

MAGNETIC DECLINATION DETERMINED AT LATITUDE 39-17'-47" N AND LONGITUDE 78-26'-04" W AT CAPON BRIDGE, WV ON FEBRUARY 19, 1981. ALL BEARINGS ARE FROM THE MAGNETIC MERIDIAN. ALL DISTANCES ARE HORIZONTAL. THIS SURVEY IS BASED ON PLAT RECORDED IN D. B. 387, PGS. 266 & 267

CHRISTOPHER J. CARR, SR.  
LOT 4 OF SECTION IV OF  
RITTER'S HIDDEN VALLEY ESTATE  
5.00 ACRES  
D. B. 457, PG. 96  
SEE D.B. 257, PG. 31  
TAX MAP 17, PARCEL 1.3

STEVE L. HITE  
ANN M. HITE  
LOT 5 & LOT 6, SECTION IV OF  
RITTER'S HIDDEN VALLEY ESTATES  
10.00 ACRES  
D.B. 375, PG. 552  
SEE D.B. 312, PG. 747 (PLAT)  
SEE D.B. 228, PAGE 704  
TAX MAP 17, PARCEL 1.7

VEPCO TRANSMISSION  
EASEMENT (200-FT. WIDE)  
D.B. 169, PG. 293

HIGH VOLTAGE  
TOWER (OLD)

LEEANNE KING MCDONALD  
27.76 TOTAL ACRES  
D. B. 444, PG. 510  
(SEE 20.00 ACRES; SEE  
D.B. 250, PG. 88)  
TAX MAP 17, PARCEL 15.3

NEW TRACT C =  
25.530 ACRES  
(SEE NOTE D)

BRUCE L. HOOVER  
24.783 ACRES  
D.B. 380, PG. 715  
TAX MAP 17, PARCEL 15.7

NEW TRACT B =  
23.216 ACRES  
(REMAINDER)

MERGER NO. 1 =  
1.157 ACRES  
(SEE NOTE D)

EDNA & V. O' DELL HAINES  
TRUST  
(KEVIN HAINES TRUSTEE)  
533.553 ACRES  
D.B. 445, PG. 138  
(SEE 13.376 ACRES  
RECORDED IN D. B. 381,  
PG. 460 SEE TM 17,  
PARCEL 15.8)  
TAX MAP 17, PARCEL 8

WILLIAM C. DODSON  
TRACT A = 24.373 ACRES  
D.B. 400, PG. 86  
SEE D. B. 387, PGS. 266 & 267  
FOR PLAT  
TAX MAP 17, PARCEL 15.9

#### COURSE AND DISTANCE CHART

Line	Bearing	Distance
2 - 9	N 36°47'40"E	4.88'
9 - 10	N 36°27'02"E	107.07'
10 - 11	N 35°31'10"E	222.97'
11 - 12	N 39°50'58"E	96.35'
12 - 13	N 45°43'52"E	72.71'
13 - 14	N 51°35'45"E	135.41'
14 - 15	N 50°32'54"E	109.98'
15 - 16	N 48°55'54"E	89.79'
16 - 36	S 39°06'21"E	26.60'
36 - 37	S 44°30'00"E	80.71'
37 - 38	S 53°31'42"E	56.13'
38 - 39	S 52°49'42"E	60.43'
39 - 40	S 43°58'26"E	46.91'
40 - 41	S 18°23'46"E	24.74'
41 - F	N 58°55'15"E	8.00'
F - 42	N 58°55'15"E	147.69'
42 - 18	N 44°46'00"E	131.36'
20 - 21	S 42°15'11"W	221.03'
21 - 22	S 41°48'34"W	158.77'
23 - 24	S 48°04'26"W	264.90'
24 - 1	S 33°57'57"W	171.05'
16 - 17	N 49°31'31"E	50.00'
17 - 25	N 49°31'31"E	61.71'
25 - 26	N 48°09'34"E	87.00'
26 - 27	N 43°36'24"E	117.59'
27 - 28	N 39°39'03"E	86.79'
28 - 29	N 36°29'01"E	114.15'
29 - 30	N 37°30'34"E	188.63'
31 - 32	S 31°56'31"E	204.71'
32 - 33	S 37°57'50"W	280.20'
33 - 34	S 42°21'38"W	190.18'
34 - 35	S 41°55'07"W	200.79'
35 - 20	S 85°19'04"W	214.82'

