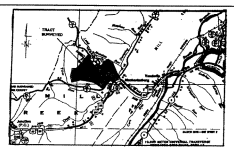
P.78

FINAL PLAT OF SUGAR RUN - PHASE II
LOT NOS. 1-2, 18-23, 26-43 & 48-68
342.898 TOTAL ACRES
(AREA WITHIN ROAD R/W = 10.3 ACRES)
(AREA WITHIN CEMETERY = 0.216 ACRE)
MILL CREEK DISTRICT
HAMPSHIRE COUNTY, WEST VIRGINIA
TAX MAP 9, PART OF PARCEL 13



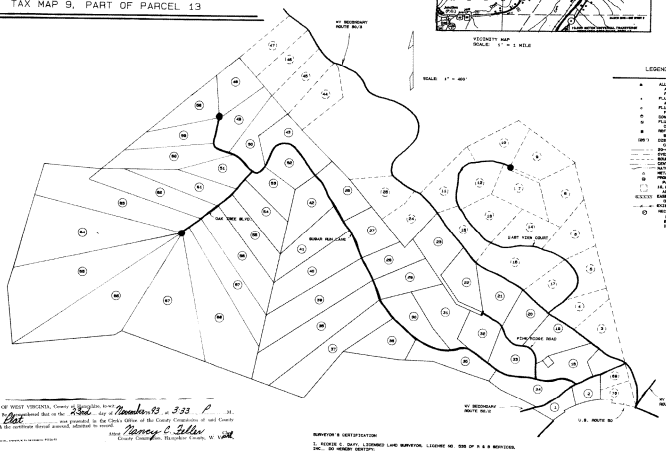
VICINITY MAP
SCALE: 1" = 1 MILE

DRAWING INDEX

SHEET 1 -- COVER SHEET

SHEET 2 -- LOT LAYOUT
LOTS 1-2, 18-23 & 26-42

SHEET 3 -- LOT LAYOUT
LOTS 43 & 48-68



LEGEND

- ALL CORNERS LOCATED IN THE CENTERLINE OF ALL ROADS AND/OR GRAVINE NOT CALCULATED POINTS.
- FOUND 5/8 INCH CAPPED IRON ROD, SET, OR CALCULATED POINT, AS NOTED.
- FOUND 5/8 INCH CAPPED IRON ROD, SET, OR CALCULATED POINT.
- CONCRETE MONUMENT (MITCHELL), FOUND.
- FOUND 5/8 INCH CAPPED IRON ROD, SET, IN MONUMENT.
- REFERENCE FOUND 5/8 INCH CAPPED IRON ROD, SET, ON LINE.
- (50') DISTANCE BETWEEN LOT CORNER AND REFERENCE MONUMENT, AS NOTED.
- 30-FOOT BUILDING SETBACK LINE (OR AS INDICATED BUILDING SETBACK LINE).
- 50-FOOT RIGHT-OF-WAY (WV SECONDARY ROUTE 50/3 & COUNTY ROAD CENTERLINE OF 20-FOOT DRAINAGE EASEMENT
- NATURAL GRADE OF MAN.
- PROPOSED WELL SITE.
- PROPOSED WELL SITE SANITAL FENCE POST
- PROPOSED SAND MOUND SEPTIC SYSTEM RESERVE AREA (100' X 100' OR 80' X 100')
- EASEMENT FOR SHARED DRIVEWAY (DRIVEWAY AREA)
- EXISTING FENCE LINE
- RECLAIMED DRIVEWAY AND/OR RECLAIMED ROAD AREA (THE WOULT WITHIN THEIR RECLAIMED DRIVEWAY AREA)

NOTES

NOTE #1 - THE LOTS IN THIS SUBDIVISION ARE TO BE SERVED BY PROVIDENTIAL WELLS AND PRIVATE SYSTEMS.

NOTE #2 - NO BUILDING OR STRUCTURE MAY BE LOCATED WITHIN THE BOUNDS OF THE DRAINAGE EASEMENTS AS INDICATED ON THIS PLAT.

