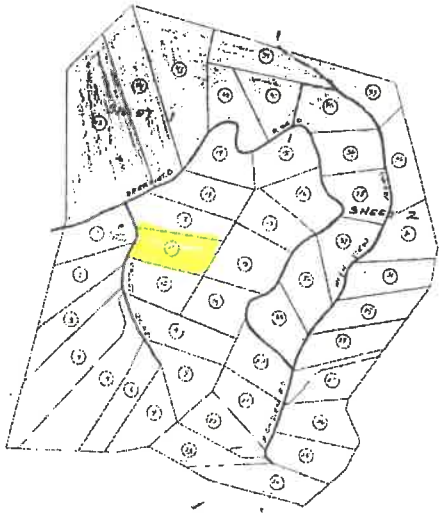
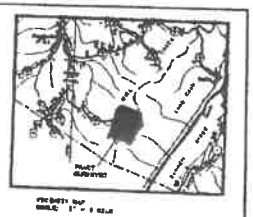
P.19

FINAL PLAT OF
PHASE 1 OF DEERFIELD HIGHLANDS
LOT NOS. 28 THRU 45
121.319 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" = 2 MILE

OWNER/DEVELOPER
EASTERN GATEWAY PROPERTIES, INC.
ROUTE 2, BOX 341-F
MARTINSBURG, WEST VIRGINIA 25401
(800) 334-9916

NOTES

NOTE A. NO BUILDING OR STRUCTURE MAY BE LOCATED WITHIN THE BOUNDS 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 RIGHTS-OF-WAY OR EASEMENTS EXCEPT THOSE SHOWN OF THIS PLAT.

NOTE D. NO WELL SHALL BE LOCATED WITHIN TEN (10) FEET OF ANY PROPERTY LINE.

NOTE E. ALL 20-FOOT WIDE UTILITY EASEMENTS SHALL BE WITHIN THE 50-FOOT INVISIBLE SETBACK AREAS ON ALL INTERIOR LOT LINES.

NOTE F. THIS SUBDIVISION HAS NOT BEEN FLOOD INSURANCE RATED ON THE LOTS SHOWN ON THIS PLAT AS PROPOSED RESERVE AREA TO BE USED ONLY FOR THE CONSTRUCTION OF SEPTIC AND FUTURE WELL. THIS RESERVE AREA MAY BE RELOCATED ONLY IF ADDITIONAL FIELD TESTING FOR THE PURPOSE OF OBTAINING SUBDIVISION SEPTIC SYSTEM PERMIT FROM THE HAMPSHIRE COUNTY HEALTH DEPARTMENT HAS BEEN CONDUCTED IN THE NEW RESERVE AREA. FINAL RESERVE AREAS SHOULD BE CLEARED MANUALLY OR BY HAND TO MINIMIZE THE DISTURBANCE OF VEGETATION. IN ADDITION, ALL SEPTIC SYSTEMS HAVE BEEN SPECIFIED TO BE LOCATED AT LEAST 100 FEET FROM THE RESERVE AREA.

NOTE G. IN SOME INSTANCES AND PLACES THAT ARE OUTSIDE THE BOUNDS OF THE 50-FOOT WIDE RIGHTS-OF-WAY AND THERE SHALL BE A PERMANENT EASEMENT OF WIDTH LARGE ENOUGH TO ENCLOSE THESE AREAS.

NOTE H. THIS SURVEY OF PHASE 1 OF DEERFIELD HIGHLANDS WAS DONE IN MILL CREEK DISTRICT AND ROMNEY DISTRICT OF HAMPSHIRE COUNTY, WEST VIRGINIA, BUT IS ASSIGNED FOR TAX PURPOSES TO MILL CREEK DISTRICT AS SHOWN (ON THIS MAP).

NOTE I. THIS SUBDIVISION HAS BEEN APPROVED BY THE HAMPSHIRE COUNTY PLANNING COMMISSION AS A CLASS II - RESIDENTIAL SUBDIVISION. NONE OF THE ROADS ARE BEING DEDICATED AND CONSTRUCTED FOR PUBLIC USE.

