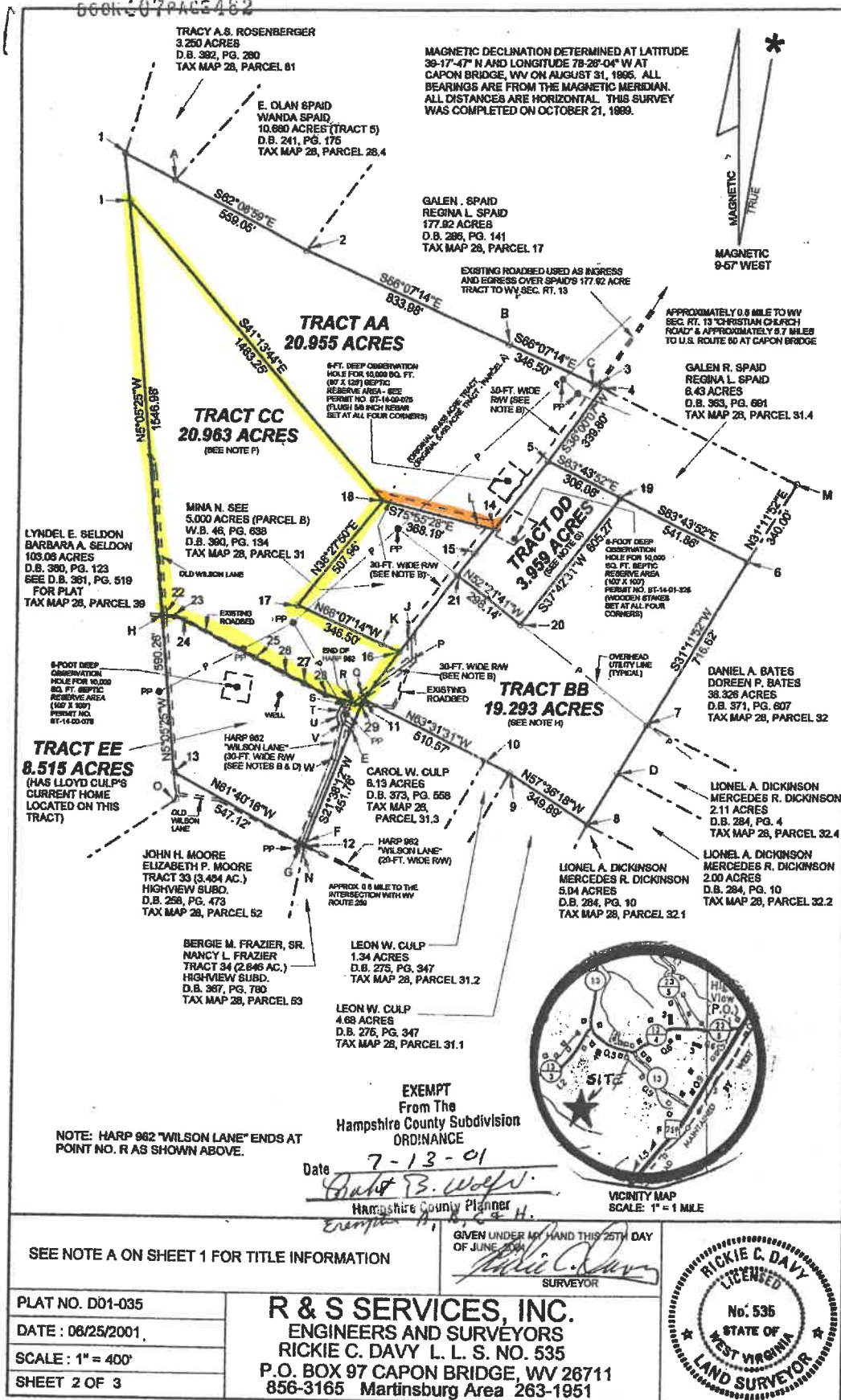




**PLAT OF SURVEY OF
THE DIVISION OF THE LLOYD L. CULP LAND
TRACT AA = 20.955 TOTAL ACRES
TRACT BB = 19.293 TOTAL ACRES
TRACT CC = 20.963 TOTAL ACRES
TRACT DD = 3.959 TOTAL ACRES
TRACT EE = 8.515 TOTAL ACRES
CAPON DISTRICT, HAMPSHIRE COUNTY, WV
TAX MAP 28, PARCEL 30**

BOOK 407 PAGE 481

NOTES:

NOTE A: BEING THE DIVISION OF AN ORIGINAL 75.131 ACRE TRACT OF LAND (ASSESSED) (OF WHICH A PORTION OF THE ORIGINAL 88 ACRE TRACT - ASSESSED AS 89.638 ACRES WAS MERGED WITH A 5.493 ACRE TRACT - PARCEL A) NOW OWNED BY LLOYD L. CULP, WIDOWER. SEE DEED BOOK 168, PAGE 483; DEED BOOK 380, PAGE 127 AND WILL BOOK 41, PAGE 728.

