

400 Gray  
Sterling,  
2016

# PLAT OF SURVEY FOR DONALD PENCE

Capon District, Hardy County  
West Virginia - Tax Map 231  
"Eagles Landing Section 2"

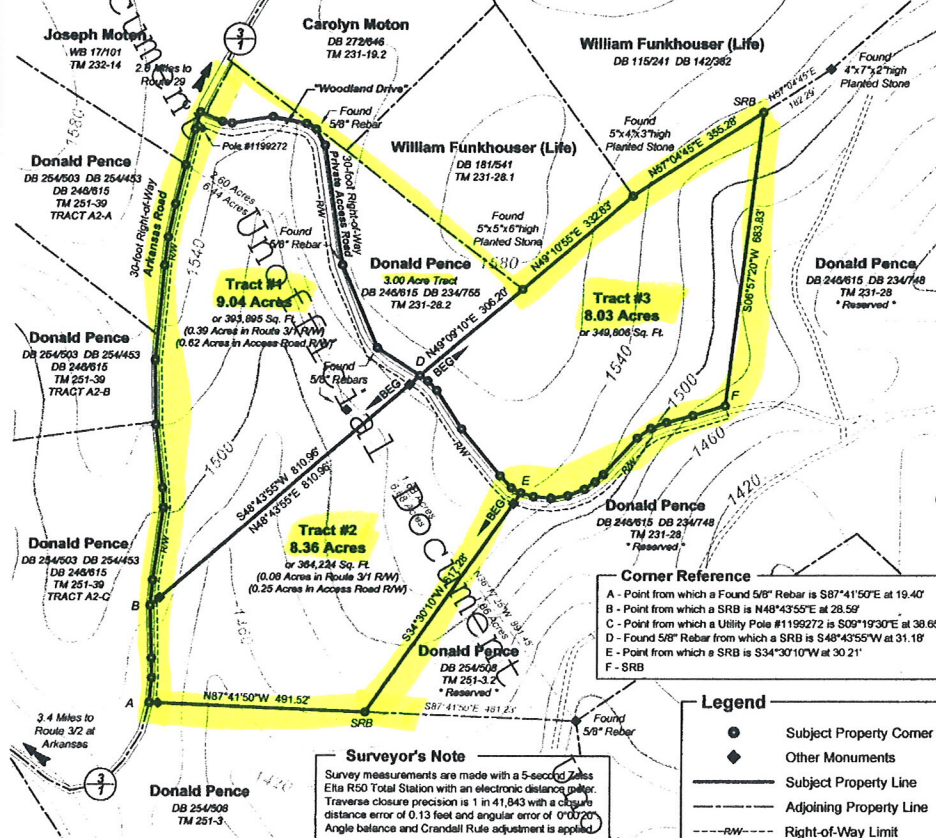


2005 Magnetic North  
9°34' West Declination  
Magnetic Meridian Determined with a  
1-degree Suunto KB14 Hand Compass

SCALE: 1 inch = 300 feet



BEING A PORTION OF THE SAME TRACTS OF LAND CONVEYED AS  
14.98 ACRES AND 66.32 ACRES CONVEYED BY DONALD B. PENCE  
TO DONALD B. PENCE, ET AL. LIVING TRUST BY DEED DATED  
NOVEMBER 27, 1999 AND DEED DATED MARCH 11, 1998 AND  
RECORDED IN THE OFFICE OF THE COUNTY CLERK OF HARDY  
COUNTY, WEST VIRGINIA IN DEED BOOK 246 AT PAGE 615 AND  
DEED BOOK 254 AT PAGE 508, RESPECTIVELY.



**Corner Reference**  
A - Point from which a Found 5/8" Rebar is S87°41'50"E at 19.40'  
B - Point from which a SRB is N48°43'55"E at 28.58'  
C - Point from which a Utility Pole #1199272 is S09°19'30"E at 38.65'  
D - Found 5/8" Rebar from which a SRB is S48°43'55"W at 31.18'  
E - Point from which a SRB is S34°30'10"W at 30.21'  
F - SRB

- Legend**
- Subject Property Corner
  - ◆ Other Monuments
  - Subject Property Line
  - - - Adjoining Property Line
  - - - Right-of-Way Limit

## Surveyor's Note

Survey measurements are made with a 5-second Zeiss  
Elta R50 Total Station with an electronic distance meter.  
Traverse closure precision is 1 in 41,843 with a closure  
distance error of 0.13 feet and angular error of 0.0020  
Angle balance and Crandall Rule adjustment is applied.  
This survey is subject to easements and/or right-of-way  
of record or in existence, and to unrecorded instruments.  
20 foot contours are overlaid from USGS - 7 1/2 Minute  
Baker (39078-A5-TF-024) Topographic Map.  
See descriptions of survey for more detail.

