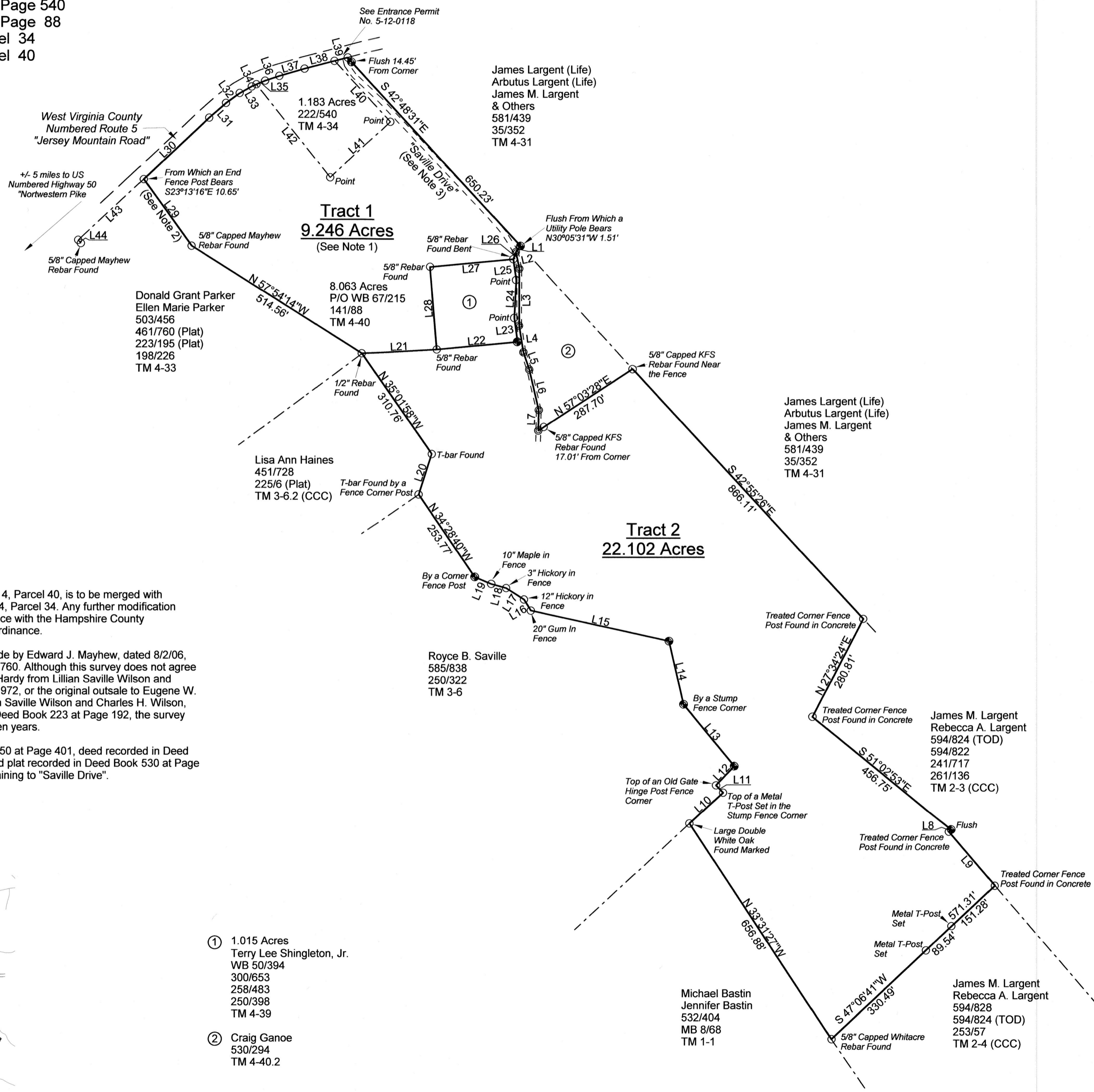
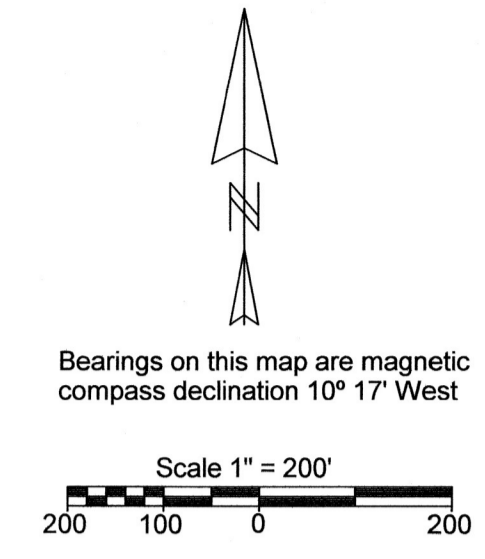


Plat of Survey for the  
**Karen D. Ganoë Estate**  
 Springfield District Hampshire County  
 West Virginia

