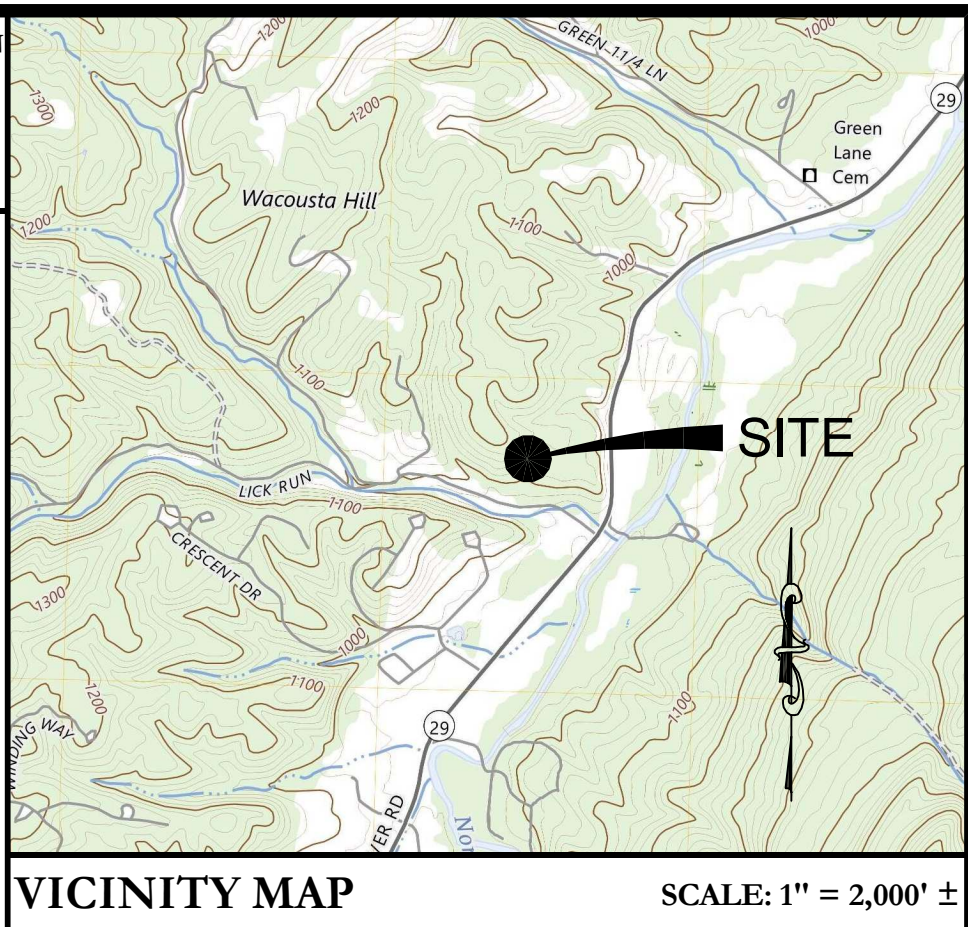


- GRAPHIC SCALE
- 
- ( IN FEET )  
1 inch = 100 ft.

B/C	RKS CHANNERY SILT LOAM, 8% TO 15% SLOPES
U	UAQUANTS
M/C3	MONONGAHELA SILT LOAM, 8% TO 15% SLOPES, SEVERELY ERODED
P	POPE FINE SANDY LOAM
W/C	POPE GRAVELLY SANDY LOAM
W/C3	WEIKERT CHANNERY SILT LOAM, 8% TO 15% SLOPES, SEVERELY ERODED
W/C	WIEKERTS CHANNERY SILT LOAM, 15% TO 25% SLOPES, SEVERELY ERODED
W/C	WIEKERTS CHANNERY SILT LOAM, 25% TO 35% SLOPES, SEVERELY ERODED
W/C	WEIKERT-BERKS CHANNERY SILT LOAMS, 3% TO 8% SLOPES
W/LB	WEIKERT-BERKS CHANNERY SILT LOAM, 8% TO 15% SLOPES
W/LC	WEIKERT-BERKS CHANNERY SILT LOAMS, 15% TO 25% SLOPES
W/LD	WEIKERT-BERKS CHANNERY SILT LOAMS, 25% TO 35% SLOPES
W/E	WEIKERT-BERKS CHANNERY SILT LOAMS, 35% TO 55% SLOPES

APPROVED BY THE HAMPSHIRE COUNTY PLANNING COMMISSION ON  
THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2025.



