

MINNIE J. SHINGLETON
PO BOX 911
OLD FIELDS, WV 26845



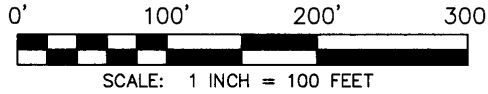
**PLAT OF SURVEY
FOR
JEREMY L. and MINNIE J. SHINGLETON**
Moorefield District, Hardy County, WV
Tax Map 144 Parcel 71
Deed Book 345 Page 344



Northern Limits of Mountain Road

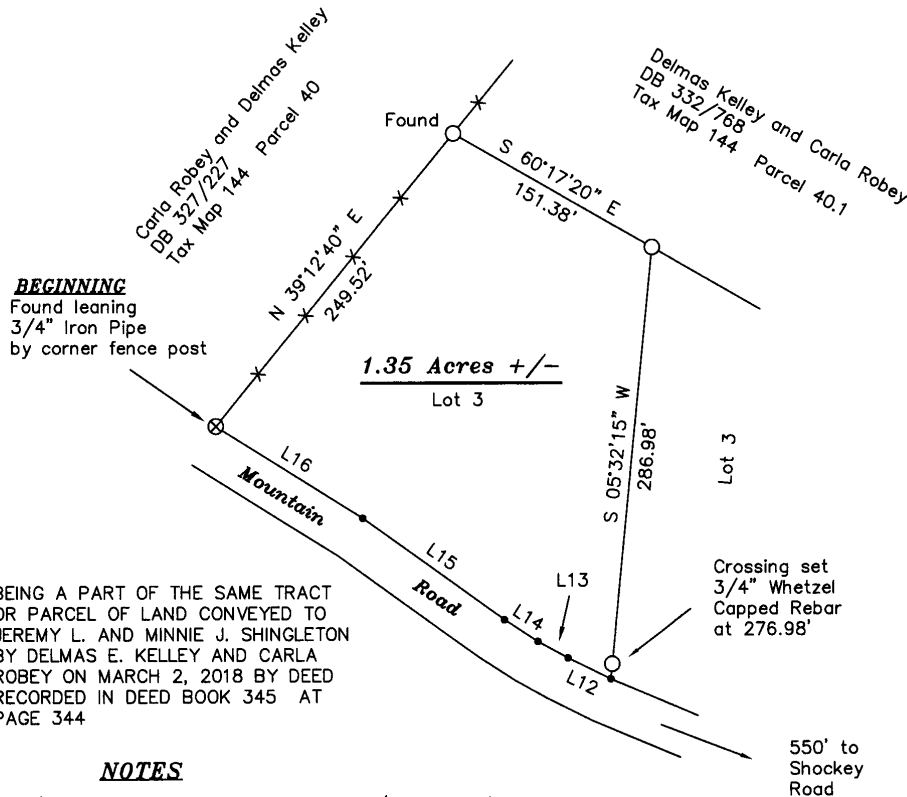
LINE	BEARING	DISTANCE
L12	N 63°48'15" W	31.59'
L13	N 61°02'53" W	22.87'
L14	N 56°54'06" W	26.08'
L15	N 54°14'32" W	115.42'
L16	N 58°10'14" W	114.96'

Survey Rotated to
Map Recorded in
Deed Book 345
at Page 347



LEGEND

- +/- = More or Less
- = Point
- = Set 3/4" Whetzel Capped Rebar unless noted otherwise



BEING A PART OF THE SAME TRACT OR PARCEL OF LAND CONVEYED TO JEREMY L. AND MINNIE J. SHINGLETON BY DELMAS E. KELLEY AND CARLA ROBEY ON MARCH 2, 2018 BY DEED RECORDED IN DEED BOOK 345 AT PAGE 344

NOTES

- 1) Survey subject to easements and/or right-of-ways of record and/or in existence and to unrecorded instruments.
- 2) This tract is not in the 100 year Flood Plain as per FEMA FIRM 540051 0050 G, Map Number 54031C0050G dated 9/2/2009.
- 3) This property has been subdivided under the 1-3 parcel subdivision and may not be further subdivided unless complying with all Hardy County Ordinances.
- 4) Surveyed by Whetzel Surveying in April 2018.

Planner's Seal

HARDY COUNTY PLANNING COMMISSION

APPROVED

Minor-Rec. ²⁰¹³ SUBDIVISION

DATE: 1/19/2021

BY: NR

PLAT MUST BE RECORDED IN THE OFFICE OF THE HARDY COUNTY CLERK WITHIN 60 DAYS

Drawn By: 4-27-2018

Whetzel Surveying
Tony L. Whetzel PS 1852
514 Dove Hollow Road
Baker, WV 26801
PH: (304) 897-5465



**DESCRIPTION OF SURVEY
FOR
JEREMY L. and MINNIE J. SHINGLETON**

Lot 3, 1.35 Acres

A tract or parcel of land located in Moorefield District, Hardy County, West Virginia, being located on the Northern limits of Mountain Road approximately 550 feet West of the intersection of Shockey Road and Mountain Road and being more particularly described as follows:

BEGINNING at a found 3/4" Iron Pipe by a corner fence post on the North side of Mountain Road, being a corner to Carla Robey and Delmas Kelley (DB 337/227); thence with the said Carla Robey and Delmas Kelley in part for one line

N39-12-40E 249.52 feet to a found 3/4" Whetzel Called Rebar, being a corner to Delmas Kelley and Carla Robey (DB 332/768); thence with the said Delmas Kelley and Carla Robey in part for one line

S60-17-20E 151.38 feet to a set 3/4" Whetzel Capped Rebar, being a corner to Lot 2; thence with Lot 2 for one line

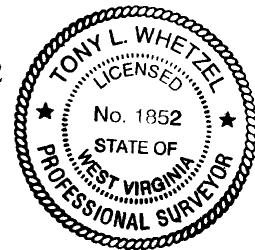
S05-32-15W 276.98 feet crossing a set 3/4" Whetzel Called Rebar at 276.98 feet and continuing 286.98 feet in all to a Point on the Northern limits of Mountain Road; thence with the Northern limits of Mountain Road for five lines

N63-48-15W 31.59 feet to a Point; thence
N61-02-53W 22.87 feet to a Point; thence
N56-54-06W 26.08 feet to a Point; thence
N54-14-32W 115.42 feet to a Point; thence
N58-10-14W 114.96 feet to the **BEGINNING** containing **1.35 Acres** more or less as surveyed by Whetzel Surveying in April 2018 and as shown on the attached plat which is made a part of this description

Being a part of the same tract or parcel of land conveyed to Jeremy L. and Minnie J. Shingleton by Delmas E. Kelley and Carla Robey on March 2, 2018 by deed recorded in the Clerk's Office of Hardy County in Deed Book 345 at Page 344 and as shown in the Assessor's Office on Tax Map 144 as Parcel 71; to which reference is hereby made to all the above for any and all pertinent purposes.

HARDY COUNTY PLANNING COMMISSION
APPROVED
Minor Res. ²⁰⁶³ SUBDIVISION
DATE: 1/19/2021
BY: *[Signature]*
PLAT MUST BE RECORDED IN THE OFFICE
OF THE HARDY COUNTY CLERK WITHIN 60 DAYS

[Signature]
Tony L. Whetzel PS 1852



This document presented and filed:
01/19/2021 02:34:35 PM

[Signature]
Gregory L. Ely, Hardy County, WV
221457 Transfer Tax: \$0.00