Del: Donald H. Cookman, Attorney at Law 8-12-86

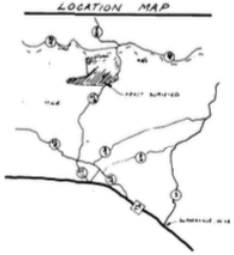
# SURVEY OF CACAPON MOUNTAIN RETREAT

LOTS 1 THRU 58 & LOT A  TOTAL AREA = 452.079 ACRES

GORE DISTRICT
HAMPSHIRE COUNTY
WEST VIRGINIA

TAX MAP 21  PART OF PARCEL 1

LOCATION MAP



8°33' WEST

MAGNETIC DECLINATION DETERMINED AT LATITUDE 39°-17'-49" N AND LONGITUDE 78°-28'-04" W AT CAPON BRIDGE, W.VA. ON FEB. 14, 1985. ALL BEARINGS SHOWN ARE FROM THE MAGNETIC MERIDIAN. ALL DISTANCES ARE HORIZONTAL. THIS SURVEY COMPLETED ON JUNE 10, 1985.

USE THIS SURVEY MAKES NO ATTEMPT TO LOCATE ANY UTILITY RIGHT-OF-WAYS, OR ROAD RIGHT-OF-WAYS OR EASEMENTS AND RIGHT-OF-WAYS OF ANY NATURE OTHER THAN THAT WHICH IS SHOWN UPON THIS PLAT.

NOTE B: IN ADDITION TO THE ROAD RIGHT-OF-WAYS SHOWN ON THIS PLAT, THIS SUBDIVISION AND ITS LOTS THEREIN ARE SUBJECT TO ANY RIGHT-OF-WAYS OR EASEMENTS, WHICH GIVE INGRESS AND EGRESS TO THE GAS WELL SITES FROM W.VA. RTE. NO. 496 AND FROM THE EXISTING ROAD LEADING TO THE PROPERTY OWNED NOW BY LEE SHANHOLTZER. SEE ALL OIL AND GAS LEASES WHICH MAY ENCUMBER THE LOTS IN THIS SUBDIVISION AND THEIR PROVISIONS FOR EASEMENTS AND RIGHT-OF-WAYS. ALSO THERE IS RESERVED A RIGHT-OF-WAY OVER AN EXISTING ROADBED ACROSS LOT 34 BETWEEN POINTS (149) TO (208) AS SHOWN ON THIS PLAT WHICH PROVIDES INGRESS AND EGRESS FROM THE CUL-DE-SAC TO LOT NO. 40.

NOTE C: THERE IS RESERVED AN EASEMENT ON LOT A, AS SHOWN ON THIS PLAT MARKED THE SWIMMING HOLE, WHICH IS ABOUT 100'± 200'± TOGETHER WITH A 15 FOOT WIDE WALKING RIGHT-OF-WAY ACROSS LOT NOS. 31, 32 & 41 AS A MEANS OF INGRESS AND EGRESS FROM SAID SWIMMING HOLE TO THE PARK AREA OR LOT A. (SEE PROTECTIVE COVENANTS).

NOTE D: FOR LINES BETWEEN CORNER NOS. (98) THRU (102) AND (1) SEE DESCRIPTION AND PLAT OF DIVISION LINES BETWEEN THE LANDS OWNED BY J.B. LEWIS AND ROSE L. LEWIS, OF ONE PART AND LELAND DEVELOPMENT CORPORATION, A MARYLAND CORP. OF THE OTHER PART, AS OF RECORD IN DEED BOOK 221 AT PAGE 229 AND DEED BOOK 221 AT PAGE 233.

NOTE E: FOR LINES BETWEEN CORNER NOS. (1) THRU (10) SEE INTER PARTIES DEED AND AGREEMENT DATED NOVEMBER 29, 1976 BY AND BETWEEN J.B. LEWIS AND ROSE L. LEWIS, HIS WIFE, OF ONE PART AND MYRLE C. GROSE AND BARBARA C. GROSE, HIS WIFE, OF THE OTHER PART AS OF RECORD IN DB. 220 AT PAGE 195.

NOTE F: THE APPROXIMATE AREA LYING WITHIN W.VA. RTE. 496 OR LYING WITHIN THE RIVER BED OF LITTLE CACAPON RIVER IS SHOWN FOR EACH LOT IN THIS SUBDIVISION IN THE FOLLOWING TABLE.

| LOT NO. | AREA LYING IN W.VA. RTE. 496 R/W | AREA LYING IN LITTLE CACAPON RIVER |
|---|---|---|
| LOT 12 | 0.02 ACRES | NONE |
| LOT 14 | 0.14 ACRES | NONE |
| LOT 15 | 0.32 ACRES | NONE |
| LOT 16 | 0.39 ACRES | NONE |
| LOT 17 | 0.26 ACRES | NONE |
| LOT 19 | 0.35 ACRES | NONE |
| LOT 20 | 0.37 ACRES | NONE |
| LOT 23 | 0.49 ACRES | NONE |
| LOT 31 | NONE | 0.33 ACRES |
| LOT 32 | NONE | 0.38 ACRES |
| LOT 41 | NONE | 0.49 ACRES |
| LOT 42 | NONE | 0.41 ACRES |
| LOT 43 | NONE | 0.09 ACRES |
| LOT 44 | NONE | 0.03 ACRES |
| LOT 47 | NONE | 0.55 ACRES |
| LOT 48 | NONE | 0.52 ACRES |
| LOT A | 0.37 ACRES | 0.09 ACRES |

