PLAT OF SURVEY FOR:
ALAN L. BRILL
& CONNIE L. BRILL

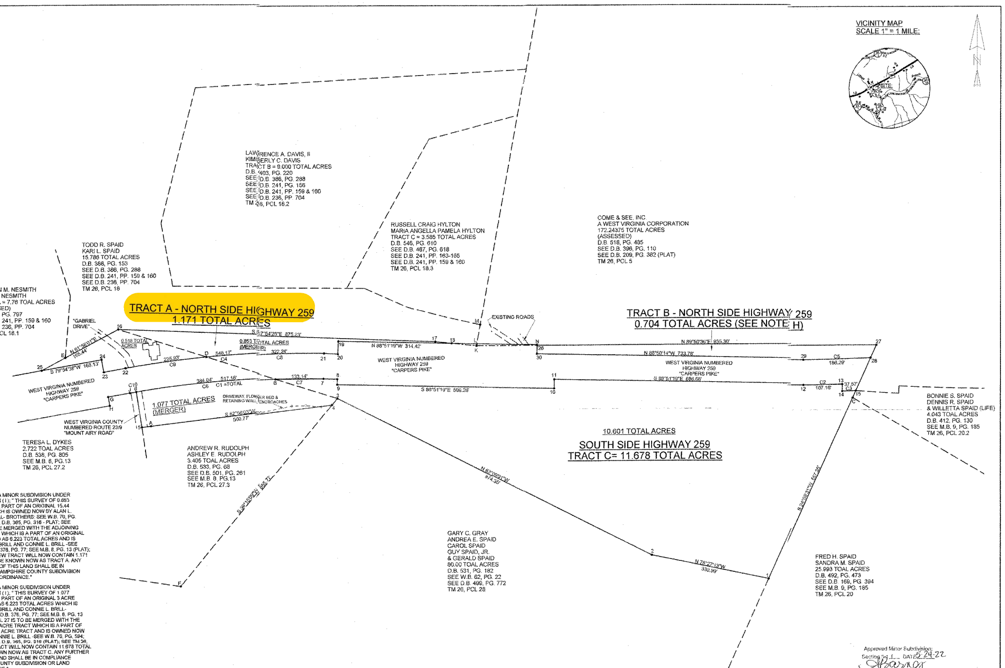
TRACT A - NORTH SIDE HIGHWAY 259
= 1.171 TOTAL ACRES
(MERGER)-SEE NOTE E

TRACT B (SEE NOTE H)
= 0.704 TOTAL ACRES

TRACT C - SOUTH SIDE HIGHWAY 259
= 11.678 TOTAL ACRES
(MERGER)- SEE NOTE F

CAPON DISTRICT
HAMPSHIRE COUNTY, WEST VIRGINIA
TAX MAP 26, PARCELS 19 AND 27

LEGEND:
CORNER NOS. 1, 17, 27 AND E ARE 5/8" REBARS FOUND.
CORNER NO. 2 IS A 22" HICKORY TREE, FOUND.
CORNER NO. 3 IS A BENT 5/8" REBAR, FOUND.
CORNER NO. 4 IS A 5/8" CAPPED DAVY REBAR, SET FROM WHICH A 5/8" CAPPED FAW REBAR, FOUND BEARS N 34 DEGREES - 48 MINUTES - 43 SECONDS E AT 4.36 FT.
CORNER NO. A IS A 5/8" CAPPED FAW REBAR, FOUND.
CORNER NO. 5 IS A POINT IN THE CENTERLINE OF ROUTE NO. 23/9.
CORNER NO. 6 IS A POINT IN THE SOUTHEAST BOUNDS OF WEST VIRGINIA NUMBERED HIGHWAY 259 - "CARPERS PIKE" AT THE INTERSECTION OF THE CENTERLINE OF WV COUNTY NUMBERED ROUTE 23/9 - "MOUNT AIRY ROAD".
CORNER NOS. B AND D ARE POINTS AT THE INTERSECTION OF AN ORIGINAL LINE WITH BOUNDS OF SAID ROUTE 259.
CORNER NOS. 7, 9, 11, 13, 14, 20 & 21 ARE WVDOH RIGHT-OF-WAY CONCRETE MONUMENTS, FOUND IN BOUNDS OF ROUTE 259.
CORNER NO. 8 IS A BROKEN OFF R/W CONCRETE MONUMENT, FOUND.
CORNER NOS. N, 10, 12 AND 15 ARE POINTS IN THE BOUNDS OF ROUTE 259.
CORNER NO. C IS A 5/8" CAPPED MORELAND REBAR, FOUND.
CORNER NO. F IS A 16" WHITE OAK TREE, FOUND.
CORNER NO. 16 IS AN AXLE, FOUND.
CORNER NO. 18 IS A POINT IN BOUNDS OF ROUTE 259 AT INTERSECTION OF AN ORIGINAL LINE.
CORNER NO. K IS A POINT AT PLACE OF 5/8" REBAR SET BY HEISHMAN NOW GONE FROM WHICH A METAL T-POST, FOUND BEARS N 27 DEGREES - 38 MINUTES - 09 SECONDS W AT 0.34 FT.
CORNER NO. L IS A POINT IN BOUNDS OF ROUTE 259 IN A PROPERTY LINE.
CORNER NO. M IS A POINT IN A PROPERTY LINE IN THE CENTER OF AN EXISTING ROAD.
CORNER NO. 25 IS A POINT IN SAID BOUNDS OF ROUTE 259 AT INTERSECTION OF AN ORIGINAL LINE.
CORNER NOS. G, H, J, 19, 22, 23, 24, 26, 28, 29 AND 30 ARE POINTS IN AFORESAID BOUNDS OF ROUTE 259.