NOTE B: THERE IS RESERVED A 30-FOOT WIDE NONEXCLUSIVE RIGHT-OF-WAY WHICH LIES NORTHWEST OF THE LINE BETWEEN POINT NOS. 4-5-14-15-J AND THEN FOLLOWS THE CENTERLINE OF SAID RIGHT-OF-WAY AS DEFINED BY THE LINES BETWEEN POINT NOS. J-P-Q-R AND THE LINE BETWEEN POINT NOS. V-E AND THEN CONTINUING WITH HARP 982 "WILSON LANE" (LINES BETWEEN POINT NOS. R-S-T-U-V-W-G) FOR THE PURPOSE OF INGRESS AND EGRESS TO AN EXISTING ROADBED OVER THE LAND OF GALEN & REGINA SPAID AND THEN TO WEST VIRGINIA SECONDARY ROUTE 13 AND FOR INGRESS AND EGRESS TO HARP 982 "WILSON LANE" AND THEN TO WEST VIRGINIA ROUTE 259 AND IS FOR THE BENEFIT OF THE OWNERS OF TRACT NOS. AA, BB, CC, DD & EE, THEIR HEIRS AND ASSIGNS; MINA N. SEE, HER HEIRS AND ASSIGNS; CAROL W. CULP, HER HEIRS AND ASSIGNS; LEON W. CULP, HIS HEIRS AND ASSIGNS AND GALEN R. & REGINA L. SPAID, THEIR HEIRS AND ASSIGNS. THERE IS ALSO A 30-FOOT WIDE NON-EXCLUSIVE RIGHT-OF-WAY WHICH LIES NORTH OF THE LINE BETWEEN POINT NOS. 14-L-18 FOR THE PURPOSE OF INGRESS AND EGRESS TO THE 30-FOOT WIDE RIGHT-OF-WAY MENTIONED ABOVE AND IS FOR THE BENEFIT OF THE OWNERS OF TRACT NOS. AA AND CC; THEIR HEIRS AND ASSIGNS.

NOTE C: THIS SURVEY MAKES NO ATTEMPT TO LOCATE ANY RIGHTS-OF-WAY, EASEMENTS OR STRUCTURES EXCEPT THOSE SHOWN ON THIS PLAT.

NOTE D: A PORTION OF HARP 982 "WILSON LANE" IS LOCATED ON TRACT EE AS DEFINED BY ITS CENTERLINE BETWEEN POINT NOS. R-S-T-U-V-W-G AND WHICH THE WEST VIRGINIA DEPARTMENT OF HIGHWAYS NOW MAINTAINS A 20-FOOT WIDE RIGHT-OF-WAY ON SAID ROAD. LLOYD L. CULP NOW RESERVES AN ADDITIONAL 10 FEET OF RIGHT-OF-WAY (5 FEET ON EACH SIDE), MAKING A TOTAL OF 30 FEET IN WIDTH.

NOTE E: THESE TRACTS ARE NOT LOCATED WITHIN THE 100-YEAR FLOOD PLAIN INDICATED BY FEMA FLOOD HAZARD BOUNDARY MAP REVISED JULY 2, 1982 ON COMMUNITY PANEL NO. 540226 0011A.

NOTE F: NO SEPTIC EVALUATION WAS DONE ON TRACT CC OF 20.963 ACRES. A SEPTIC PERMIT FROM THE HAMPSHIRE COUNTY HEALTH DEPARTMENT WILL BE REQUIRED PRIOR TO ANY CONSTRUCTION OF ANY PERMANENT RESIDENTIAL/RECREATIONAL STRUCTURES. IN ADDITION, A 10,000 SQUARE FOOT RESERVE AREA MUST BE SET ASIDE FOR THE SEPTIC SYSTEM WHEN INSTALLED.

NOTE G: IF THE PROPERTY (TRACT DD OF 3.959 ACRES) IS TRANSFERRED WITHIN FOUR (4) YEARS FROM THE DATE THE DEED TO THE LOT IS RECORDED, SALE SHALL CONSTITUTE A SUBDIVISION AND SHALL COMPLY WITH ALL PROVISIONS OF THE ORDINANCE.

NOTE H: THE PROPERTY HEREON DESCRIBED (TRACT BB OF 19.293 ACRES) SHALL BE MERGED INTO ONE PROPERTY WITH THE ADJOINING 1.34 ACRE PARCEL NOW OWNED BY LEON W. CULP WHICH IS RECORDED IN DEED BOOK 275 AT PAGE 347, FOR THE EXCLUSIVE PURPOSE OF INCREASING THE AREA OF SAID PARCEL. THE MERGED PROPERTIES SHALL NOT BE USED OR SOLD INDIVIDUALLY UNLESS THE PREVAILING COUNTY LAWS ARE COMPLIED WITH.

NOTE J: THESE TRACTS OF LAND ARE EXEMPTED FROM THE HAMPSHIRE COUNTY SUBDIVISION ORDINANCE AS FOLLOWS:

TRACT AA OF 20.955 ACRES (SECTION 3.2, PARAGRAPH B)
TRACT BB OF 19.293 ACRES (SECTION 3.2, PARAGRAPH H)
TRACT CC OF 20.963 ACRES (SECTION 3.2, PARAGRAPH B)
TRACT DD OF 3.959 ACRES (SECTION 3.2, PARAGRAPH C)
TRACT EE OF 8.515 ACRES (REMAINDER).

SEE NOTE A ABOVE FOR TITLE INFORMATION

GIVEN UNDER MY HAND THIS 20TH DAY
OF JUNE, 2001

Rickie C. Davy
SURVEYOR

PLAT NO. D01-035

DATE : 06/25/2001

SCALE : N/A

SHEET 1 OF 3

R & S SERVICES, INC.

ENGINEERS AND SURVEYORS

RICKIE C. DAVY L. L. S. NO. 535

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