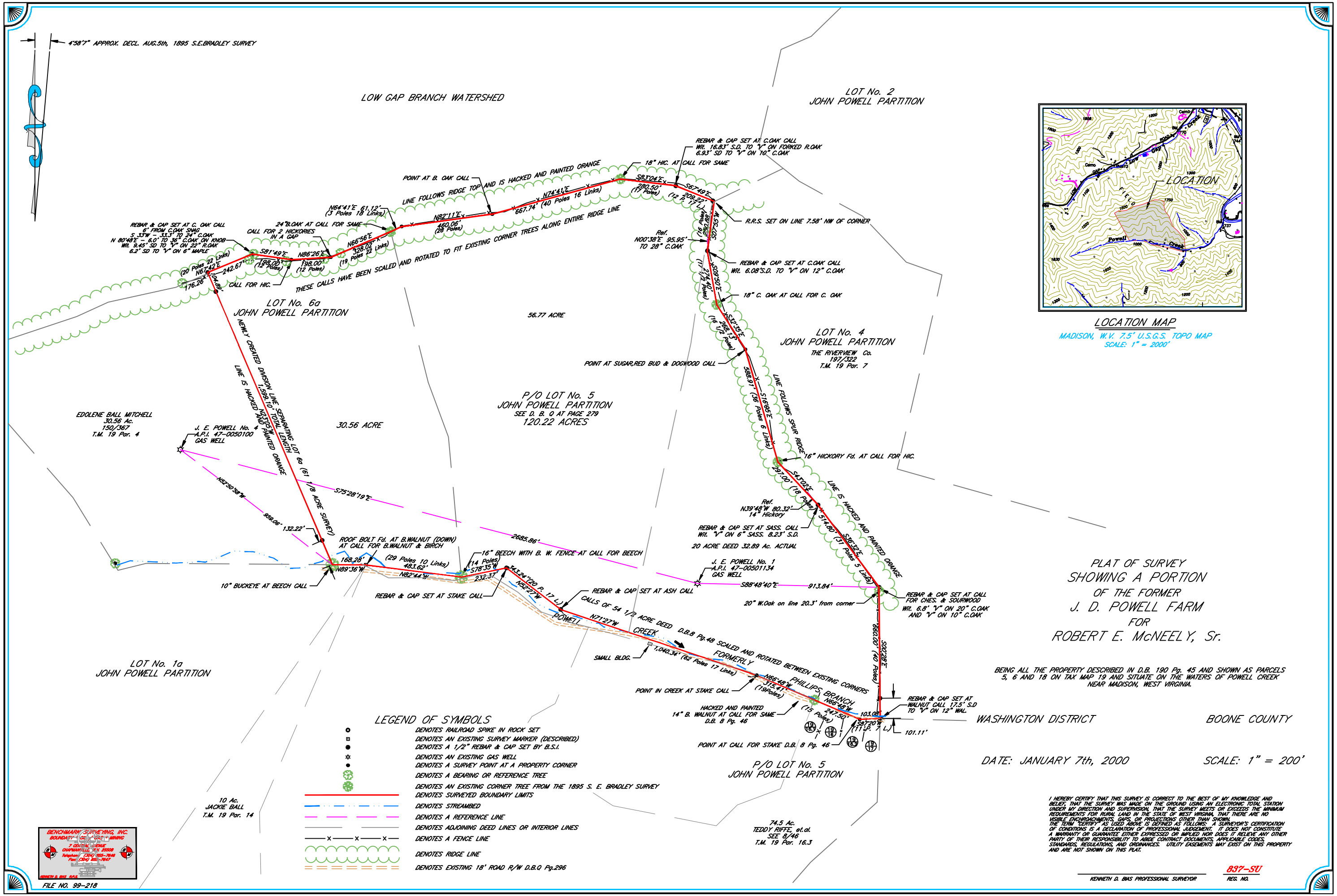
4°58'7" APPROX. DECL. AUG.5th, 1895 S.E.BRADLEY SURVEY
LOW GAP BRANCH WATERSHED
LOT No. 2
JOHN POWELL PARTITION
REBAR & CAP SET AT C.OAK CALL
Wit. 16.83' S.D. TO "V" ON FORKED R.OAK
6.93' SD TO "V" ON 10" C.OAK
18" HIC. AT CALL FOR SAME
POINT AT B. OAK CALL
LINE FOLLOWS RIDGE TOP AND IS HACKED AND PAINTED ORANGE
N64°41'E 61.12'
(3 Poles 18 Links)
N82°11'E
460.06'
(28 Poles)
N74°41'E
667.74' (40 Poles 16 Links)
S83°04'E
280.50'
(17 Poles)
S67°49'E
208.22'
(12 Poles)
R.R.S. SET ON LINE 7.58' NW OF CORNER
REBAR & CAP SET AT C. OAK CALL
6" FROM C.OAK SNAG
S 33°W - 33.3' TO 24" C.OAK
N 80°48'E - 6.0' TO 36" C.OAK ON KNOB
Wit. 9.45' SD TO "V" ON 22" R.OAK
6.2' SD TO "V" ON 6" MAPLE
24" B.OAK AT CALL FOR SAME
CALL FOR 2 HICKORIES
IN A GAP
N66°56'E
528.02'
(19 Poles 22 Links)
S81°49'E
N86°26'E
198.00'
(12 Poles)
(20 Poles 22 Links)
N67°42'E
242.67'
176.26'
CALL FOR HIC.