NOTES CONTINUED:

NOTE E: THIS SURVEY IS A MINOR SUBDIVISION UNDER SECTION 5.1, PARAGRAPH (1); " THIS SURVEY OF 0.653 TOTAL ACRES WHICH IS A PART OF AN ORIGINAL 15.44 TOTAL ACRE TRACT WHICH IS OWNED NOW BY ALAN L. BRILL AND CONNIE L. BRILL- BROTHERS: SEE W.B. 70, PG. 594; D.B. 559, PG. 831; SEE D.B. 365, PG. 316 - PLAT; SEE TM 26, PARCEL 19 IS TO BE MERGED WITH THE ADJOINING 0.518 TOTAL ACRE TRACT WHICH IS A PART OF AN ORIGINAL 3 ACRE TRACT ASSESSED AS 6.223 TOTAL ACRES AND IS OWNED NOW BY ALAN L. BRILL AND CONNIE L. BRILL -SEE W.B. 70, PG. 594; SEE D.B. 376, PG. 77; SEE M.B. 8, PG. 13 (PLAT); TM 26, PARCEL 27. THE NEW TRACT WILL NOW CONTAIN 1.171 TOTAL ACRES AND WILL BE KNOWN NOW AS TRACT A. ANY FURTHER MODIFICATION OF THIS LAND SHALL BE IN COMPLIANCE WITH THE HAMPSHIRE COUNTY SUBDIVISION OR LAND DEVELOPMENT ORDINANCE."

NOTE F: THIS SURVEY IS A MINOR SUBDIVISION UNDER SECTION 5.1, PARAGRAPH (1); " THIS SURVEY OF 1.077 TOTAL ACRES WHICH IS A PART OF AN ORIGINAL 3 ACRE ACRE TRACT ASSESSED AS 6.223 TOTAL ACRES WHICH IS OWNED NOW BY ALAN L. BRILL AND CONNIE L. BRILL- SEE W.B. 70, PG. 594; SEE D.B. 376, PG. 77; SEE M.B. 8, PG. 13 (PLAT); SEE TM 26, PARCEL 27 IS TO BE MERGED WITH THE ADJOINING 10.601 TOTAL ACRE TRACT WHICH IS A PART OF AN ORIGINAL 15.44 TOTAL ACRE TRACT AND IS OWNED NOW BY ALAN L. BRILL AND CONNIE L. BRILL -SEE W.B. 70, PG. 594; SEE D.B. 560, PG. 831; SEE D.B. 365, PG. 316 (PLAT); SEE TM 26, PARCEL 19. THE NEW TRACT WILL NOW CONTAIN 11.678 TOTAL ACRES AND WILL BE KNOWN NOW AS TRACT C. ANY FURTHER MODIFICATIONOF THIS LAND SHALL BE IN COMPLIANCE WITH THE HAMPSHIRE COUNTY SUBDIVISION OR LAND DEVELOPMENT ORDINANCE."

NOTE G: CORNER NO. (6) IS LOCATED AT THE INTERSECTION OF WV COUNTY NUMBERED ROUTE 23/9 ("MOUNT AIRY ROAD") WITH WV NUMBERED ROUTE 259 (" CARPERS PIKE").

NOTE H: THIS SURVEY OF TRACT B CONTAINING 0.704 TOTAL ACRES IS PART OF TAX MAP 26, PARCEL 19 AND WAS CREATED WITH THE CONSTRUCTION OF HIGHWAY 259.

