Monica. Put w/listing

DUGH 57 AND
HROUGH 73
134.049 ACRES
ISTRICT
WEST VIRGINIA
PARCELS 16 & 40
T OF PARCEL 5

LEGEND

CORNER NO. 1, 2, 6, 7, 11, 12, 13, 14 AND 15 ARE 5/8 INCH CAPPED IRON RODS, FOUND.
CORNER NO. 3 IS THE CENTER OF A DOUBLE CHESTNUT OAK TREE, MARKED CORNER, FOUND.
CORNER NO. 4 IS THE CENTER OF TWO 18 INCH BRANCHES OF A DOUBLE POPLAR TREE, MARKED CORNER, FOUND.
CORNER NO. 5 IS A STONEPILE, FOUND.
CORNER NOS. 8 AND 9 ARE FLUSH 5/8 INCH CAPPED IRON RODS, FOUND.
CORNER NO. 10 IS A 30 INCH RED OAK, MARKED CORNER, FOUND.
ALL POINTS IN THE CENTER LINE OF THE RIGHTS OF WAY ARE CALCULATED POINTS. FLUSH 5/8 INCH CAPPED IRON RODS ARE SET ON LINE AT 20 FEET FROM THE CENTER LINE OF SAID RIGHTS OF WAY UNLESS OTHERWISE DENOTED ON THE PLAT.
ALL OTHER MONUMENTED CORNERS ARE FLUSH 5/8 INCH CAPPED IRON RODS, SET, UNLESS OTHERWISE INDICATED ABOVE.

APPROXIMATE LOCATION OF ADJOINING PROPERTY BOUNDARY LINES

APPROXIMATE LOCATION OF THE SOURCE OF A 40-FOOT WIDE RIGHT OF WAY AND A 30-FOOT WIDE RIGHT OF WAY (SEE NOTES A & B).

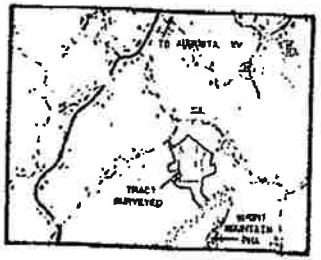
APPROXIMATE NORTHEAST BOUNDS OF A 20-FOOT WIDE WALKING EASEMENT (SEE NOTE C).

APPROXIMATE NORTHEAST BOUNDS OF A 20-FOOT WIDE RIGHT OF WAY OVER LOT NO. 50 (SEE NOTE D).

DENOTES LOT NUMBER WITHIN SUBDIVISION

MAGNETIC DECLINATION DETERMINED AT LATITUDE 38 - 17' - 47" N AND LONGITUDE 78 - 28' - 04" W AT CAPON BRIDGE, WEST VIRGINIA ON FEBRUARY 19, 1988. ALL BEARINGS SHOWN ARE FROM THE MAGNETIC MERIDIAN AND ARE BASED ON A SURVEY OF WOODLAND ACRES SUBDIVISION. ALL DISTANCES ARE HORIZONTAL. THIS SURVEY WAS COMPLETED ON MAY 1, 1989.

LOCATION MAP
SCALE 1" = 1 MILE



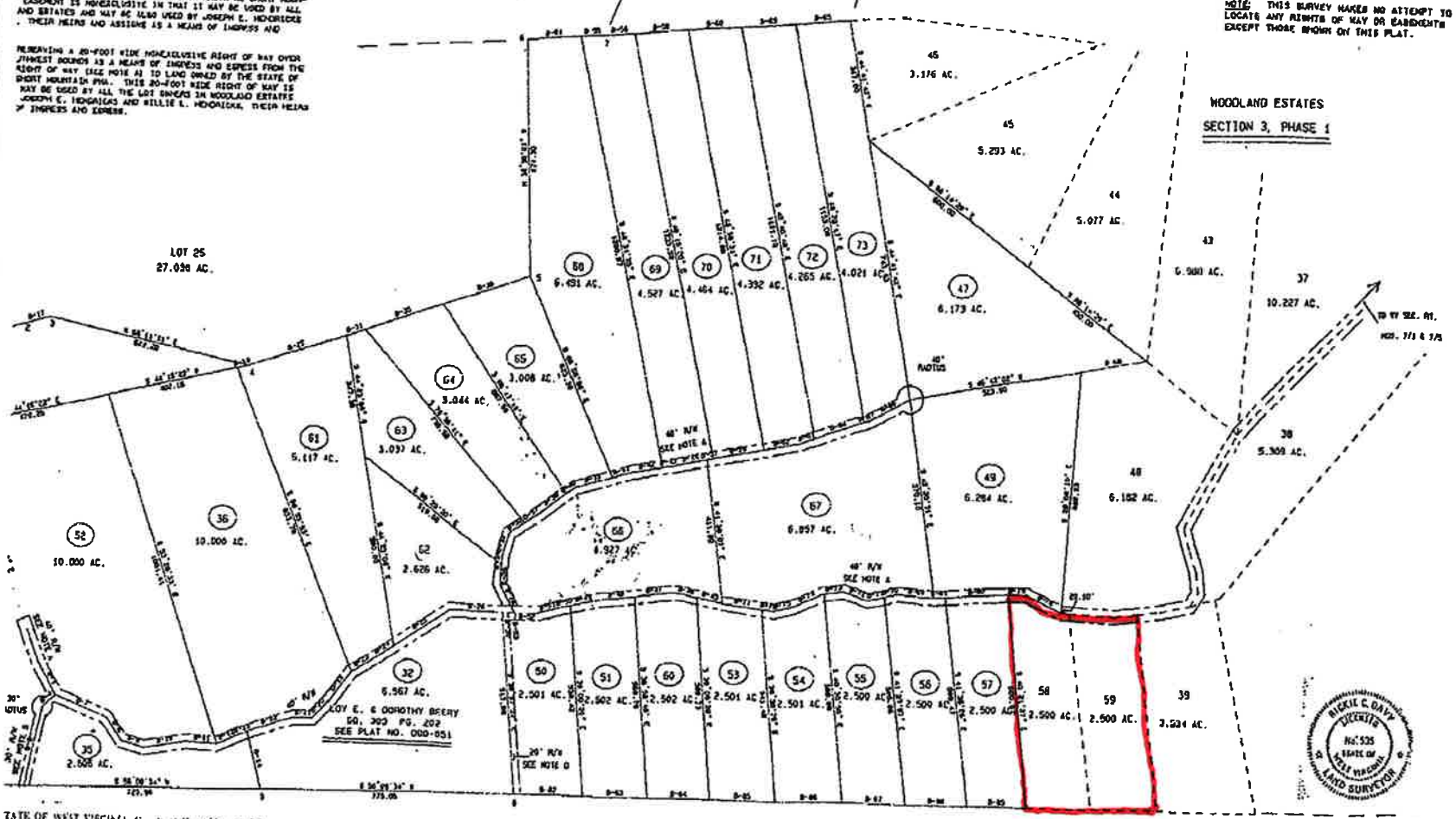
RESERVING A 40-FOOT WIDE NONEXCLUSIVE RIGHT OF WAY AS A NESS OVER THE LOTS OF WOODLAND ESTATES TO WV SECONDARY THIS RIGHT OF WAY IS NONEXCLUSIVE IN THAT IT MAY BE ED BY WOODLAND ESTATES AND ALSO MAY BE USED BY JOSEPH E. HENDRICKS, THEIR HEIRS AND ASSIGNS AS A MEANS OF INGRESS