NOTE #3 - THIS SURVEY MAKES NO ATTEMPT TO LOCATE ANY RIGHTS-OF-WAY OR EASEMENTS EXCEPT THOSE SHOWN ON THIS PLAT.

NOTE #4 - NO WELL SHALL BE LOCATED WITHIN TEN (10) FEET OF ANY BOUNDARY LINE.

NOTE #5 - ALL DRAINAGE AND UTILITY EASEMENTS SHALL BE WITHIN THE 30-FOOT BUILDING SETBACK AREAS OR AS INDICATED ON PLAT.

NOTE #6 - THIS SUBDIVISION HAS NOT MET AREAS IN AND WALKS THAT ON THE LOTS SHOWN ON THIS PLAT WITH THE EXCEPTION OF THE RESERVE AREA. THE RESERVE AREA HAS BEEN TESTED FOR SEPTIC SYSTEMS AND THE RESULTS HAVE BEEN SUBMITTED TO THE HAMPSHIRE COUNTY HEALTH DEPARTMENT FOR REVIEW. ADDITIONAL FIELD TESTING MAY BE REQUIRED ON THE RESERVE AREA. ANY ADDITIONAL FIELD TESTING REQUIRED WILL BE PERFORMED AT THE EXPENSE OF THE PROPERTIES OWNER/DEVELOPER FROM THE HAMPSHIRE COUNTY HEALTH DEPARTMENT FOR REVIEW. ANY ADDITIONAL FIELD TESTING REQUIRED WILL BE PERFORMED AT THE EXPENSE OF THE PROPERTIES OWNER/DEVELOPER FROM THE HAMPSHIRE COUNTY HEALTH DEPARTMENT FOR REVIEW. FINAL RESERVE AREAS SHALL BE CLEARLY MARKED IN THE FIELD TO PREVENT ANY ADDITIONAL DISTURBANCE OF THE RESERVE AREA. ONCE THE SYSTEM HAS BEEN INSTALLED, ON ADDITION, ALL WELLS MUST BE LOCATED AT LEAST 100 FEET FROM THE RESERVE AREA.

NOTE #7 - IN SOME AREAS, CUTS AND FILLS MAY LIE BETWEEN THE BOUNDS OF THE 30-FOOT BUILDING SETBACK LINE AND THOSE WALL BE A PERMANENT EASEMENT MUST ARISE LARGER REMAINS TO INCLUDE THOSE AREAS.

NOTE #8 - THIS SUBDIVISION IS NOT LOCATED WITHIN THE 100-YEAR FLOOD PLAIN DESIGNATED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) ON A FLOOD INSURANCE RATE MAP (FIRM) WI. HAMPSHIRE AREAS "C" ON MAPS 54 TO 54 OF 54.

NOTE #9 - THE AREA SHOWN ON EACH LOT IS THE TOTAL AREA AND INCLUDES WALKS-RIGHT-OF-WAY AND EACH LOT WITHIN LIES WITHIN THE 30-FOOT NOW SUBDIVISION BUILDING SETBACK LINE AND THE WIDE COUNTY ROAD RIGHT-OF-WAY.

NOTE #10 - THERE IS RESERVED A 50-FOOT WIDE EASEMENT/RIGHT-OF-WAY WHICH IS IN THE CENTERLINE OF THE 30-FOOT WIDE EASEMENT/RIGHT-OF-WAY WHICH IS EASEMENT IN OVER EACH LOT FOR THAT PORTION OF EACH LOT HERE IS AND RE-ZLIE OF ALTA-WEDEMAYE ROUTE 50/3 TO AND FROM SAID LOT HERE. S A RE

THERE IS RESERVED A 30-FOOT WIDE EASEMENT/RIGHT-OF-WAY WHICH IS EASEMENT IN OVER EACH LOT FOR THAT PORTION OF EACH LOT HERE IS AND RE-ZLIE OF ALTA-OA.-OE-WAC TO AND FROM SAID LOT HERE. S A RE

NOTE #11 - THE CENTERLINE OF THE EXISTING SUBDIVISION ROADS MAY NOT BE THE CENTERLINE OF THE 40-FOOT WIDE SUBDIVISION ROAD RIGHTS-OF-WAY OR LOT LINES.

