND.
CORNER NO. I IS A FLUSH 5/8 INCH CAPPED IRON ROD, SET, ON THE NORTHEAST SIDE OF CREEK AND COUNTY ROAD.
CORNER NO. 31 IS A FLUSH 5/8 INCH CAPPED IRON ROD, SET, IN CENTER OF HOLLOW.
CORNER NO. 32 IS A FLUSH 5/8 INCH CAPPED IRON ROD, SET, IN HOLLOW AT BRANCH OF HOLLOW.
CORNER NO. 33 IS A FLUSH 5/8 INCH CAPPED IRON ROD, SET, ON THE NORTHEAST SIDE OF CREEK, 4.5 FEET FROM CENTER.
CORNER NO. 34 IS A FLUSH 5/8 INCH CAPPED IRON ROD, SET, ON THE SOUTHWEST SIDE OF CREEK, 4.5 FEET FROM CENTER.
CORNER NO. 35 IS A FLUSH 5/8 INCH CAPPED IRON ROD, NORTHEAST OF CENTER OF CREEK.
CORNER NO. 36 IS A FLUSH 5/8 INCH CAPPED IRON ROD, SET, ON THE NORTHEAST SIDE OF CREEK, 5 FEET FROM CENTER.
CORNER NO. 37 IS A FLUSH 5/8 INCH CAPPED IRON ROD, SET, ON THE SOUTHWEST SIDE OF CREEK, 7 FEET FROM CENTER.
CORNER NO. 38 IS A FLUSH 5/8 INCH CAPPED IRON ROD, SET, ON THE SOUTHWEST SIDE OF CREEK, 9.8 FEET FROM CENTER.
CORNER NO. 39 IS A FLUSH 5/8 INCH CAPPED IRON ROD, SET, ON THE NORTHEAST SIDE OF CREEK, 6 FEET FROM CENTER.
CORNER NO. 40 IS A FLUSH 5/8 INCH CAPPED IRON ROD, SET, ON THE SOUTHWEST SIDE OF CREEK.
CORNER NO. 41 IS A FLUSH 5/8 INCH CAPPED IRON ROD, SET, ON THE NORTHEAST SIDE OF CREEK, 7 FEET FROM CENTER.
CORNER NO. 63 IS A 5/8 INCH CAPPED (WHITACRE) REBAR, FOUND, FROM WHICH A DOUBLE PIN OAK WITNESS TREE BEARS NORTHWEST AT 2.4 FEET.
CORNER NO. 64 IS A 5/8 INCH CAPPED (WHITACRE) REBAR, FOUND.
CORNER NO. 65 IS A CALCULATED POINT WHICH REPLACES A STULTZ REBAR IN FENCE LINE, NOW GONE.
CORNER NO. 68 IS A 28 INCH POPLAR, MARKED AS POINTER ON ITS SOUTHWEST SIDE.

