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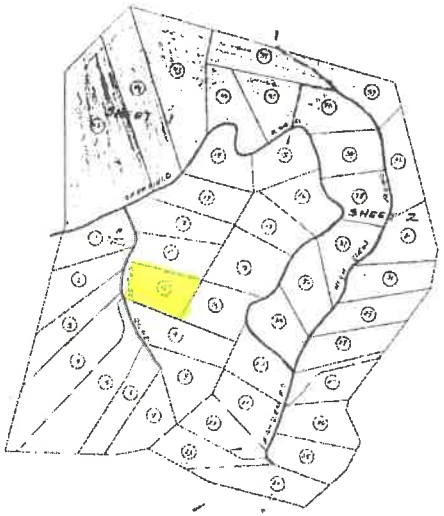
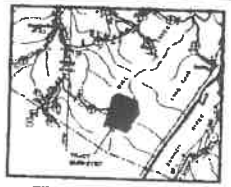
FINAL PLAT OF
PHASE 1 OF DEERFIELD HIGHLANDS
LOT NOS. 28 THRU 45
121.313 TOTAL ACRES
(AREA WITHIN ROAD R/W = 6.6 ACRES)
MILL CREEK & ROMNEY DISTRICTS
HAMPSHIRE COUNTY, WEST VIRGINIA
TAX MAP 1, PART OF PARCEL 1





VICINITY MAP
SCALE: 1" = 1000'

OWNER/DEVELOPER
EASTERN GATEWAY PROPERTIES, INC.
ROUTE 2, BOX 341-F
MARTINSBURG, WEST VIRGINIA 25401
(800) 334-3916

NOTES

NOTE A: NO BUILDING OR STRUCTURE MAY BE LOCATED WITHIN THE LIMITS OF THE DRAINAGE EASEMENTS INDICATED ON THIS PLAT.

NOTE B: THE LOTS IN THIS SUBDIVISION ARE TO BE SERVED BY INDIVIDUAL WELLS AND SEPTIC SYSTEMS.

NOTE C: THIS SURVEY MAKES NO ATTEMPT TO LOCATE ANY MINERAL OWNERSHIP OR EASEMENTS EXCEPT THOSE SHOWN OF THIS PLAT.

NOTE D: NO WELL SHALL BE LOCATED WITHIN 100 FEET OF ANY PROPERTY LINE.

NOTE E: ALL 20-FOOT WIDE UTILITY EASEMENTS SHALL BE WITHIN THE 50-FOOT BUILDING SETBACK AREAS AS INDICATED ON PLAT.

NOTE F: THIS SUBDIVISION HAS NOT ABOVE 10,000 GALLONS PER DAY OF TOTAL SEWAGE FLOW AND IS THEREFORE EXEMPT FROM THE REQUIREMENTS OF ARTICLE 5A, CHAPTER 16 OF THE WEST VIRGINIA CODE. HOWEVER, THE DEVELOPER HAS MADE PROVISIONS FOR THE INSTALLATION OF A PUBLIC SEWER SYSTEM AND TREATMENT FACILITY TO SERVE THIS SUBDIVISION AND ADJACENT PROPERTIES. THE SEWER SYSTEM WILL BE CONSTRUCTED IN ACCORDANCE WITH THE REQUIREMENTS OF THE WEST VIRGINIA DEPARTMENT OF NATURAL RESOURCES AND THE HAMPSHIRE COUNTY PUBLIC SERVICE DISTRICT.

NOTE G: ALL LOTS IN THIS SUBDIVISION ARE SERVED BY PUBLIC WATER SUPPLIED BY THE HAMPSHIRE COUNTY PUBLIC SERVICE DISTRICT.

NOTE H: THE 100-YEAR FLOOD PLAIN AS SHOWN ON THE FLOOD INSURANCE RATE MAP FOR HAMPSHIRE COUNTY, WEST VIRGINIA, COMMUNITY PANEL NUMBER 540078 0001 B, DATED JULY 1, 1980, HAS BEEN PLOTTED ON THIS PLAT.

NOTE I: ALL STREAMS, DITCHES AND FIELD TILE LINES OUTSIDE THE 50-FOOT WIDE UTILITY AND DRAINAGE EASEMENTS SHALL BE RELOCATED BY THE DEVELOPER AS NECESSARY TO PROVIDE BUILDABLE AREAS FOR ALL LOTS.

NOTE J: THIS SURVEY OR PARTS OF DEERFIELD HIGHLANDS LIES WITHIN MILL CREEK DISTRICT AND ROMNEY DISTRICT OF HAMPSHIRE COUNTY, WEST VIRGINIA, BUT IS ASSESSED FOR TAX PURPOSES IN MILL CREEK DISTRICT AS PARCEL 1 ON TAX MAP 1.