THESE CALLS HAVE BEEN SCALED AND ROTATED TO FIT EXISTING CORNER TREES ALONG ENTIRE RIDGE LINE
Ref.
N00°38'E 95.95'
TO 28" C.OAK
S07°35'W
(16 Poles)
REBAR & CAP SET AT C.OAK CALL
Wit. 6.08'S.D. TO "V" ON 12" C.OAK
S09°56'E
(11 1/2 Poles)
18" C. OAK AT CALL FOR C. OAK
S32°35'E
289.13'
(17 1/2 Poles)
LOT No. 6a
JOHN POWELL PARTITION
56.77 ACRE
LOT No. 4
JOHN POWELL PARTITION
THE RIVERVIEW Co.
197/322
T.M. 19 Par. 7
POINT AT SUGAR,RED BUD & DOGWOOD CALL
S88°51'E (38 Poles 8 Links)
S16°31'E
LINE FOLLOWS SPUR RIDGE
16" HICKORY Fd. AT CALL FOR HIC.
S43°02'E
197.00' (18 Poles)
S14°60'E (37 Poles 5 Links)
S38°32'E
LINE IS HACKED AND PAINTED ORANGE
NEWLY CREATED DIVISION LINE SEPARTING LOT 6a (61 1/8 ACRE SURVEY)
1,589.10' TOTAL LENGTH
LINE IS HACKED AND PAINTED ORANGE
P/O LOT No. 5
JOHN POWELL PARTITION
SEE D. B. 0 AT PAGE 279
120.22 ACRES
30.56 ACRE
EDOLENE BALL MITCHELL
30.56 Ac.
150/367
T.M. 19 Par. 4
J. E. POWELL No. 4
A.P.I. 47-0050100
GAS WELL
N52°50'38"W
858.06'
132.22'
S75°28'19"E
Ref.
N39°48'W 80.32'
14" Hickory
REBAR & CAP SET AT SASS. CALL
Wit. "V" ON 6" SASS. 8.23' S.D.
20 ACRE DEED 32.89 Ac. ACTUAL
ROOF BOLT Fd. AT B.WALNUT (DOWN)
AT CALL FOR B.WALNUT & BIRCH
168.28'
N89°36'W
(29 Poles 10 Links)
483.62'
N82°44'W
2685.86'
16" BEECH WITH B. W. FENCE AT CALL FOR BEECH
14 Poles)
S78°35'W
232.37'
N52°27'W
10" BUCKEYE AT BEECH CALL
REBAR & CAP SET AT STAKE CALL
J. E. POWELL No. 1
A.P.I. 47-00501134
GAS WELL
S88°48'40"E
913.84'
20" W.Oak on line 20.3' from corner
REBAR & CAP SET AT CALL
FOR CHES. & SOURWOOD
Wit. 6.8' "V" ON 20" C.OAK
AND "V" ON 10" C.OAK
REBAR & CAP SET AT ASH CALL
CALLS OF 54 1/2 ACRE DEED D.B.8 Pg.48 SCALED AND ROTATED BETWEEN EXISTING CORNERS
POWELL
N71°27'W
CREEK
FORMERLY
PHILLIPS BRANCH
SMALL BLDG.