A to B		C to D	
N04°48'30"E	56.94'	S67°23'10"E	55.30'
N00°56'30"W	45.91'	S80°38'30"E	21.94'
N01°38'50"W	121.27'	N80°42'25"E	95.61'
B to C		D to E	
N01°38'50"W	1.33'	S78°31'40"E	78.03'
N05°03'35"E	58.04'	S59°11'35"E	25.80'
N07°44'00"E	170.90'	S28°12'05"E	42.54'
N03°06'05"W	45.05'	S08°36'15"E	278.87'
N05°25'30"W	146.97'	S22°37'50"E	209.02'
N01°05'40"W	148.50'	S57°03'40"E	115.29'
N05°03'25"E	220.38'	E to F	
N06°35'15"E	66.63'	S73°28'40"E	30.62'
N11°45'35"E	78.63'	S85°18'35"E	40.06'
N14°15'15"E	91.92'	N82°02'50"E	39.48'
N14°05'45"E	85.25'	N69°01'10"E	41.03'
N16°55'40"E	41.19'	N55°33'30"E	29.79'
D to E		N48°04'55"E	25.67'
S55°15'10"E	21.40'	N41°58'40"E	114.35'
S44°36'45"E	29.76'	N52°25'36"E	28.05'
S32°20'25"E	106.12'	N68°25'10"E	38.30'
S39°11'45"E	139.98'	N75°23'10"E	62.36'
S43°22'50"E	37.21'	N73°00'20"E	77.45'
S62°18'45"E	24.21'		

## Flood Insurance Rate Map (FIRM) Information

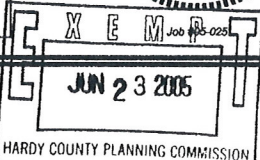
COMMUNITY NUMBER	PANEL NUMBER	SUFFIX
540051	0125	C
DATE OF FIRM INDEX	FIRM ZONE	BASE FLOOD ELEVATION
December 15, 1990	X	None

Areas determined to be outside 100-year flood plain.



