

**Plat of Survey of
Stephen R. Hodgson
Springfield District Hampshire County
West Virginia**

Reference: Deed Book 538 Page 581
Tax Map 21 Parcel 31

Bearings on this map are based
on WV State Grid North

Scale 1" = 200'



West Virginia North State Plane Coordinates are
based on an OPUS solution dated July 16, 2026.
Measurements are based on grid distance.
Combined Factor: 0.99992106

LINE	BEARING	DISTANCE
L1	N 15°52'06" E	17.77'
L2	N 20°29'20" E	114.62'
L3	N 11°41'19" E	122.55'
L4	N 19°42'18" E	60.06'
L5	N 27°28'46" E	295.65'
L6	N 21°42'41" E	99.23'
L7	N 24°26'54" E	394.77'
L8	S 51°36'00" E	225.26'

A-B: S 45°58'55" E 109.89'
B-C: S 42°49'15" E 369.60'
C-D: S 47°38'35" E 50.36'

Corner B is a 1/2" Rebar Found
in Concrete 3.93' Northeast of
the line from Corner A to D.

Corner C is a Flatbar Found
3.26' Southwest of the line from
Corner A to D.

8.338 Acres

From which a 31" White Oak
Bears N 76°39'32" W 4.41'

From which a 27" White Oak
Bears N 33°29'50" W 4.18'

West Virginia County
Numbered Route 1/1
"Arnold Stickley Road"

Andrew Sean Mackert
579/403
TM 21-30

Michael A. Shuck
Janet B. Shuck
425/725
TM 21-29

Denver A. Sachs
499/705
410/639
TM 21-26

Potomac Valley Outdoor Club
118/340
MB 11/192
TM 9-28

Approved Minor Subdivision
Section 5.1 DATE 8/5/26
Richard L. Moreland
Hampshire County Planning

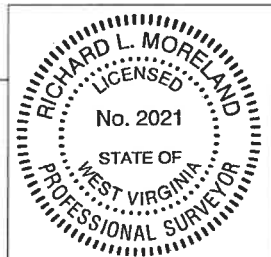
LEGEND

- Concrete Monument Found
- Point or As Labeled

**Moreland's Surveying
& Consulting, Inc.**

22331 Northwestern Pike
Romney, WV 26757
(304) 822-4441

Richard L. Moreland



Date: July 14, 2026
Map No.: 26-038-01



Vicinity Map
Scale 1" = 1 Mile

Instrument Total \$ 17.00
\$ 15.00
\$.20
\$ 1.80

Hampshire County
Eric W. Strite, Clerk
Instrument 247160
08/06/2026 @ 08:20:45 AM
PLAT & DESC
Book 621 @ Page 53
Pages Recorded 1
STEPHEN R HODGSON
STEPHEN R HODGSON
Recording
County 98592
State 98592