STATE OF WEST VIRGINIA, County of Hampshire, to-wit: November 13, 1993 at 3:33 P.M.
This plat was presented in the Clerk's Office of the County Commission of said County and with the certificate thereof annexed, admitted to record.
Attest: Barbara C. Teller
County Commission, Hampshire County, W. Va.

OWNER CERTIFICATION:

WE, EASTERN GATEWAY PROPERTIES, INC., DO CERTIFY: THAT THE PROPERTY OF THE CORPORATION WAS CONVEYED UNTO EASTERN GATEWAY PROPERTIES, INC., A DELAWARE CORPORATION BY DEED DATED THE 18TH DAY OF JUNE, 1988 AS RECORDED IN DEED BOOK 340 AT PAGE 352 IN THE OFFICE OF THE CLERK OF THE COUNTY COMMISSION OF HAMPSHIRE COUNTY, WEST VIRGINIA AND THAT THIS SUBDIVISION IS ACCURATELY DRAWN TO SCALE AND THE PROPERTIES OWNED BY THE CORPORATION IN HAMPSHIRE COUNTY, WEST VIRGINIA. THERE ARE NO ROADS OR STREETS IN THE SUBDIVISION TO BE DEDICATED TO PUBLIC USE. THE SUBDIVISION IS MADE AT THE DESIRE OF THE UNDERSIGNED OWNERS AND ALL PARTIES AND INTERESTS THEREIN HAVE BEEN APPROVED FOR SUBDIVISION AND ARE ADDED TO THIS PLAN OF SUBDIVISION.

DATE: October 7, 1993

WITNESS: Sandra A. Kerlings — For EASTERN GATEWAY PROPERTIES, INC.

SURVEYOR'S CERTIFICATION:

I, RICKIE C. DAVY, LICENSED LAND SURVEYOR, LICENSE NO. 536 OF R & S SERVICES, INC., DO HEREBY CERTIFY:

A -- THAT I HAVE CAREFULLY SURVEYED THE PROPERTY DELINEATED BY THIS PLAT AND THAT IT IS CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AND THAT THE PROPERTY DESCRIBED IN THE OWNER'S CERTIFICATE IS THE SAME AS THE BOUNDS OF SAID LAND; THAT THE MONUMENTS AND MARKERS HAVE BEEN PLACED AS SHOWN HEREON AND ARE IN ACCORDANCE WITH THE REQUIREMENTS OF SECTION 15.2 OF THE HAMPSHIRE COUNTY SUBDIVISION ORDINANCE.

B -- THAT THE PLAT OF SUGAR RUN - PHASE II, DATED SEPTEMBER 20, 1993, PLAT BOOK 9 AT PAGE 78 IN THE OFFICE OF THE CLERK OF THE COUNTY COMMISSION, CHAPTER 30, ARTICLE 1(A), AS AMENDED.

C -- THAT THE FINISHED ROADS FOR SUGAR RUN - PHASE II MEETS THE GRADE STANDARDS FOR A CLASS II - RESIDENTIAL SUBDIVISION.

WITNESS UNDER MY HAND THIS 5th DAY OF October, 1993

Rickie C. Davy
RICKIE C. DAVY, L.S.

Mailed: Pell-Pell
PO Box 1938
Martinsburg WV
6-13-94

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

APPROVED
Permit To Subdivide A Subdivision
Hampshire County West Virginia
Date Oct 20 1993
Terrance E. Carmichael
President Of Hampshire County Planning Commission

18-B

SUGAR RUN - PHASE II
R & S SERVICES, INC.
RICKIE C. DAVY, L.L.S. NO. 536
CAPON BRIDGE, WV 26711 856-3105

TITLE: BEING THE DIVISION OF THE REMAINDER OF AN ORIGINAL 400.750 ACRE TRACT OF LAND NOW OWNED BY EASTERN GATEWAY PROPERTIES, INC. (REF. D.B. 340, PG. 352 & MAP BOOK 7, PG. 42)

SCALE 1"=400 feet — JOB NO. 393-02
DATE 09/20/1993 — Sheet 1 of 3 Sheets