COURSE AND DISTANCE CHART:

Line	Bearing	Distance
3-4	S 39°12'57"W	24.07'
A-5	S 82°56'03"W	25.00'
5-6	N 9°14'27"W	101.00'
7-8	S 88°48'22"E	38.05'
8-9	S 1°04'28"W	15.13'
10-11	N 1°04'28"E	25.00'
13-14	S 0°30'10"W	19.57'
15-C	S 24°08'31"W	21.12'
25-E	N 61°58'01"E	74.31'
17-18	S 84°15'25"E	45.83'
19-20	S 2°26'07"W	35.00'
20-21	N 87°33'53"W	38.21'
22-23	S 79°54'52"W	61.49'
23-24	N 10°05'22"W	35.00'
30-26	N 1°08'41"E	23.24'
27-28	S 24°08'31"W	38.94'
J-G	S 79°54'38"W	61.00'
G-H	S 10°05'21"E	25.01'
18-K	S 84°15'25"E	68.97'
K-L	N 9°58'55"E	5.60'
K-26	N 89°50'36"E	166.13'
L-M	N 9°58'55"E	53.71'
18-L	S 88°51'19"E	69.61'
26-N	N 1°08'41"E	1.76'
L-N	S 88°51'19"E	100.23'

CURVE CHART:

Curve	Delta Angle	Radius	Arc	Tangent	Chord	Chord Bearing
C1=6-7	10°29'22"	2825.00	517.18	259.32	516.46	N 85°46'28"E
C2=12-13	1°03'57"	5760.00	107.16	53.58	107.16	N 88°49'08"E
C3=14-15	0°22'21"	5779.56	37.57	18.78	37.56	N 88°06'26"E
C4=21-22	10°50'57"	2895.00	548.17	274.91	547.36	S 85°27'46"W
C5=28-29	1°52'33"	5690.00	186.29	93.15	186.28	S 88°24'50"W
C6=6-B	7°47'21"	2825.00	384.04	192.32	383.75	N 84°25'27"E
C7=B-7	2°42'01"	2825.00	133.14	66.58	133.13	N 89°40'06"E
C8=21-D	6°22'39"	2895.00	322.24	161.29	322.08	S 87°41'54"W
C9=D-22	4°28'17"	2895.00	225.93	113.02	225.87	S 87°18'26"W
C10=6-J	0°21'37"	2825.00	17.78	8.88	17.78	S 80°20'58"W

NOTES:

NOTE A = TITLE: THIS IS A SURVEY AND A DIVISION OF THE FOLLOWING TWO TRACTS OF LAND OWNED NOW BY ALAN L. BRILL AND CONNIE L. BRILL.
(1) TM 26, PCL 27 IN CAPON DISTRICT CONTAINING 6.223 ACRES (ASSESSED) AND BEING THE REMAINDER OF A 15.50 TOTAL ACRE TRACT - (DEED CALLS FOR ABOUT 3 ACRES). D.B. 376, PG. 77; SEE M.B. 8, PG. 13; SEE W.B. 70, PG. 594.
(2) W.B. 70, PG. 594; D.B. 559, PG. 831; SEE D.B. 365, PG. 316 (PLAT); TM 26, PCL 19 IN CAPON DISTRICT.
SEE SURVEY BY DAVID O. HEISHMAN, LS (OCTOBER, 1977)
10.80 ACRES SOUTH OF ROUTE 259
1.23 ACRES NORTH OF ROUTE 259
3.41 ACRES IN ROUTE 259
TOTAL AREA = 15.44 TOTAL ACRES

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

NOTE C: A VERY SMALL PORTION OF THIS SURVEY OF TRACT A CONTAINING 1.171 TOTAL ACRES IS LOCATED WITHIN THE 100-YEAR FLOOD PLAIN INDICATED BY FEMA FLOOD INSURANCE RATE MAP, EFFECTIVE DATE NOVEMBER 7, 2002 ON MAP NO. 54027C465C.

NOTE D: THE WEST VIRGINIA DEPARTMENT OF HIGHWAYS MAY CLAIM A DIFFERENT RIGHT-OF-WAY THAN THAT SHOWN ON THIS PLAT AND THEREFORE THIS SURVEY IS SUBJECT TO ANY OTHER RIGHTS-OF-WAY THE WEST VIRGINIA DEPARTMENT OF HIGHWAYS MAY CLAIM.

ALAN L BRILL
5804 CARPERS PK
YELLOWSPRING WV 26865-9854

Hampshire County
Eric W. Strite, Clerk
Instrument 218447
05/24/2022 @ 03:24:34 PM
PLATS/MAP
Book 14 @ Page 26
Pages Recorded 1
Recording Cost $ 17.00

Approved Minor Subdivision:
Section 5.1 DATE 5.24.22
Hampshire County Planning

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

RICHARD L. MORELAND LICENSED No. 2021 STATE OF WEST VIRGINIA PROFESSIONAL SURVEYOR

FOR TITLE SEE NOTE A:	GIVEN UNDER MY HAND THIS 22ND DAY OF APRIL, 2022. SURVEYOR - LICENSE NO. 535	GIVEN UNDER MY HAND THIS 22ND DAY OF APRIL, 2022. SURVEYOR - LICENSE NO. 2021
PLAT NO. D22-005 DATE: 04/12/2022 SCALE: 1" = 100' SHEET 1 OF 1	R & S SERVICES, INC. RICKIE C. DAVY, PS NO. 535 P.O. BOX 97 CAPON BRIDGE, WV 26711 (304) 856 3165	Moreland's Surveying & Consulting, Inc. Sunrise Professional Building 22331 Northwestern Pike Romney, WV 26757 (304) 822-4441