


70 south bolton st



This map is not the official regulatory FIRM or DFIRM. Its purpose is to assist with determining potential flood risk for the selected location.

Map created on June 5, 2015


 Location of flood information

User Notes:

- Cross Section (XS) Lines
- Base Flood Elevation (BFE) Lines

 Floodway

Good Hazard Zone

 Approximate Study (Zone A)

 Detailed Study (AE, AH, AO)

Disclaimer:

The online map is for use in administering the National Flood Insurance Program. It does not necessarily identify all areas subject to flooding, particularly from local drainage sources of small size. To obtain more detailed information in areas where Base Flood Elevations have been determined, users are encouraged to consult the latest Flood Profile data contained in the official flood insurance study. These studies are available online at www.msc.fema.gov.

WV Flood Tool (<http://www.MapWV.gov/flood>) is supported by FEMA, WV NFIP Office, and WV GIS Technical Center.

Flood Hazard Area:

Flood Hazard Area: Location is NOT WITHIN any identified flood hazard area. Unmapped flood hazard

Flood Hazard Zone: N/A

Stream: N/A

FEMA Issued Flood Map: 54027C0165C

Watershed (HUC8): Cacapon-Town (2070003)

Advisory Flood Height: N/A

Water Depth:	N/A
---------------------	-----

Elevation: About 1148 ft

Location (long, lat):	(78.486469 W, 39.420512 N)
------------------------------	----------------------------

Location (UTM 17N): (716371, 4366457)

Contacts: Hampshire

CRS Information: Hampshire County

Flood Profile:	N/A
-----------------------	-----

HEC-RAS Model:	N/A
----------------	-----

NEC RAS Model:	N/A
Parcel Number:	8-177

ROMNEY MUNICIPAL DIST. HAMPSHIRE CO., WV

DEED BOOK 112 PG. 424



LOT 38

A-N 8205 8048 P
 D-E 6634 088 F
 3448 89 044
 3 F

17,134.89

DATE- 29 APRIL 1986 L.L.S. WV 679 P.L.S. MD 151

$$\begin{array}{r} 68.74 \\ \times 51.85 \\ \hline 3564.169 \end{array}$$

101526
2526
1974

Mailed: 2-27-07
mtm H. William Turner
195 W. Israel Lane
Romney, W.V. 26757

70371

BOOK 462 PAGE 391

MAYBELLE J. WARNICK,
WIDOW

TO: DEED

H. WILLIAM TURNER AND
THELMA JEAN TURNER,
HIS WIFE

THIS DEED, made this 15th day of
February, 2007, by and between
Maybelle J. Warnick, Widow, Grantor,
party of the first part, and H.
William Turner and Thelma Jean Turner,
his wife, Grantees, parties of the
second part,

WITNESSETH: That for and in consideration of the sum of Ten Dollars
(\$ 10.00), cash in hand paid, receipt whereof being hereby acknowledged,
and other good and valuable consideration deemed valid at law, the said
party of the first part does, by these presents, grant and convey unto the
said parties of the second part, as joint tenants with full rights of
survivorship as hereinafter enumerated, and with covenants of General
Warranty of Title, all those two certain tracts or parcels of real estate
lying and being situate in the Town of Romney on the east side of Bolton
Street and being a part of Lot 28 on the original plat of the Town of
Romney, Hampshire County, West Virginia, said real estate being more
particularly described as follows:

FIRST PARCEL: "Beginning at a point in the sidewalk marked
with a steel peg, which point is 38.60 feet from an 8 inch
concrete monument, which point is in the center of a private
driveway located between Lot 2 and Lot 3 and running thence in
a Southerly direction with the sidewalk 53.80 feet to a point
in the corner of the Albert M. Corbin home lot; thence running
in an Easterly direction 53.50 feet to a steel pin in line with
patio lot; thence N. 7.70 feet to a steel pin; thence E. 4.75
feet to a point in patio lot and with a fence; thence in a
Northerly direction with the fence, 10.20 feet to a point;
thence E. 8.00 feet to a point established in a corner of a
vacant lot; thence in a Northerly direction with a corner of
said lot 35.90 feet to a steel pin located in the center of
private driveway; thence with the center of the private
driveway in a Westerly direction 66.25 feet to the beginning".

SECOND PARCEL: "Beginning at a steel peg or marked corner
in the boundary lines of Lot #27 known as the Pancake or old A
& P lot, which corner is also the northeast corner of Lot "C",
which was conveyed unto Margie Kline, thence with the original
boundary lines, S. 59 18 32 E. 35' to a post, corner to Lot "E"
on said plat, thence with the boundary of Lot "E", S. 31 21 10
W. 73.05' to a corner of Lot "E", thence cutting across Lot
"A", N. 59 18 32 W. 35' to a corner of the Grantees' Gun Shop
Lot, thence with the boundary line of the Grantees' Gun Shop
Lot and the Kline Lot, N. 31 21 10 E. 73.05' to the beginning,
containing 2,555 square feet, more or less".

And being the same real estate which was conveyed unto Sidell C.
Warnick and Maybelle J. Warnick, his wife, by deed of Salvatore, J.

Ficarro, et ux, dated May 26, 2000, and which said deed is of record in the Office of the Clerk of the County Commission of Hampshire County, West Virginia, in Deed Book No. 399, at page 514. The said Maybelle J. Warnick obtained full fee simple title in and to said real estate following the death of her husband, Sidell C. Warnick, on July 20, 2005, as per the survivorship clause in said deed.

The real estate herein conveyed and described as Parcel I is subject to an existing driveway running from Bolton Street east to the rear of the subject real estate. One-half ($\frac{1}{2}$) thereof is located on the adjoining tract upon which the beauty parlor is situate. This driveway is to be used by both adjoining owners and is to remain open and unobstructed at all times.

The real estate herein conveyed is subject to any other rights, ways, easements, restrictions or reservations which may affect the same and which are of record in the aforesaid Clerk's Office.

Although the real estate taxes may be prorated between the parties as of the day of closing for the current tax year, the grantees agree to assume and be solely responsible for the real estate taxes beginning with the calendar year 2007, although same may still be assessed in the name of the grantor.

This conveyance is made unto the said parties of the second part as joint tenants with full rights of survivorship, which is to say, should H. William Turner, predecease his wife, Thelma Jean Turner, then the entire full fee simple title in and to said real estate shall vest solely in Thelma Jean Turner; and should Thelma Jean Turner predecease her husband, H. William Turner, then the entire full fee simple title in and to said real estate shall vest solely in H. William Turner.

TO HAVE AND TO HOLD the aforesaid real estate unto the said grantees, together with the improvements thereon, and all rights, ways, buildings, houses, improvements, easements, timbers, waters, minerals and mineral rights, and all other appurtenances thereunto belonging, in fee simple forever.

I hereby certify, under penalties as prescribed by law, that the actual consideration paid for the real estate conveyed by the foregoing and attached deed is \$ 70,000.00.