1,040.34' (62 Poles 17 Links)
S02°28'E
860.07' (40 Poles)
N86°48'W
315.41'
(19Poles)
POINT IN CREEK AT STAKE CALL
HACKED AND PAINTED
14" B. WALNUT AT CALL FOR SAME
D.B. 8 Pg. 46
N66°48'W
(15 Poles)
247.50'
103.08'
REBAR & CAP SET AT
WALNUT CALL 17.5' S.D
TO "V" ON 12" WAL.
S87°20'W
(11 L.P. 7 L.)
101.11'
POINT AT CALL FOR STAKE D.B. 8 Pg. 46
LOT No. 1a
JOHN POWELL PARTITION
P/O LOT No. 5
JOHN POWELL PARTITION
10 Ac.
JACKIE BALL
T.M. 19 Par. 14
74.5 Ac.
TEDDY RIFFE, et.al.
SEE 8/46
T.M. 19 Par. 16.3
LOCATION
LOCATION MAP
MADISON, W.V. 7.5' U.S.G.S. TOPO MAP
SCALE: 1" = 2000'
PLAT OF SURVEY
SHOWING A PORTION
OF THE FORMER
J. D. POWELL FARM
FOR
ROBERT E. McNEELY, Sr.
BEING ALL THE PROPERTY DESCRIBED IN D.B. 190 Pg. 45 AND SHOWN AS PARCELS 5, 6 AND 18 ON TAX MAP 19 AND SITUATE ON THE WATERS OF POWELL CREEK NEAR MADISON, WEST VIRGINIA.
WASHINGTON DISTRICT
BOONE COUNTY
DATE: JANUARY 7th, 2000
SCALE: 1" = 200'
LEGEND OF SYMBOLS
DENOTES RAILROAD SPIKE IN ROCK SET
DENOTES AN EXISTING SURVEY MARKER (DESCRIBED)
DENOTES A 1/2" REBAR & CAP SET BY B.S.I.
DENOTES AN EXISTING GAS WELL
DENOTES A SURVEY POINT AT A PROPERTY CORNER
DENOTES A BEARING OR REFERENCE TREE
DENOTES AN EXISTING CORNER TREE FROM THE 1895 S. E. BRADLEY SURVEY
DENOTES SURVEYED BOUNDARY LIMITS
DENOTES STREAMBED
DENOTES A REFERENCE LINE
DENOTES ADJOINING DEED LINES OR INTERIOR LINES
DENOTES A FENCE LINE
DENOTES RIDGE LINE
DENOTES EXISTING 18' ROAD R/W D.B.0 Pg.296
BENCHMARK SURVEYING, INC.
BOUNDARY · LAND · MINING
7 CENTRAL AVENUE
CHARMINELLE, W.V. 25338
Telephone: (304) 955-7848
Fax: (304) 955-7847
KENNETH D. BIAS, PLS
FILE NO. 99-218
I HEREBY CERTIFY THAT THIS SURVEY IS CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF, THAT THE SURVEY WAS MADE ON THE GROUND USING AN ELECTRONIC TOTAL STATION UNDER MY DIRECTION AND SUPERVISION, THAT THE SURVEY MEETS OR EXCEEDS THE MINIMUM REQUIREMENTS FOR RURAL LAND IN THE STATE OF WEST VIRGINIA, THAT THERE ARE NO VISIBLE ENCROACHMENTS, GAPS, OR PROJECTIONS OTHER THAN SHOWN.
THE TERM "CERTIFY" AS USED ABOVE IS DEFINED AS FOLLOWS: A SURVEYOR'S CERTIFICATION OF CONDITIONS IS A DECLARATION OF PROFESSIONAL JUDGEMENT. IT DOES NOT CONSTITUTE A WARRANTY OR GUARANTEE EITHER EXPRESSED OR IMPLIED NOR DOES IT RELIEVE ANY OTHER PARTY OF THEIR RESPONSIBILITY TO ABIDE CONTRACT DOCUMENTS, APPLICABLE CODES, STANDARDS, REGULATIONS, AND ORDINANCES. UTILITY EASEMENTS MAY EXIST ON THIS PROPERTY AND ARE NOT SHOWN ON THIS PLAT.
KENNETH D. BIAS PROFESSIONAL SURVEYOR
837-SU
REG. NO.