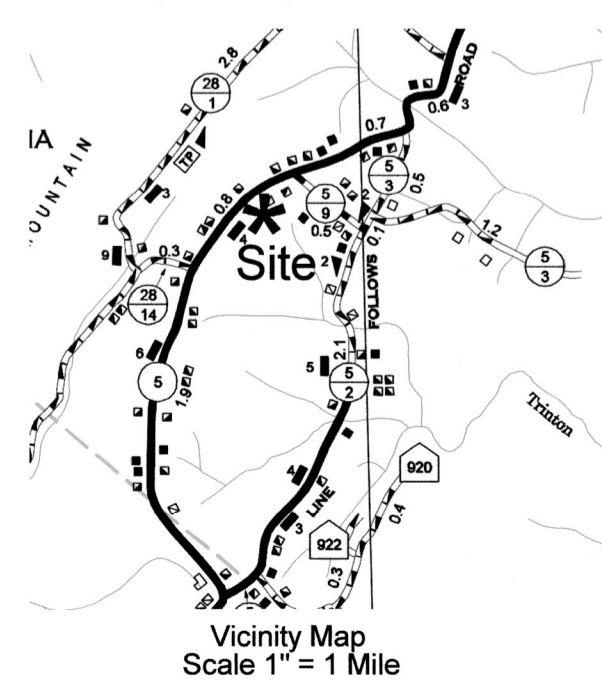
Reference: Will Book 67 Page 215  
 Will Book 57 Page 525  
 Deed Book 222 Page 540  
 Deed Book 141 Page 88  
 Tax Map 4 Parcel 34  
 Tax Map 4 Parcel 40



Line	Bearing	Distance
L1	S 37°03'25"W	19.30'
L2	S 11°39'58"E	43.08'
L3	S 0°08'47"W	145.35'
L4	S 9°16'07"E	68.20'
L5	S 18°41'15"E	46.62'
L6	S 13°15'29"E	105.08'
L7	S 1°01'31"W	52.74'
L8	S 46°28'48"W	8.00'
L9	S 40°46'12"E	180.13'
L10	N 47°56'49"E	116.00'
L11	N 44°19'27"W	26.39'
L12	N 43°45'14"E	67.35'
L13	N 39°29'40"W	203.59'
L14	N 13°12'17"W	164.98'
L15	N 77°38'25"W	361.92'
L16	N 31°26'35"W	32.98'
L17	N 57°32'13"W	54.56'
L18	N 74°44'08"W	38.76'
L19	N 66°40'44"W	46.01'
L20	N 18°01'39"E	108.54'
L21	N 86°50'59"E	191.64'
L22	N 84°47'06"E	207.19'
L23	N 7°54'05"W	60.88'
L24	N 2°59'05"E	97.52'
L25	N 8°13'06"W	53.15'
L26	N 19°52'45"E	19.36'
L27	S 84°45'21"W	213.61'
L28	S 4°42'40"E	210.31'
L29	N 36°01'57"W	208.20'
L30	N 47°00'50"E	229.49'
L31	N 49°23'45"E	56.83'
L32	N 54°27'05"E	43.05'
L33	N 61°02'04"E	35.28'
L34	N 67°03'26"E	12.50'
L35	N 67°03'26"E	24.30'
L36	N 71°36'06"E	37.89'
L37	N 74°13'01"E	67.67'
L38	N 75°33'40"E	79.14'
L39	N 75°33'40"E	34.09'
L40	S 42°48'31"E	209.00'
L41	S 47°11'29"W	209.00'
L42	N 38°40'56"W	302.05'
L43	S 47°24'11"W	227.52'
L44	S 38°08'58"E	10.00'

**Notes**

- The 8.063 Acres, part of Tax Map 4, Parcel 40, is to be merged with the adjoining 1.183 Acres, Tax Map 4, Parcel 34. Any further modification of this land area shall be in compliance with the Hampshire County Subdivision or Land Development Ordinance.
- This line is based on a survey made by Edward J. Mayhew, dated 8/2/06, recorded in Deed Book 461 at Page 760. Although this survey does not agree with the original out sale to Mary E. Hardy from Lillian Saville Wilson and Charles H. Wilson, dated Sept. 25, 1972, or the original outsale to Eugene W. Grapes and Ruth Grapes from Lillian Saville Wilson and Charles H. Wilson, dated March 18, 1977, recorded in Deed Book 223 at Page 192, the survey has been recorded for over seventeen years.
- See plat recorded in Deed Book 250 at Page 401, deed recorded in Deed Book 300 at Page 653, and deed and plat recorded in Deed Book 530 at Page 294 for right of way information pertaining to "Saville Drive".



- ① 1.015 Acres  
Terry Lee Shingleton, Jr.  
WB 50/394  
300/653  
258/483  
250/398  
TM 4-39
- ② Craig Ganoë  
530/294  
TM 4-40.2

- Legend**
- 5/8" Rebar with Plastic Cap Labeled "Moreland PS 2021" Set
  - ⊙ Calculated Point Centerline of Road
  - Calculated Point on the Bounds of Route 5 or as Labeled

**Moreland's Surveying & Consulting, Inc.**  
 22331 Northwestern Pike  
 Romney, WV 26757  
 (304) 822-4441

Date: March 26, 2024  
 Map No.: 23-030-01