Mailed 1-29-09

109

BRUCE EDENS
PO BOX 473
CAPON SPRINGS, WV 26823-0473

BOOK 11 PG
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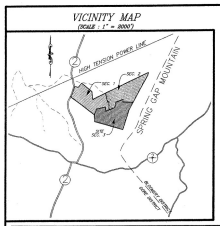
FINAL PLAT THE SUBDIVISION OF BRISTOL SPRINGS SECTION 3

SHEET NUMBER 1 OF 1
SCALE 1" = 100'
DATE JUNE 11, 2008
REVISED SEPTEMBER 1, 2008
AS PLATTED AUGUST

SECTION 3

VICINITY MAP
(SCALE: 1" = 2000')



THIS PROPERTY IS SUBJECT TO A 30' WIDE RIGHT-OF-WAY FOR INGRESS AND EGRESS DESCRIBED IN DEED BOOK 213 AT PAGE 178. THIS RIGHT-OF-WAY IS FOR THE BENEFIT OF PIN NO. 05-024-017. THE DESCRIPTION IN THE DEED IS NOT SPECIFIC AND THE LOCATION CANNOT BE DETERMINED BY FIELD SURVEY.

SEE DEED BOOK 477 AT PAGE 319 FOR RIGHT-OF-WAY AGREEMENT TO REPLACE THIS EASEMENT.

I HEREBY CERTIFY THAT THE ROADS ARE BUILT TO NOT EXCEED THE MAXIMUM GRADE REQUIRED IN REGARD TO A CLASS II SUBDIVISION.

H. BRUCE EDENS, P.S.
W.VA. #2013

NOTES:

THE PROPERTY SHOWN HEREON IS IN THE NAME OF BRISTOL SPRINGS, L.L.C. AS RECORDED IN DEED BOOK ____ PAGE ____ AMONG THE HAMPSHIRE COUNTY LAND RECORDS.

OWNER ADRESS: BRISTOL SPRINGS, LLC
8790 ALBAUGH RD.
MT. AIRY, MD. 21771
(410) 549-4900

THIS PLAT WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT AND THEREFORE MAY NOT NECESSARILY INDICATE ALL ENCUMBRANCES ON THE PROPERTY.

IRF= IRON ROD FOUND

TOTAL AREA WITHIN SECTION 1 = 42.16 ACRES.
TOTAL AREA WITHIN SECTION 1 STREETS = 3.13 ACRES

= 10,000 SQ. FT. DRAINFIELD AREA

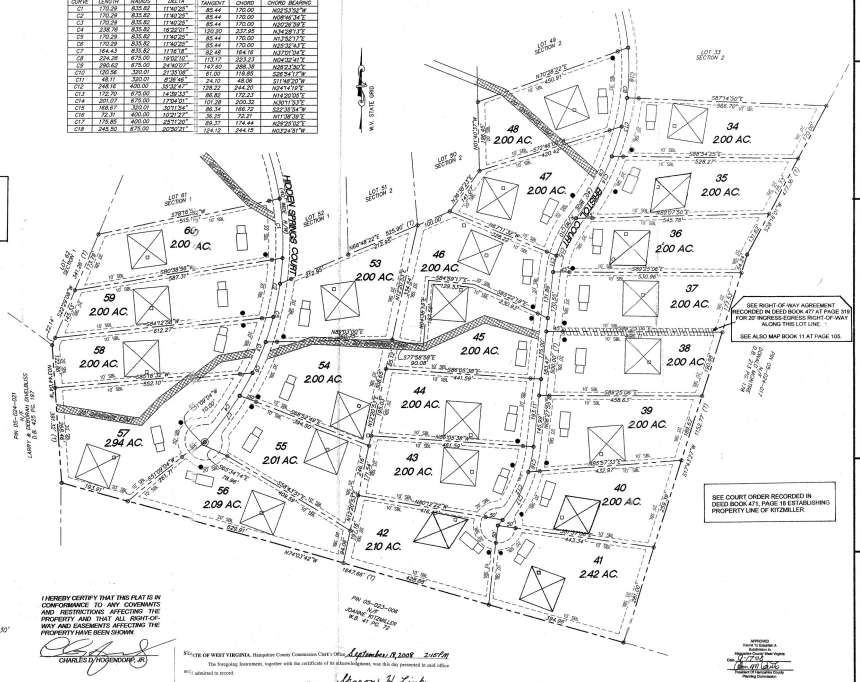
= TEST PIT

= "EDENS" CAPPED 5/8" IRON REBAR SET ON LINE AT 30' UNLESS OTHERWISE NOTED

= HOUSE SITE

= WELL SITE

CURVE TABLE						
CURVE	LENGTH	RADIUS	DELTA	TANGENT	CHORD	CHORD BEARING
C1	170.29	835.82	11°40'28"	85.44	170.00	N55°53'36"W
C2	170.29	835.82	11°40'28"	85.44	170.00	N68°46'34"E
C3	170.29	835.82	11°40'28"	85.44	170.00	N80°26'38"E
C4	338.78	835.82	16°36'01"	170.80	337.85	N34°38'13"E
C5	170.29	835.82	11°40'28"	85.44	170.00	N13°52'17"E
C6	170.29	835.82	11°40'28"	85.44	170.00	N25°32'43"E
C7	164.43	835.82	11°16'14"	82.46	164.16	N37°01'24"E
C8	224.28	675.00	19°02'10"	113.17	223.23	N04°32'43"E
C9	290.62	675.00	24°40'07"	147.60	288.38	N28°23'50"E
C10	120.56	320.01	21°35'06"	61.00	119.85	S26°54'17"W
C11	48.11	320.01	8°36'46"	24.10	48.06	S11°46'20"W
C12	248.16	400.00	35°32'47"	128.33	244.20	N24°14'19"E
C13	172.70	675.00	14°39'33"	86.80	172.23	N14°39'00"E
C14	201.07	675.00	17°04'01"	101.28	200.32	N30°11'33"E
C15	168.61	320.01	30°10'54"	86.34	166.72	S32°31'34"W
C16	72.31	400.00	10°21'27"	36.25	72.21	N11°38'38"E
C17	175.85	400.00	25°11'20"	89.37	174.44	N29°23'04"E
C18	245.50	675.00	20°50'21"	124.12	244.15	N53°24'51"W



I HEREBY CERTIFY THAT THIS PLAT IS IN CONFORMANCE TO ANY COVENANTS AND RESTRICTIONS AFFECTING THE PROPERTY AND THAT ALL RIGHT-OF-WAY AND EASEMENTS AFFECTING THE PROPERTY HAVE BEEN SHOWN.

CHARLES D. HOXENDORF, JR.

STATE OF WEST VIRGINIA, Hampshire County Commission Clerk's Office, September 9, 2008 2:15PM
The Foregoing Instrument, together with the certificate of its acknowledgment, was this day presented in said office and admitted to record.
Teste: Sharon D. Link Clerk.

APPROVED
Permit to Subdivide A
Minor Subdivision
Hampshire County West Virginia
Date 9/7/08
Chairman of Hampshire County Planning Commission

EDENS SURVEYS
P.O. BOX 473
CAPON SPRINGS, WEST VIRGINIA
(304) 856-2823