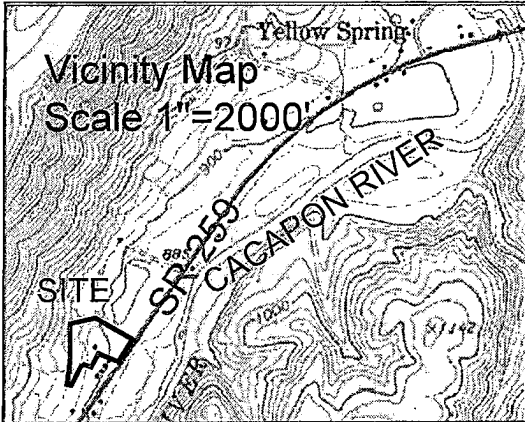


JAMES & JENNIFER POST
 8892 CARPERS PIKE

YELLOW SPRING WV 26665

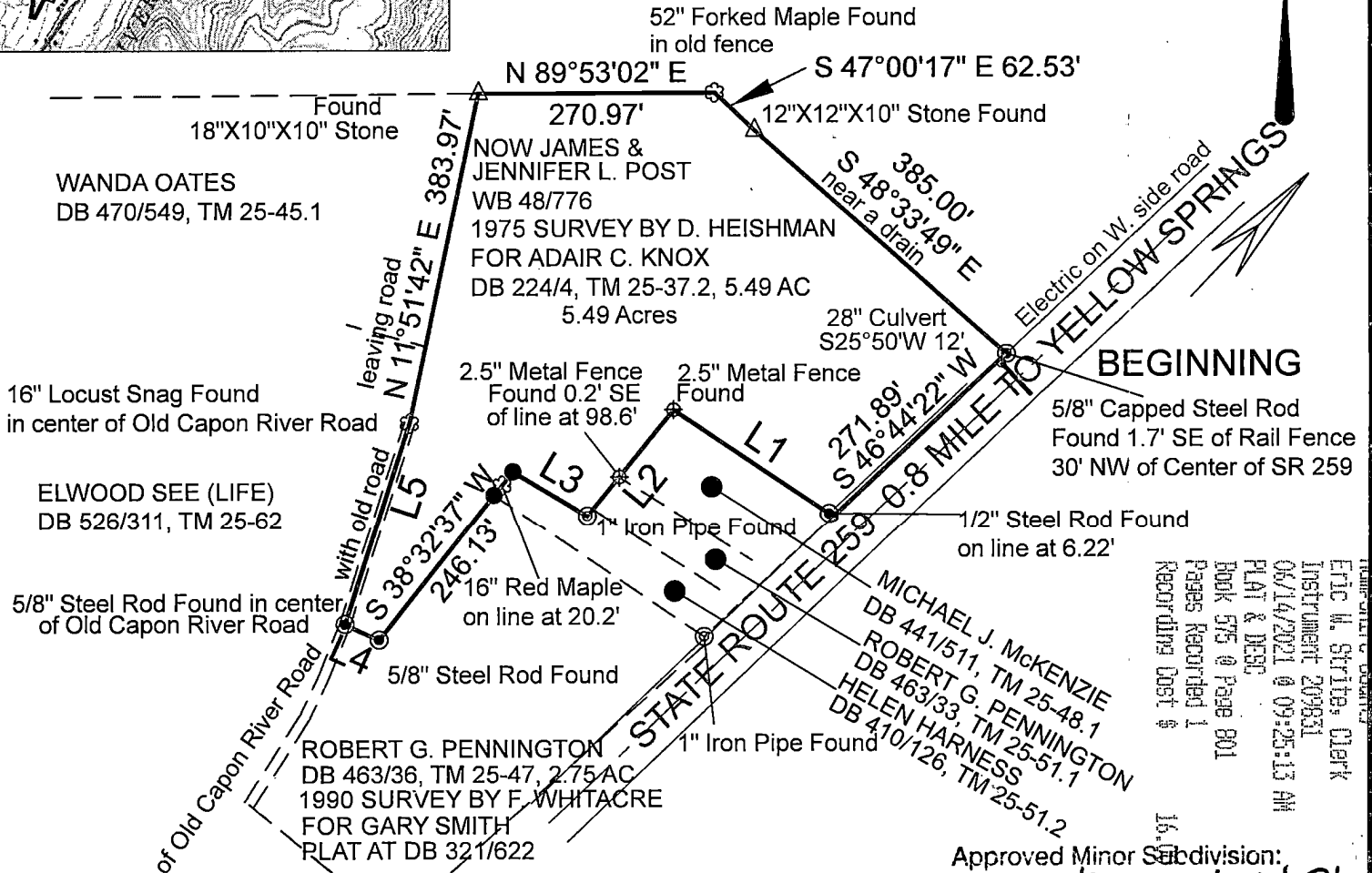


LINE	BEARING	DISTANCE
L1	N 56°20'49" W	220.59'
L2	S 39°18'02" W	156.59'
L3	N 59°02'42" W	99.46'
L4	N 65°26'22" W	42.91'
L5	N 17°53'45" E	241.56'

Plat Based on
 Mag. North
 Approx. Dec.
 09°35' West
 August 2018



NICK LOWERY
 DB 597/524, TM 25-37
 PLAT AT DB 380/416

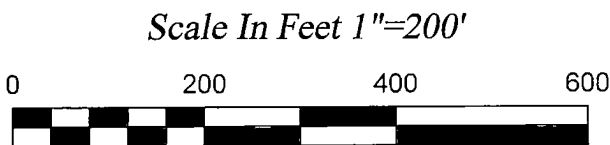


Hampshire County Clerk
 Eric W. Strife, Clerk
 Instrument 209831
 06/14/2021 @ 09:25:13 AM
 PLAT & DESC.
 Book 575 @ Page 801
 Pages Recorded 1
 Recording Cost \$

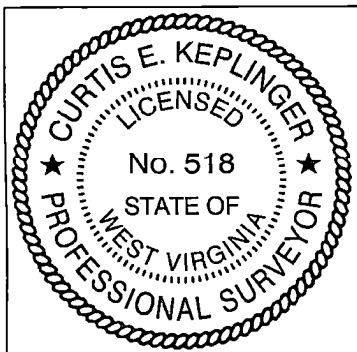
Geographic Location at Beginning Corner
 N. Lat.=39°10'27.5"
 W.Long.=78°31'12.2"

Approved Minor Subdivision:
 Section 5.1 DATE 6-14-21
Barnes
 Hampshire County Planning

LEGEND



- Orig. Property Line
- - - SR 259 Centerline
- ==== 60' Road R/W Line
- - - Run or Drain
- - - Adjacent Line
- - - Reference Line
- E-E-E-E- Electric Line