RESERVING A 30-FOOT WIDE NONEXCLUSIVE RIGHT OF WAY AS A NESS FROM THE AFORESAID 40-FOOT WIDE NONEXCLUSIVE RIGHT A LOT NOS. 34 AND 35 TO LAND OWNED BY THE STATE OF WEST MOUNTAIN PHA. SAID 30-FOOT WIDE RIGHT OF WAY IS NONEX- BE USED BY ALL THE LOT OWNERS IN WOODLAND ESTATES AND EPH E. HENDRICKS AND WILLIE L. HENDRICKS, THEIR HEIRS AND NGRESS AND EGRESS.

VED OVER LOT NOS. 33 AND 34 ALONG THE SOUTHWEST BOUNDS OF E NONEXCLUSIVE WALKING EASEMENT FROM A 10-FOOT WIDE WALK- S IN WOODLAND ESTATES (SUBDIVISION OF 50 LOTS) (SEE MAP EASEMENT IS NONEXCLUSIVE IN THAT IT MAY BE USED BY ALL OWNED BY THE STATE OF WEST VIRGINIA KNOWN AS SHORT MOUN- AND ESTATES AND MAY BE ALSO USED BY JOSEPH E. HENDRICKS . THEIR HEIRS AND ASSIGNS AS A MEANS OF INGRESS AND

RESERVING A 20-FOOT WIDE NONEXCLUSIVE RIGHT OF WAY OVER THWEST BOUNDS AS A MEANS OF INGRESS AND EGRESS FROM THE RIGHT OF WAY (SEE NOTE A) TO LAND OWNED BY THE STATE OF SHORT MOUNTAIN PHA. THIS 20-FOOT WIDE RIGHT OF WAY IS MAY BE USED BY ALL THE LOT OWNERS IN WOODLAND ESTATES JOSEPH E. HENDRICKS AND WILLIE L. HENDRICKS, THEIR HEIRS F INGRESS AND EGRESS.

WOODLAND ESTATES
SUBDIVISION OF 50 LOTS



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

Line	Bearing	Distance
[illegible]	[illegible]	[illegible]

RICKIE C. DAVY
LICENSED
No. 535
STATE OF WEST VIRGINIA
LAND SURVEYOR

GIVEN UNDER MY HAND THIS 1ST DAY OF MAY, 1989.

Rickie C. Davy
SURVEYOR

WOODLAND ESTATES
SECTION 3, PHASE
DAVY & LOVETT ENTERPRISES, I
RICKIE C. DAVY, L.L.S. NO.
CAPON BRIDGE, WV 26711 PH.
TITLE: A SUBDIVISION OF THE REMAIN 298.365 ACRE TRACT OF LAND NOW OWN JOSEPH E. HENDRICKS & WILLIE L. HEN
DB. 305 PG. 194. SEE MAP BOOK

STATE OF WEST VIRGINIA, County of Hampshire, to wit:
Be it remembered that on the 11th day of August, 1989, at 1:42 P.M. the Plat was presented in the Clerk's Office of the County Commission of said County and with the certificate thereof annexed, admitted to record.
Attest: Nancy C. Miller
County Commission, Hampshire County, W. Va.

WV Land & Home or SDE
304-822-8367
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