Approved Minor Subdivision:  
Section 5.1 1 DATE 10-7-13

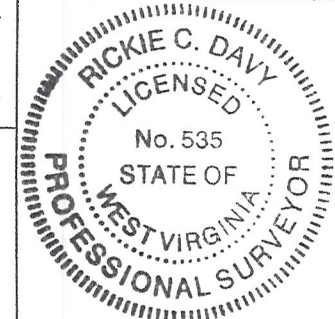
Hampshire County Planning

THIS PLAT IS COMPOSED OF TWO (2) SHEETS OR PAGES AND IS ONLY VALID WHEN BOTH SHEETS ARE USED TOGETHER AS A UNIT.

TITLE: BEING A SURVEY OF PARCEL 1 DESIGNATED AS TRACT C CONTAINING 24.373 ACRES AND PARCEL 2 DESIGNATED AS TRACT B CONTAINING 24.373 ACRES OWNED NOW BY RIDGERUNNER PROPERTIES, LLC. SEE D. B. 516, PG. 580; SEE D. B. 387, PGS. 266 & 267 FOR PLAT.

GIVEN UNDER MY HAND THIS 18TH DAY OF SEPTEMBER, 2013.

*Rickie C. Davy*  
SURVEYOR



PLAT NO. D13-020

DATE : 09/18/2013

SCALE : 1" = 400'

SHEET 2 OF 2

**R & S SERVICES, INC.**  
RICKIE C. DAVY P S NO. 535  
P.O. BOX 97 CAPON BRIDGE, WV 26711  
(304)-856-3165



SURVEY FOR:  
RIDGERUNNER PROPERTIES , LLC  
NEW TRACT B = 23.216 TOTAL ACRES (REMAINDER)  
NEW TRACT C = 25.530 TOTAL ACRES (SEE NOTE D)  
CAPON DISTRICT, HAMPSHIRE COUNTY, WV  
TAX MAP 17, PARCEL 15



VICINITY MAP  
SCALE: 1" = 1 MILE

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

NOTE B: THE WEST VIRGINIA DEPARTMENT OF HIGHWAYS MAY CLAIM A DIFFERENT RIGHT-OF-WAY THAN THAT SHOWN ON THIS PLAT AND THEREFORE THIS SURVEY IS SUBJECT TO ANY OTHER RIGHTS-OF-WAY THE WEST VIRGINIA DEPARTMENT OF HIGHWAYS MAY CLAIM.

NOTE C: A PORTION OF THIS SURVEY IS LOCATED WITHIN THE 100-YEAR FLOOD PLAIN INDICATED BY FEMA FLOOD INSURANCE RATE MAP, EFFECTIVE DATE NOVEMBER 7, 2002 ON MAP NO. 54027C0435C. THE APPROXIMATE BASE FLOOD ELEVATION IS 1113 FEET AT THE SOUTHEAST SIDE OF THE BRIDGE AND IS 1142 AT THE INTERSECTION OF THE RUN WITH BOUNDARY LINE 1-2 AS DETERMINED BY THE WV FLOOD TOOL.

NOTE D: THIS SURVEY IS A MINOR SUBDIVISION UNDER SECTION 5.1(i); " THE 1.157 ACRE TRACT (MERGER NO. 1) WHICH IS A PART OF THE PARCEL 2 DESIGNATED AS TRACT B CONTAINING 24.373 ACRES OWNED NOW BY RIDGERUNNER PROPERTIES, LLC (SEE D.B. 516, PG. 580; TAX MAP 17, PART OF PARCEL 15) AS DEFINED BY THE LINES BETWEEN CORNER NOS. 16-17-18-42-F-41-40-39-38-37-36-16 IS TO BE MERGED WITH THE ADJOINING PARCEL 1 DESIGNATED AS TRACT C CONTAINING 24.373 ACRES WHICH IS OWNED NOW BY RIDGERUNNER PROPERTIES, LLC (SEE D.B. 516, PG. 580 AND SEE TAX MAP 17, PART OF PARCEL 15). THE NEW TRACT IS KNOWN NOW AS NEW TRACT C AND WILL NOW CONTAIN 25.530 TOTAL ACRES. ANY FURTHER MODIFICATION OF THIS LAND SHALL BE IN COMPLIANCE WITH THE HAMPSHIRE COUNTY SUBDIVISION OR LAND DEVELOPMENT ORDINANCE."