- Capped 5/8"x30" Rebar Set(SRS)
- ⊗ Tree Found as Corner
- ⊙ Rebar Found as Corner(RF)
- Point or Corner Not Set
- ⊕ Metal Fence Post Found as Corner
- ⊙ Iron Pipe Found as Corner



Seal

**PLAT OF SURVEY FOR JAMES POST
 CAPON DISTRICT-HAMPSHIRE COUNTY-WV
 0.8 MILE SOUTHWEST OF YELLOW SPRING
 WEST SIDE OF STATE ROUTE 259**

Being the Land owned by Bernell Smith, now James Post
 With Reference to Deed Book 224 Page 4 for Plat of Survey Dated September 1995, and
 Will Book 48 Page 776 as recorded in the Hampshire County Clerk's Office
 5.49 Acres -- Tax Map 25 Parcel 37.2

I Certify That the Information Contained on This Plat is, to the Best of My Knowledge, Correct and in Accordance with the Laws of This State Governing the Profession of Land Surveying.

Curtis E. Keplinger, PS#518 For L & W Ent.
 Signed: *Curtis E. Keplinger*

Date: September 6, 2018
 Scale: 1"=200'

Surveyed August 2018 By
 L & W Enterprises, Inc.
 190 South Grove Street, Suite 1
 Petersburg, WV 304-257-4818

Drawn By: CEK