—·—·— BOUNDS OF RIGHTS OF WAY

– – – – WHITACRE SURVEYED LINE

——·—— ADJOINING PROPERTY PROPERTY LINE

CORNER NO. F IS A FLUSH 5/8 INCH CAPPED IRON ROD, SET, 10 FEET SOUTHWEST OF THE CENTER OF CREEK

CORNER NO. 71 IS A CALCULATED POINT IN THE CENTER OF A CULVERT IN THE CENTER OF COUNTY ROAD

COURSE & DISTANCE CHART

	BRG-	1	N 44°15'56" E 27.18
3-A	BRG-	2	N 44°13'29" E 14.88
A-47	BRG-	3	S 17°20'50" E 29.37
	BRG-	4	S 35°12'30" E 233.46
48-44	BRG-	5	S 48°12'27" E 214.98
	BRG-	6	S 44°55'24" W 209.89
	BRG-	7	S 43°37'11" F 100.43
E-F	BRG-	9	S 57°07'27" W 128.63
F-G	BRG-	10	S 57°07'27" W 50.04
	BRG-	11	N 30°23'25" W 210.00
	BRG-	12	S 87°40'45" E 185.89
	BRG-	13	S 32°47'25" E 240.69
	BRG-	14	N 87°41'02" W 229.01
44-49	BRG-	15	S 07°21'45" E 72.73
49-50	BRG-	16	S 06°08'06" E 35.31
50-51	BRG-	17	S 05°15'45" W 24.74
51-52	BRG-	18	S 11°58'42" W 140.30
52-53	BRG-	19	S 02°26'45" W 31.70
53-54	BRG-	20	S 07°14'46" E 32.75
54-55	BRG-	21	S 14°01'48" E 83.59
55-56	BRG-	22	S 29°41'45" E 37.28
56-57	BRG-	23	S 46°02'26" E 53.24
57-58	BRG-	24	S 39°06'05" E 37.21
58-59	BRG-	25	S 39°06'05" E 13.78
59-60	BRG-	26	S 24°58'11" E 57.24
60-42	BRG-	27	S 48°39'29" E 18.08
42-61	BRG-	28	S 70°32'35" E 63.72
	BRG-	29	S 52°00'26" E 216.38
	BRG-	30	S 32°51'07" E 103.46
24-25	BRG-	31	S 27°52'52" E 21.38
	BRG-	32	S 20°31'23" E 104.76
	BRG-	33	S 36°50'42" E 137.01
27-28	BRG-	34	S 22°45'56" E 48.59
28-29	BRG-	35	S 22°45'56" E 67.86
29-30	BRG-	36	S 30°16'29" E 81.10
30-E	BRG-	37	S 30°16'29" E 9.77
H-24	BRG-	38	N 71°37'04" W 12.43
23-H	BRG-	39	N 71°37'04" W 101.12
	BRG-	40	N 68°06'06" E 260.27
	BRG-	41	N 31°14'26" E 161.75
20-21	BRG-	42	N 75°39'58" W 63.35
	BRG-	43	S 00°07'29" E 15.00
28-I	BRG-	44	N 40°12'59" E 33.30
	BRG-	45	N 40°12'59" E 229.07
	BRG-	46	N 21°02'05" E 145.89
F-33	BRG-	48	N 35°18'37" W 59.77
	BRG-	49	N 82°25'57" W 100.71
	BRG-	50	S 68°51'19" W 136.19
	BRG-	51	N 61°37'20" W 105.19
	BRG-	52	S 89°15'01" W 120.21
	BRG-	53	S 77°25'53" W 164.15
	BRG-	54	S 55°05'09" W 167.20
	BRG-	55	S 55°53'52" W 118.49
B-63	BRG-	56	S 54°01'26" W 353.70
30-J	BRG-	57	S 54°00'16" W 129.38
J-G	BRG-	58	S 54°00'16" W 50.00
63-65	BRG-	59	S 43°50'27" E 14.30
65-C	BRG-	60	S 43°50'27" E 38.71
64-D	BRG-	61	N 43°50'27" W 35.86
65-B	BRG-	62	N 51°43'03" E 352.03
A-4	BRG-	63	N 44°13'29" E 65.48
E - 69			S 30 16'29" E 20.28
69 - 70			S 13 22'01" E 60.10
70 - 71			S 03 38'17" E 49.10
71 - 72			S 10 37'58" W 73.88
72 - 73			S 08 35'08" W 28.38
73 - 74			S 20 48'19" E 17.92
74 - G			N 48 44'37" W 220.53
74 - 68			S 48 44'37" E 180.65
71 - F			S 67 48'36" E 146.09

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

NOTE: THIS PLAT, D89-127A, REVISED JANUARY 16, 1990, REPLACES PLAT NO. D89-127, DATED DECEMBER 28, 1989 DATED DECEMBER 28, 1989 WHICH IS RECORDED IN MAP BOOK ____, PAGE ____.

STATE OF WEST VIRGINIA, County of Hampshire, to-wit:
Be it remembered that on the 17th day of January 1990, at 10:10 A M., this 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.

CASTO & HARRIS INC., SPENCER, W. VA. RE ORDER NO 92867B-89

RICKIE C. DAVY LICENSED No. 535 STATE OF WEST VIRGINIA LAND SURVEYOR

GIVEN UNDER MY HAND THIS 16TH DAY OF JANUARY, 1990.
Rickie C. Davy
SURVEYOR

92.988 TOTAL ACRES

DAVY & LOVETT ENTERPRISES, INC.

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

TITLE: A SURVEY OF THE PARTITION OF THE REMAINDER OF A 105 ACRE TRACT NOW OWNED BY C. ELAINE (ALDERMAN) MCKEE, WIDOW (SEE D.B. 166, PG. 438) AND ALL OF A 0.492 ACRE TRACT (SEE D.B. ____, PG. ____; PLAT NO. D90-004 & NOTE C).

Scale 1"=200 feet	REVISED 01/16/90	JOB NO. D89-127A
DATE 12/28/1989		Sheet 1 of 1 Sheets

Mailed: Rickie Davy
P.O Box 69
Capon Bridge WV
1-31-90

(36)