- LEGEND:
- CORNER NOS. 2 & 18 ARE 5/8 INCH CAPPED (DAVY) REBAR, SET.
  - CORNER NOS. 1, 20-24 & 32-35 ARE 5/8 INCH CAPPED (DAVY) REBARS, FOUND.
  - CORNER NOS. 9-15 & 25-29 ARE CALCULATED POINTS ON THE SOUTHEAST BOUNDS OF RT. 50/25 (15 FEET FROM CENTER).
  - CORNER NO. 17 IS A 5/8 INCH CAPPED (DAVY) REBAR, SET, ON THE SOUTHEAST BOUNDS OF RT. 50/25 (15 FEET FROM CENTER) FROM WHICH A 2-INCH PIPE, FOUND, BEARS N 22-48'-36" E AT 68.64 FEET; A 15-INCH WALNUT TREE, MARKED POINTER, FOUND, BEARS N 17-07'-10" E AT 73.73 FEET AND A 6-INCH METAL CASING PIPE STANDING 5 FEET HIGH BEARS N 21-27'-12" E AT 69.86 FEET.
  - CORNER NO. 19 IS A 5/8 INCH CAPPED (DAVY) REBAR, SET, IN A DEEP HOLLOW FROM WHICH A 4-INCH HICKORY TREE, MARKED POINTER, BEARS N 86-51'-38" W AT 14.90 FEET AND FROM WHICH A 16-INCH PIN OAK TREE, MARKED POINTER, BEARS N 11-38'-47" E AT 22.15 FEET.
  - CORNER NO. 30 IS A 5/8 INCH CAPPED (HEISHMAN) REBAR, FOUND, ON THE SOUTHEAST SIDE OF RT. 50/25 FROM WHICH A 6-INCH METAL CASING PIPE, FOUND, STANDING 4 FEET HIGH BEARS S 71-10'-18" E AT 2.07 FEET.
  - CORNER NO. 31 IS A CALCULATED POINT FROM WHICH A 5/8 INCH CAPPED (HEISHMAN) REBAR, FOUND, BY A LARGE ROCK WITH A 14-INCH PINE TREE, MARKED POINTER, FOUND, BEARS N 83-10'-26" E AT 9.12 FEET.
  - CORNER NO. C IS A 5/8 INCH CAPPED (DAVY) REBAR, FOUND, FROM WHICH A 14-INCH CHESTNUT OAK TREE, MARKED POINTER, FOUND, BEARS N 49-57' E AT 4.0 FEET AND FROM WHICH A 12-INCH FORKED CHESTNUT OAK TREE, MARKED POINTER, FOUND, BEARS N 80-46' W AT 8.8 FEET.
  - CORNER NO. D IS A FLUSH 5/8 INCH CAPPED (DAVY) REBAR IN A STONE PILE, FOUND.
  - CORNER NO. E IS A 33-INCH WHITE OAK TREE, MARKED CORNER, FOUND, ON THE SOUTHEAST SIDE OF RT. 50/25.
  - CORNER NO. 16 IS A CALCULATED POINT IN THE SOUTHEAST BOUNDS OF RT. 50/25 AND IN THE CENTERLINE OF DILLIONS RUN FROM WHICH THE CENTERLINE OF THE BRIDGE AND THE STATE ROAD BEARS N 40 DEGREES- 46 MINUTES -17 SECONDS W AT 15.00 FEET.
  - CORNER NOS. 36-41 ARE IN THE CENTERLINE OF DILLIONS RUN.
  - CORNER NO. F IS A 14" POPLAR TREE MARKED CENTERLINE ON TOP OF THE EAST BANK OF DILLIONS RUN.
  - CORNER NO. 42 IS A 5/8" CAPPED DAVY REBAR, SET ON TOP OF A RIDGE WITH A 3" MAPLE AND A 16" PIN OAK MARKED POINTERS.

