



PLAT OF SURVEY FOR CLARA B. FUNKHOUSER ESTATE

Capon District, Hardy County, WV
Tax Map 294 Parcel 33
Will Book 34 Page 34
Deed Book 110 Page 215
Deed Book 82 Page 91
Deed Book 230 Page 721

LINE	BEARING	DISTANCE
L1	N 41°19'06" W	13.30'
L2	N 39°14'25" W	25.59'
L3	N 30°10'14" W	26.03'
L4	N 02°27'17" W	47.74'

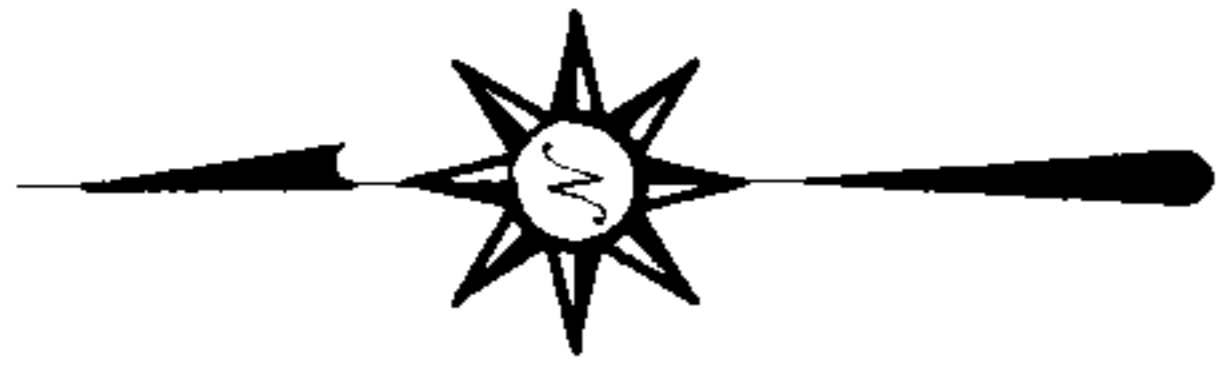
Heidi Fogle
DB 267/739
Tax Map 294
Parcel 34.1

Michael & Heidi Evans
DB 336/243
Tax Map 294 Parcel 29
Map Book 9 Page 29

Found 5/8" Whitacrce PS 506 Capped Rebar

Crossing, 53.31'

Crossing found 7/8" Iron Pipe 10.98'



