

TONY WHETZEL
514 DOVE HOLLOW RD
BAKER WV 26801

BOOK 306 PAGE 865 (5) 169362

PLAT OF SURVEY

FOR
JOHN E. MADSEN

Last River District, Hardy County, WV
Tax Map 308 Parcel 10, 2
Deed Book 275 Page 302
Deed Book 289 Page 287
Plat Book 7 Page 159

Northern Limits of County Roads
23/6 from G to H

LINE	BEARING	DISTANCE
L34	S 88°53'11" E	117.70'
L35	S 80°43'34" E	95.22'
L36	N 86°49'49" E	19.72'
L37	N 64°35'49" E	25.13'
L38	N 54°30'49" E	19.78'
L39	N 33°13'42" E	56.13'

LINE	BEARING	DISTANCE
L24	N 77°39'56" E	46.50'
L25	S 49°24'07" E	118.50'
L26	S 59°45'01" E	55.03'
L27	S 71°57'01" E	57.62'
L28	S 79°15'36" E	177.07'
L29	S 73°35'44" E	181.30'
L30	S 77°30'51" E	70.28'
L31	N 89°17'45" E	70.88'
L32	N 79°59'40" E	126.72'
L33	N 76°51'42" E	89.85'

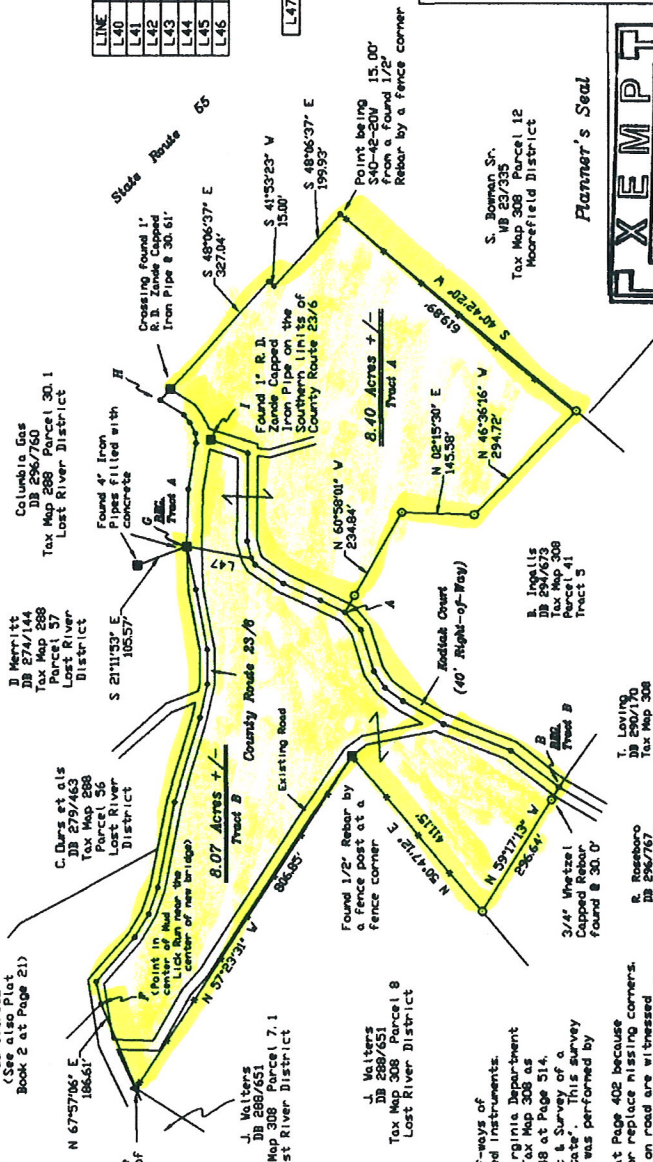
LINE	BEARING	DISTANCE
L1	S 48°25'21" W	48.65'
L2	S 73°04'38" W	88.76'
L3	S 54°07'00" W	40.66'
L4	S 37°18'39" W	44.68'
L5	S 29°36'02" W	94.61'
L6	S 22°16'04" W	144.43'
L7	S 38°31'59" W	120.56'

L. Fink
DB 196/632
Tax Map 308 Parcel 7
Last River District
(See also Plat Book 2 at Page 21)

Lines from A to I

LINE	BEARING	DISTANCE
L40	N 26°44'53" E	55.50'
L41	N 24°53'19" E	81.37'
L42	N 33°58'10" E	62.27'
L43	N 60°38'19" E	15.19'
L44	N 75°32'21" E	35.53'
L45	S 89°55'43" E	180.67'
L46	N 20°12'46" E	80.11'

L47	N 10°18'03" E	132.29'
-----	---------------	---------



LEGEND

- +/- = More or Less
- = Point
- = Found 3/4" Whetzel Capped Rebar
- VB 12/343 = V111 Book/Page Number
- DB 123/456 = Deed Book/Page Number
- = Existing Fence Line

NOTES

- Survey subject to easements and/or right-of-ways of record and/or in existence and to unrecorded instruments.
- The acreage of Tract B includes the West Virginia Department of Highways 0.09 acre tract designated as Tax Map 308 as Parcel 10.1 and is recorded in Deed Book 248 at Page 514.
- This survey follows the boundary of a "Plat & Survey of a Portion of the Marvin L. Funderhouse Sr. Estate". This survey can be found in Plat Book 2 at Page 21 and was performed by Allen G. Clem.
- It did not use plat found in Deed Book 111 at Page 402 because it did not bear the correct date and was not recapping corners.
- All lot bearings and distances of the subdivision road are witnessed by a 3/4" Whetzel Capped Rebar set at 40' on line unless noted otherwise.
- There is a small overlap with B. Merrill's (Tax Map 288 Parcel 57) which lies entirely within the County Road 23/6 right-of-way.
- Prior designation of 18.47 acres as Tract 6 on previous plat recorded in Deed Book 155 to include said tract in Pine Grove Estates. Developer had no intention to include said tract in Pine Grove Estates.

Drawn By: Tony Whetzel

Whetzel Surveying
Tony L. Whetzel PS#1852
514 Dove Hollow Road
Baker, WV 26801
(304) 897-5465



Planner's Seal