NOTE G: THE EXISTING POWER LINE LEADS FROM THE POWER LINE AT THE GAS WELL ON LOT 53 ALONG THE NEW SUBDIVISION ROAD AND EXISTING ROADBED TO THE 40 FOOT WIDE PIPE LINE EASEMENT AND THEN THE SAID POWER LINE FOLLOWS WITHIN OR NEAR THE SAID 40 FOOT EASEMENT ACROSS LOT NOS. 53 AND 58 TO THE LAND OWNED BY THE HEIRS OF LEE SHANHOLTZER AND IT ALSO LEADS ACROSS LOT NOS. 34, 39, 35 AND 34 WITHIN OR NEAR SAID 40 FOOT EASEMENT TO THE GAS WELL ON LOT NO. 34.

| COURSE & DISTANCE CHART FOR 5' WIDE WALKING R/W | | |
|---|---|---|
| POINT | C O U R S E | DIST. |
| 45 - A | S49° 42' 45" E | 4.00' |
| A - B | S 52° 34' 19" W | 291.90' |
| B - C | S 49° 21' 15" W | 742.84' |
| C - D | S 38° 37' 39" W | 256.33' |
| D - E | S 40° 33' 33" W | 276.39' |
| A - 46 | S 49° 42' 45" E | 216.00' |

| COURSE & DISTANCE CHART | | |
|---|---|---|
| POINT | C O U R S E | DIST. |
| 170 - 171 | N 58° 00' - 17" W | 93.19' |
| 171 - 172 | N 63° 56' 02" W | 100.76' |
| 172 - 173 | N 49° - 22' - 13" W | 105.87' |
| 173 - 174 | N 34° - 58' - 45" W | 159.72' |
| 174 - 175 | N 33° - 43' - 04" W | 119.29' |
| 175 - 176 | N 42° - 06' - 29" W | 99.29' |
| 176 - 177 | N 42° - 06' - 29" W | 141.24' |
| 177 - 178 | N 49° - 02' - 11" W | 120.91' |
| 178 - 179 | N 46° - 33' - 07" W | 99.91' |
| 179 - 180 | N 50° - 32' - 21" W | 74.99' |
| 180 - 181 | N 70° - 31' - 34" W | 75.76' |
| 58 - F | S 38° - 04' - 25" E | 27.98' |

LEGEND

- CENTER & POINT OF LOT
- APPROX. CENTER-LINE OF PUBLIC HIGHWAY
- CENTER-LINE OF A 5 FOOT WIDE WALKING RIGHT-OF-WAY (SEE NOTE C)
- APPROX. BOUNDS OF 40 WIDE PIPE LINE EASEMENT (DB. 206 PP 438 & 439 PP 492)
- APPROX. BOUNDS OF RIVER (SEE NOTE F)
- 5/8" APPLED IRON ROD (SET)
- CALCULATED POINT
- PLANTED STONE (FOUND)
- IRON PIPE (FOUND)
- 1" IRON ANGLE ROD (FOUND)
- 1" IRON ROD (FOUND)
- 3/4" IRON PIPE (W/ STONE PILE (FOUND)
- RAILROAD SPIKE (SET)
- CONCRETE MONUMENT (SET)
- 5/8" APPLED IRON ROD (FOUND)
- "ELL MARKED CORNER (FOUND)
- EXISTING OIL WELL
- APPROX. CLEARED AREA FOR GAS WELL
- CENTER LINE OF R/W (SEE NOTE B)

NOTE A: W. VA. RTE. 496 BETWEEN POINTS (98) THRU (48) INCLUSIVE AND CORNER NOS. (47) THRU (96) INCLUSIVE IS THE BOUNDARY OF THE WEST OR NORTHWEST EDGE OF LITTLE CACAPON RIVER AT THE NORMAL HIGH WATER MARK.

NOTE: LOT NOS. 1 THRU 58 AND LOT A, ARE ALL SUBJECT TO THE PROTECTIVE COVENANTS, LABELED CACAPON MOUNTAIN RETREAT, WHICH ARE OF RECORD IN THE OFFICE OF THE CLERK OF THE COUNTY COURT OF HAMPSHIRE COUNTY, WEST VIRGINIA IN DB. 217 AT PP 125 THRU 127.

NOTE: IN ADDITION TO THE 40 FOOT WIDE RIGHT-OF-WAY FOR ROADS, THERE IS ALSO RESERVED A CONSTRUCTION EASEMENT FOR CUTS AND FILLS OUTSIDE OF THE 40 FOOT WIDE RIGHT-OF-WAY AS MAY BE REQUIRED TO BUILD, CONSTRUCT AND MAINTAIN THE ROAD OVER THE SAID 40 FOOT RIGHT-OF-WAY AND WHICH WILL BE DETERMINED WHEN THE ROAD IS BUILT.

DAVIS AND LOVETT ENTERPRISES, INC.
CAPON BRIDGE, WEST VIRGINIA
WEST VIRGINIA LICENSE NO. 535

| | |
|---|---|
| DATE | 6/10/85 |
| SCALE | 1" = 400' |
| PLAT NO. | DPS-033 |
| DRAWN BY | JC |

TITLE: SURVEY OF A PORTION OF A TRACT OF LAND OWNED BY THOMAS L. MATTHEWS AND LOUIS A. BENT, TRUSTEES FOR LEWIS JOINT VENTURE.

DB. 224 PP 458 & 459, DB. 223 PP 365
SEE DB. 217 PP 125
SEE DB. 206 PP 112
SEE DB. 221 PP 229
SEE DB. 220 PP 195
SEE ALL NOTES

Recorded June 13, 1986 @ 3:40 P.M.