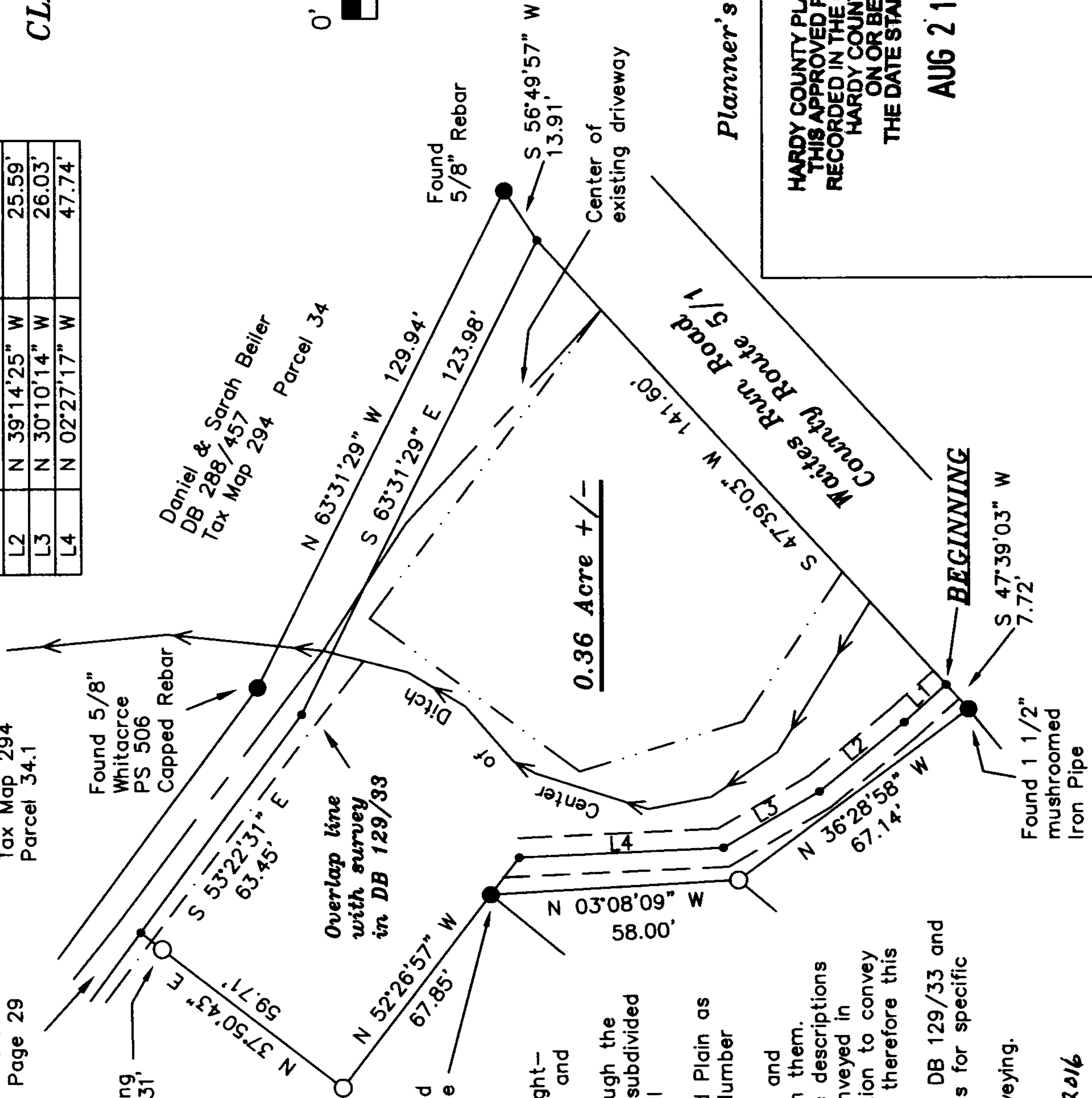
Bearings Are Magnetic



SCALE: 1 INCH = 40 FEET

LEGEND

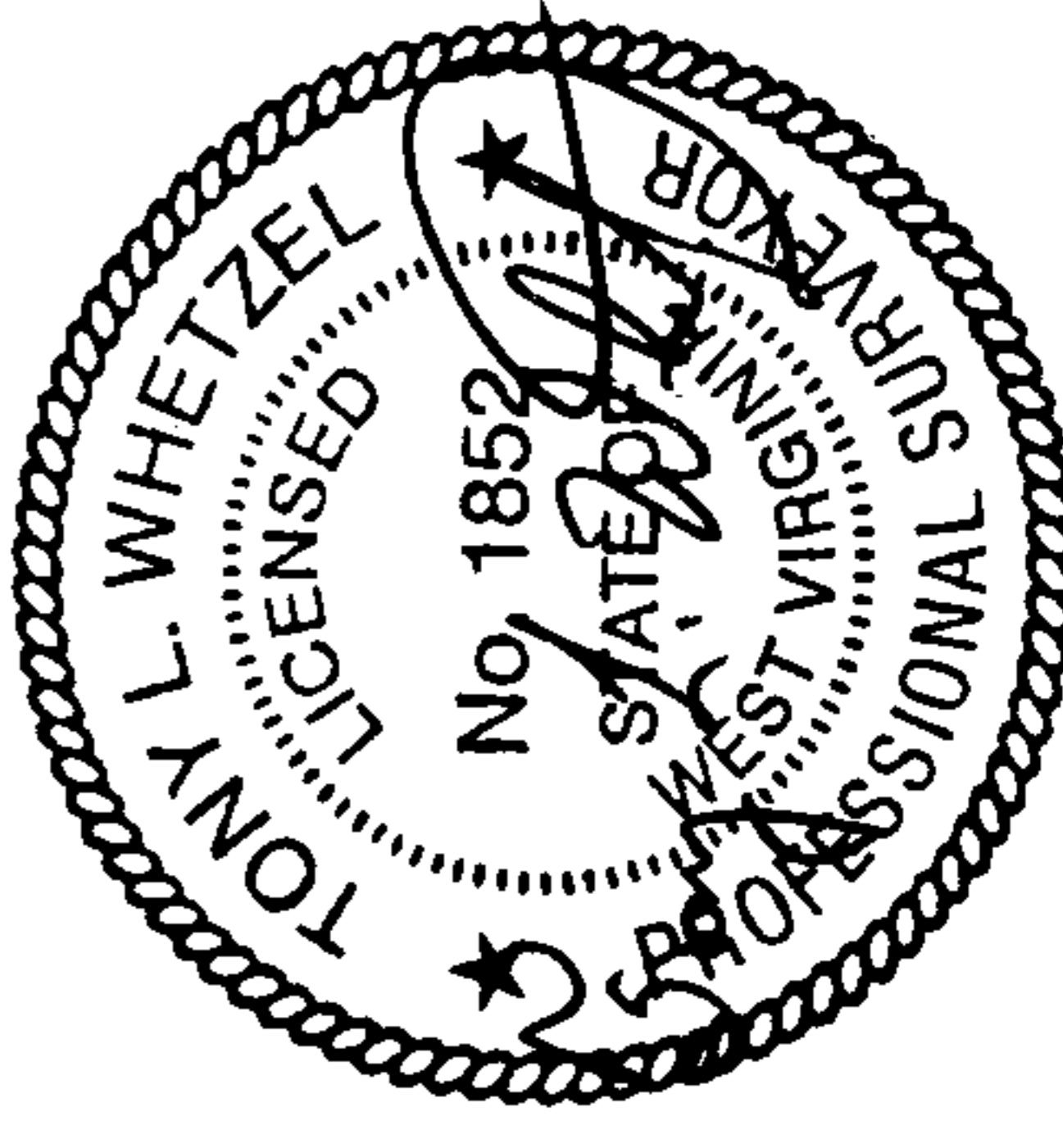
- +/- = More or Less
- = Point
- = Corner as Labeled
- = Set 3/4" Whetzel Capped Rebar



