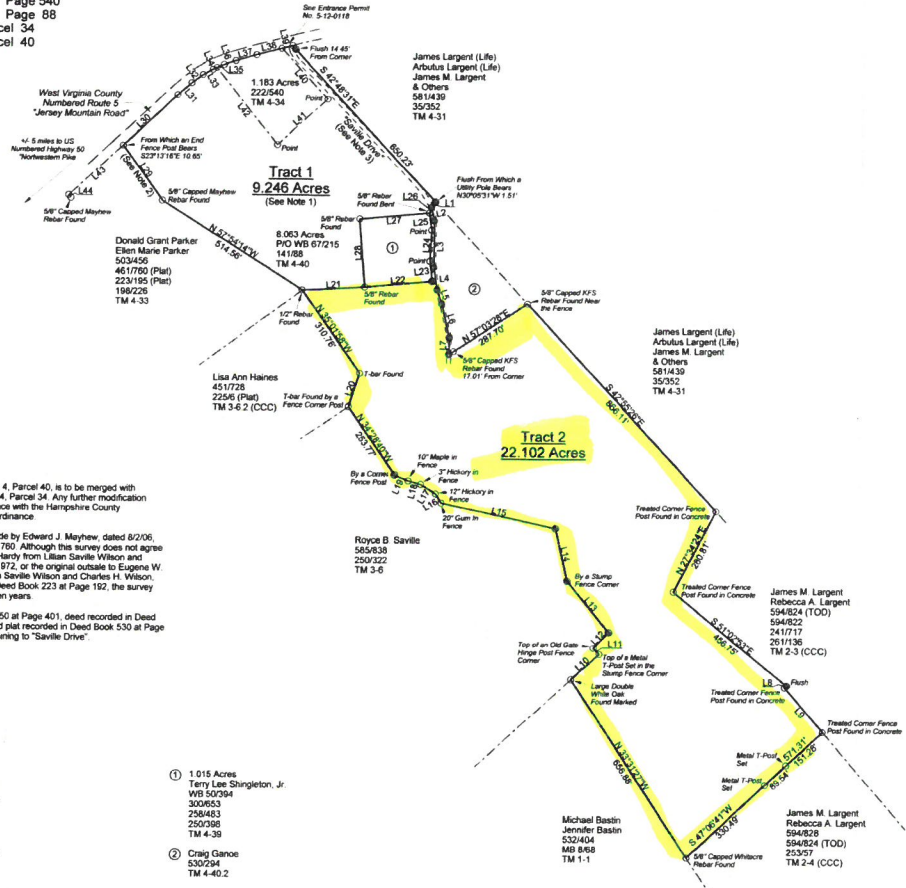
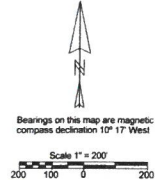


Plat of Survey for the  
**Karen D. Ganoe Estate**  
 Springfield District Hampshire County  
 West Virginia

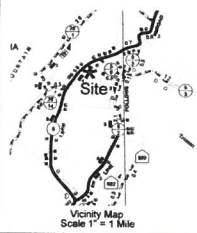
Reference: Will Book 67 Page 215  
 Will Book 57 Page 525  
 Deed Book 222 Page 540  
 Deed Book 141 Page 88  
 Tax Map 4 Parcel 34  
 Tax Map 4 Parcel 40



**Course and Distance Chart**

Line	Bearing	Distance
L1	S 37° 03' 25" W	19.30
L2	S 11° 39' 56" E	43.08
L3	S 0° 28' 47" W	143.35
L4	S 8° 16' 07" E	68.20
L5	S 18° 41' 18" E	46.82
L6	S 13° 15' 29" E	195.08
L7	S 1° 01' 51" W	53.74
L8	S 46° 28' 48" W	8.00
L9	S 40° 46' 12" E	180.13
L10	N 47° 56' 48" E	116.07
L11	N 44° 18' 27" W	26.39
L12	N 43° 45' 14" E	62.35
L13	N 38° 29' 40" W	203.59
L14	N 13° 12' 17" W	194.86
L15	N 77° 38' 25" W	361.92
L16	N 31° 28' 38" W	33.98
L17	N 57° 32' 13" W	54.56
L18	N 74° 44' 08" W	38.78
L19	N 66° 40' 44" W	46.01
L20	N 18° 01' 38" E	108.54
L21	N 85° 50' 09" E	151.64
L22	N 84° 47' 06" E	201.19
L23	N 75° 02' 57" W	60.85
L24	N 2° 58' 02" E	87.52
L25	N 61° 12' 08" W	53.15
L26	N 18° 52' 45" E	19.86
L27	S 84° 46' 21" W	213.81
L28	S 4° 42' 40" E	208.20
L29	N 38° 01' 57" W	208.20
L30	N 47° 02' 02" E	229.48
L31	N 48° 23' 45" E	56.83
L32	N 54° 27' 01" 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	34.99
L40	S 42° 48' 31" E	208.00
L41	S 47° 11' 29" W	208.00
L42	N 38° 40' 57" W	302.05
L43	S 47° 24' 11" W	227.52
L44	S 38° 58' 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. Meyhew, 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 out sale 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 50094  
300663  
258483  
250368  
TM 4-38
- ② Craig Ganoe  
S30294  
TM 4-40-2

- Michael Bastin  
Jennifer Bastin  
S32404  
M8 848  
TM 1-1
- James M. Largent  
Rebecca A. Largent  
S94824 (TOG)  
S94828  
S94824 (TOG)  
241717  
261136  
TM 2-3 (CCC)
- James M. Largent  
Rebecca A. Largent  
S94824 (TOG)  
S94828  
S94824 (TOG)  
241717  
261136  
TM 2-4 (CCC)

- Legend**
- 5/8" Rebar with Plastic Cap Labeled "Moreland PG 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