NOTE K: THIS SUBDIVISION HAS BEEN APPROVED BY THE HAMPSHIRE COUNTY PLANNING COMMISSION AS A CLASS II - MINOR SUBDIVISION WHICH IS THE MAXIMUM NUMBER OF LOTS THAT MAY BE DESIGNED AND TRANSFERRED FOR FIVE (5) YEARS.

LEGEND

●	FOUND 5/8 INCH REBAR; INCH CAP SET ON AS INDICATED ON PLAT
○	CALCULATED POINT
⊙	FOUND 5/8 INCH CAPPED REBAR "911 IN CONCRETE
■	MONUMENT FOUND 5/8 INCH REBAR 1INCH CAP, "911" ON LINE
400'	DISTANCE IN BETWEEN CALCULATED POINT AND REFERENCE CORNER
	BUILDING SETBACK LINE
	BOUNDARY OF SUBDIVISION PLAN
	DRAINAGE EASEMENT
⊕	METAL FENCE POST, NO.
⊕	PROPOSED METAL FENCE POST TO MATCH EXIST.
	EXISTING FENCE LINE
	10,000 GAL. CAP. SEPTIC SYSTEM RESERVE AREA (200' X 250' OR 400' X 400')
	DRIVEWAY

DRAWING INDEX

SHEET 1	COVER SHEET
SHEET 2	LOT LAYOUT OF LOT NOS. 34 & 41-45
SHEET 3	LOT LAYOUT OF LOT NOS. 28-33 & 35-40

OWNER'S CERTIFICATION

WE, EASTERN GATEWAY PROPERTIES, INC., DO CERTIFY THAT THE PROPERTY IN THE NEAR ESTATE WAS CONVEYED UNTO EASTERN GATEWAY PROPERTIES, INC. BY DEED DATED THE 26TH DAY OF AUGUST, 1982 AS RECORDED IN DEED BOOK 83 AT PAGE 830, IN THE OFFICE OF THE CLERK OF THE COUNTY COMMISSION OF HAMPSHIRE COUNTY, WEST VIRGINIA; AND THAT SUBDIVISION IS CREATED IN WITH HIS OWN FREE DISTRICT AND ACCORD OF THE LAW REGARDING THE PROPERTY SHOWN ON THIS PLAN OF SUBDIVISION AND WE HEREBY AND INTEREST IN THESE HAVE BEEN APPLIED THEIR & SEAL HEREIN TO SUBDIVISION THEIR AGENT TO THIS PLAN OF SUBDIVISION.

DATE: [illegible]

EASTERN GATEWAY PROPERTIES, INC.

BY: [illegible]

ATTEST: [illegible]

SURVEYOR'S CERTIFICATION

I, RICKIE E. DAVY, LICENSED LAND SURVEYOR, LICENSE NO. 835 OF R & S SERVICES, INC., HEREBY CERTIFY:

A -- THAT I HAVE CAREFULLY SURVEYED THE PROPERTY AS DEEDED BY THIS PLAT AND THAT IT IS CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AND THAT THE LOTS ARE PROPERLY AND ACCURATELY DESCRIBED AND ARE WITHIN THE BOUNDS OF SURVEYED AND ARE IN ACCORDANCE WITH THE REQUIREMENTS OF SECTION 13 OF THE HAMPSHIRE COUNTY SUBDIVISION ORDINANCE.

B -- THAT THE PLAT OF PHASE 1 OF DEERFIELD HIGHLANDS, DATED OCTOBER 1, 1982, PLAT NO. ONE-ONE, CONTAINS ALL INFORMATION REQUIRED BY WEST VIRGINIA CODE, CHAPTER 36, ARTICLE 6A, 6A ABOVE.

C -- THAT THE FINISHED ROAD FOR PHASE 1 OF DEERFIELD HIGHLANDS MEETS THE BOARD STANDARDS FOR A CLASS II - RESIDENTIAL SUBDIVISION.

GIVEN UNDER MY HAND THIS 4TH DAY OF DECEMBER 1982

RICKIE E. DAVY, L.L.S.

R & S SERVICES, INC.
RICKIE E. DAVY, L.L.S NO. 835
CAPON BRIDGE, WV 26711 (304) 856-3100

TITLE: THE DIVISION OF A PORTION OF A 868.042 ACRE TRACT OF LAND NOW OWNED BY EASTERN GATEWAY PROPERTIES, INC. SEE D.B. 83?, PG. 830 & MAP BOOK 8, PG. 108

SCALE: 1" = 1000' | SHEET 1 of 3 Sheets

FINAL PLAT OF PHASE 1
DEERFIELD HIGHLANDS

Recorded this 23rd day of December, 1982 at 10:23 A.M.
Nancy L. Miller, Clerk

Marshall Title & Title
P.O. Box 1422
Martinsburg WV

12/6/82