NOTES

- 1) Survey subject to easements and/or right-of-ways of record and/or in existence and to unrecorded instruments.
- 2) This property has been subdivided through the heir transfer and shall not be further subdivided or reconveyed unless complying with all applicable Hardy County Ordinances.
- 3) This tract is not in the 100 year Flood Plain as per FEMA FIRM 540051 0250 G, Map Number 54031C0250G dated 9/2/2009.
- 4) The descriptions recorded in DB 82/91 and DB 110/215 leave a small gap between them. Also there is a small gap between the descriptions in DB 82/91 and the 12 feet strip conveyed in DB 67/77. I believe it was the intention to convey all property West of Wates Run Road, therefore this survey includes both gaps.
- 5) This tract overlaps surveys recorded in DB 129/33 and Map Book 9 Page 29. See references for specific locations of overlaps.
- 6) Surveyed in April 2016 by Whetzel Surveying.

Whetzel Surveying
Tony L. Whetzel PS 1852
514 Dove Hollow Road
Baker, WV 26801
PH: (304) 897-5465



Planner's Seal

HARDY COUNTY PLANNING OFFICE
THIS APPROVED PLAT MUST BE
RECORDED IN THE OFFICE OF THE
HARDY COUNTY CLERK
ON OR BEFORE
THE DATE STAMP BELOW

AUG 21 2017 LR

Drawn By: Tony Whetzel 4-17-2016

**DESCRIPTION OF SURVEY
FOR
CLARA B. FUNKHOUSER ESTATE**

A tract or parcel of land located in Capon District, Hardy County, West Virginia, being located on the West side of Waites Run Road (County Route 5/1) and being more particularly described as follows:

BEGINNING at a Point on the Western limits of Waites Run Road in the center of an existing road bed, being N47-39-03E 7.72 feet from a found 1 1/2" mushroomed Iron Pipe; thence with the center of existing road bed for four lines and six new division lines

N41-19-06W 13.30 feet to a Point; thence
N39-14-25W 25.59 feet to a Point; thence
N30-10-14W 26.03 feet to a Point; thence
N02-27-17W 47.74 feet to a Point; thence

N52-26-57W crossing a found 7/8" Iron Pipe at 10.98 feet and continuing 67.85 feet in all to a set 3/4" Whetzel Capped Rebar flush to ground; thence

N37-50-43E crossing a set 3/4" Whetzel Capped Rebar at 53.31 feet, an overlap line with survey in DB 129/33, and continuing 59.71 feet in all to a Point in the line of a 12 feet strip of property (DB 336/243); thence with said 12 feet strip for two lines

S53-22-31E 63.45 feet to a Point; thence

S63-31-29E 123.98 feet to a Point on the Western limits of Waites Run Road, being S56-49-57W 13.91 feet from a found 5/8" Rebar; thence with the Western limits of Waites Run Road for one line

S47-39-03W 141.60 feet to the **BEGINNING** containing **0.36 Acres** more or less as surveyed by Whetzel Surveying in April 2016 and as shown on the attached plat which is made a part of this description

Being a part of the same tract or parcel of land devised to Sarah F. White and Steven H. Funkhouser by Clara B. Funkhouser by will recorded in the Clerk's Office of Hardy County in Will Book 34 at Page 34 and as shown in the Assessor's Office on Tax Map 294 as Parcel 33; to which reference is hereby made to all the above for any and all pertinent purposes.

HARDY COUNTY PLANNING OFFICE...
**APPROVED
MINOR SUBDIVISION**

BY: NR

JUN 21 2017

Tony L. Whetzel
Tony L. Whetzel PS #1852



This document presented and filed:
06/26/2017 12:03:41 PM

Gregory L. Ely

Gregory L. Ely, Hardy County, WV
206621