**Larry Kitzmiller**  
Petersburg, West Virginia  
Phone (304) 257-9731

SURVEYED: June 17, 2005  
Larry L. Kitzmiller, PS #280

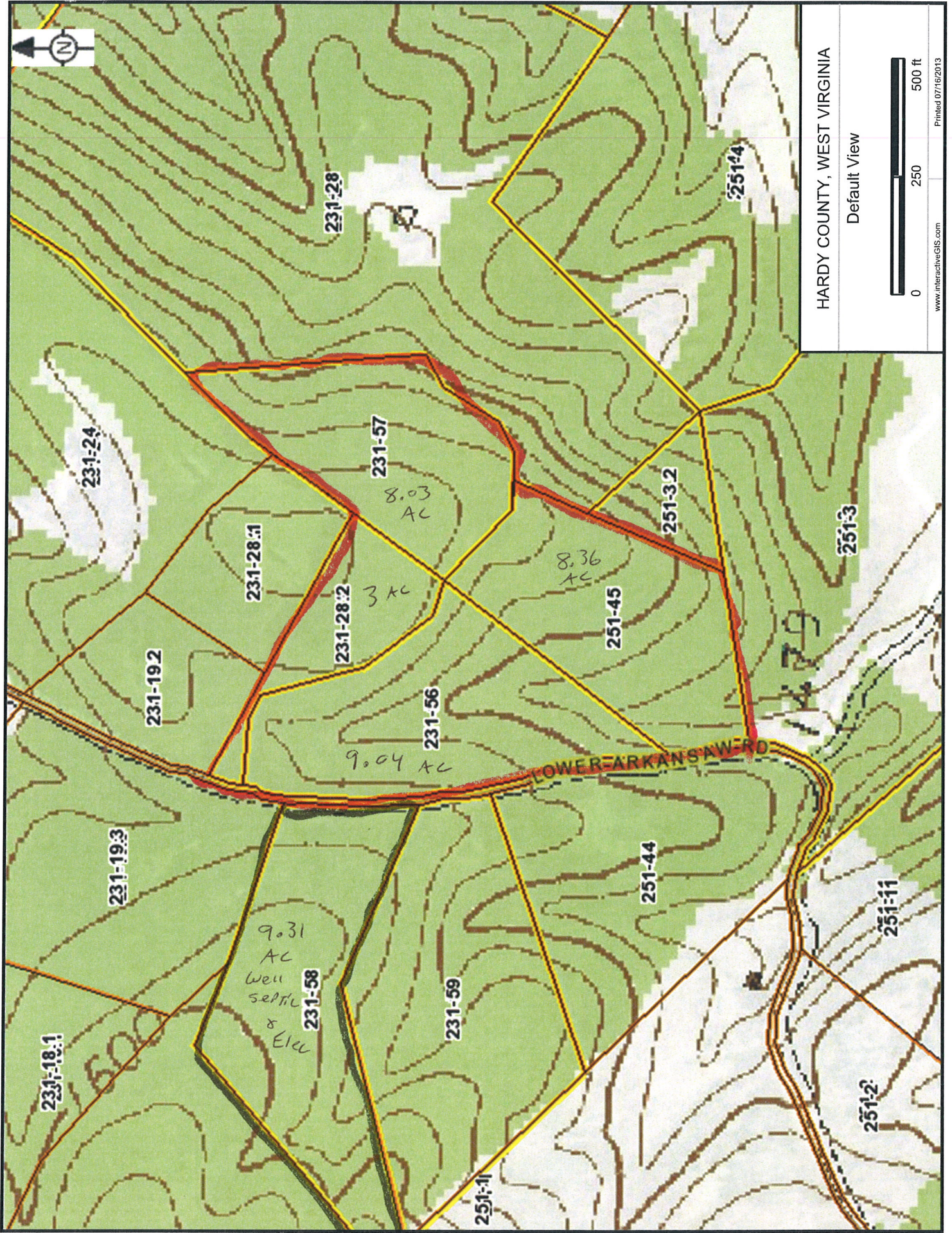


STATE OF WEST VIRGINIA, Hardy County Commission Clerk's Office June 27, 2005 - 9:57 AM

The foregoing Instrument, together with the certificate of its acknowledgment, was this day presented in said office and admitted to record.

Teste Clerk.



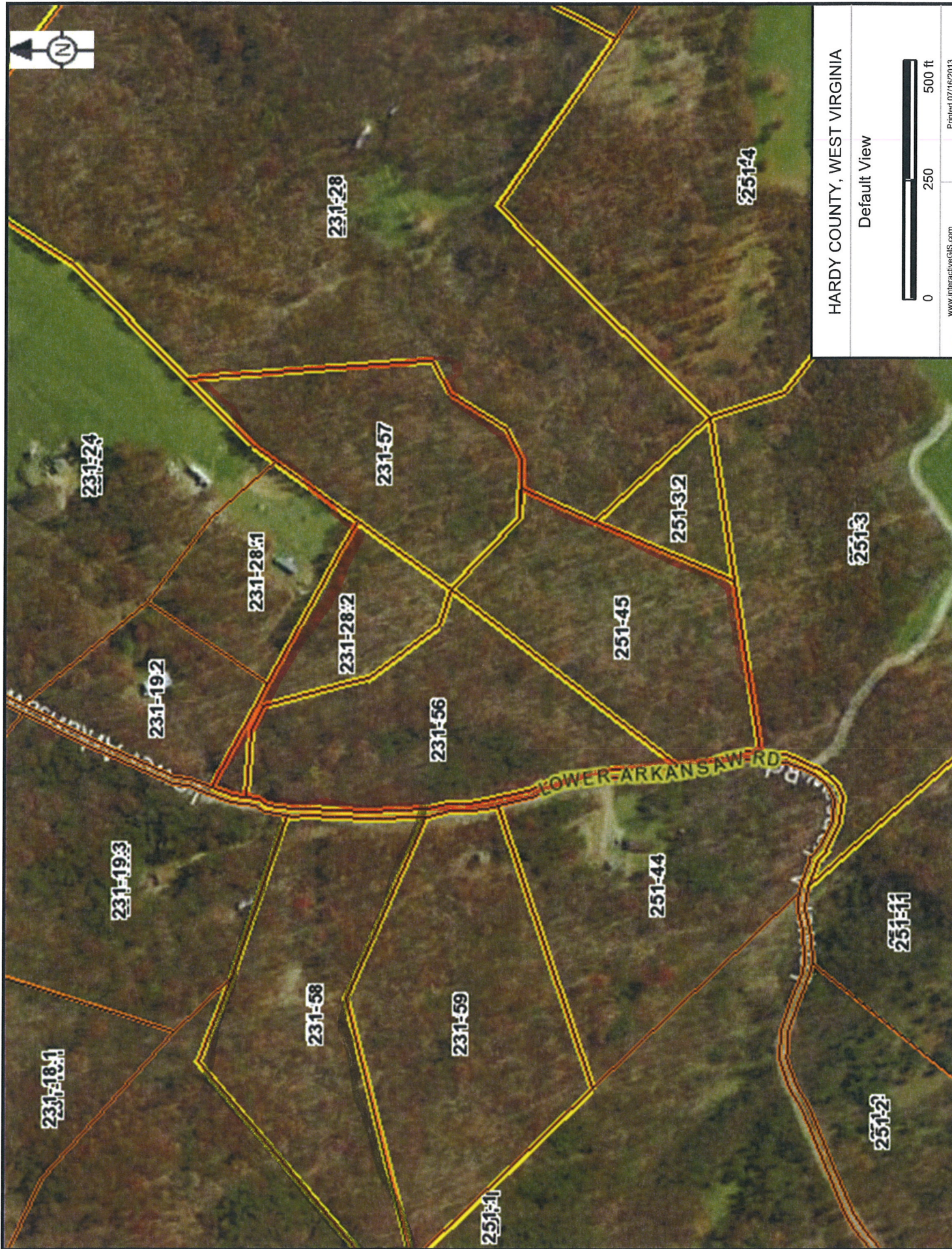


HARDY COUNTY, WEST VIRGINIA

Default View







HARDY COUNTY, WEST VIRGINIA

Default View



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