LEGEND

- ● FIELD S/D IRON CORNER; IRON ROD SET ON AS INDICATED ON PLAT
- ▲ CALCULATED POINT
- ■ FIELD S/D IRON CORNER IRON ROD SET IN CONCRETE
- ● HORIZONTAL FIELD S/D IRON CORNER IRON ROD SET ON LINE
- 800-1 DISTANCE BETWEEN CALCULATED POINT AND REFERENCE CORNER
- 20-FOOT UNBUILDING BUFFER LINE
- SECTION LINE OF 50-FOOT DRAINAGE EASEMENT
- METAL POST FOUND
- PROPOSED ROAD WITH UNDER DRAIN
- POST REPORTED FOUND
- EXISTING POWER LINE
- 10,000 SQ. FT. SEPTIC SYSTEM RESERVE AREA (SEE "G" FOR SQ. FT. LOT)
- D/W DRIVEWAY

DRAWING INDEX

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

OWNER CERTIFICATION

WE, EASTERN GATEWAY PROPERTIES, INC., DO CERTIFY THAT THE PROPERTY IN THE MILL CREEK AND ROMNEY DISTRICTS EASTERN GATEWAY PROPERTIES, INC. BY DEED DATED THE 28TH DAY OF MARCH, 1988 AS RECORDED IN DEED BOOK 331 AT PAGE 330 IN THE OFFICE OF THE CLERK OF THE COUNTY COMMISSION OF HAMPSHIRE COUNTY, WEST VIRGINIA AND THAT THIS SUBDIVISION IS DEVOTED TO HAMPSHIRE COUNTY, WEST VIRGINIA, DULY RECORDED IN DEED BOOK 331 AT PAGE 330 IN THE MILL CREEK DISTRICT AND ROMNEY DISTRICT AS SHOWN ON THE MAP OF SUBDIVISION.

DATE: [illegible]

WITNESS: [illegible]

EASTERN GATEWAY PROPERTIES, INC.

SURVEYOR'S CERTIFICATION

I, RICKIE C. DAVY, LICENSED LAND SURVEYOR, LICENSE NO. 535 OF A & S SERVICES, INC., HEREBY CERTIFY:

A — THAT I HAVE CAREFULLY SURVEYED THE PROPERTY DESCRIBED OF 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 HAMPSHIRE 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, 1991, DULY PREPARED, CONTAINS ALL INFORMATION REQUIRED BY WEST VIRGINIA CODE, CHAPTER 36, ARTICLE 6A, AS AMENDED.

C — THAT THE PAVEMENT ROAD FOR PHASE 1 OF DEERFIELD HIGHLANDS MEETS THE MINIMUM STANDARDS FOR A CLASS II - RESIDENTIAL SUBDIVISION.

GIVEN UNDER MY HAND THIS 4th DAY OF November, 1992

RICKIE C. DAVY, LLS

WEST VIRGINIA LICENSED LAND SURVEYOR
RICKIE C. DAVY
No. 535

APPROVED
In accordance with
Section 13 of the
Hampshire County Subdivision
and Development Regulations
Planning Commission

FINAL PLAT OF PHASE 1
DEERFIELD HIGHLANDS

A & S SERVICES, INC.

RICKIE C. DAVY, L.L.S NO. 535
CAPON BRIDGE, WV 26711 (304) 856-3165

TITLE: THE DIVISION OF A PORTION OF A 208.000 ACRE TRACT OF LAND NOW OWNED BY EASTERN GATEWAY PROPERTIES, INC. (DB 331 PG 330, MC 1, BK 4 MAP BOOK 6, PG. 109)

Scale: 1" = 4 Feet
Date: [illegible]
Job No. 92-90
Sheet 1 of 3 Sheets

Mark L. Pilcher
PO Box 1458
Martinsburg WV