PP = POWER POLE

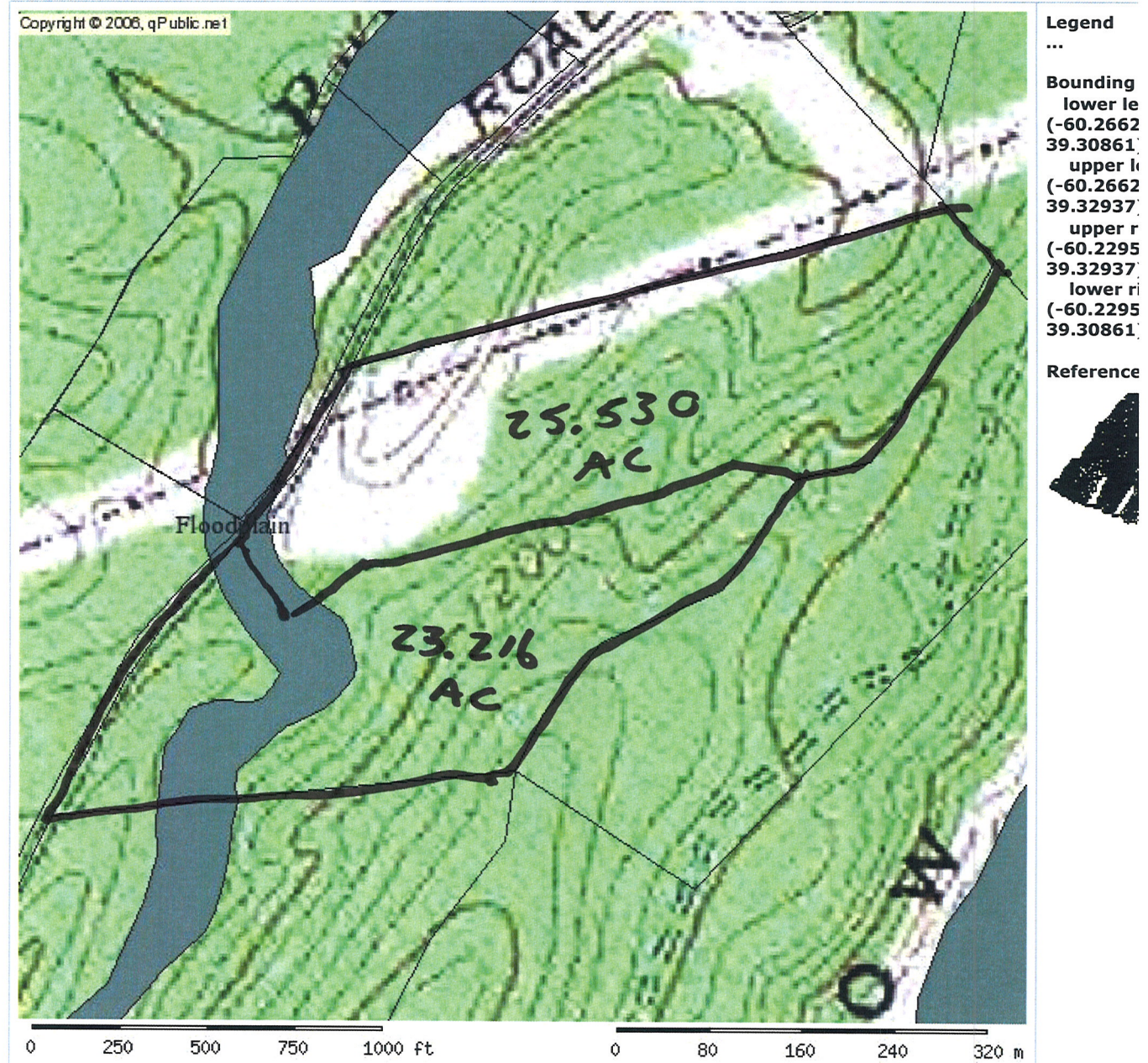
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PLAT NO. D13-020	<b>R &amp; S SERVICES, INC.</b> RICKIE C. DAVY P S NO. 535 P.O. BOX 97 CAPON BRIDGE, WV 26711 (304)-856-3165		
DATE : 09/18/2013			
SCALE : N/A			
SHEET 1 OF 2			





#### PARCEL INFORMATION TABLE

<b>Selected Parcel</b>	02-007-009
<b>Acres</b>	BURGUNDY FARM COUNTRY DAY SCHOOL INC
<b>Property Use</b>	e
<b>Land Use</b>	2700 BURGUNDY RD

#### OWNERSHIP INFORMATION

<b>Name</b>	
<b>Mailing Address</b>	ALEXANDRIA, VA 22303, \$604,660.00
<b>Situs/Physical Address</b>	50.00