LINE TABLE		
LINE	BEARING	DISTANCE
L1	S 64°44'53" E	45.29'
L2	S 02°19'33" W	87.34'
L3	S 08°13'46" W	84.50'
L4	S 15°24'29" W	104.58'
L5	S 23°03'02" W	106.83'
L6	N 32°40'01" E	15.39'
L7	N 03°01'01" E	30.33'
L8	N 59°23'06" W	125.86'
L9	N 87°02'57" W	35.75'
L10	S 38°56'44" W	76.10'
L11	N 65°41'37" W	82.57'
L12	N 12°18'16" W	57.22'
L13	N 31°08'33" E	153.51'
L4	S 81°05'25" W	122.29'
L15	S 78°57'51" W	31.84'

CURVE	RADIUS	ARC LENGTH	CURVE TABLE		
			CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	138.49'	160.45'	156.07'	N 167°23'17" E	47°03'21"
C2	136.85'	68.39'	67.68'	N 43°34'22" E	28°37'50"
C3	1,048.92'	238.64'	238.12'	N 51°22'18" E	13°02'07"
C4	146.04'	264.86'	230.02'	N 09°09'10" W	103°54'41"
C5	356.46'	224.50'	220.81'	N 79°03'17" W	36°05'05"

**NOTES:**

1. (PLAN NARRATIVE) THE PURPOSED USE OF THIS PLAN IS FOR SUBDIVISION PURPOSES ONLY. OWNER WISHES TO SUBDIVIDE LOT 1, LOT 2 AND LOT 3 FROM PARCEL 9-5-3 OF DEED BOOK 606, PAGE 757.
2. EXISTING BOUNDARY SURVEY WAS COMPLETED AT THIS TIME.
3. TO THE BEST OF MY PROFESSIONAL KNOWLEDGE THERE IS NO ENVIRONMENTALLY SENSITIVE AREAS PRESENT EXCEPT WHERE SHOWN.
4. THE PARENT TRACT OF THIS SUBDIVISION SHOWN HEREON IS AFFECTED BY THE 100 YEAR FLOODPLAIN AS INDICATED ON THE FLOOD INSURANCE RATE MAP-COMMUNITY PANEL NO. 54027C0430C EFFECTIVE DATE 11/07/2002.
5. SEWAGE: PROPOSED PRIVATE SEPTIC
6. WATER: PROPOSED PRIVATE WELLS
7. THIS SURVEY WAS DONE WITHOUT THE BENEFIT OF A TITLE PACKET.
8. ADJOINERS WERE NOT FIELD VERIFIED.

**A to Z**  
 and  
**Consulting**  
**Services, LLC**

**403 LWE SUITE 100**  
**McConnellsburg, PA 17233**

**PH 717-809-3025**  
**[www.atozlandconsultingservices.com](http://www.atozlandconsultingservices.com)**

DATE	NO.	REVISION

I HEREBY CERTIFY THAT THE PLAN SHOWN HEREON IS CORRECT TO THE BEST OF MY PROFESSIONAL KNOWLEDGE AND BELIEF; THAT IT IS A SUBDIVISION OF PART OF THE LANDS CONVEYED BY WILLIAM C. KEATON, TO LAWRENCE R. KESSEL, BY DEED DATED SEPTEMBER 30, 2024, AND RECORDED IN DEED BOOK 606, PAGE 757, ALL OF WHICH ARE RECORDED AMONG THE LAND RECORDS IN THE REGISTER AND RECORDER'S OFFICE OF HAMPSHIRE COUNTY, WEST VIRGINIA.

RORY L. CHAPMAN, P.L.S.  
WEST VIRGINIA REG. NO.2425

**LAWRENCE R. KESSEL**

SITUATED ON NORTH SIDE OF NORTH TEXAS ROAD, AUGUSTA  
IN SHERMAN DISTRICT, HAMPSHIRE COUNTY, WEST VIRGINIA

Tax Map:	9
Parcel No.	3
Drawn By:	ACK
Checked By:	SLW
Date:	04/15/2025
Scale:	1"=100'
Job No.	24-262 WV
SHEET 1 OF 1	