



LEGEND:

- CORNER NOS. 1, 6 & 11 ARE 5/8 INCH CAPPED (BYERS) REBARS, FOUND.
- CORNER NOS. 2, 3 & 5 ARE PLANTED STONES, FOUND.
- CORNER NO. 4 IS A 3/4 INCH IRON PIPE, FOUND.
- CORNER NOS. 7, 8 & 9 ARE CAPPED (SNYDER) REBARS, FOUND.
- CORNER NO. 10 IS A 45-INCH BLACK OAK SNAG, MARKED CORNER, FOUND.
- CORNER NO. 12 IS A CONCRETE HIGHWAY RIGHT-OF-WAY MONUMENT, FOUND.
- 5/8 INCH REBAR, SET OR AS INDICATED ABOVE
- CALCULATED POINT
- 5/8 INCH REBAR SET IN CONCRETE
- 20-FOOT BUILDING SETBACK LINE
- 20-FOOT WIDE DRAINAGE EASEMENT (FOLLOWS NATURAL DRAIN)
- PROPOSED WELL SITE (STAKE PAINTED BLUE)
- PROPOSED 10,000 SQ. FT. SEPTIC RESERVE AREA (100' X 100' OR 80' X 125') FRONT CORNERS OF RESERVE AREA ARE SET WITH WOODEN STAKES

B. LEWIS DURST
IRIS D. DURST
63.747 ACRES (TRACT 4)
D.B. 269, PG. 528
TAX MAP 31, PARCEL 33

EDWARD L. SAVILLE
KARL L. SAVILLE
114.96 ACRES
D.B. 394, PG. 523
TAX MAP 31, PARCEL 28

MAGNETIC DECLINATION DETERMINED AT
LATITUDE 39-17-47" N AND LONGITUDE
78-26-04" W AT CAPON BRIDGE, WV ON
JUNE 15, 1998. ALL BEARINGS ARE FROM
THE MAGNETIC MERIDIAN. ALL DISTANCES
ARE HORIZONTAL.

OWNER CERTIFICATION

I, RANDAL C. MILLER, A PARTNER OF BLACKTHORN PARTNERSHIP, CERTIFY THAT THE PROPERTY OF THE REAL ESTATE WAS CONVEYED INTO BLACKTHORN PARTNERSHIP BY DEED DATED THE 24TH DAY OF JULY, 2001 ARE RECORDED IN DEED BOOK 407, PAGE 617 IN THE OFFICE OF THE CLERK OF THE COUNTY COMMISSION OF HAMPSHIRE COUNTY, WEST VIRGINIA AND THAT THIS SUBDIVISION IS SITUATED IN GORE DISTRICT, HAMPSHIRE COUNTY, WEST VIRGINIA. I FURTHER CERTIFY THAT THIS PLAT OF BLACKTHORN RIDGE ESTATES IS IN CONFORMANCE TO THE COVENANTS AND RESTRICTIONS AFFECTING THIS SUBDIVISION AND THAT ALL RIGHTS-OF-WAY AND EASEMENTS AFFECTING THE PROPERTY HAVE BEEN SHOWN.

SURVEYOR'S CERTIFICATION
I, RICHIE C. DAVY, LICENSED LAND:
P.O. BOX 97, CAPON BRIDGE, WV 2
A - THAT I HAVE CAREFULLY SURVEYED
AND THAT IT IS CORRECT TO
THE LOTS ARE PROPERLY AM
BOUNDS OF SAID LAND, THAT
AS SHOWN HEREON AND ARE
SECTION 13.2 OF THE HAMPSH
B - THAT THE PLAT OF BLACKTHORN
NO. D02-016, CONTAINS ALL IN
CHAPTER 30, ARTICLE 13A, AM
C - THAT THE FINISHED ROADS IN
RESIDENTIAL SUBDIVISION
GIVEN UNDER MY HAND THIS

BLACKTH

PLAT NO. D02-016

DATE: 03/12/2002

SCALE: 1" = 100'

EWIS DURST
D. DURST
47 ACRES (TRACT 4)
269, PG. 528
MAP 31, PARCEL 33

CLARE C. STRICKLER
3.727 ACRES (TRACT 1)
W.B. 45, PG. 601
D.B. 249, PG. 524
MAP BOOK 9, PAGE 148
TAX MAP 31, PARCEL 29

DATE:

MATCH LINE